



Design Review Board



DRB24-01101

Gateway Park

Cassidy Welch, Principal Planner

August 12, 2025



Request

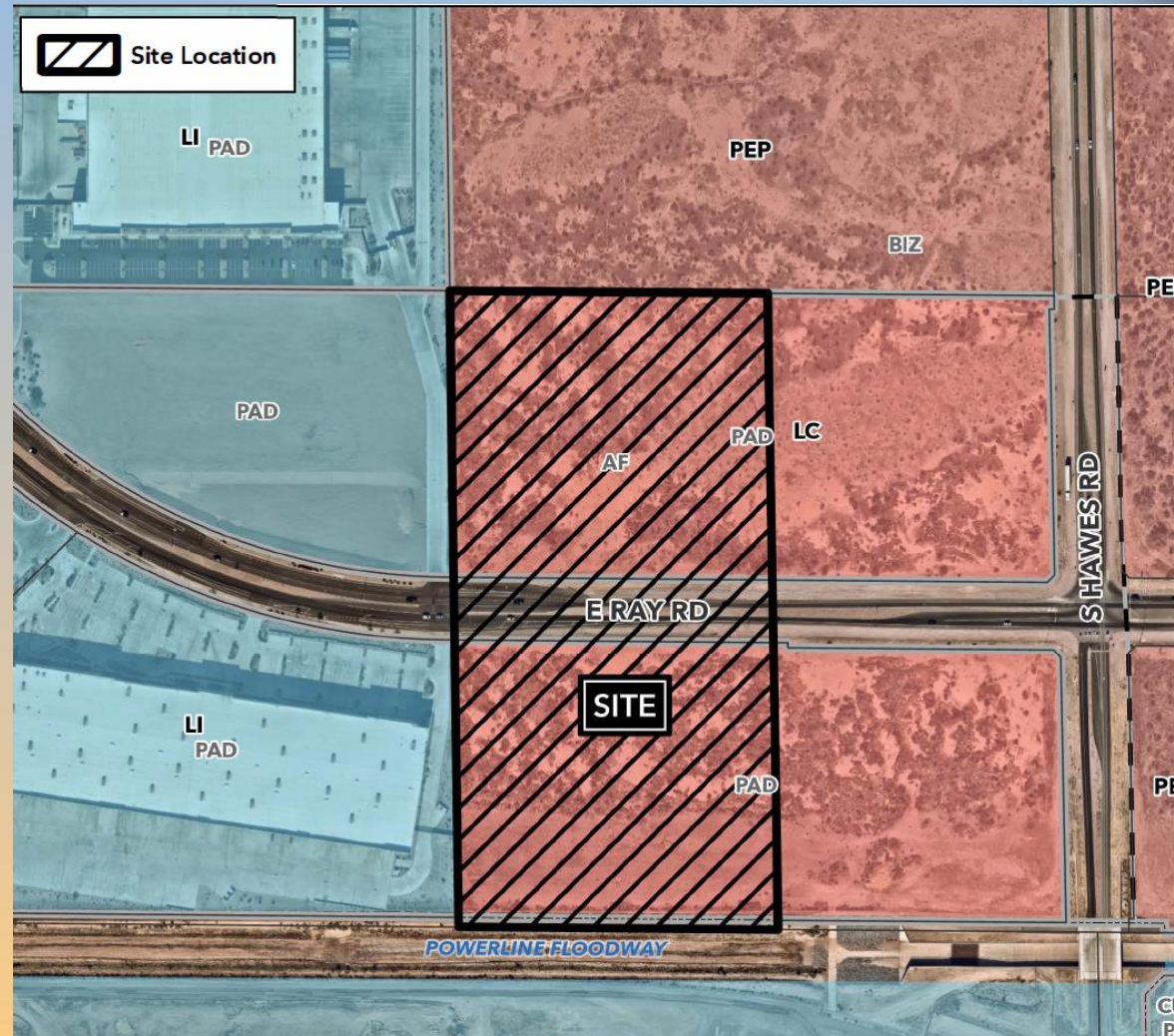
- Design Review
- To allow for a 235,600± square foot industrial development





Location

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





Site Photos



Looking north towards the site



Site Photos

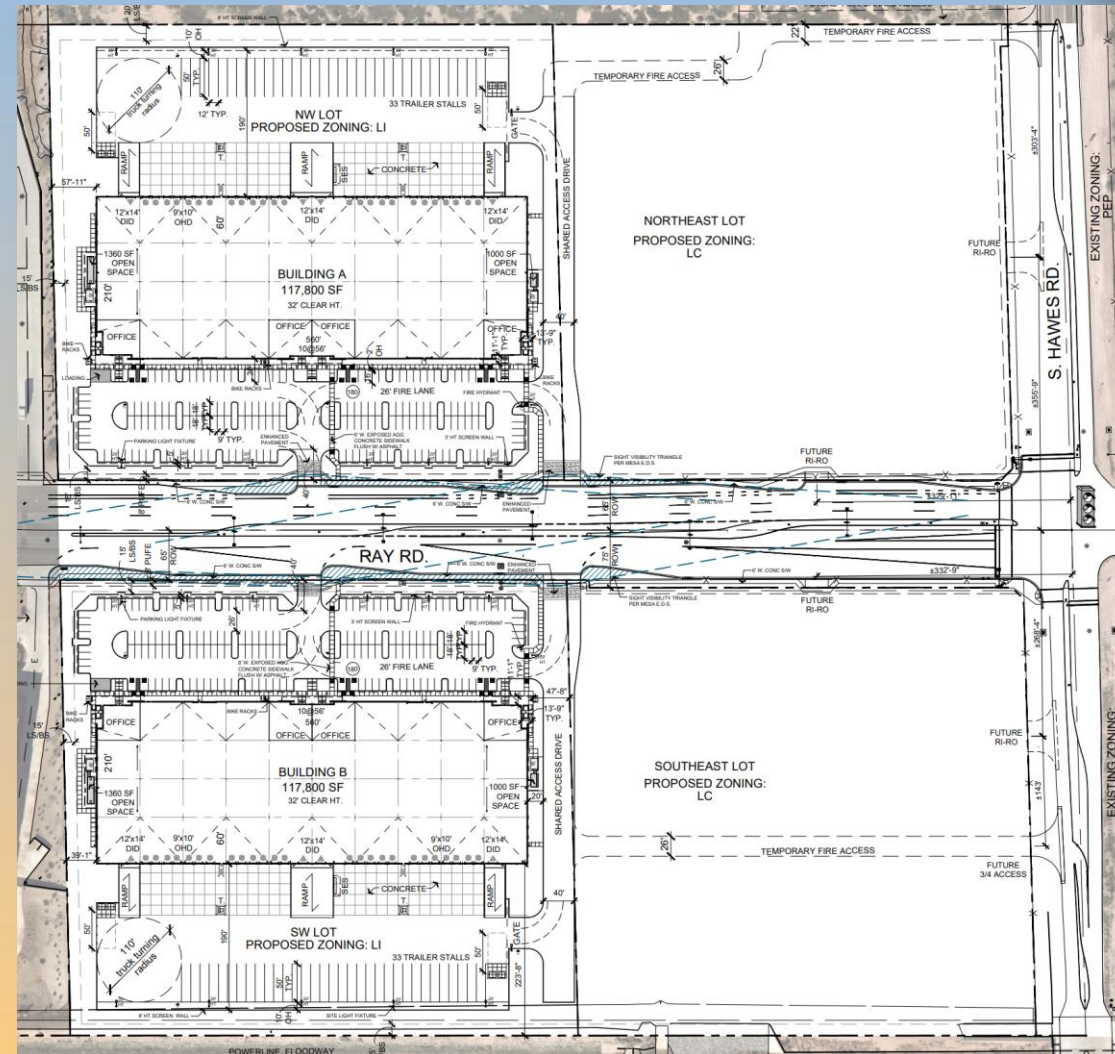


Looking south towards the site



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

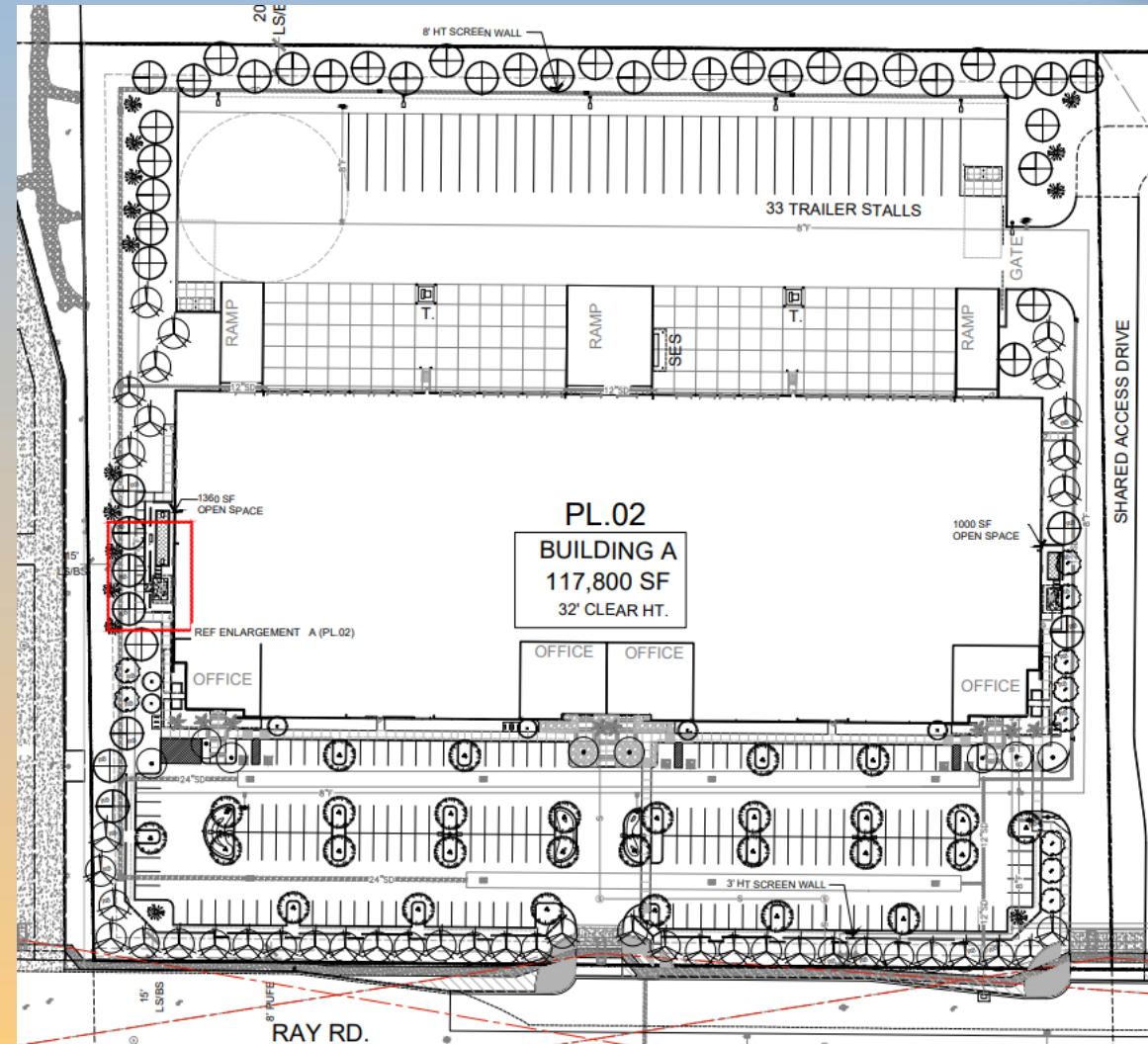
CITY OF PLANTS, AS NO COMPENSATION WILL BE MADE FOR ERROR IN QUANTITIES IF PLANT COUNTS OCCUR ON PLANT LEGEND, IT IS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. VERIFY PLANT COUNTS W/ PLAN. IN CASE OF DISCREPANCY, PLANS SHALL GOVERN.

TREES	SIZE
	24" box
	Multi-Trunk
	36" Box
	Standard
RB = Root Barrier for trees between 6' and 10' of Utility (typ)	
	36" Box
	Multi-Trunk
	24" Box U.O.N.
	15 Gallon
	24" Box
	Multi-Trunk
	approx 24" Box
	4' tall Matching
	8' Tall - 10 Cane Minimum
	
	36" Box
	Standard - Matching

SHRUBS / ACCENTS / VINES

SHRUBS / ACCENTS / VINES	SIZE
	5 Gallon
	
	5 Gallon
	
	3 Gallon
	
	5 Gallon
	
	5 Gallon
	
	5 Gallon
	
	5 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	5 Gallon
	3 pad min
	5 Gallon

(4)



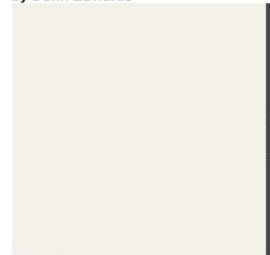


A diagram of a circle with a vertical line passing through its center. A shaded segment is labeled 'N'.



Color & Material Board

PAINT COLOR PALETTE by Dunn Edwards



TILT PANEL

PT-1 FOSSIL
DE6225 - LRV 81



TILT PANEL

PT-2 SILVER BULLET
DE6381 - LRV 44



TILT PANEL

PT-3 FORMAL GRAY
DE6382 - LRV 29



TILT PANEL

PT-4 IRON FIXTURE
DE6384 - LRV 10



TILT PANEL & STEEL

PT-5 OUTER SPACE
DE5824 - LRV 11

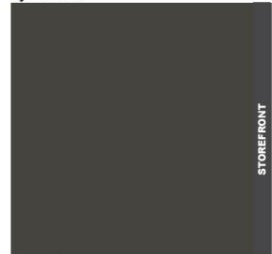
MASONRY by SUPERLITE / ECHELON



8X8X16 CMU BLOCK

MU-1 MISSION WHITE
MESASTONE

ALUMINUM STOREFRONT by Arcadia



STOREFRONT

MT-1 DARK BRONZE
ANODIZED ALUMINUM

INSULATED GLAZING by GUARDIAN or similar



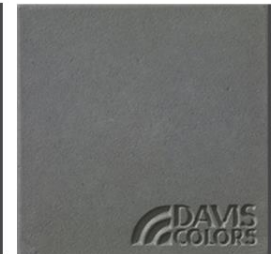
STOREFRONT / CLERESTORY

GL-1 LOW E GLASS
CLEAR

HARDSCAPE MATERIAL by TBD



CC01 EXPOSED AGGREGATE
CONCRETE



CONCRETE SIDEWALK AT ENTRIES

CC02 COLOR CONCRETE
PEWTER

METAL PANEL by Metal Sales



MT-2 1" BOX RIB METAL
PAINT TO MATCH PT-5



PT-6 GRAY - CLOPAY
PRE-FINISHED DOCK DOORS



Elevations





Renderings





Renderings





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



Design Review Board