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Main + Mesa Building - North Elevation

- 1 METAL ROOF - STANDING SEAM**  
Type/Style: Standing Seam metal  
Mfr/Supplier: TBD  
Color: Dark Charcoal/Black  
Texture/Finish: Low Gloss/Low Glare
- 2 EXTERIOR WALL - STUCCO**  
Type/Style: Stucco  
Mfr/Supplier: Sherwin Williams/Dunn Edwards  
Color Opt A: DE #6227 "Muslin"  
Color Opt B: SW #637 "Oyster White"  
Texture/Finish: Light Sand
- 3 EXTERIOR WALL - GFRC**  
Mfr/Supplier: TBD  
Color: Medium cool grey  
Texture/Finish: Light etch
- 4 DECORATIVE WALL PANEL - METAL**  
Type/Style: Formed metal pattern  
Mfr/Supplier: TBD  
Color: Dark Charcoal/Black  
Texture/Finish: Powdercoated
- 5 METAL CLADDING**  
Type/Style: Metal wall veneer on structural wall  
Mfr/Supplier: TBD  
Color: Dark Charcoal/Black  
Texture/Finish: Powdercoated
- 6 STRUCTURAL METAL**  
Type/Style: Metal angle and tube profiles  
Mfr/Supplier: TBD  
Color: Dark Charcoal/Black  
Texture/Finish: Powdercoated
- 7 ACCENT TRIM - CAST STONE**  
Type/Style: Cast stone over foam  
Mfr/Supplier: TBD  
Color: Medium cool grey  
Texture/Finish: Light etch
- 8 DECORATIVE FRIEZE - GFRC**  
Type/Style: GFRC with formed repeating pattern  
Mfr/Supplier: TBD  
Color: Medium cool grey  
Texture/Finish: Light etch
- 9 BALCONY RAILING**  
Type/Style: Metal tube and pipe profiles  
Mfr/Supplier: TBD  
Color: Dark Charcoal/Black  
Texture/Finish: Powdercoated
- 10 PATIO RAILING - ON GRADE**  
Type/Style: Decorative metal pattern  
Mfr/Supplier: TBD  
Color: Dark Charcoal/Black  
Texture/Finish: Powdercoated
- 11 STOREFRONT FRAME**  
Type/Style: Aluminum frame  
Mfr/Supplier: TBD  
Color: Dark Charcoal/Black  
Finish: Flat
- 12 WINDOW / DOOR FRAME**  
Type/Style: Vinyl clad  
Mfr/Supplier: TBD  
Color: Dark grey
- 13 RESIDENTIAL ENTRY DOOR**  
Type/Style: Composite clad  
Mfr/Supplier: TBD  
Color: Different color each unit
- 14 MAIN ENTRY DOOR**  
Type/Style: Aluminum frame  
Mfr/Supplier: TBD  
Color: Dark Grey
- 15 AWNINGS**  
Type/Style: Metal on metal frame  
Profile: Open ends  
Mfr/Supplier: TBD  
Color: Dark Charcoal/Black  
Texture/Finish: Powdercoated

Main + Mesa Building - Color and Material Palette

August 28, 2018



# Mesa and Main Redevelopment

Note: Images approximate actual color. Refer to actual samples for exact color and/or texture.





Main + Mesa Building - Color and Material Palette

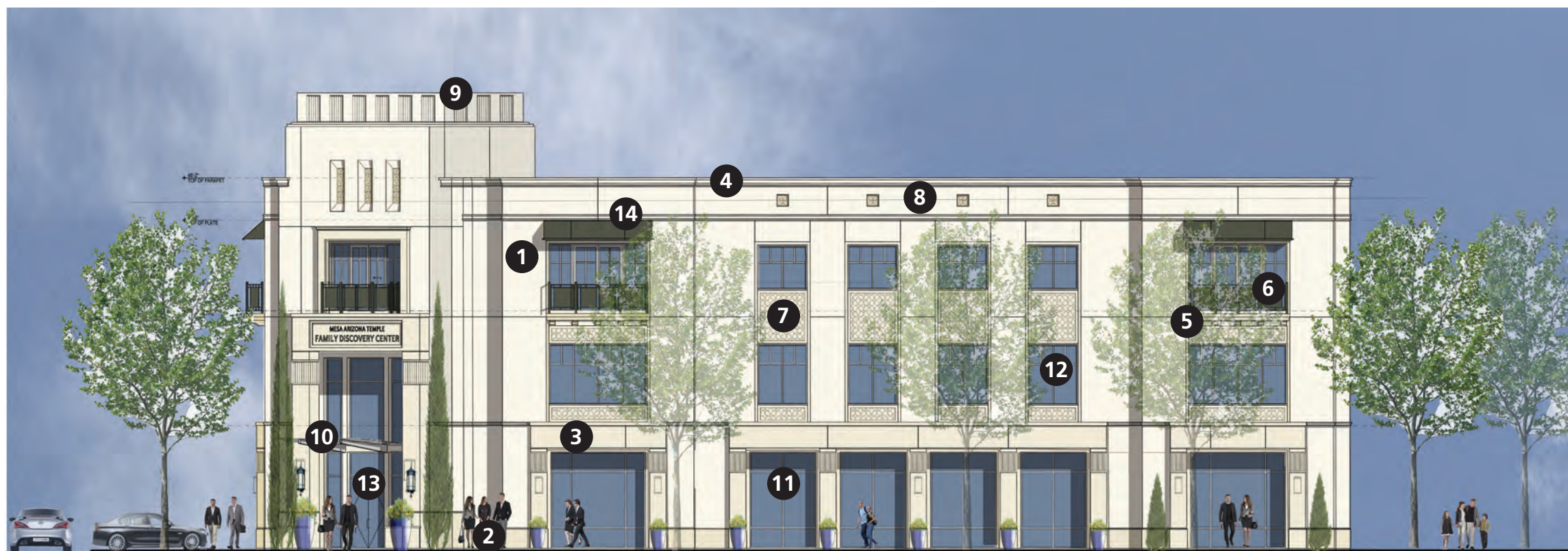
August 28, 2018

# Mesa and Main Redevelopment

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Mesa Discovery Center - North Elevation

- |  |   |  |  |   |
|--|---|--|--|---|
| <p><b>1 EXTERIOR WALL - GFRC</b><br/>                 Type/Style: GFRC with bevel joints<br/>                 Mfr/Supplier: Unlimited Design<br/>                 Color: Light Creme #0125<br/>                 Texture/Finish: Light Sand</p>   | <p><b>4 PARAPET WALL CAP - GFRC</b><br/>                 Type/Style: GFRC with bevel joints<br/>                 Mfr/Supplier: Unlimited Design<br/>                 Color: Light Creme #0125<br/>                 Texture/Finish: Light Sand</p> | <p><b>7 BALCONY PANELS</b><br/>                 Type/Style: GFRC with repeating pattern<br/>                 Mfr/Supplier: Unlimited Design<br/>                 Color: Light Creme #0125<br/>                 Texture/Finish: Light Sand</p>                  | <p><b>10 METAL CANOPY AT ENTRY DOOR</b><br/>                 Type/Style: Metal with Glass Top<br/>                 Mfr/Supplier: TBD<br/>                 Color: Grey/Silver<br/>                 Texture/Finish: Powdercoated</p> | <p><b>13 ENTRY DOOR</b><br/>                 Type/Style: Aluminum frame<br/>                 Mfr/Supplier: TBD<br/>                 Color: Grey/Silver<br/>                 Finish: Brushed</p>   |
| <p><b>2 WALL BASE - GFRC</b><br/>                 Type/Style: GFRC with chamfered top<br/>                 Mfr/Supplier: Unlimited Design<br/>                 Color: Medium Creme #0122<br/>                 Texture/Finish: Rough Sand</p>     | <p><b>5 BALCONY TRIM/CORBEL</b><br/>                 Type/Style: GFRC with chamfered top<br/>                 Mfr/Supplier: Unlimited Design<br/>                 Color: Medium Creme #0122<br/>                 Texture/Finish: Rough Sand</p>   | <p><b>8 DECORATIVE FRIEZE PANELS - GFRC</b><br/>                 Type/Style: GFRC with repeating pattern<br/>                 Mfr/Supplier: Unlimited Design<br/>                 Color: Light Creme #0125<br/>                 Texture/Finish: Light Sand</p> | <p><b>11 STOREFRONT FRAME</b><br/>                 Type/Style: Aluminum frame<br/>                 Mfr/Supplier: TBD<br/>                 Color: Grey/Silver<br/>                 Finish: Brushed</p>                              | <p><b>14 AWNINGS</b><br/>                 Type/Style: Metal<br/>                 Mfr/Supplier: TBD<br/>                 Color: Dark Charcoal<br/>                 Texture/Finish: Powdercoated</p>  |
| <p><b>3 ACCENT/SURROUND TRIM</b><br/>                 Type/Style: GFRC with chamfered top<br/>                 Mfr/Supplier: Unlimited Design<br/>                 Color: Medium Creme #0122<br/>                 Texture/Finish: Rough Sand</p> | <p><b>6 BALCONY RAILINGS</b><br/>                 Type/Style: Metal tube and pipe profiles<br/>                 Mfr/Supplier: TBD<br/>                 Color: Dark Charcoal/Black<br/>                 Texture/Finish: Powdercoated</p>           | <p><b>9 DECORATIVE TOWER CAP - GFRC</b><br/>                 Type/Style: GFRC with fluted profile<br/>                 Mfr/Supplier: Unlimited Design<br/>                 Color: Light Creme #0125<br/>                 Texture/Finish: Light Sand</p>        | <p><b>12 WINDOW/DOOR FRAME</b><br/>                 Type/Style: Aluminum frame<br/>                 Mfr/Supplier: TBD<br/>                 Color: Grey/Silver<br/>                 Finish: Brushed</p>                             | <p><b>15 COURTYARD RAMADA COLUMNS/TRELLIS</b><br/>                 Type/Style: Metal<br/>                 Mfr/Supplier: TBD<br/>                 Column/trellis Color: Light Creme<br/>                 Roof Color: Dark Charcoal<br/>                 Texture/Finish: Powdercoated</p> |

Mesa Discovery Center - Color and Material Palette

August 28, 2018

# Mesa and Main Redevelopment



Note: Images approximate actual color. Refer to actual samples for exact color and/or texture.





Mesa Discovery Center - Color and Material Palette

August 28, 2018

# Mesa and Main Redevelopment

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The Udall Building - West Elevation

- |   |   |   |  |  |
|---|---|---|--|--|
| <p><b>1 ROOF - CONCRETE ROOF TILE</b><br/>Type/Style: Flat concrete tile<br/>Mfr/Supplier: US tile or equal<br/>Color: Dark warm grey</p>   | <p><b>4 DECORATIVE WALL PANEL - METAL</b><br/>Type/Style: Formed metal pattern<br/>Mfr/Supplier: TBD<br/>Color: Wark grey<br/>Texture/Finish: Powdercoated</p>    | <p><b>7 WAINSCOT CAP/ACCENT TRIM - CAST STONE</b><br/>Type/Style: Cast stone over foam<br/>Mfr/Supplier: TBD<br/>Color: Warm grey<br/>Texture/Finish: Light etch</p>  | <p><b>10 PATIO RAILING - ON GRADE</b><br/>Type/Style: Decorative metal pattern<br/>Mfr/Supplier: TBD<br/>Color: Dark Bronze<br/>Texture/Finish: Powdercoated</p> | <p><b>13 RESIDENTIAL ENTRY DOOR</b><br/>Type/Style: Composite clad<br/>Mfr/Supplier: TBD<br/>Color: Different color each unit</p>                                    |
| <p><b>2 EXTERIOR WALL - STUCCO</b><br/>Type/Style: Stucco<br/>Mfr/Supplier: Sherwin Williams<br/>Color Opt A: SW #6073 "Perfect Greige"<br/>Color Opt B: SW #570 "Egret White"<br/>Texture/Finish: Light Sand</p> | <p><b>5 METAL CLADDING</b><br/>Type/Style: Metal wall veneer on structural wall<br/>Mfr/Supplier: TBD<br/>Color: Medium grey<br/>Texture/Finish: Powdercoated</p> | <p><b>8 DECORATIVE FRIEZE - GFRC</b><br/>Type/Style: GFRC with formed repeating pattern<br/>Mfr/Supplier: TBD<br/>Color: Warm grey<br/>Texture/Finish: Light etch</p> | <p><b>11 REFUSE DOOR</b><br/>Type/Style: Louvered metal out swinging<br/>Mfr/Supplier: TBD<br/>Color: Dark Bronze<br/>Texture/Finish: Powdercoated</p>           | <p><b>14 ENTRY DOOR</b><br/>Type/Style: Aluminum frame<br/>Mfr/Supplier: TBD<br/>Color: Light warm grey</p>  |
| <p><b>3 EXTERIOR WALL - BRICK</b><br/>Mfr/Supplier: Muddux/Interstate Brick<br/>Color: Dusty Rose<br/>Grout: Matching brick<br/>Size/Profile: 4"x12"x16", or Thin Brick profile</p>                               | <p><b>6 PRECAST SURROUND - GFRC</b><br/>Type/Style: GFRC with accent joints<br/>Mfr/Supplier: TBD<br/>Color: Oatmeal<br/>Texture/Finish: Honed</p>                | <p><b>9 BALCONY RAILING</b><br/>Type/Style: Metal tube and pipe profiles<br/>Mfr/Supplier: TBD<br/>Color: Dark Bronze<br/>Texture/Finish: Powdercoated</p>            | <p><b>12 WINDOW / DOOR FRAME</b><br/>Type/Style: Vinyl clad<br/>Mfr/Supplier: TBD<br/>Color: Light warm grey</p>   | <p><b>15 AWNINGS</b><br/>Type/Style: Metal on metal frame<br/>Profile: Open ends<br/>Mfr/Supplier: TBD<br/>Color: Dark Charcoal<br/>Texture/Finish: Powdercoated</p> |

The Udall Building - Color and Material Palette

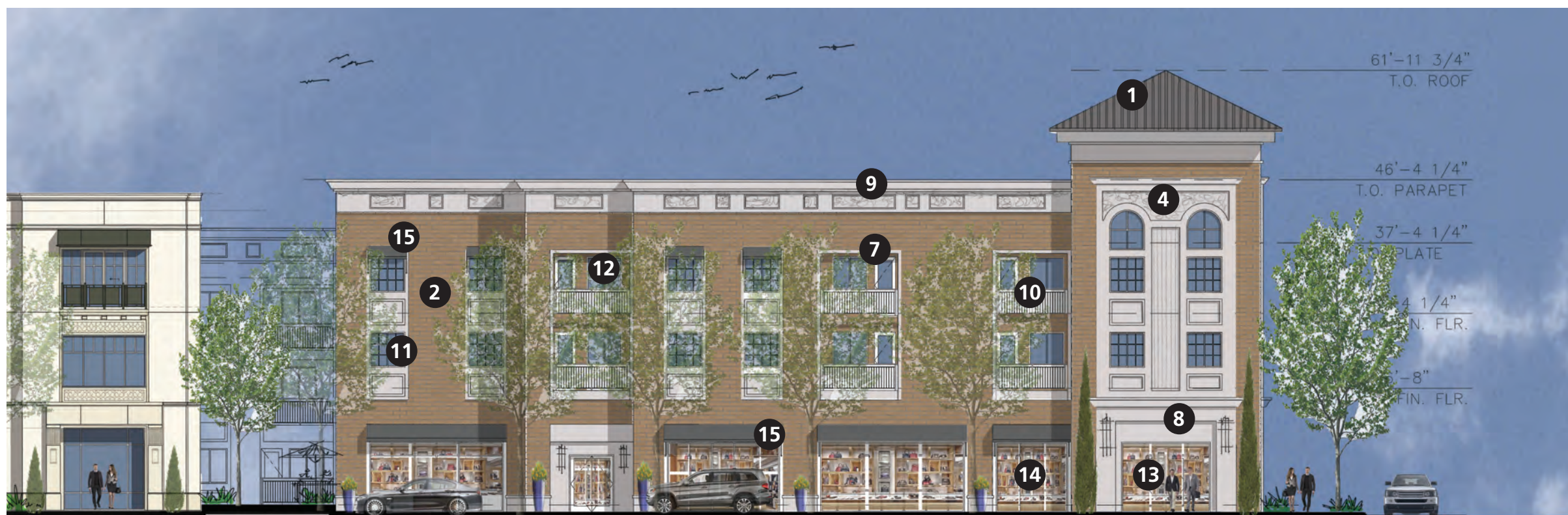
August 28, 2018



# Mesa and Main Redevelopment

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Traditional Brick Building- North Elevation

- |  |   |   |   |  |
|--|---|---|---|--|
| <p><b>1 METAL ROOF - STANDING SEAM</b><br/>Type/Style: Standing Seam metal<br/>Mfr/Supplier: TBD<br/>Color: Dark Bronze<br/>Texture/Finish: Low Gloss/Low Glare</p> <p><b>2 EXTERIOR WALL - BRICK</b><br/>Mfr/Supplier: Muddux/Interstate Brick<br/>Color: Dusty Rose<br/>Grout: Matching brick<br/>Size/Profile: 4"x12"x16", or Thin Brick profile</p> <p><b>3 EXTERIOR WALL - STUCCO (SOUTH ELEV)</b><br/>Type/Style: Stucco<br/>Mfr/Supplier: Sherwin Williams<br/>Color Opt A: SW #6073 "Perfect Greige"<br/>Color Opt B: SW #570 "Egret White"<br/>Texture/Finish: Light Sand</p> | <p><b>4 DECORATIVE PANELS - GFRC</b><br/>Type/Style: GFRC<br/>Mfr/Supplier: TBD<br/>Color: Warm Grey<br/>Texture/Finish: Light Sand</p> <p><b>5 METAL CLADDING</b><br/>Type/Style: Metal<br/>Mfr/Supplier: TBD<br/>Color: Dark Bronze<br/>Texture/Finish:</p> <p><b>6 STRUCTURAL METAL</b><br/>Type/Style: Metal<br/>Mfr/Supplier: TBD<br/>Color: Dark Bronze<br/>Texture/Finish:</p> | <p><b>7 ACCENT TRIM - CAST STONE/GFRC</b><br/>Type/Style: GFRC<br/>Mfr/Supplier: TBD<br/>Color: Warm Grey<br/>Texture/Finish: Light Sand</p> <p><b>8 PRECAST SURROUNDS - CAST STONE/GFRC</b><br/>Type/Style: GFRC<br/>Mfr/Supplier: TBD<br/>Color: Warm Grey<br/>Texture/Finish: Light Sand</p> <p><b>9 DECORATIVE FRIEZE - GFRC</b><br/>Type/Style: GFRC<br/>Mfr/Supplier: TBD<br/>Color: Warm Grey<br/>Texture/Finish: Light Sand</p> | <p><b>10 BALCONY RAILING</b><br/>Type/Style: Metal<br/>Mfr/Supplier: TBD<br/>Color: Dark Bronze<br/>Texture/Finish: Powdercoated</p> <p><b>11 WINDOW / DOOR FRAME</b><br/>Type/Style: Vinyl clad<br/>Mfr/Supplier: TBD<br/>Color: Light warm grey</p> <p><b>12 RESIDENTIAL PATIO DOOR</b><br/>Type/Style: Vinyl clad<br/>Mfr/Supplier: TBD<br/>Color: Light warm grey</p> | <p><b>13 ENTRY DOOR</b><br/>Type/Style: Aluminum frame<br/>Mfr/Supplier: TBD<br/>Color: Light warm grey</p> <p><b>14 STOREFRONT FRAME</b><br/>Type/Style: Aluminum frame<br/>Mfr/Supplier: TBD<br/>Color: Light warm grey</p> <p><b>15 AWNINGS</b><br/>Type/Style: Metal on metal frame<br/>Profile: Open ends<br/>Mfr/Supplier: TBD<br/>Color: Dark Charcoal<br/>Texture/Finish: Powdercoated</p> |
|--|---|---|---|--|

Traditional Building - Color and Material Palette

August 28, 2018

# Mesa and Main Redevelopment



Note: Images approximate actual color. Refer to actual samples for exact color and/or texture.





Traditional Building - Color and Material Palette

August 28, 2018

# Mesa and Main Redevelopment

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Rowhomes - North Elevation

**1 ROOF - CONCRETE ROOF TILE**  
 Type/Style: Flat concrete tile  
 Mfr/Supplier: US tile or equal  
 Color: Dark charcoal/Ebony

**3 TRIM / FASCIA**  
 Type/Style: Cast stone over foam  
 Mfr/Supplier: TBD  
 Color: Match body color  
 Texture/Finish: Light etch

**5 SILLS**  
 Type/Style: Cast stone over foam  
 Mfr/Supplier: TBD  
 Color: Light grey  
 Texture/Finish: Light etch

**7 BALCONY RAILINGS**  
 Type/Style: Metal tube and pipe profiles  
 Mfr/Supplier: TBD  
 Color: Dark Charcoal/Black  
 Texture/Finish: Powdercoated

**9 SHUTTERS**  
 Type/Style: Composite  
 Mfr/Supplier: TBD  
 Color: Black

**2 EXTERIOR WALL - STUCCO**  
 Type/Style: Stucco  
 Mfr/Supplier: Sherwin Williams  
 Color: SW #7050 "Useful Gray"  
 Texture/Finish: Light Sand

**4 PRECAST SURROUNDS - CAST STONE/GFRC**  
 Type/Style: GFRC  
 Mfr/Supplier: TBD  
 Color: Warm Grey  
 Texture/Finish: Light Sand

**6 WINDOW/DOOR FRAME**  
 Type/Style: Aluminum frame  
 Mfr/Supplier: TBD  
 Color: White

**8 AWNINGS**  
 Type/Style: Fabric on Metal frame  
 Mfr/Supplier: TBD  
 Color: Black

Rowhomes - Color and Material Palette

August 28, 2018

# Mesa and Main Redevelopment



Note: Images approximate actual color. Refer to actual samples for exact color and/or texture.







Rowhomes - Color and Material Palette

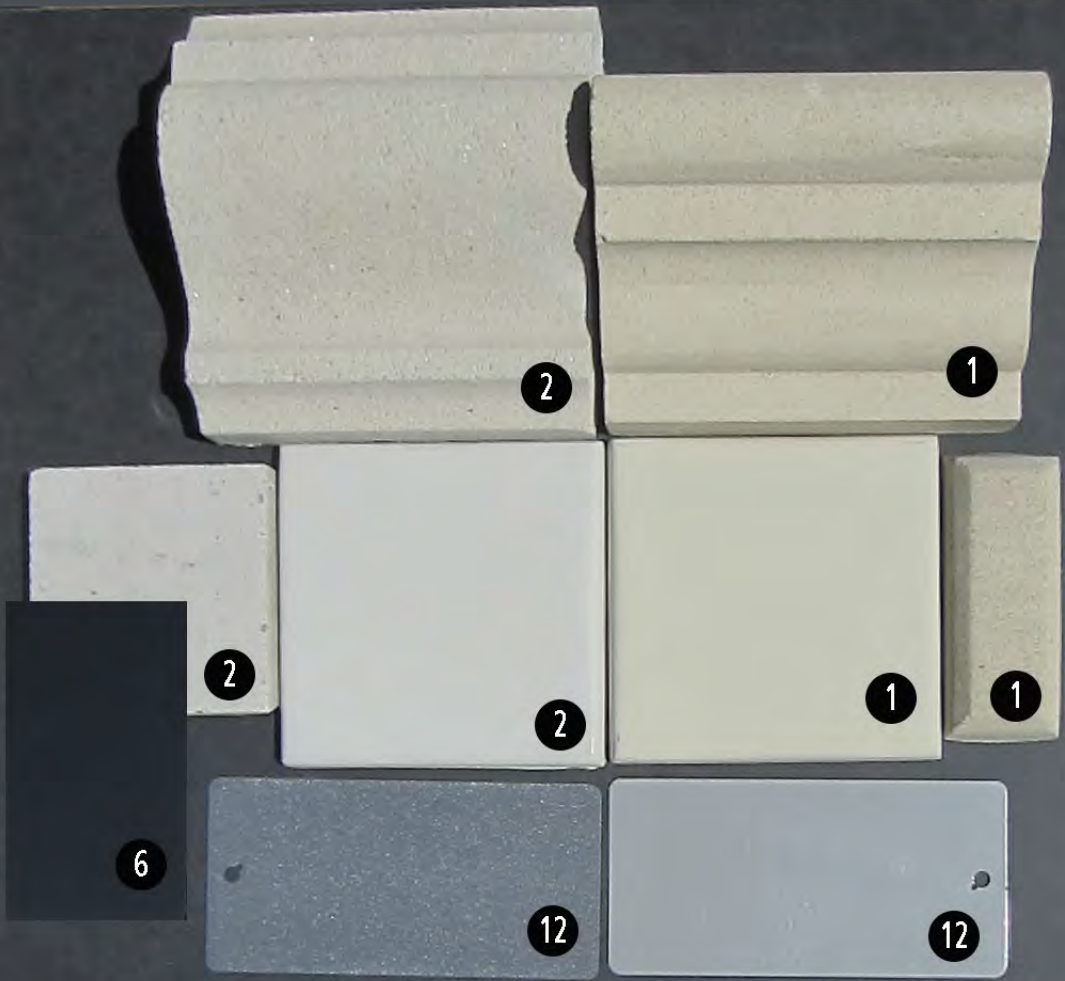
August 28, 2018

# Mesa and Main Redevelopment

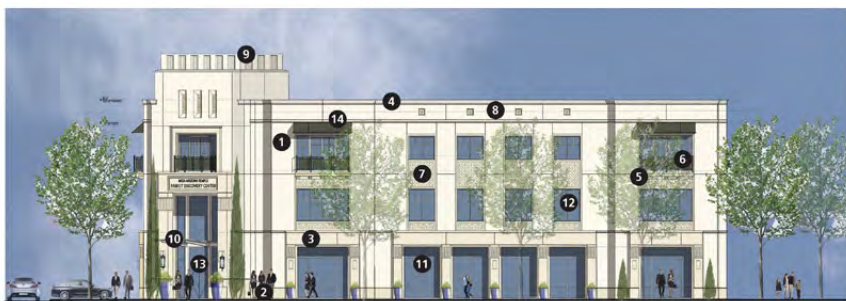
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Color and Material Palette 1



Mesa Discovery Center - North Elevation

- |  |   |  |   |   |
|--|---|--|---|---|
| <p><b>1 EXTERIOR WALL - GFRG</b><br/>Type/Style: GFRG with bevel joints<br/>Mfr/Supplier: Unlimited Design<br/>Color: Light Creme #0125<br/>Texture/Finish: Light Sand</p> <p><b>2 WALL BASE - GFRG</b><br/>Type/Style: GFRG with chamfered top<br/>Mfr/Supplier: Unlimited Design<br/>Color: Medium Creme #0722<br/>Texture/Finish: Rough Sand</p> <p><b>3 ACCENT/SURROUND TRIM</b><br/>Type/Style: GFRG with chamfered top<br/>Mfr/Supplier: Unlimited Design<br/>Color: Medium Creme #0122<br/>Texture/Finish: Rough Sand</p> | <p><b>4 PARAPET WALL CAP - GFRG</b><br/>Type/Style: GFRG with bevel joints<br/>Mfr/Supplier: Unlimited Design<br/>Color: Light Creme #0125<br/>Texture/Finish: Light Sand</p> <p><b>5 BALCONY TRIM/CORBEL</b><br/>Type/Style: GFRG with chamfered top<br/>Mfr/Supplier: Unlimited Design<br/>Color: Medium Creme #0722<br/>Texture/Finish: Rough Sand</p> <p><b>6 BALCONY RAILINGS</b><br/>Type/Style: Metal tube and pipe profiles<br/>Mfr/Supplier: TBD<br/>Color: Dark Charcoal/Black<br/>Texture/Finish: Powdercoated</p> | <p><b>7 BALCONY PANELS</b><br/>Type/Style: GFRG with repeating pattern<br/>Mfr/Supplier: Unlimited Design<br/>Color: Light Creme #0125<br/>Texture/Finish: Light Sand</p> <p><b>8 DECORATIVE FRIEZE PANELS - GFRG</b><br/>Type/Style: GFRG with repeating pattern<br/>Mfr/Supplier: Unlimited Design<br/>Color: Light Creme #0125<br/>Texture/Finish: Light Sand</p> <p><b>9 DECORATIVE TOWER CAP - GFRG</b><br/>Type/Style: GFRG with fluted profile<br/>Mfr/Supplier: Unlimited Design<br/>Color: Light Creme #0125<br/>Texture/Finish: Light Sand</p> | <p><b>10 METAL CANOPY AT ENTRY DOOR</b><br/>Type/Style: Metal with Glass Top<br/>Mfr/Supplier: TBD<br/>Color: Grey/Silver<br/>Texture/Finish: Powdercoated</p> <p><b>11 STOREFRONT FRAME</b><br/>Type/Style: Aluminum frame<br/>Mfr/Supplier: TBD<br/>Color: Grey/Silver<br/>Finish: Brushed</p> <p><b>12 WINDOW/DOOR FRAME</b><br/>Type/Style: Aluminum frame<br/>Mfr/Supplier: TBD<br/>Color: Grey/Silver<br/>Finish: Brushed</p> | <p><b>13 ENTRY DOOR</b><br/>Type/Style: Aluminum frame<br/>Mfr/Supplier: TBD<br/>Color: Grey/Silver<br/>Finish: Brushed</p> <p><b>14 AWNINGS</b><br/>Type/Style: Metal<br/>Mfr/Supplier: TBD<br/>Color: Dark Charcoal<br/>Texture/Finish: Powdercoated</p> <p><b>15 COURTYARD RAMADA COLUMNS/TRELLIS</b><br/>Type/Style: Metal<br/>Mfr/Supplier: TBD<br/>Column/Trellis Color: Light Creme<br/>Roof Color: Dark Charcoal<br/>Texture/Finish: Powdercoated</p> |
|--|---|--|---|---|

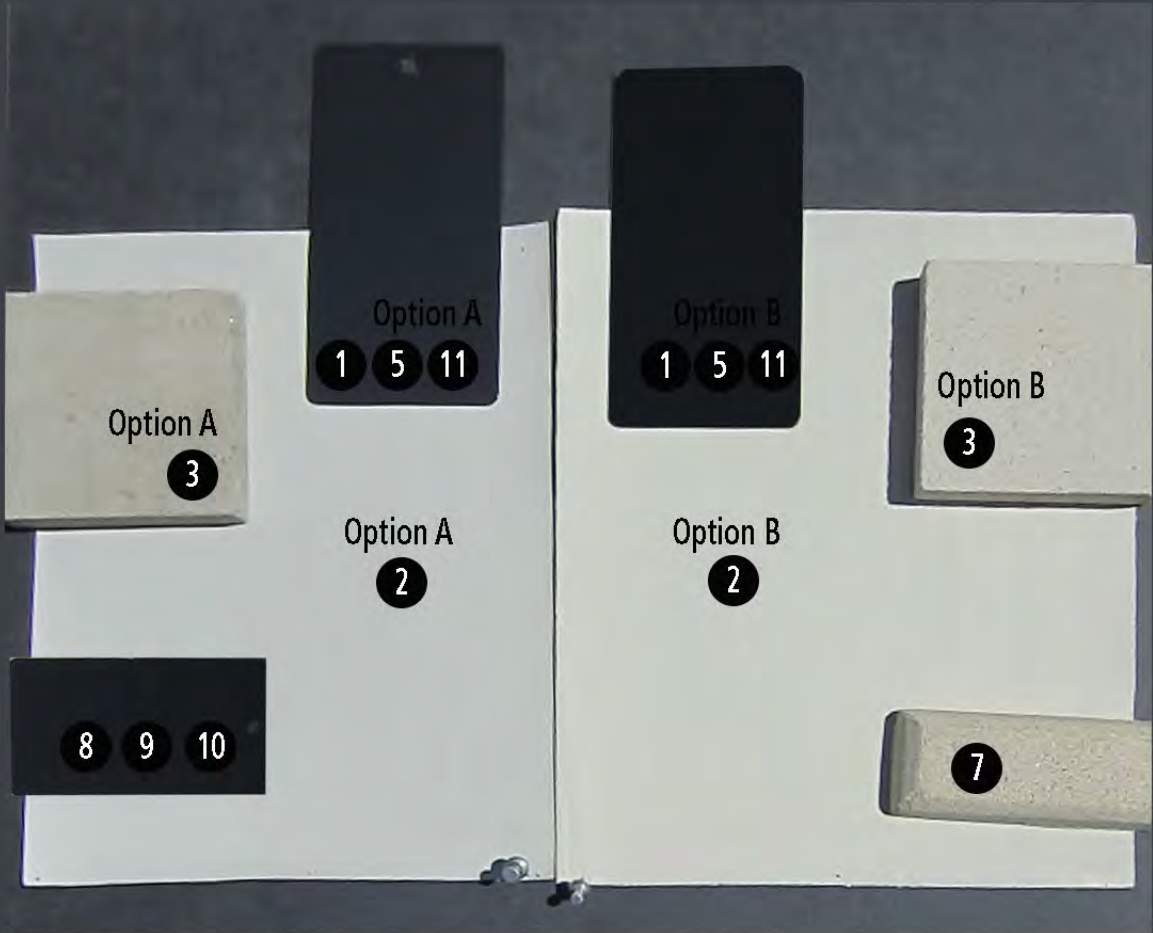
Mesa Discovery Center - Color and Material Palette

August 28, 2018



Mesa and Main Redevelopment

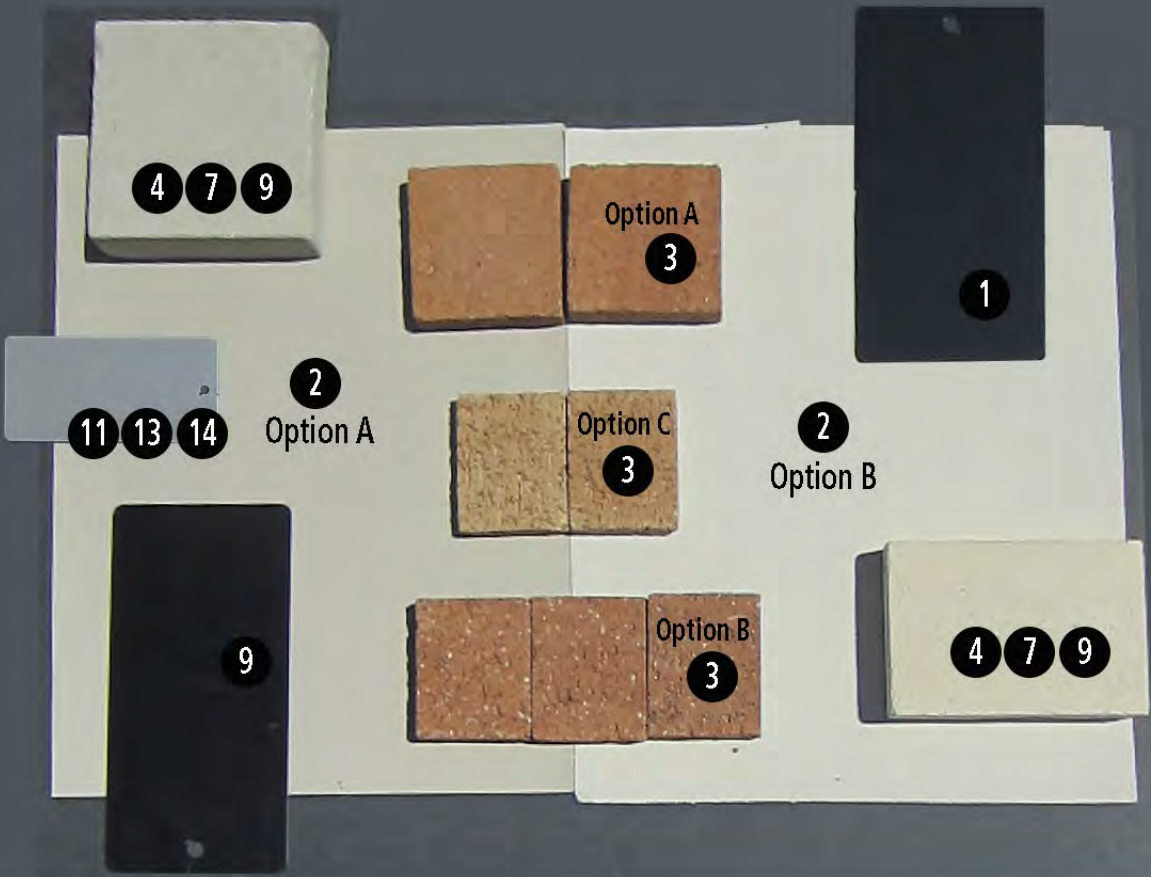




Main + Mesa Building - North Elevation

- |  |   |  |  |   |
|--|---|--|--|---|
| <p><b>1 METAL ROOF - STANDING SEAM</b><br/>Type/Style: Standing Seam metal<br/>Mfr/Supplier: TBD<br/>Color: Dark Charcoal/Black<br/>Texture/Finish: Low Gloss/Low Glare</p> <p><b>2 EXTERIOR WALL - STUCCO</b><br/>Type/Style: Stucco<br/>Mfr/Supplier: Sherwin Williams/Dunn Edwards<br/>Color Opt A: DE H627 "Muslin"<br/>Color Opt B: SW H637 "Oyster White"<br/>Texture/Finish: Light Sand</p> <p><b>3 EXTERIOR WALL - GFRC</b><br/>Mfr/Supplier: TBD<br/>Color: Medium cool grey<br/>Texture/Finish: Light etch</p> | <p><b>4 DECORATIVE WALL PANEL - METAL</b><br/>Type/Style: Formed metal pattern<br/>Mfr/Supplier: TBD<br/>Color: Dark Charcoal/Black<br/>Texture/Finish: Powdercoated</p> <p><b>5 METAL CLADDING</b><br/>Type/Style: Metal wall veneer on structural wall<br/>Mfr/Supplier: TBD<br/>Color: Dark Charcoal/Black<br/>Texture/Finish: Powdercoated</p> <p><b>6 STRUCTURAL METAL</b><br/>Type/Style: Metal angle and tube profiles<br/>Mfr/Supplier: TBD<br/>Color: Dark Charcoal/Black<br/>Texture/Finish: Powdercoated</p> | <p><b>7 ACCENT TRIM - CAST STONE</b><br/>Type/Style: Cast stone over foam<br/>Mfr/Supplier: TBD<br/>Color: Medium cool grey<br/>Texture/Finish: Light etch</p> <p><b>8 DECORATIVE FRIEZE - GFRC</b><br/>Type/Style: GFRC with formed repeating pattern<br/>Mfr/Supplier: TBD<br/>Color: Medium cool grey<br/>Texture/Finish: Light etch</p> <p><b>9 BALCONY RAILING</b><br/>Type/Style: Metal tube and pipe profiles<br/>Mfr/Supplier: TBD<br/>Color: Dark Charcoal/Black<br/>Texture/Finish: Powdercoated</p> | <p><b>10 PATIO RAILING - ON GRADE</b><br/>Type/Style: Decorative metal pattern<br/>Mfr/Supplier: TBD<br/>Color: Dark Charcoal/Black<br/>Texture/Finish: Powdercoated</p> <p><b>11 STOREFRONT FRAME</b><br/>Type/Style: Aluminum frame<br/>Mfr/Supplier: TBD<br/>Color: Dark Charcoal/Black<br/>Finish: Flat</p> <p><b>12 WINDOW / DOOR FRAME</b><br/>Type/Style: Vinyl clad<br/>Mfr/Supplier: TBD<br/>Color: Dark grey</p> | <p><b>13 RESIDENTIAL ENTRY DOOR</b><br/>Type/Style: Composite clad<br/>Mfr/Supplier: TBD<br/>Color: Different color each unit</p> <p><b>14 MAIN ENTRY DOOR</b><br/>Type/Style: Aluminum frame<br/>Mfr/Supplier: TBD<br/>Color: Dark Grey</p> <p><b>15 AWNINGS</b><br/>Type/Style: Metal on metal frame<br/>Profile: Open ends<br/>Mfr/Supplier: TBD<br/>Color: Dark Charcoal/Black<br/>Texture/Finish: Powdercoated</p> |
|--|---|--|--|---|

Main + Mesa Building - Color and Material Palette



Traditional Brick Building - North Elevation

- |  |   |  |  |  |
|--|---|--|--|--|
| <p><b>1 METAL ROOF - STANDING SEAM</b><br/>Type/Style: Standing Seam metal<br/>Mfr/Supplier: TBD<br/>Color: Dark Bronze<br/>Texture/Finish: Low Gloss/Low Glare</p>  | <p><b>4 DECORATIVE PANELS - GFRC</b><br/>Type/Style: GFRC<br/>Mfr/Supplier: TBD<br/>Color: Warm Grey<br/>Texture/Finish: Light Sand</p> | <p><b>7 ACCENT TRIM - CAST STONE/GFRC</b><br/>Type/Style: GFRC<br/>Mfr/Supplier: TBD<br/>Color: Warm Grey<br/>Texture/Finish: Light Sand</p>       | <p><b>10 BALCONY RAILING</b><br/>Type/Style: Metal<br/>Mfr/Supplier: TBD<br/>Color: Dark Bronze<br/>Texture/Finish: Powdercoated</p> | <p><b>13 ENTRY DOOR</b><br/>Type/Style: Aluminum frame<br/>Mfr/Supplier: TBD<br/>Color: Light warm grey</p>  |
| <p><b>2 EXTERIOR WALL - BRICK</b><br/>Mfr/Supplier: Muddox/Interstate Brick<br/>Color: Rusty Rose<br/>Grout: Matching brick<br/>Size/Profile: 4"x12"x16", or Thin Brick profile</p>  | <p><b>5 METAL CLADDING</b><br/>Type/Style: Metal<br/>Mfr/Supplier: TBD<br/>Color: Dark Bronze<br/>Texture/Finish:</p>                   | <p><b>8 PRECAST SURROUNDS - CAST STONE/GFRC</b><br/>Type/Style: GFRC<br/>Mfr/Supplier: TBD<br/>Color: Warm Grey<br/>Texture/Finish: Light Sand</p> | <p><b>11 WINDOW / DOOR FRAME</b><br/>Type/Style: Vinyl clad<br/>Mfr/Supplier: TBD<br/>Color: Light warm grey</p>                     | <p><b>14 STOREFRONT FRAME</b><br/>Type/Style: Aluminum frame<br/>Mfr/Supplier: TBD<br/>Color: Light warm grey</p>  |
| <p><b>3 EXTERIOR WALL - STUCCO (SOUTH ELEV)</b><br/>Type/Style: Stucco<br/>Mfr/Supplier: Sherwin Williams<br/>Color Opt A: SW #6073 "Perfect Greige"<br/>Color Opt B: SW #570 "Egret White"<br/>Texture/Finish: Light Sand</p> | <p><b>6 STRUCTURAL METAL</b><br/>Type/Style: Metal<br/>Mfr/Supplier: TBD<br/>Color: Dark Bronze<br/>Texture/Finish:</p>                 | <p><b>9 DECORATIVE FRIEZE - GFRC</b><br/>Type/Style: GFRC<br/>Mfr/Supplier: TBD<br/>Color: Warm Grey<br/>Texture/Finish: Light Sand</p>            | <p><b>12 RESIDENTIAL PATIO DOOR</b><br/>Type/Style: Vinyl clad<br/>Mfr/Supplier: TBD<br/>Color: Light warm grey</p>                  | <p><b>15 AWNINGS</b><br/>Type/Style: Metal on metal frame<br/>Profile: Open ends<br/>Mfr/Supplier: TBD<br/>Color: Dark Charcoal<br/>Texture/Finish: Powdercoated</p> |

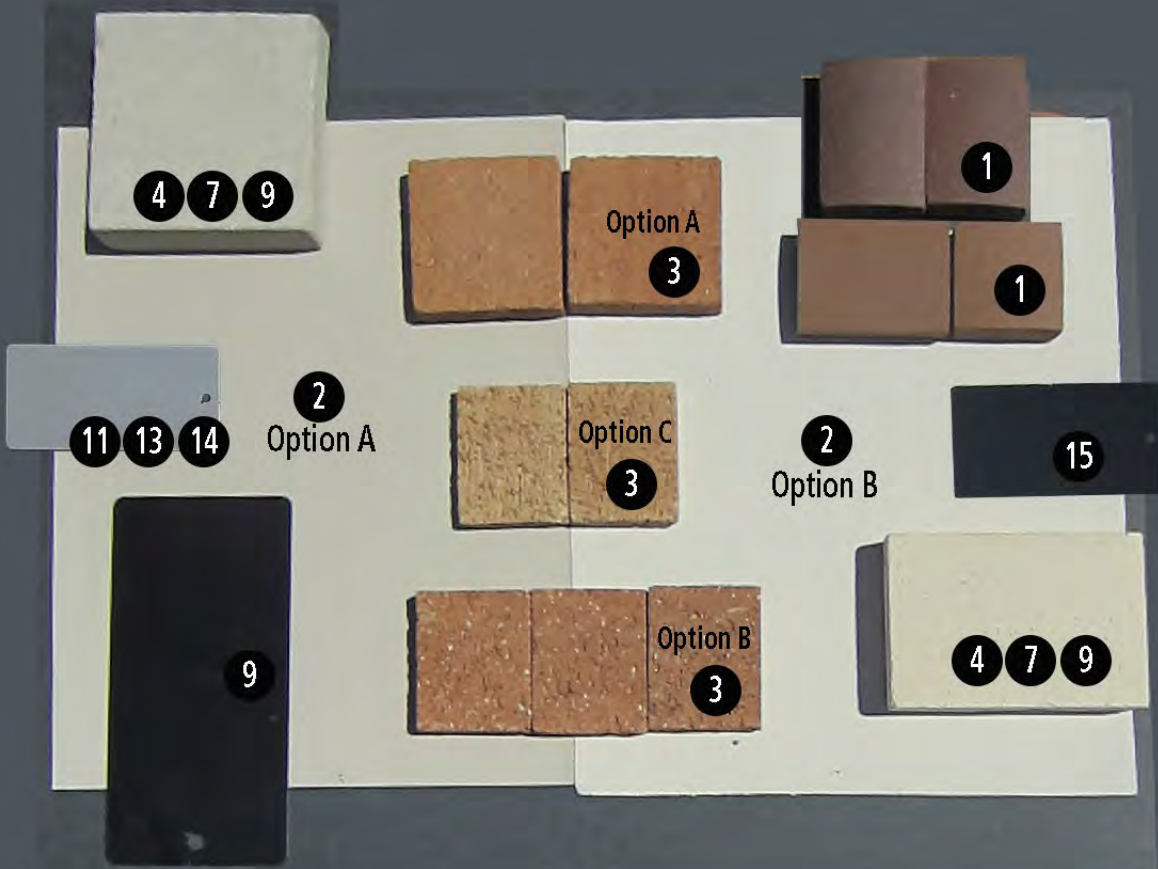
Traditional Building - Color and Material Palette

Mesa and Main Redevelopment



Note: Images represent actual color. Refer to actual samples for exact color and finish.





The Udall Building - West Elevation

- |  |   |   |  |  |
|--|---|---|--|--|
| <p><b>1</b> ROOF - CONCRETE ROOF TILE<br/>Type/Style: Flat concrete tile<br/>Mfr/Supplier: US tile or equal<br/>Color: Dark warm grey</p> <p><b>2</b> EXTERIOR WALL - STUCCO<br/>Type/Style: Stucco<br/>Mfr/Supplier: Sherwin Williams<br/>Color Opt A: SW #6073 "Perfect Greige"<br/>Color Opt B: SW #570 "Egret White"<br/>Texture/Finish: Light Sand</p> <p><b>3</b> EXTERIOR WALL - BRICK<br/>Mfr/Supplier: Mudbricks/tesate brick<br/>Color: Dusky Rose<br/>Grout: Matching brick<br/>Size/Profile: 4"x12"x16", or thin brick profile</p> | <p><b>4</b> DECORATIVE WALL PANEL - METAL<br/>Type/Style: Formed metal pattern<br/>Mfr/Supplier: TBD<br/>Color: Warm grey<br/>Texture/Finish: Powdercoated</p> <p><b>5</b> METAL CLADDING<br/>Type/Style: Metal wall veneer on structural wall<br/>Mfr/Supplier: TBD<br/>Color: Medium grey<br/>Texture/Finish: Powdercoated</p> <p><b>6</b> PRECAST SURROUND - GRC<br/>Type/Style: GRC with accent joints<br/>Mfr/Supplier: TBD<br/>Color: Oatmeal<br/>Texture/Finish: Honed</p> | <p><b>7</b> WAINSCOT CAP/ACCENT TRIM - CAST STONE<br/>Type/Style: Cast stone over foam<br/>Mfr/Supplier: TBD<br/>Color: Warm grey<br/>Texture/Finish: Light etch</p> <p><b>8</b> DECORATIVE FRIEZE - GRC<br/>Type/Style: GRC with formed repeating pattern<br/>Mfr/Supplier: TBD<br/>Color: Warm grey<br/>Texture/Finish: Light etch</p> <p><b>9</b> BALCONY RAILING<br/>Type/Style: Metal tube and pipe profiles<br/>Mfr/Supplier: TBD<br/>Color: Dark Bronze<br/>Texture/Finish: Powdercoated</p> | <p><b>10</b> PATIO RAILING - ON GRADE<br/>Type/Style: Decorative metal pattern<br/>Mfr/Supplier: TBD<br/>Color: Dark Bronze<br/>Texture/Finish: Powdercoated</p> <p><b>11</b> REFUSE DOOR<br/>Type/Style: Louvered metal out swinging<br/>Mfr/Supplier: TBD<br/>Color: Dark Bronze<br/>Texture/Finish: Powdercoated</p> <p><b>12</b> WINDOW / DOOR FRAME<br/>Type/Style: Vinyl clad<br/>Mfr/Supplier: TBD<br/>Color: Light warm grey</p> | <p><b>13</b> RESIDENTIAL ENTRY DOOR<br/>Type/Style: Composite clad<br/>Mfr/Supplier: TBD<br/>Color: Different color each unit</p> <p><b>14</b> ENTRY DOOR<br/>Type/Style: Aluminum frame<br/>Mfr/Supplier: TBD<br/>Color: Light warm grey</p> <p><b>15</b> AWNINGS<br/>Type/Style: Metal on metal frame<br/>Profile: Open ends<br/>Mfr/Supplier: TBD<br/>Color: Dark Charcoal<br/>Texture/Finish: Powdercoated</p> |
|--|---|---|--|--|

The Udall Building - Color and Material Palette

Mesa and Main Redevelopment





# MESA and MAIN REDEVELOPMENT

## Project Narrative

### Overview and Background

City Creek Reserve, Inc represents the "Landowner" (Land Equity Investors, LLC) in the redevelopment of approximately 4.5 acres in Downtown Mesa at the Southeast corner of Mesa Drive and Main Street. The project, referred to as "Mesa and Main Redevelopment", is a collection of 27 individual lots located between Downtown Mesa and the Mesa Arizona Temple along the Main Street light rail corridor.

The subject property is currently made up of vacant lots, vacant buildings, and rental single family detached residential.



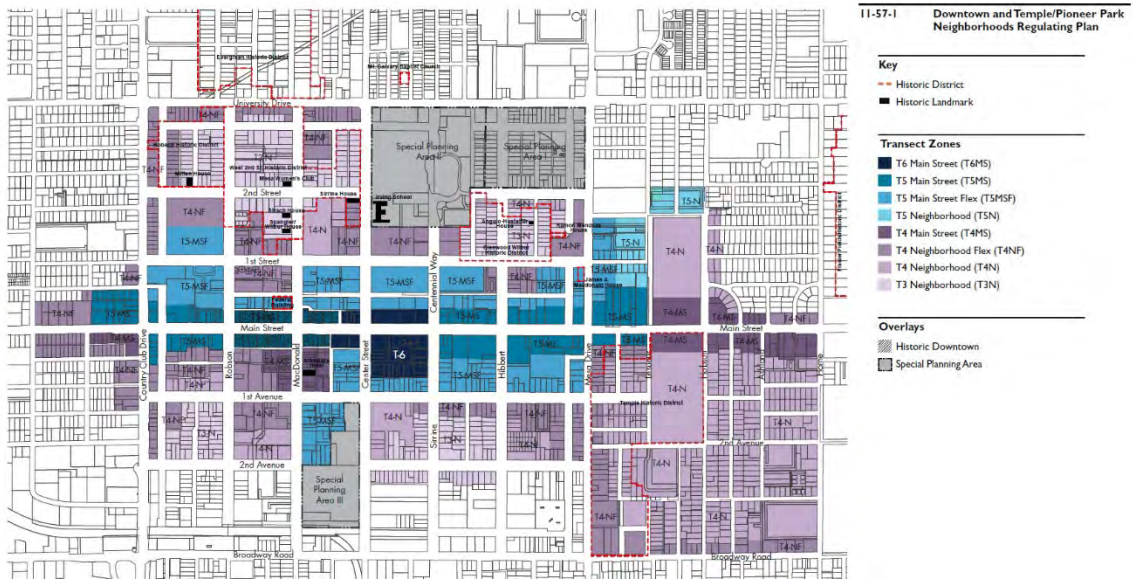
### Purpose for Request

The purpose for making this request is to gain Zoning Clearance approval for the property redevelopment including confirmation of FBC zoning compliance, Design Review Board review, and request for administrative Certificate of Appropriateness.

### Zoning History

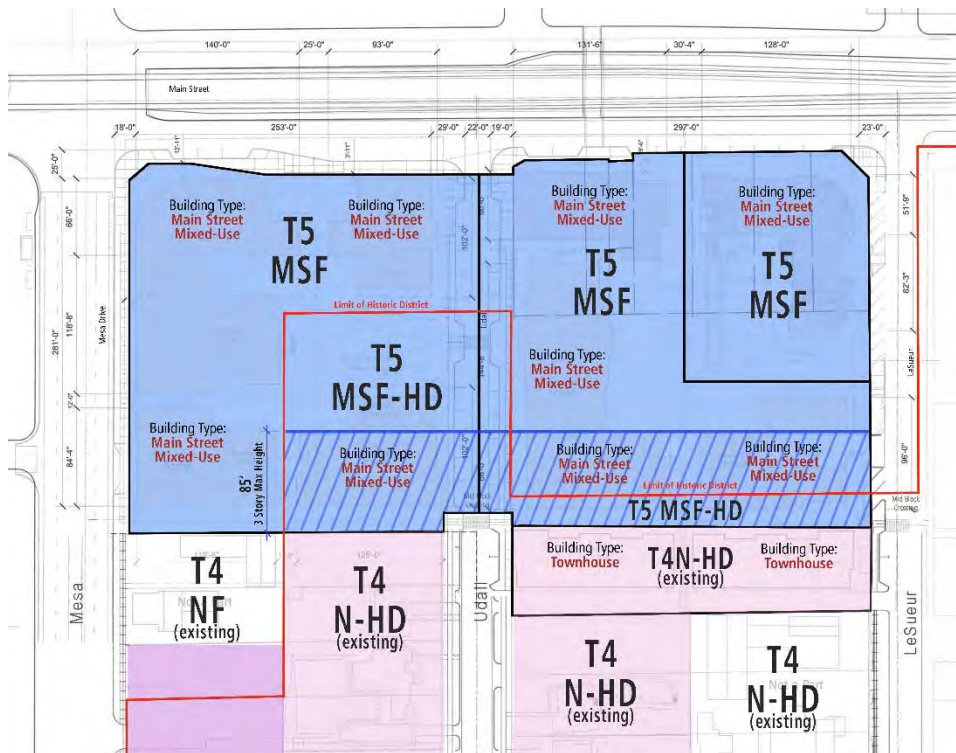
The subject property was rezoned in 2018 to transect T5-MSF, T5-MSF HD, and T4-N HD compatible with the transit-oriented character along Main Street adjacent to the Mesa Drive light rail station. The Landowner has opted into Form Base Code ("FBC") zoning for this project redevelopment. The project sits at the corner of two major downtown thoroughfares; Mesa Drive and Main Street. A review of the FBC Neighborhood Regulating Plan will show that a consistent pattern of T5-MSF is used in conjunction with T5-MS throughout the Downtown district.

# MESA and MAIN REDEVELOPMENT



The rezone is consistent with the established zoning pattern and planning vision for Downtown Mesa. A final plat has been approved as part of a previous zoning request to organize the 27 smaller individual parcels into 3 redevelopment parcels. Of the 27 existing parcels, 17 lots are vacant, 3 have vacant commercial uses, and 7 have rental residential uses. Eight of the lots are included in the Temple Historic District.

The Building Types are identified as Main Street Mixed Use and Townhome buildings.





# MESA and MAIN REDEVELOPMENT

## Mesa General Plan

The City of Mesa General Plan Character Type for this project site is Neighborhood Traditional within a Transit Corridor. The proposed development plan fits this General Plan Character Type with its ability to bring future residents downtown to live in low to medium scale buildings, a mixture of supporting uses including commercial and civic, the proposed landscape and greenery to soften the environment and make it more comfortable by connecting streets and pedestrian linkages.



## Context and the Mesa Arizona Temple

The project site is part of a larger group of neighborhoods that surround the existing Mesa Arizona Temple, referred to in this document as the "Temple". The Temple is approaching its 100<sup>th</sup> year in existence and will undergo a major remodel starting in 2018. Part of the renovation of the Temple is to make major exterior improvements to the gardens and landscape areas on the grounds. The existing Visitor Center that currently sits adjacent to the Temple will be removed and relocated within a new building within this proposed development plan. In conjunction with the improvements on the Temple property, the Landowner is proposing to make a series of phased improvements to the neighborhoods surrounding the Temple on land that they currently own.

The project site is located on the east end of the Downtown District, situated between the neoclassic Temple Building and the mostly traditional downtown character. Planned improvements will include formal and traditional lush gardens resembling major central gardens found in other cosmopolitan cities. With the exception of the Mesa Performing Arts Center and new Transit improvements, Mesa downtown has mostly traditional character buildings of varying influences over the decades. The Temple is the signature architectural feature in downtown Mesa. It's a building that combines history with quality to create a timeless civic presence.

# MESA and MAIN REDEVELOPMENT

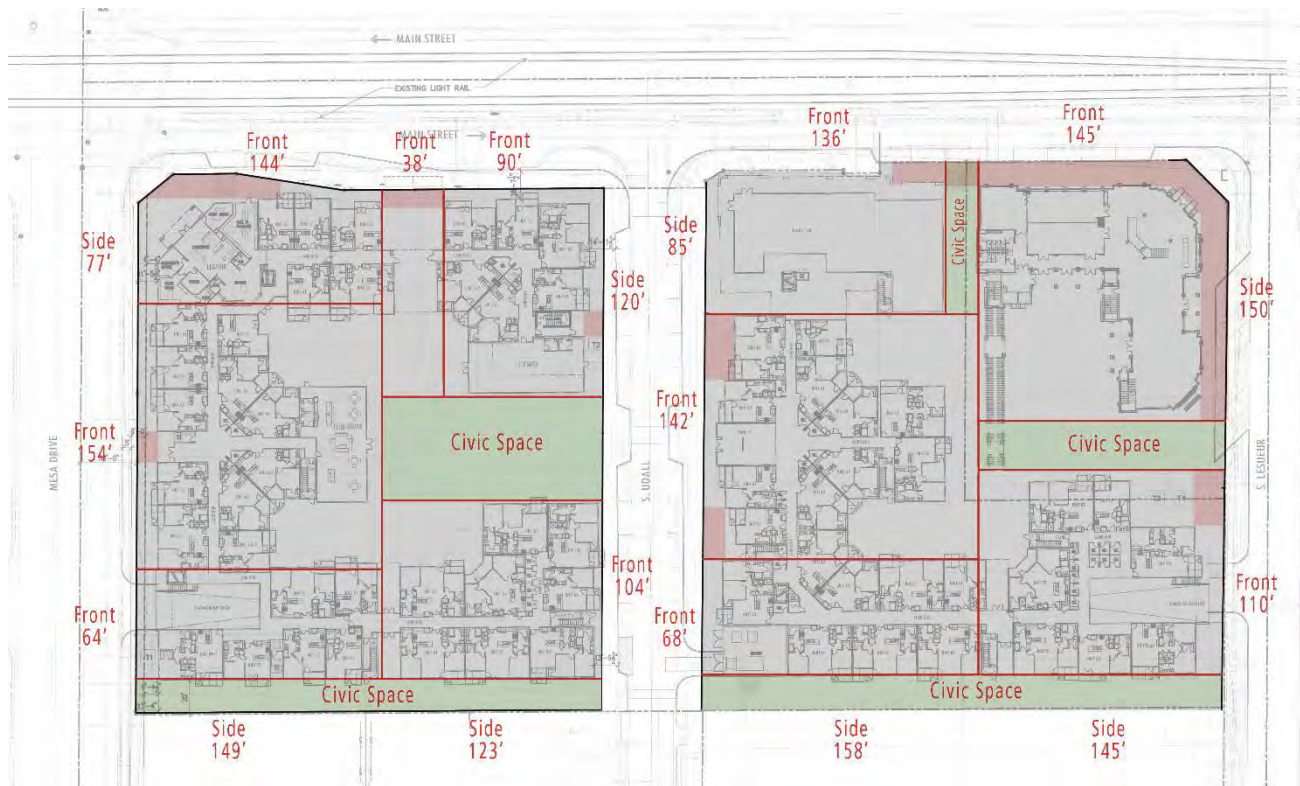
## Project Description and Design Vision

The project site is 4.55 net acres, bounded by Main Street to the north, LeSueur to the east, and Mesa Drive to the west. The south boundary limit is established with a proposed pedestrian via that will connect the neighborhood to the Temple site and Downtown. A majority of the land within the project site is vacant. Two local residential north/south streets (Udall and LeSueur) serve the site in addition to Main Street and a major arterial (Mesa Drive). No streets will be realigned or permanently closed as part of the proposed request. The bus stop and shelter along Main Street will remain in its current location with some proposed modifications to the loading lane configuration. Existing utilities will be upgraded, relocated, or maintained depending on the condition and location of the current lines. Along Mesa Drive, a 5'-0" easement will be provided to accommodate the placement of an 8' wide city sidewalk that is part of a broader city improvement.

The design vision is to create a vibrant residential neighborhood using diverse residential unit sizes, comfortably scaled buildings, Mesa-authentic architectural character, and landscaped streets and gardens. The project site is located between Downtown and the Temple site. This project will be a transition development that completes the character of both adjacent influences. Specific parts of the proposed development plan include:

### Planning Framework:

The physical planning is built on a framework created by the existing streets and property limits. The block dimensions are unchanged. The development proposal is for a one-level parking structure below grade that spans both blocks from LeSueur to Mesa Drive. The parking structure, which is 1 level below grade, is designed to far exceed code-required parking minimums. There are some key aspects of the framework that create an urban neighborhood character including the desire to create great streets with detached sidewalks and tree canopies for comfort, on street parking provides convenient parking and reduces the need for onsite surface parking lots. Furthermore, building massing and scale provides visual relief and pedestrian connectivity with architecture as part of a strong street presence by way of building location and elevations.



## MESA and MAIN REDEVELOPMENT

### *Land uses:*

In addition to public spaces planned for the site, other planned uses include:

- a. Multi-family residential
- b. Commercial
- c. Mixed use (residential over commercial)
- d. Civic and Church uses
- e. Parking structure (below grade with ramp access to LeSueur and Mesa Drive)
- f. Open space, gardens, and pedestrian walkways

### *Buildings*

Proposed buildings will be either 2-story, 3-story, or 4-story in height. The 4-story buildings will be located along Mesa Drive and Main Street transitioning to 2-story closer to the existing neighborhoods and Temple.

### *Streets:*

Le Sueur will remain one lane in each direction and receive a new curb and gutter alignment to maintain on street parking in parallel and angled formats. Curb bump outs will be provided to end cap parking and provide for tree plantings and street corners.

South Udall will be rebuilt in a character and scale similar to what is currently in place after the below grade garage is built. The ROW will be abandoned, and a permanent access easement will be provided so the street can remain in place with the appearance of a public streetscape. The street will remain as a one way each direction street with parallel parking on both sides. Detached sidewalks will create a planted parkway along the street edge.

Main Street will be modified to include on street parking and a reconfigured bus bay geometry.

Mesa Drive will have a 5' parkway for landscape and an 8' wide sidewalk parallel to the curb.

### *Retention*

Storm water retention will be managed through a series of storage options on site and potentially offsite. Onsite storage and retention is being planned in below grade infrastructure on the south side of the garage and in on grade surface retention areas in landscaped areas where appropriate. Because of the relationship of the project site and the Temple, an option to consider utilizing water retaining capacity on the Temple grounds is being explored.

### **Temple Historic District**

A portion of the land within this proposed development is located within the Temple Historic District. Of the eight lots within the Historic District, 7 of the lots have rental residences that are currently unoccupied. Based on the historic survey dated June 15, 1999, seven of the homes were considered "Contributing property to the District", and one home has been since torn down. In this part of the Historic District, most lots are roughly 50'x135' in dimension (.15 acre). These smaller lots created opportunities for smaller bungalow housing in various characters. Most are either western ranch or Spanish influenced character homes in styles that dominated early Mesa/Phoenix settlements in the early 20<sup>th</sup> century. The condition of the homes varies greatly throughout the historic neighborhood. Some are owner-occupied, but there are large pockets of rentals and lots with extra ancillary buildings used for rentals.

## MESA and MAIN REDEVELOPMENT

Representatives for the land owner have made presentations to the Historic Preservation Board on 2 separate occasions during the planning and zoning process. Those presentations have occurred during regularly scheduled public meetings with the full Historic Preservation Board. As part of those discussions, the land owner has agreed to offer a financial incentive to persons wanting to salvage and relocate homes scheduled for demolition and has agreed to sponsor research on the historic district background and provide places within the redevelopment to communicate that history through interpretive signage and markers.



### **Citizen Participation Plan**

A citizen participation plan has been submitted with this request. A plan for public meetings and citizen outreach is outlined in the submitted document. The landowner has also been in contact with local residents within the immediate redevelopment area and will continue to meet with individuals who currently rent homes within, or adjacent to, the redevelopment area.