

**AGENDA REPORT**Meeting Date: August 19, 2026Item Number: DS1Prepared By: Jason Greiner**Subject**

Discussion regarding architectural services at Cooper Plaza.

**Recommendation**

No action is requested by staff for this item.

**Discussion**

Within the 2026 Goals & Objectives, the WEDC Board identified the need to update the concept plans and market/sell lots at Cooper Plaza. As such, staff solicited qualifications and proposals from select architectural firms to provide concept-level architectural and site planning services for Cooper Plaza. WEDC approved the engagement of architectural design services with Killian Studio of Architecture on 7-15-26. Staff met with KSA to discuss the project overview on 7-30-26 and reviewed initial design ideas on 8-12-26.

The project is currently in Phase I - Concept Design:

**ARCHITECTURAL SERVICES \_ CONCEPT DESIGN****Concept Design \_ PHASE I**

- \_ Code Studies
    - IBC / ADA / IECC / City Amendments
  - \_ Site Analysis – review available data
  - \_ Coordinate with project Civil Engineer | Surveyor \_ as required
  - \_ Programming
  - \_ Design and Coordination Meetings
    - City / EDC / Consultants
  - \_ Site Plan Studies
  - \_ Floor Plan Studies
  - \_ Exterior Elevation Studies
  - \_ Conceptual Exterior Material Studies
  - \_ Presentation Collateral
    - Floor Plans
    - Elevations
      - (2) Color Primary Elevations
    - Conceptual Interior Test Fits
    - Preliminary Order-Of-Magnitude Development Budget for Each Concept Option
    - (1) 3D Monochromatic Model
- Additional 3D Modeling and renderings are not included in this scope – can be provided via add service proposal upon request and approval of the Owner.*

*\*Site plan and details to be provided by civil engineer and landscape architect*

Staff and KSA representatives will lead the Discussion regarding architectural services at Cooper Plaza.