

6/12/23

## W5 - DRB Power Point Presentation

### Exhibit 1: Aerial on Staff Report, pg 32

**Owner's Goal:** for W5 is a new 80,000sf flexible hi-tech industrial building to complete their heavily treed 2-building campus. The buildings and campus must be high-quality so the tenant can attract and retain hi-tech employees that are in demand. A quick look at an aerial (above) or the street view (below) shows the obvious W5 building location is the grassy area, the only non-treed undeveloped spot left on the 24.5-acre site. With the building located it was also obvious to:

- Locate the W5 lobby facing the existing W4 - works well whether the buildings are shared by the same tenant or are separate tenants.
- Locate service areas in the back, where truck operations are not seen from either ROW.
- Surround the building with fire truck access per code - helps service truck circulation too. Add parking off the fire lane where we can.

### Exhibit 2: Before and after off Boeckman Road – from page 239 of staff report



W5 is located on the natural grass area, and most of the existing trees on this 24.49-acre site remain. Street trees are well established.

**How we got here:** With the building placement basics established the early configurations fell well short of needed building area & parking count. So, the harder work of collaborating to understand the limitations in the adjacent existing SROZ, wetlands and treed natural areas. We had to find compromises that allow more site development to go forward.

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**Exhibit 3:** Site Plan sheet A1.0, page 682 of staff report

1. **Mezz:** Move 15,000sf of 1<sup>st</sup> floor building area to a mezzanine with a stout floor structure to accommodate some industrial activities. Now smaller 65,000sf first floor better fit the available grassy non-treed area.
2. **Share existing drive lanes:** Another was to share existing drive lanes surrounding the existing W4. We never considered to not share the circulation drives and drive entries.
3. **Add parking Lots SE Lot 1 and SE lot 2:** After many iterations, condensed efficient parking with some tree removal in natural areas (not SROZ or wetland) is added southeast of W5, which we identify as SE Lot 1 and SE lot 2.
  - a. The walk is longer than desired, but it is in the woods.
  - b. Only option to add parking.
  - c. This parking is not seen from any public ROW.
4. **Limited encroachments:** Also limited encroachments of the SROZ, wetland areas, and the less protected natural areas to the south.
  - a. SROZ can allow up to 5% encroachment and W5 encroaches about 2%.
  - b. **4 raingardens:** required for water quality and 2 are in the SROZ / wetland buffer.
    - i. 1 raingarden is in a prominent upland location adjacent to the lobby, where it does its important work for all visitors and employees to see.
  - c. **fire lanes**
  - d. **Retaining walls** are used for grade changes W of W5 at the SROZ as the least intrusive way to balance building/parking space & preserving SROZ.
5. **After many iterations,** this submittal is our best compromise.

**No additional development** on this 24.5-acre lot because the remaining undeveloped land is designated SROZ, wetland, or is a less protected treed natural area.

**TI permits** are required for W5 occupancy.

**Exhibits 3b:** Other Hi-tech projects by owners – Staff report pages 242 - 245

**Exhibit 4:** from – Staff report page 234



The proposed W5 hi-tech industrial building "shell" in morning light off SW Boeckman Road.

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**W5 Building:** in general, the building is a box to accommodate hi-tech manufacturing, in a park-like setting:

1. **Street Presence:** strong architectural street presence facing Boeckman Road
  - a. with deeply recessed square punched window patterns and subtle modulation of parapet and window pattern.
    - i. Lots of natural light from skylights and the walls.
    - ii. Office areas have higher parapet and (2) – 10' square windows.
    - iii. Industrial areas have a smaller 8' square windows mounted 8' AFF so equipment can be against the wall.
    - iv. clear insulated glass
2. **Simple exterior finish palette:**
  - a. **Precast concrete walls** with a neutral stain finish is dominant
    - i. **Which ages well** to a natural patina.
    - ii. **The subtle mottling and color variation** of semi-transparent stain is much richer than the more commonly seen flat paint.
    - iii. **Stain also accommodates green wall vines** (On 3 sides of bldg.) naturally attached directly on the surface
      1. Vines are a key part of facade softening and adding color and texture to the building facades,
  - b. **Accents include silver** from metal finishes:
    - i. include clear anodized storefronts, painted copings, painted canopies, painted ACM entry wall, and rain collector boxes.

**Exhibit 5:** from – Staff report page 235



The W5 back side (or SW corner) inside the campus receives the same finishes as the frontage. Manufacturing area windows are smaller and spaced more, and they are elevated so equipment can be placed against the outside wall.

**Exhibit 6:** Exterior colors/Materials - Pages 669- 675 from staff report.  
for general presentation  
sheets A1.0, A2.0, A2.2, A3.0 – for general presentation.

**Exhibit 7 – 9 Exterior Lighting** – a few cuts  
Staff Report sheets 650, 653,660 – to present lighting fixtures are matching existing.

**Exhibit 10 - 17:** Drawings – to present/discuss drawings briefly.  
Staff Report sheets 679,682, 683, 684, 700, 837, 838

**End**