



# DESIGN REVIEW BOARD

September 13, 2022



**DRB22-00768**



## Request

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- Design Review

## Purpose

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- To allow for an industrial development

# Location

- East of Sossaman Road and 80<sup>th</sup> Street
- South side of Pecos





# Site Photo



Looking south from Pecos

# Site Photo

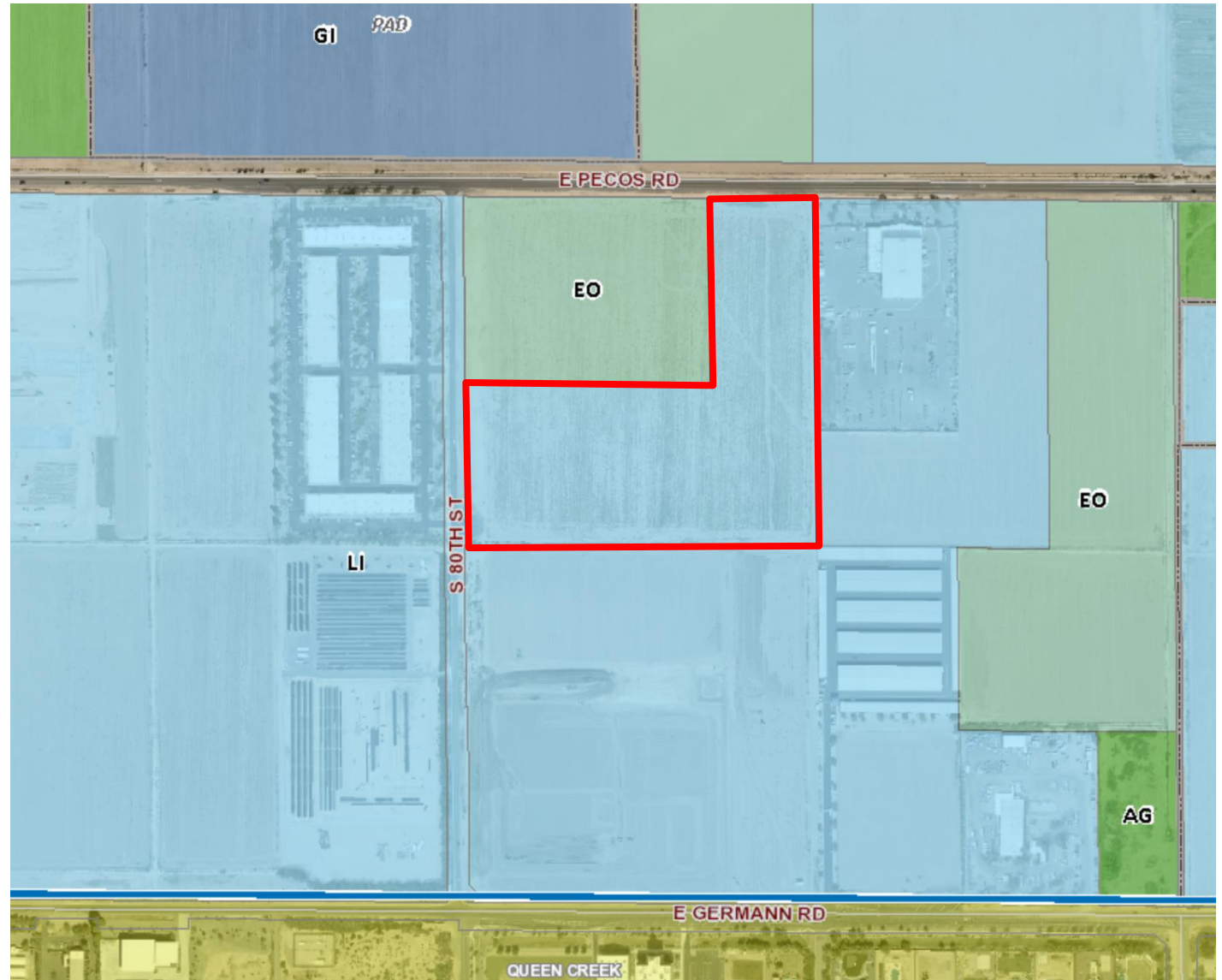


Looking east from 80<sup>th</sup> Street



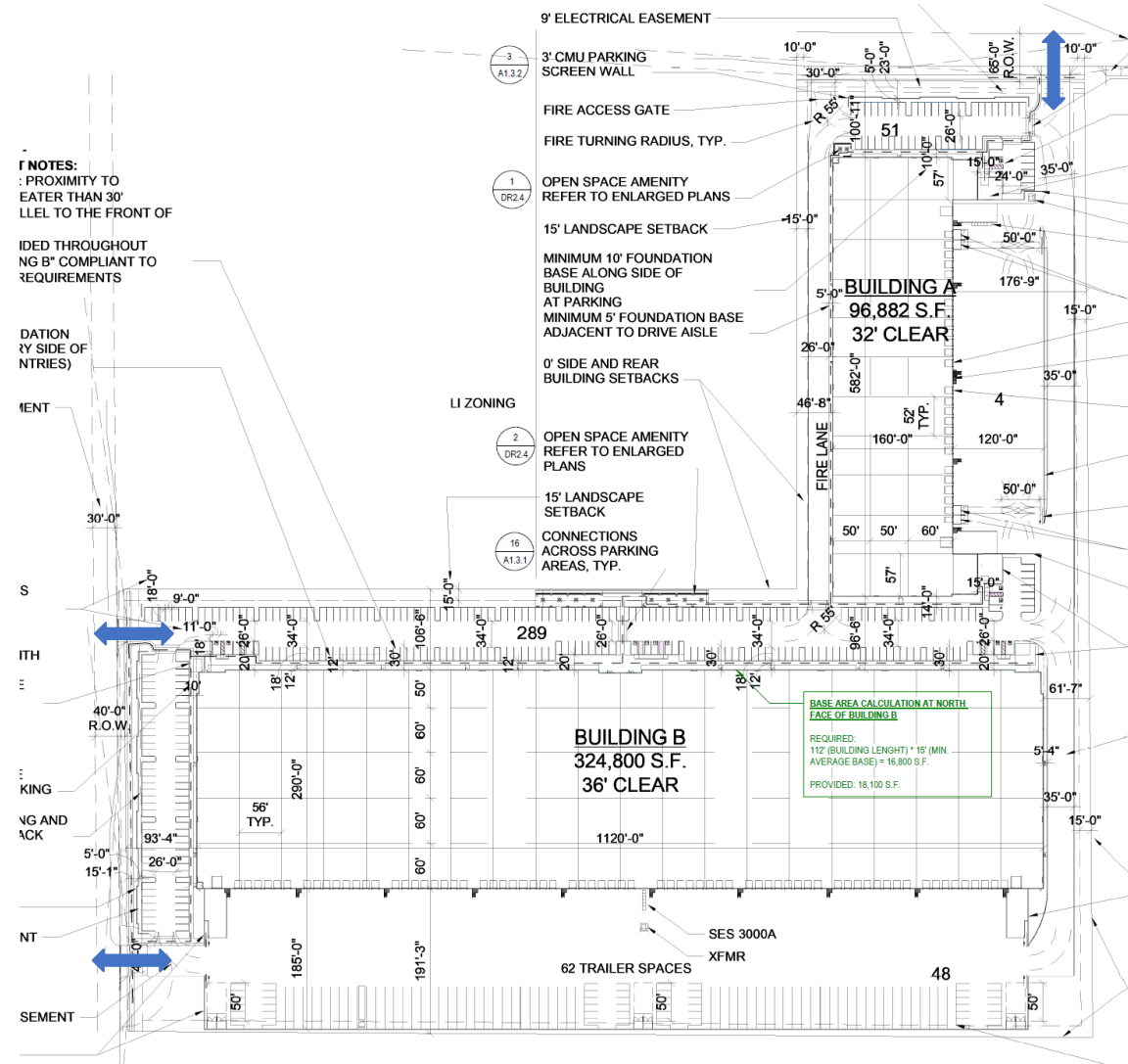
# Zoning

- Existing Light Industrial (LI) District
- Opting-in to the Pecos Road Employment Opportunity Zone
- Use is permitted in the Pecos Road Employment Opportunity Zone



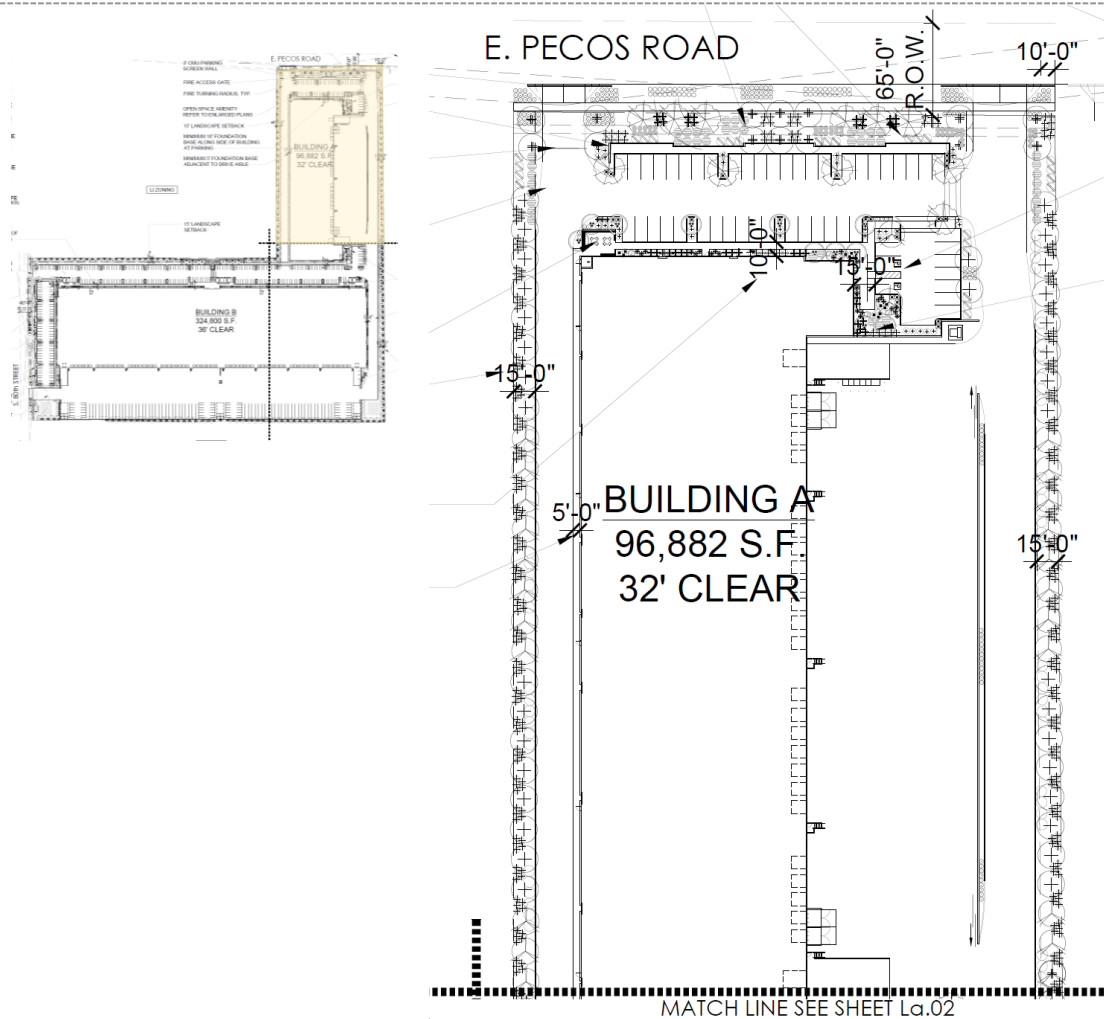
- Two buildings

- 96,882 SF
- 324,800 SF
- Access from Pecos Road and 80<sup>th</sup> Street

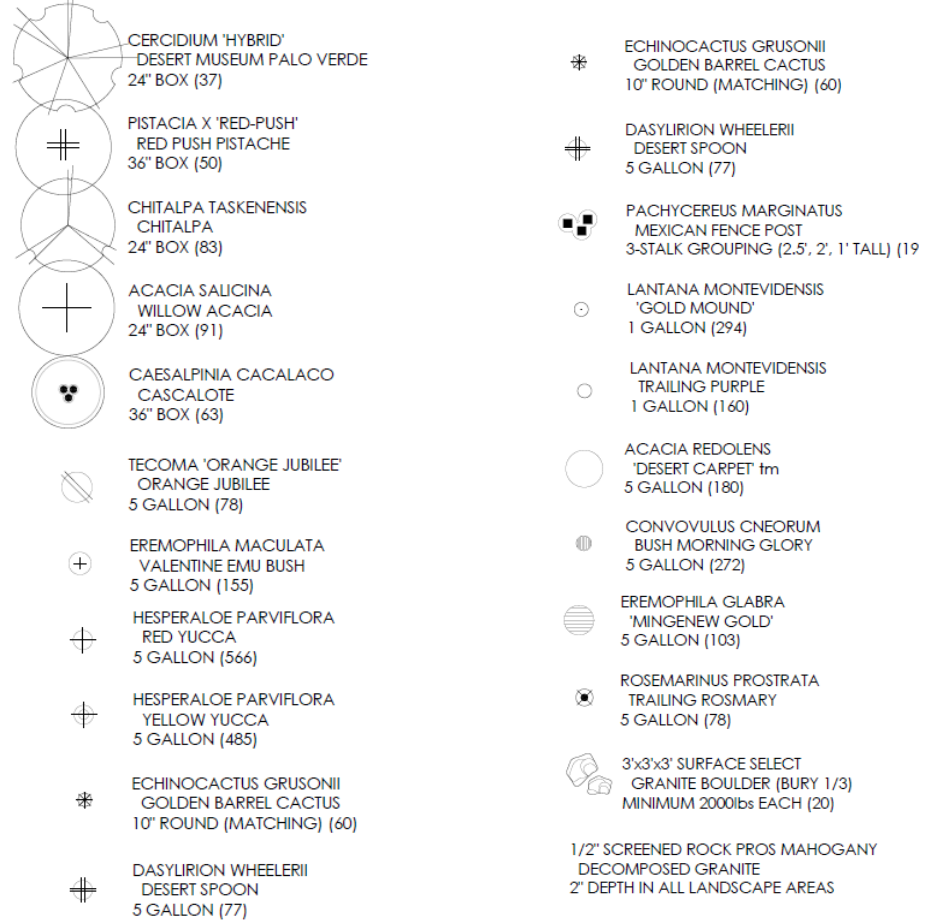




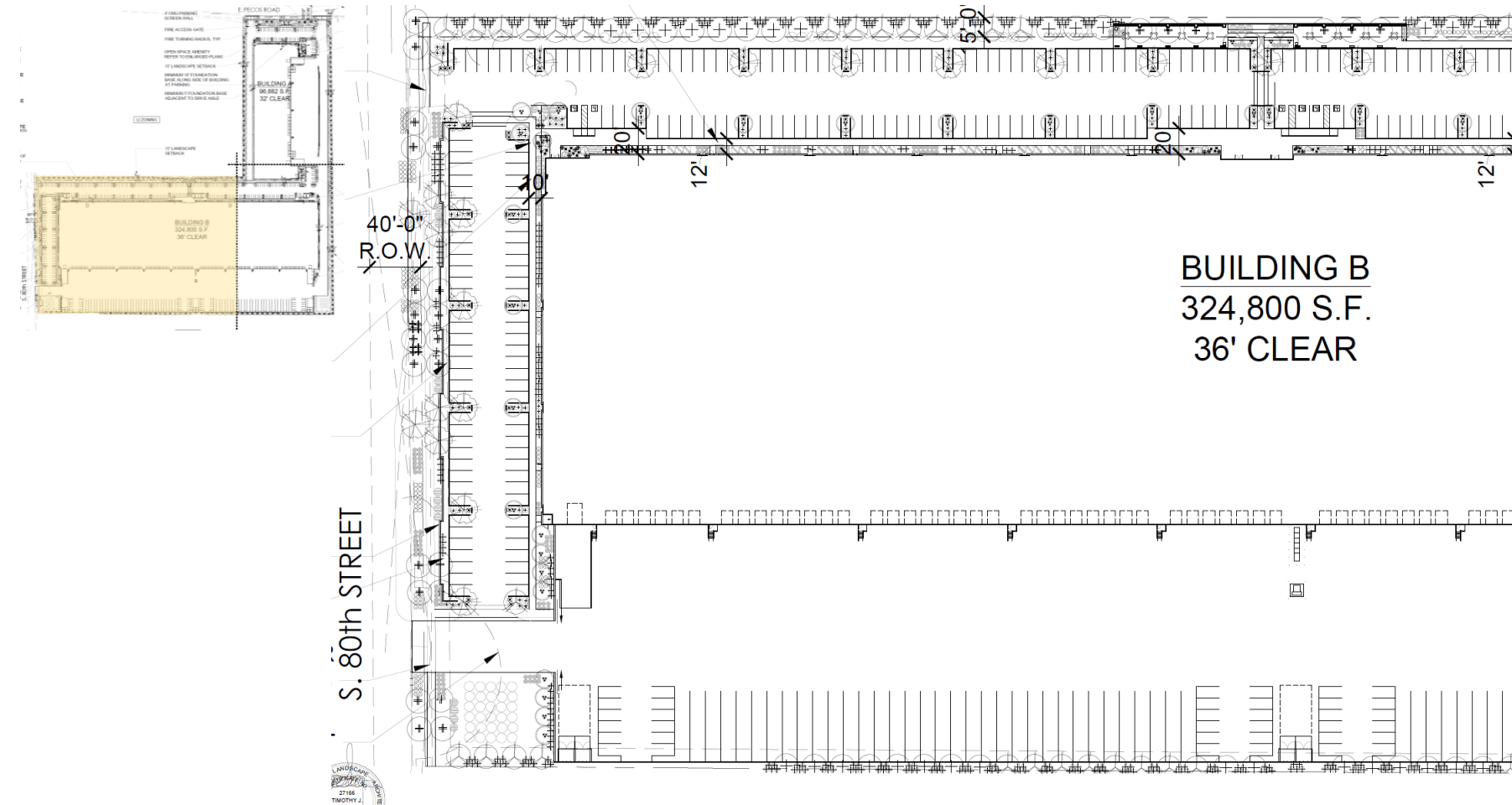
# Landscape Plan



## LANDSCAPE LEGEND



# Landscape Plan

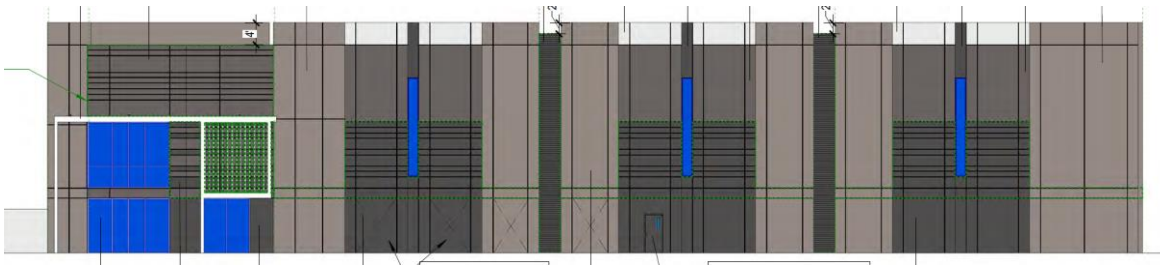


## LANDSCAPE LEGEND



# Building A

## North Elevation



### MZO 11-7-3(B)(5) "BUILDING A"

NORTH ELEVATION TOTAL AREA: 7,920 S.F.

#### MATERIALS:

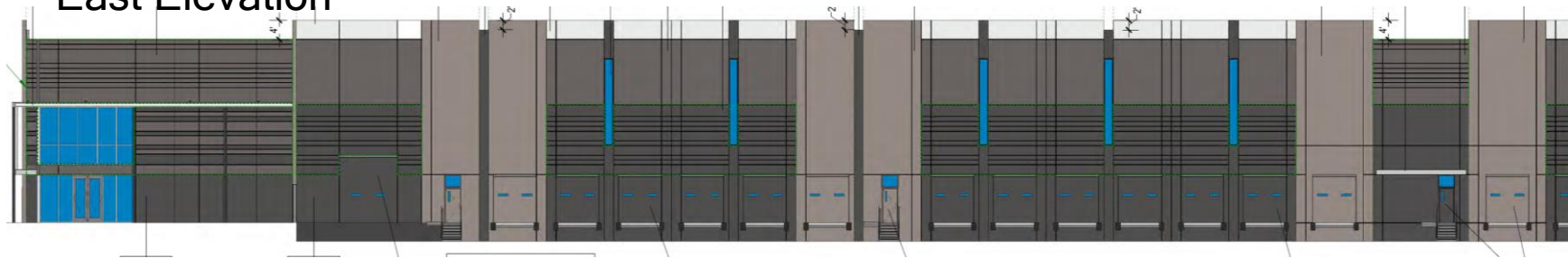
CT (CONCRETE TILT PANEL): 5,036 S.F. (63%)

FL (DECORATIVE FORMLINER): 2,116 S.F. (25%)

ST (STEEL): 241 S.F. (3%)

G1 (GLAZING): 527 S.F. (7%)

## East Elevation



### MZO 11-7-3(B)(5) "BUILDING A"

EAST ELEVATION TOTAL AREA: 22,663 S.F.

#### MATERIALS:

CT (CONCRETE TILT PANEL): 14,147 S.F. (62%)

FL (DECORATIVE FORMLINER): 7,096 S.F. (25%)

ST (STEEL): 115 S.F. (3%)

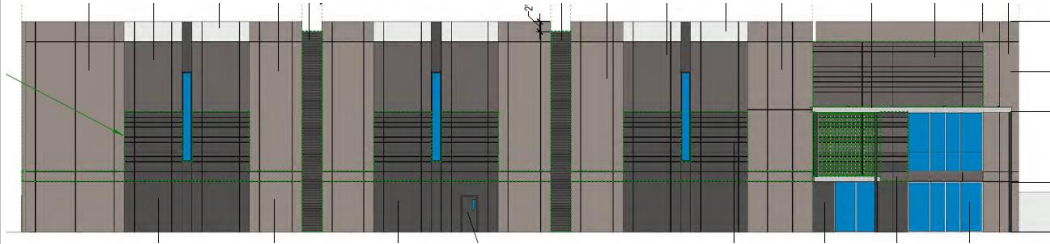
G1 (GLAZING): 1,305 S.F. (7%)

## East Elevation cont'd



# Building A cont'd

## South Elevation



### MZO 11-7-3(B)(5) "BUILDING A"

SOUTH ELEVATION TOTAL AREA: 7,920 S.F.

#### MATERIALS:

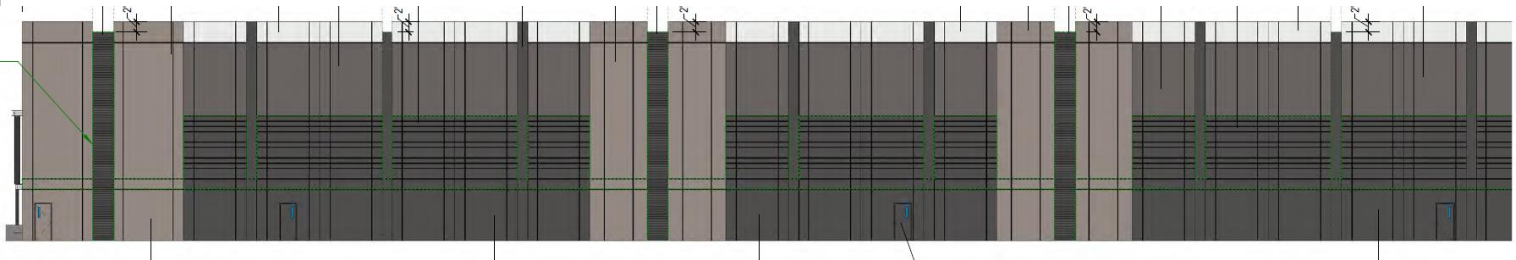
CT (CONCRETE TILT PANEL): 5,036 S.F.(63%)

FL (DECORATIVE FORMLINER): 2,116 S.F.(25%)

ST (STEEL): 241 S.F. (3%)

G1 (GLAZING): 527 S.F. (7%)

## West Elevation



### MZO 11-7-3(B)(5) "BUILDING A"

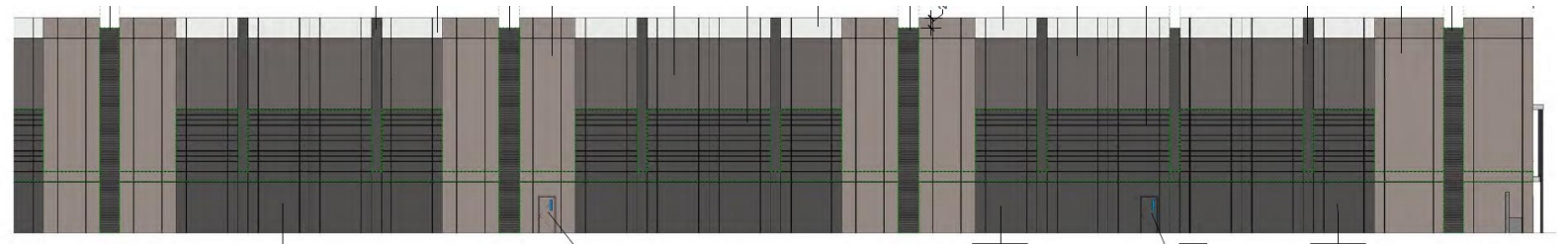
WEST ELEVATION TOTAL AREA: 24,229 S.F.

#### MATERIALS:

CT (CONCRETE TILT PANEL): 17,672 S.F.(72%)

FL (DECORATIVE FORMLINER): 6,557 S.F.(25%)

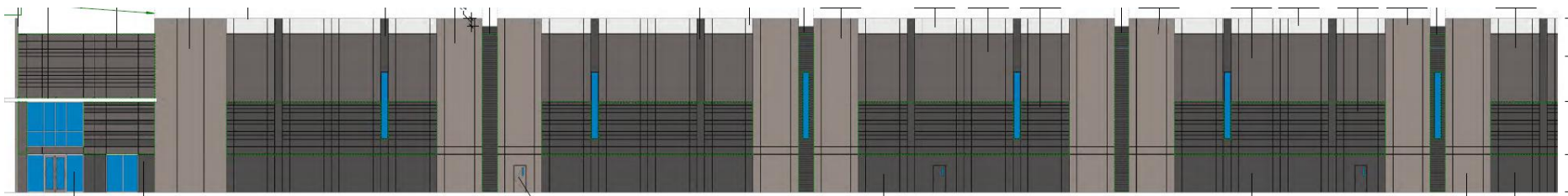
## West Elevation cont'd



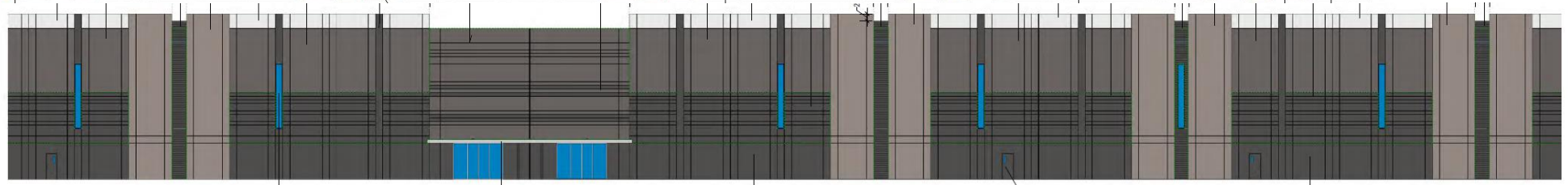


# Building B

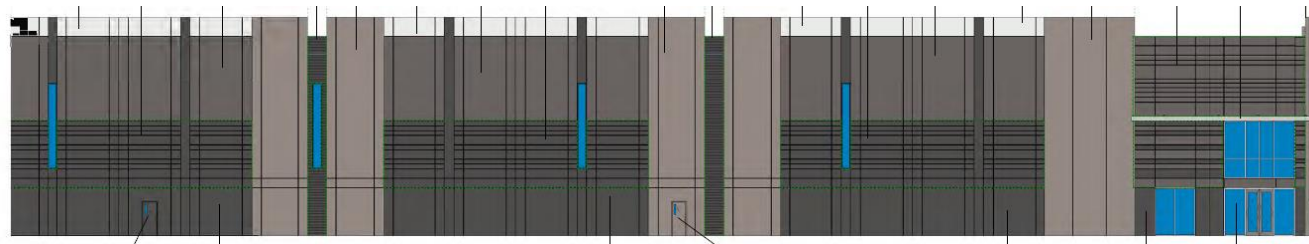
North Elevation



North Elevation cont'd

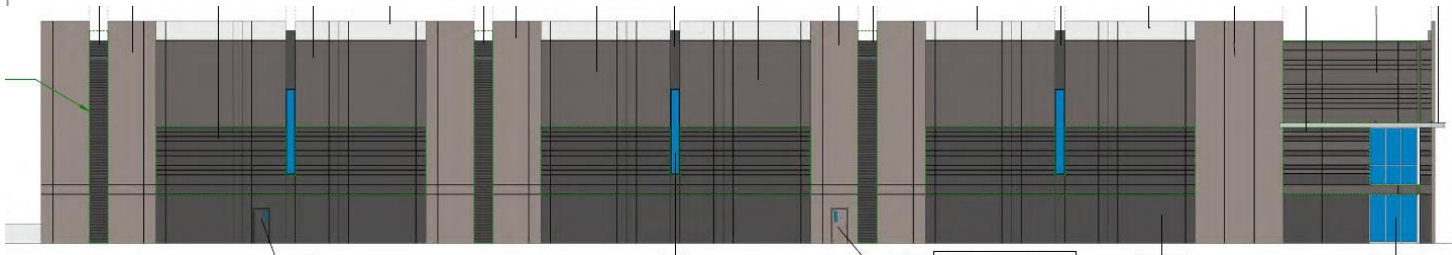


North Elevation cont'd



<b>MZO 11-7-3(B)(5)</b> <b>"BUILDING B"</b>	
NORTH ELEVATION TOTAL AREA:	50,578 S.F.
MATERIALS:	
CT (CONCRETE TILT PANEL):	34,723 S.F. (68%)
FL (DECORATIVE FORMLINER):	14,275 S.F. (28%)
ST (STEEL):	154 S.F. (1%)
G1 (GLAZING):	1,426 S.F. (3%)

East Elevation



<b>MZO 11-7-3(B)(5)</b> <b>"BUILDING B"</b>	
EAST ELEVATION TOTAL AREA:	13,115 S.F.
MATERIALS:	
CT (CONCRETE TILT PANEL):	9,092 S.F. (69%)
FL (DECORATIVE FORMLINER):	3,646 S.F. (28%)
ST (STEEL):	51 S.F. (1%)
G1 (GLAZING):	326 S.F. (2%)

# Building B cont'd

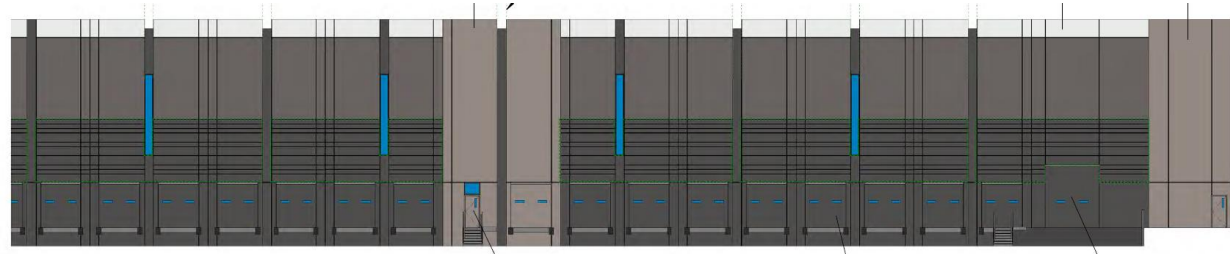
South Elevation



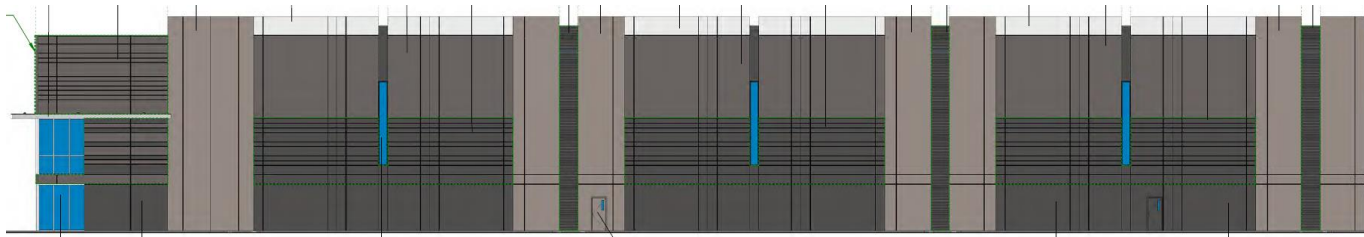
South Elevation  
cont'd



South Elevation  
cont'd



West Elevation



## MZO 11-7-3(B)(5) "BUILDING B"

SOUTH ELEVATION TOTAL AREA: 48,208 S.F.

MATERIALS:

CT (CONCRETE TILT PANEL): 35,789 S.F.(74%)

FL (DECORATIVE FORMLINER): 11,610 S.F.(24%)

G1 (GLAZING): 809 S.F. (2%)

## MZO 11-7-3(B)(5) "BUILDING B"

WEST ELEVATION TOTAL AREA: 13,115 S.F.

MATERIALS:

CT (CONCRETE TILT PANEL): 9,092 S.F.(69%)

FL (DECORATIVE FORMLINER): 3,646 S.F.(28%)

ST (STEEL): 51 S.F. (1%)

G1 (GLAZING): 326 S.F. (2%)

# Renderings



1.1

BUILDING A - NE CORNER VIEW



1.3

BUILDING A - SE CORNER VIEW



1.2

BUILDING A - SW CORNER VIEW



1.4

BUILDING A - CENTER OF DOCK VIEW



# Renderings



1.1

BUILDING B - NE CORNER



1.3

BUILDING B - NW CORNER



1.2

BUILDING B - CENTER BUILDING ENTRY



1.4

BUILDING B - SW CORNER



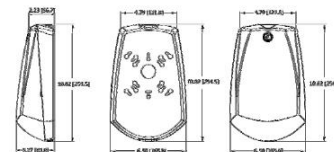
# Lighting

## AFF

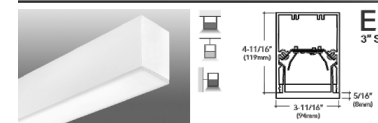


### MOUNTING

All dimensions are inches (centimeters).  
Shipping weight: 3.5 lbs. (1.59 kg)



## PINNACLE ARCHITECTURAL LIGHTING



### Key Features

- Approved for wet location unless otherwise noted, IP65 and IK10 rated
- 6000K LED illuminated aluminum housing
- Highly reflective die-cast white painted reflector
- All fixture module houses all LED system components in one compact unit
- LED easily replaces from the housing for on-site assistance
- Wiring access available through bottom of housing
- Energy Efficient: Energy covers LED driver and fixture
- UL and ETL listed
- Buy American Act compliant



## D-Series Size 1 LED Area Luminaire

### Specifications

Size: 101.9"

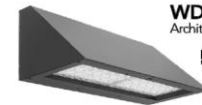
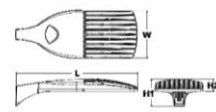
Length: 33"

Width: 19"

Height H1: 7.10"

Height H2: 3.10"

Weight (net): 27 lbs.



## WEDGE4 LED Architectural Wall Sconce

### Specifications

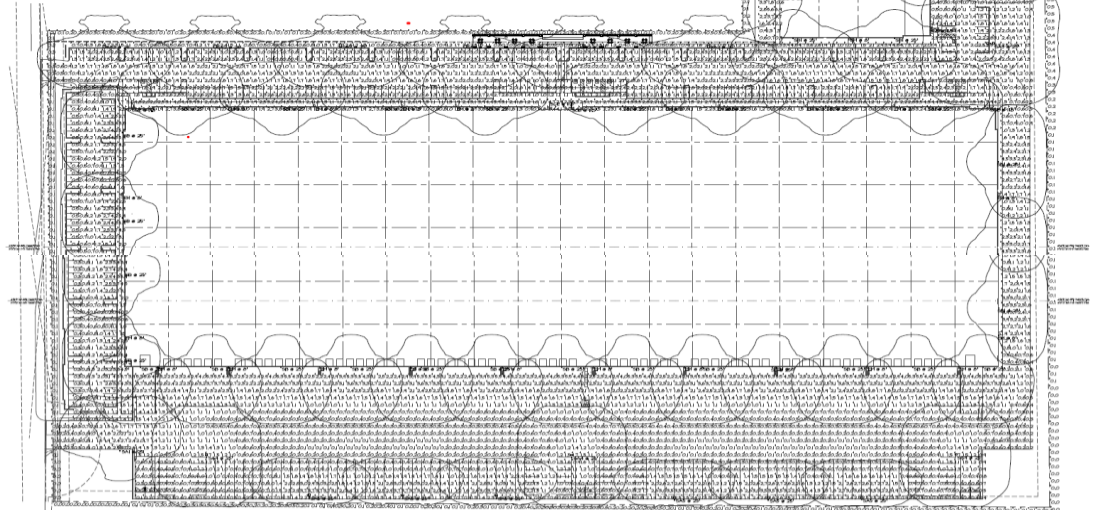
Depth (D1): 10"

Depth (D2): 2"

Height: 9"

Width: 25"

Weight (without options): 35.5 lbs.



# Alternative Compliance

11-7-3

Parapet detailing

Three different and distinct materials

No more than 50% of façade may be covered in one material

# Summary

## Findings

Staff is seeking your review and recommendation on the following:

- Alternative Compliance for parapets and materials

Staff welcomes any feedback



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