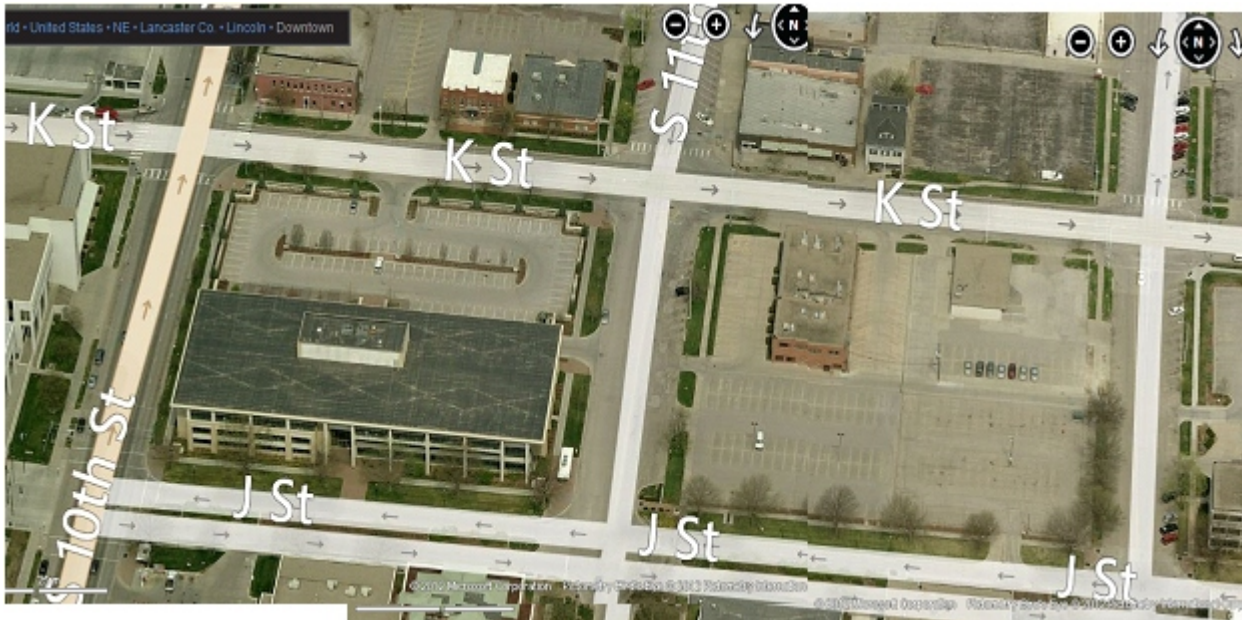


Proposal:

The Clark Enersen Partners and Ken Seacrest, on behalf of Nebco, request recommendations on a proposed alley vacation and redevelopment plan for a project on the entire block bounded by Lincoln Mall on the south, K St. on the north, S. 11th and S. 12th Sts. west and east, respectively.

Discussion:

Nebco proposes to develop the subject block with an office building and parking similar but not identical to its development of 1 Landmark Centre on the block adjacent to the west.



1 Landmark Centre

Proposed site of 3 Landmark Centre

The project is described as a three story office building on the south half of the block, with parking in the basement, and a multi-level parking structure (approximately 300 stalls) on the north half of the block. The project architect states “The 3 Landmark Centre project will utilize similar materials, massing, proportions, scale, details, etc., but will not be a ‘copy’ of 1 Landmark Centre.” (2 Landmark Centre is the owner’s name for 1111 Lincoln Mall, south of the subject property.)

The applicants plan to submit a petition for the vacation of the east-west alley on the block, and a Redevelopment Plan amendment, tentatively for a Planning Commission hearing in late August. Capitol Environs Commission advises Planning Commission and City Council on all proposals in the Environs District and therefore the Commission is requested to advise on these items. A

diagram of the proposal is attached. Further information will be provided by the applicants at the meeting of July 26th.

Regarding the alley vacation, similar requests were made and granted on the adjacent blocks east and west for the Farmers Mutual and One Landmark Centre projects, respectively.

In concept, the project appears to have considerable potential for advancing the purposes of the Commission. 1 Landmark Centre is an exemplary development. The current improvements on the block proposed for 3 Landmark Centre, especially the surface parking lot along Lincoln Mall, fall far short of the goals of the Environs District Design Standards. A development similar to 1 Landmark Centre would largely complete Lincoln Mall as envisioned by the following Design Standards.

Design Standard 5: Parking Lots

Surface parking facing the Capitol Square or one of the Malls is inconsistent with the long-term goals of the Commission.

Design Standard 9: Facades

New buildings in the District should be designed to enhance the setting of the Capitol and their immediate surroundings. When those surroundings have a high degree of cohesiveness, new designs should be compatible with their setting, strengthening the visual relationships found among existing buildings and landscape features. In areas that lack cohesion, designs should be proposed that offer themes and patterns that can be further expanded in future development. Brick, stone, or other richly textured, highly durable masonry is desirable for building exteriors on Capitol Square, Centennial Mall, and Lincoln Mall. Permanence should be an overriding characteristic in the choice of exterior materials. Colors should be drawn from a muted palette of warm, earth tones or shades of white, with the context of surrounding buildings as a guide.

Design Standard 14: Buildings on Lincoln Mall

Lincoln Mall should be maintained and improved as a fine office and residential area, and as a symbolic link between state and local governments.

The information available to the Planning Department and to the Commission is promising but highly conceptual at this time. Staff recommends a favorable recommendation on the alley vacation and redevelopment plan amendment on July 26th, if the applicants can provide additional information to answer any questions of the Commission.

At subsequent meetings, the applicants will need to request approval of the demolition of 1115 and 1125 K Street, and review and approval of the designs for the new office building and parking structure, for the project to move forward.

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