

SOUTH JORDAN CITY
CITY COUNCIL MEETING

August 20, 2019

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Brad Marlor, Council Member Jason McGuire, Council Member Don Shelton, Council Member Tamara Zander, CM Gary Whatcott, Police Chief Jeff Carr, Administrative Services Director Spencer Kyle, City Commerce Director Brian Preece, Finance Director Sunil Naidu, Strategic Services Director Don Tingey, ACM Dustin Lewis, City Attorney Ryan Loose, Fire Chief Chris Dawson, Planning Director Steven Schaefermeyer, Engineering Director Brad Klavano, Public Works Director Jason Rasmussen, IT Director Jon Day, City Council Secretary MaryAnn Dean

Others: Attachment A

REGULAR MEETING

A. Welcome and Roll Call – *Mayor Dawn Ramsey*

Mayor Ramsey welcomed everyone present. All members of the City Council were present, as listed.

B. Invocation –

Don Tingey, Strategic Services Director, offered the invocation.

C. Pledge of Allegiance

Mick Florin, Chair of the Senior Advisory Committee, led the audience in the Pledge of Allegiance.

D. Minute Approval

- D.1. August 6, 2019 Council Study Meeting
- D.2. August 6, 2019 City Council Meeting

Council Member Shelton made a motion to approve the August 6, 2019 Council study meeting minutes and the August 6, 2019 City Council meeting minutes, as printed. Council Member McGuire seconded the motion. The vote was unanimous in favor.

E. Public Comment:

Susan Moore, lives in Reunion North Village, said since they have added extra lanes on Redwood Road, it is hard to see on the south side of Redwood Road because the block wall blocks the view and it is hard to see past it.

CM Whatcott said staff will look into it.

F. Mayor and Council Reports

Council Member McGuire said he attended the Arts Council meeting. They are planning on doing some murals and utility box wraps. He attended the ribbon cutting for Mountain Creek Middle School. Today, he met with Mayor Ramsey and staff and Salt Lake County representatives regarding a cultural facilities plan.

Council Member Zander met with the Salt Lake Valley Mosquito Abatement board. She updated the Council on the positive findings for West Nile virus. There are traps around the city. They have one human case in the County, and that is a neuro invasive case. Mosquitos bite between dusk and dawn, near water and birds. She said they need to take precautions seriously.

Council Member Marlor noted that with the removal of a neighborhood pool, and the removal of that standing water, the mosquitos in his area have dropped dramatically.

Council Member Marlor said the ARC reviewed some realtor based businesses that will be built on 114th south. There are other offices available for lease.

Council Member Harris said he attended the audit committee meeting, and he attended the historical committee meeting. He said historical sites throughout the city have been identified and they are working to link those up on the city's website.

Council Member Shelton said he attended the Association of Municipal Councils. He said they discussed grants available to the cities. He said he is glad that the city chooses how CDBG funds are used and it is not administered by Salt Lake County. He said he attended the kick off meeting for the southwest visioning study. That study is important for reasonable growth for southwest Salt Lake County. He said he attended the western growth coalition meeting. He said there was leadership from UTA present. They reviewed the micro transit service, but that does not cover all of the city. He said they discussed the development of the Mountain View Corridor. The transit portion of that project is \$35-50 million, and then \$6 million a year to run. That has not been funded and the Mountain View Corridor cannot be developed into a freeway until that piece is funded. There aren't any large solutions for east/west traffic. Transportation and roads are going to be a problem as they continue to grow rapidly, and they need to help the legislature understand that. He said he recently renewed his business license. He recommended that they make the printing of the business license more efficient.

Council Member Shelton noted a recent tragedy in his neighborhood. He commended the emergency services departments in the city for their professionalism and helpfulness. He also thanked staff for acting quickly on a graffiti situation.

Mayor Ramsey said Representative Pulsipher was present, but had to leave due to another commitment. She said she attended the ribbon cutting for Mountain Creek middle school. The school is already full. She said the cultural arts discussion today with Salt Lake County representatives was a good one. She said she attended the Jordan School District Administrators conference. They put together backpacks and weekend meal kits that were funded and sponsored by the Jordan Education foundation. She said she met with Alan Matheson with the State Land Authority. She indicated that she will be serving as the Jordan Education foundation president elect. She said she met with some developers and reviewed early high level proposals. She drove rush hour traffic with Salt Lake County Councilwoman Amy Winder Newton. There were also representatives from Riverton and Herriman present, as well as the media.

Mayor Ramsey reported on the southwest visioning kick off. She said they discussed land in the area that was already entitled. They have come to understand the regional view and how it effects the entire area. They have a good steering committee, a technical committee, and consultants to guide it. It will be a good tool and a guiding document.

Mayor Ramsey said she met with some cub scouts and attended a school board meeting. She attended a growth committee meeting. She said she visited several local schools, and visited with the new President of the South Jordan Chamber of Commerce. She attended a community event in Herriman and had a discussion with the Lt. Governor about the southwest visioning meeting. She attended the audit committee meeting. She also did several media interviews.

Mayor Ramsey said she spoke with Fred Lampropoulos; VP Pence will be coming to visit and speak in South Jordan, at Merit Medical, this Thursday.

G. Consent Action Items:

- G.1. Resolution R2019-38, appointment of two new members, Anna Florin and Vivian Ford, to the Senior Advisory Committee. *(By Administrative Service Director, Spencer Kyle)*
- G.2. Resolution R2019-42, directing staff to forward the name of Dawn R. Ramsey to Governor Gary Herbert as the City's nomination for appointment to the Jordan Valley Water Conservancy District Board of Trustees. *(By City Attorney, Ryan Loose)*

Council Member Shelton made a motion to remove items G.1. and G.2. from the consent calendar. Council Member Harris seconded the motion. The vote was unanimous in favor.

- G.1. Resolution R2019-38, appointment of two new members, Anna Florin and Vivian Ford, to the Senior Advisory Committee. *(By Administrative Service Director, Spencer Kyle)*

Administrative Service Director Kyle reviewed the background information on this item.

Council Member Harris made a motion to approve Resolution R2019-38. Council Member Zander seconded the motion. The vote was unanimous in favor.

- G.2. Resolution R2019-42, directing staff to forward the name of Dawn R. Ramsey to Governor Gary Herbert as the City's nomination for appointment to the Jordan Valley Water Conservancy District Board of Trustees. *(By City Attorney, Ryan Loose)*

CM Whatcott said the city was awarded a seat on this board many years ago. The city desired to have an elected official serve on the board. The Mayor at that time (Scott Osborne) served on the board and then was re-appointed. He has served 8 years. Their desire is to get back to having an elected official sitting on the board because this board has the ability to raise taxes and raise rates. He said they will recognize Mr. Osborne for his years of service.

Council Member Zander said this issue was discussed in the study session. She said elected officials are more fastidious about spending because they are accountable to the constituents that elected them. Both elected and appointed officials can be equally educated and valuable. Council Member Shelton said it is important to have an elected official on that board, given their taxing authority.

Council Member Marlor said he met with Mr. Osborne. Mr. Osborne is passionate about water and has represented the city well, both as the Mayor and as an appointed position. He said this is critical because this is the city's only water source. He feels there should be more elected officials on this board. He said if Mayor Ramsey is able to fulfill this responsibility, he would support it. Mayor Ramsey said the time commitment is not large, but the potential impact is significant.

Mayor Ramsey expressed appreciation for Scott Osborne's efforts. He has a comprehensive knowledge of water. She understands the desire for the city to have an elected official on this board.

Council Member McGuire expressed appreciation to Mr. Osborne. He said it is critical to return to the system that we have set up, having an elected official on that board. Council Member Harris said they are fortunate to have 2 qualified people willing to serve. Having the Mayor sit on that board is the right decision, though they are both qualified.

Council Member McGuire made a motion to approve Resolution R2019-42. Council Member Marlor seconded the motion. Roll call vote. The vote was unanimous in favor.

H. Public Hearing: Merit Medical – Development Agreement, Land Use Amendment, and Rezone; 1600 West Merit Parkway, George Frioux (Applicant):

- **Resolution R2019-35**, authorizing the Mayor to sign a Development Agreement pertaining to the Development of the property approximately located at 9800 South and Redwood Road; and

- **Resolution R2019-36**, amending the land use designation of the Property from Medium Density Residential to Corridor on property generally located at 9800 South and Redwood Road; and
- **Rezone Ordinance 2019-04-Z**, rezoning the Property approximately located at 9800 South and Redwood Road from Professional Office (P-O), Mixed Use City Center (MU-City), and Agriculture (A-5) Zones to the Redwood Road Mixed Use Research and Development (MU-R&D) Zone and Planned Development (PD) Floating Zone.

Planning Director Schaefermeyer reviewed the background information on this item. He said they have had people reach out to them about a road connection with the Peach Blossom subdivision. There is currently one connection in and out on Redwood Road. Merit Medical is happy to discuss that connection, but it is not part of this application. It will be done with the site plan.

Mr. Schaefermeyer noted a letter from Merit Medical that was referenced in the packet, but not provided. He gave a copy to the City Council (Attachment B).

George Frioux, VP of business development and Ryan Berry, MHTM architects introduced themselves. Mr. Frioux thanked staff for their help in working through this process.

Mr. Berry said the Merit Medical master plan allows them to grow in a measured way. It meets Merit Medical's needs, the city's needs, and the needs of the neighbors. He said the master plan does not include the north campus because they already have a good agreement in place and have a plan for that property already.

Mr. Frioux and Mr. Berry reviewed the master plan (Attachment C). They discussed the possible use of mass transit to their campus. They have considered having buses or UTA buses pick people up at various locations and bring them to Merit Medical.

It was noted that no public hearing is required for the development agreement.

Mayor Ramsey opened the public hearing for Resolution R2019-36.

John Bronson, said he is a resident that abuts the south campus. He said there is some discrepancy from the site plan and the rendering and he asked which is correct. He noted the building height limited to 65 ft. when the property abuts a residential zone. Would that effect his property? He asked what is a graduated height setback? He asked about buffering for adjacent residential lines, and he asked about lighting for the parking facility. He asked what would be facing his property. He asked about plans for landscaping along the canal. He also asked what is the distance between the building and the west lot line? He said Merit Medical has been a good neighbor.

Mayor Ramsey closed the public hearing.

Mayor Ramsey opened the public hearing for Rezone Ordinance 2019-04-Z. There were no comments. She closed the public hearing.

Mr. Schaefermeyer said buffering for the south campus is different because of the canal. With the canal, it is greater than the 20 ft., which is the requirement in the development agreement.

Mr. Berry said the site plan is more consistent with the footprint. He said from that corner of the building to Mr. Bronson's property line is 120-130 ft. The building height is essentially a 2 story building. He explained that graduated building height means the building can get taller the further away it gets from the property line. Most of the buildings will be 35-36 ft. home. The corner of the building next to Mr. Bronson's home is 34 ft. but that grade relative to Mr. Bronson's property is 10-15 ft. lower so it will look shorter for Mr. Bronson. There are screen walls on the roof to screen mechanical units.

Mr. Frioux said they have to contain light on their property. Mr. Berry reviewed the landscaping plan. It will be similar to the existing landscaping. Mr. Bronson asked about mature height of the trees. Mr. Berry will check and will contact Mr. Bronson.

Council Member Marlor said the corner of the south camps building and the property line has at least a 30 ft. buffer? Mr. Berry said yes, a 30 ft. buffer, 60 ft. of parking, plus 10 ft. of landscaping, plus the canal. Mr. Schaefermeyer said a 20 ft. buffer minimum is required. Mr. Berry said they try to keep the buildings 100 ft., or more, away from residential.

Council Member Zander asked about the transparent fence. Mr. Berry said it is black wrought iron.

They discussed the fact that the daycare (learning center) moved to another location than originally proposed. Mr. Frioux said they were concerned about neighbors and they needed more room for medical and dental offices. Council Member Zander said that could cause more traffic within the organization if people are working on the main campus and dropping their kids off. She also noted that there isn't a gate on the outside access road. Mr. Berry said the south side of the building is for the public, and there is higher security as you go to the back. There is security on the site. They have approached UDOT about a pedestrian bridge to connect the campus buildings.

It was noted that there is a business east of the learning center on Redwood Road. Merit Medical has no agreement with that property at this time.

Council Member Shelton asked why the property tax is different in the project financial analysis? CFO Naidu said with the proposed changes, the property type will change. Under "other", he is not sure what other type of revenue is generated. Mr. Naidu said he can research that further and follow up.

Council Member Harris said there might be a road that is needed. Mr. Frioux said they are okay with the idea, but they need to know the details. Mr. Schaefermeyer said they will not ask Merit Medical to give anything away, but they are willing to work with the city. He said they don't

know the outcome. He said the development agreement requires the traffic study, which Merit Medical will pay for.

Mr. Berry noted a 30 ft. strip that the city owns. There is an easement in place on the Merit Medical side. They want to be sensitive to those living in the neighborhood. Some are for and some are against the road. Merit Medical is neutral. Mr. Schaefermeyer said they will ask that Merit Medical participate in that road, depending on the outcome.

Council Member Zander made a motion to approve Resolution R2019-35. Council Member Harris seconded the motion. Roll call vote. The vote was unanimous in favor.

Council Member Harris made a motion to approve Resolution R2019-36. Council Member McGuire seconded the motion. Roll call vote. The vote was unanimous in favor.

Council Member McGuire made a motion to approve Rezone Ordinance 2019-04-Z. Council Member Zander seconded the motion. Roll call vote. The vote was unanimous in favor.

I. Staff Reports and Calendaring Items

Strategic Services Director Tingey said the city received an award for their efforts for priority based budgeting. They are coming up on their 5th year of doing the budgeting that way. CM Whatcott said they try to be wise in the way they spend the public's money.

CM Whatcott noted the SOJO college rivalry run/walk that is coming up.

City Attorney Loose said Representative Ken Ivory stepped down from the Legislature. They will be bringing forward a presentation in the future to recognize him.

ADJOURNMENT

Council Member McGuire made a motion to adjourn. Council Member Marlor seconded the motion. The vote was unanimous in favor.

The August 20, 2019 City Council meeting adjourned at 8:52 p.m.

This is a true and correct copy of the August 20, 2019 City Council Meeting Minutes, which were approved on September 3, 2019.

Ana M. West
South Jordan City Recorder

CITY COUNCIL MEETING

AUGUST 20, 2019

6:30 P.M.

**ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS**

PRINT NAME

PRINT ADDRESS

Melissa McKinnon

10353 Lac. Vieux Rd. So. Jordan 84095

Susan Moore

1565 W Green Apple St. 84095

RENT+VIVIAN FORD

10850 S. Blackhawk #306

RYAN BERRY

2683 E. WANDAWAY, HOLLADAY UT 84117

LIZ PAULSEN

2120 S. HIGHLAND DR. 84106

Anna Florin

10331 Springcrest Ln

Jamie Culbertson

4925 Emma Mine Dr

JASON QUIGLEY

988 W PALMER VISTA DR.

MICK FLORIN

10331 Springcrest Lane

Eric and Keri Odham

9694 S. Channing Drive

Glenn Norton

11286 S. 675 W. 84095

Scott Bertsch

1498 W midas creek Dr 84095

Jeff Carling

10973 South Pidgeon Drive, 84095

TOM BRONSON

10085 SILVER STREAK DR

Ryan Kenfield

9873 S Orchard view Dr.

Leann Jensen

11186 So. 2700 W.

Attachment B
8-20-19 c.c. study mtg.
8-20-19 c.c. mtg

05.20.2019



MHTN
ARCHITECTS

Merit Medical Planned Development Floating Zone

Merit Medical wants to continue to develop its worldwide headquarters in South Jordan City. Merit has developed over the last two years a masterplan for how it would like to develop its South Jordan Campus over the next decade. In developing the master plan a few core principles has come to the forefront. First and foremost, Merit wants to be a good neighbor by limiting any negative impacts that its development and operations may incur. Second, due to the dynamic nature of the business world, Merit needs to bring new projects on line quickly. Finally, As Merit develops new parts of its campus a certain flexibility is need to meet current and future business needs.

Below are items in the Redwood Road Mixed Use R&D Zone and other ordinances that we want to modify in our development agreement:

17.54.170: ARCHITECTURAL STANDARDS

C. Remodeling or refacing of buildings, except in R-2.5 developments, may not be commenced without the approval of the planning commission.

As a large corporate campus Merit will have an ongoing need to perform remodels and refacing for its older buildings. Seeking approval from the Planning Commission would cause an undue burden if it chooses to remodel or reface any of its existing properties. This should be administered through typical building permit processes only.

17.54.170: ARCHITECTURAL STANDARDS

D. All masonry and concrete materials, except minimal foundations, shall be integrally colored.

The city has interpreted this section to mean that Merit may not build a concrete structure and paint it. Merit wants to be free to use painted concrete as an exterior building material. New buildings that are designed with in the campus will have to be reviewed by the Architectural Review Board as well as the Planning Commission. We feel that this is sufficient oversight to ensure that Merit's building materials are of sufficient quality.

17.54.170: ARCHITECTURAL STANDARDS

E. Exterior walls of buildings, except for single-family dwellings, in excess of forty feet (40') in length, shall have relief features at least four inches (4") deep at planned intervals.

This rule exists to ensure a street scape with visual interest. Merit wants to provide well designed buildings with architectural forms consistent with its existing designs but without strict dimensional requirements. New buildings that are designed with in the campus will have to be reviewed by the Architectural Review Board as well as the Planning Commission. We feel that this is sufficient oversight to ensure that Merit's buildings are of sufficient quality in design.

17.54.170: ARCHITECTURAL STANDARDS

G. Maximum height of all buildings in the MU zones shall be thirty five feet (35').

420 East South Temple, Suite 100, Salt Lake City, Utah 84111 / P 801.595.6700 / F 801.595.6717 / www.mntn.com

Merit needs to be free to build two story buildings that may exceed 35' in height. Additionally, some plans for the main campus may include a building up to 6 stories in height. The main campus is currently zoned for 6 stories or 70'. Merit does want to be a good neighbor and has no interest in overshadowing residential neighbors with tall buildings. Typically, we have used expanded setbacks, and where needed graduated building heights to ensure this. Proposed language is shown below:

Buffer Standards For Proposed Development Abutting Residential Property Not In The Redwood Road Mixed Use R&D Zone:

1. *Building height shall not exceed the "graduated height envelope" as defined in subsection a of this section.*
 - a. *The "graduated height envelope" is defined by projecting a vertical plane from the property line to a height of sixt feet (6') and then slanting upward and toward the interior of the Redwood Road Mixed Use R&D Zone property at a forty five degree (45°) angle.*
 - b. *The graduated height envelope applies to properties within the Redwood Road Mixed Use R&D Zone that abut residentially zoned properties not in the Redwood Road Mixed Use R&D Zone.*

16.04.200: FENCING:

D. Commercial And Office Uses Abutting A Public Right-Of-Way: No fencing shall be allowed for commercial and/or office uses abutting a public right-of-way or between similar and adjacent commercial or office uses.

For reasons of Safety and Security Merit needs to have a perimeter fence between the building façade and the public right of way. Typically, this is set in an expanded landscaped setback to provide a desirable pedestrian experience.

Buffer Standards For Proposed Development Abutting Residential Property Not In The Redwood Road Mixed Use R&D Zone Zone:

1. The minimum building setback for any building is twenty feet (20') from any point on an abutting non- Redwood Road Mixed Use R&D Zone zone property line.
2. Building height shall not exceed the "graduated height envelope" as defined in subsection 2a of this section.
 - a. The "graduated height envelope" is defined by projecting a vertical plane from the property line to a height of eight feet (8') and then slanting upward and toward the interior of the Redwood Road Mixed Use R&D Zone property at a forty five degree (45°) angle.
 - b. The graduated height envelope applies to properties within the Redwood Road Mixed Use R&D Zone that abut residentially zoned properties not in the Redwood Road Mixed Use R&D Zone.

Merit Medical; Land Use Amendment, Rezone, Planned Development Floating Zone, and Master Development Plan

Location Map



Shields Lane (9800 South)

Redwood Road (1700 West)

Temple Drive (1300 West)



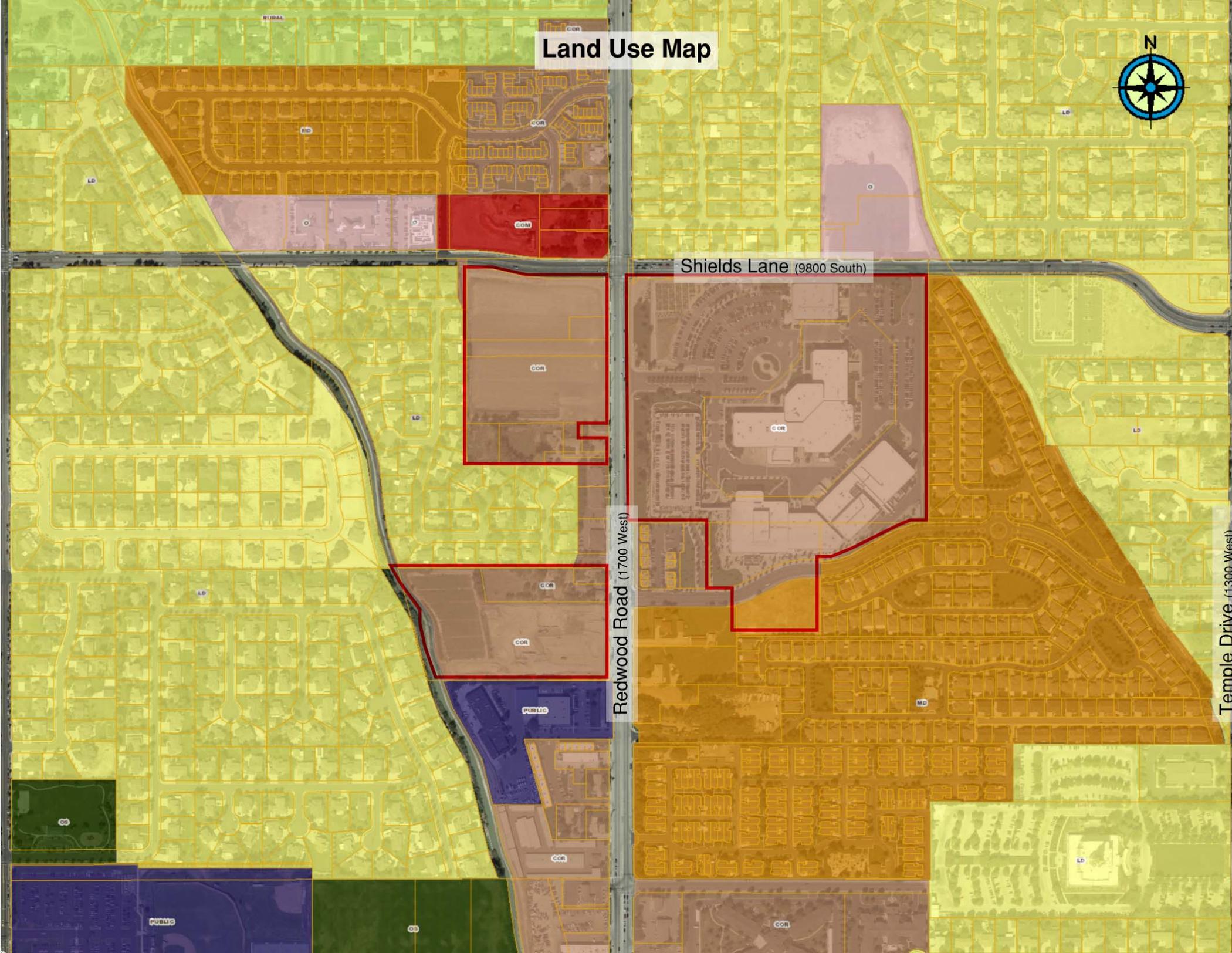
Land Use Map



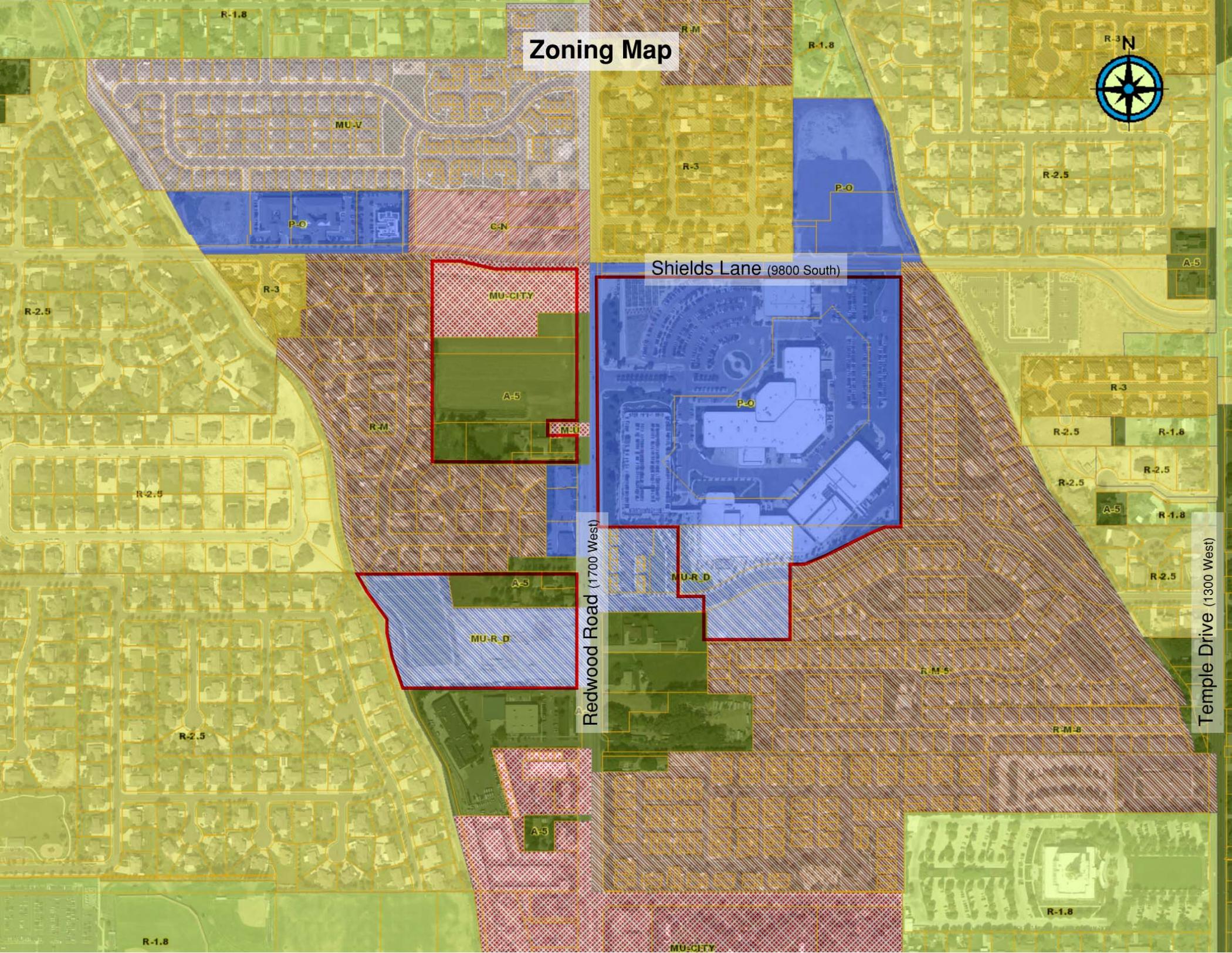
Shields Lane (9800 South)

Redwood Road (1700 West)

Temple Drive (1300 West)



Zoning Map



Shields Lane (9800 South)

Redwood Road (1700 West)

Temple Drive (1300 West)

R-2.5

R-2.5

R-2.5

R-1.8

R-1.8

MU-V

R-3

R-M

MU-CITY

A-5

MU-R-D

A-5

A-5

MU-R-D

MU-CITY

R-3

R-M

R-1.8

P-O

R-M-5

R-2.5

R-3

R-2.5

R-2.5

A-5

R-1.8

R-2.5

R-1.8

R-2.5

R-2.5

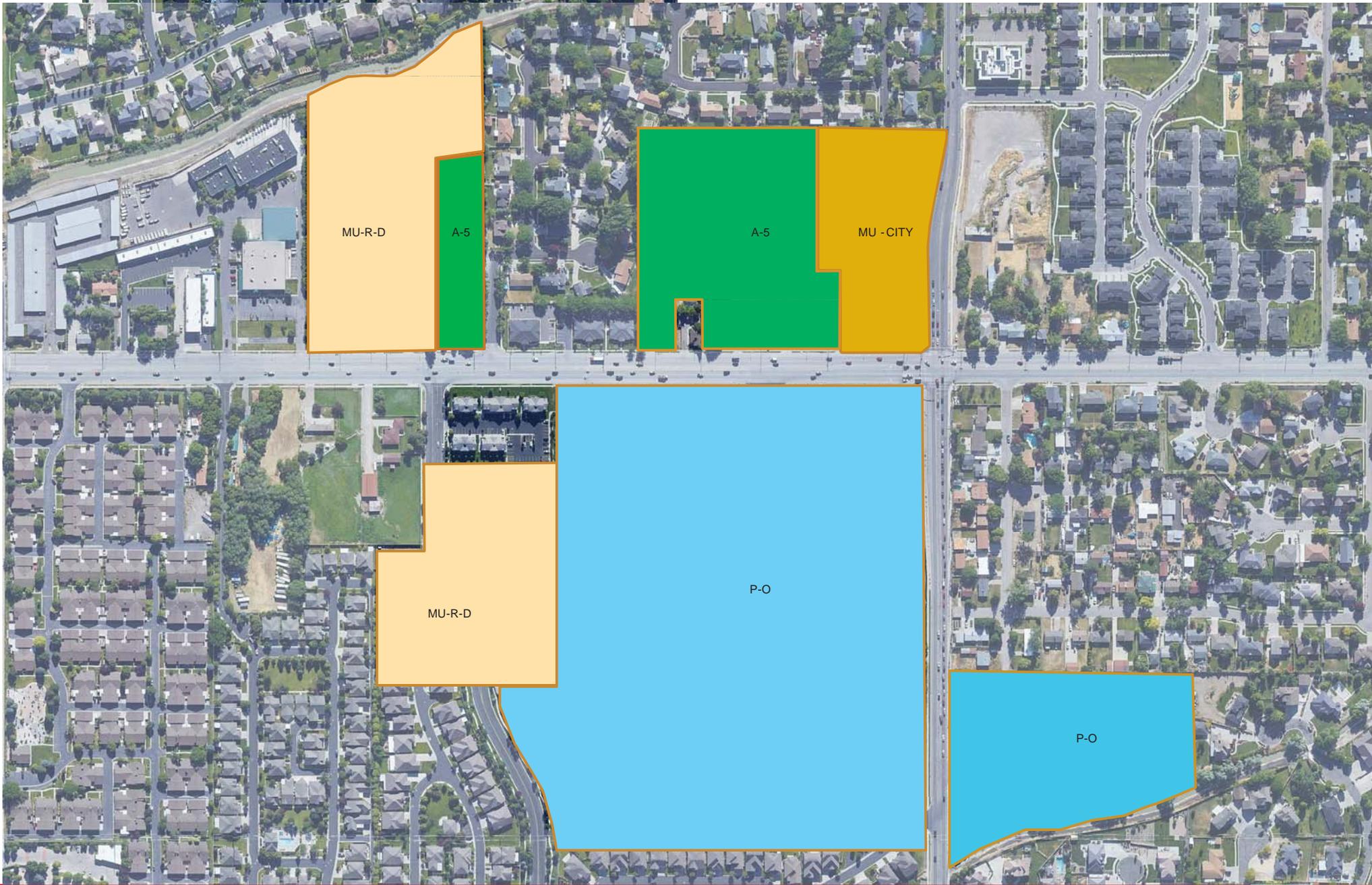
R-M-8

R-1.8

A-5

R-3











MU-R-D
SOUTH CAMPUS

DAYCARE
MU-R-D
WEST CAMPUS

REDWOOD ROAD

REUNION AVE.

9800 SOUTH

PARKING

MU-R-D
MAIN CAMPUS

P-O
NORTH CAMPUS



-  CIRCULATION PATH
-  FIRE LANE
-  CROSSWALK WITH HAWK SIGNAL





SOUTH CAMPUS

30' RESIDENTIAL BUFFER

DAYCARE

30' RESIDENTIAL BUFFER

WEST CAMPUS

100' STREET BUFFER

REDWOOD ROAD

100' STREET BUFFER

REUNION AVE

PARKING

NEW ADMIN

PARKING

MAIN CAMPUS

PARKING

MOLDING

9800 SOUTH

30' RESIDENTIAL BUFFER

NORTH CAMPUS





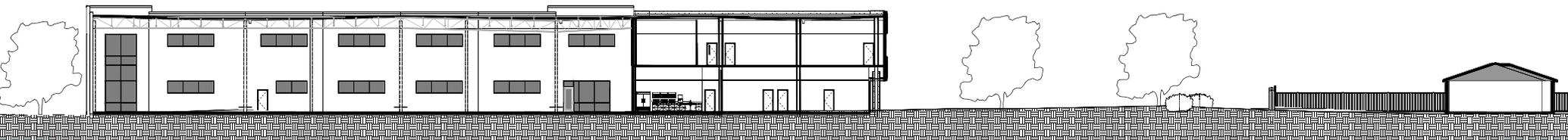
SOUTH CAMPUS



Project Details

Total Building Area-	113,785 sq.ft.
Total Site Area-	385,457 sq.ft. / 8.8 Acres
Total Stalls Provided-	227
Total Landscaping Area-	106,146 sq.ft. / 2.44 Acres
Building Distance To North Lot Line-	130 feet
Building Distance From South Lot Line-	100 Feet

- NEW BUILDING TO MATCH EXISTING MAIN CAMPUS
- MINIMUM 30'-0" LANDSCAPE BUFFER TO RESIDENTIAL
- VERY MINIMAL LIGHT INTRUSION TONEIGHBORS
- MECHANICAL UNITS SCREENED
- SECURITY PROVIDED

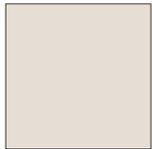




MATERIAL TYPES:



1
STO EIFS BEIGE, ON EXTERIOR WALLS AND COLUMNS TO MATCH EXISTING BUILDINGS



2
PAINTED TILT-UP CONCRETE PANEL, SHERWIN WILLIAMS 6072 VERSATILE GRAY



3
PAINTED TILT-UP CONCRETE PANEL WITH FLUTED FORMLINER, SHERWIN WILLIAMS 6074 SPALDING GRAY



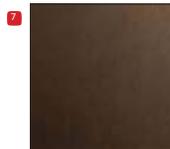
4
EXPOSED CONCRETE SURFACE, SEALED FINISH FOR PARKING STRUCTURE



5
PRECAST CONCRETE PANELS FOR ADMINISTRATION FACADE



6
SUPERNEUTRAL LOW-E GRAY GUARDIAN GLASS



7
DARK BRONZE EXTERIOR BREAK METAL AND WINDOW FRAMES



8
PASSIVAEDA360 STAINLESS STEEL RAILINGS



9
KALWALL ROOFING OVER BRIDGES



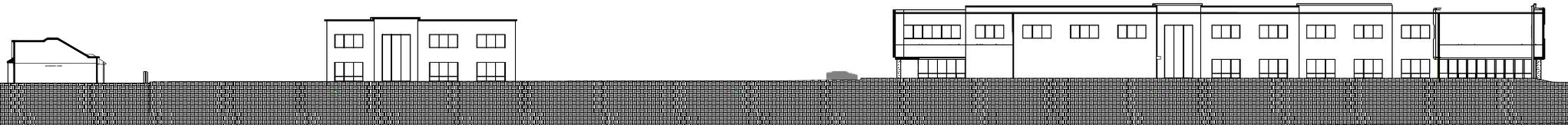




Project Details

Total Building Area-	250,00 sq.ft.
Total Site Area-	1,600,958 sq.ft. / 11 Acres
Total Stalls Provided-	416
Total Landscaping Area-	175,748 sq.ft. / 4 Acres
Building Distance To North Lot Line-	30 feet
Building Distance From South Lot Line-	400 Feet

- NEW BUILDING TO MATCH EXISTING MAIN CAMPUS
- MINIMUM 30'-0" LANDSCAPE BUFFER TO RESIDENTIAL
- VERY MINIMAL LIGHT INTRUSION TONEIGHBORS
- MECHANICAL UNITS SCREENED
- SECURITY PROVIDED





MATERIAL TYPES:



- 1 STO EIFS BEIGE, ON EXTERIOR WALLS AND COLUMNS TO MATCH EXISTING BUILDINGS
- 2 PAINTED TILT-UP CONCRETE PANEL, SHERWIN WILLIAMS 6072 VERSATILE GRAY
- 3 PAINTED TILT-UP CONCRETE PANEL WITH FLUTED FORMLINER, SHERWIN WILLIAMS 6074 SPALDING GRAY
- 4 EXPOSED CONCRETE SURFACE, SEALED FINISH FOR PARKING STRUCTURE
- 5 PRECAST CONCRETE PANELS FOR ADMINISTRATION FACADE
- 6 SUPERNEUTRAL LOW-E GRAY GUARDIAN GLASS
- 7 DARK BRONZE EXTERIOR BREAK METAL AND WINDOW FRAMES
- 8 PASSIVAEDA360 STAINLESS STEEL RAILINGS
- 9 KALWALL ROOFING OVER BRIDGES





ADMIN BUILDING

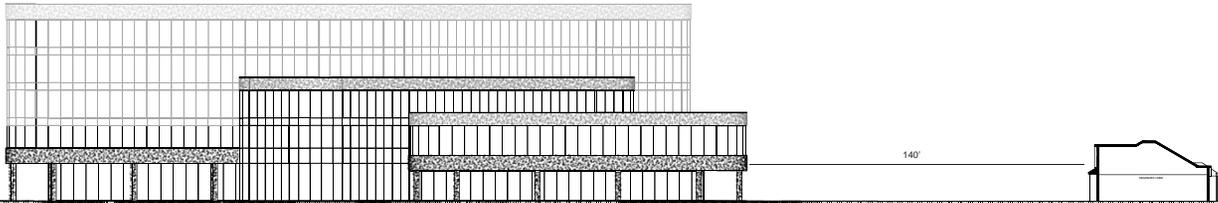
PARKING GARAGE



Project Details

Total Building Area-	100,000 sq.ft.
Total Site Area-	200,000 sq.ft. / 4.5 Acres
Total Stalls Provided-	500
Total Landscaping Area-	90,000 sq.ft. / 2 Acres
Building Distance To North Lot Line-	30 feet
Building Distance From South Lot Line-	100 Feet

- NEW BUILDING TO MATCH EXISTING MAIN CAMPUS
- VERY MINIMAL LIGHT INTRUSION TONEIGHBORS
- MECHANICAL UNITS SCREENED
- CAMPUS SECURITY
- GRADUATED BUILDING HEIGHT





MATERIAL TYPES:



- 1 STO EIFS BEIGE, ON EXTERIOR WALLS AND COLUMNS TO MATCH EXISTING BUILDINGS
- 2 PAINTED TILT-UP CONCRETE PANEL, SHERWIN WILLIAMS 6072 VERSATILE GRAY
- 3 PAINTED TILT-UP CONCRETE PANEL WITH FLUTED FORMLINER, SHERWIN WILLIAMS 6074 SPALDING GRAY
- 4 EXPOSED CONCRETE SURFACE, SEALED FINISH FOR PARKING STRUCTURE
- 5 PRECAST CONCRETE PANELS FOR ADMINISTRATION FACADE
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- 7 DARK BRONZE EXTERIOR BREAK METAL AND WINDOW FRAMES
- 8 PASSIVAEDA360 STAINLESS STEEL RAILINGS
- 9 KALWALL ROOFING OVER BRIDGES





MOLDING BUILDING EXPANSION

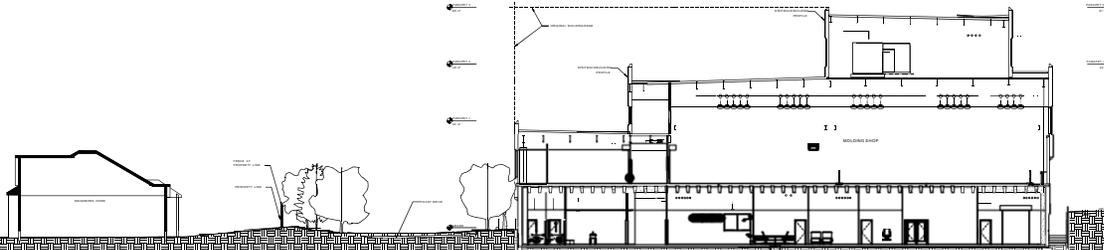
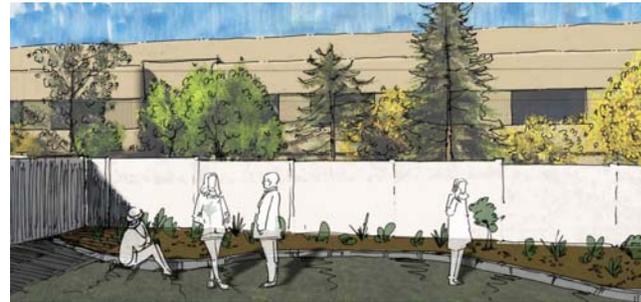
PARKING GARAGE



Project Details

Total Building Area-	100,00 sq.ft.
Total Site Area-	200,000 sq.ft. / 4.5 Acres
Total Stalls Provided-	700
Total Landscaping Area-	40,000 sq.ft. / 1 Acres
Building Distance To North Lot Line-	30 feet
Building Distance From South Lot Line-	70 Feet

- NEW BUILDING TO MATCH EXISTING MAIN CAMPUS
- MINIMUM 30'-0" LANDSCAPE BUFFER TO RESIDENTIAL
- VERY MINIMAL LIGHT INTRUSION TONEIGHBORS
- MECHANICAL UNITS SCREENED
- SECURITY PROVIDED
- GRADUATED BUILDING HEIGHT





MATERIAL TYPES:



1
STO EIFS BEIGE, ON EXTERIOR WALLS AND COLUMNS TO MATCH EXISTING BUILDINGS



2
PAINTED TILT-UP CONCRETE PANEL, SHERWIN WILLIAMS 6072 VERSATILE GRAY



3
PAINTED TILT-UP CONCRETE PANEL WITH FLUTED FORMLINER, SHERWIN WILLIAMS 6074 SPALDING GRAY



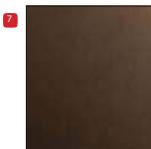
4
EXPOSED CONCRETE SURFACE, SEALED FINISH FOR PARKING STRUCTURE



5
PRECAST CONCRETE PANELS FOR ADMINISTRATION FACADE



6
SUPERNUTRAL LOW-E GRAY GUARDIAN GLASS



7
DARK BRONZE EXTERIOR BREAK METAL AND WINDOW FRAMES



8
PASSIVAEDA360 STAINLESS STEEL RAILINGS



9
KALWALL ROOFING OVER BRIDGES





MATERIAL TYPES:



- 1 STO EIFS BEIGE, ON EXTERIOR WALLS AND COLUMNS TO MATCH EXISTING BUILDINGS
- 2 PAINTED TILT-UP CONCRETE PANEL, SHERWIN WILLIAMS 6072 VERSATILE GRAY
- 3 PAINTED TILT-UP CONCRETE PANEL WITH FLUTED FORMLINER, SHERWIN WILLIAMS 6074 SPALDING GRAY
- 4 EXPOSED CONCRETE SURFACE, SEALED FINISH FOR PARKING STRUCTURE
- 5 PRECAST CONCRETE PANELS FOR ADMINISTRATION FACADE
- 6 SUPRANEUTRAL LOW-E GRAY GUARDIAN GLASS
- 7 DARK BRONZE EXTERIOR BREAK METAL AND WINDOW FRAMES
- 8 PASSIVA A360 STAINLESS STEEL RAILINGS
- 9 KALWALL ROOFING OVER BRIDGES





**PARKING
GARAGE**

NORTH CAMPUS



Project Details

Total Building Area-	53195 sq.ft.
Total Site Area-	916,246 sq.ft. / 6 Acres
Total Stalls Provided-	416
Total Landscaping Area-	94,578 sq.ft. / 2.1 Acres
Building Distance To North Lot Line-	150 feet
Building Distance From South Lot Line-	30 Feet

- NEW BUILDING TO MATCH EXISTING MAIN CAMPUS
- MINIMUM 30'-0" LANDSCAPE BUFFER TO RESIDENTIAL
- VERY MINIMAL LIGHT INTRUSION TONEIGHBORS
- MECHANICAL UNITS SCREENED
- SECURITY PROVIDED
- NO PLANNED CHANGES FROM PREVIOUS REZONE OF SITE

