

Staff Report

KINGLAND SYSTEMS REDEVELOPMENT PROJECT UPDATE

June 10, 2014

Background:

Kingland Systems is the land owner of 1.41 acres in the 2400 block of Lincoln Way at the intersection of Welch Avenue. Kingland came to the City in 2013 and requested support for the redevelopment of their property with a 3-story, approximately 75,000 square foot commercial building. They requested a text amendment for building height along Lincoln Way and financial incentives from the City. Kingland appeared before the City Council on multiple occasions in March, August, November and December of 2013 to describe their proposed project and its intent as a catalyst project for investment in Campustown.

City Council agreed to provide incentives to Kingland on December 10, 2013 by adopting an Urban Renewal Area and Plan with a tax increment financing (TIF) rebate of property taxes for up to ten years or \$2,064,530, whichever occurs first. **The City Council also entered into a Development Agreement with Kingland Systems on December 10, 2013 that described mandatory development requirements for Kingland to receive the agreed upon TIF rebate.** This included a condition for substantial conformance to the site and architectural plan attached to the agreement.

The purpose of this report is to provide an update of the project's architectural design. Kingland's building design evolved at a quick pace from August to December to meet the interests articulated by City Council, Campustown Action Association, staff, and Kingland as the developer. The original building concept had a strong modern architectural look in terms of façade orientation, proportions, materials, and windows. Significant changes occurred in 2013 to create the appearance of more individual facades, variation in parapet height, unification of the ground level storefront elements, and promotion of the architectural significance of the corner at Lincoln Way and Welch. **These details are embodied in the approved conceptual plans of the TIF agreement. The final details of the design were deferred to Minor Site Development Plan review by staff, knowing that substantial conformance was required for the TIF rebate.**

During the Minor Site Plan Review, staff identified three significant changes in the look of the building since last fall. Any one of these details in and of itself may not be viewed as significant, but the total combination has warranted an update to the Council. This heightened architectural review of the building is in relation to the approved Developer

TIF Agreement. The applicant has finalized their approach to window glazing and fenestration, exterior materials of brick and metal panels, and building material colors. The final details affect the look of “individual” facades to varying degrees, but all together the final details punctuate the design statement of the building as a modern building.

To provide context to the changes, staff has included three attachments and summarized related elements.

- Attachment 1 – Conceptual building renderings from November 2013:
 - Two different bricks and colors, dark and light red/brown
 - Appearance and texture of light or white color stone blocks
 - Window system with large clear glass areas
- Attachment 2 – Conceptual building elevation exhibit to TIF Agreement:
 - Two bricks patterns and dark colors, specific colors not specified
 - Horizontal metal panels as blocks or light color, no specific details
 - Windows systems with panel joints
- Attachment 3 – Building rendering from June 2014:
 - Two bricks and colors, uniform color of champagne and dark iron and brown with matching mortar color
 - Vertical varying pattern of smooth metal panels, charcoal colored
 - Window systems with clear glass and black spandrel glass; lobby window framed into smaller panels, corner office window with individual panels and spandrel glass.

Building Materials

The project design has always included clay brick for the majority of the façade with complementary materials. Discussion of the exterior materials included references to use of a light colored stone that was compatible with the surrounding influences of the ISU Memorial Union. This was inferred through the Attachment 1 rendering and applicant presentations. The pattern of the building has emphasized a vertical rather than horizontal orientation, but also showed the block elements of some façades as a balancing with horizontal detail. The conceptual plan of Attachment 2 included a note that the apparent block areas were to be metal panels, but there was no further discussion of this detail as part of the project in the fall. The Attachment 3 plan includes final details on material color and patterns.

The metal panels with their vertical orientation and dark charcoal color are the most significant change since the original representation of the project. This material is prominently featured on the corner of the building surrounding the office window, the primary material of an individual façade along Lincoln Way, and as accent treatments to all of the facades. The change of the pattern to narrower rectangles and vertical orientation reinforces the design approach of vertically oriented building facades and a modern appearance. With darkening these metal elements of the façade, the applicant has lightened one of the brick colors to champagne.

Windows

The most significant evolution in the fenestration design is the addition of black spandrel glass to shroud the internal structural elements of the building that had previously been represented as transparent in the office floors of the building. Two prominent glass features of the original concept were the large transparent expanses for the Kingland lobby near the center of the Lincoln Way façade and the corner office window. The Kingland lobby has been updated with a variegated mullion pattern similar to the metal panels. The upper level office windows now have a more traditional appearance with the individual panels and spandrel glass.

OPTIONS:

Option 1

Find the proposed final details of window systems, colors, and building materials to be in substantial conformance with the intended architectural design referenced within the Development Agreement.

Option 2

Provide comment and direction to the developer regarding changes to specific elements of the design needed to find the project in substantial conformance with the Development Agreement. Examples of specific details are the pattern and prominence of metal panels, uniformity of color and use of darker finishes, window systems with spandrel glass and framing of individual window panels.

STAFF COMMENTS:

The design of this project has evolved since it was first presented to the City Council. Many of the architectural details that are now being shown were not well defined at the time of Development Agreement approval. Because the substantial tax incentive that is being offered for the project is tied to the architectural design of the building, staff believes it is important that the City Council:

- 1) Be made aware of these design changes, and**
- 2) Determine if they are in substantial conformance with the intended architectural design referenced within the Development Agreement before construction begins.**

Attachment 1



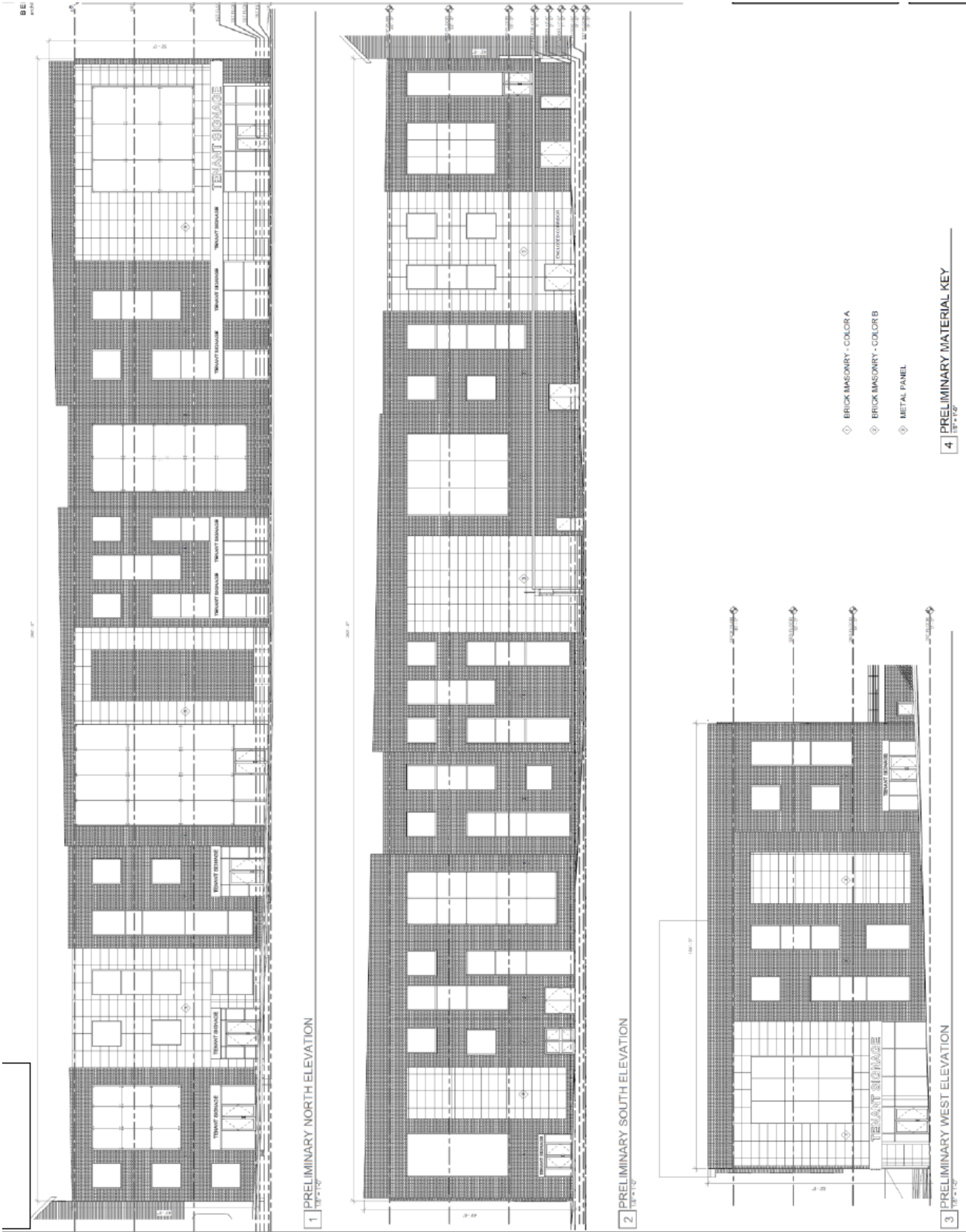
LOOKING EAST DOWN LINCOLN WAY

Attachment 1

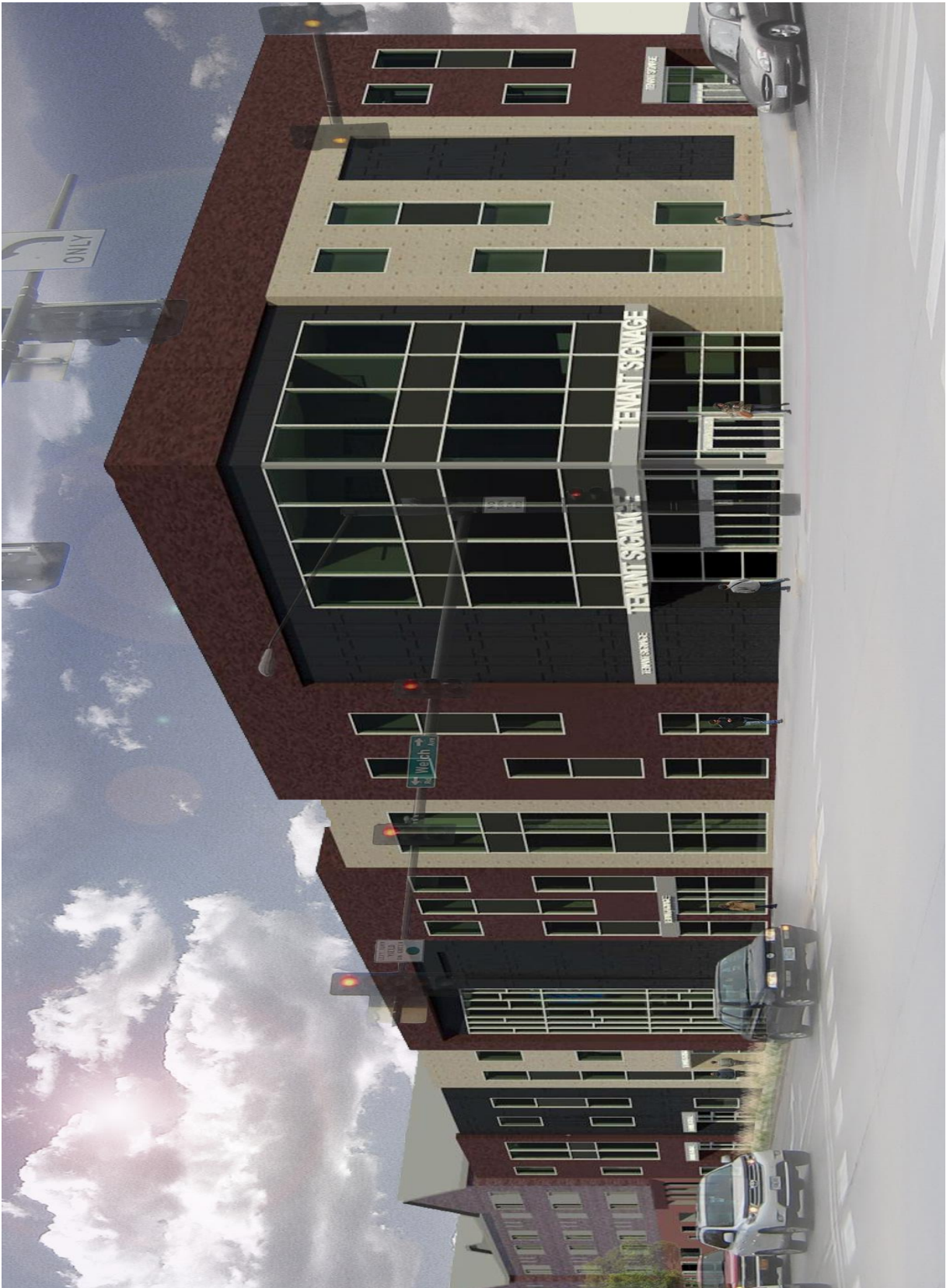


LOOKING WEST DOWN LINCOLN WAY

Attachment 2



Attachment 3



Attachment 3

