

West End (Landmark)

Blocks E&G Amendment – DSUP#2023-10008

Comprehensive Sign Plan – SUP#2023-00011

Open Spaces – DSUP#2023-10004

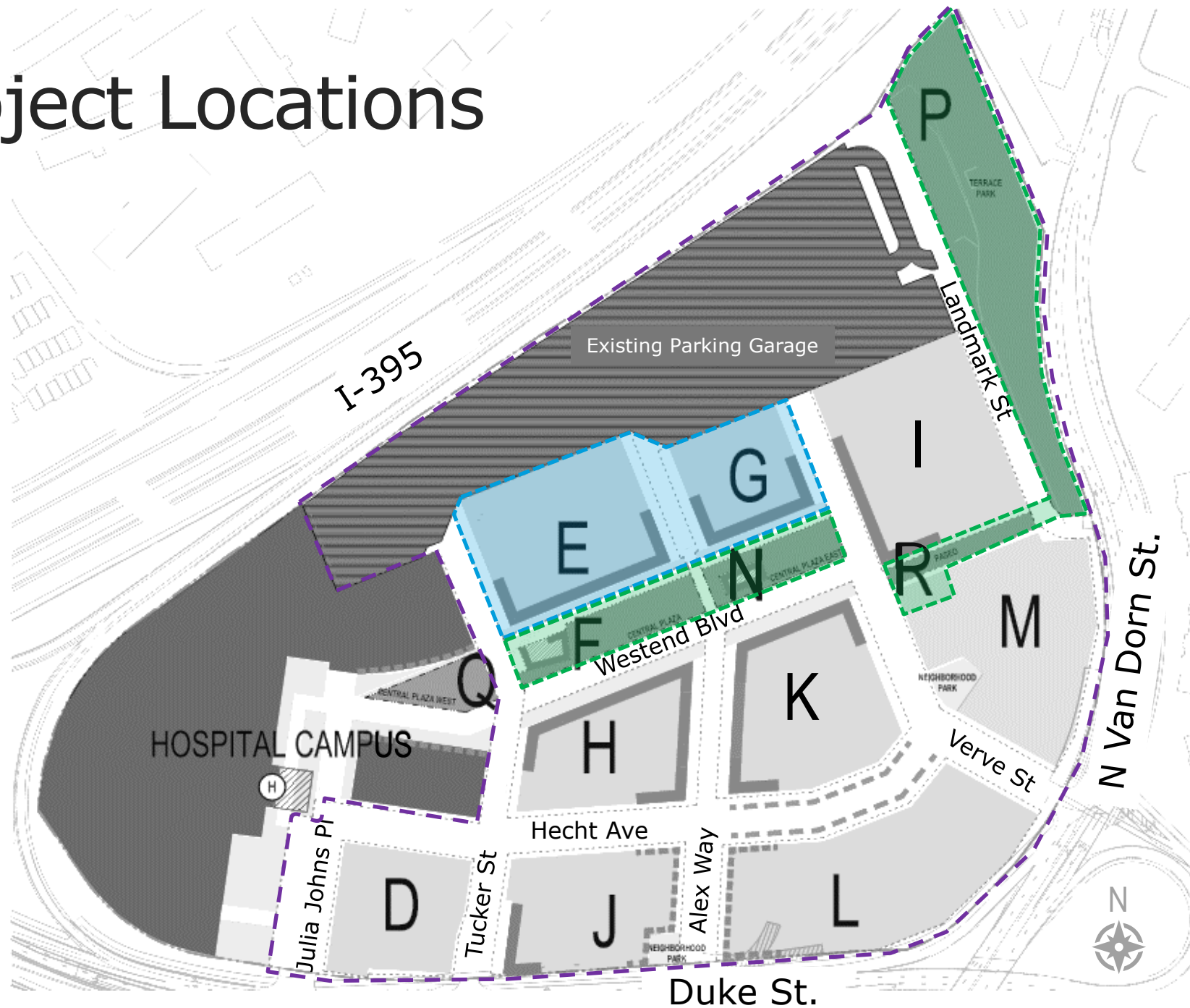
5801 Duke Street

City Council

September 23, 2023



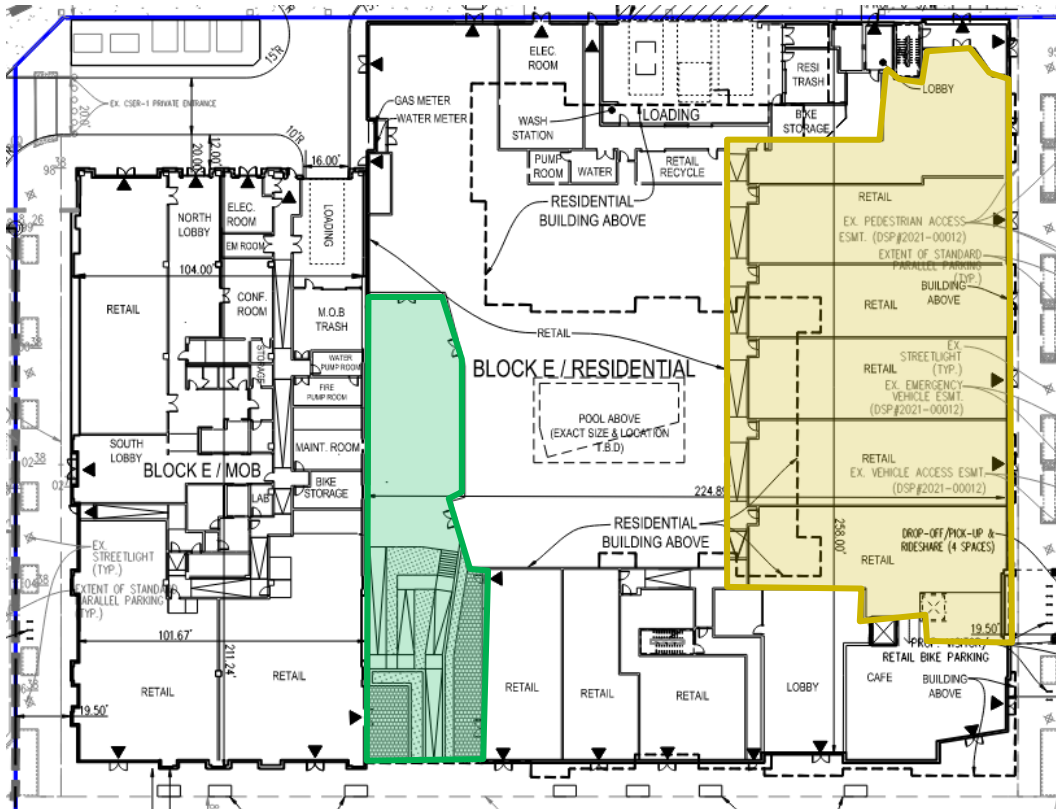
Project Locations



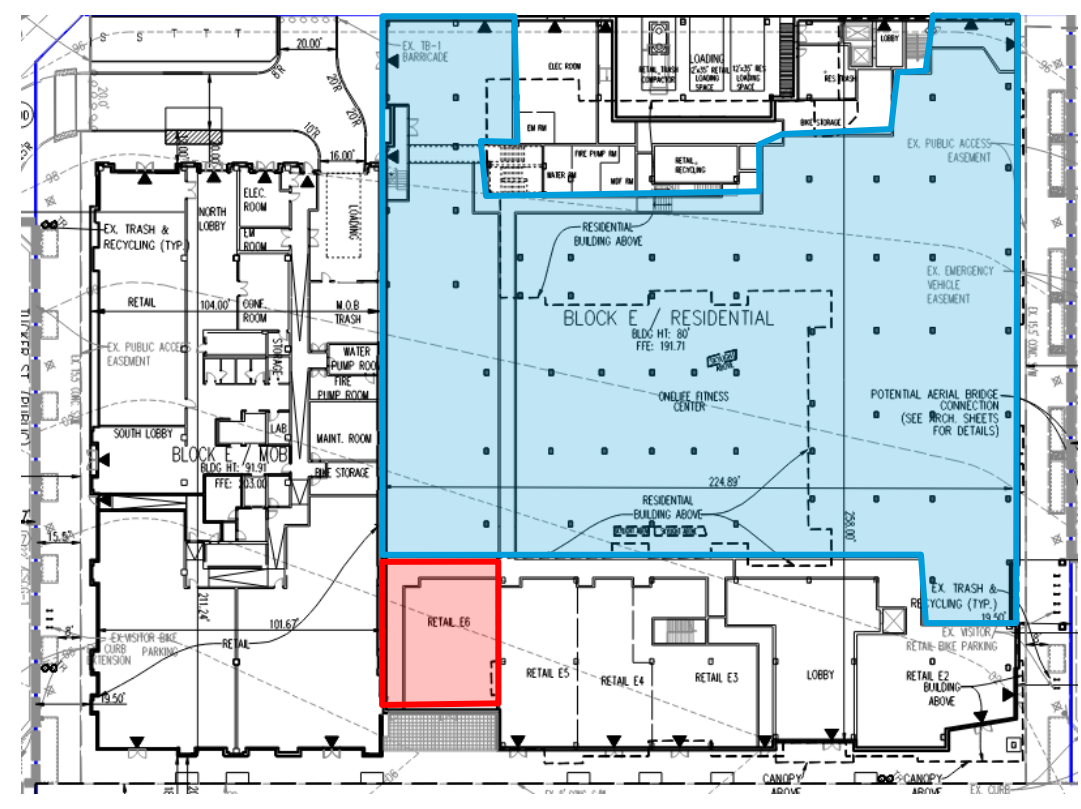
- Sign Plan
- Open Spaces
- Blocks E&G

Proposed Changes to Block E Layout

DSUP#2022-10017 *Approved Plan*



DSUP#2023-10008 *Proposed Layout*



Existing garage

Central Plaza

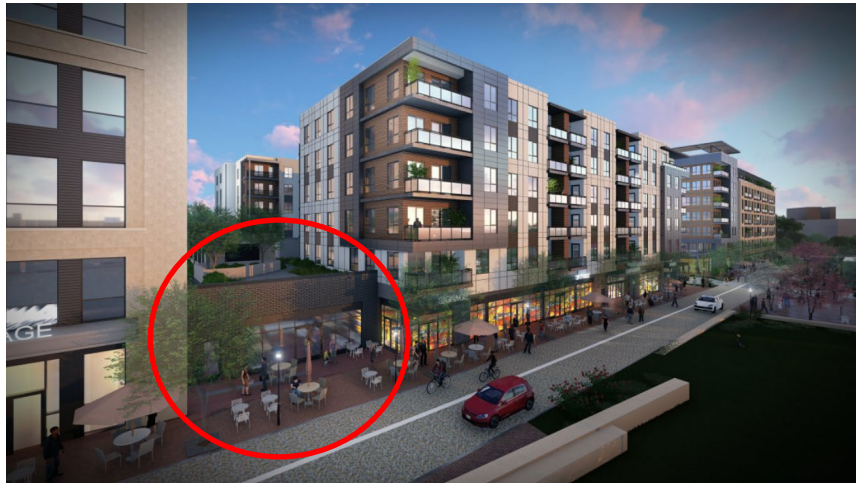
- At-grade Courtyard
- Individual retail bays

- Enlarged retail bay with mezzanine (E7)
- New retail bay (E6)

E&G Amendment Considerations



Approved Block E southern façade

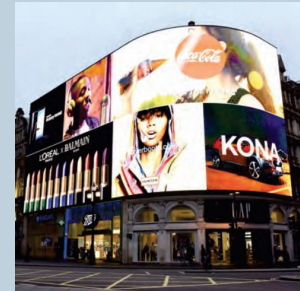


Proposed Block E southern façade

- Optional changes limited to Block E residential building
- **Increased Floor Area:**
 - +5,310 SF infilled courtyard
 - +27,555 SF mezzanine in retail bay E7*
- **Redistributed Open Space:**
 - -2,823 SF at-grade open space
 - +1,880 SF above-grade courtyard
 - +770 SF Block P transfer**
- **Meets Stormwater Requirement:** 1.79 lbs. phosphorous removed (vs. 1.78 required)
- Commercial parking no longer exceeds maximum (297 spaces provided)

SUP Signage Request

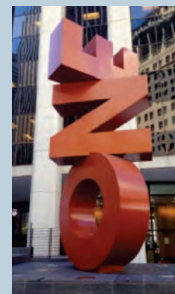
Building



Retail

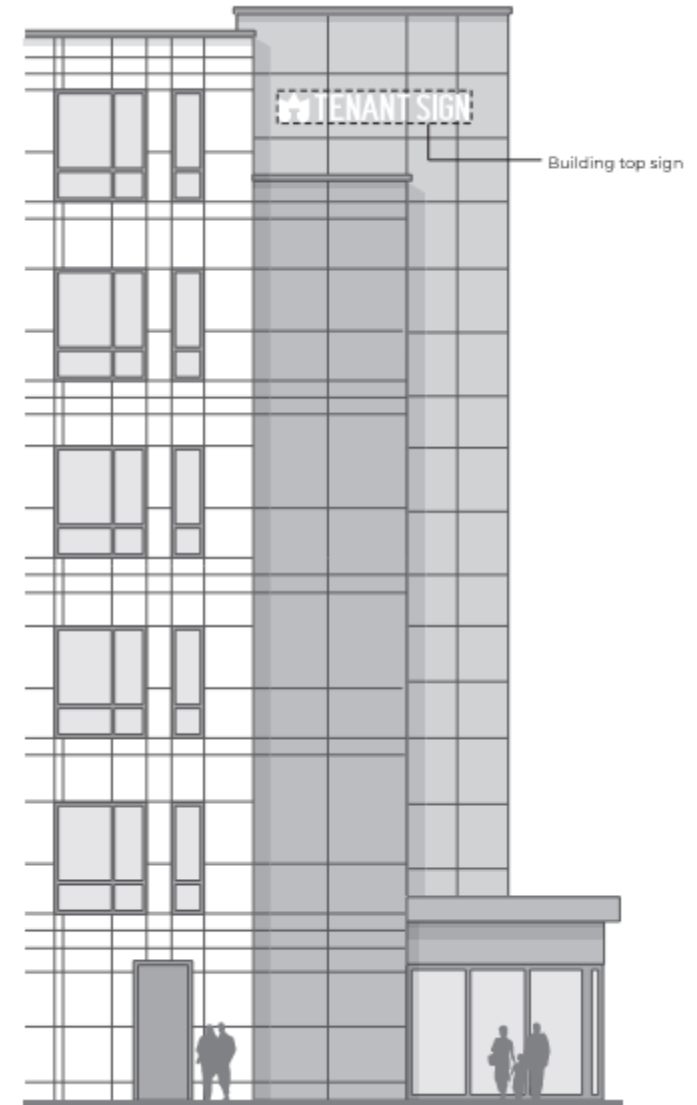


Site & Trails



Signage Request Details

- Additional signage allotments for:
 - Size of building, retail, window, and blade signs
 - One projecting retail sign per tenant
 - Size and height of site entrance signs
- Digital signage requested:
 - Parking garage billboard
 - Parking entrance
 - Pedestrian wayfinding
- Signs generally match number and size at comparable sites

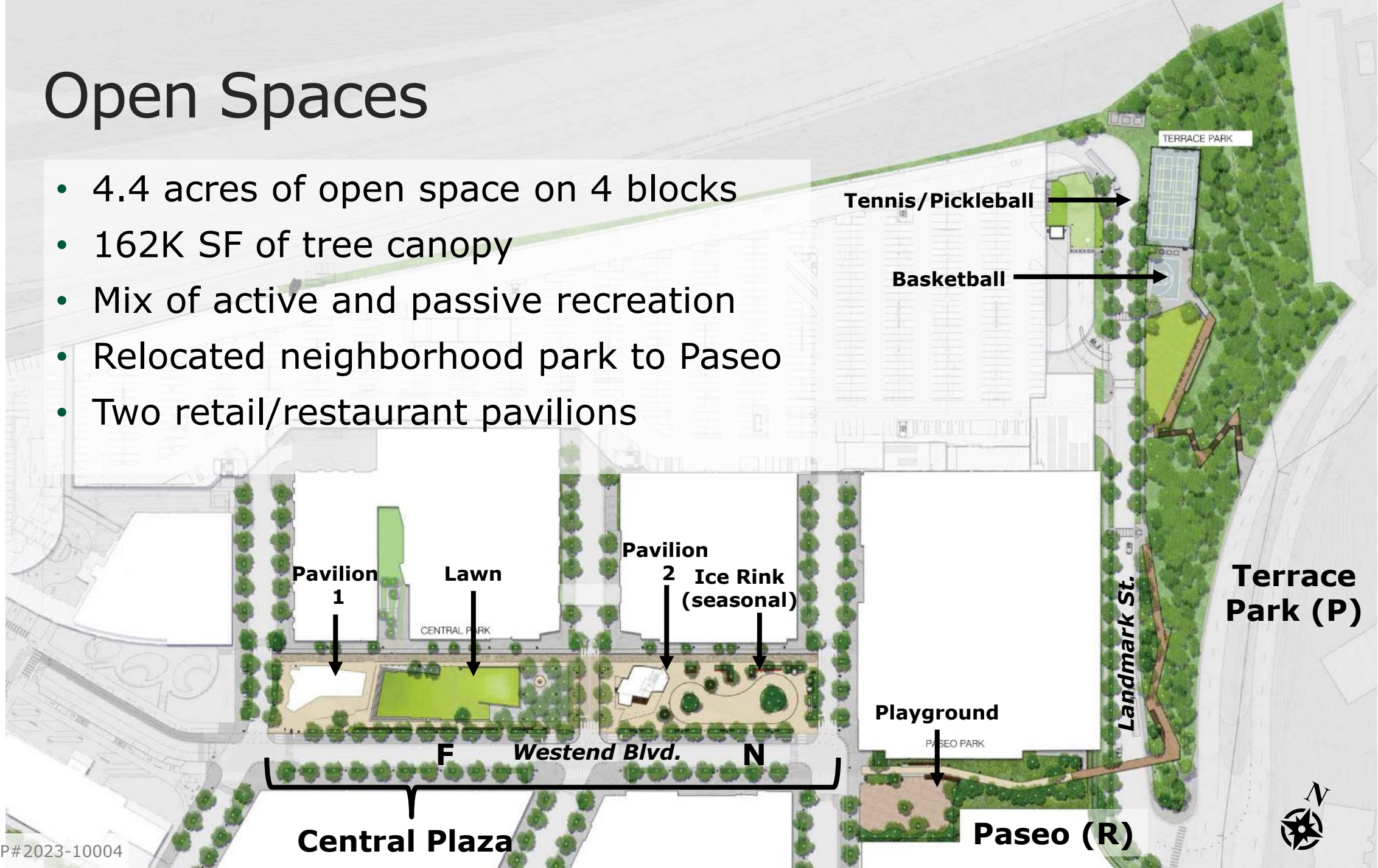


Scale: 3/32"=1'-0" B1 00

Ex. B1 00 building signs may be more than 35' above grade

Open Spaces

- 4.4 acres of open space on 4 blocks
- 162K SF of tree canopy
- Mix of active and passive recreation
- Relocated neighborhood park to Paseo
- Two retail/restaurant pavilions



Retail Pavilion Architecture

Pavilion 1 – Block F



- 4,610 SF two-story pavilion
- 978 SF green roof
- Oriented toward Central Plaza green

Pavilion 2 – Block N



- 1,331 SF retail/restaurant space
- 269 SF seasonal ice-skating shop
- Public restroom



Open Space Benefits & Community

Benefits

- Ongoing redevelopment of former Landmark Mall site
- 4.4 acres of publicly accessible open space
- 11,300+ SF of retail pavilions
- Stormwater: reduce runoff by 18% and phosphorous load by 40%

Community	Date	Community Meeting
	April 21, 2022	Park and Recreation Commission meeting
	April 27, 2022	EW/LVD Implementation Advisory Group meeting
	Mar. 16, 2023	Park and Recreation Commission meeting
	Sep. 5, 2023	Planning Commission meeting

Recommendations

- **Blocks E&G Amendment**, DSUP#2023-10008
 - Planning Commission and Staff recommend **approving this option** for flexibility in developing Block E subject to conditions in staff report
- **Comprehensive Sign Plan**, SUP#2023-00011
 - Planning Commission and Staff recommend **approving** subject to conditions in the staff report.
- **Open Spaces**, DSUP#2023-10004
 - Planning Commission and Staff recommend **approving** subject to conditions in staff report