

RE: Development review Committee Comments October 23, 2018

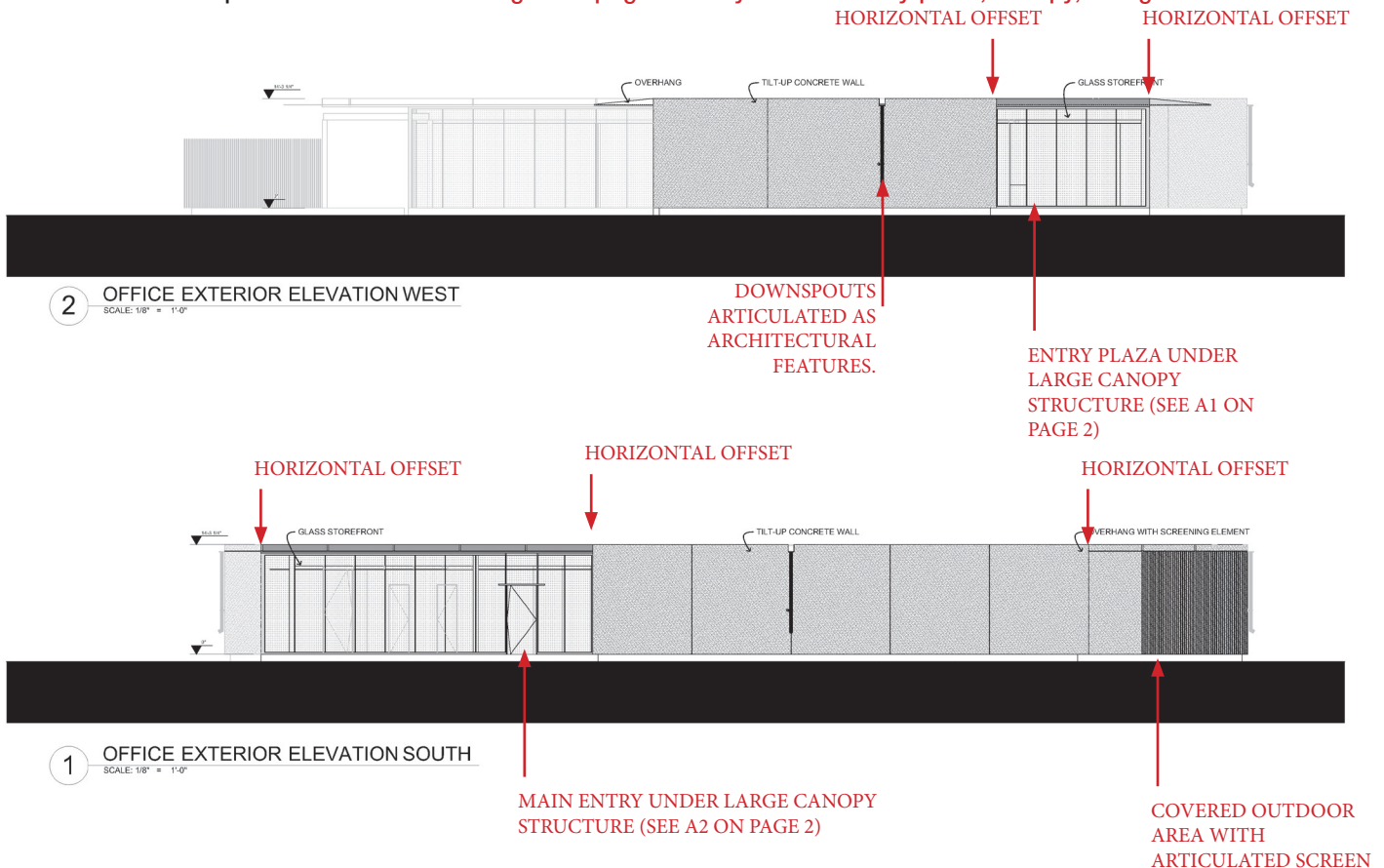
Comment: M6 - Describe variances you are requesting from Appendix F and how the proposed architecture fulfills the intent of the Overlay Design Standards.

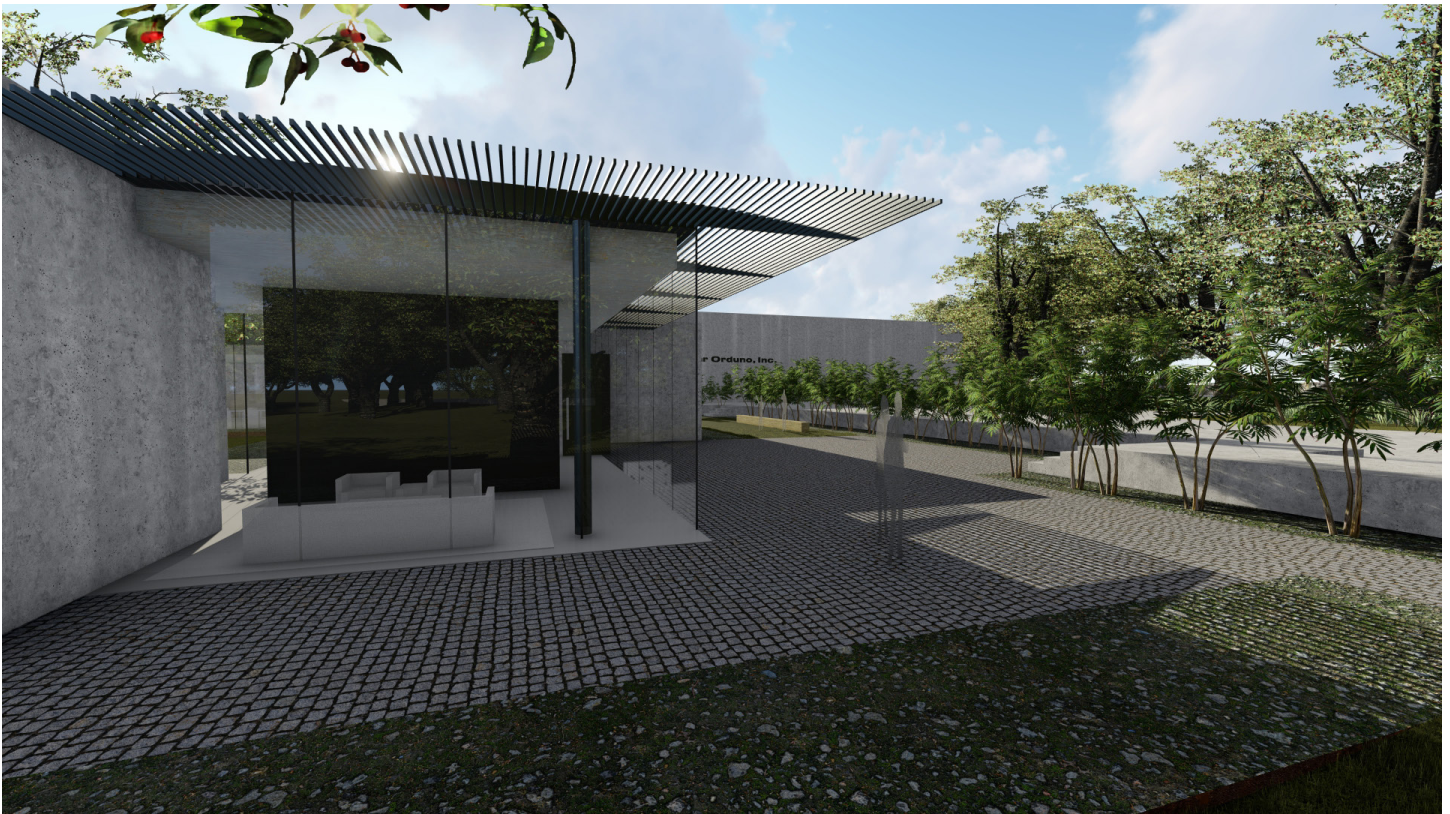
The south and west elevations are considered primary elevations per Section 2 of Appendix F of the Corridor Overlay District Standards. NIMMO has proposed the following designs for the primary facades of the Oscar Orduno Inc development. Where designs differ from the regulations outlined in Appendix F, NIMMO seeks a variance with the understanding that the design aims to achieve the stated purpose of the Corridor Overlay District Standards of protecting and conserving the value of land throughout the city and the value of buildings and improvements upon the land while minimizing the conflicts among the uses of land and buildings. NIMMO's design is within the spirit of increasing the quality of development through design specifically in its consideration of the existing site context, protection and celebration of nearly all existing trees, high standards for design detail and material quality, scale of building in relationship to site, and enhancement of landscaping both as a screening element and site beautification. Material selections and articulations have been designed with the user in mind and aim to create inspiring environments experienced at the human scale.

Building 1 - Use: Office - Approximately 8,000 SF office building with a staff of 20-25 office employees

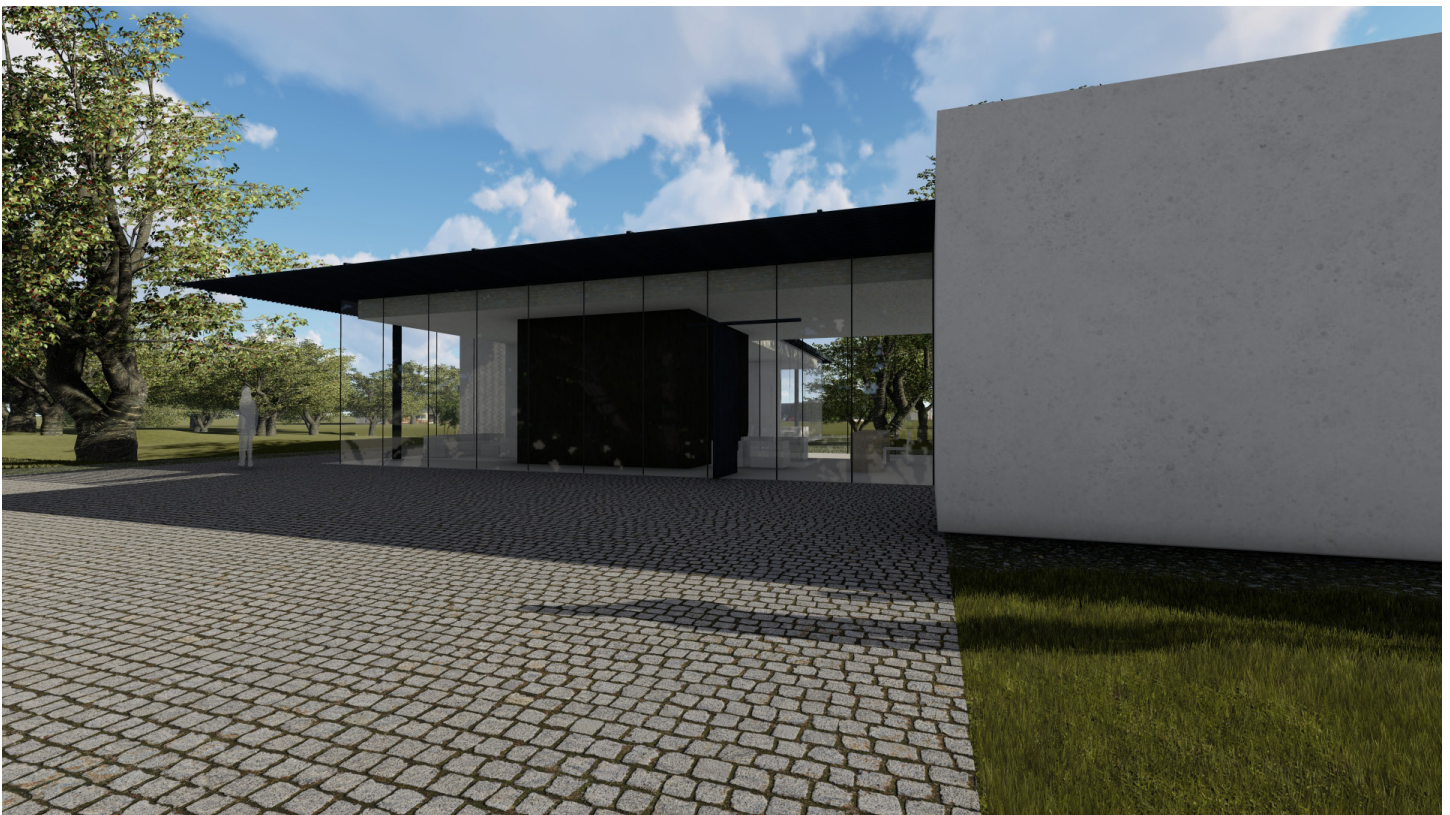
City Comments - Response in RED

1. 25% stone accent requirement; Primary facade to be combination of tilt-up concrete and glass curtain wall. See page 3 for examples of concrete texture.
2. Vertical and horizontal articulation; Horizontal articulations noted. Variance from vertical articulation requested. Design aims to reduce overall height of building in order to maintain views from the street to live oak trees behind building.
3. Masonry and texture appliques on a minimum 25% of all exposed poured-in-place tilt wall; See page 3 for examples of concrete texture
4. Covered walkways along 50% of the façade length (it is unclear if this requirement is met due to the elevations not being labeled for orientation); Covered entry plaza connecting to parking access. Remainder of facade not typical pedestrian route.
5. Articulated public entrance. See images on page 2. Entry articulated by plaza, canopy, and glass storefront.



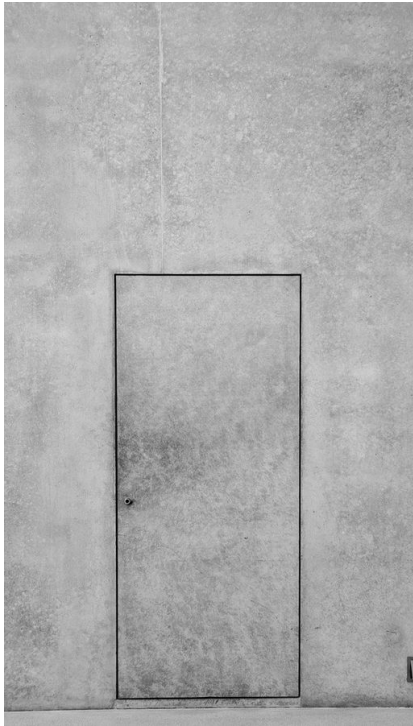


A1 - VIEW OF ENTRY PLAZA ON WEST FACADE (LOOKING EAST). COVERED WALK WAY/BUILDING ENTRY.



A2 - VIEW OF THE MAIN ENTRY TO THE OFFICE. HORIZONTAL ARTICULATION FROM MAIN FACADE + MATERIAL CHANGE + CANOPY DISTINGUISH ENTRY OF BUILDING

Texture application for the poured in place concrete aims to achieve a purity of material that highlights the natural movement of surface color and texture inherent in concrete construction. Precedent images below.

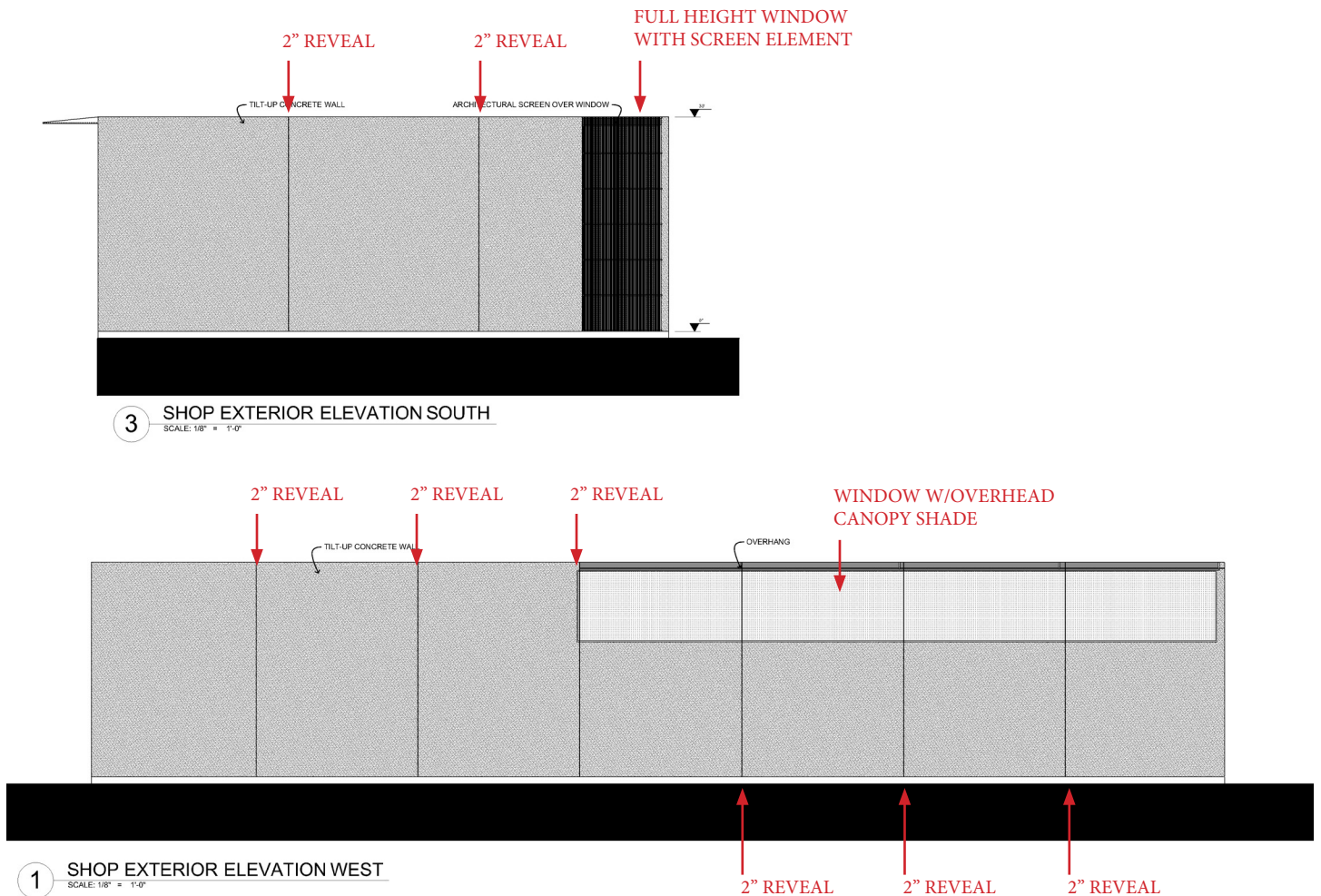


Building 2

Use: Industrial - Approximately 14,000 SF shop for equipment maintenance and light steel fabrication with an approximate staff of 3 mechanics, 3 welders and 4 laborers, service manager, and logistics manager.

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Two or more minor articulation features on west and south facing walls consisting of the following: 2" Reveals (required), surface texture, contrasting paint, panel offsets no less than 8", or panel height changes of no less than 18" **2" Reveals between tilt-up panels shown. Surface texture to match office walls (see page 3)**



A3 - VIEW OF WEST FACADE OF SHOP