

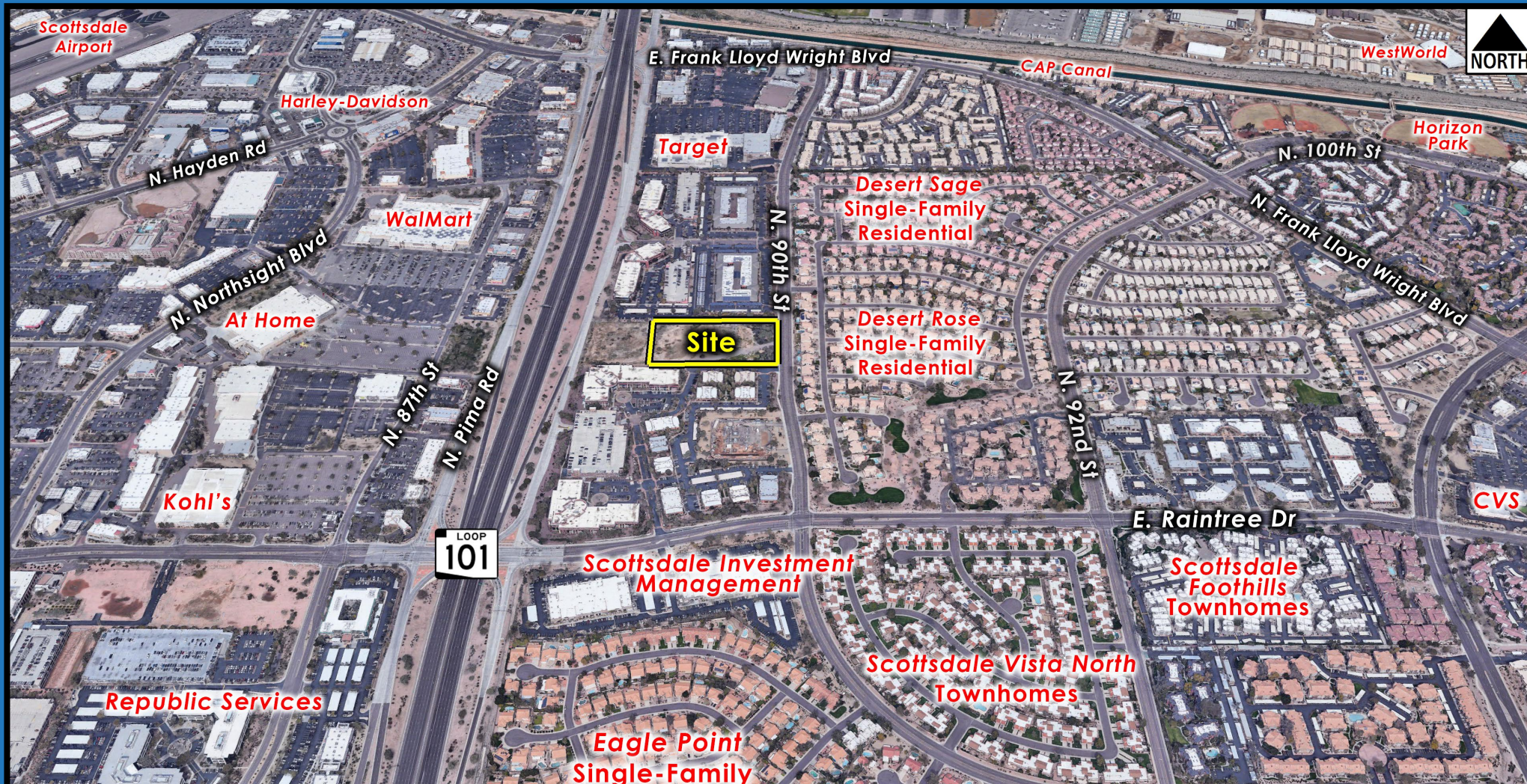
Greystar Independent Living

4-DR-2021

Development Review Board

7/15/21

Coordinator: Katie Posler



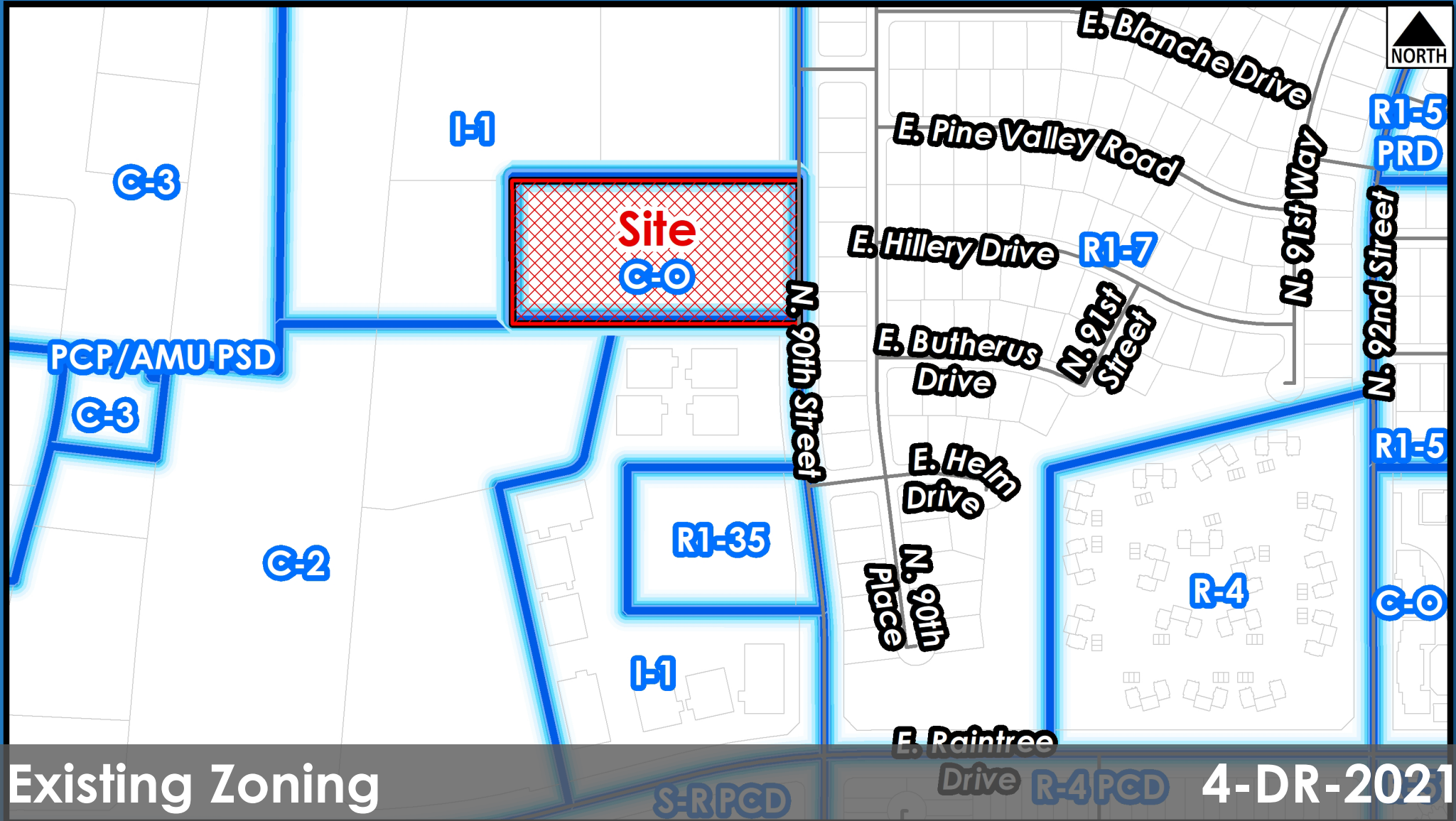
Context Aerial

4-DR-2021



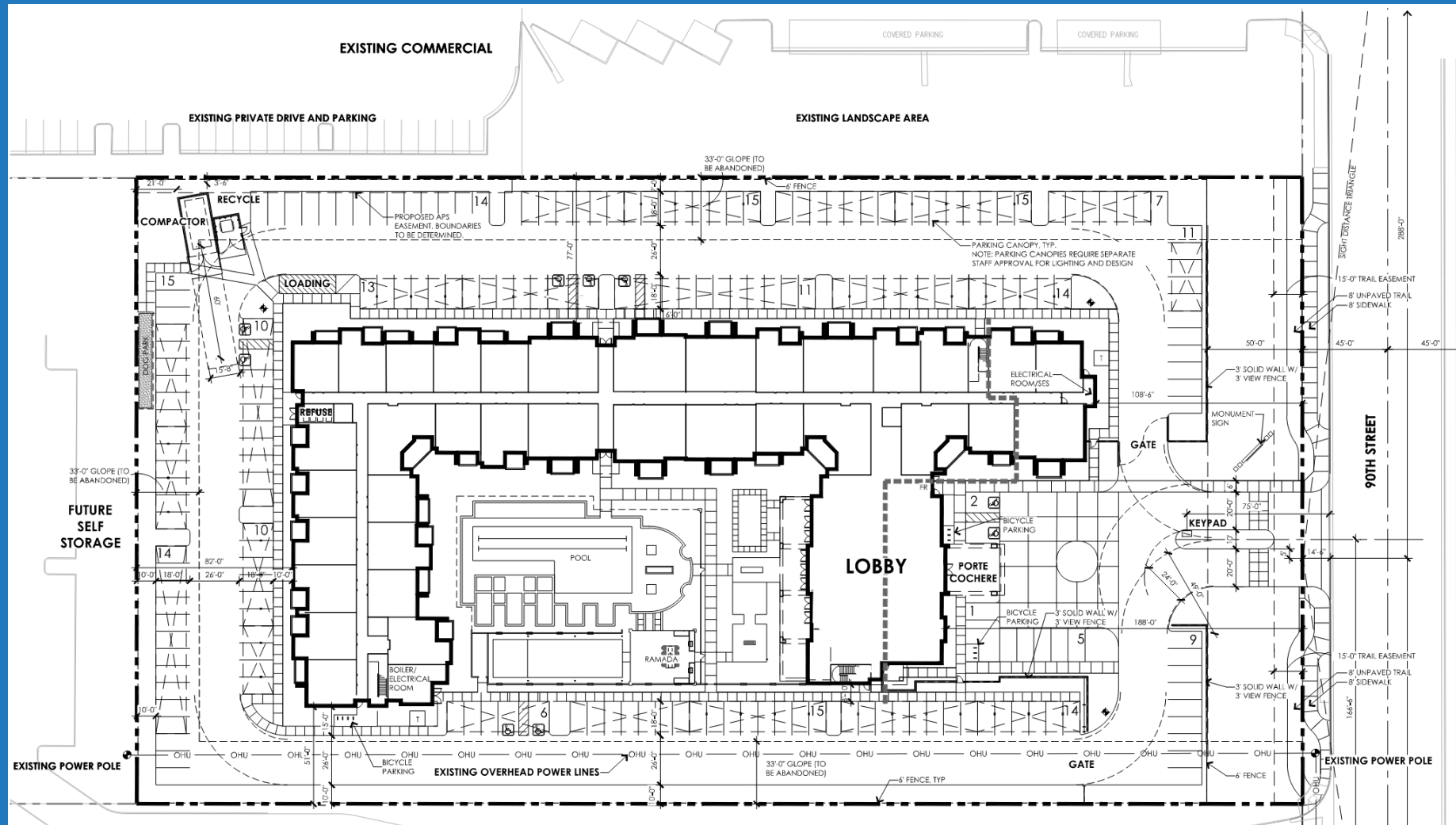
Detail Aerial

4-DR-2021



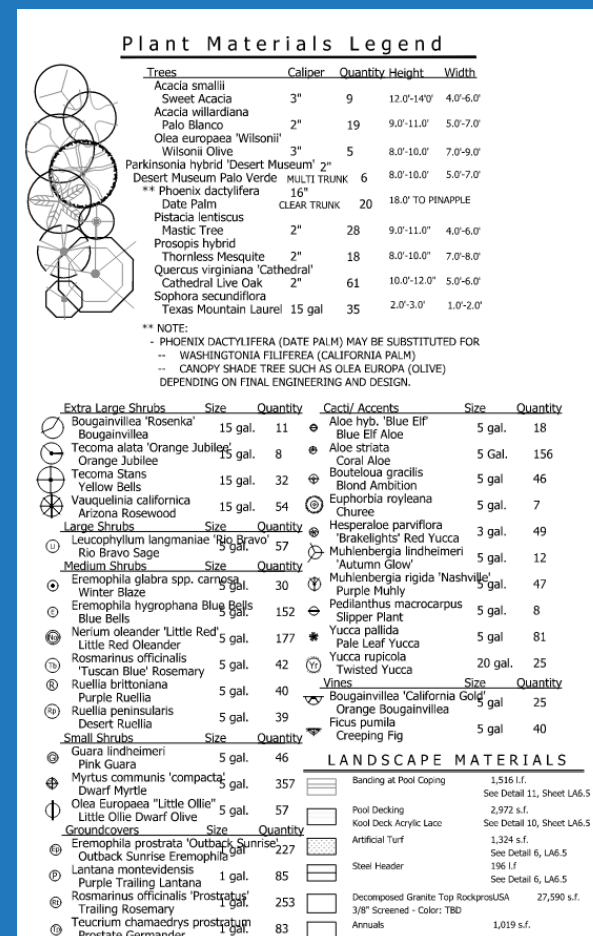
Request

For approval of the site plan, building elevations, and landscape plan for a new three and four-story, 161,000 square foot residential healthcare facility on a +/- 4.67-acre site.



Site Plan

4-DR-2021





1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION

Elevations

4-DR-2021



Perspective

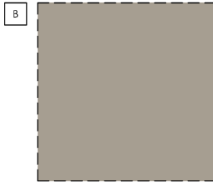
4-DR-2021



COLOR SCHEDULE



MFG: SHERWIN WILLIAMS
COLOR: SW6070 "HERON PLUME"
LRV: 75



MFG: SHERWIN WILLIAMS
COLOR: SW7045 "INTELLECTUAL GRAY"
LRV: 36



MFG: SHERWIN WILLIAMS
COLOR: SW7047 "PORPOISE"
LRV: 13

EXTERIOR BUILDING COLOR & MATERIAL SAMPLE BOARD 1

BUILDING MATERIALS

CONCRETE ROOFING TILE
MFG: BORAL
STYLE: MISSION "S"
COLOR: CALIFORNIA MISSION BLEND



GLASS
MFG: PPG
STYLE: CLEAR LOW-E INSULATED GLASS



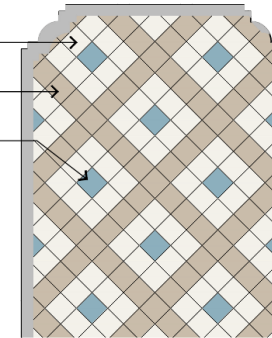
STUCCO FINISH
MFG: VARIES
STYLE: MEDIUM SAND FLOAT, TYP.
COLOR: PER SCHEDULE



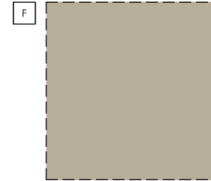
BUILDING MATERIALS

DECORATIVE WALL TILE:

- 1 DALTILE GLAZED CERAMIC MATTE ARCTIC WHITE 0790 6"x6"
- 2 DALTILE GLAZED CERAMIC MATTE URBAN PUTTY 0761 6"x6"
- 3 DALTILE GLAZED CERAMIC GLOSSY WATERFALL 0169 6"x6"



1 TYPICAL TILE INLAY PATTERN
SCALE: 1/2"=1'-0"



WINDOW FRAMES
MFG: CASCADE WINDOWS
COLOR: CLAY

EXTERIOR BUILDING COLOR & MATERIAL SAMPLE BOARD 2

Material and Color Board

4-DR-2021



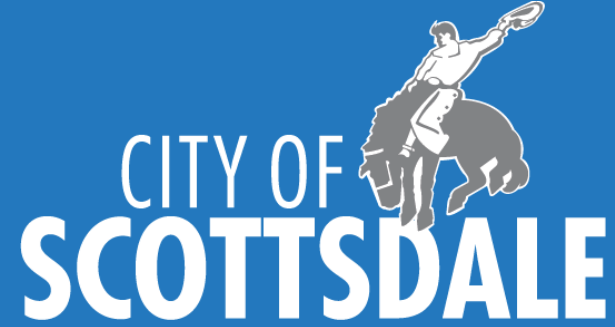
Project: GREYSTAR ACTIVE INDEPENDENT LIVING
Proj. No.: 20-2006-03



Project: GREYSTAR ACTIVE INDEPENDENT LIVING
Proj. No.: 20-2006-03

Action Requested

Staff recommends that the Development Review Board approve the Greystar Independent Living development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.



Greystar Independent Living

4-DR-2021

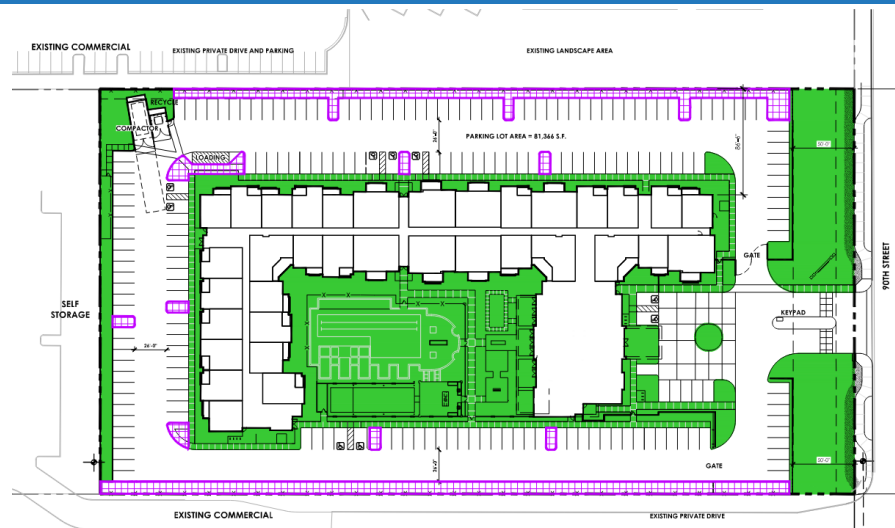
Development Review Board

7/15/21

Coordinator: Katie Posler

Project Data

- Existing Use: Vacant
- Proposed Use: Minimal Residential Healthcare Facility
- Parcel Size: 217,800 square feet, 5.0 acres (gross)
203,211 square feet, 4.67 acres (net)
- Building Area: 161,177 square feet
- Building Height Allowed: 48', exclusive of rooftop appurtenances
- Building Height Proposed: 48', exclusive of rooftop appurtenances
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.79
- Density Allowed: 200 units (16-ZN-2020)
- Density Proposed: 155 units
- Parking Required: 194 spaces
- Parking Provided: 200 spaces
- Open Space Required: 48,795 square feet
- Open Space Provided: 61,419 square feet



SITE AREA
NET: 4.67 ac. (203,311 S.F.)

REQUIRED OPEN SPACE:

RESIDENTIAL HEALTH CARE FACILITIES:
MINIMUM = 0.24 x NET LOT AREA
0.24 x 203,311 S.F. = 48,795 S.F.
REQUIRED RES. H.C. OPEN SPACE = 48,795 S.F.

PROVIDED OPEN SPACE: ±61,419 S.F.
(±30.3%)

REQUIRED PARKING LOT LANDSCAPING:

PARKING LOT ARE REQUIRED =
PARKING LOT AREA x 15% =
81,366 x 15% = 12,205 S.F.

PROVIDED PARKING LOT LANDSCAPING: ±12,275 S.F.

REQUIRED FRONTAGE OPEN SPACE:

RESIDENTIAL HEALTH CARE FACILITIES:

EXCEPTION (b):
NOT REQUIRED TO EXCEED 50 S.F. PER L.F. OF
FRONTAGE = 50 S.F. x 330 L.F. = 16,500 S.F.

PROVIDED FRONTAGE OPEN SPACE: ±16,639 S.F.

SYMBOLS

- COMMON OPEN SPACE
- FRONTAGE OPEN SPACE
- PARKING LOT LANDSCAPING

VICINITY MAP



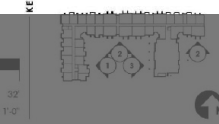
Open Space Plan

ATTACHMENT #8

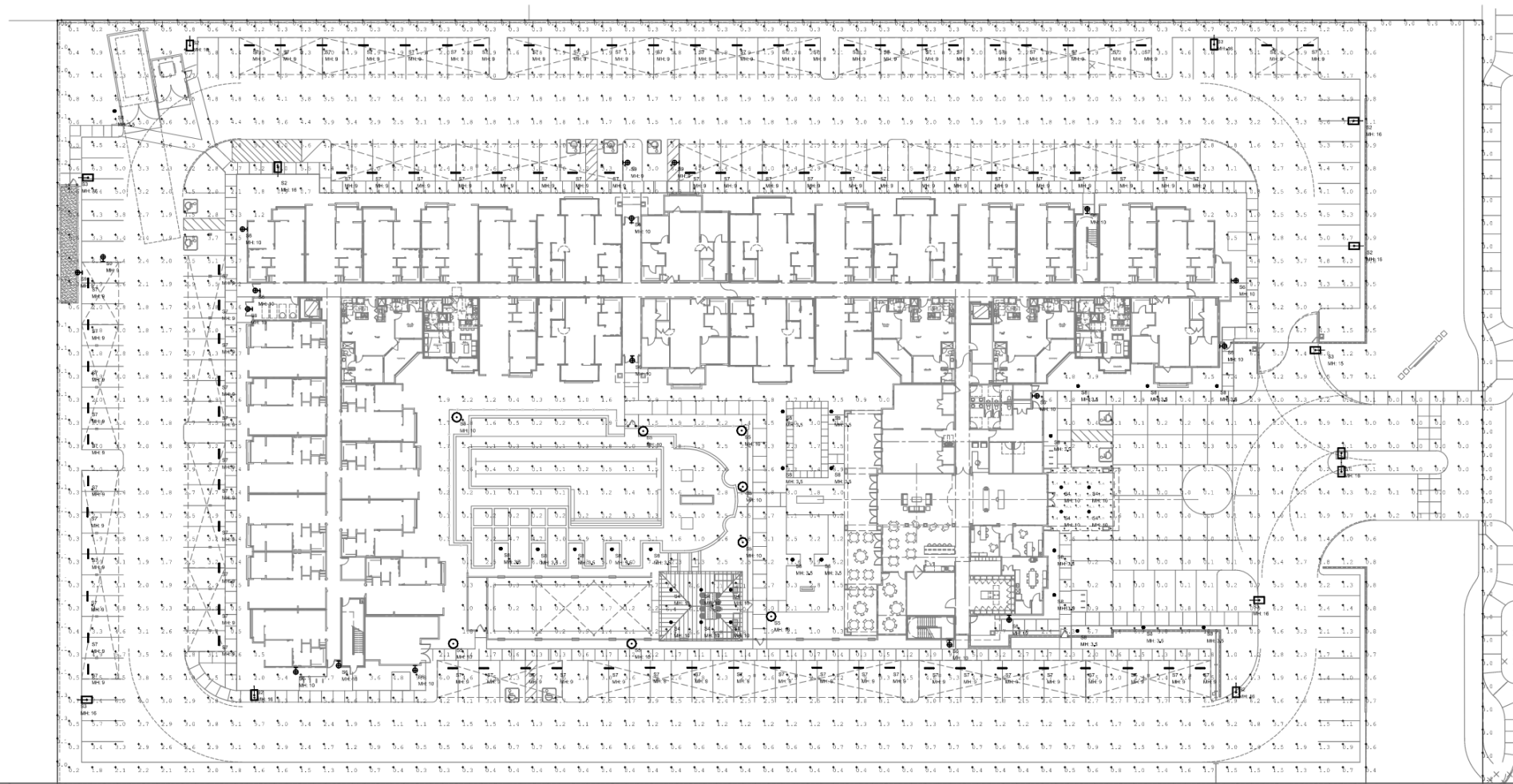


COLOR SCHEDULE

A	STUCCO 1 A/COR: DIERPIN WILLIAMS COLOR: SW 900 - LRV: 75 "BROWN PLANE"
B	STUCCO 2 A/COR: DIERPIN WILLIAMS COLOR: SW 900 - LRV: 75 "INTELLECTUAL GRAY"
C	TRIM (PAINT & EXTERIOR METALS) A/COR: DIERPIN WILLIAMS COLOR: SW 900 - LRV: 75 "BROWN PLANE"
D	CONCRETE ROOFING TILE A/COR: EORNA STYLE: MESSON "T" COLOR: CALIFORNIA MISSION BUILD
E	DECORATIVE WALL TILE DATE: GLAZED CERAMIC 4"X6" ARTIC: MESSON "T" URBAN PLITY OF 1 NATURAL CLAY
F	WINDOW FRAMES A/COR: CASCADE WINDOWS COLOR: CLAY



Courtyard Elevations



Photometrics/Lighting Site Plan

