



DESIGN REVIEW BOARD

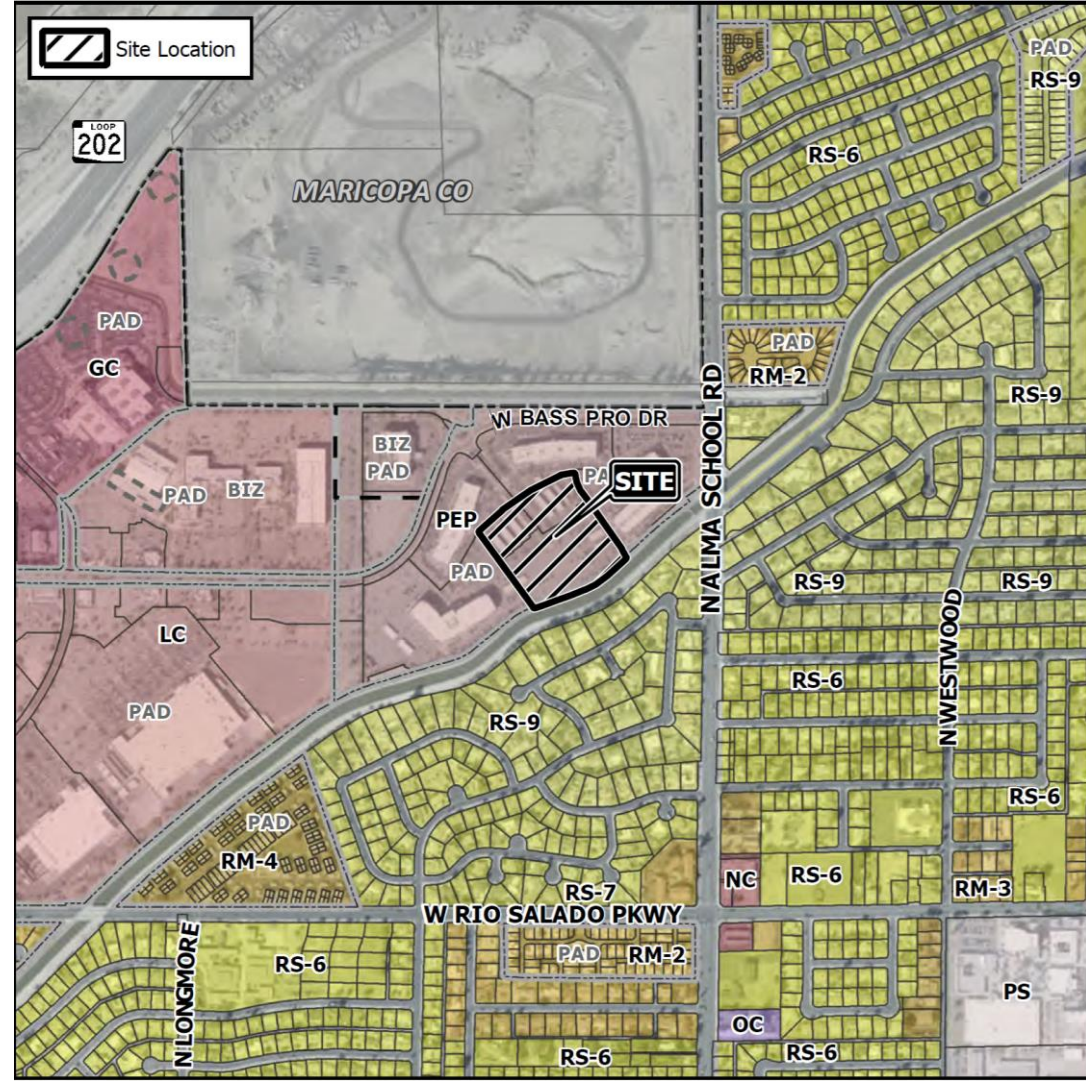
October 13, 2020



DRB20-00511

Location

- West of Alma School Road on the south side of Bass Pro Drive





Request

- Design Review

Purpose

- Proposed office building and parking garage

Street View

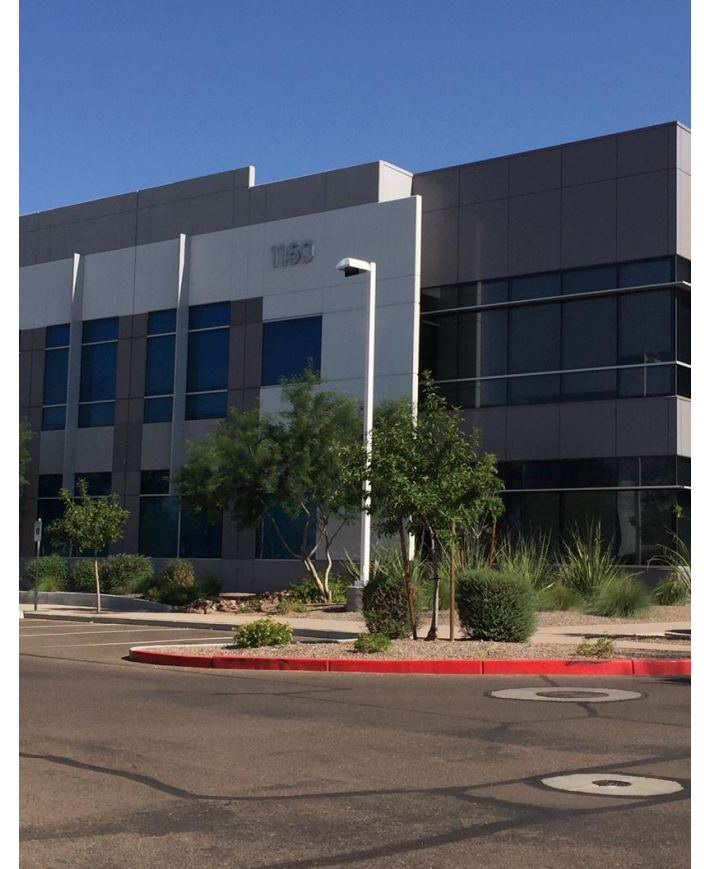


Looking southwest from Alma School Road & Bass Pro Drive

Site Photos

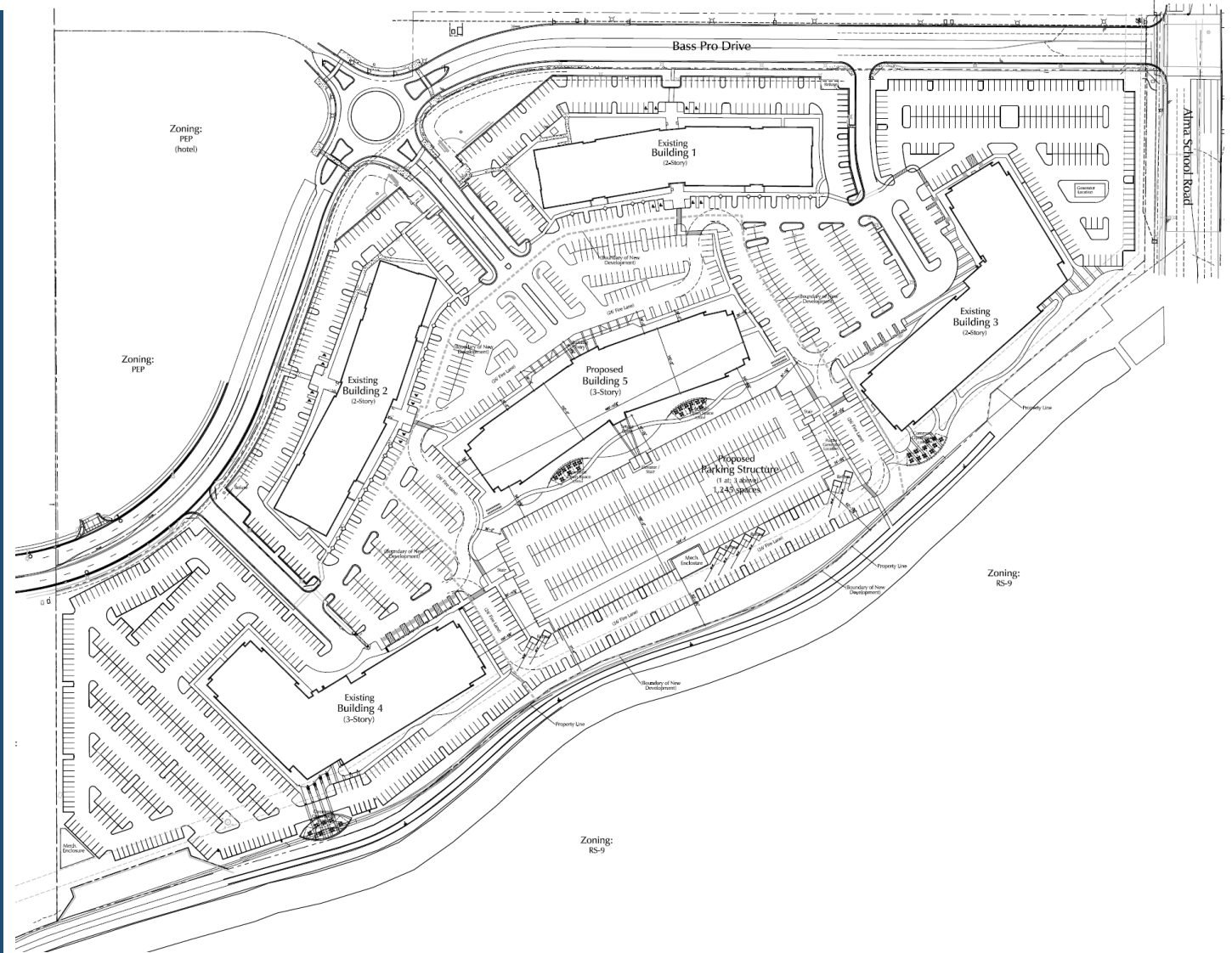


Site Photos

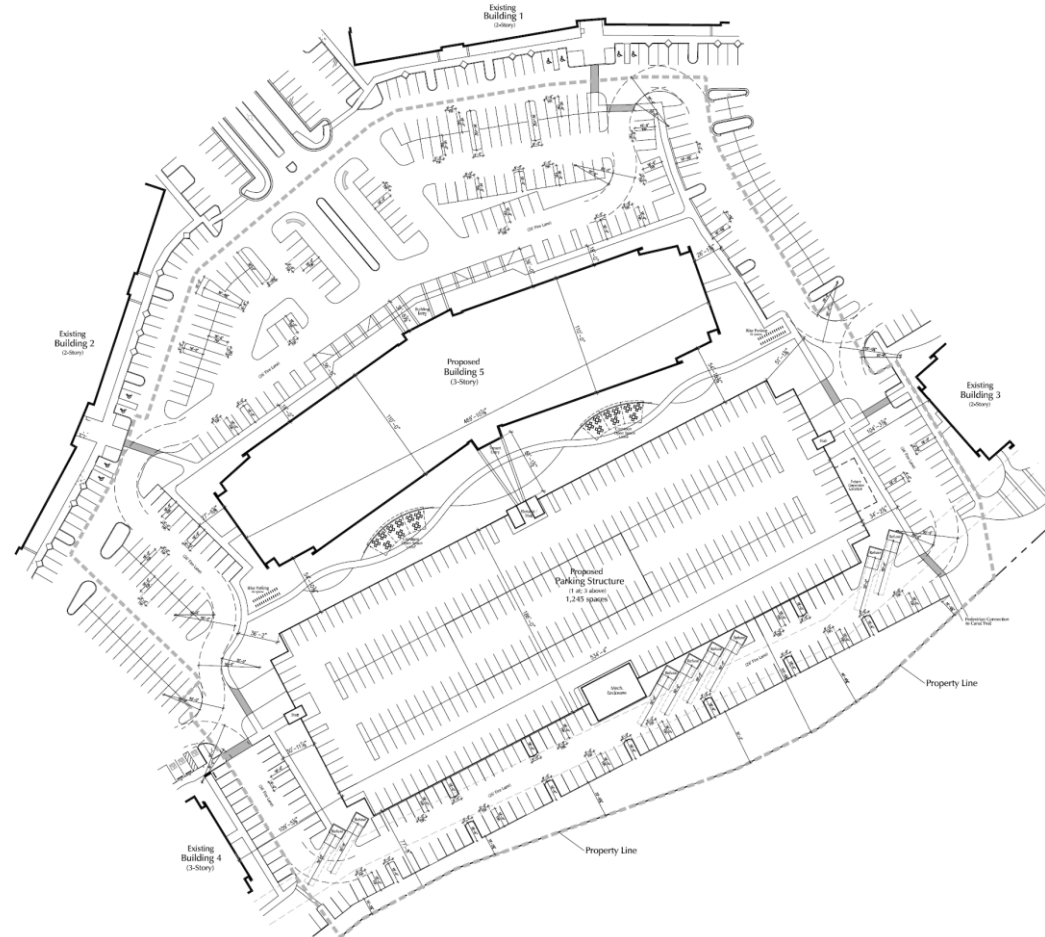


Site Plan

- 3-story office building and 4-story parking garage
- 4 existing office buildings

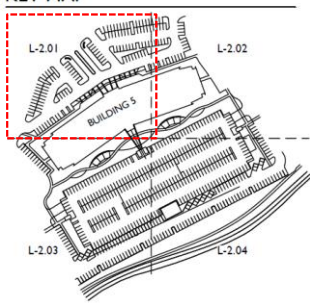


Site Plan



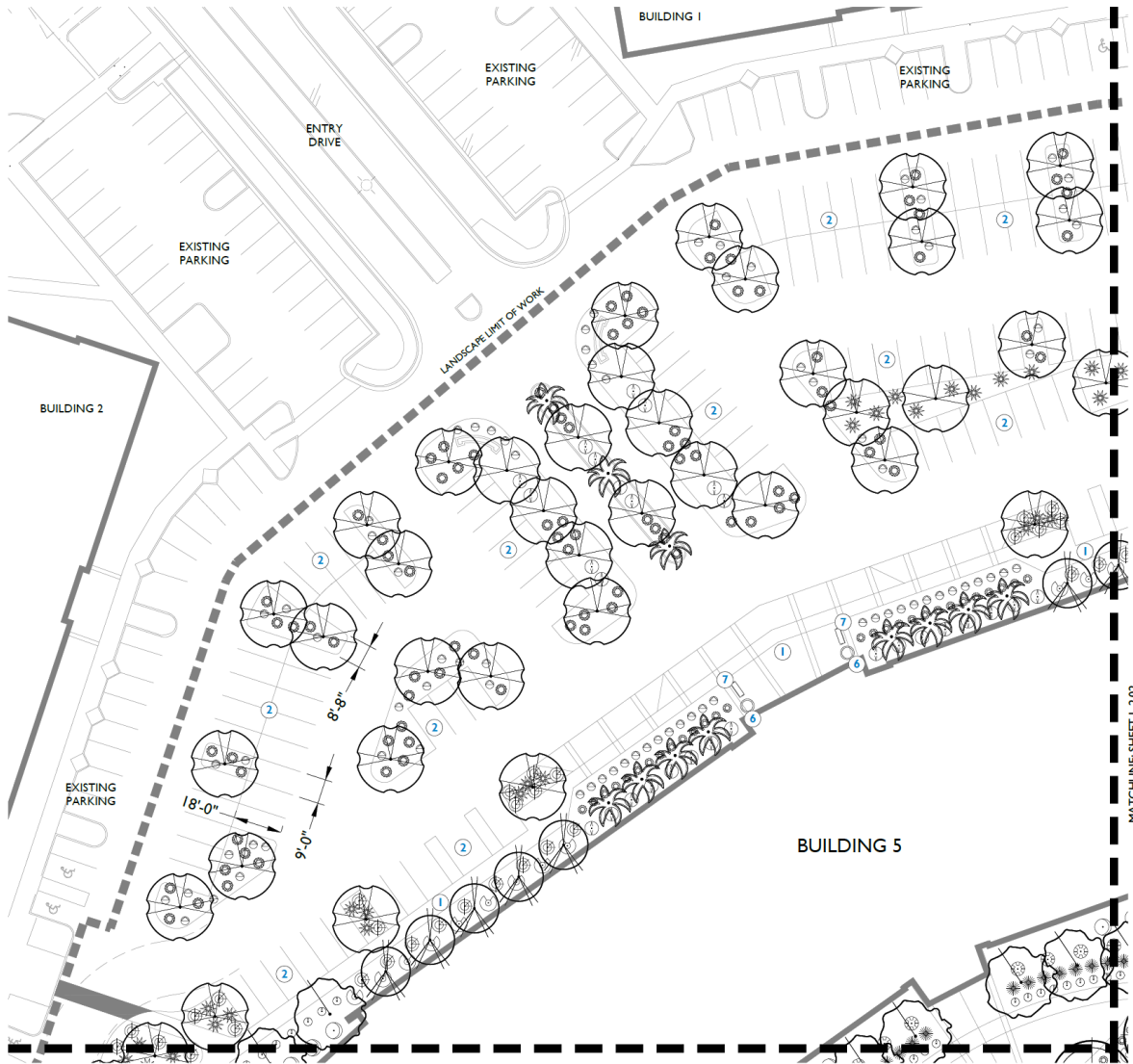
Landscape Plan

KEY MAP



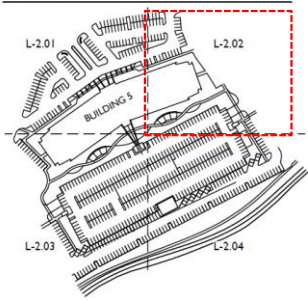
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia salicina	Willow Acacia	24" Box	25
	Caesalpinia cacalaco	Cascalote	24" Box	18
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	36" Box	78
	Phoenix dactylifera	Date Palm	18" Tall	11
	Pistacia chinensis 'Red Push'	'Red Push' Chinese Pistache	24" Box	14
	Ulmus parvifolia	Chinese Evergreen Elm	36" Box	23
	Existing Tree			
SHRUBS/ACCENTS				
	Agave americana	Century Plant	5 Gal	60
	Agave desmettiana	Smooth Agave	5 Gal	130
	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal	59
	Dasyllirion quadrangulatum	Mexican Grass Tree	5 Gal	126
	Hesperaloe funifera	Giant Hesperaloe	5 Gal	58
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal	42
	Leucophyllum laevigatum	Chihuahuan Sage	5 Gal	46
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal	64
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal	86
	Muhlenbergia rigens	Deer Grass	5 Gal	170
	Existing Shrub	Deer Grass		
VINE				
	Trachelospermum jasminoides	Star Jasmine	5 Gal	12
GROUNDCOVERS				
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal	96
	Lantana x 'New Gold'	New Gold Lantana	1 Gal	193
TURF				
	Cynodon dactylon 'Tifway 419'	Tifway 419	Sod	820 S.F.



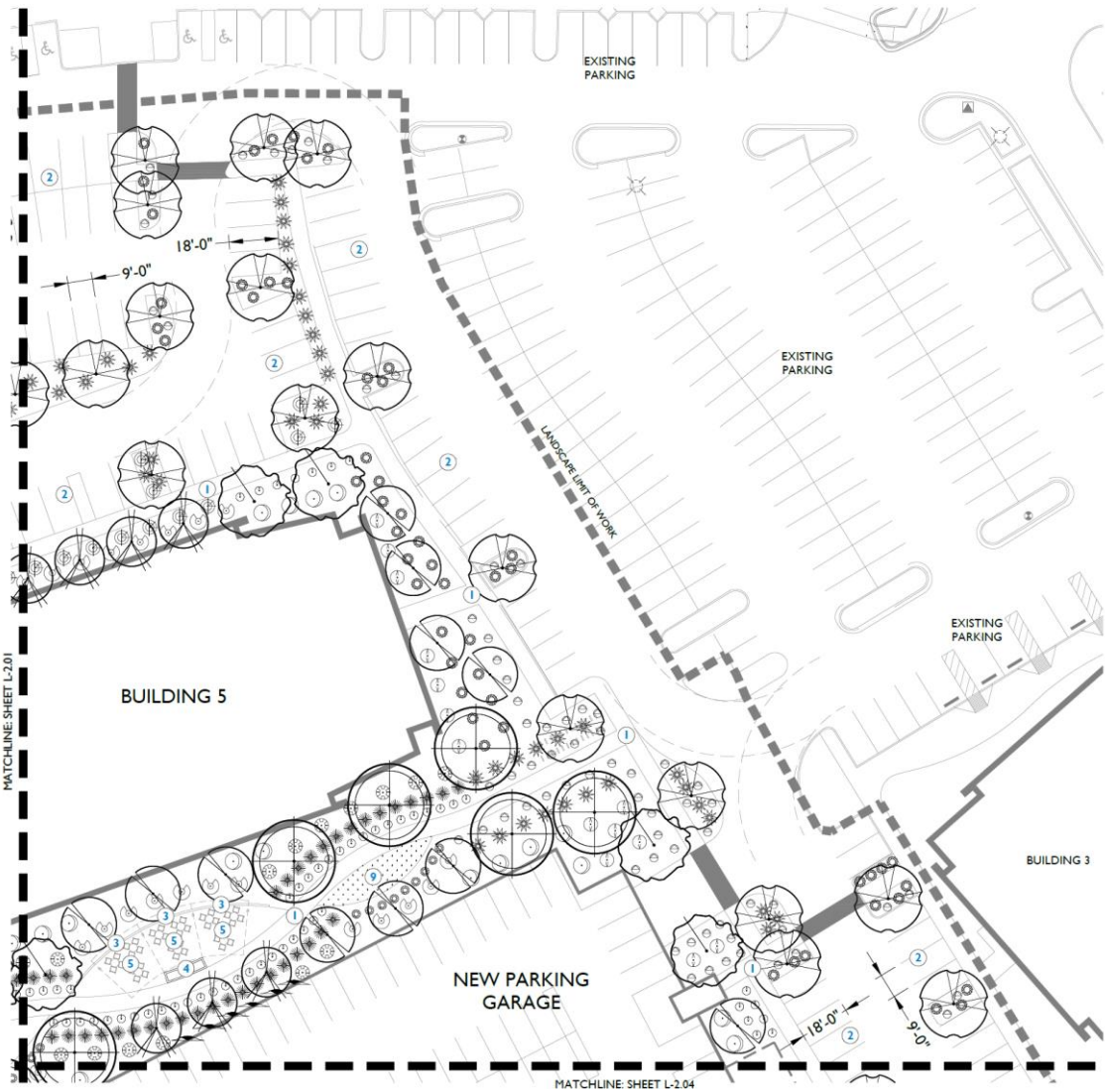
Landscape Plan

KEY MAP



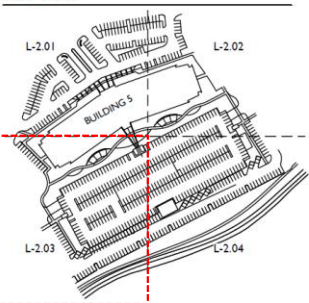
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia salicina	Willow Acacia	24" Box	25
	Caesalpinia calacalo	Casahuate	24" Box	18
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	36" Box	78
	Phoenix dactylifera	Date Palm	18" Tall	11
	Pistacia chinensis 'Red Push'	'Red Push' Chinese Pistache	24" Box	14
	Ulmus parvifolia	Chinese Evergreen Elm	36" Box	23
	Existing Tree			
SHRUBS/ACCENTS				
	Agave americana	Century Plant	5 Gal	60
	Agave desmettiana	Smooth Agave	5 Gal	130
	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal	59
	Dasylirion quadrangulum	Mexican Grass Tree	5 Gal	126
	Hesperaloe funifera	Giant Hesperaloe	5 Gal	58
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal	42
	Leucophyllum laevigatum	Chihuahuan Sage	5 Gal	46
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal	64
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal	86
	Muhlenbergia rigens	Deer Grass	5 Gal	170
	Existing Shrub			
VINE				
	Trachelospermum jasminoides	Star Jasmine	5 Gal	12
GROUNDCOVERS				
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal	96
	Lantana x 'New Gold'	New Gold Lantana	1 Gal	193
TURF				
	Cynodon dactylon 'Tifway 419'	Tifway 419	Sod	820 S.F.



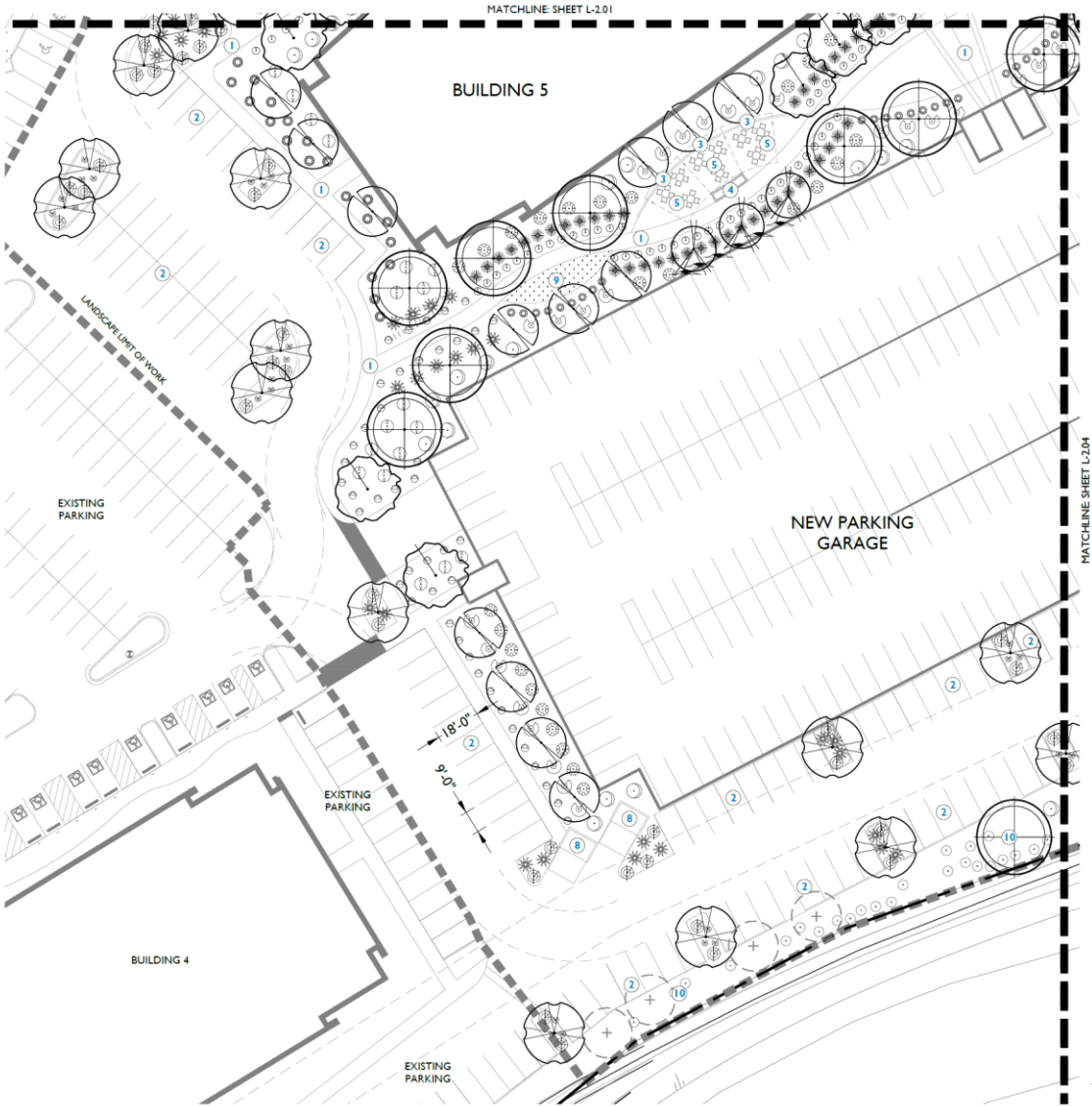
Landscape Plan

KEY MAP



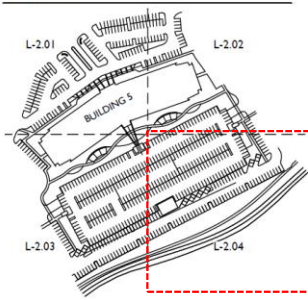
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia salicina	Willow Acacia	24" Box	25
	Caesalpinia cacalaco	Casahuate	24" Box	18
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	36" Box	78
	Phoenix dactylifera	Date Palm	18' Tall	11
	Pistacia chinensis 'Red Push'	'Red Push' Chinese Pistache	24" Box	14
	Ulmus parvifolia	Chinese Evergreen Elm	36" Box	23
	Existing Tree			
SHRUBS/ACCENTS				
	Agave americana	Century Plant	5 Gal	60
	Agave desmetiana	Smooth Agave	5 Gal	130
	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal	59
	Dasylirotr quadrangulum	Mexican Grass Tree	5 Gal	126
	Hesperaloe funifera	Giant Hesperaloe	5 Gal	58
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal	42
	Leucophyllum laevigatum	Chihuahuan Sage	5 Gal	46
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal	64
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal	86
	Muhlenbergia rigens	Deer Grass	5 Gal	170
	Existing Shrub	Deer Grass		
VINE				
	Trachelospermum jasminoides	Star Jasmine	5 Gal	12
GROUNDCOVERS				
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal	96
	Lantana x 'New Gold'	New Gold Lantana	1 Gal	193
TURF				
	Cynodon dactylon 'Tifway 419'	Tifway 419	Sod	820 S.F.



Landscape Plan

KEY MAP



PLANT LEGEND

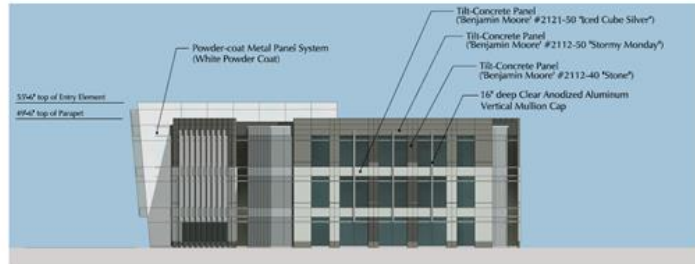
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia salicina	Willow Acacia	24" Box	25
	Caesalpinia calalaco	Casalote	24" Box	18
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	36" Box	78
	Phoenix dactylifera	Date Palm	18" Tall	11
	Pistacia chinensis 'Red Push'	'Red Push' Chinese Pistache	24" Box	14
	Ulmus parvifolia	Chinese Evergreen Elm	36" Box	23
	Existing Tree			
SHRUBS/ACCENTS				
	Agave americana	Century Plant	5 Gal	60
	Agave desmettiana	Smooth Agave	5 Gal	130
	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal	59
	Dasyllirion quadrangulatum	Mexican Grass Tree	5 Gal	126
	Hesperaloe funifera	Giant Hesperaloe	5 Gal	58
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal	42
	Leucophyllum laevigatum	Chihuahuan Sage	5 Gal	46
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal	64
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal	86
	Muhlenbergia rigens	Deer Grass	5 Gal	170
	Existing Shrub	Deer Grass		
VINE				
	Trachelospermum jasminoides	Star Jasmine	5 Gal	12
GROUNDCOVERS				
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal	96
	Lantana x 'New Gold'	New Gold Lantana	1 Gal	193
TURF				
	Cynodon dactylon 'Tifway 419'	Tifway 419	Sod	820 S.F.



Elevations



North Elevation



West Elevation



East Elevation



South Elevation

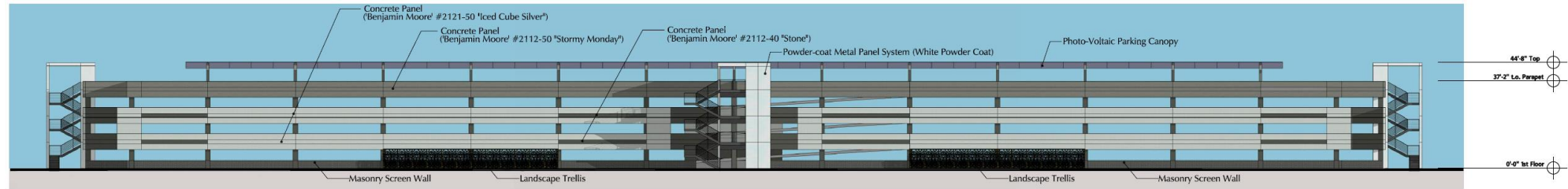
Elevations



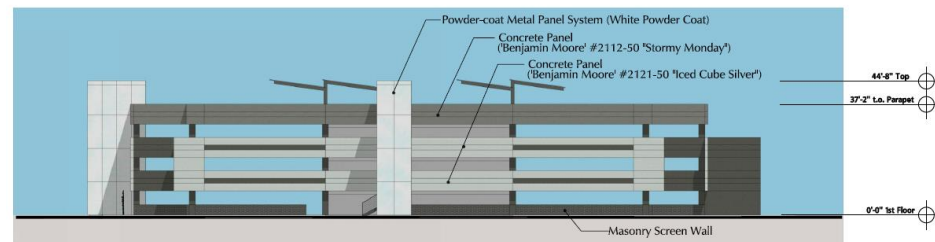
Elevations



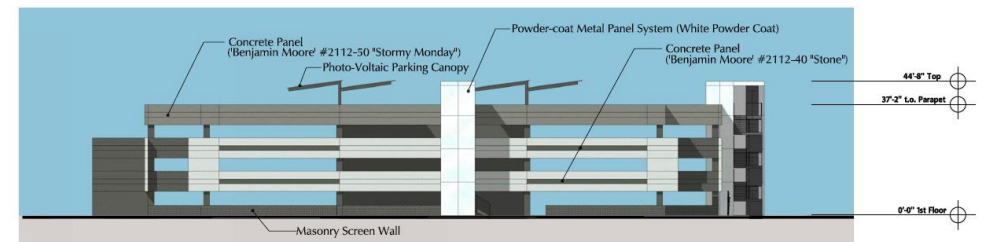
Elevations



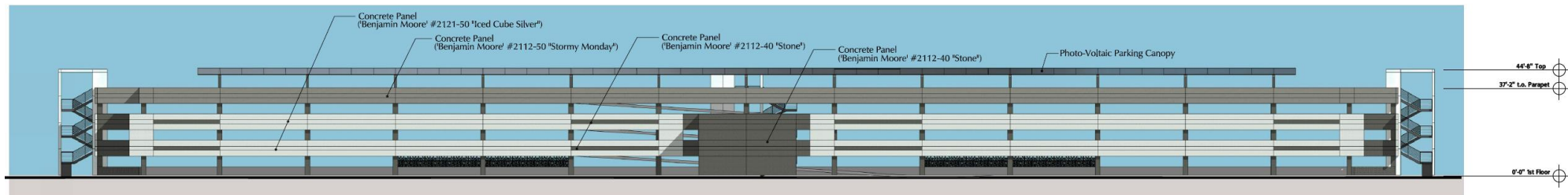
North Elevation



West Elevation

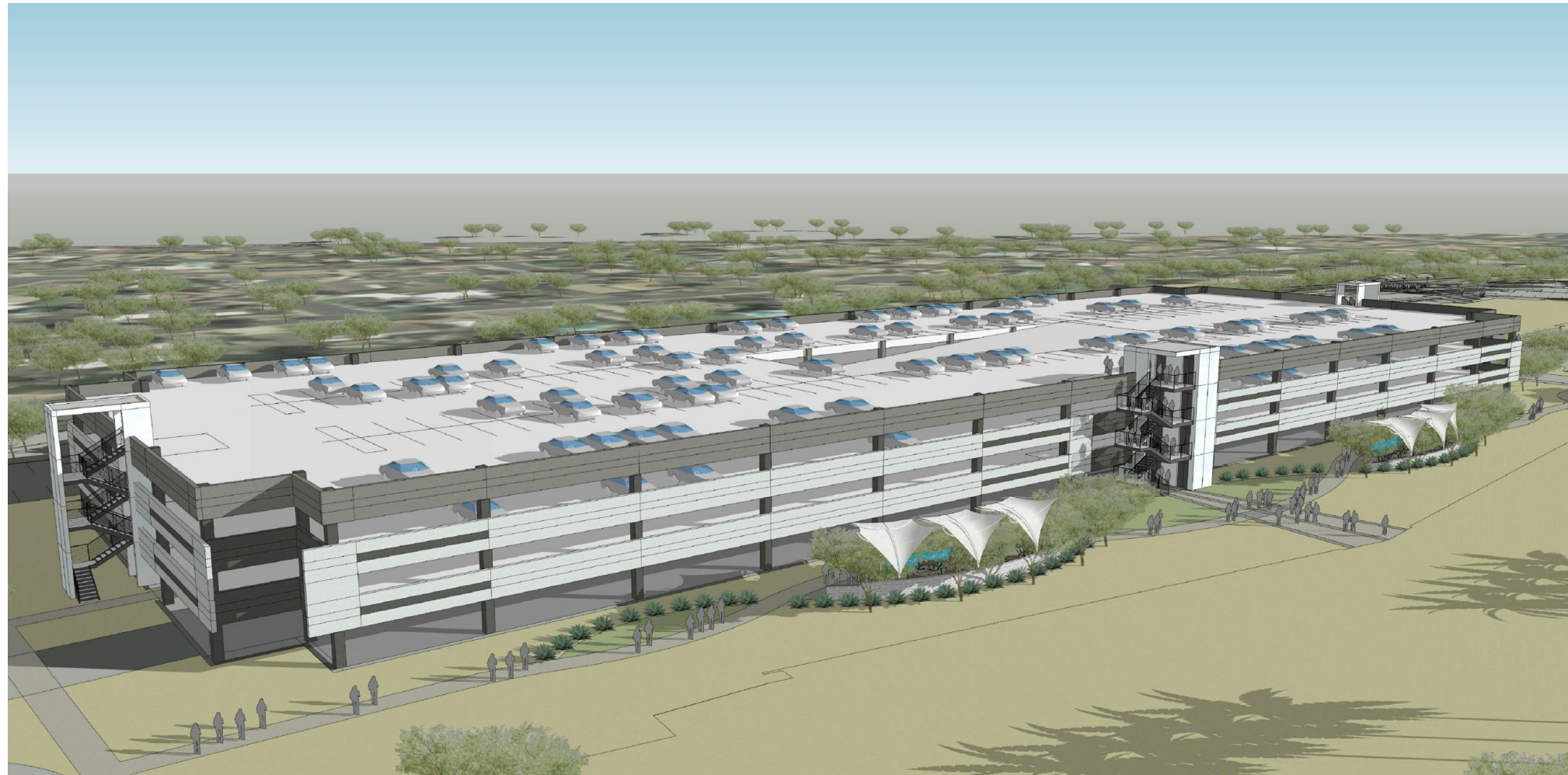


East Elevation

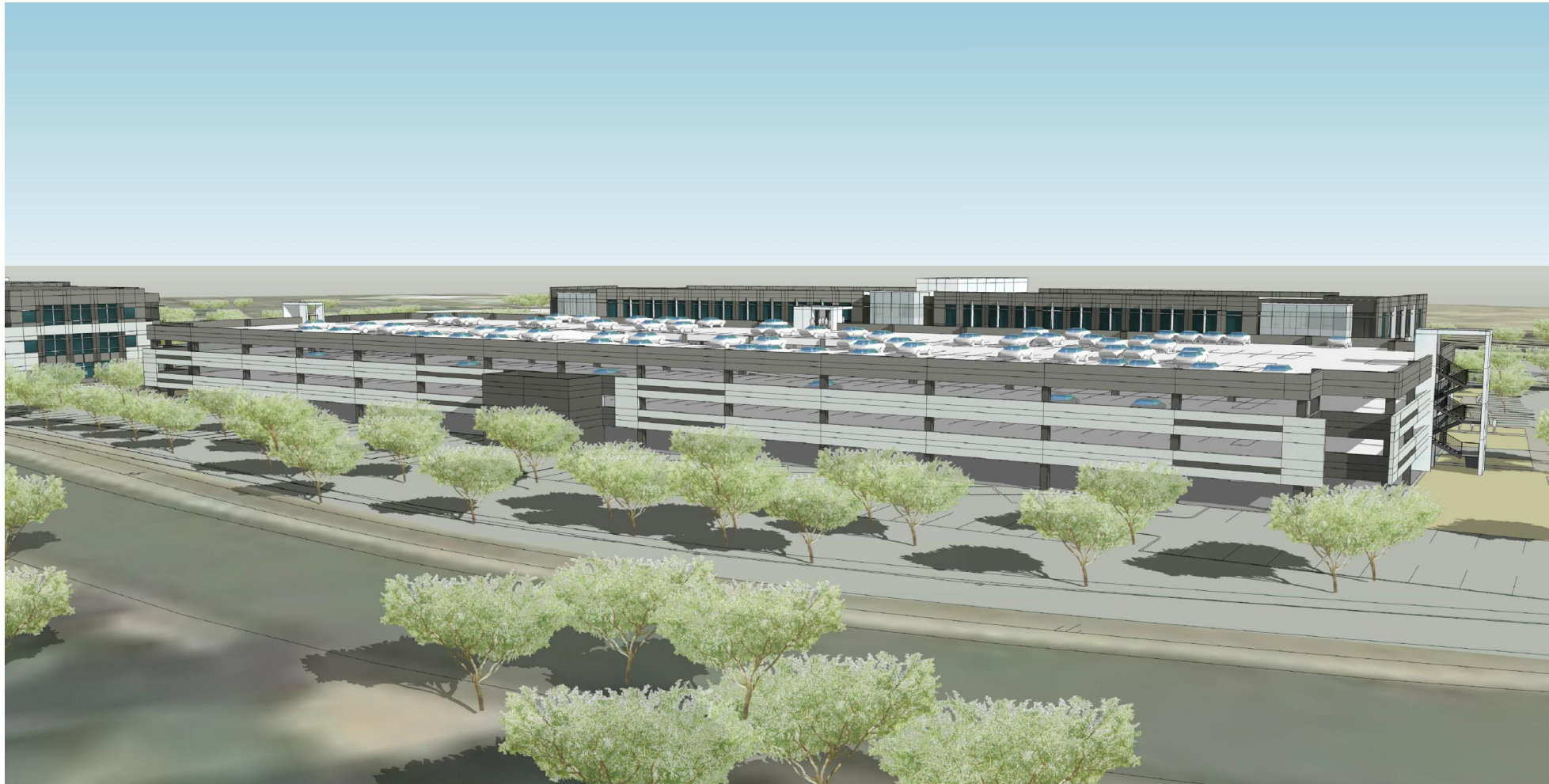


South Elevation

Elevations



Elevations



Colors & Materials



Viracon- 'Pacifica' - 27"



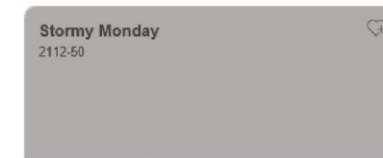
Viracon- 'Gray' - 3"



Viracon- 'VRE 1-46 Clear'



(Benjamin Moore' #2121-50 'Iced Cube Silver')



(Benjamin Moore' #2112-50 'Stormy Monday')



(Benjamin Moore' #2112-40 'Stone')

WAYPOINT 5- Mesa, Arizona

Exterior Building Materials

14111- 5-1-20



Design Guidelines

Section 11-7-3

✓	Design incorporates multiple materials
✓	Varied building height
	No more than fifty percent (50%) of the total façade may be covered with one (1) single material.

Alternative Compliance (11-7-3): allows development to satisfy the Site Planning and Design Standards in this Chapter by providing comparable standards in a creative way.

The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the design objectives as described in the City's General Plan.

Summary

Findings

- ✓ Staff has no major concerns
- ✓ Project meets MZO requirements
- ✓ Staff welcomes any feedback



DESIGN REVIEW BOARD

October 13, 2020