

Parcel B Design Review

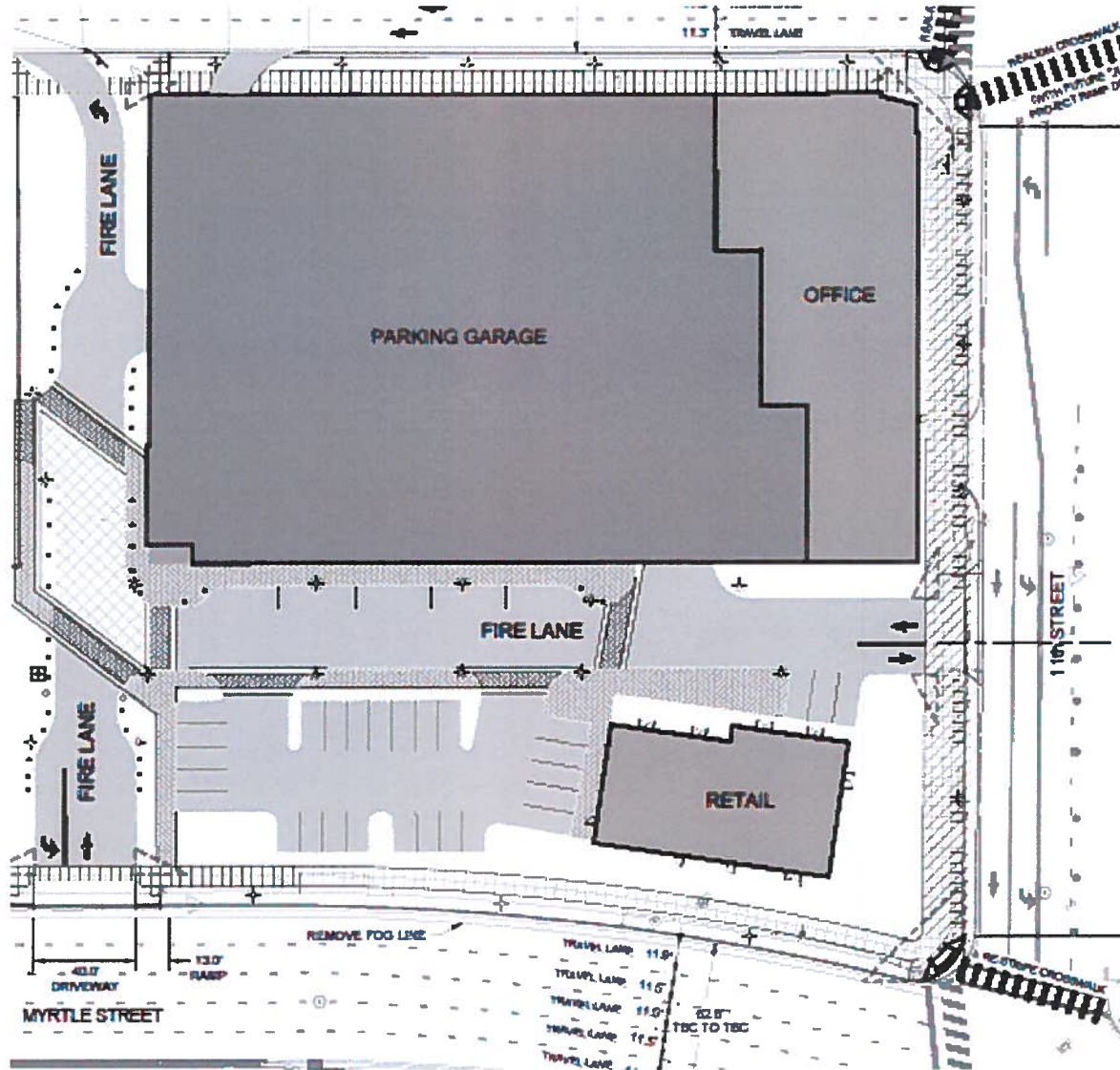
DRH16-00079

GARDNER COMPANY
Building community.

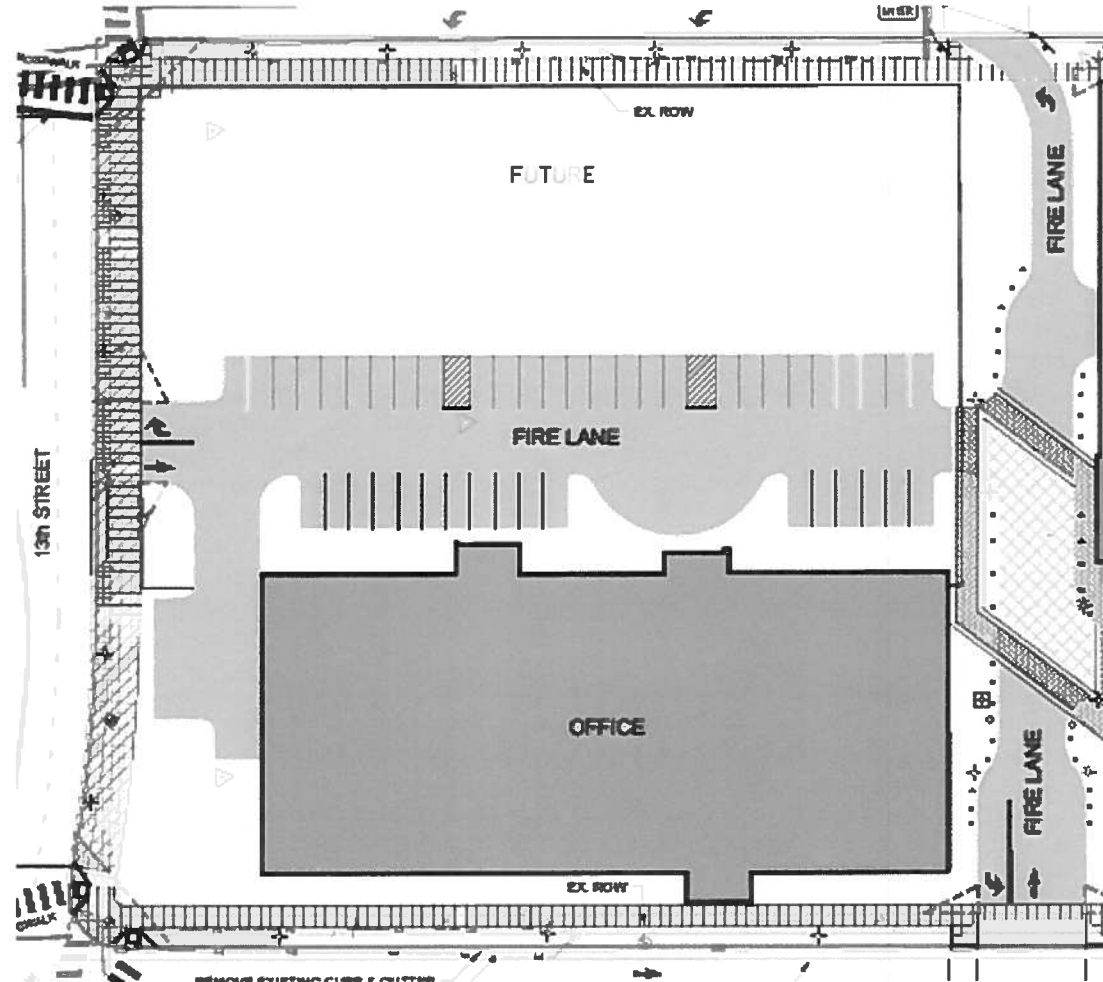


SOUTH EAST CORNER

Site Access



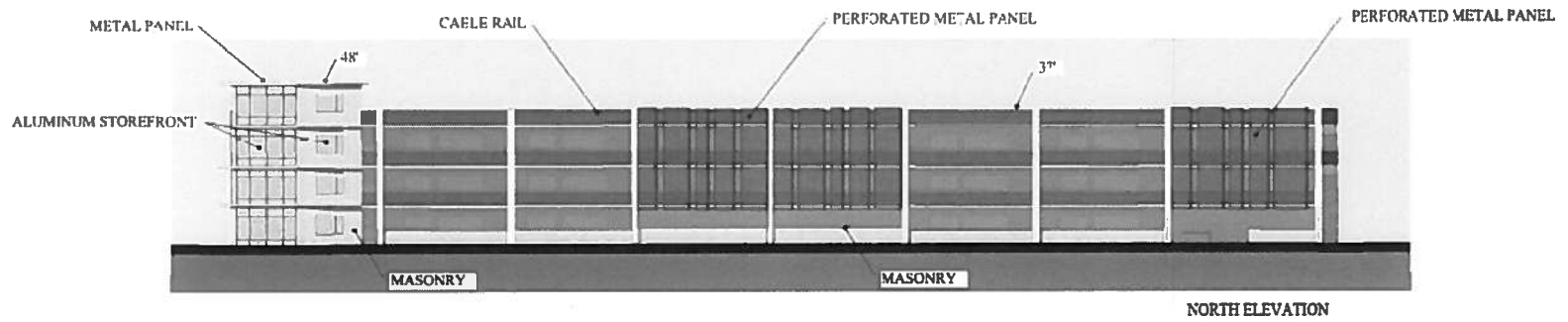
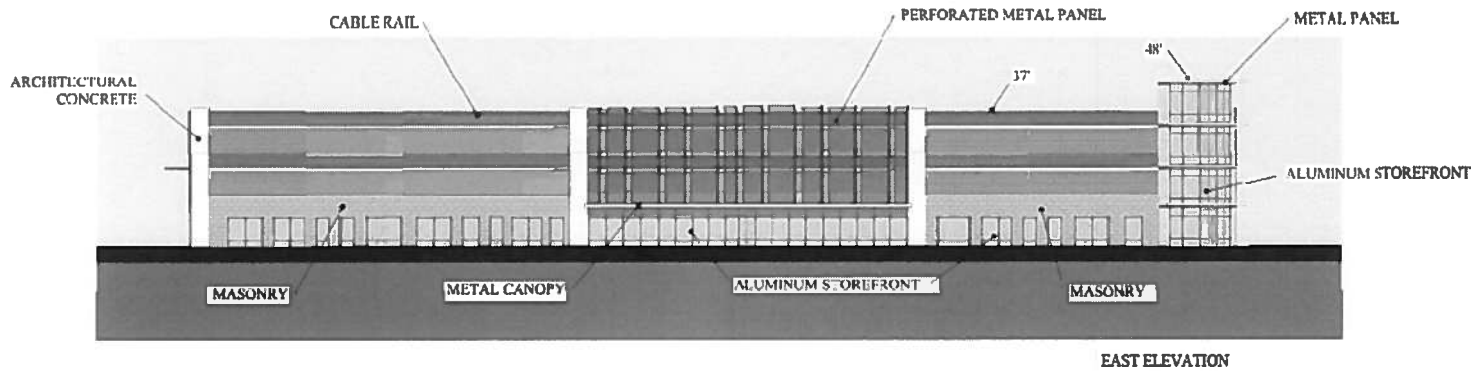
Site Access



Summary

- Generally Agree with all conditions and believe that we can easily satisfy them
- Metal Panel Placement – Clarification as proposed
- Secondary Access to Office Building – Propose addressing similar to what we did with hotels
- Do not see a need for a work session based upon prior work in DR15-00339
- Propose returning at 60%

Parking Garage



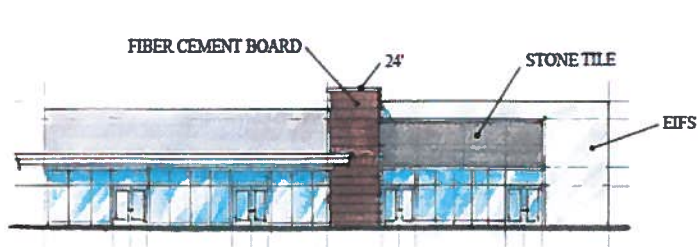
Parking Garage

- 4 floors of Parking
- 10,000 sq ft. of office fronting on 11
- Metal Panel Screening

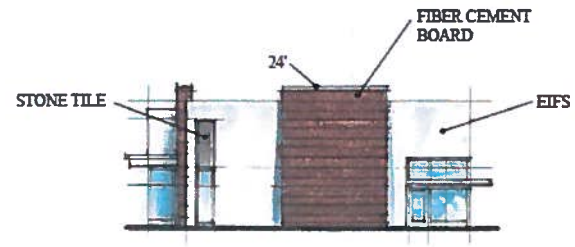
Parking Garage

- Agree that there are some elevation discrepancies to be addressed
- Amenable in bringing metal panel lower
 - Propose bringing it to just above the masonry on non-storefront facades
 - Concerned with bringing it to the ground
 - Corrosion and Durability

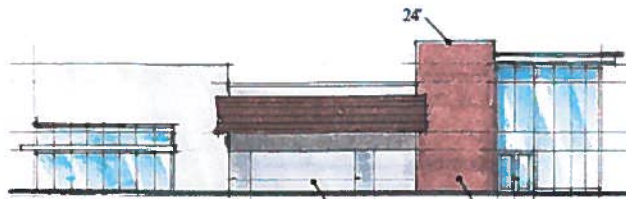
Retail Building



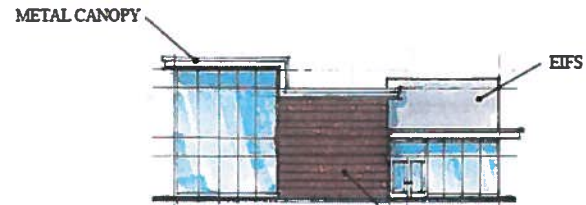
NORTH ELEVATION
1/8" = 1'-0"



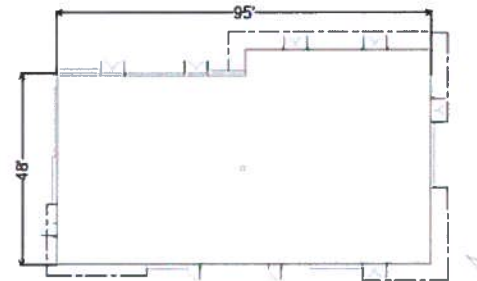
WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



RETAIL - 5000 SF.

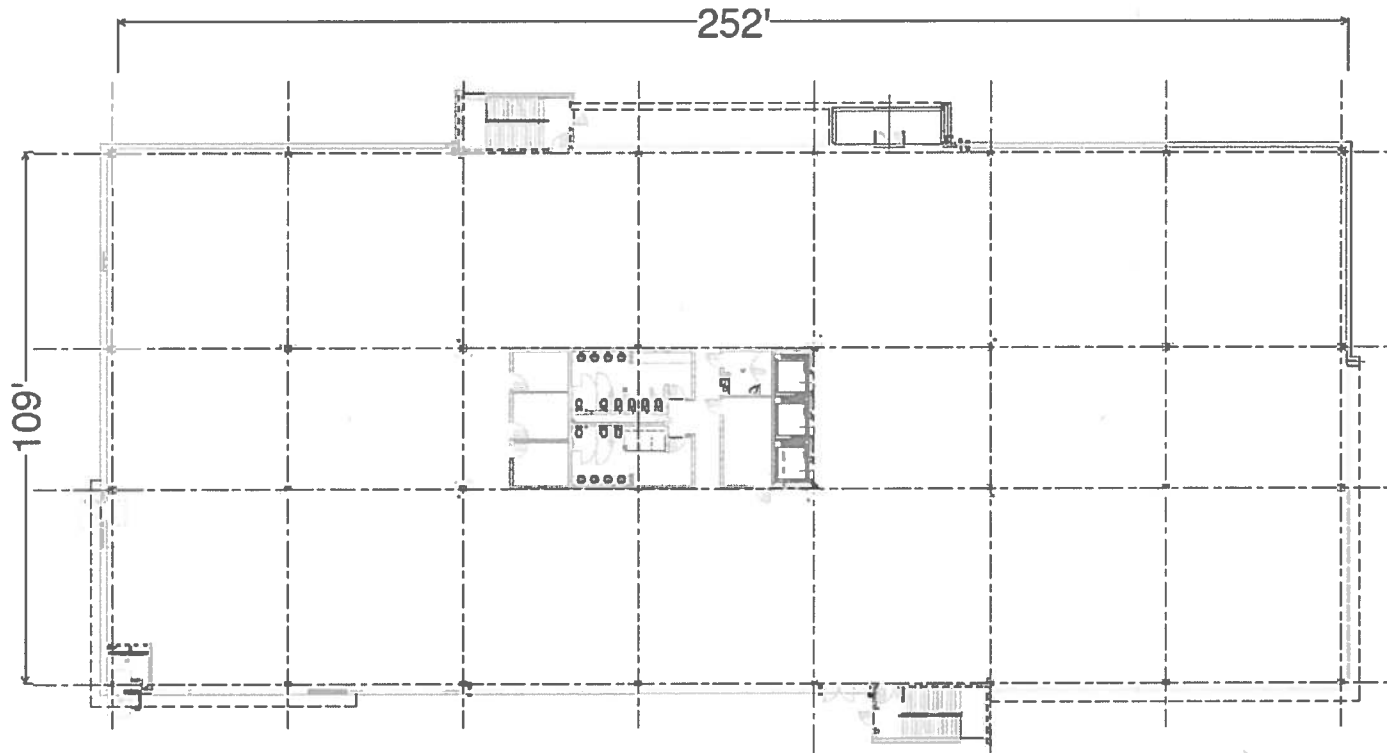
Retail Building

- Building provides flexibility one or two retail tenants in a 5,000 sq ft space
- Will modify Terra Neo with a stone or tile band
- Will address requested landscaped changes

Office Building

- 5 floors plus screened mechanical space
- Efficient Floor Plate – Designed to be most efficient for Single Floor Tenants
- Open and Flexible Design on Each Floor
- Exterior Finishes – Curtin Wall, Metal Panel, Masonry, EFIS

Office Building

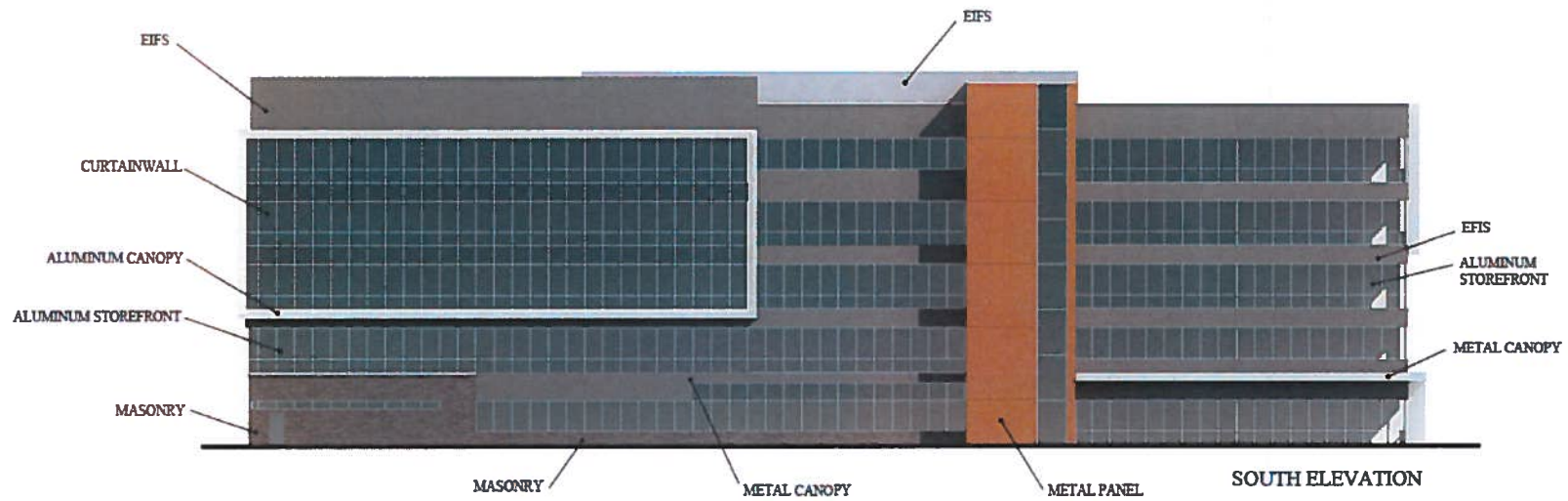


OFFICE - 29,084 SF. X 5 = 145,420 SF.

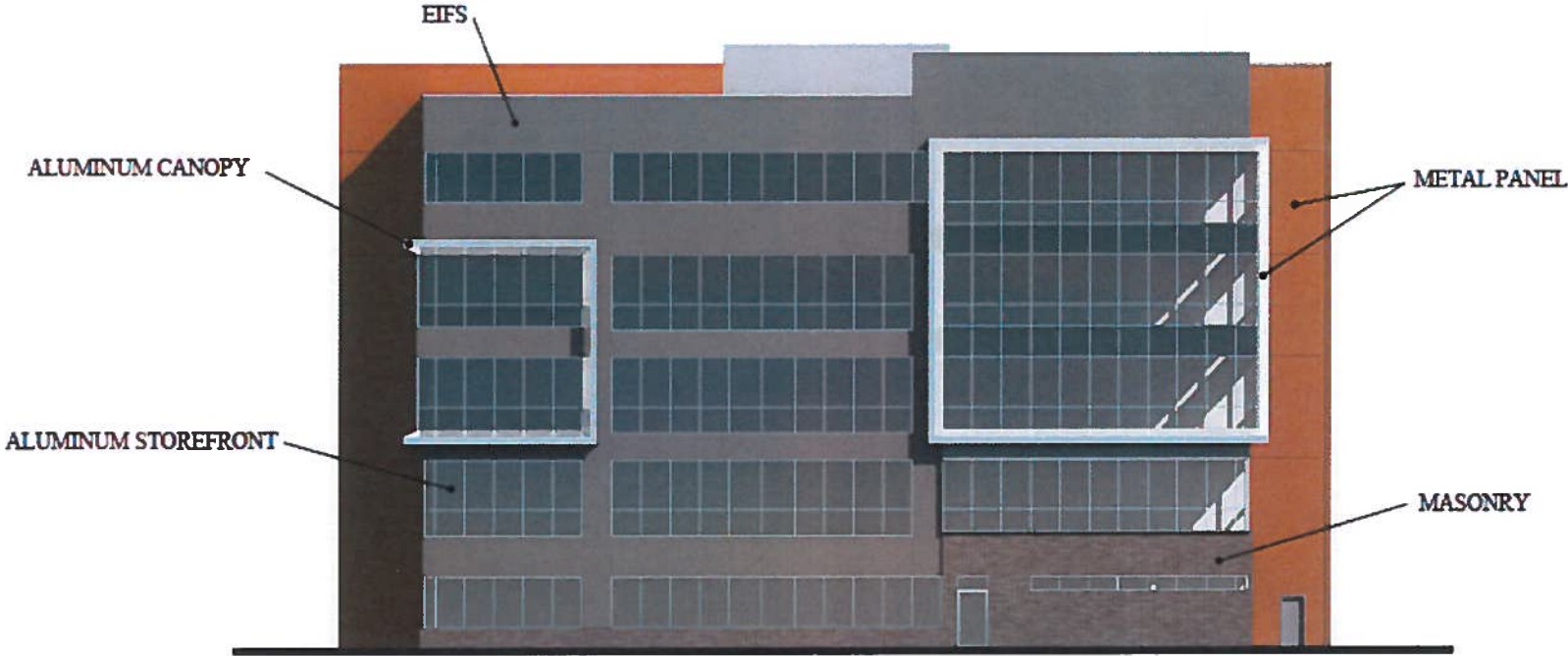


Office Building

- Myrtle Views

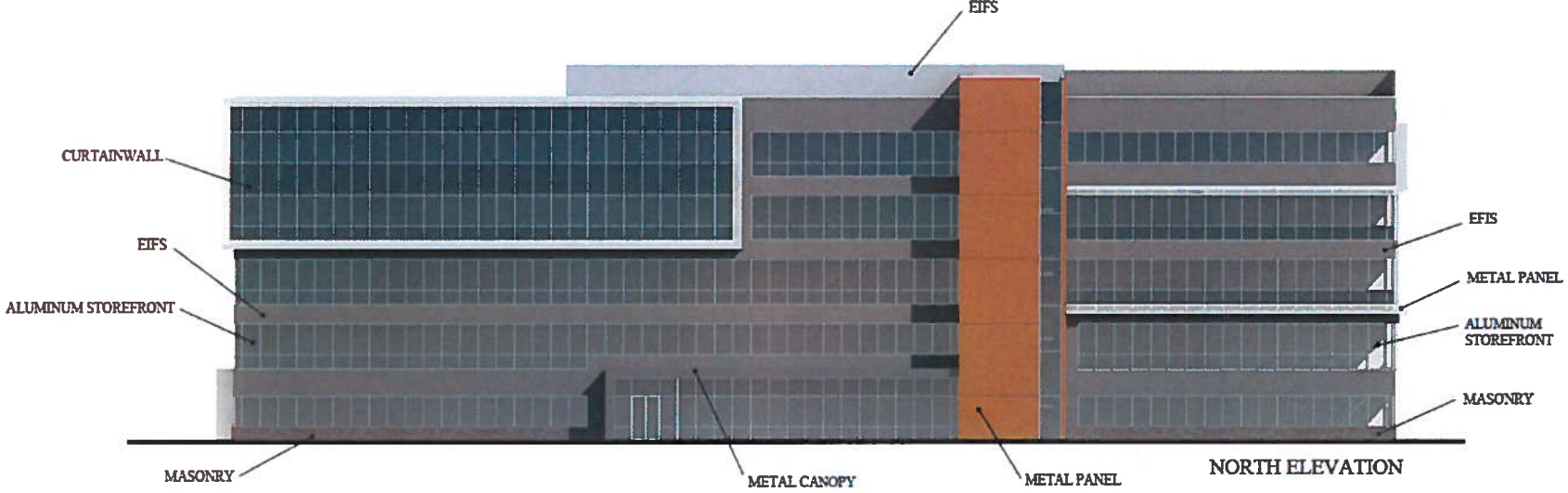


Office Building



WEST ELEVATION

Office Building



Office Building

- We are willing to enhance a secondary secured door for tenant access on Myrtle
- Comparable to what we did in DR15-00339
 - Enhanced Canopy at Stairwell
 - Enhanced Glazing
 - Access must be secured

Conclusion

- Propose foregoing Work Session and returning at 60%
- Metal Screening – Agree it can be brought down, propose to a point above the masonry
- Secondary Entrance – Will address similar to approved secondary secured entrances
- Landscape, retail, other elements easily addressed consistent with prior approval