



Design Review Board



DRB24-00766

Destination at Gateway Design Guidelines



Request

- Design Review
- Destination at Gateway Design Guidelines





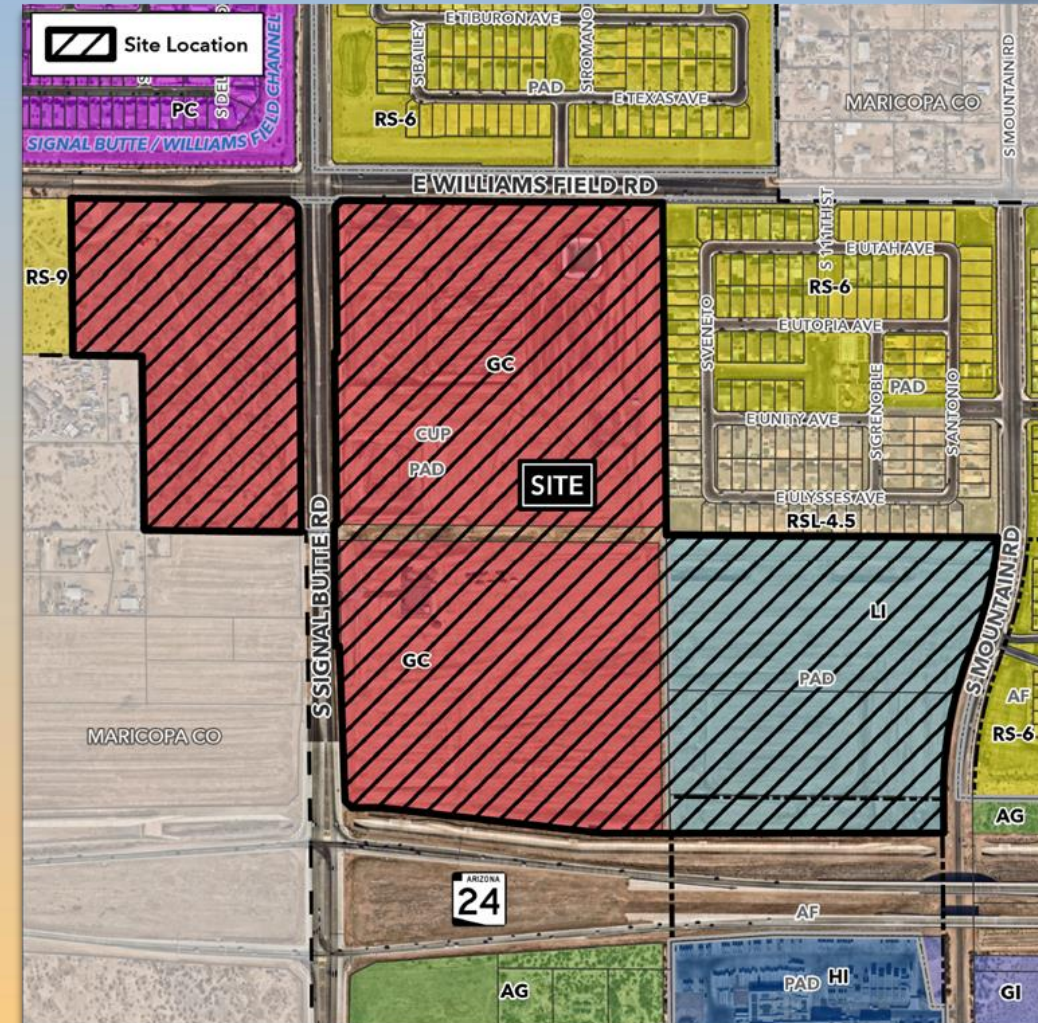
Background

Zoning Entitlements

- Rezoned to GC-PAD and LI-PAD as a part of ZON22-00267

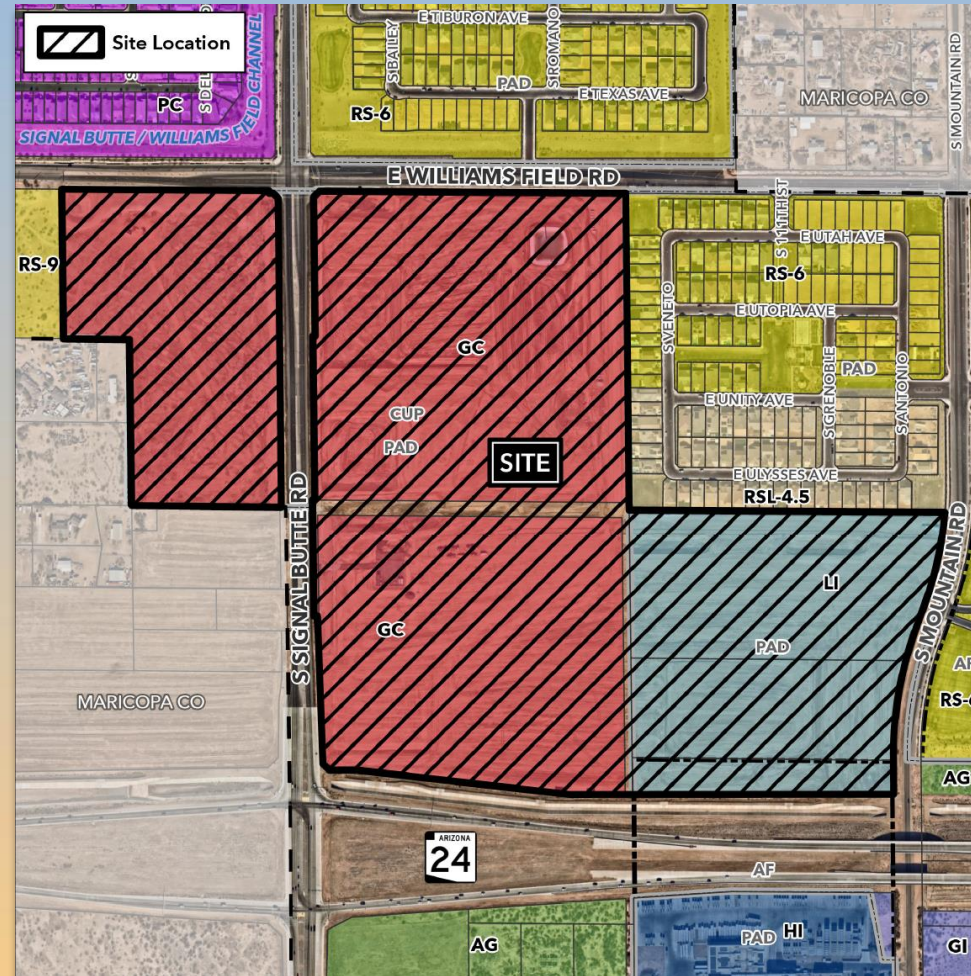
Development Agreement

- Requires Comprehensive Design Guidelines
- Subject to review and recommendation of approval by the DRB
- Final review and approval by Planning Director





Location





Site Photos



Looking east towards the site



Site Photos

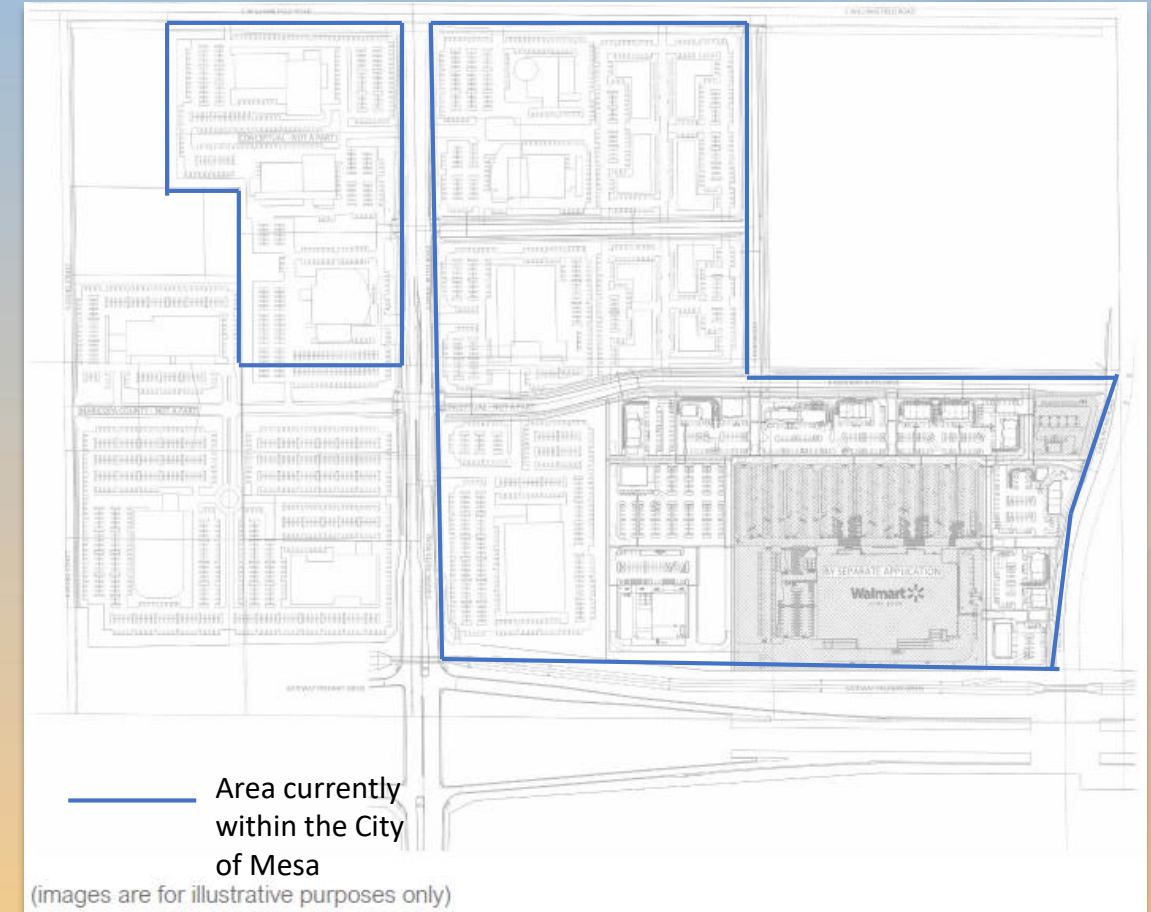


Looking west towards the site



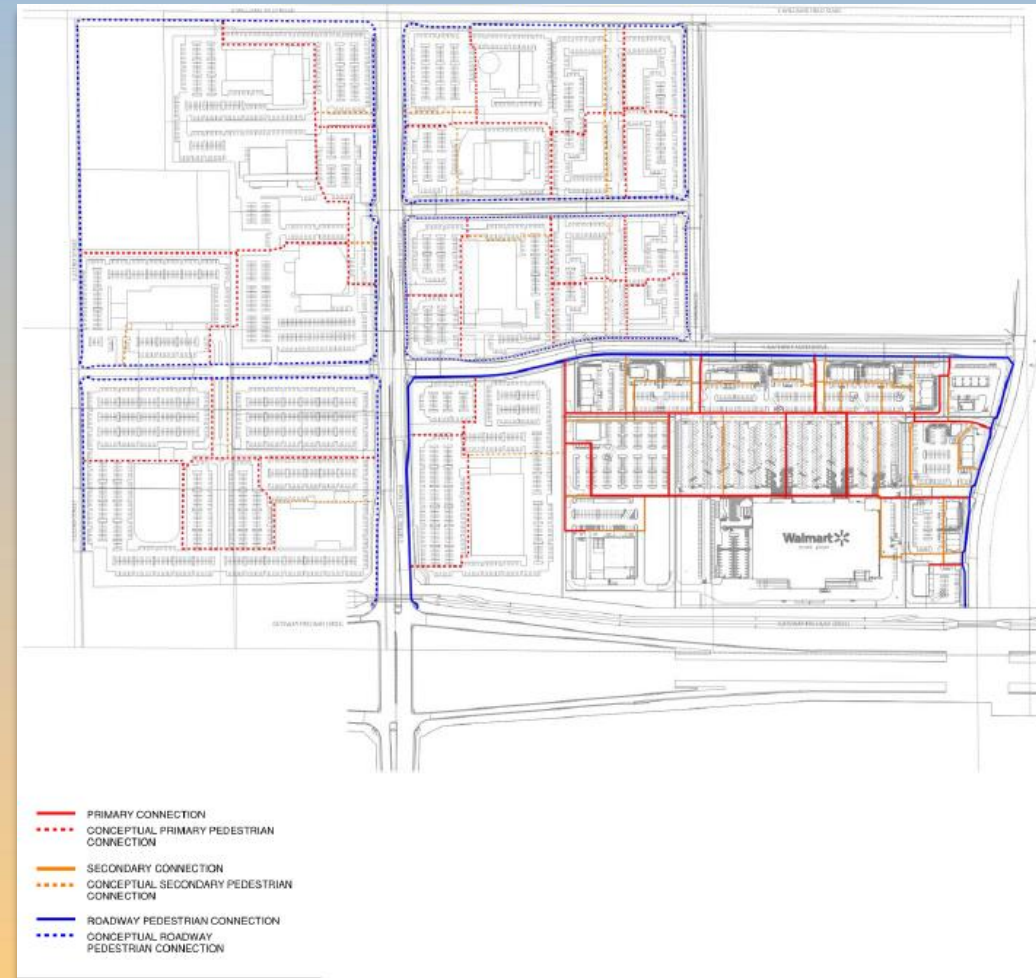
Site Plan

- Conceptual Site Plan
- 10 Auto Dealers and retail uses
- Option for Multiple Residence
- Site Plan Review will be required for all future development





Pedestrian Circulation Plan





Design Guidelines

Building Style

- Contemporary and Modern

Pedestrian Circulation

- Primary and secondary connections, materials, landscaping, width

Colors and Materials

- Primary, secondary & accents
- Material minimums per building type



Design Guidelines

Architectural Features

- Minimum requirements per building type
- Soffits and overhangs, shade trellises/awnings, entry statement, decorative screening, ornamental metals, etched/frosted glass, and glazing

Landscape Design

- Palette, hardscaping, outdoor amenity areas

Wall Design & Plan

- Consistent perimeter wall designs



Findings

Staff is seeking recommendation to the Planning Director on the following:

- ✓ Proposed architectural elements and landscape design
- ✓ Proposed building materials and overall project vision and design style

Staff welcomes any feedback



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