



Design Review Board



DRB25-00936

Rio Salado 25

Josh Grandlienard, Senior Planner

February 10, 2026



Request

- Design Review
- To allow for the development of a Hotel and Multiple Residence





Location

- North side of Rio Salado Parkway
- East side of Price Road





Site Photo

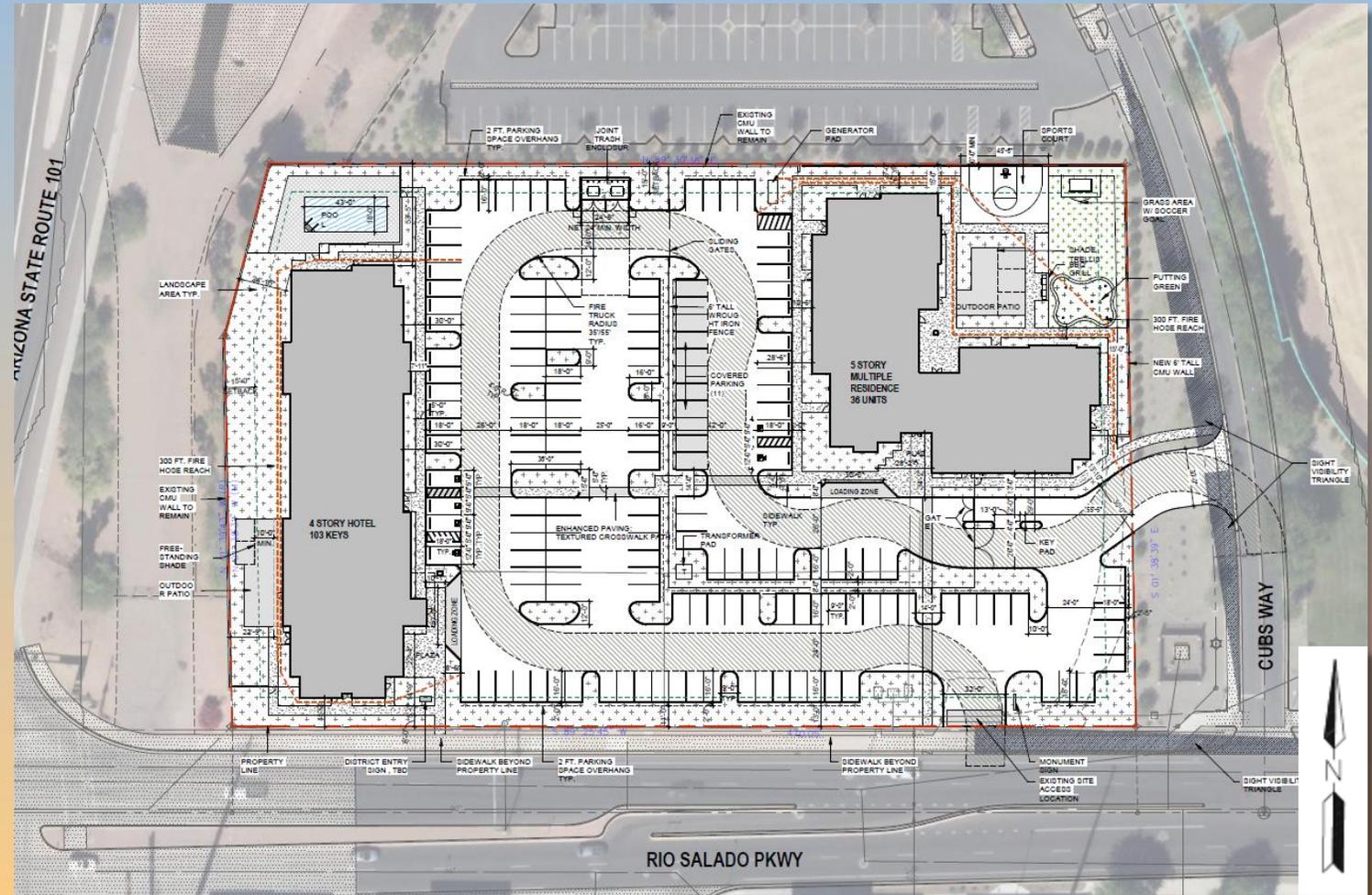


Looking north from Rio Salado Parkway



Site Plan

- Access from Rio Salado and Cubs Way
- Two proposed buildings
 - Building 1
Hotel
103 Rooms
 - Building 2
Multiple Residence
36 units





Landscape Plan

plant legend

	botanical name	emitters	size	qty	comments
trees					
	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX	14	6.0H., 2.0W., .75CAL. STAKE IN PLACE
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	(6 @ 2.0 GPH)	24" BOX	19	7.0H., 3.0W., 1.0CAL. 10.0H., 5.0W., 1.75CAL. STAKE IN PLACE
	PARKINSONI HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	24" BOX	5	5.0H., 3.0W., 1.0CAL. STAKE IN PLACE
	PISTACIA X. RED PUSH RED PUSH PISTACHE	(5 @ 1.0 GPH)	36" BOX	23	9.0H., 4.0W., 1.75CAL. STAKE IN PLACE
	TIPUANA TIPU TIPU TREE	(5 @ 1.0 GPH)	24" BOX	25	5.0H., 3.0W., 1.0CAL. 9.0H., 5.0W., 1.75CAL. STAKE IN PLACE
large shrubs					
	DODONAEA VISCOSA HOPESEED BUSH	(1 @ 1.0 GPH)	5 GAL.	15	PLANT AT 7' O.C.
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' SAGE	(1 @ 1.0 GPH)	5 GAL.	11	PLANT AT 3' O.C.
	TECOMA ALATA ORANGE JUBILEE	(1 @ 1.0 GPH)	5 GAL.	15	PLANT AT 8' O.C.
	TECOMA STANS YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	18	PLANT AT 7' O.C.
medium shrubs					
	BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	99	PLANT AT 5' O.C.
	BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	(1 @ 1.0 GPH)	15 GAL.	80	PLANT AT 3.5' O.C.
	NERIUM OLEANDER PETITE PINK OLEANDER	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 5' O.C.
	MUHLENBERGIA RIGENS DEER GRASS	(1 @ 1.0 GPH)	5 GAL.	14	PLANT AT 3' O.C.
small shrubs					
	ALOE BARBADENSIS	(1 @ 1.0 GPH)	5 GAL.	49	PLANT AT 3' O.C.
	ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 3' O.C.
	ASCLEPIAS SUBULATA DESERT MILKWEED	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 3' O.C.
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	61	PLANT AT 3' O.C.
	HEPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	112	PLANT AT 3' O.C.
	HEPERALOE PARVIFLORA YELLOW YUCCA	(1 @ 1.0 GPH)	5 GAL.	24	PLANT AT 3' O.C.
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD	(1 @ 1.0 GPH)	5 GAL.	51	PLANT AT 3' O.C.
	MUHLENBERGIA CAPILLARIS 'PINK MURLY' RESAL MIST	(1 @ 1.0 GPH)	5 GAL.	49	PLANT AT 3' O.C.
	RUELLIA BRITTONIANA MEXICAN PETUNIA	(1 @ 1.0 GPH)	5 GAL.	24	PLANT AT 4' O.C.
	RUSSelia EGUETIFORMIS CORAL FOUNTAIN	(1 @ 1.0 GPH)	5 GAL.	28	PLANT AT 4' O.C.
groundcover					
	EREMOPHILA GLABRA WINGENHEW GOLD OUTBACK SURGE EMU	(1 @ 1.0 GPH)	1 GAL.	86	PLANT AT 3' O.C.
	LAETANIA 'DALLAS RED' RED LAETANIA	(1 @ 1.0 GPH)	1 GAL.	29	PLANT AT 3' O.C.
	SECURARIA PALUDA PURPLE HEART PLANT	(1 @ 1.0 GPH)	1 GAL.	18	PLANT AT 3' O.C.
inerts					
	3/4" SCREENED DECOMPOSED GRANITE MATCH EXISTING ADJACENT	3/4" SCREENED		29,335 S.F.	2" MINIMUM IN ALL PLANTERS
	STEEL HEADER RUSTED FINISH			149 L.F.	
	ARTIFICIAL TURF-PUTTING SURFACE STYNETIC GRASS WAREHOUSE TYPE: TRUE PUTT - FIELD GREEN			601 S.F.	
	ARTIFICIAL TURF-FRINGE MATERIAL STYNETIC GRASS WAREHOUSE TYPE: DIAMOND PRO FEISQUE - OLIVE GREEN			162 S.F.	
	ARTIFICIAL TURF EZ-TURF NUT MEO BLEND			2,003 S.F.	





Hotel Elevations





Hotel Elevations



EXTERIOR ELEVATION - EAST

3/32" = 1'-0"



Hotel Elevations





Multiple Residence Elevations



EAST ELEVATION

3/32" = 1'-0"



Multiple Residence Elevations



SOUTH ELEVATION

3/32" = 1'-0"



Multiple Residence Elevations





Multiple Residence Elevations





Renderings





Renderings





Renderings



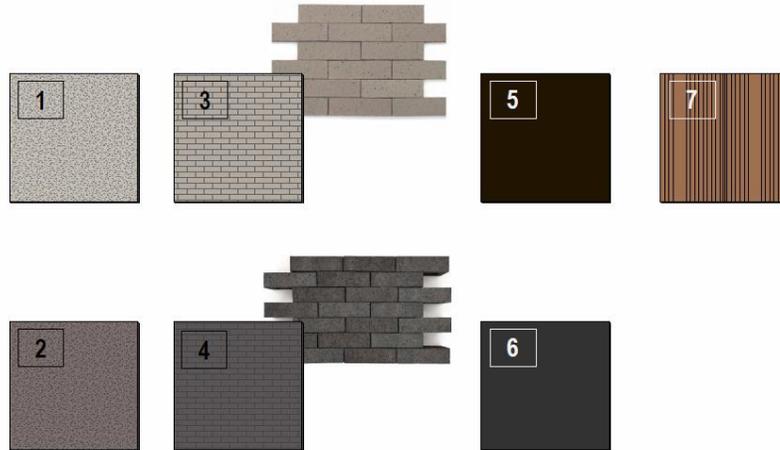


Renderings





Colors and Materials

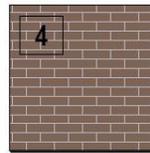
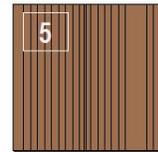
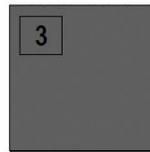
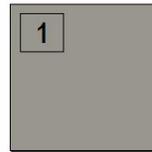


- 1 PT-1** EIFS / STUCCO PAINTED, MOUNTAIN ROAD, SHERWIN WILLIAMS, COLONNADE GRAY, SW7641
- 2 PT-3** EIFS / STUCCO PAINTED, MOUNTAIN ROAD, SHERWIN WILLIAMS, GRAPY, SW7629
- 3 BR-1** THIN BRICK VENEER, INTERSTATE BRICK, PLATINUM
- 4 BR-2** THIN BRICK VENEER, INTERSTATE BRICK, COAL
- 5 MTL-1** ALUMINUM STOREFRONT WINDOW FRAMES - DARK BRONZE ANODIZED ALUMINUM
- 6 MTL-2** ALUMINUM PROFILE - GRAY
- 7 MTL-3** METAL PANELS - MORIN MATRIX SERIES (MX-12, MX-15, MX-13), COLOR - COPPER PENNY





Colors and Materials



- 1 **PT-1** EIFS / STUCCO PAINTED, SHERWIN WILLIAMS - SUMMIT GRAY, SW7669
- 2 **PT-2** EIFS / STUCCO PAINTED, SHERWIN WILLIAMS - VIADUCT, SW9567
- 3 **PT-3** EIFS / STUCCO PAINTED, SHERWIN WILLIAMS - PEPPERCORN, SW7674
- 4 **BR-1** THIN BRICK VENEER, INTERSTATE BRICK - WALNUT
- 5 **MTL-3** METAL PANELS - MORIN MATRIX SERIES (MX-12, MX-15, MX-13), COLOR - COPPER PENNY





Alternative Compliance

- ✓ 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



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