

BUILDING COLORS/MATERIALS

The applicant is to provide a revised color/materials board for the current design. (See **Condition 1a.**)

STAFF ANALYSIS**CONCERNS:**

Board Discussion: April 4, 2007	Revisions/Staff observations:
Buildings look industrial, long, flat.	Buildings have deeper changes in plane.
Look at glazing materials, trim walls, changes in plane; high tech glazing.	Some of the textures have changed.
Doesn't have to match Riverview retail.	Applicant has agreed to use the white site furniture from the retail development.
Consider connecting the two buildings in an interesting way.	Not connected.
Consider sandblasted panels or cast-in aluminum reveals.	Not revised in this manner.
These are not class "A" office buildings. Compare them with those along the 101 corridor.	Buildings have been revised.
Awning supports are good; need more movement at the entries. Concerned with proportions at entries.	Entry piers are thicker now, with accent banding.
Needs richer materials.	Accent band added to CMU piers. Deeper color palette.
Columns should be in a different plane	They project now.
Colors should be less reserved, more vibrant.	Colors revised.
The entry node at Alma School and all through the project should be Date Plams to continue the statement along Bass Pro Dr.	Neighbors were opposed to palms along the full drive, but agreed to palms at entries. Palms are not at all entries, including the Alma School Dr. entry.
Buildings need stepping; forms are too basic. Needs to be enhanced; pay attention to shadow lines.	Windows are recessed 8" now.

- Staff received revised elevations. The revisions noted above are based on the 3D elevation provided. The 2D elevations have not been revised. (See **Condition 1b.**)
- The applicant wants to use a view fence to meet the requirement for a perimeter wall along the north property line. Staff will review and approve the design. (See **Condition 1c.**)
- Parking & drive aisle encroach on the required 30' setback from Alma School Rd. (See **Condition 1d.**)
- The plan does not meet Foundation Base requirements: parking is less than 10' from the building in a few areas, less than 15' from the building along some entry walls, and 30' x 30' entry plaza are missing from some entries. (See **Condition 1e.**)