

3.2.5 Design Review (P14-1081)

Implementation of the proposed Project consists of the grading, construction, and operation of up to approximately 1.4 million square feet of logistics use and office space within two buildings as shown on **Figure 3-10 – Site Plan** on Parcel 1 and Parcel 2 created by Tentative Parcel Map (TPM) No. 36879 (see **Figure 3-8**), which requires Design Review by the City.

Building 1 will be sited on Parcel 1 of TPM No. 36879 and will be approximately 1,012,995 square feet in size. Approximately 10,000 square feet of Building 1 will be office space and the remaining approximately 1,002,995 square feet will be a logistics center. Building 1 will have 147 dock doors located along the east and west sides of the structure to allow for cross docking.¹³ Building 1 is proposed to be approximately 41 feet in height from grade. Building 1/Parcel 1 will include approximately 446 parking stalls (including 10 ADA-compliant stalls) and 271 trailer stalls. An on-site trail, and on site Fire Access/Park Maintenance Road, will be provided in an easement located along the southern portion of Parcel 1. This trail will provide connectivity for recreational users of the Sycamore Canyon Wilderness Park from Lance Drive where a trail and parking lot will be provided on Parcel B created by TPM No. 36879. The parking lot will be maintained by the City Parks, Recreation, and Community Services Department. Parcel 1 will be served by existing sewer and water pipelines located in Lance Drive. Access to Parcel 1 will be provided by two proposed driveways from Lance Drive at the southeast and northeast areas of the parcel.

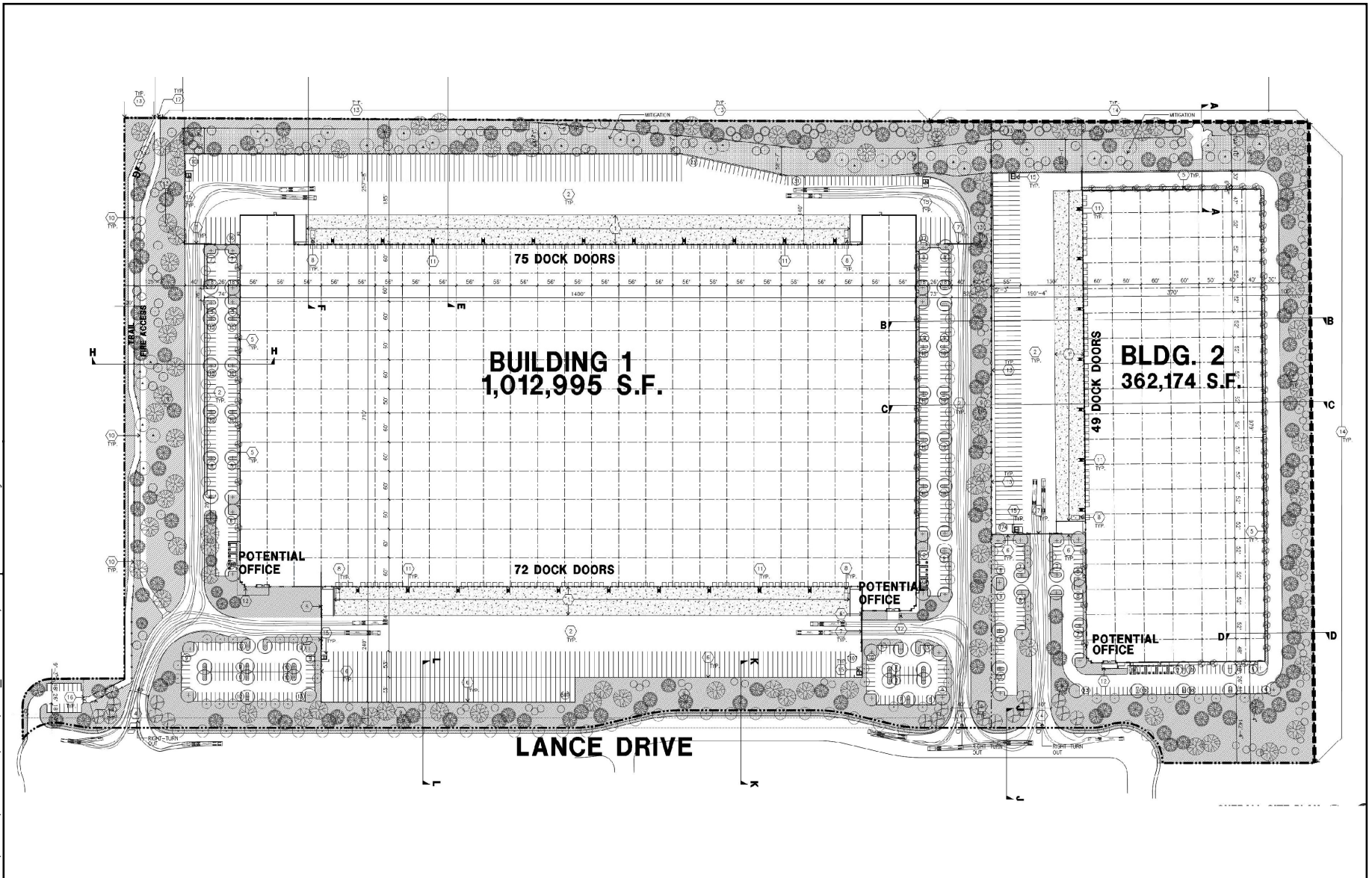
Building 2 will be located on Parcel 2 of TPM No. 36879 and, and will be approximately 362,174 square feet in size and consist of up to approximately 10,000 square feet of office space, and approximately 352,174 square feet of logistics/industrial use. Building 2 will have 45 dock doors along the south side of the structure. No dock doors are proposed along the northern side (the side adjacent to an existing residential neighborhood) of Building 2; thus, cross docking cannot take place at Building 2. Building 2 is proposed to be approximately 37 feet in height from grade. Building 2/Parcel 2 will include approximately 143 parking stalls (including 8 ADA-compliant stalls) and 71 trailer stalls. Parcel 2 will be served by existing sewer and water pipelines located in Lance Drive. Access to Parcel 2 will be provided by one proposed driveway from Lance Drive at the southeast area of the parcel.

Combined, the two buildings propose up to approximately 1,355,169 square feet for logistics use, approximately 20,000 square feet of office space (for a total of 1,375,169 square feet), 589 parking stalls, and 342 trailer stalls.

As part of the Design Review process the new building designs, wall designs, site design, landscaping and irrigation plans, lighting plans, parking plans, open space areas, pedestrians areas, shall be reviewed for harmonious relationships with existing and proposed adjoining developments, avoiding monotonous repetition, but allowing, when feasible, for similarity of style or originality of design.

¹³ Cross docking refers to the logistics procedure where goods are received through an inbound dock and transferred across the dock to an outbound transportation dock.

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Source: HPA Architecture, July 2016.

Figure 3-10 - Proposed Site Plan
Sycamore Canyon Business Park Buildings 1 and 2 DEIR



Not to Scale

Design and Appearance

Landscaping and On-Site Mitigation Area

On-site landscaping is proposed generally along the perimeters of Buildings 1 and 2, and along the proposed trail and Fire Access/Parks Maintenance Road easement as shown in **Figure 3-11 – Conceptual Landscape Plan**. The Project site will be landscaped with drought-tolerant and climate appropriate trees, shrubs and ground cover that will meet or exceed the City's requirements. The landscape plan is designed to provide visual appeal and screen the views of Buildings 1 and 2 from the adjacent residential areas and the Sycamore Canyon Wilderness Park. The proposed on-site landscaping does not include any plant species listed as invasive by the *Western Riverside County Multiple Species Habitat Conservation Plan* (MSHCP) or the California Invasive Plant Council in the 2006 California Invasive Plant Inventory.

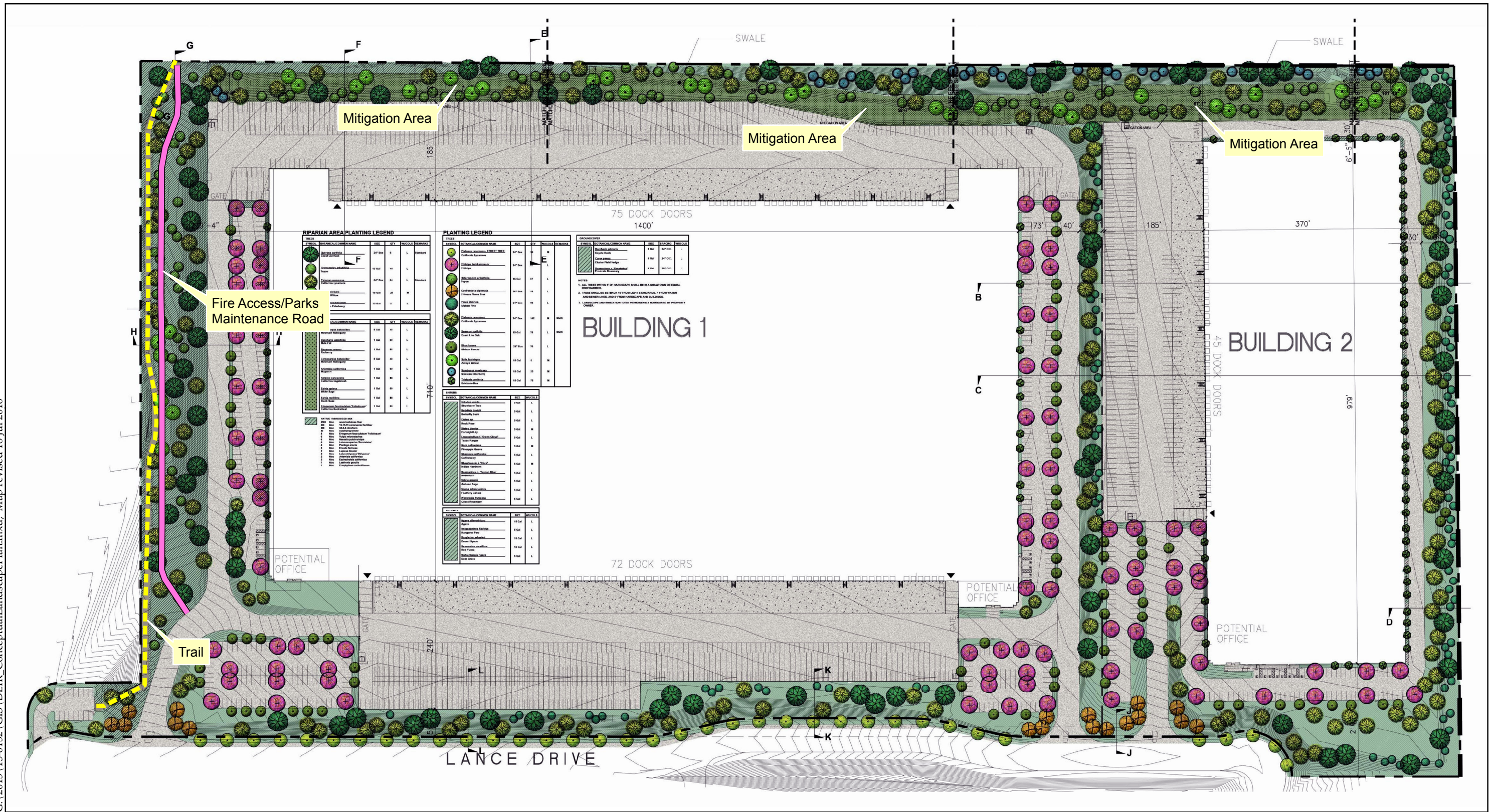
The Project proposes a 2.96 acre Mitigation Area along the western side of the Project site in proximity to the Sycamore Canyon Wilderness Park, to replace the loss of an existing blue line stream that runs diagonally across the property from northwest to southeast (see **Figure 3-11**). The Mitigation Area will be planted with native riparian and riparian scrub habitat and meander like a naturally occurring drainage. The Conservation Area will be managed in perpetuity by a non-wasting endowment and protected from future development by a conservation easement.¹⁴

Architecture

The Project's proposed structures consist of designs that are architecturally consistent with modern light industrial logistics centers and other structures within the *SCBPSP*. **Figure 3-13a through 3-13c – Colored Elevations and Material Board** shows the materials and conceptual renderings of the proposed structures' exterior design and elevations for both the proposed Building 1 and Building 2, respectively. The proposed buildings will consist of concrete tilt-up paneling with a color palette largely consisting of grays as well as accented use of white, brown, and blues. Window treatments will include the use of spandrel glass, tempered vision glass, and vision glass and with blue reflective glazing. The building and screen wall elevations will be required to include articulation and design that is intended to decrease the feeling and appearance of massing or bulkiness. All roof-mounted equipment will be screened from view as required by Riverside Municipal Code Section 19.555. Building 1 is proposed to be approximately 41 feet in height from grade, and Building 2 approximately 37 feet in height from grade; both structures are designed for high-pile storage.

¹⁴ Refer to Section 5.4 – Biological Resources for additional information regarding the Mitigation Area.

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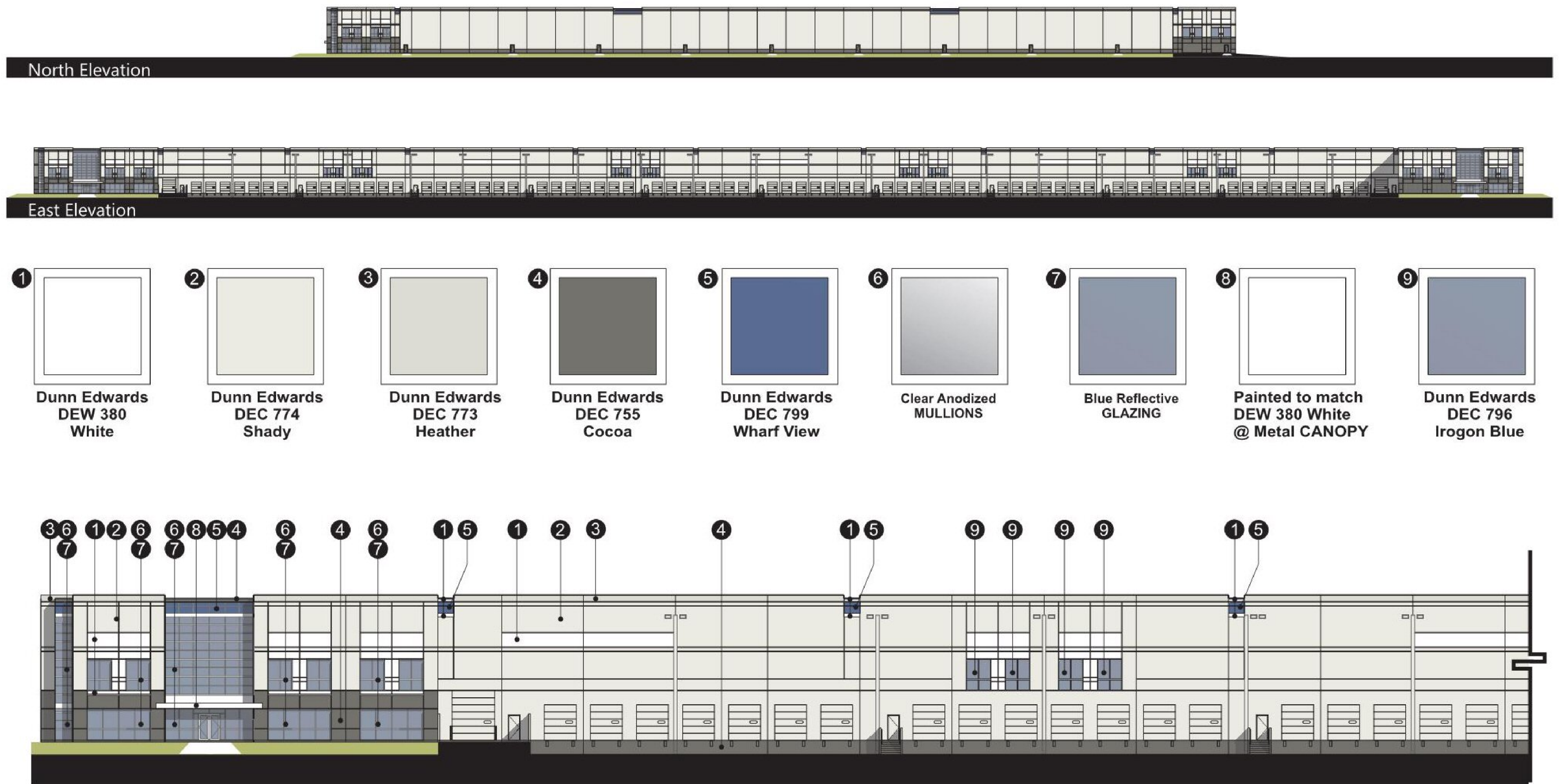
Source: Hunter Landscape, Feb, 2016.

Figure 3-11 - Conceptual Landscape Plan
Sycamore Canyon Business Park Buildings 1 and 2 DEIR



Not to Scale

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Source: HPA Architecture, Dec, 2014.

Figure 3-12a - Colored Elevations and Material Board
Sycamore Canyon Business Park Buildings 1 and 2 DEIR

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Source: HPA Architecture, Dec, 2014.

Figure 3-12b - Colored Elevations and Material Board
Sycamore Canyon Business Park Buildings 1 and 2 DEIR

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Source: HPA Architecture, Dec, 2014.

Figure 3-12c - Colored Elevations and Material Board
Sycamore Canyon Business Park Buildings 1 and 2 DEIR