



Legislation Text

File #: 17-176, **Version:** 1

PLN17-0005; Conditional Use Permit and Site Plan Review to construct a new 297,200 square foot warehouse building with loading docks, administrative offices, related landscaping and off-street parking for the purpose of various industrial uses at 2000 Marina Boulevard; Alameda County Assessor's Parcel Number 77A-700-3; IT Industrial Transition District; T. Goodwin, HPA, Inc., (applicant); M. Johnson, Overton Moore Properties, (property owner).

SUMMARY AND RECOMMENDATION

The applicant and property owner propose to redevelop the former Georgia Pacific Gypsum site with a new industrial building. The 13± acre site is proposed to be cleared and replaced with a new 297,200 square foot industrial shell building. The subject property is zoned IT Industrial Transition. As per Zoning Code Section 2-710 B. 38. and 39., certain proposed uses such as Warehouse-Storage Facilities and Warehouse-Wholesale/Retail Distribution Facilities require a Conditional Use Permit (CUP) in the IT District and, as per Zoning Code Section 5-2502 B.4.a., any new industrial development project exceeding 5,000 square feet requires Site Plan Review (SPR) approval. Both applications are combined and subject to review and approval by the Board of Zoning Adjustments (BZA).

The proposed project would enhance and improve a prominent industrial property that has been used since the 1950's for cardboard manufacturing (paper mill) for gypsum board. A single 297,200 square foot industrial shell building would replace multiple buildings, existing mechanical equipment, and various outdoor storage activities that were associated with the former plant. Staff recommends that the Board of Zoning Adjustments approve the project and make the following actions:

1. Adoption of findings that the proposed project is consistent with the assumptions for the project site as presented in the 2035 General Plan and Zoning Code Update and that the proposed project does not result in any new or significant impacts or increase the severity of any significant impacts identified in the Environmental Impact Report prepared for the 2035 General Plan. As a result, no further environmental analysis is required;
2. Adoption of Recommended Findings of Fact for Approval of PLN17-0005; and
3. Approval of the Recommended Conditions of Approval for Conditional Use Permit and Site Plan Review PLN17-0005 to construct a 297,200 square foot warehouse building with loading docks and administrative offices.

APPLICANT'S SUPPORTING STATEMENT

See attached.

RELATIONSHIP TO SURROUNDING AREA

The subject property encompasses 13± acres and is located on the north side of Marina Boulevard, west of Merced Street. Surrounding land uses are primarily industrial, including an environmental contractor and recycling facility to the west and northwest; towing impound yard and trucking business to the north; automotive parts to the northeast; paper manufacturer to the east; an industrial park, Caltrans corporation yard, electrical supply wholesale distribution warehouse, self-storage facility and vehicle storage yard across Marina Boulevard to the south. The project site is currently developed with several buildings associated with the former cardboard manufacturing use, which are currently vacant and proposed for demolition as part of this project.

BACKGROUND

The former Georgia Pacific Gypsum plant ceased operations on May 6, 2016. Prior to that time, the project site was engaged in the manufacture of builders' paper used in gypsum boards since the 1950's. The facility has been modified extensively over the years.

General Plan and Zoning Code Updates

The subject property's redevelopment potential was evaluated under the 2035 General Plan and Zoning Code Update that became effective on November 3, 2016. The proposed project is consistent with the 2035 General Plan's policies and assumptions made for the project site. In the Update, the property's Land Use and Zoning designations were changed from IG Industrial General to IT Industrial Transition in anticipation of redevelopment. The adopted 2035 General Plan contains policies to protect existing industrial lands such as this that accommodate uses that employ emerging technologies, artisanal production, and light manufacturing methods, while preserving existing businesses and allowing additional commercial uses under specified limitations. These areas include large floor-plate industrial buildings that can be adaptively re-used to serve new technology, advanced manufacturing, and "maker" industries.

As of November 3, 2016, the Zoning Code now requires a Conditional Use Permit for all new proposed Warehouse/Storage Facilities and Warehouse-Wholesale/Retail Distribution Facilities in industrial zoning districts. This new requirement stems from the findings of the 2013 Next Generation Workplace Districts Study. The Study found that, given the current supply of low-density, low value-added uses in the industrial districts, such as warehouses, even a small shift in the percentage of available space towards advanced manufacturing and related industrial uses would increase the quality as well as the quantity of employment in the City. Warehouse and distribution uses tend to have less employment density per square foot than other types of industrial uses. The Zoning Code was amended to facilitate and encourage higher value-added uses in industrial areas by requiring a Conditional Use Permit for proposed warehouse uses. The City has the discretion to analyze proposed new warehouse uses through the Conditional Use Permit process to ensure that they comply with established General Plan policies.

Developer's Intent and Purpose

The applicant and property owner propose a project that they believe, as per their statements, will:

- Redevelop underutilized land into a state of the art building that creates economic development;
- Provide a facility that could provide new employment and higher paying jobs to the area that

- exceed the past employee base of 65 employees for the paper mill; and
- Provide highly flexible space that can accommodate various industries including food, manufacturing, clean-tech assembly, digitization/technology, fulfillment and wholesale trade distribution.

DETAILS OF THE PROPOSAL

Site Plan

The proposal is to construct a new warehouse building comprising 297,200 square feet on the former 13± acre Georgia Pacific Gypsum site. The building would have a footprint measuring 808 by 365 feet. The setbacks would be as follows: 92.5 feet from the Marina Boulevard right-of-way line; 56 feet, 9 inches from the western side property line; 46 feet from the eastern side property line; and a minimum of 40 feet up to 185 feet from the rear property line, which is curved (see attached Site Plans). These setbacks exceed the minimum required setbacks in the IT District, which are 10 feet for the street frontage and zero setback for the side or rear (as per Zoning Code Section 2-732). The Site Plan includes 10 feet of public dedication for street widening along Marina Boulevard, as per the City's Master Plan of City Streets.

The front setbacks accommodate 24.5 feet of landscaped area along the Marina Boulevard frontage and approximately 15 to 20 feet of landscaped area and bio-swales are provided within the western setback. Space is provided within the front setback for off-street parking behind the Marina Boulevard landscaping. The side yards and rear yard setbacks allow for adequate truck and trailer maneuvering and additional parking on the north side of the proposed building, out of view from the street. The area at the north of the building would be mainly be used for accessing the warehouse building by semi-trucks and includes 47 docks with high loading doors for trailers and two roll up doors at opposite ends of the north elevation for access into the inside of the building if necessary. Truck access to and from the new building is proposed to be via two driveways on Marina Boulevard.

Off-street parking is provided along the southern frontage of the project and the northern rear area of the site. Two different site plan parking variations were prepared (Exhibits A and B) to show the flexibility of the site with options to provide two different scenarios ranging from 204 spaces (141 automobile spaces plus 63 semi-truck trailer spaces) to 294 automobile spaces. These amounts do not include the 47 spaces at the dock doors along the northern side of the new building. The rear loading dock areas could be modified and reconfigured with additional vehicle parking if fewer docks are needed.

The proposed project includes 19,000± square feet of office and mezzanine space and 278,000± square feet of warehouse space. For an industrial building of this size, the City of San Leandro Zoning Code requires 250 parking spaces (one space per 300 square feet for office/mezzanine and one space per 1,500 square feet for warehouse). Based on the site plans, the project provides 294 parking spaces, which exceeds the City minimum requirement of 250 spaces. The lesser 204 parking space scenario plus the 47 spaces at the dock doors provides a cumulative number of 251 spaces on the site. The south loop of the San Leandro Links Shuttle currently serves the property with a stop at Verna Court and Marina Boulevard (about 350 feet east of the site), an existing service intended to reduce vehicle trips and parking demand.

Floor Plan

As mentioned above, the interior building area comprises 278,000± square feet of warehouse and 19,000± of offices and mezzanine. The office and mezzanine would be located at the southwesterly, middle-section, and southeasterly corners of the building facing Marina Boulevard. These corners and the middle will have the designated main entrances.

Elevations

The exterior of the building will consist of concrete tilt-up walls. Attention was given to the 808 foot long south elevation facing Marina Boulevard so that the prominent elevation would appear articulated unlike a typical tilt-up industrial building. The proposed articulation will consist of a combination of colors, details, finishes and materials as identified in attached Exhibits R and S, Colored Elevations and Materials Board, respectively. The colors range from white, varying cool gray colors and blue. In addition to the concrete walls, there will be two-story blue reflective glazing at three locations along the frontage. The glass is framed with white clear anodized mullions and have gray projecting canopies. Beside the two-story glazing will be vertical corrugated metal panels painted gray. The concrete panels in between the featured two front corners and the middle of the building are treated with glazing, patterns in the wall that mimics the glazing pattern, shorelines and paint, clearstory windows, and pilasters with gray, recessed features to provide shadow and depth. The architectural attention paid to the two front corners are wrapped around the east and west elevations approximately 80 feet. The architectural treatment likens itself to two-story lanterns at the front corners and the center of the building facing Marina Boulevard.

The east and west sides are similar elevations. A majority of the panels will be painted gray. The side elevations both face access driveways leading to the rear of the building (north elevation). The north elevation has 47 truck docks with roll-up doors to access the building. This elevation would be treated similarly to the east and west sides, which is gray in color.

The north elevation containing the loading docks has a height of 39 feet from the ground and the south elevation facing Marina Boulevard has a height ranging from 38 to 42 feet. This maintains a 32 feet interior clear height inside the building. The proposed building heights are below the 50-foot maximum height limit that the City may approve in the IT Industrial Transition District (Zoning Code Section 2-734).

Land Use

The Applicant's attached Supporting Statement lists 25 potential land uses for future tenants. The majority of the Applicant's proposed uses for the site are permitted in the IT District, though some require a Conditional Use Permit. The requested Conditional Use Permit would grant the applicant the inclusion of Vehicle/Heavy Equipment Repair, Dealers and Rentals, as well as Warehouse-Storage Facilities, Warehouse-Wholesale/Retail Distribution Facilities for the assumed future tenants.

Any future uses not requested or analyzed under this project application that require a Conditional Use Permit will be required to return to the Board of Zoning Adjustment for consideration. Uses that require Administrative Review, such as Retail Sales or Commercial Recreation, are evaluated at the staff level as per the Zoning Code. Should potential issues arise in the future, the Zoning Code grants the City and the Board of Zoning Adjustments the authority to revisit any Conditional Use Permit to address those issues.

Although there are no specific tenant contracts at this time, the applicant intends the large unobstructed space within the building to accommodate advanced manufacturing and similar

industrial uses. The building will have access to 4,000 amps of electricity with the ability to expand, multiple sewer lines, natural gas lines, and the building roof will be solar-ready for future installation. The interior of the building will have natural lighting, including skylights and clearstory windows to reduce energy costs. The substantial utility services available will allow the facility to accommodate a wider variety of manufacturing uses. The Applicant has stated that the substantial water, sewer, and electrical capacity is especially attractive to tenants such as food manufacturers.

Landscaping

The conceptual landscape plan shows three rows of trees, shrubs and groundcovers planted along the frontage of the property (See Exhibit P - Conceptual Landscape Plan). The first row of trees consist of closely spaced street trees placed within the 24.5 foot front planter and bio-swale areas. Short to medium tall shrubs would further buffer and screen the parking from Marina Boulevard. The second and third rows of trees will be placed within the parking area to provide parking lot shading and to complement and soften the linear front elevation of the new building. Accent trees and accent ground plantings will be further coordinated at the two Marina Boulevard driveways, the center of the frontage, and the corresponding corners and center of the building containing the glass and steel architecture. The west and east sides of the site will have lineal planter areas along the property lines and at the base of the building. The western planter and portions of the landscaped frontage setback will be planted as bio-swales to satisfy storm water runoff management and retention areas.

STAFF ANALYSIS

Conditional Use Permit

Although most of the Applicant's proposed land uses are permitted under the Zoning Code, a few potential land uses, such as those involving warehousing, distribution, vehicles, and heavy equipment, require prior approval of a Conditional Use Permit. Current General Plan Policy seeks to discourage large parcels from being developed purely as passive storage warehouses, which tend to have lower employment rates than other types of industrial land uses. The City's goals and policies for new industrial development is to attract advanced manufacturing and related industrial uses. Staff supports granting a Conditional Use Permit with the understanding that some level of warehousing, storage and distribution is necessary to accompany any given industrial manufacturing facility. Given the high demand and cost of industrial real estate in a newly constructed building, a passive warehouse use is unlikely at this location. Uses identified for this project site were evaluated through the recent 2035 General Plan Update and the project proposal has been found to conform to the assumptions made through that evaluation.

Although not proposed with this application, potential uses such as retail sales or commercial recreation will require a separate Administrative Review approval through the Planning Division. Through the Administrative Review process specified in the Zoning Code, staff has the ability to review and condition modifications to the site to ensure that the uses are compatible, provide adequate parking, and do not result in potential issues.

Parking and Circulation

The site will be improved with adequate street access and circulation for large trucks and is able to provide enough off-street parking to accommodate most industrial uses. The proposed parking supply of up to 294 parking spaces exceeds the 250 required spaces, as the developer and the City are hopeful in having advanced manufacturing and the greater amount of employees that come with manufacturing and value-added businesses. Staff does have concerns that some future tenants may

require additional parking and has recommended conditions of approval to evaluate and accommodate parking should future problems arise. The applicant has demonstrated that the rear of the project site has flexibility to accommodate multiple parking lot design variations. Staff is recommending a condition of approval that allows the City to monitor the parking supply and require parking if necessary, to meet the requirements of future tenants. This condition includes the ability to consider alternative options, such as providing expanded employee shuttle services or constructing parking shelving systems, if necessary.

The Marina Boulevard frontage of the subject property is within a City required Plan Line which requires a street widening. The submitted design shows the 10 foot required dedication and the street widening work has been identified in the attached exhibits. In the forefront of the landscaped setback will all be new curb, gutter, sidewalk and undergrounded utilities along the street. The landscaped setback would fit the City's efforts and vision to create a gateway corridor down Marina Boulevard leading to the City's shoreline.

Site Plan Review

The purpose of Site Plan Review is to ensure that all of the elements of the site plan are in compliance with the minimum standards of the Zoning Code and have been arranged to achieve the intent of the Code's requirements. Findings to approve a Site Plan Review are contained within Section 5-2512 of the Zoning Code.

Staff reviewed the proposal and found that it conforms to the required IT Industrial Transition zoning district setbacks, coverage, and landscaping. As noted in the recommended findings, staff finds that the buildings comply with the established Site Plan Review standards, including articulation, window placement, detailing, and visual interest. Staff further finds the proposed exterior materials, finishes and colors to be compatible with the surrounding industrial structures. As mentioned earlier in this report, the provided building setbacks exceed the minimum requirements. The building's lot coverage amounts to 52.6 percent, which is less than the 75 percent maximum permitted in the IT District. The new landscaped areas are well designed and include stormwater retention with appropriate bio-swale filtration, comprising approximately 7.4 percent (42,000 square feet) of the site. This exceeds the minimum landscaping requirement of 5 percent of the approximately 13± acre site.

Staff finds the design of the industrial building to be well articulated. The prominent south elevation that faces Marina Boulevard will be appointed with a number of architectural features that add visual interest along the expansive elevation. The use of the colors, glazing, materials, the clearstory windows and the architectural features at the corners and the middle of the building break up the expansive look. It is a modern design that will blend-in as well as complement the existing industrial development in the immediate area.

Outdoor Uses and Storage

The site is situated in the center of an existing industrial area where the proposed new development will not affect residences, open space, or other zoning districts. Outdoor activities are usually a concern with industrial projects, but in this instance, the size of the building limits the amount of available outdoor space, which will need to be fully utilized for parking and loading. As a result, staff is recommending a condition of approval prohibiting outdoor storage of equipment and that all uses be conducted within the building.

Fire Department

The Fire Department reviewed the site plan and elevations and found adequate access to the site. The fire sprinkler system's design and installation in the building will be required plan check submittal, inspection and final approval by the Fire Department, prior to issuance of a building permit for the proposed building.

Environmental Services

Environmental Services has recommended conditions to address the abatement of potentially hazardous materials prior to the demolition of any buildings and structures (such as a decommissioned boiler room, labeled as a "chemical storage building" on Sheet C.1), and that a comprehensive asbestos-containing building materials (ACM) and lead-based paint (LBP) survey be conducted. If present, these materials will be conditioned for removal or stabilized prior to demolition. In addition, discharge of wastewater other than domestic sewage to the sanitary sewer system during grading, demolition, and construction will require approval and/or permitting from the Water Pollution Control Plant, Environmental Services Section. These recommended conditions are standard requirements for most industrial demolitions.

Landscape Plan

The landscaping concept would complement and soften the new industrial building. A final landscape and irrigation design for the project will be required for plan check, and subject to compliance with the City's Landscape Ordinance and State Model Water Efficient Landscape Ordinance (MWELo), prior to issuance of a building permit for the proposed building. Staff recommends a condition of approval that the minimum size of the trees in the final landscape plan clearly be specified as a 24-inch box size.

Sign Program

A sign program will be required for the project. Staff recommends individual letters for wall signs and low-profile monument signs for identification or directional purposes in the landscaped areas using materials and colors that blend in with the architectural design for a freestanding sign. The Zoning Code stipulates that Master Sign Programs may be approved administratively by the Zoning Enforcement Official prior to issuance of any permit for signs. This provision has been included as a recommended condition of approval.

Transportation Amenity

The subject property is located along the San Leandro LINKS Shuttle service routes. LINKS provides free shuttle rides to employees in the West San Leandro Business area starting from the San Leandro Downtown BART Station during the work day. The LINKS stop is located across the street at Marina Boulevard and Verna Court (South Loop) and one block to the west on Merced Street (North Loop). Attached is an informational exhibit that shows the pedestrian routes between the stops and the proposed building entrances. Future employees on the site will have the option to use the free shuttle service when commuting via BART.

GENERAL PLAN CONFORMANCE

The proposed development project conforms to the 2035 General Plan goals and policies listed in the Innovation Districts and Economic Development sections. The project would provide San Leandro greater opportunities to expand or locate new manufacturing and technology businesses. The location is ideal with interstate access, truck routes, and convenient access to the Bay Area's water ports, airports, universities, and public transportation. The project would be a significant investment in

redeveloping the large industrial property that could potentially accommodate flexible space for technology-driven businesses. In addition, the project consists of a comprehensive plan that includes landscaping, façade improvements, and investments in street improvements. The IT District permits various flexible industrial uses that enable the project to house innovative businesses.

The following are the specific General Plan goals and policies applicable to the proposed project:

Land Use

Goal LU-7: Innovation Districts. Sustain dynamic innovation districts which place San Leandro on the leading edge of the Bay Area's manufacturing and technology economy.

Policies:

LU-7.1 Leveraging Locational Assets. Build on the locational strengths and transportation features of San Leandro's industrial area to support the area's continued development as a major advanced manufacturing, technology, and office employment center.

LU-7.2 Adaptive Reuse. Encourage private reinvestment in vacant or underutilized industrial and commercial real estate to adapt such property to changing economic needs, including the creation of flex/office space and space for technology-driven businesses.

LU-7.3 Zoning Flexibility. Ensure that industrial zoning regulations are flexible enough to achieve the vision of San Leandro's industrial area as an "innovation ecosystem", where new methods of production, operations, and design are supported.

LU-7.8 Sense of Place. Create a stronger sense of place and a more positive regional image in the industrial districts through improved site planning, landscaping, architecture, façade improvements, fencing and screening, and design, as well as investments in streetscape improvements.

Economic Development

GOAL ED-1: Attract jobs and investment across all economic sectors.

Policies:

ED-1.1 Leveraging San Leandro's Assets. Build on San Leandro's strengths, including its central location, transportation infrastructure, affordability, industrial land supply, and business-friendly reputation to leverage economic growth and private investment in the city.

ED-1.2 Maintaining San Leandro's Competitive Advantage. Maintain and protect San Leandro's inventory of largescale industrial sites and buildings with easy access to freeways, rail, airports, and seaports. Discourage the conversion of industrial uses to commercial and residential uses except where part of a carefully targeted citywide strategy.

ED-1.3 Industrial Land Use Efficiency. Encourage more efficient use of the City's industrial land supply, creating higher employment densities and high quality jobs, while discouraging the use of large sites and buildings for storage and other low intensity uses. Ensure that zoning and other

development regulations support higher utilization of sites zoned for commercial and industrial activities.

GOAL ED-3: Adapt, reimagine, and reinvent traditional business models to put San Leandro on the leading edge of the innovation economy.

Policies:

ED-3.1 Innovation Ecosystem. Foster the creation of an “innovation ecosystem” in San Leandro’s employment districts, where businesses collaborate with one another to improve their products, workplace performance, and the quality of the work environment.

ED-3.2 Business Infrastructure. Develop the infrastructure necessary to transform San Leandro into a center for innovation and creativity, including high-speed communications, sustainable energy systems, high performing utilities, and convenient access to business networks and support services.

ED-3.3 Leading Edge Economic Sectors. Continue efforts to attract businesses on the leading edge of the Bay Area economy, including advanced fabrication, clean tech, information services, advanced transportation, and maker businesses.

ENVIRONMENTAL REVIEW

Pursuant to CEQA Guidelines Section 15168(c)(4), the City used a written checklist to determine whether the environmental effects of the project’s site-specific operations were evaluated in the General Plan EIR. Pursuant to CEQA Guidelines Section 15168(c)(2), the City evaluated whether further environmental review was required per the provisions of Section 15162(a). The City considered various technical studies prepared by environmental consultants hired by the City and the applicant (including an Air Quality/GHG Report, Geotechnical Investigation, Phase I report, and Traffic Impact Study). The proposed project will be consistent (see attached Consistency Memorandum) with the assumptions for the project site as presented in the City’s General Plan and Zoning Code, and the project will not result in any new significant impacts or increase the severity of any significant impacts identified in the General Plan EIR. Therefore, no further environmental analysis is required.

PUBLIC OUTREACH

This Board of Zoning Adjustments meeting received the required 10-day noticing period for a public hearing item before the BZA. The required methods of noticing were conducted including a legal advertisement in the East Bay Times’ Daily Review newspaper, the posting of placards near the subject property on nearby utility poles, and the mailing notification to property owners and business owners within a 500-foot radius of the subject property, as well as to the Mulford Gardens’ Improvement Association and the Marina Action Committee (Neighborhood Associations).

On March 28, 2017 the developer met with the Mulford Gardens’ Association and reported to staff that the meeting went well. The Mulford Board was receptive to the project and look forward to its completion. The Board felt that the project would enhance the neighborhood through the building design, landscaping and setback.

On March 30, 2017 the City received a letter (attached) in support of the project from Chris Kirschenheuter, President, Bluewater Environmental Services, Inc., property owner and business owner adjacent to the west and northwest of the project site.

RECOMMENDATION

With the recommended conditions of approval, findings can be made to support approval of the proposed project. Staff recommends that the Board of Zoning Adjustments approve the project and make the following actions:

1. Adoption of findings that the proposed project is consistent with the assumptions for the project site as presented in the 2035 General Plan and Zoning Code Update and that the proposed project does not result in any new or significant impacts or increase the severity of any significant impacts identified in the Environmental Impact Report prepared for the 2035 General Plan. As a result, no further environmental analysis is required;
2. Adoption of Recommended Findings of Fact for Approval of PLN17-0005; and
3. Approval of the Recommended Conditions of Approval for Conditional Use Permit and Site Plan Review PLN17-0005 to construct a 297,200 square foot warehouse building with loading docks and administrative offices.

ATTACHMENTS

Applicant's Supporting Statement

Vicinity Map

Consistency Memorandum (CEQA Documentation)

Recommended Findings of Fact

Recommended Conditions of Approval

Letter in Support of the Project

Excerpts Zoning Code Section 2-710 IT District - Use Regulations

Exhibit A - Site Plan (Sheet DAB-A1.1)

Exhibit B - Alternative Site Plan (Sheet DAB-A1.1-ALT1)

Exhibit C - Floor Plan (Sheet DAB-A2.1)

Exhibit D - Elevations (Sheet DAB-A3.1)

Exhibit E - Elevations (Sheet DAB-A3.2)

Exhibit F - Trash Enclosures and Screens (Sheet DAB-A4.1)

Exhibit G - Topographic Survey (Sheet C1)

Exhibit H - Demolition Plan (Sheet C2)

Exhibit I - Preliminary Grading and Drainage Plan (Sheet C3)

Exhibit J - Preliminary Utility Plan (Sheet C4)

Exhibit K - Preliminary Erosion Control Plan (Sheet C5)

Exhibit L - Stormwater Quality Control (Sheet C6)

Exhibit M - Preliminary Parking Lot Striping Plan (Sheet C7)

Exhibit N - Details (Sheet C8)

Exhibit O - Details (Sheet C9)

Exhibit P - Conceptual Landscape Plan (Sheet LC1.1)

Exhibit Q - Plant Palette Photographs (Sheet LC1.2)

Exhibit R - Colored Elevations

Exhibit S - Colored Elevations and Materials Board

Exhibit T - Perspectives Rendering

Photographs of Existing Site Conditions
LINKS Shuttle Stops - For Information Only

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