Landmark Mall
Re-planning Process

Park and Recreation Commission Meeting
March 21, 2019 - 7 pm
Landmark Mall Replanning Process – AG/Community Workshop

WHY PLAN NOW?
• Previously approved plans expired
• Entire site under coordinated ownership
• Market shifts and new City policies since 2009
• Refine Plan, incorporate flexibility, enable redevelopment

FINAL PRODUCT:
• New chapter to 2009 Plan reflecting existing and new Recommendations

BUILD ON ‘09 VISION:
• Mixed-use urban center with distinctive architecture, transit and community spaces that serves regional and neighborhood needs and provides walkable streets with access and connections to surrounding neighborhoods
Balancing Objectives

Landmark Plan

Architecture & Design

Affordable Housing

Community Facilities

Land Use & Market Reality

Open Space

Streets & Infrastructure

Landmark Plan
2009 Plan Recommendations

Connected Area-wide Park System

3.5 AC Public Open Space
- Central Plaza +/- 0.7 AC
- Terrace Park +/- 2.5 AC
- Neighborhood Parks +/- 0.3 AC

Connected by central “green” street
Function = mostly passive
25% open space
2019 Recs Presented at February PRC Briefing

Connected Area-wide Park System
- More trail connectivity within and along the site

3.5 AC Public Open Space
- Central Plaza +/- 0.7 AC
- Terrace Park +/- 2.5 AC
- Neighborhood Parks +/- 0.3 AC

Connected by central “green” street

Function = passive & active

25% open space per development block
What We Heard at February PRC Briefing

- There should be more than 3.5 AC of public open space considering different land use mix
- Majority of 3.5 AC has steep topography
- Open space should be consolidated for more functionality
- Ground level publicly accessible open space should be prioritized
Revised 2019 Plan Recommendations

Connected Area-wide Park System
- More trail connectivity within and along the site

3.5 AC Public Open Space
- Central Plaza +/- 0.5 AC
- Terrace Park +/- 2 AC
- Neighborhood Parks +/- 1 AC

Connected by central “green” street

Function = passive & active

25% open space per development block

Possible publicly accessible o.s. on existing garage

Consolidation of at-grade publicly accessible o.s. where feasible

Prioritized at-grade publicly accessible o.s.
## 2009 Plan to 2019 Plan Comparison

<table>
<thead>
<tr>
<th>Category</th>
<th>2009 Plan</th>
<th>2019 Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Development</td>
<td>5.6 M sf</td>
<td>5.6 M sf</td>
</tr>
<tr>
<td>Residential Development</td>
<td>1.8 M sf</td>
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</tr>
<tr>
<td>Commercial Development</td>
<td>+/- 3.5 M sf</td>
<td>Min. 1.12 M sf (20%) + Required Active Retail Locations (+/- 100 k sf)</td>
</tr>
<tr>
<td>Open Space</td>
<td>3.5 AC + 25%</td>
<td>3.5 AC (reapportioned) + 25% per development block with priorities for at-grade &amp; consolidation</td>
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</tbody>
</table>
Mix of Multi-functional Open Spaces

- At-grade
- Rooftop
- Community Gathering
- Contemplative/Recreation
Quantity, Quality & Access of At-grade Open Space

The Asher (quantity: most)

The Henry (quantity: less)

Belle Pre (quantity: least)
Consolidation

Block 1
25%

Neighborhood Park

Block 2
25%

Block 3
25%

Block 4
25%

Block 4

Block 3

Block 4
Possible Garage Recreation Space

- Terrace Park
- Green Street
- Central Plaza
- Neighborhood Park (Typ.)
Terrace Park

Holmes Run

+/- 1 AC @ +/- 4% slope
Open Space Recommendations

1. Provide a minimum of 3.5 acres of at-grade public open space with passive and active elements for all ages and abilities as intended by the Plan that is physically and visually connected and accessible from the green street (Framework Street D) and connects to surrounding publicly accessible open space as generally depicted in Figure 9. The following public open spaces will be dedicated to the City or will include a perpetual public easement:
   a) +/- 0.45-acre Central Plaza;
   b) +/- 2-acre Terrace Park; and
   c) Neighborhood parks consisting of the remaining acreage of the required minimum 3.5 publicly accessible open space and will be consolidated or connected to the extent feasible.

2. One story accessory structures with supporting uses may be provided in the Central Plaza if consistent with the intent of the open space and approved as part of development review process.

3. Provide a safe and well-lit ADA compliant trail connection through the Terrace Park with passive and active recreation amenities and to enhance access to and use of the Holmes Run Trail.
Open Space Recommendations

4. In addition to the minimum 3.5 acres of public open space outlined above, provide publicly accessible active recreation space on the top level of the existing above-grade parking structure, as depicted in Figure 9, to the extent feasible.

5. In addition to the minimum 3.5 acres of public open space outlined above, provide a minimum of 25% open space with active and passive elements at- or above-grade per development block (Development blocks identified as part of the CDD). The 25% requirement for each development block (in addition to the neighborhood-wide minimum 3.5 acres) may be consolidated on multiple development blocks if the resulting open space creates a more consolidated, at-grade publicly accessible useable open space.

6. All publicly accessible at- or above-grade open space will be visible and easily accessible from adjacent streets.

7. Of the 25% open space per development block, publicly accessible ground level open space should be prioritized.
Process & Next Steps

STEP 1 (general detail)
Re-planning/Master Plan Amendment

STEP 2 (more detail)
Concept Plan (CDD)/Rezoning Approval

STEP 3 (more detail)
Development Special Use Permits by Building or Block

STEP 4 (most detail)
Building Permits for Construction

Community Engagement
PC & CC Public Hearings April 2 & 13
Next

Process & Next Steps