

Design Review Board



Meeting Minutes

**Mesa City Council Chambers - Lower Level, 57 East 1st Street
Date: July 15, 2025 Time: 4:30 p.m.**

A meeting of the Design Review Board was held at 4:30 p.m.

MEMBERS PRESENT:

Chair Dane Astle
Vice Chair Kyle Bell
Boardmember Paul Johnson
Boardmember Ryan Circello
Boardmember Denise Dunlop
Boardmember David Winstanley

MEMBERS ABSENT:

Boardmember Shelly Udall

STAFF PRESENT:

Mallory Ress
Joshua Grandlienard
Charlotte Bridges
Chloe Durfee Daniel
Vanessa Felix

OTHERS PRESENT:

(* indicates Boardmember or staff participated in the meeting using audio conference equipment)

1 Call meeting to order.

Chair Astle excused Boardmember Udall and welcomed everyone to the meeting at 4:34PM.

2 Election of Design Review Board Officers:

a. Chair

Boardmember Johnson motioned to nominate Boardmember Astle as Chair and was seconded by Boardmember Bell.

Vote: 6 – 0

Upon tabulation of votes, it showed:

AYES – Astle – Bell – Johnson – Circello – Dunlop – Winstanley

NAYS – None

ABSENT – Udall

ABSTAINED – None

b. Vice Chair

Boardmember Johnson motioned to nominate Boardmember Bell as Vice Chair and was seconded by Boardmember Circello.

Vote: 6 – 0

Upon tabulation of votes, it showed:

AYES – Astle – Bell – Johnson – Circello – Dunlop – Winstanley

NAYS – None

ABSENT – Udall

ABSTAINED – None

3 Consider the Minutes from June 10, 2025, Design Review Board Meeting.

A motion to approve the Minutes from the June 10, 2025, Design Review Board Meeting was made by Vice Chair Bell and seconded by Boardmember Dunlop.

Vote: 6 – 0

Upon tabulation of votes, it showed:

AYES – Astle – Bell – Johnson – Circello – Dunlop

NAYS – None

ABSENT – Udall

ABSTAINED – Winstanley

4 Discuss and provide direction on the following Preliminary Design Review

cases:*

- 4a DRB24-01101 "Gateway Park,"** 17.7± acres located approximately 650± feet west of the northwest and southwest corners of East Ray Road and South Hawes Road. Design Review for an approximately 235,600 square foot industrial development. Mesa Airport Growth Properties, LLC, Owner; Wendy Riddell, Berry Riddell LLC, Applicant. (District 6)

Continued to August 12, 2025 Design Review Board Meeting

- 4b DRB25-00222 "Signal Butte & Germann,"** 4.0± acres located approximately 750 feet north of the northeast corner of South Signal Butte Road and East Germann Road. Design Review for an approximately 45,000 square foot industrial development. Dale Cavan, Signal Butte Germann LLC, Owner; Steven Rice, Pinnacle Design Inc, Applicant. (District 6)

Staff planner Chloe Durfee Daniel presented the case.

See attached presentation.

Staff planner Chloe Durfee Daniel summarized the case:

- There is generally a lack of color on the building, use landscaping to provide color and interest
- Provide a parapet cap that is a minimum 16 inches

- 4c **DRB25-00329 "Potato Barn Distribution Facility,"** 3.2± acres located approximately 1,150 feet northeast of the intersection of East Ray Road and South Sossaman Road. Design Review for an approximately 48,000 square foot warehouse. RAY II LLC, Owner, Vince Di Bella, Adaptive Architects, Applicant. **(District 6)**

Staff planner Joshua Grandlienard presented the case.
See attached presentation.

Staff planner Joshua Grandlienard summarized the case:

- The proposed design provides justification for the Alternative Compliance request
- Incorporate awning language, specifically the rustic look, throughout the project

- 4d **DRB25-00372 "Van Horn Aviation,"** 2.5± acres located approximately 1,300 feet west of North Higley Road on the north side of East Falcon Drive. Design Review for an approximately 21,211 square foot aircraft hangar. Kristen Luciano, Synectic Design, Applicant, City of Mesa, Owner. **(District 5)**

Staff planner Charlotte Bridges presented the case.
See attached presentation.

Staff planner Charlotte Bridges summarized the case:

- Consider orderly window alignment under the canopy if it does not interfere with the interior space
- Replace the Blue Palo Verde trees adjacent to parking spaces and the sidewalk with a thornless canopy tree such as Desert Museum

- 5 **Staff Update:** Staff welcomed Boardmember Winstanley to the Board.

- 6 **Adjournment:** Boardmember Winstanley moved to adjourn the meeting and was seconded by Boardmember Circello.

Vote: 6 – 0

Upon tabulation of votes, it showed:

AYES – Astle – Bell – Johnson – Circello – Dunlop – Winstanley

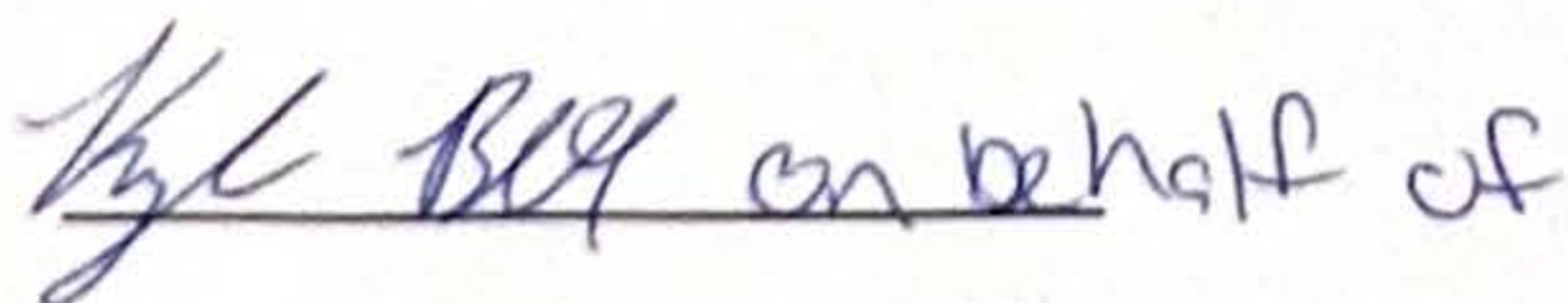
NAYS – None

ABSENT – Udall

ABSTAINED – None

The meeting was adjourned at 5:17 p.m.

Respectfully submitted,

Handwritten signature in blue ink, appearing to read "Dane Astle on behalf of".

Chair Dane Astle



DRB25-00222

Signal Butte & Germann



Request

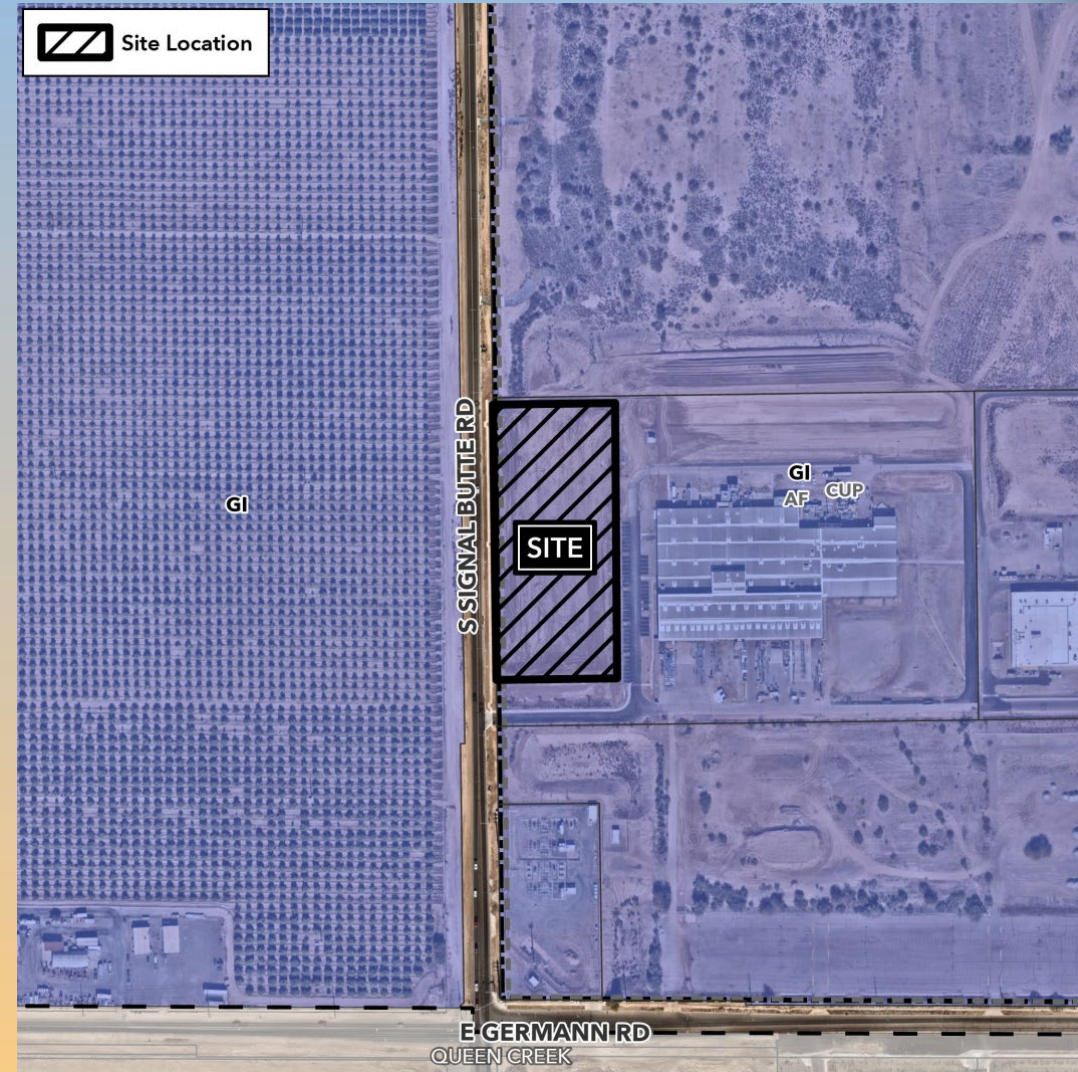
- Design Review
- To allow for a light industrial development





Location

- North of Germann Road
- East side of Signal Butte Road





Site Photo

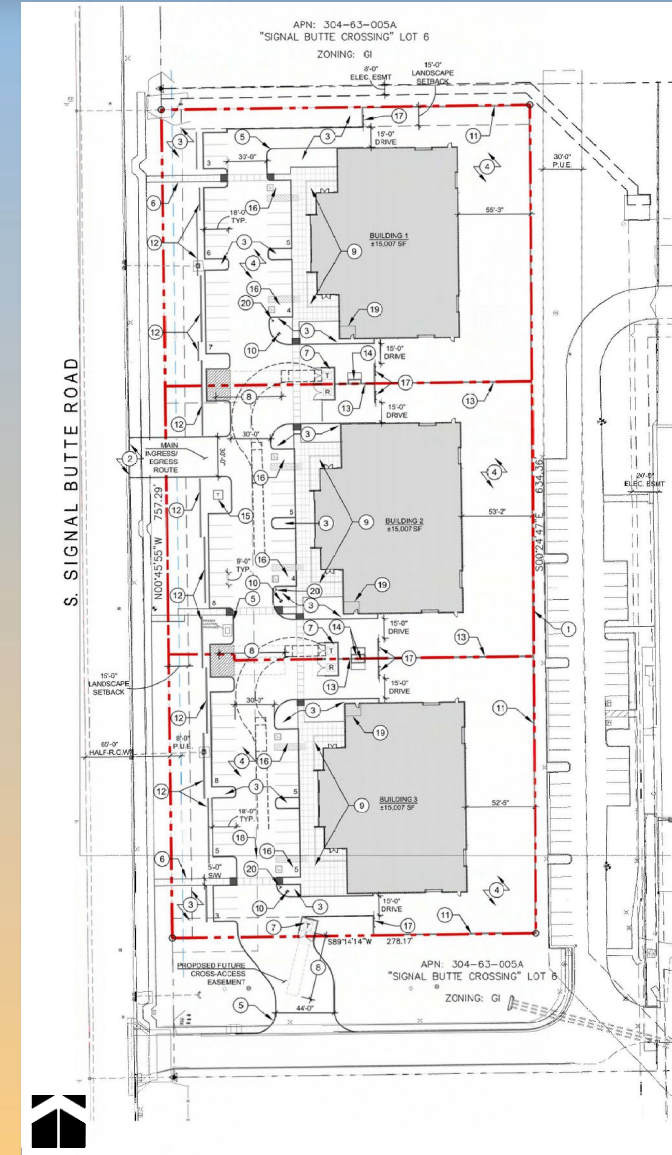


Looking east from Signal Butte Road



Site Plan

- 3 buildings; approximately 15,000 sq.ft. each
- Primary access from Signal Butte
- Cross access agreement with the property to the south and east



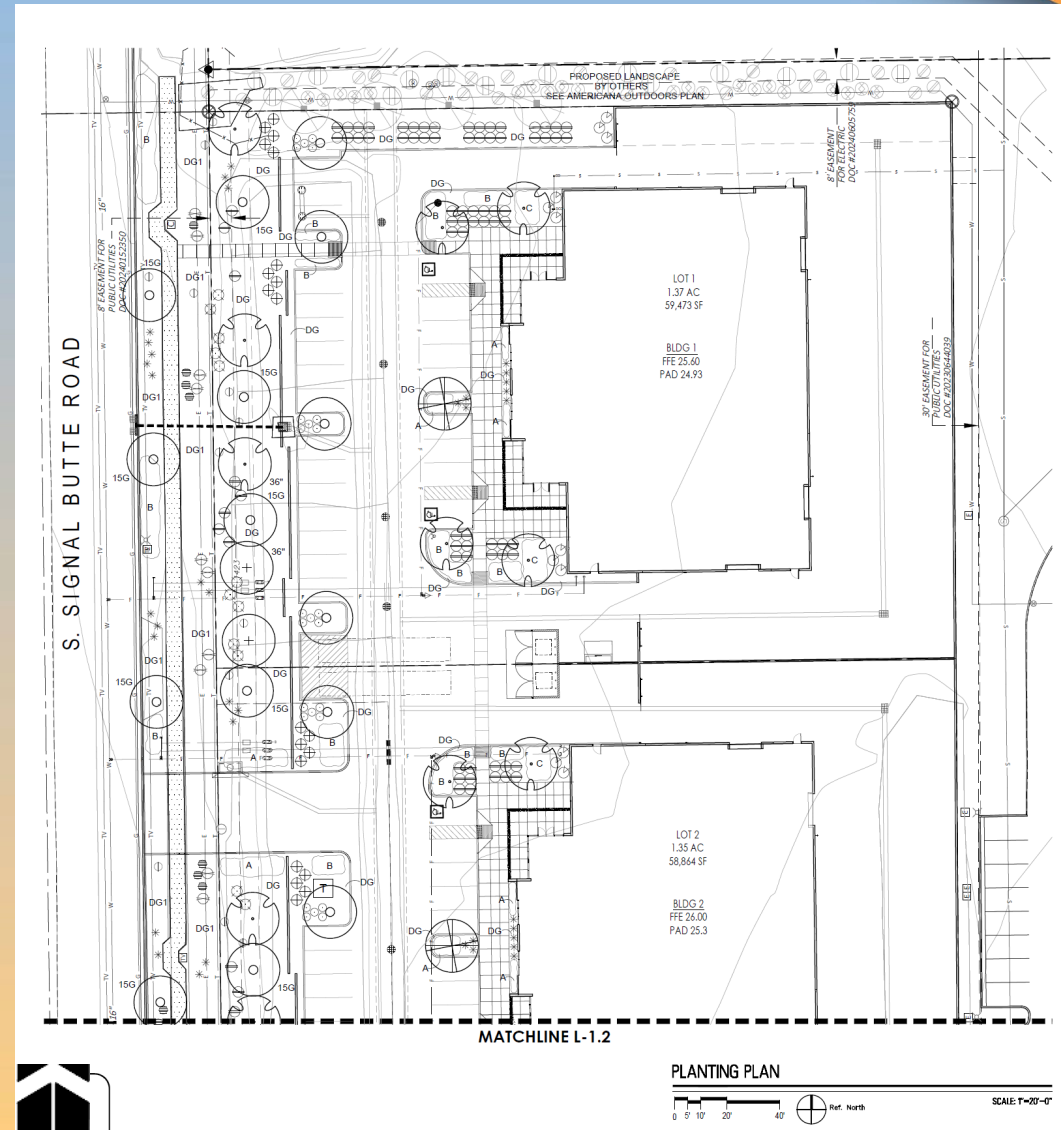


Landscape Plan

MASTER PLANT LIST			
TREES			
	HYBRID MESQUITE PROSOPIS 'COOPER'	36" BOX, LOW BREAKING, MATCHED, 3 QTY	
	HYBRID PALO VERDE PARKINSONIA 'DESERT MUSEUM'	24" BOX / 36" BOX, LOW BREAKING, MATCHED, 18 / 3 QTY	
	THORNLESS CASCALOTE CAESALPINIA CACALACO 'SMOOTHIE'	15 GAL / 24" BOX, LOW BREAKING, MATCHED, 10 / 13 QTY	
	PROSOPIS CHILENSIS CHILEAN MESQUITE	24" BOX / 36" BOX, LOW BREAKING, MATCHED, 4 / 3 QTY	
SHRUBS			
	HESPERALOE PARVIFLORA	5 GAL, 52 QTY	
	RED YUCCA	5 GAL, 21 QTY	
	SIMMONDSIA CHINENSIS	5 GAL, 139 QTY	
	RUPELLIA PENINSULARIS	5 GAL, 38 QTY	
	BAJA RUELLIA	5 GAL, 50 QTY	
	TECOMA STANS 'ORANGE JUBILEE'	5 GAL, 23 QTY	
	ORANGE JUBILEE TECOMA	5 GAL, 12 QTY	
	RUPELLIA BRITTONIANA	5 GAL, 17 QTY	
	MEXICAN PETUNIA	1 GAL, 17 QTY	
	DASYLIRION WHEELERI	1 GAL @ 3" O.C.	
	DESERT SPOON	88 QTY	
	AGAVE MURPHEYI	1 GAL @ 3" O.C.	
	MURPHY'S AGAVE	243 QTY	
	ENCLELIA FARINOSA	1 GAL @ 2.5' O.C.	
	BRITTLEBUSH	120 QTY	
GROUNDCOVER			
	EUPHORBIA RIGIDA	1 GAL @ 2.5' O.C.	
	GOPHER PLANT	1 GAL @ 2.5' O.C.	
	LANTANA 'NEW GOLD'	1 GAL @ 2.5' O.C.	
	'NEW GOLD' LANTANA	1 GAL @ 2.5' O.C.	
	EREMOPHILA GLABRA	1 GAL @ 2.5' O.C.	
	OUTBACK SUNRISE EMU	1 GAL @ 2.5' O.C.	
	BLONDE AMBITION' GRAMA	1 GAL @ 2.5' O.C.	
	DECOMPOSED GRANITE	1/2" MINUS	
	MADISON GOLD	1/2" MINUS	
	DECOMPOSED GRANITE	1/2" MINUS	
	MADISON GOLD	1/2" MINUS	






















AMERICANA PLANT LEGEND FOR REFERENCE ONLY









SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALICINA	WILLOW ACACIA	15 GAL
	CAESALPINIA CACALACO	THORNLESS CASCALOTE	15 GAL
	PARKINSONIA 'DESERT MUSEUM'	THORNLESS PALO VERDE	24" BOX / 36" BOX
	PROSOPIS CHILENSIS	THORNLESS MESQUITE	24" BOX / 36" BOX
SHRUBS / GROUNDCOVERS / ACCENTS			
	ACACIA REDOLENS	TRAILING ACACIA	3 GAL
	AGAVE MURPHEYI	MURPHY'S AGAVE	5 GAL
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL
	ENCLELIA FARINOSA	BRITTLEBUSH	5 GAL
	EREMOPHILA GLABRA	GOLD EMU BUSH	1 GAL
	EUPHORBIA RIGIDA	GOPHER PLANT	1 GAL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
	LARREA TRIDENTATA	CREOSOTE	5 GAL
	RUPELLIA PENINSULARIS	DESERT RUELLIA	5 GAL
INERT GROUNDCOVER			
	DECOMPOSED GRANITE- ROW	MADISON GOLD- 7" SCREENED	
	DECOMPOSED GRANITE	MADISON GOLD- 1/4" MINUS	

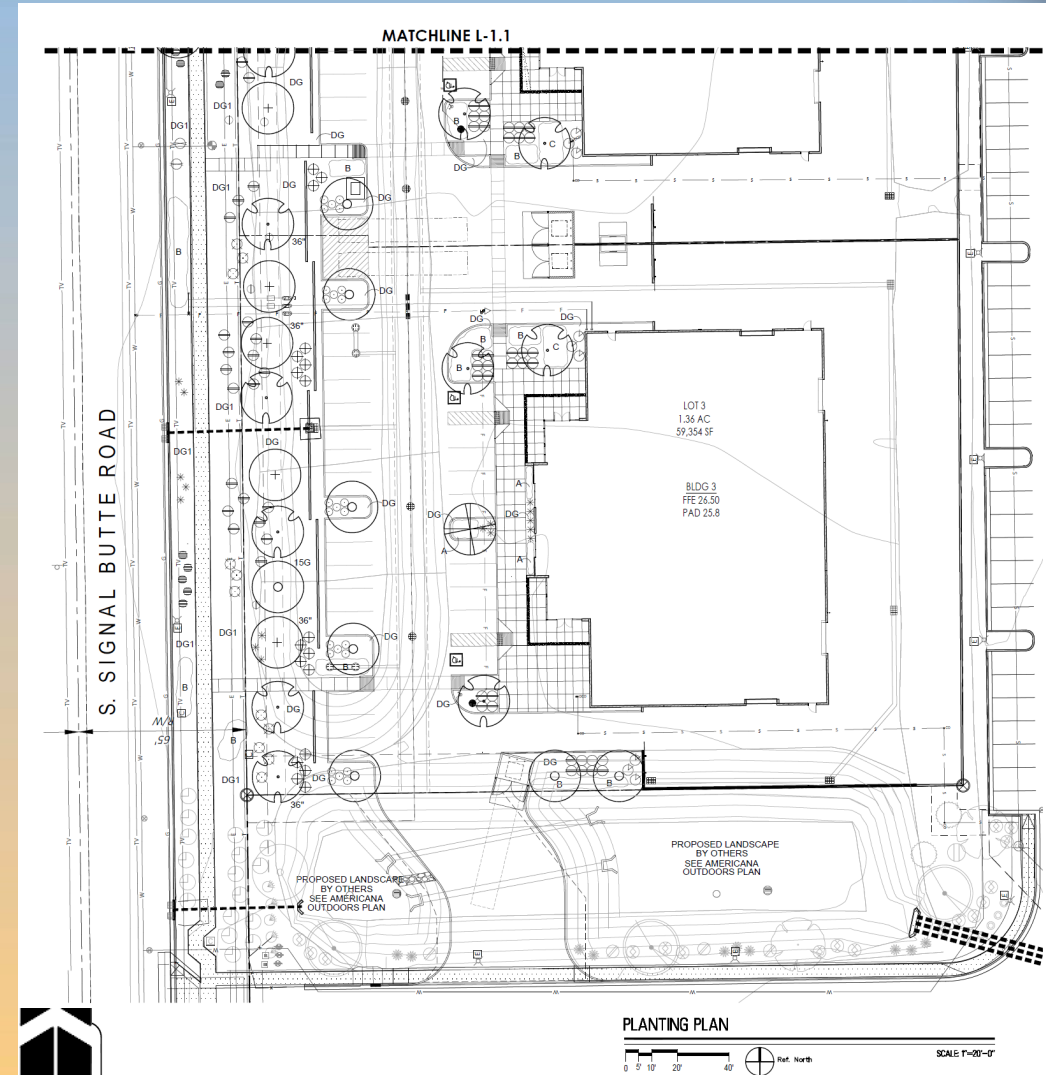




Landscape Plan

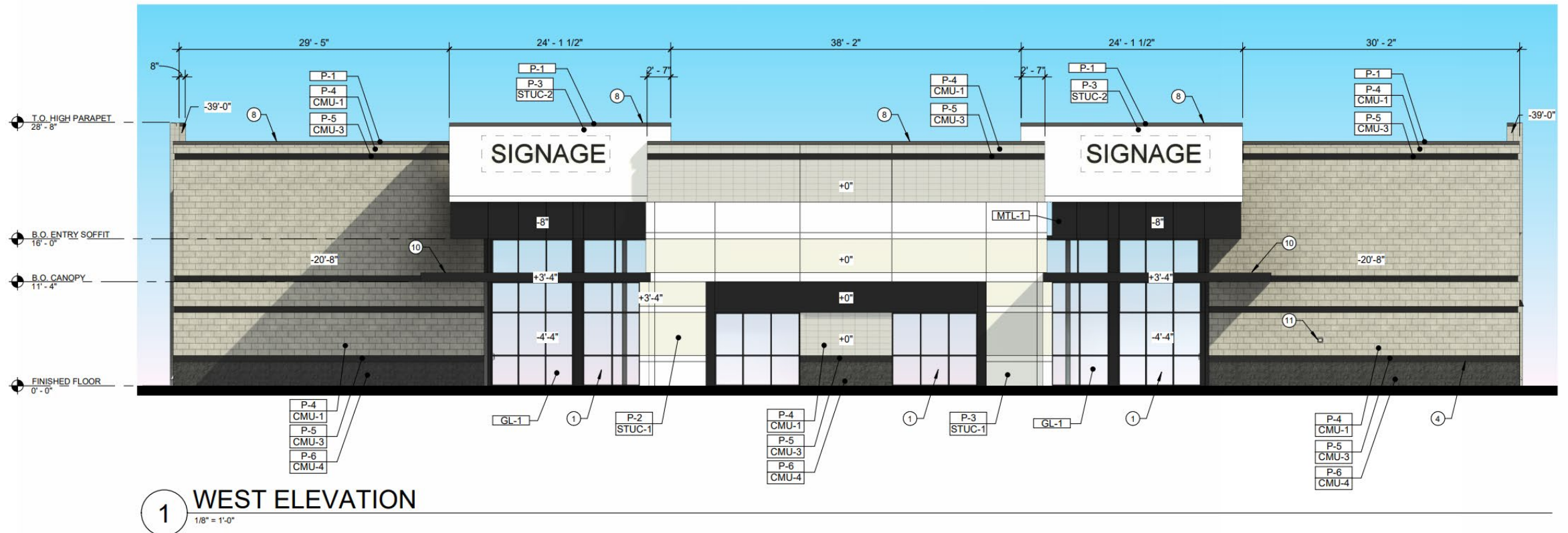
MASTER PLANT LIST		
TREES		SIZE/ COMMENTS / QTY
	HYBRID MESQUITE PROSOPIS 'COOPERI'	36" BOX, LOW BREAKING, MATCHED, 3 QTY
	HYBRID PALO VERDE PARKINSONIA 'DESERT MUSEUM'	24" BOX / 36" BOX, LOW BREAKING, MATCHED, 18 / 3 QTY
	THORNLESS CASCALOTE CAESALPINIA CACALACO 'SMOOTHE'	15 GAL / 24" BOX, LOW BREAKING, MATCHED, 10 / 13 QTY
	PROSOPIS CHILENSIS CHILEAN MESQUITE	24" BOX / 36" BOX, LOW BREAKING, MATCHED, 4 / 3 QTY
	SHRUBS	
	HESPERALOE PARVIFLORA	5 GAL, 52 QTY
	RED YUCCA	5 GAL, 21 QTY
	SIMMONDSIA CHINENSIS	5 GAL, 139 QTY
	JUJUBA	5 GAL, 38 QTY
	RUELLIA PENINSULARIS	5 GAL, 50 QTY
	TECOMA STANS 'ORANGE JUBILEE'	5 GAL, 23 QTY
	ORANGE JUBILEE TECOMA	5 GAL, 12 QTY
	RUELLIA BRITTONIANA	5 GAL, 17 QTY
	MEXICAN PETUNIA	1 GAL, 17 QTY
	DASYLIRION WHEELERI	1 GAL @ 3" O.C.
	DESERT SPOON	88 QTY
	AGAVE MURPHEY	1 GAL @ 3" O.C.
	MURPHY'S AGAVE	243 QTY
	ENCELIA FARINOSA	1 GAL @ 2.5' O.C.
	BRITTLEBUSH	120 QTY
	GROUND COVER	12" MINUS
	EUPHORBIA RIGIDA	2" SCREENED
	GOPHER PLANT	
	LANTANA NEW GOLD	
	'NEW GOLD' LANTANA	
	EREMOPHILA GLABRA	
	OUTBACK SUNRISE EMU	
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	
	'BLONDE AMBITION' GRAMA	
	DECOMPOSED GRANITE	
	MADISON GOLD	
	DECOMPOSED GRANITE	
	MADISON GOLD	

AMERICANA PLANT LEGEND		
BOTANICAL NAME		COMMON NAME
SYMBOL		SIZE
TREES		
	ACACIA SALICINA	WILLOW ACACIA
	CAESALPINIA CACALACO 'SMOOTHE'	THORNLESS CASCALOTE
	PARKINSONIA X 'DESERT MUSEUM'	THORNLESS PALO VERDE
	PROSOPIS CHILENSIS	THORNLESS MESQUITE
SHRUBS/ GROUNDCOVERS/ ACCENTS		
	ACACIA REDOLENS	TRAILING ACACIA
	AGAVE MURPHEY	MURPHY'S AGAVE
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	EREMOPHILA GLABRA	GOLD EMU BUSH
	EUPHORBIA RIGIDA	GOPHER PLANT
	HESPERALOE PARVIFLORA	RED YUCCA
	LARREA TRIDACTATA	CREOSOTE
	RUELLIA PENINSULARIS	DESERT RUELLIA
INERT GROUND COVER		
	DECOMPOSED GRANITE- ROW	MADISON GOLD- 2" SCREENED
	DECOMPOSED GRANITE	MADISON GOLD- 14" MINUS





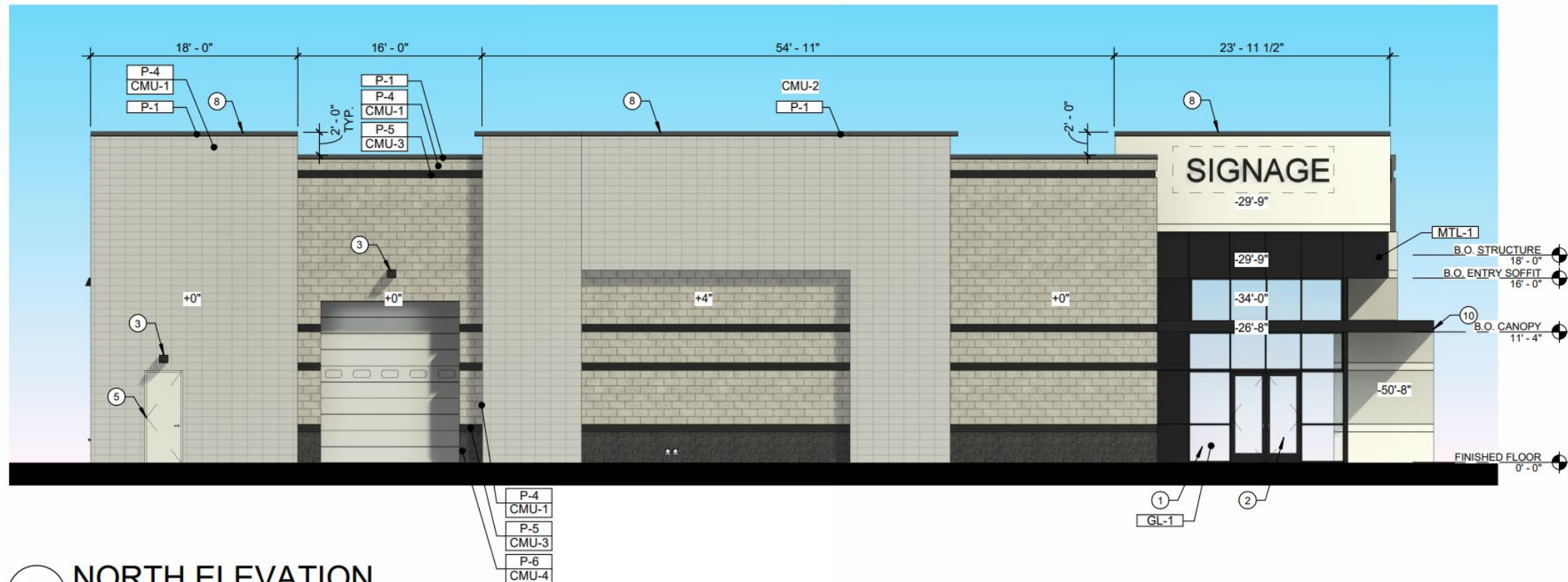
Building Elevations



Building 1 and 2



Building Elevations

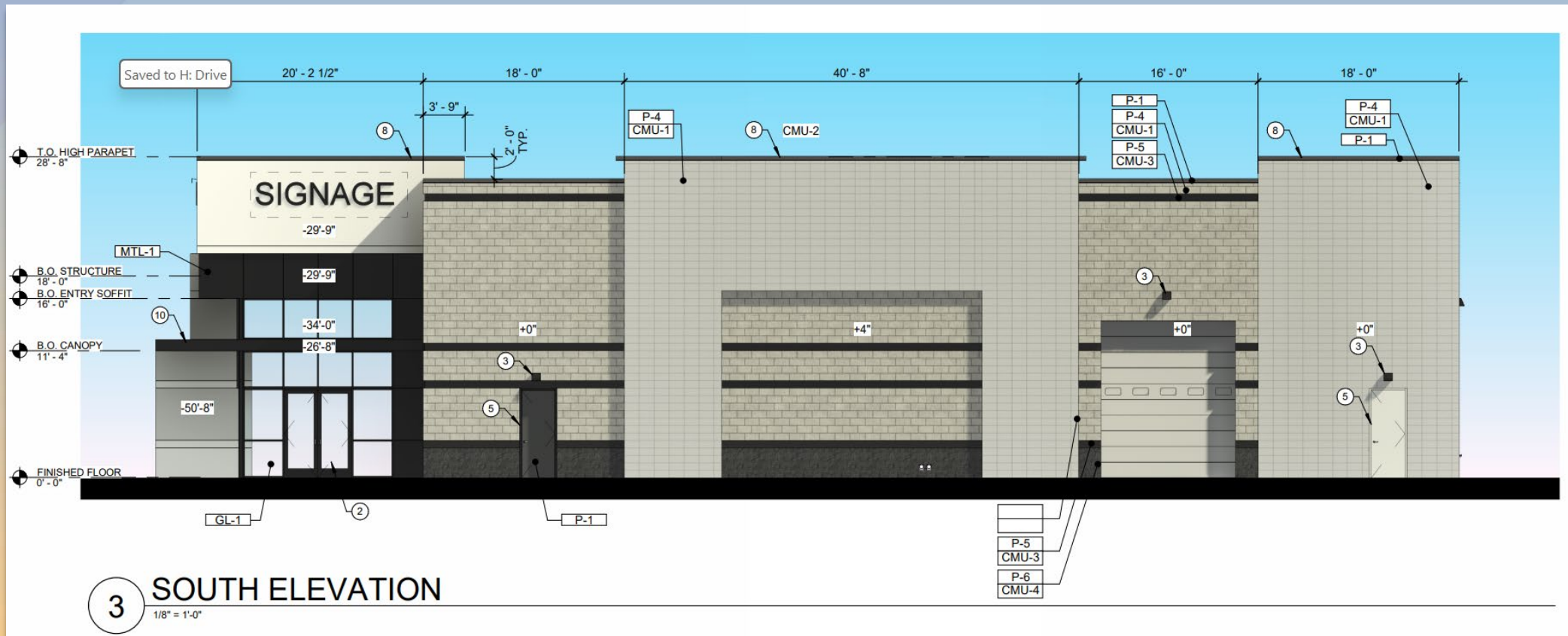


2 NORTH ELEVATION
 1/8" = 1'-0"

Building 1 and 2



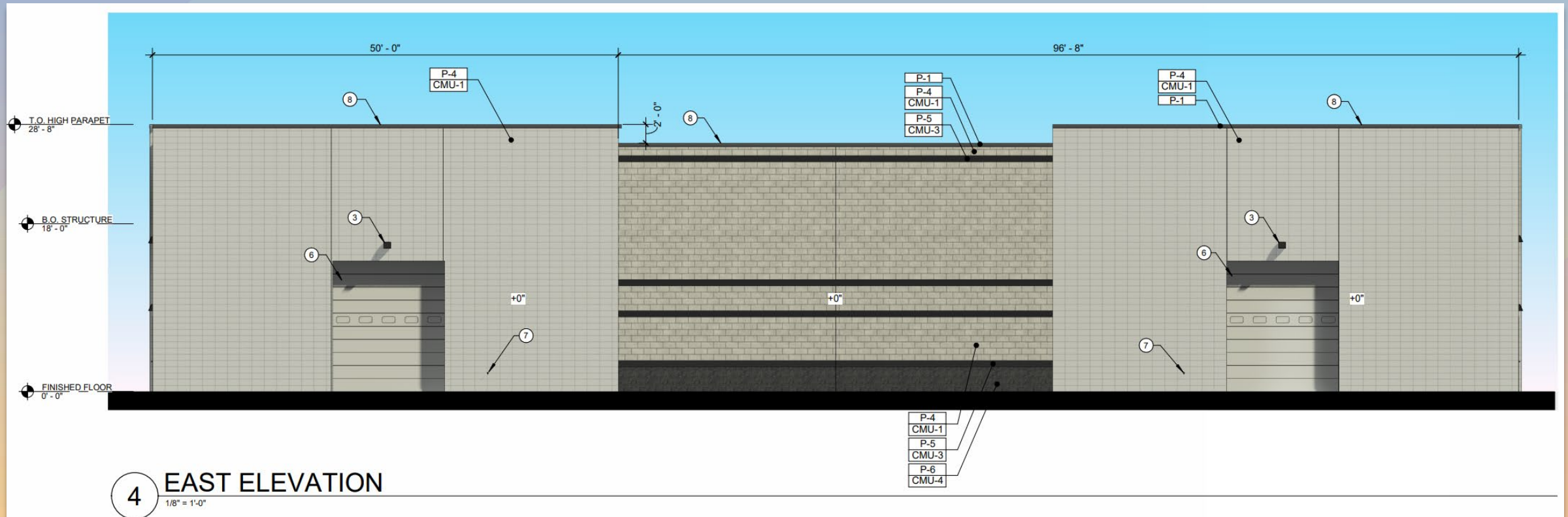
Building Elevations



Building 1 and 2



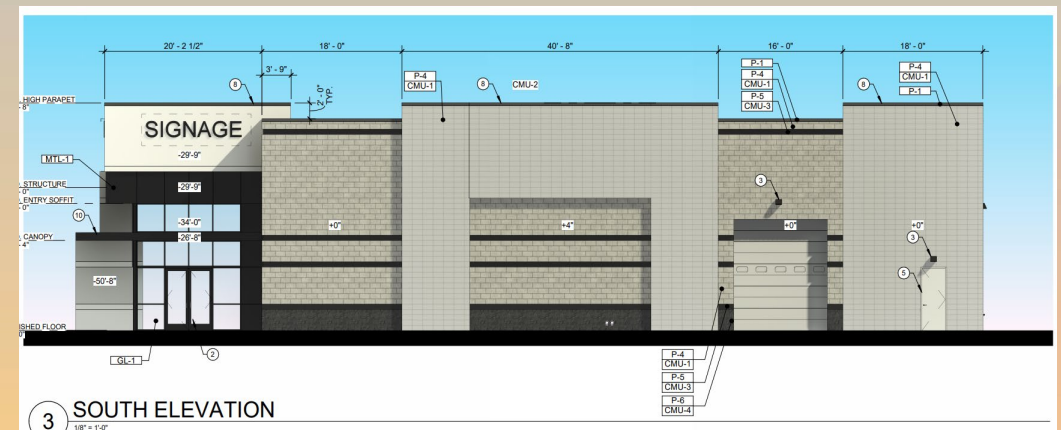
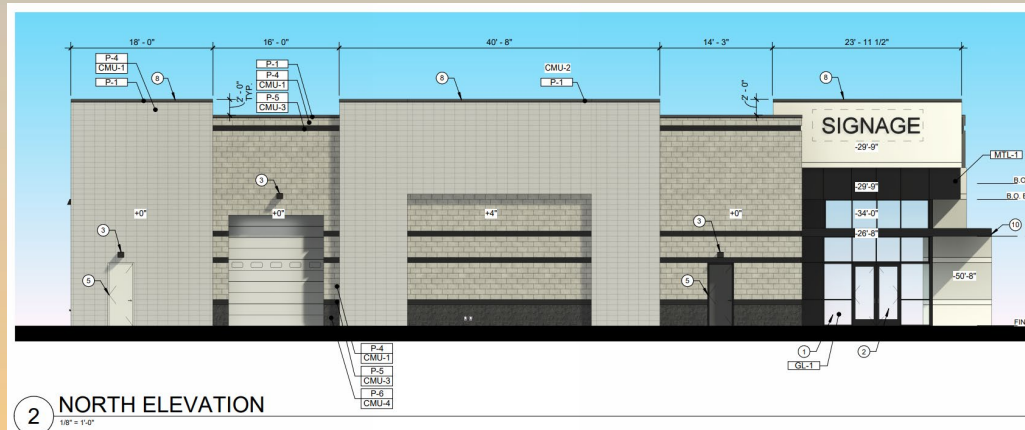
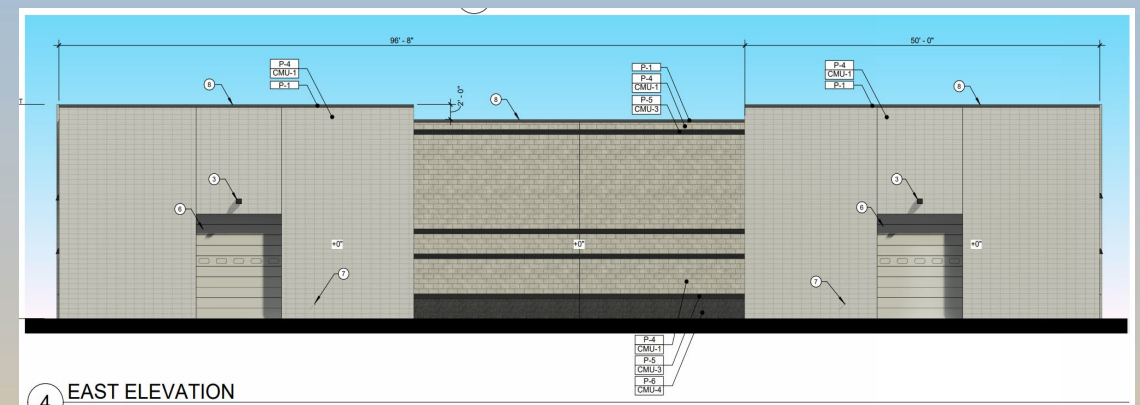
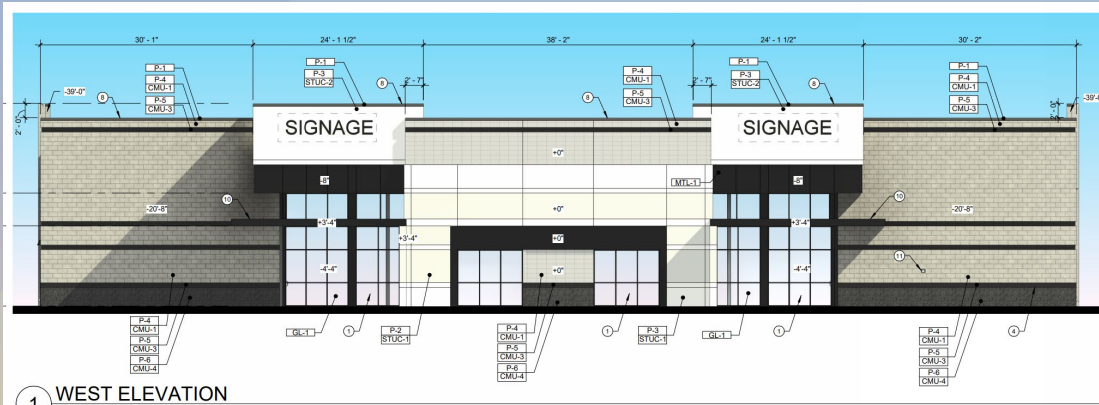
Building Elevations



Building 1 and 2



Building Elevations



Building 3



Rendering





Rendering





Rendering





Colors and Materials





Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Materials. No more than 50% of the façade may be covered with one single material



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape plan
- ✓ Proposed alternative compliance

Staff welcomes any feedback



DRB25-00329

Potato Barn Distribution Center



Request

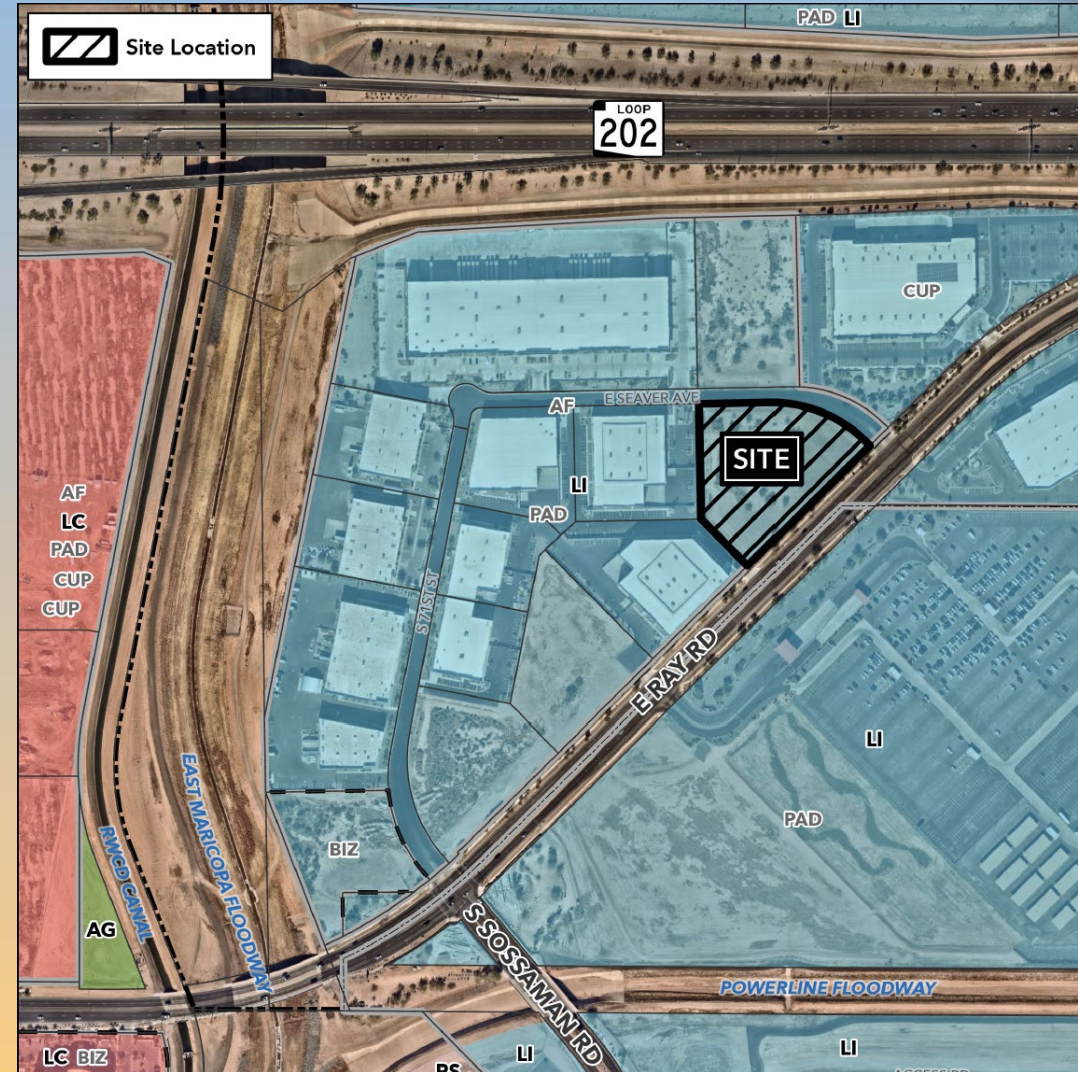
- Design Review
- To allow for a Warehouse/
Distribution Center





Location

- North side of Ray Road
- East of Sossaman Road





Site Photo

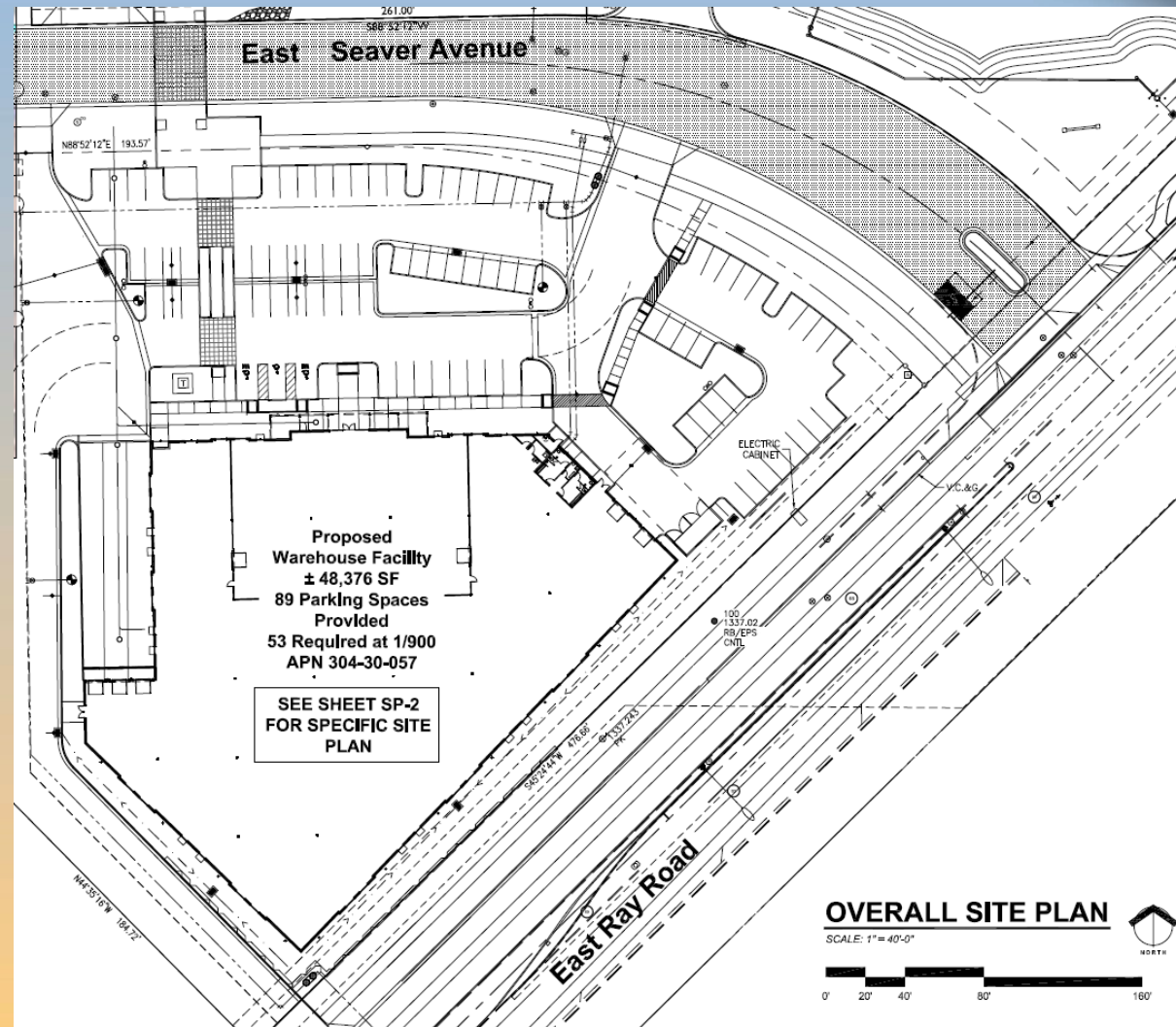


Looking North from Ray Road



Site Plan

- Site Plan approved with the approval for the Nox
- Ingress/Egress will be from East Seaver Avenue




















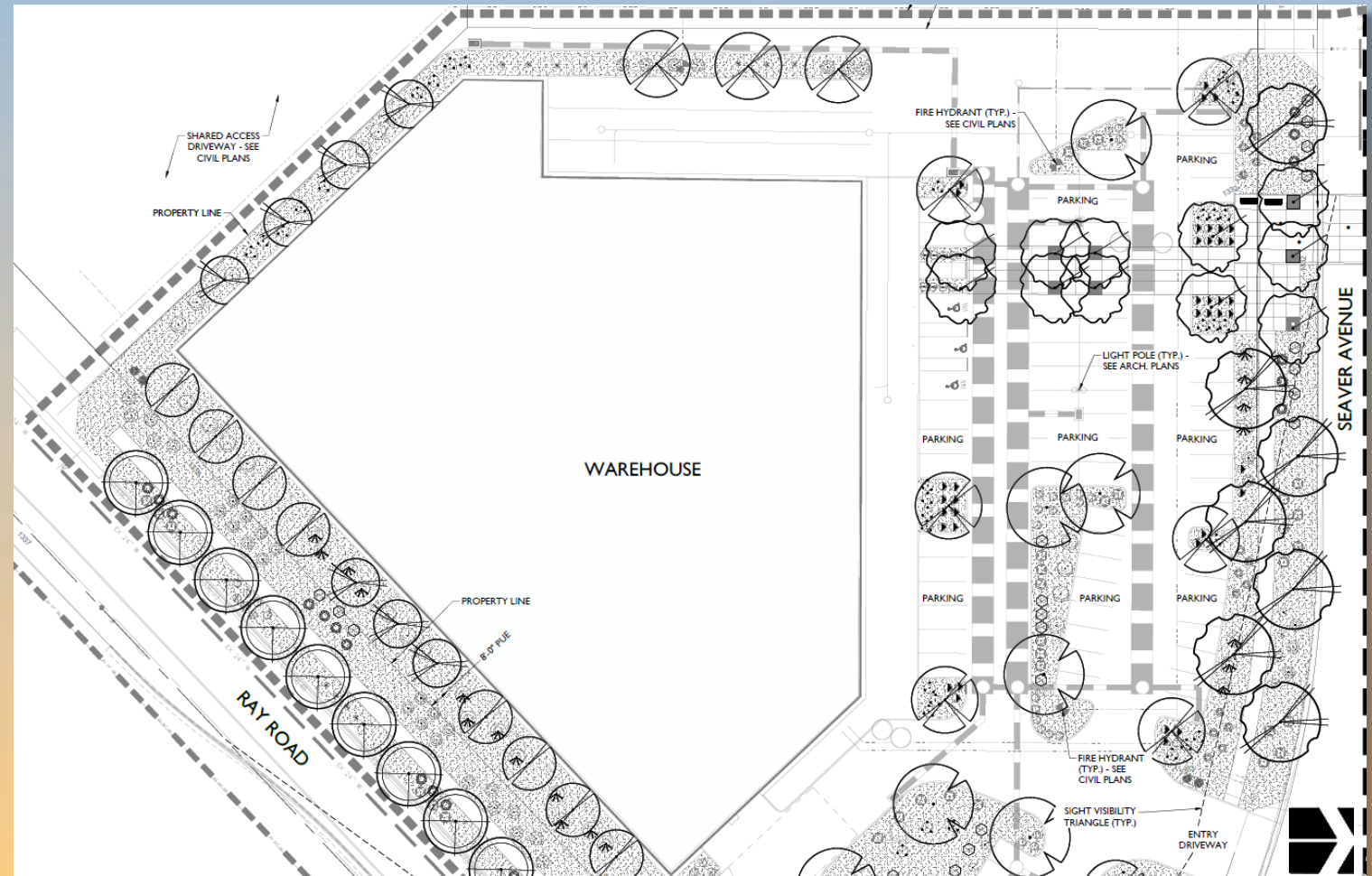
Landscape Plan

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	<i>Acacia formosana</i>	Sweet Acacia	24" Box	13
	<i>Acacia salicina</i>	Willow Acacia	24" Box	11
	<i>Bauhinia linearis</i>	Anacacho Orchid Tree	24" Box	6
	<i>Bauhinia purpurea</i>	Purple Orchid Tree	24" Box	3
	<i>Casahuate calaco 'Smoothie'</i>	Thornless Cascalote	24" Box	13
	<i>Fraxinus velutina 'Fan Tex'</i>	Fan Tex Ash	24" Box	18
	<i>Olea europaea 'Swan Hill'</i>	'Swan Hill' Olive	24" Box	15
	<i>Pistacia x 'Red Push'</i>	Red Push Pistache	36" Box	22
	<i>Phoenix roebelenii</i>	Pygmy Palm	24" Box	15
	<i>Quercus virginiana</i>	Cathedral Live Oak	36" Box	22
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box	22
	<i>Vitex agnus-castus</i>	Chaste Tree	24" Box	13

SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY
	Agave geminiflora	Twin Flowered Agave	5 Gal 14
	Aloe barbadensis	Medicinal Aloe	5 Gal 45
	Bouteloua gracilis	Blonde Ambition	5 Gal 78
	Bougainvillea speciosa	Bougainvillea Vine	5 Gal 17
	Casatipita pulcherrima	Red Bird of Paradise	5 Gal 38
	Eremophila maculata 'Valentine'	'Valentine' Emu Bush	5 Gal 74
	Gossypium harknessii	San Marcos Hibiscus	5 Gal 53
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal 28
	Justicia spicigera	Mexican Honey suckle	5 Gal 46
	Leucophyllum langmanii 'Rio Bravo'	Rio Bravo Sage	5 Gal 48
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal 51
	Pedicularis macrocarpa	Lady's Slipper	5 Gal 8
	Plumbago auriculata	Cape Plumbago	5 Gal 28
	Ruellia brittaniana	Mexican Fatunia	5 Gal 94
	Tecoma x 'Sparky'	Sparky Tacoma	5 Gal 65

GROUNDCOVERS		COMMON NAME	SIZE	QTY
▶	Lantana montevidensis	Trailing Purple Lantana	1 Gal	72
①	Lantana x 'New Gold'	New Gold Lantana	1 Gal	121
⊙	Splachnoloba trilobata	Yellow Dot	1 Gal	45
■	Ruellia brittaniana 'Katia'	Katia Ruella	1 Gal	74
⊙	Portulacaria afra minima	Dwarf Elephant Food	5 Gal	11





Landscape Plan

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
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TREES

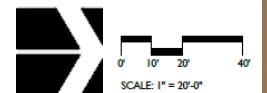
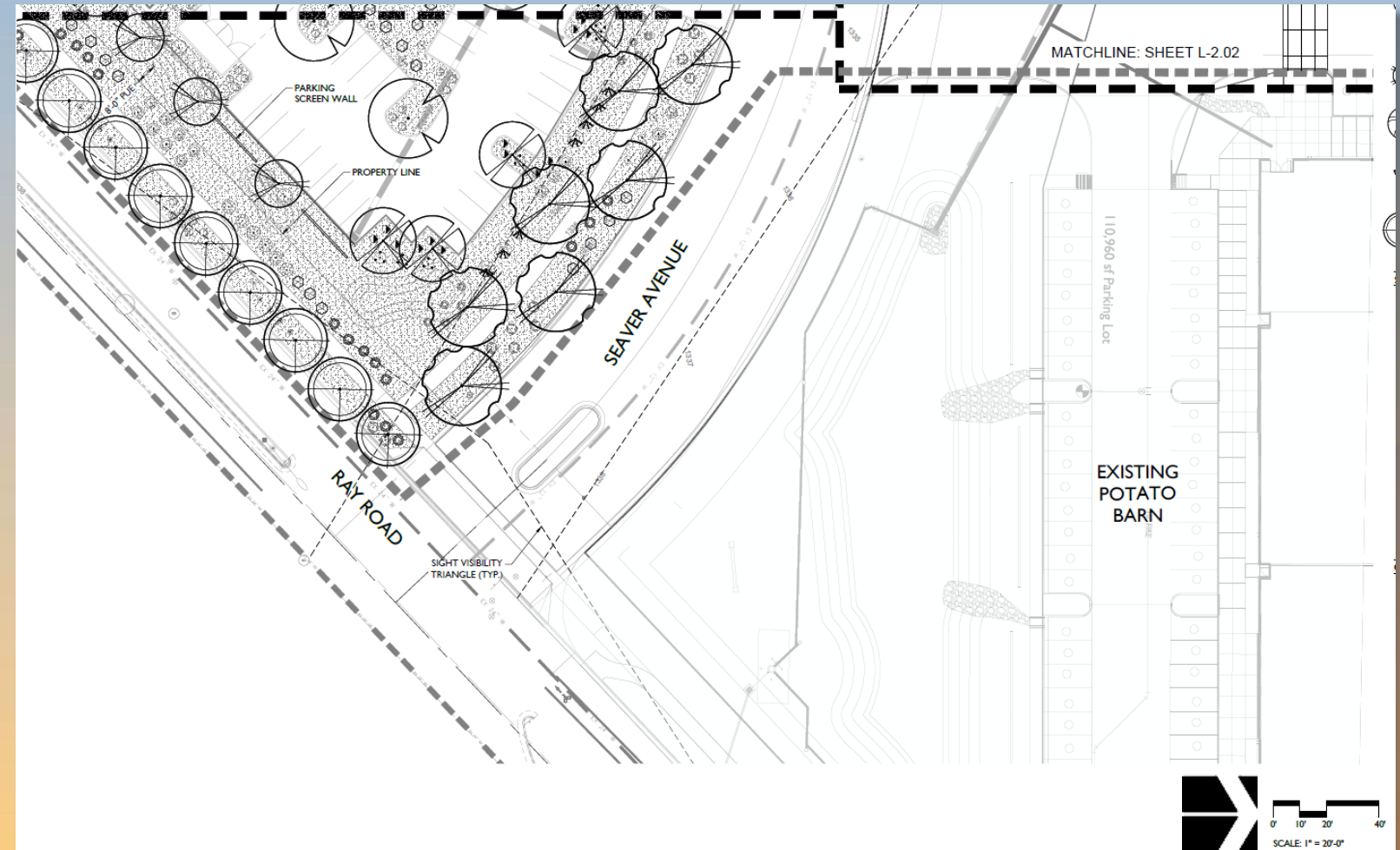
	<i>Acacia farnesiana</i>	Sweet Acacia	24" Box	13
	<i>Acacia salicina</i>	Willow Acacia	24" Box	11
	<i>Bauhinia lunarioides</i>	Anacacho Orchid Tree	24" Box	6
	<i>Bauhinia purpurea</i>	Purple Orchid Tree	24" Box	3
	<i>Caesalpinia cascalote</i>	Thornless Cascalote	24" Box	13
	<i>Fraxinus velutina</i>	Fan Tex Ash	24" Box	18
	<i>Olea europaea</i>	Swan Hill Olive	24" Box	15
	<i>Pistacia x 'Red Push'</i>	Red Push Petaloe	36" Box	22
	<i>Phoenix roebelenii</i>	Pygmy Palm	24" Box	15
	<i>Quercus virginiana</i>	Cathedral Live Oak	36" Box	22
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box	22
	<i>Vitex agnus-castus</i>	Chaste Tree	24" Box	13

SHRUBS/ACCENTS

	<i>Agave geminiflora</i>	Twin Flowered Agave	5 Gal	14
	<i>Aloe barbadensis</i>	Medical Aloe	5 Gal	45
	<i>Bouteloua gracilis</i>	Blonde Ambition	5 Gal	78
	<i>Bougainvillea speciosa</i>	Bougainvillea Vine	5 Gal	17
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal	38
	<i>Eremophila maculata</i>	'Valentine' Emu Bush	5 Gal	74
	<i>Gossypium hirsutum</i>	San Marcos Hibiscus	5 Gal	53
	<i>Hesperaloe parviflora</i>	Brakelights Red Yucca	5 Gal	28
	<i>Justicia spicigera</i>	Mexican Honeysuckle	5 Gal	46
	<i>Leucophyllum langmaniae</i>	Rio Bravo Sage	5 Gal	48
	<i>Muhlenbergia capillaris</i>	'Regal Mist' Mubly	5 Gal	51
	<i>Pedicularis macrocarpa</i>	Lady's Slipper	5 Gal	8
	<i>Plumbago auriculata</i>	Cape Plumbago	5 Gal	28
	<i>Ruellia brittoniana</i>	Mexican Patunia	5 Gal	94
	<i>Tecoma x 'Sparky'</i>	Sparky Tacoma	5 Gal	65

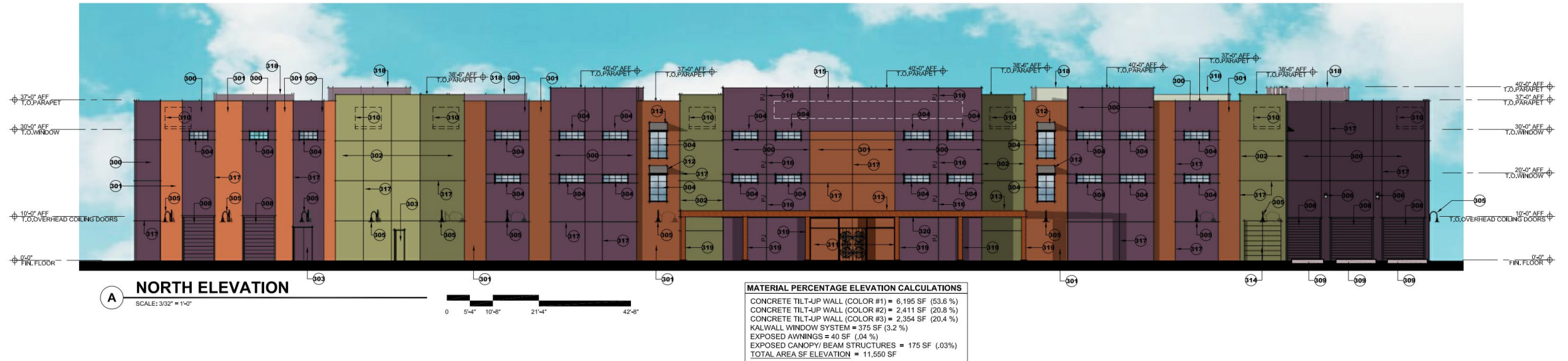
GROUNDCOVERS

	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal	72
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal	121
	<i>Sphagneticola trilobata</i>	Yellow Dot	1 Gal	45
	<i>Ruellia brittoniana</i>	Katie Ruella	1 Gal	74
	<i>Portulacaria afra minima</i>	Dwarf Elephant Food	5 Gal	11



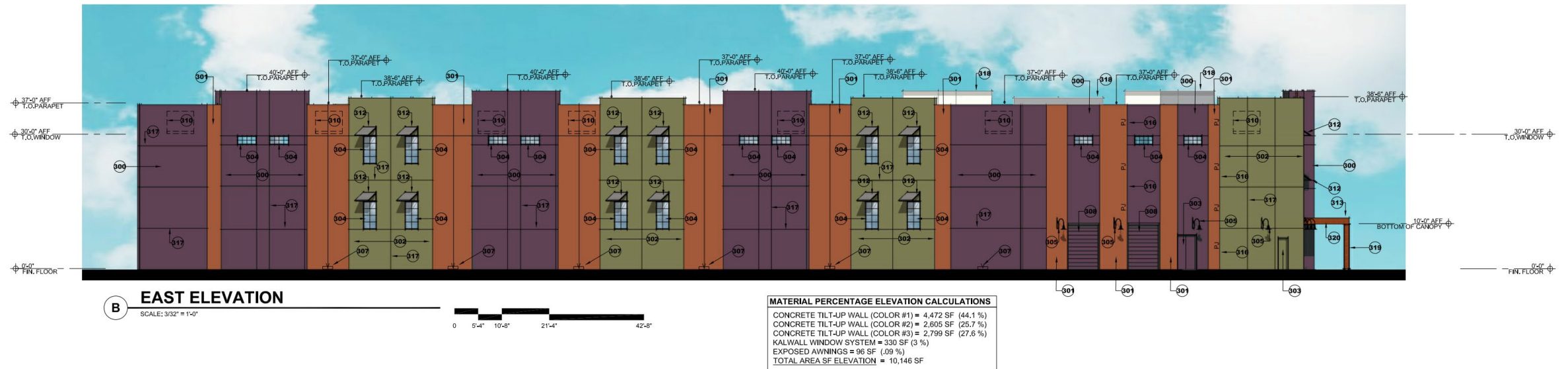


Building Elevations



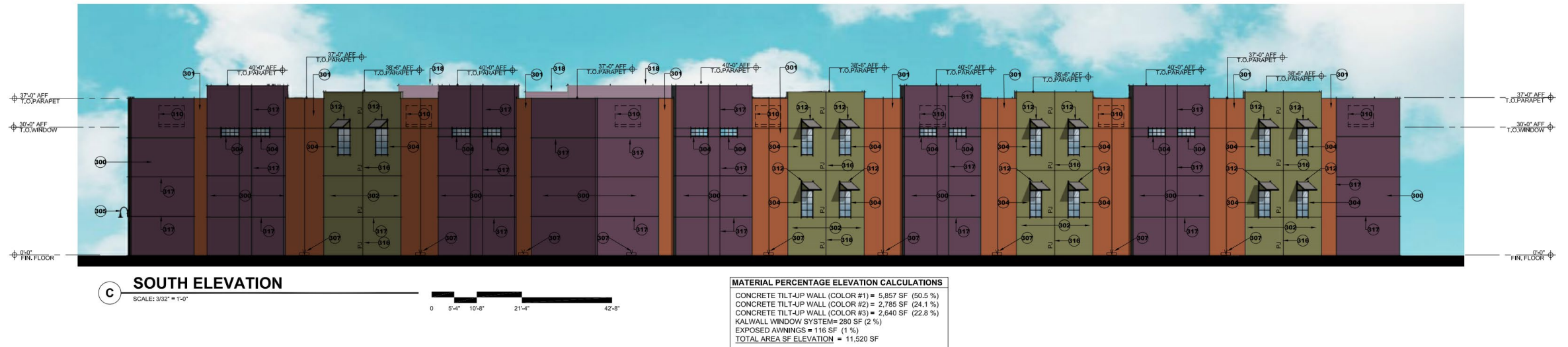


Building Elevations





Building Elevations





Building Elevations



MATERIAL PERCENTAGE ELEVATION CALCULATIONS	
CONCRETE TILT-UP WALL (COLOR #1)	= 5,270 SF (51.9%)
CONCRETE TILT-UP WALL (COLOR #2)	= 2,200 SF (21.7%)
CONCRETE TILT-UP WALL (COLOR #3)	= 2,404 SF (23.7%)
GLAZING	= 216 SF (2.2%)
EXPOSED AWNINGS	= 60 SF (.05%)
TOTAL AREA SF ELEVATION	= 10,150 SF



Rendering





Rendering





Rendering





Rendering





Rendering





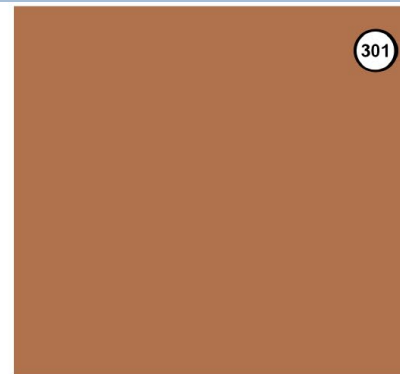
Colors and Materials



300

CONCRETE TILT-UP PANEL (COLOR #1)

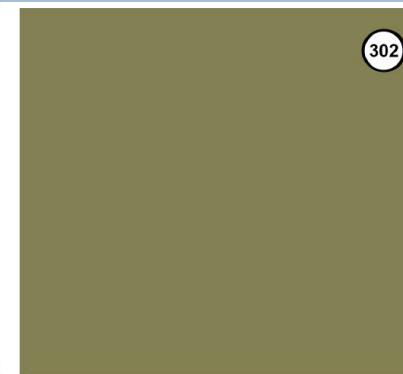
Application: Main exterior walls
Manufacturer: Dunn Edwards
Color: Mulberry DEA 194
Finish: Smooth Finish



301

CONCRETE TILT-UP PANEL (COLOR #2)

Application: Accent exterior walls
Manufacturer: Dunn Edwards
Color: Burnt Almond DE 5258
Finish: Smooth Finish



302

CONCRETE TILT-UP PANEL (COLOR #3)

Application: Accent exterior walls
Manufacturer: Dunn Edwards
Color: Dark Cavern DE 5531
Finish: Smooth Finish



304

TRANSLUCENT / INSULATED WINDOWS

Manufacturer: Kalwall
Finish Color: Black



312

CORRUGATED METAL AWNINGS

Manufacturer: To be determined
Finish: Pre-Weathered finish
Application: Where exterior elevations call out for awning shade over windows



Alternative Compliance

- ✓ Materials. To reduce the apparent massing and scale of buildings, facades shall incorporate at least 3 different and distinct materials.
- ✓ Materials. No more than 50% of the total façade may be covered with one (1) single material.



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape plan
- ✓ Proposed alternative compliance

Staff welcomes any feedback



DRB25-00372

Van Horn Aviation



Request

- Design Review
- To allow for an aircraft hangar





Location

- West of Higley Road
- South of McDowell Road
- North side of Falcon Drive
- 4958 East Falcon Drive





Site Photo

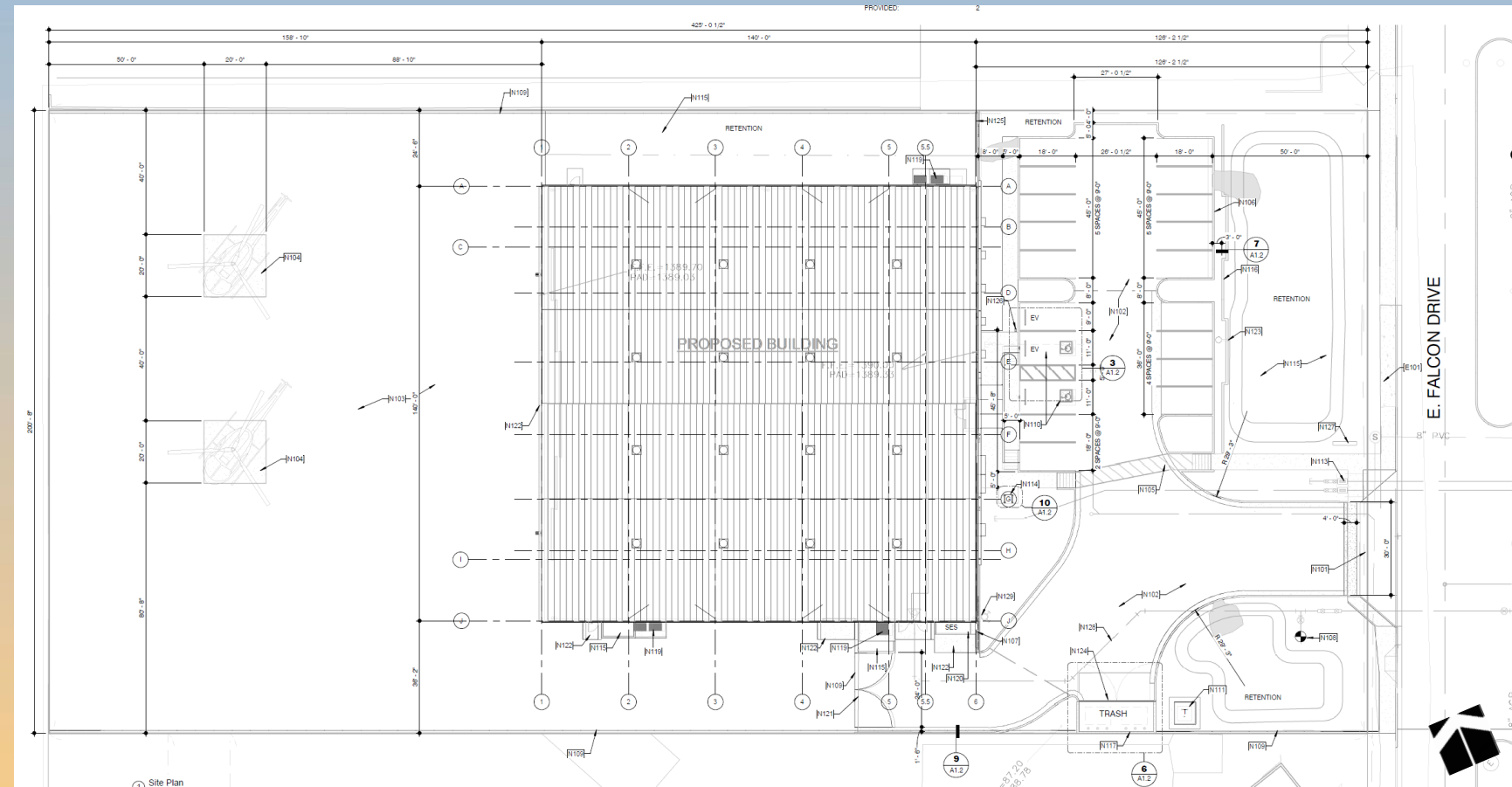


Looking north from Falcon Drive



Site Plan














- Hangar proposed for Falcon Field
- Vehicular access to the site is provided from Falcon Drive
- 19 parking spaces



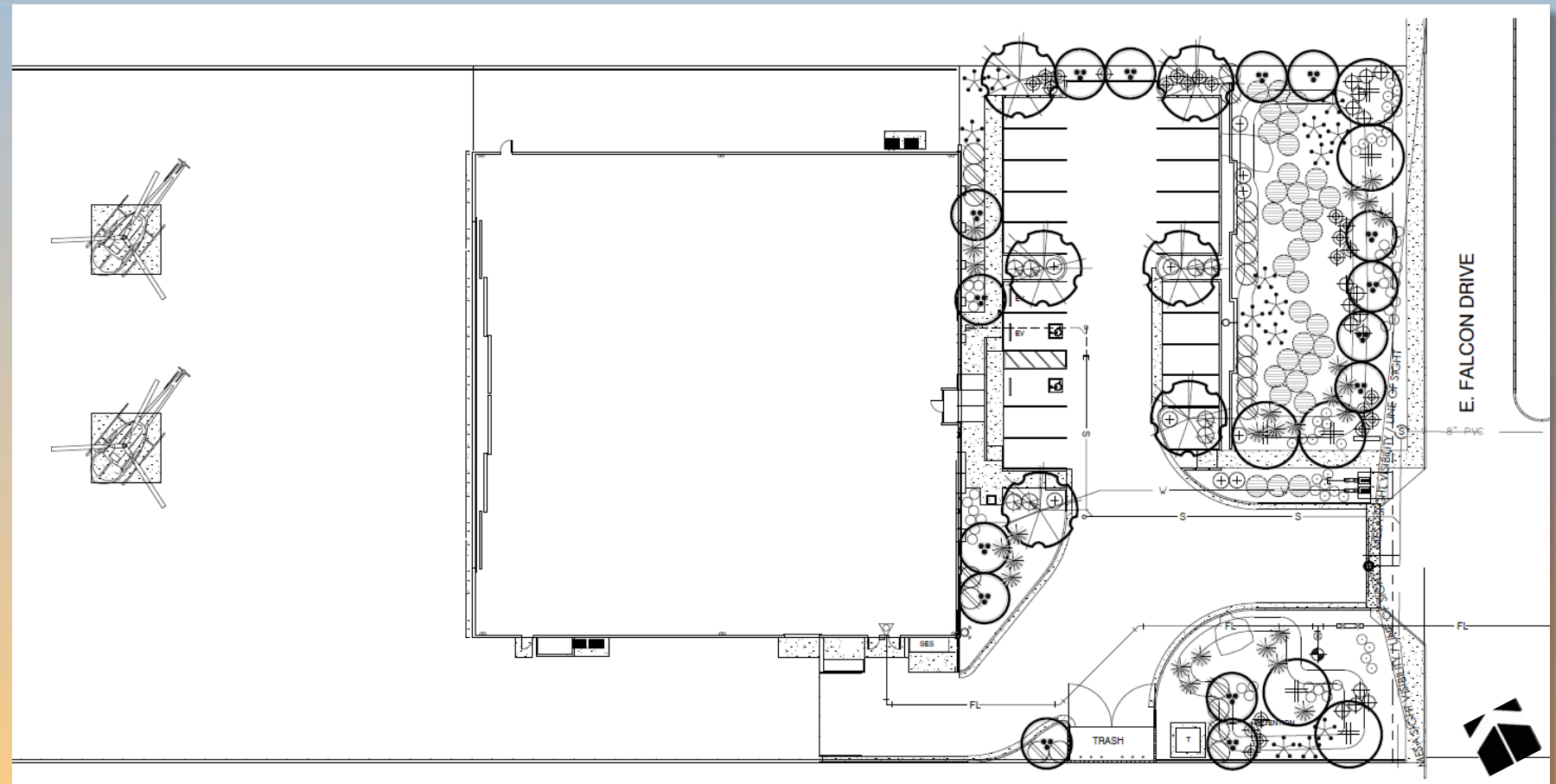


Landscape Plan

LANDSCAPE LEGEND

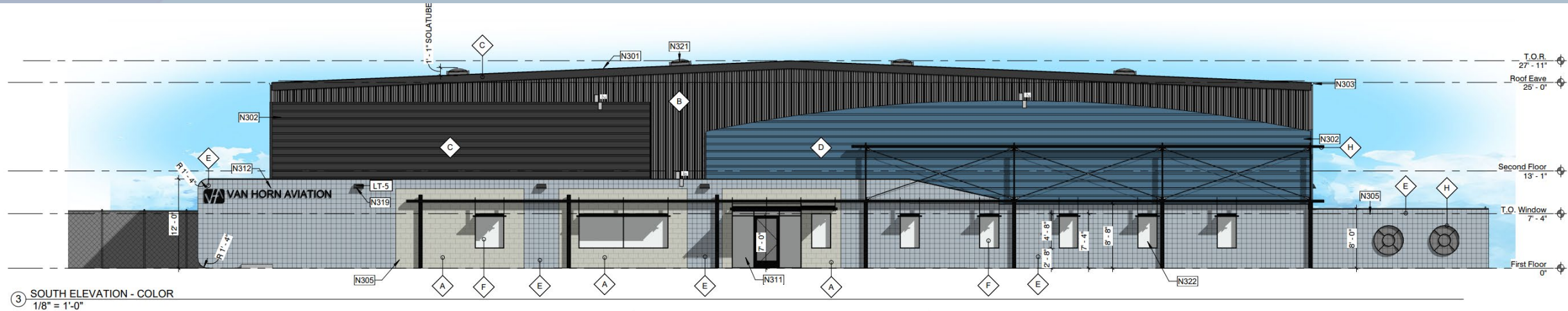
-  CERCIDIUM FLORIDUM
BLUE PALO VERDE
24" BOX
SHADE VALUE: 422 SQ.FT. (6)
-  PROSOPIS 'COPPER'
THORNLESS HYBRID MESQUITE
24" BOX
SHADE VALUE: 400 SQ.FT. (6)
-  CAESALPINIA CACALACO
'SMOOTHIE' CASCALOTE
36" BOX
SHADE VALUE: 191 SQ.FT. (15)
-  TECOMA 'ORANGE JUBILEE'
'ORANGE JUBILEE'
5 GALLON (21)
-  CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (14)
-  EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON (10)
-  LEUCOPHYLLUM LANGMANIAE
'LYNN'S LEGACY'
5 GALLON (8)
-  HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (16)
-  HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON (23)
-  AGAVE DESMETTIANA
SMOOTH AGAVE
5 GALLON (26)
-  LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (33)
-  LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (37)
-  EREMOPHILA GLABRA
'MINGENW GOLD'
5 GALLON (32)

1/2" SCREENED ROCK PROS CARMEI
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS





Building Elevations

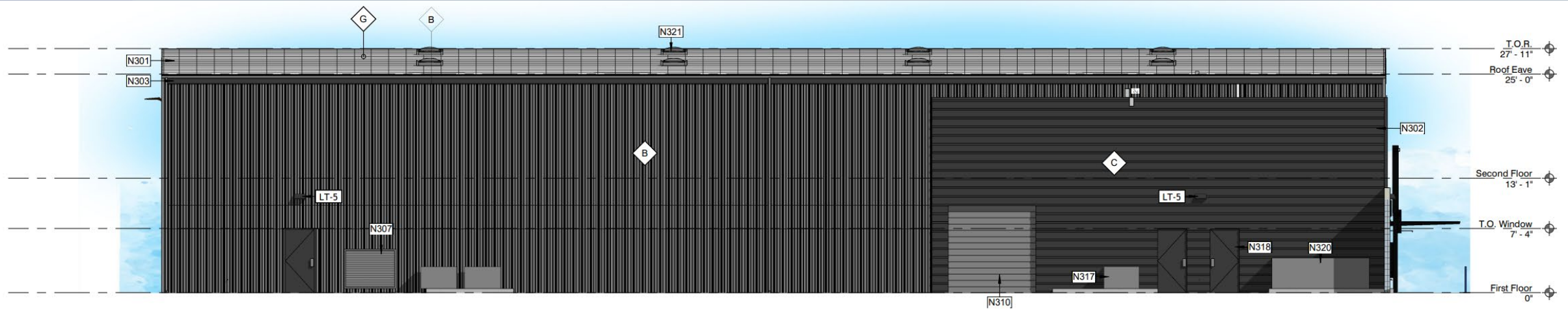


FRONT (SOUTH) FACADE MATERIAL CALCULATIONS

A	DESCRIPTION	8 X 8 X 16 CMU	
	SF	379 SF	
	PERCENTAGE	9.4%	
B	DESCRIPTION	METAL PANEL SIDING (R-PANEL)	
	SF	768 SF	
	PERCENTAGE	19%	
C	DESCRIPTION	METAL PANEL SIDING (BOARD & BATTEN)	
	SF	1431 SF	
	PERCENTAGE	35%	
E	DESCRIPTION	4 X 8 X 16 CMU SPLIT FACE	
	SF	1234 SF	
	PERCENTAGE	30.5%	
F	DESCRIPTION	GLASS	
	SF	224 SF	
	PERCENTAGE	5.5%	
H	DESCRIPTION	STEEL ACCENT	
	SF	25 SF	
	PERCENTAGE	.6%	



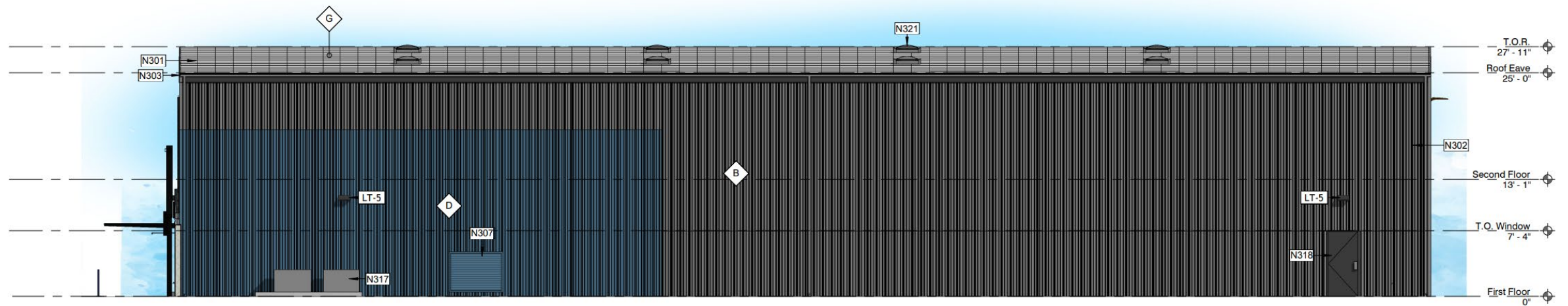
Building Elevations



④ WEST ELEVATION - COLOR
1/8" = 1'-0"



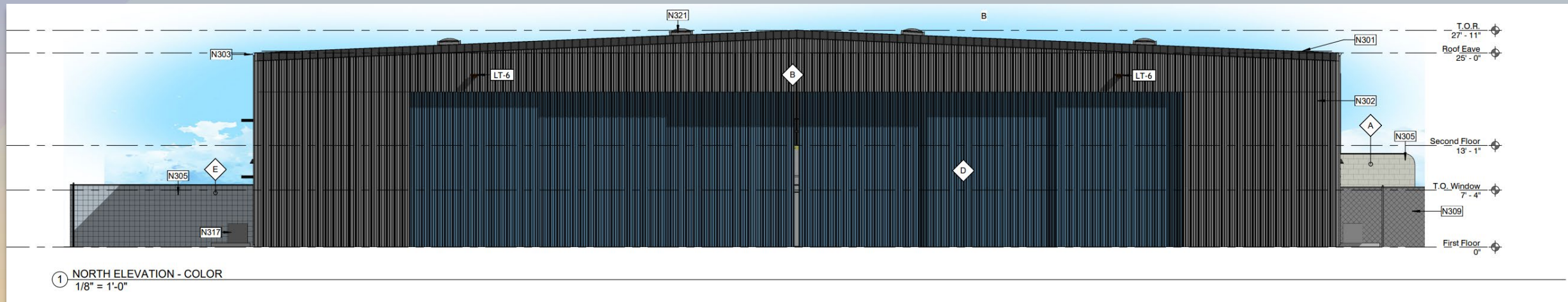
Building Elevations



② EAST ELEVATION - COLOR
 1/8" = 1'-0"



Building Elevations





Rendering





Rendering





Rendering





Rendering





Rendering



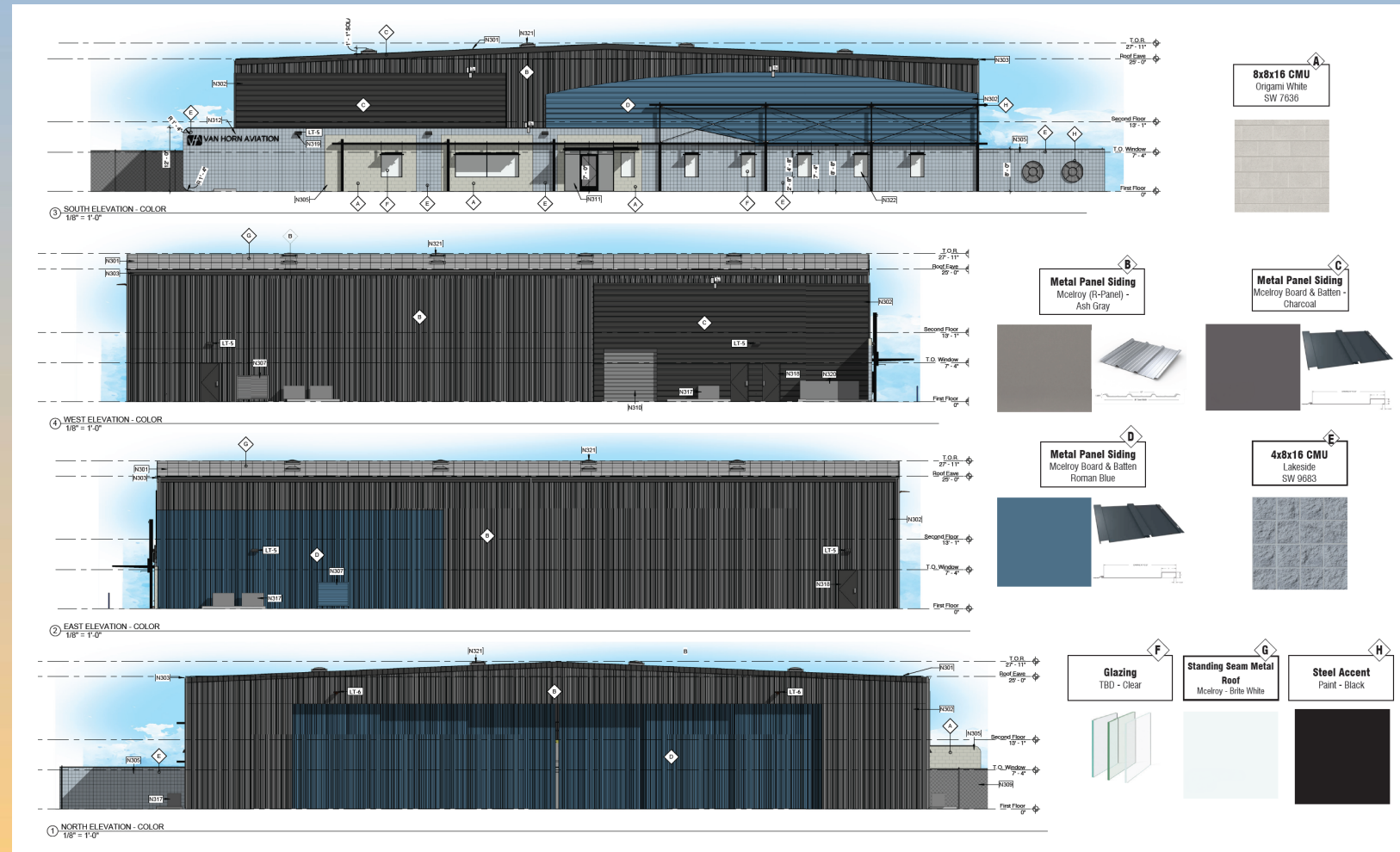


Rendering





Colors and Materials





Alternative Compliance

- ✓ Materials. Facades shall incorporate at least 3 different materials
- ✓ Materials. No more than 50% of the façade may be covered with one single material



Findings

Staff is seeking your review and recommendation on the following:

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

Staff welcomes any feedback



Board Feedback

- ✓ Amount of metal panel siding used on the front (south) elevation
- ✓ The scale of the recesses and projections along the south elevation
- ✓ The proportion of the canopies and “struts” along the south elevation