

AGENDA REPORTMeeting Date: September 9, 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. KSA presented initial design concepts to the WEDC Board on 8-19-26. Based on that feedback, KSA will present additional design concepts for discussion.

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*