



# Design Review Board





# DRB24-01101 Gateway Park





### Request

- Design Review
- To allow for a 235,600± square foot industrial development





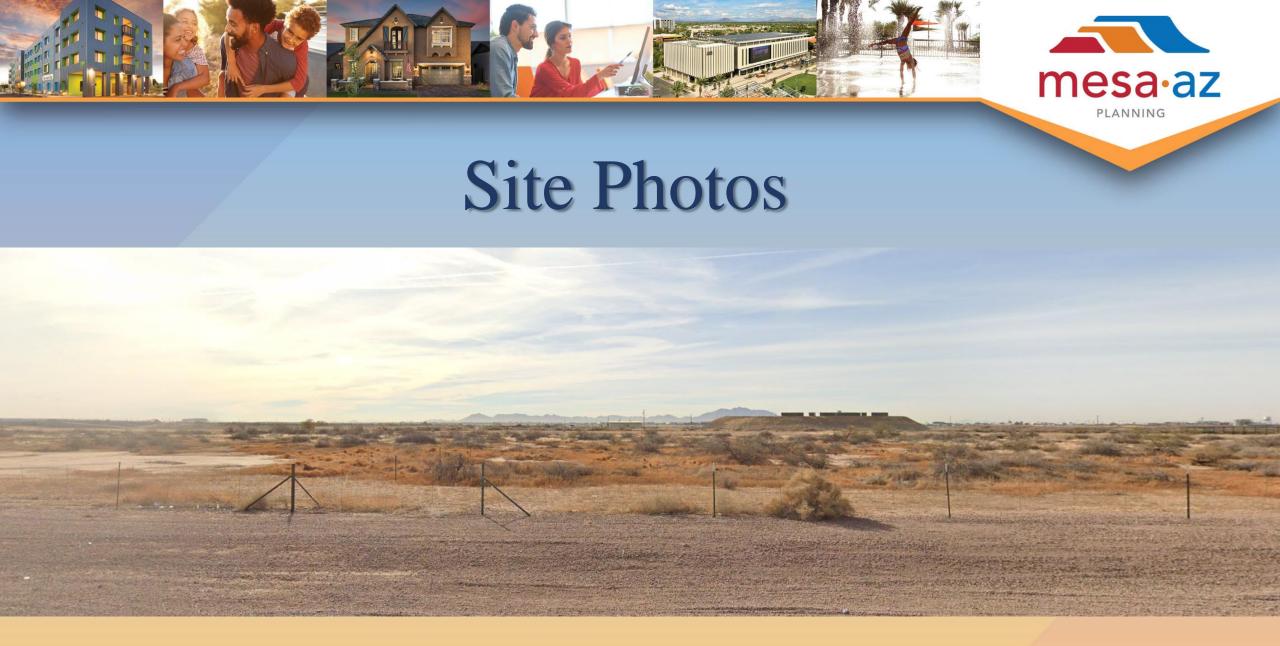


#### Location

- North and South sides of Ray Road
- West of Hawes Road







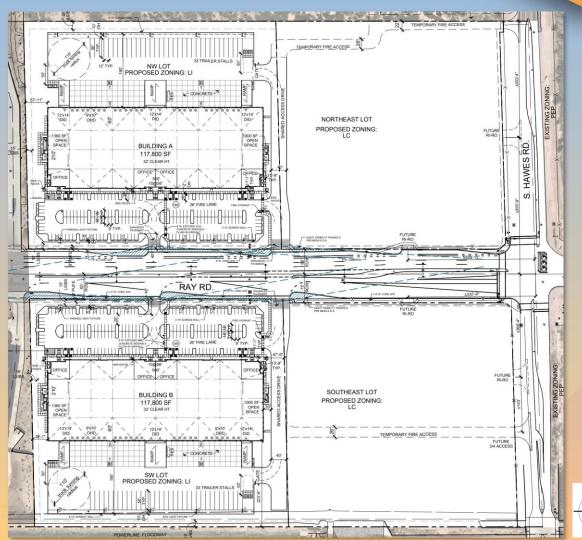
Looking south towards the site





#### Site Plan

- Two industrial buildings
- 117,800 sq. ft. each,
   235,600 sq. ft. total
- 147 parking spaces required, 180 spaces provided



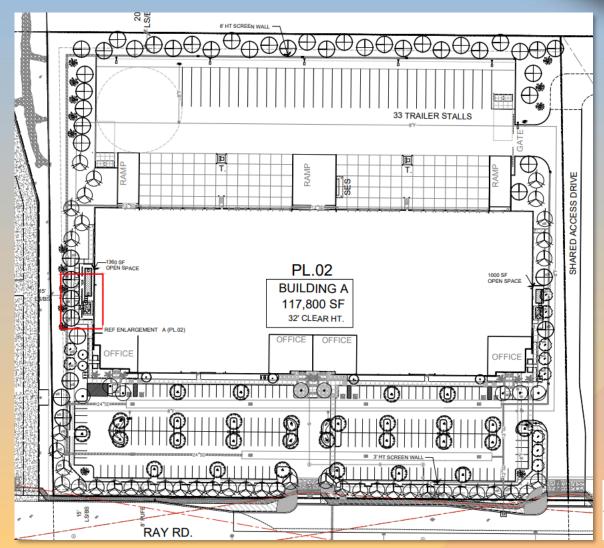






Landscape Plan

LANDSCAPE LEGEND						
QTY OF PLANTS, AS NO COMPENSATION WILL BE MADE FOR ERROR IN QUANTITIES IF PLANT COUNTS OCCUR ON PLANT LEGEND, IT IS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.						
VERIFY PLANT COUNTS W/ PLAN. IN CASE OF DISCREPANCY, PLANS SHALL GOVERN. TREES SIZE						
Roser	Chilposis linearis 'Bubba'	24" box				
E. Commercial Commerci	Seedless Desert Willow -Bubba var.	Multi-Trunk				
1	Ulmus parviflora 'True green'	36" Box				
P	Chinese Evergreen elm True green va  RB = Root Barrier for trees between 6					
	36" Box					
$\cdot$	Olea europaea 'Wilsonii' Multi Wilson var. Fruitless Olive	Multi-Trunk				
	Prosopis velutina 'Hybrid Cooperii'	24" Box U.O.N.				
	Cooper's Thornless Mesquite	15 Gallon Multi-Trunk				
	Caesalpinia mexicana	24" Box				
Ů	Mexican Bird of Paradise	Multi-Trunk				
*	Trachycarpus fortunei	approx 24" Box				
	Windmill Palm	4' tall Matching				
*	Fouquieria splendens	8' Tall - 10 Cane Minimum				
Mind as both	Ocotillo  Quercus virgiana "Heritage"	36" Box				
E A	Heritage Live Oak	Standard - Matching				
SHRUBS / ACCENTS / VINES SIZE						
*	Dasylirion wheeleri Desert Spoon	5 Gallon				
8	Vauquelinia californica Arizona Rosewood	5 Gallon				
*	Hesperaloe parviflora 'Perpa' Brake Light Red Yucca	3 Gallon				
Φ	Ruellia Simplex Mexican Bluebell	5 Gallon				
0	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 Gallon				
•	Muhlenbergia rigida "Nashville" Nashville Grass	5 Gallon				
*	Hesperaloe funifera Giant Hesperaloe	5 Gallon				
Φ	Caesalpinia pulcherrima Red Bird of Paradise	5 Gallon				
<b>\rightarrow</b>	Senna Wislizenii Shrubby Senna	5 Gallon				
•	Eremophila hygrophana Blue Bells	5 Gallon				
0	Tecoma stans Yellow Bells	5 Gallon				
- <b>%</b>	Opuntia sp. Kelly's Choice Kelly's var. Purple Prickly Pear	3 pad min				
4)	Bougainvillea 'Barbara Karst' Staked Bougainvillea 'espalier to screer	5 Gallon n'				







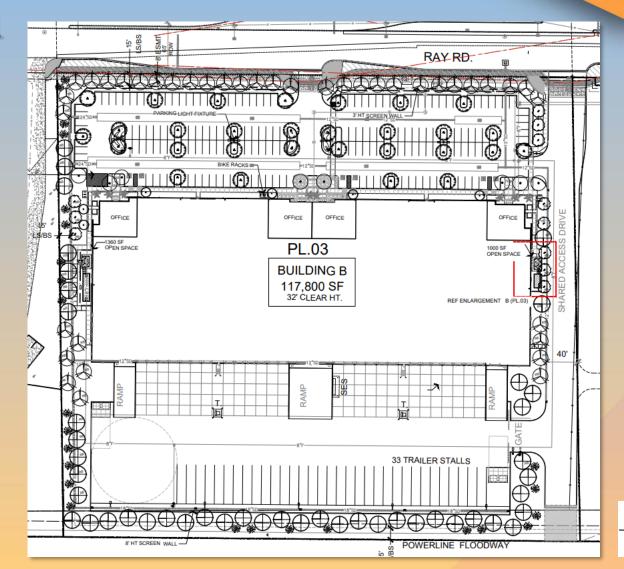


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#### Color & Material Board







#### Elevations







# Renderings







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# Renderings







## Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Roof Articulation. All parapets must have detailing
- ✓ Building Height. Provide at least two changes in height with a minimum vertical modulation of 2 feet





### Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design
- ✓ Alternative Compliance for building materials, articulation and height

Staff welcomes any feedback





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