



# DESIGN REVIEW BOARD

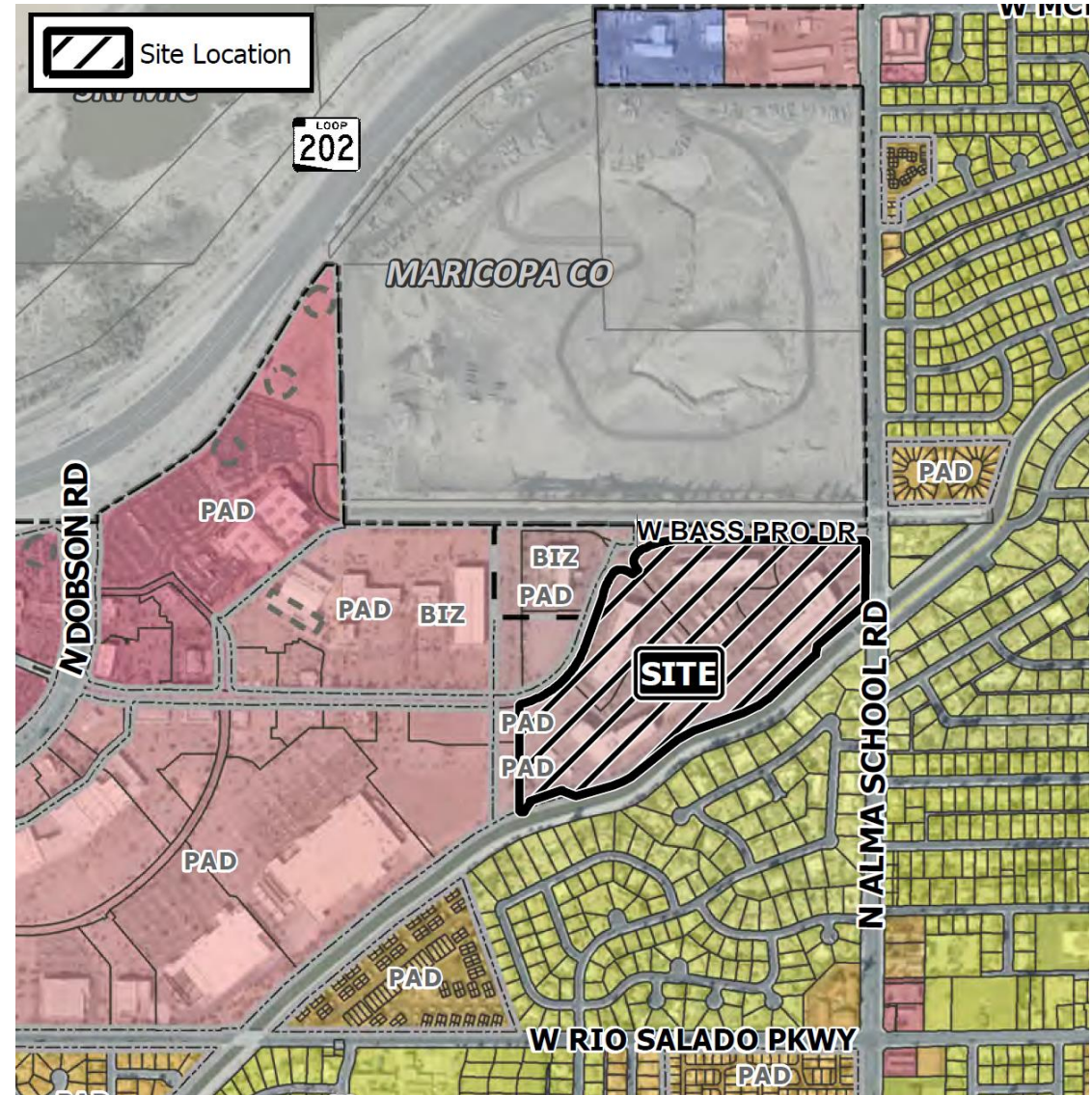
February 9, 2021



**DRB20-00511**

# Location

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







## Request

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- Design Review

## Purpose

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- Proposed office building and parking garage



# Street View



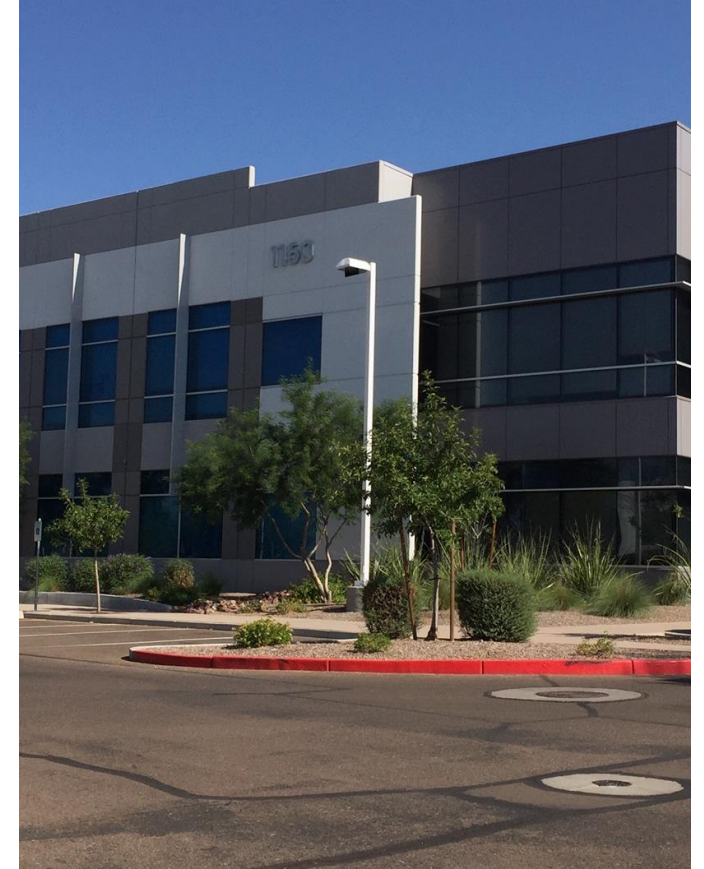
Looking southwest from Alma School Road & Bass Pro Drive

# Site Photos



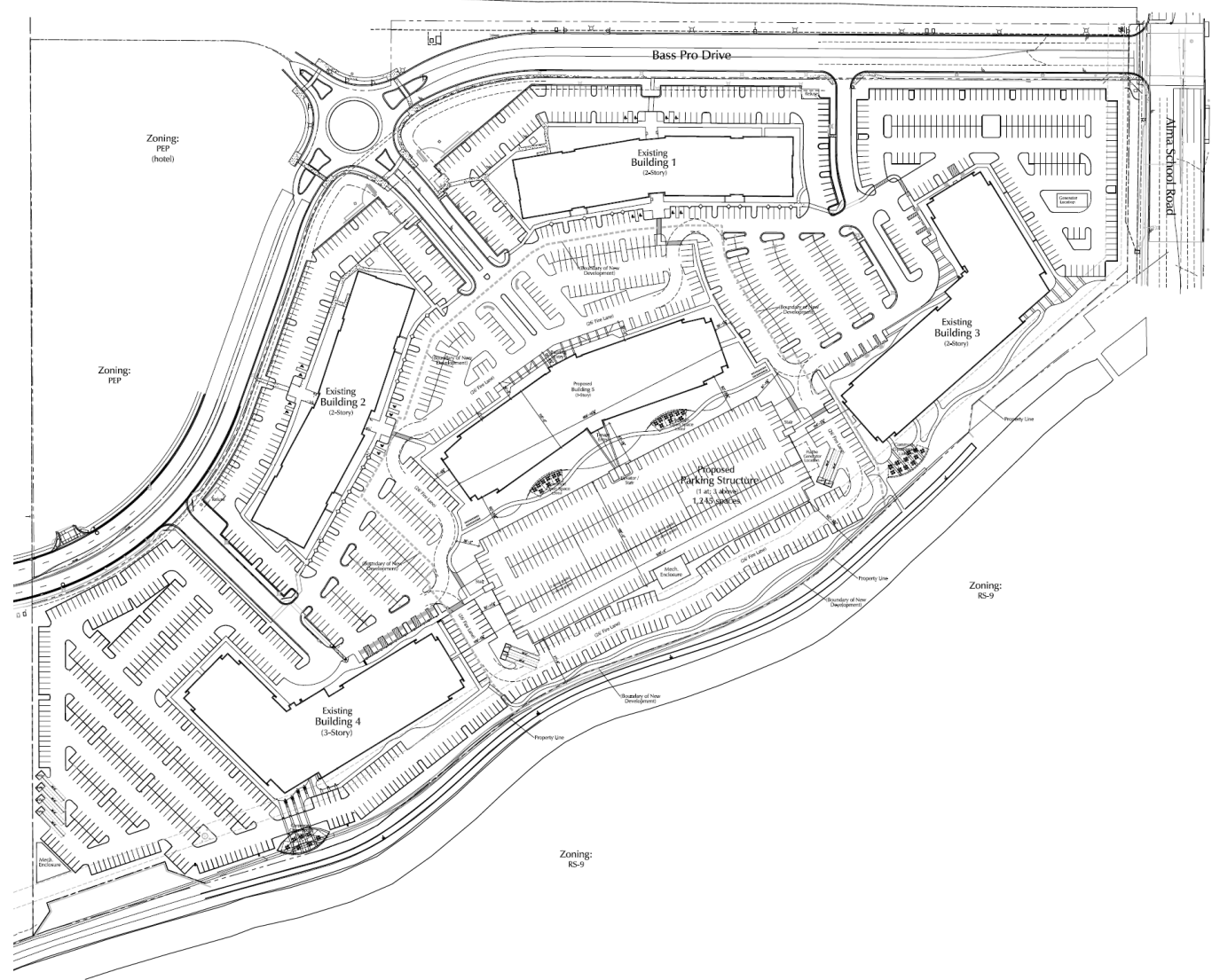


# Site Photos



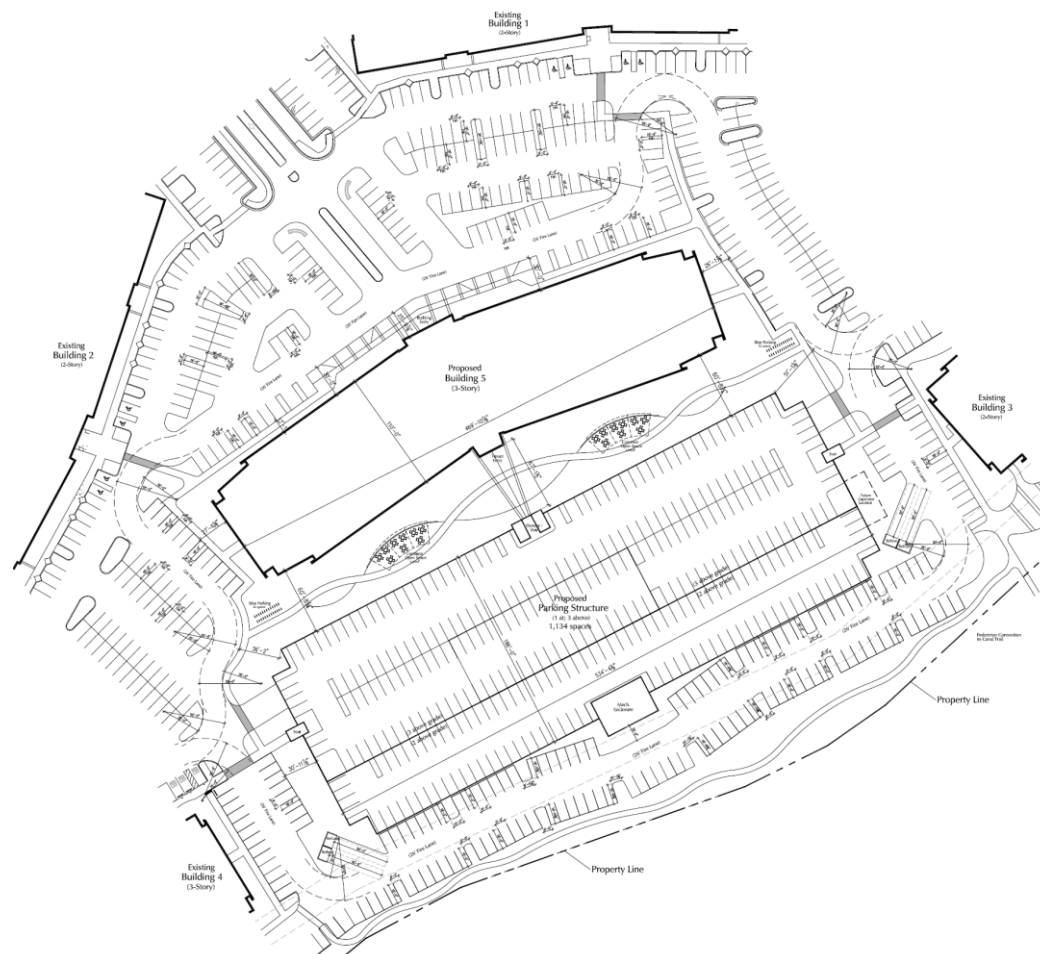
# Site Plan

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



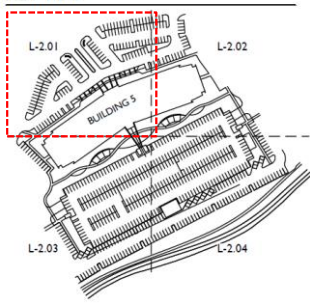


# Site Plan



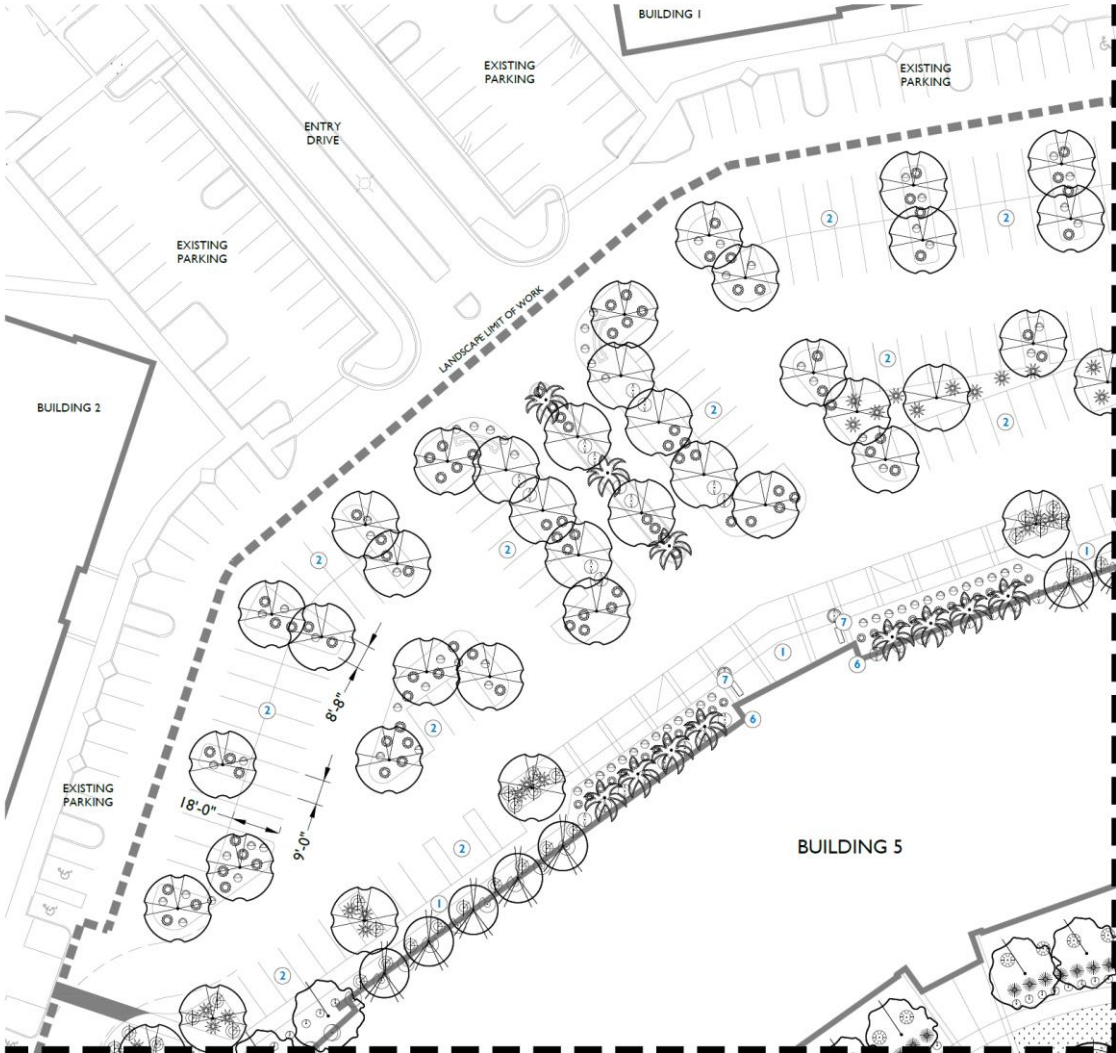
# Landscape Plan

## KEY MAP



## PLANT LEGEND

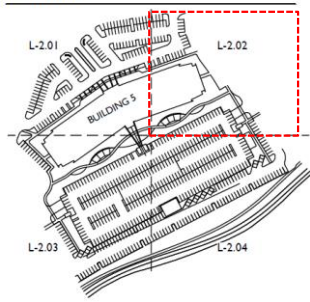
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
<b>TREES</b>				
	Acacia salicina	Willow Acacia	48" Box	46
	Caesalpinia cacalaco	Cascalote	48" Box	23
	Mondel Pine	Pinus edlarica	48" Box	13
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	48" Box	76
	Phoenix dactylifera	Date Palm	18" Tall	11
	Pistacia chinensis 'Red Push'	'Red Push' Chinese Pistache	48" Box	14
	Ulmus parvifolia	Chinese Evergreen Elm	48" Box	14
	Existing Tree			16
<b>SHRUBS/ACCENTS</b>				
	Agave americana	Century Plant	5 Gal	62
	Agave desmettiana	Smooth Agave	5 Gal	148
	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal	55
	Dasylirion quadrangulum	Mexican Grass Tree	5 Gal	85
	Encelia farinosa	Brittlebush	5 Gal	16
	Euphorbia rigida	Gopher Plant	5 Gal	32
	Hesperaloe funifera	Giant Hesperaloe	5 Gal	82
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal	77
	Leucophyllum laevigatum	Chihuahuan Sage	5 Gal	68
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal	82
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal	102
	Muhlenbergia rigens	Deer Grass	5 Gal	210
	Existing Shrub			
<b>VINE</b>				
	Trachelospermum jasminoides	Star Jasmine	5 Gal	12
<b>GROUNDCOVERS</b>				
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal	140
	Lantana x 'New Gold'	New Gold Lantana	1 Gal	267
<b>TURF</b>				
	Cynodon dactylon 'Tifway 419'	Tifway 419	Sod	2492 S.F.





# Landscape Plan

## KEY MAP



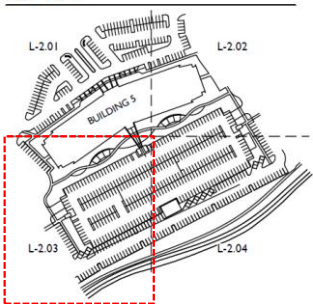
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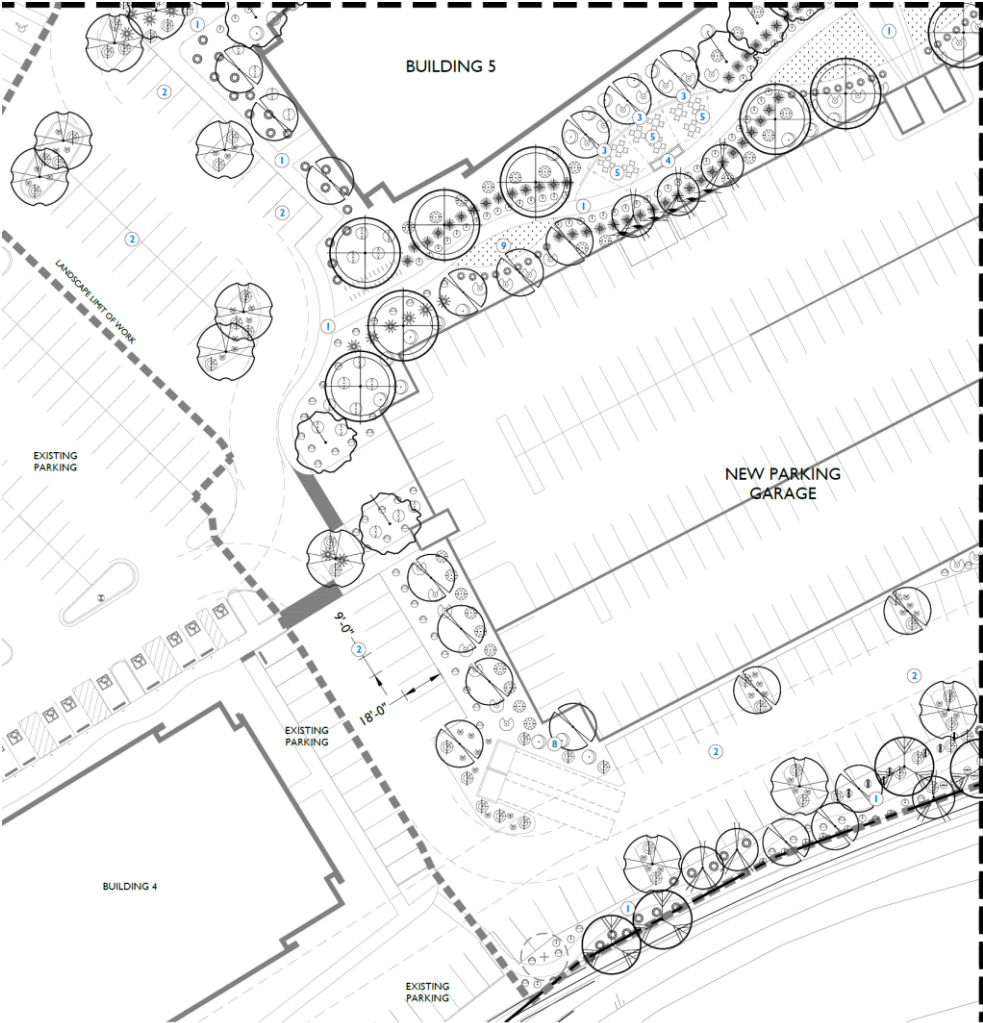
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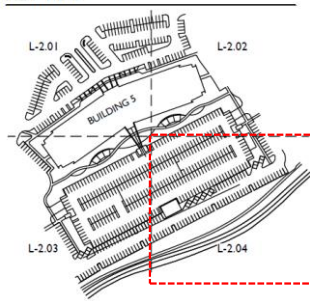
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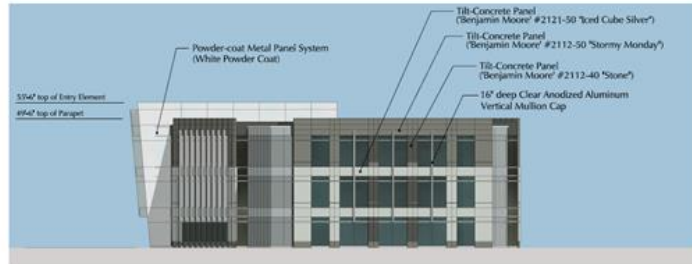
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# Elevations



North Elevation



West Elevation



East Elevation



South Elevation



# Elevations

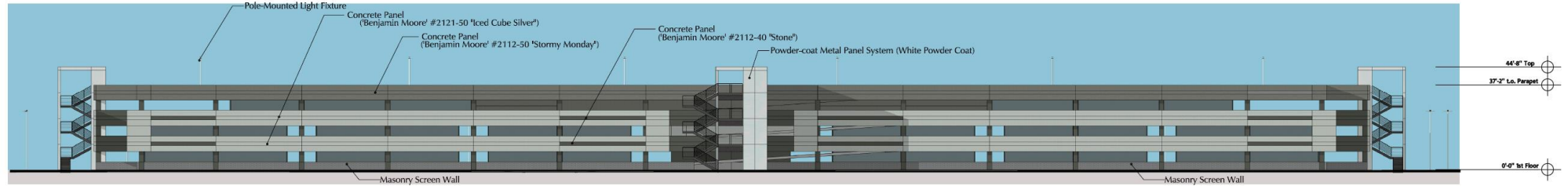


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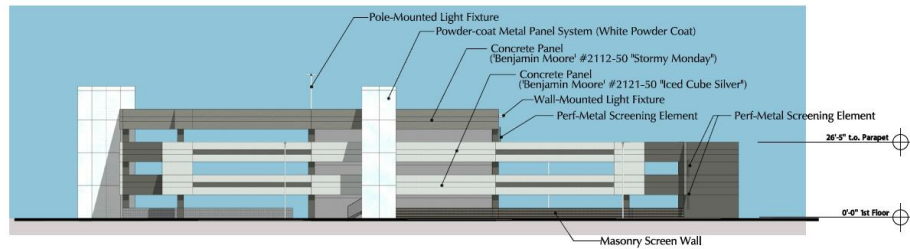




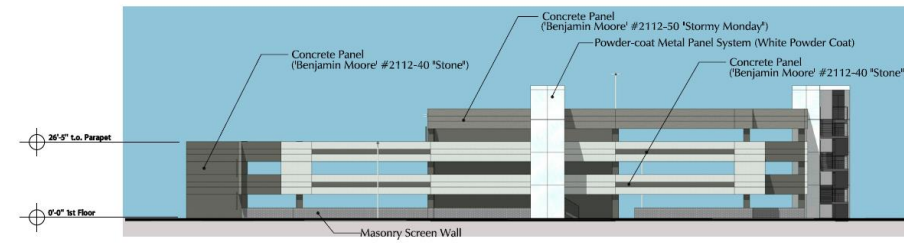
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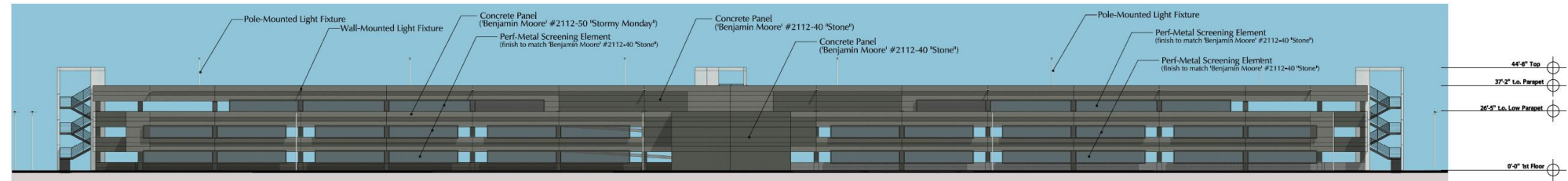
North Elevation



West Elevation



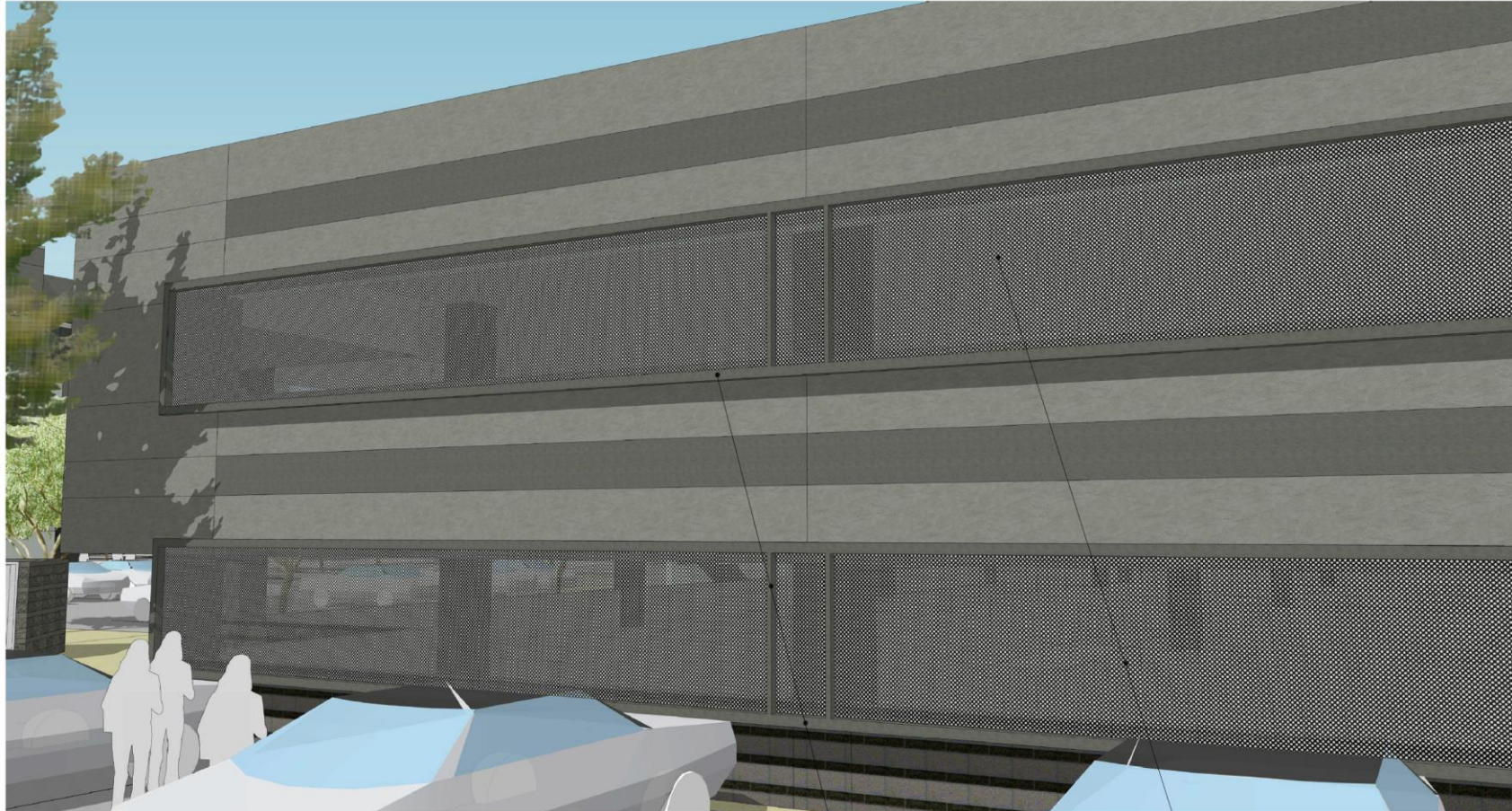
East Elevation



South Elevation



# Elevations



Tube Steel Frame and Accent Pieces  
(finish to match 'Benjamin Moore' #2112-40 'Stone')

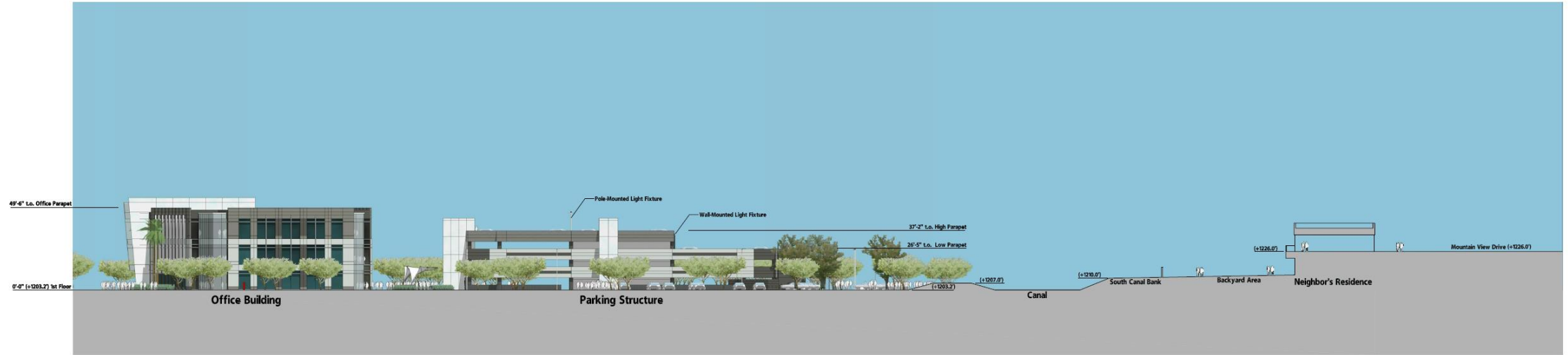
Perforated Metal Infill Panels  
(finish to match 'Benjamin Moore' #2112-40 'Stone')



# Elevations



# Sight Line Exhibit



Site Line Study Looking East



Sight Line Key Plan



# Colors & Materials



Viracon - 'Pacifica - 27'



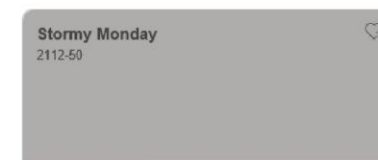
Viracon - 'Gray - 3'



Viracon - 'VRE 1-46 Clear'



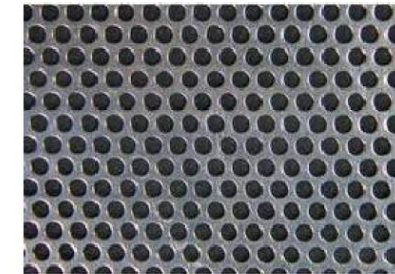
(Benjamin Moore' #2121-50 'Iced Cube Silver')



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



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



Perforated Metal Material Examples



# 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 is seeking your review and recommendation on the following:
  - No more than 50% of facade covered with one (1) material
- Staff welcomes any feedback



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February 9, 2021