

*** COVID-19 NOTICE ***

Consistent with Executive Orders N-25-20 and No. N-29-20 from the Executive Department of the State of California and the San Luis Obispo County Health Official's March 18, 2020 Shelter at Home Order, the Design Review Committee Meeting will not be physically open to the public and Committee Members will be teleconferencing into the meeting.

HOW TO SUBMIT PUBLIC COMMENT:

Members of the public are highly encouraged to call **669-900-6833** to listen and provide public comment via phone, or submit written public comments to drc-comments@atascadero.org by 5:00 p.m. the day before the meeting. Such email **comments must identify the Agenda Item Number in the subject line of the email**. The comments will be read into the record, with a maximum allowance of 3 minutes per individual comment, subject to the Chairperson's discretion. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received after the agenda item is heard but before the close of the meeting, the comment will still be included as a part of the record of the meeting but will not be read into the record.

To join the virtual meeting:

<https://us02web.zoom.us/j/81712225756?pwd=dUNqRGl5dEpjN1B0MXlyVzVnZkZWUT09>

Webinar ID: 817 1222 5756

AMERICAN DISABILITY ACT ACCOMMODATIONS:

Any member of the public who needs accommodations should contact the City Clerk's Office at cityclerk@atascadero.org or by calling 805-470-3400 at least 48 hours prior to the meeting or time when services are needed. The City will use their best efforts to provide reasonable accommodations to afford as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Design Review Committee agendas and minutes may be viewed on the City's website: www.atascadero.org.

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the Community Development Department and are available for public inspection on our website, www.atascadero.org. All documents submitted by the public during Design Review Committee meetings that are either read into the record or referred to in their statement will be noted in the Minutes and available for review by contacting the Community Development Department. All documents will be available for public inspection during City Hall business hours by appointment only, by calling 805-461-5000 when the documents become available.



CITY OF ATASCADERO DESIGN REVIEW COMMITTEE AGENDA

**Committee Meeting
Thursday, April 29, 2021
2:00 P.M.**

**City Hall
6500 Palma Avenue
Atascadero, California**

CALL TO ORDER

Roll Call: Chairperson Heather Newsom
Vice Chairperson Susan Funk
Committee Member Emily Baranek
Committee Member Dennis Schmidt
Committee Member Jeff van den Eikhof

APPROVAL OF AGENDA

PUBLIC COMMENT

CONSENT CALENDAR

1. APPROVAL OF THE APRIL 15, 2021 DRAFT MINUTES



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DEVELOPMENT PROJECT REVIEW

2. DESIGN REVIEW OF DOVE CREEK COMMERCIAL CENTER AT 11600/11700 EL CAMINO REAL

The project consists of a mixed-use development concept that includes retail, residential and lodging uses on approximately 5-acre site within the Dove Creek development. The applicant has submitted a revised architectural and massing concept for review.

Recommendation: Staff requests the DRC review the proposed revised design concept and direct the applicant to make any modifications to the site or building design as necessary. (AMND19--0086)

COMMITTEE MEMBER COMMENTS AND REPORTS

DIRECTOR'S REPORT

ADJOURNMENT

The next DRC meeting is tentatively scheduled for Thursday, May 13, 2021, at 2:00 p.m.

Agendas, Minutes and Staff Reports are available online at www.atascadero.org under City Officials & Commissions, Design Review Committee.



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ITEM NUMBER: 1

DATE: 4-29-21

CITY OF ATASCADERO DESIGN REVIEW COMMITTEE

DRAFT MINUTES

**Regular Meeting – Thursday, April 15, 2021 – 2:00 P.M.
City Hall (Teleconference)
6500 Palma Avenue, Atascadero, CA**

CALL TO ORDER – 2:00 p.m.

Chairperson Newsom called the meeting to order at 2:01 p.m.

ROLL CALL

Present: **By Teleconference**
Chairperson Heather Newsom
Vice Chairperson Susan Funk
Committee Member Emily Baranek
Committee Member Dennis Schmidt
Committee Member Jeff van den Eikhof

Absent: None

Others Present: **By Teleconference** - Recording Secretary, Annette Manier

Staff Present: **By Teleconference**
Community Development Director, Phil Dunsmore
Senior Planner, Kelly Gleason
Assistant Planner, Mariah Gasch

Others Present: **By Teleconference**
Tony Burg
Various members of the public

APPROVAL OF AGENDA

MOTION: By Committee Member van den Eikhof and seconded by Vice Chairperson Funk to approve the Agenda.

Motion passed by 5:0 by a roll call vote.

PUBLIC COMMENT

None

Chairperson Newsom closed the Public Comment period.

CONSENT CALENDAR

Commissioner Schmidt noted that he had not been present at the March 11, 2021 meeting and would be abstaining.

1. APPROVAL OF THE MARCH 11, 2021 DRAFT MINUTES

MOTION: By Vice Chairperson Funk and seconded by Committee Member van den Eikhof to approve the Consent Calendar.

***Motion passed by 4:0:1 by a roll call vote.
(Schmidt abstained)***

DEVELOPMENT PROJECT REVIEW**2. DESIGN REVIEW OF LITTLE WINGS PRESCHOOL AT 6895 MORRO ROAD**

The project consists of the installation of a 1,440 sf pre-manufactured office/school building on a site that includes an existing preschool and additional storage structures. The proposed project also includes minor site improvements for landscaping and parking. The project is exempt from the California Environmental Quality Act. (CEQA).

Recommendation: Staff requests the DRC review the proposed design and direct the applicant to make any modifications to the site or building design as necessary. (PRE21-0025)

Ex Parte Communications

Chairperson Newsom announced that she would need to recuse herself from voting on this item due to financial interest and she lives less than 1,000 feet from the property. Vice Chairperson Funk stated she would chair this portion of the meeting.

Planner Gleason presented the project, and she and Director Dunsmore answered questions from the Committee.

PUBLIC COMMENT

The following members of the public spoke during public comment: Troy Burg (who spoke as the representative of the project), Jason Wells, and Raechelle Bowlay,

The following emails were received prior to the meeting, but after packet publication. Emails were sent to the DRC members prior to the meeting and were read in brief by Recording Secretary Manier as all being in favor of the project:

Andrus, Sarah and Matt (Exhibit A)
Bailey, Shayna and Chris (Exhibit B)
Conde, Melinda (Exhibit C)
DePoorter, Melissa (Exhibit D)
Foster, Ashley (The Hoefer Family) (Exhibit E)
Graf, Rebekah, (Exhibit F)
Grozdoch, Suzy (Susy Rogers) (Exhibit G)
Greenberg, Erica (Exhibit H)
Hernandez, Lorena (Exhibit I)
Hughes, Ashley (Exhibit J)
Lovejoy, Stephanie (Exhibit K)
Milia, Gina (Exhibit L)
Paulson, Shana (Exhibit M)
Murray, Trisha and Paul, Kimberly (Exhibit N)
Perez, Carmen (Exhibit O)
Roudebush, Kris (Exhibit P)
Wasjutin, Silvia (Exhibit Q)

Vice Chairperson Funk closed the Public Comment period.

Staff and the applicant answered questions raised during public comment.

Vice Chairperson Funk reopened public comment.

PUBLIC COMMENT

The following members of the public spoke during public comment: Tony Burg. Mr. Burg addressed questions by the Committee. Mr. Burg is not in agreement with a placing shade tree in the back, but is willing to keep the one in the front.

Vice Chairperson Funk closed the Public Comment period.

The Committee agreed on the following recommendations:

MOTION: By Committee Member Schmidt and seconded by Committee Member van den Eikhof to approve the project with modification to the conditions to allow staff to work with the applicant in the placement of parking lot shade trees to meet code requirements with flexibility if not feasible based on the finding that the project site will retain existing mature native trees as allowed by the Municipal Code, and

to remove requirements to add a trellis to the Tecorida side of the structure.

Motion passed by 5:0 by a roll call vote.

The project will move on to building permits.

Chairperson Newsom rejoined the meeting.

COMMITTEE MEMBER COMMENTS AND REPORTS

None

DIRECTOR'S REPORT

Director Dunsmore stated that the next meeting is scheduled for April 29, 2021, and the item on the agenda will be the Dove Creek commercial project. Director Dunsmore gave updates on Barrel Creek, the mini-storage project, Del Rio Ranch, La Plaza rooftop bar, Vandeventer project, and the multi-use space near Bay Laurel Nursery.

ADJOURNMENT– 3:11 p.m.

The next regular meeting of the DRC is scheduled for Thursday, April 29, 2021 at 2:00 p.m.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant

The following Exhibits are available in the Community Development Department:

Andrus, Sarah and Matt (Exhibit A)
Bailey, Shayna and Chris (Exhibit B)
Conde, Melinda (Exhibit C)
DePoorter, Melissa (Exhibit D)
Foster, Ashley (The Hoefer Family) (Exhibit E)
Graf, Rebekah, (Exhibit F)
Grozdoch, Suzy (Susy Rogers) (Exhibit G)
Greenberg, Erica (Exhibit H)
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Hughes, Ashley (Exhibit J)
Lovejoy, Stephanie (Exhibit K)
Milia, Gina (Exhibit L)
Paulson, Shana (Exhibit M)
Murray, Trisha and Paul, Kimberly (Exhibit N)
Perez, Carmen (Exhibit O)
Roudebush, Kris (Exhibit P)
Wasjutin, Silvia (Exhibit Q)



ITEM NUMBER: 2

DATE: 4/29/2021

Atascadero Design Review Committee

Staff Report – Community Development Department Dove Creek Commercial Development Concept

MEETING DATE	PROJECT PLANNER	APPLICANT CONTACT		PLN NO.
4/29/2021 3 rd meeting	Kelly Gleason	Cal Coastal LLC		AMND19-0086
PROJECT ADDRESS	GENERAL PLAN DESIGNATION	ZONING DISTRICT	ASSESOR PARCEL NUMBER(S)	SITE AREA
11600/11700 El Camino Real	Mixed-Use / Planned Development(MU/PD)	Commercial Retail / Planned Development 24 (CR/PD24)	045-331-014	Approximately 5.2 acres
RECOMMENDATION				
<p><i>Staff Requests the Design Review Committee:</i></p> <ol style="list-style-type: none"> Review design concept for a mixed-use (commercial and residential) development on the vacant commercial lot at the corner of Santa Barbara Road and El Camino Real within the Dove Creek Development. 				
PROJECT DESCRIPTION				
<p>The applicants are proposing a mixed-use development concept that includes retail, residential and lodging uses on an approximately 5-acre site within the Dove Creek development. An updated design concept is provided in response to Design Review Committee and public comment. Changes include reducing the height and scale of the buildings facing the existing neighborhood from 3 stories to 2 stories and revising the design theme from a Mission style to a modern rustic design theme with agrarian styled architecture.</p>				
ENVIRONMENTAL DETERMINATION				
<p><i>The City of Atascadero's environmental review process incorporates the requirements in implementing the California Environmental Quality Act. Persons, agencies, or organizations interested in obtaining more information regarding the environmental should contact the Community Development Department.</i></p>				
<input type="checkbox"/> EIR / MND / ND / Statutory Exemption to be circulated	<input type="checkbox"/> Prior CEQA Review:	<input type="checkbox"/> Categorical Exemption	<input checked="" type="checkbox"/> Undetermined – Analysis required	

DISCUSSION:

Conceptual Design concepts for the Dove Creek Promenade were presented at the November and December 2020 Design Review Committee (DRC) meetings. Based on comments from the DRC and public related to the massing and scale of the project, in addition to the compatibility concerns of the Mediterranean (or Mission/Santa Barbara) design theme with the rural location of the site, the applicant team has refined their concept in response. The overall design concept, incorporating a semi-subterranean parking level, and large central plaza space at the podium level remains the same. However, the mass and height of the buildings has been reduced and the design theme has been altered to better suit the surrounding setting. The below analysis outlines changes and revised architectural detailing.

Revised Design Concept:

The revised design concept includes:

- 82 residential units (80 units accommodated in original submittal)
- 100-room hotel with spa and banquet facilities (same as original)
- 36,515 square-feet of commercial tenant space (compared to 37,053 in original submittal)
- 381 parking spaces

The concept refines the overall site development program which maintains multiple levels that maximize the use of site topography and include:

- A semi-subterranean ground level parking area to conceal the parking lot and preserve additional space for community use, landscaping, and outdoor amenities
- A main level which includes the central podium courtyard with retail and residential uses
- Upper floors that include residential and hotel uses

The design concept allows the parking count to be maximized while creating a walkable, experience based mixed-use development that is aesthetically pleasing as viewed from surrounding properties and the surrounding streets.

Concept Revisions:

At the December DRC meeting, the committee members and public expressed concerns about the height of the residential buildings facing the existing interior neighborhood streets and the changes to the views from adjacent existing residential properties. In addition, the committee concluded that the “Mediterranean” design theme was not compatible with the rural character of the south end of town and that, as an entry to the City, the theme should related to Atascadero’s more rural/agricultural nature.

The applicant team has refined their concept plan to reduce the massing and scale of buildings fronting both Cashin and Bliss streets and has modified design theme elements and detailing to present a contemporary agrarian design concept.

Specific revisions include:

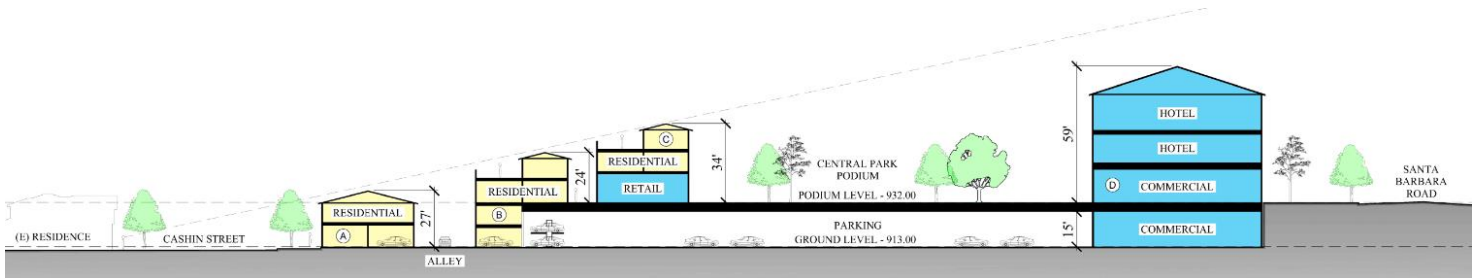
- Greater emphasis on the transition from the existing neighborhood to the proposed commercial areas of the site.
 - Residential buildings fronting Cashin and Bliss streets are maintained at 2 stories, consistent with the previous concept.
 - An additional ground floor row of residential buildings has been added and the commercial portions are shifted more toward the Santa Barbara/El Camino Real intersection.
- Architectural concept revisions to maintain a more eclectic, rural design theme that evokes agricultural concepts.



Height/Massing:

The proposed concept revision maintains the 2-story height fronting Cashin and Bliss streets. A second row of residential units has been added between these residential units and the commercial podium level to accommodate units lost when the massing

was reduced and to provide additional buffering. The height of the buildings gradually steps up toward the commercial portion of the site maintaining a two-story appearance from Cashin and Bliss streets.



Retail and Hotel Building (A):

The hotel and larger scale commercial retail building remains shifted to the intersection of Santa Barbara Rd and El Camino Real. The roof deck area has been eliminated and a gable roof has been added consistent with the new design theme. Elimination of the usable roof deck brings the building down to three stories from the ground floor level (podium level).

Project Height Summary:

Per the Atascadero Municipal Code, the maximum height, as measured from average finished grade, is currently 35-feet in the Commercial Retail zoning district. This project is unique in that there are two finished grades, the finished ground level and the podium level. The following table provides a summary of assumed building heights for the revised concept as measured from average finished grade (code allowances) as well as either the podium level and/or ground level, as appropriate, based on building siting and visual impact:

Building and use	Location	Height from ground level (GL) or podium level (PL) Average finished grade (AFG)	Zoning Height Limit from Average Finished Grade (AFG)
A – Residential Townhomes	Lining Cashin and Bliss Streets	27' (GL)	35'
B – Residential Townhomes Internal	Between street facing residential and podium retail	24' (PL) 42.75' (GL) 31.5' (AFG)	35'
C – Residential / Retail	Lining Podium	34' (PL)	35'
D – Retail / Hotel	Internal facing ECR and Santa Barbara	59' (PL)	35'

It is important to note that building height can be a State density bonus concession that the applicants may ask for in providing moderate-income affordable housing. In

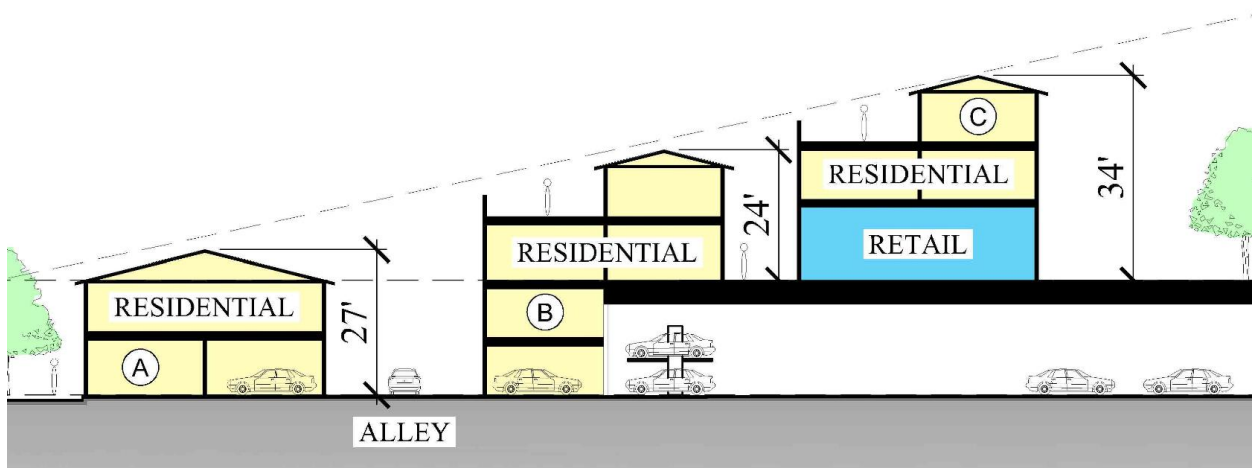
addition, the State required the City's newly adopted Housing Element to include a program to increase the height in the multi-family and commercial zones to allow for additional housing density. This program has not yet been implemented into the Zoning Ordinance, but can be used to help guide an exception request for suitable housing projects that meet the density bonus criteria.

Podium court:

The central plaza space on the podium level is a key feature of the project. It creates shared space for both commercial, lodging and residential uses and can be used as a park and gathering space for community events, as well as outdoor dining and other functions. It is important to note that this open space has been redesigned to accommodate Fire Department access. Emergency access will be available from Santa Barbara Rd and a drivable looped paseo to allow for emergency access vehicles to access all podium level buildings is integrated into the central plaza space. While this area will need to remain free of obstacles, areas have been provided adjacent to the commercial tenant spaces to allow for outdoor seating and use. This access may also be used for temporary or special events to augment the plaza space and could accommodate food trucks, equipment drop off access, and other event needs.

Parking:

One of the best design elements about this project is the creative approach to parking. Unlike a typical shopping center, such as the one that was previously approved for this site, parking is concealed underground. This aspect dramatically enhances the aesthetic appeal and neighborhood compatibility of the project. Parking for the project will all be on the subterranean level with some private garages for residential units. Parking for the residential units above the podium commercial spaces is envisioned to utilize car lifts to maximize the use of the space and provide for the maximum number of parking spaces on-site.



The municipal code allows for a parking reduction where multiple uses exist on one site under the assumption that visitors will likely visit more than one commercial space at a time. Based on envisioned uses and code allowed parking reductions, 318 parking

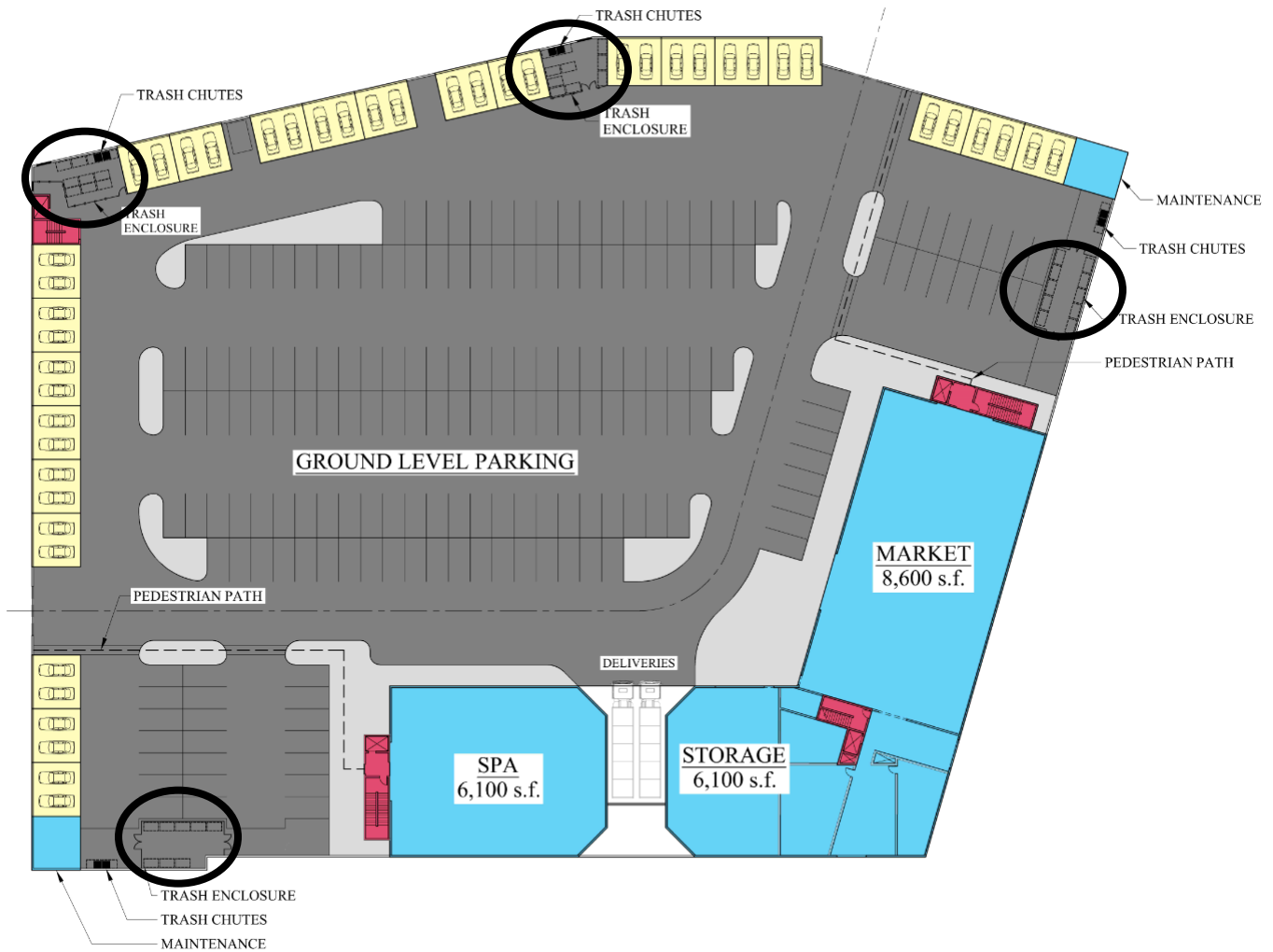
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spaces are required for the project. The current plan includes 381 parking spaces, exceeding code requirements.

Trash Service:

All trash receptacles are under the podium level with vertical trash chutes from the podium level to allow easy access for residents and commercial tenants. Property management will position to dumpsters along the residential for pick up estimated at once per week. The project is designed to have a rotation of trash receptacles to ensure continued access to dumpsters.



Architectural Theme:

The previous project included a Mediterranean architectural theme comprised of smooth stucco facades with tile accents, colonnades, and heavy timber features. During the December DRC meeting, direction was given to modify the design theme to be more in line with Atascadero's rural and eclectic character. The current design includes a more rustic contemporary architectural theme.

The revised theme includes board and batt siding, rustic wood siding, steel accent features, large commercial storefronts with expansive windows, and grey toned colors.



Affordable Housing / State Density Bonus:

The project will be subject to the City's affordable housing policies. Incorporation of affordable housing will also entitle the project to a density bonus and concessions that may include exceptions to development standards. The State of California requires that all jurisdictions offer bonus residential units and/or development standard waivers to projects that require a percentage of units at an affordable rate. The State requires that the City provide waivers/concessions if a project provides:

- One incentive or concession for projects that include at least 10 percent of the for-sale units for persons and families of moderate income.
- Two incentives or concessions for projects that include at least 20 percent of the for-sale units for persons and families of moderate income.
- Three incentives or concessions for projects that include at least 30 percent of the for-sale units for persons and families of moderate income.

Concessions can include, but are not limited to landscape reductions, height increases, and setback reductions. Parking reductions are also required by the State for projects that include affordable housing units.

As the project is in the conceptual design phase, specific concession requests have not been identified at this time nor has an affordable housing proposal been formalized. In order for a unit to be considered to be available for **Moderate** income households as of 2021, it would need to be available for the following rates (see moderate income columns):

Affordable Sales Rates:

Unit Size (Bedrooms)	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Workforce
Studio	\$60,000	\$120,000	\$173,000	\$339,000	\$471,000
1	\$72,000	\$140,000	\$202,000	\$391,000	\$542,000
2	\$84,000	\$157,000	\$230,000	\$442,000	\$612,000
3	\$96,000	\$177,000	\$258,000	\$494,000	\$683,000
4	\$110,000	\$194,000	\$281,000	\$536,000	\$740,000

Affordable Rental Rates:

Unit Size (Bedrooms)	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Workforce
Studio	\$511	\$851	\$1,022	\$1,873	\$2,554
1	\$584	\$973	\$1,168	\$2,141	\$2,919
2	\$657	\$1,094	\$1,313	\$2,408	\$3,283
3	\$730	\$1,216	\$1,460	\$2,676	\$3,649
4	\$788	\$1,314	\$1,577	\$2,890	\$3,941

Note 1: The maximum rent limits shown above do not include adjustments for utilities. Refer to the utility allowance bulletin posted on the website of the Housing Authority of the City of San Luis Obispo.

Note 2: Rent limits are updated when the State issues its annual update to median incomes, generally in April of each year.

Neighborhood Character:

During the October 2019 City Council meeting and previous DRC meetings, neighbors expressed concerns about scale and mass, in addition to general compatibility with the surrounding neighborhood. One of the key findings for approval of the Master Plan of Development amendment is consistency with the character of the surrounding area as it relates to present and future development patterns. This project is in the early stages of concept development and the applicant team has made efforts to modify and hone the development concept to ensure that this finding can be made. The scale of buildings has been reduced, with specific attention given to the proposed residential buildings fronting Cashin and Bliss Streets.

Conclusion:

The applicant team has revised the plan and architectural theme based on previous DRC and community input. If this concept is endorsed, the applicant team will work on refining design details to proceed to Planning Commission and City Council for consideration.

DRC DISCUSSION ITEMS:

The DRC is asked to provide direction on the following:

1. Revised building height, scale, and massing
2. Architectural theme and detailing
 - a. Color and materials
 - b. Design details
3. Overall site design concept

ATTACHMENTS:

1. DRC Action Form
2. Project Design Package

Attachment 1: DRC Action Form



CITY OF ATASCADERO

Community Development Department

6500 Palma Avenue | Atascadero, CA 93422 | Phone: (805) 461-5035 | www.atascadero.org

DRC Action Form

Project #: AMND19-0086

Project Title: Dove Creek Commercial Mixed-Use Amendment

Planner/ Project Manager: K. Gleason

DRC Review Date: April 29, 2021

Final Action:

☐ DRC

☐ PC

☒ CC

Conditions & Recommendations:

1. DRC action constitutes a recommendation to the Commission and Council. Additional conditions or modification may be requested by those bodies should action be taken to approve the application.
2. A final landscape and podium level concept plan shall be submitted prior to Planning Commission hearing.
 - a. Landscaping shall include drought tolerant landscaping
 - b. Any structures such as trellised areas, walls, or design features, shall be consistent with the recommended architectural design theme.

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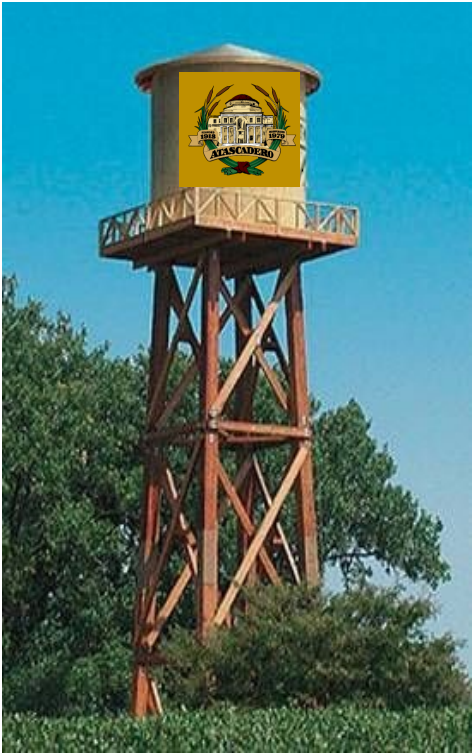
Attachment 2: Applicant Design Package

See following

DOVE CREEK – 5.2 Acres

Commercial Mixed Use Neighborhood

Hotel / Retail / Residential



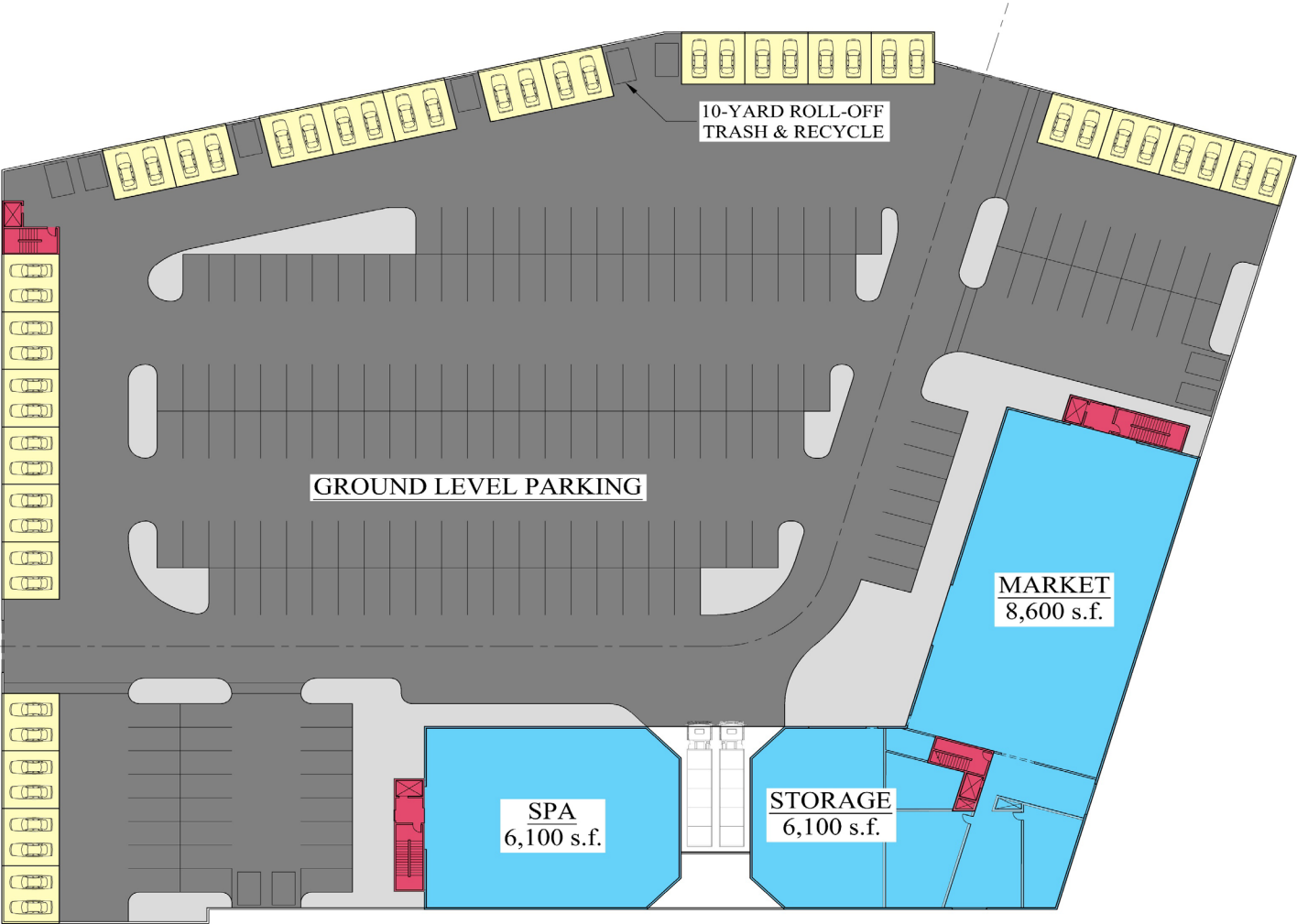
DOVE CREEK – Satellite Image

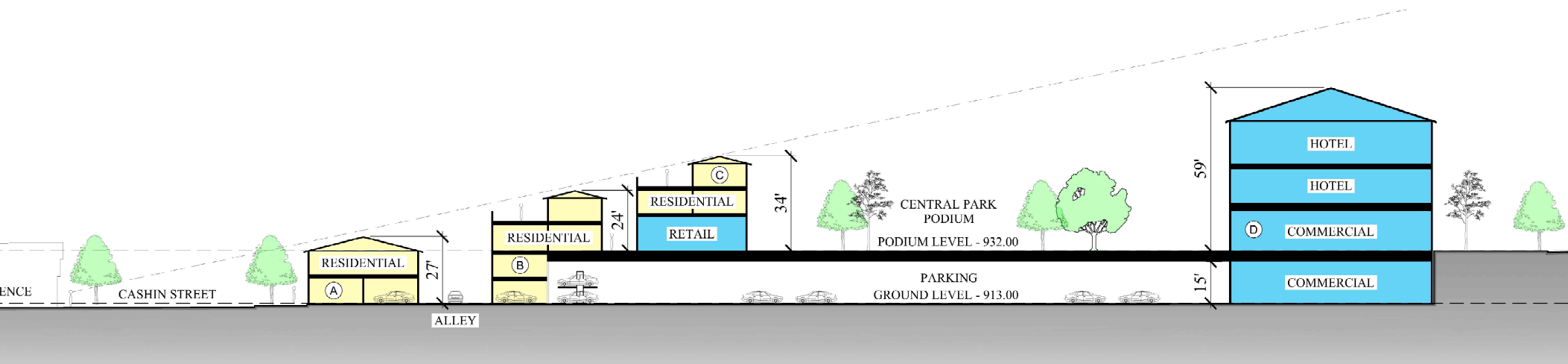


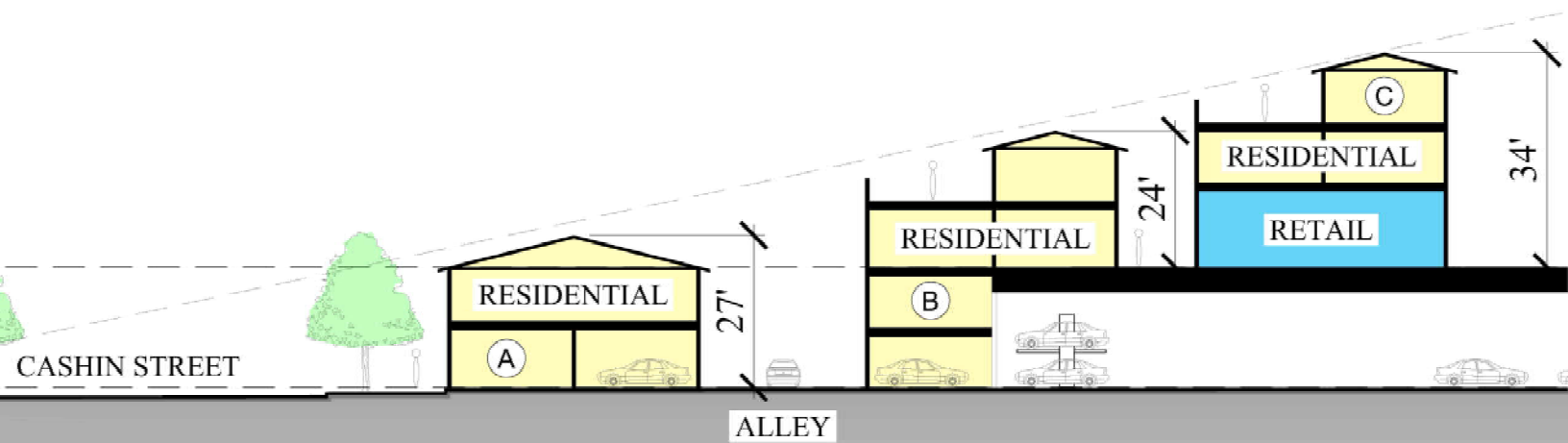
VICINITY MAP

DOVE CREEK – Ground Level Parking

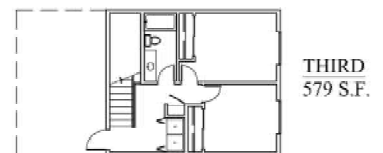
Dove Creek - Programming						
Type	Parking Spaces Required	Unit Size	Unit Count	Total	Parking Required	Parking Provided
Residential	per unit	Sq Ft		Sq Ft		
Building A (3 Beds)	2.5	1,275	23	29,325	58	
Building C (3 Beds)	2.5	1,862	21	39,102	53	
Building B (3 Beds)	2.5	1,459	21	30,639	53	
1 Bed units	1.5	710	17	12,070	26	
Guest Parking (1 per 5 units)	1 per 5 Units				17	
Sub Total			82	111,136	207	
Commercial						
Commercial Flex	1 per 300 sf	815	21	17,115	57	
Commercial Flex	1 per 300 sf	440	5	2,200	7	
Hotel Room w/ Kitchen	1 Per Unit	512	28	14,336	28	
Hotel Room	1 Per Unit	384	72	27,648	72	
Hotel Storage / Equipment				6,100	0	
Hotel	2 Plus 1 Per 10				12	
Hotel Lobby / Banquet / Spa / Central Kitchen	None			19,300	0	
Hotel Commercial (Podium)	1 per 300 sf			17,200	57	
Sub Total				103,899	234	
TOTAL PARKING REQUIREMENT				215,035	441	
20% Mixed-Use Reduction					353	
Motorcycle Reduction	1 per 20		18		335	
Bicycle Reduction	1 per 20		17			
Total Parking Required / Provided					318	381
Compact Spaces	20% Allowed				64	





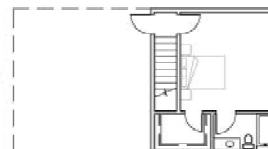


THIRD LEVEL

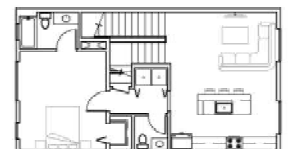


SECOND LEVEL

SECOND
421 S.F.



SECOND
880 S.F.

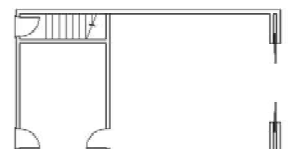


PODIUM LEVEL

PODIUM
885 S.F.



PODIUM
RETAIL
815 S.F.

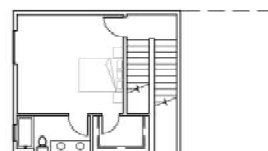


UPPER LEVEL

UPPER
880 S.F.

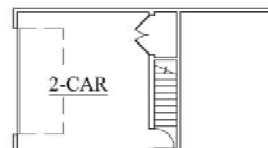
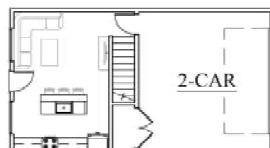


UPPER
556 S.F.



GROUND LEVEL

LOWER
395 S.F.



3 BED 2 BATH
1,275 s.f.

A

3 BED 3 BATH
1,862 s.f.

B

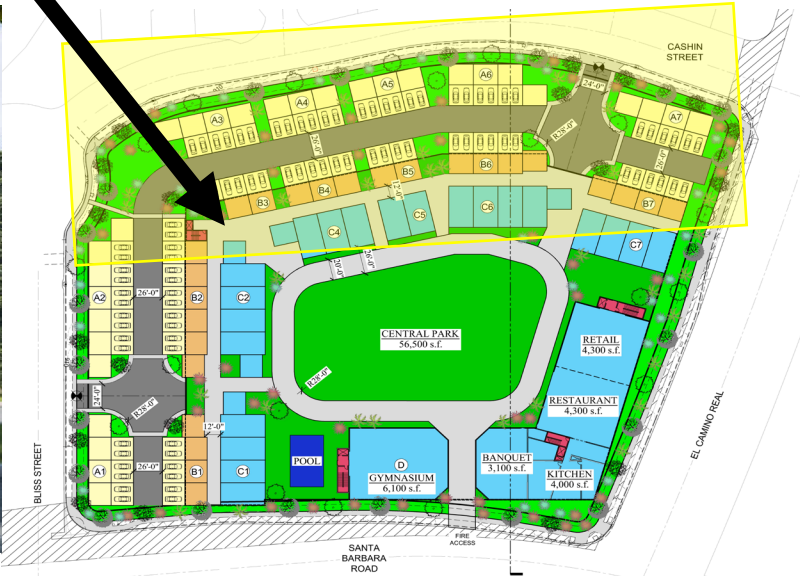
3 BED 2.5 BATH
1,459 s.f.

C

DOVE CREEK – Residential Concept Image







STANDING SEAM
METAL ROOF, GRAY

PAINTED COMPOSITE
FASCIA, GRAY

FIBERGLASS
WINDOWS, BLACK

BOARD &
BATTEN, WHITE

STONE SILL,
BLACK

WEATHERED
BRICK, GREY

VERTICAL WOOD
SIDING, GRAY

ALUMINUM
COPING, BLACK

ALUMINUM
AWNINGS, BLACK

FIBERGLASS
WINDOWS, BLACK

BOARD &
BATTEN, WHITE

BARN LIGHT
FIXTURES, BLACK

WEATHERED
BRICK, GREY

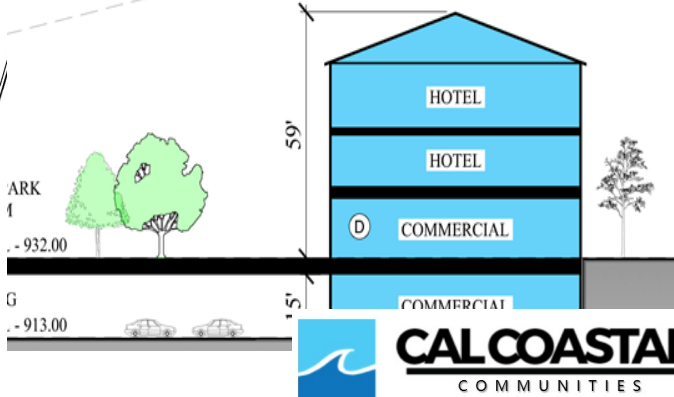
GLAZED GARAGE
DOORS, BLACK

STANDING SEAM
METAL ROOF, GRAY

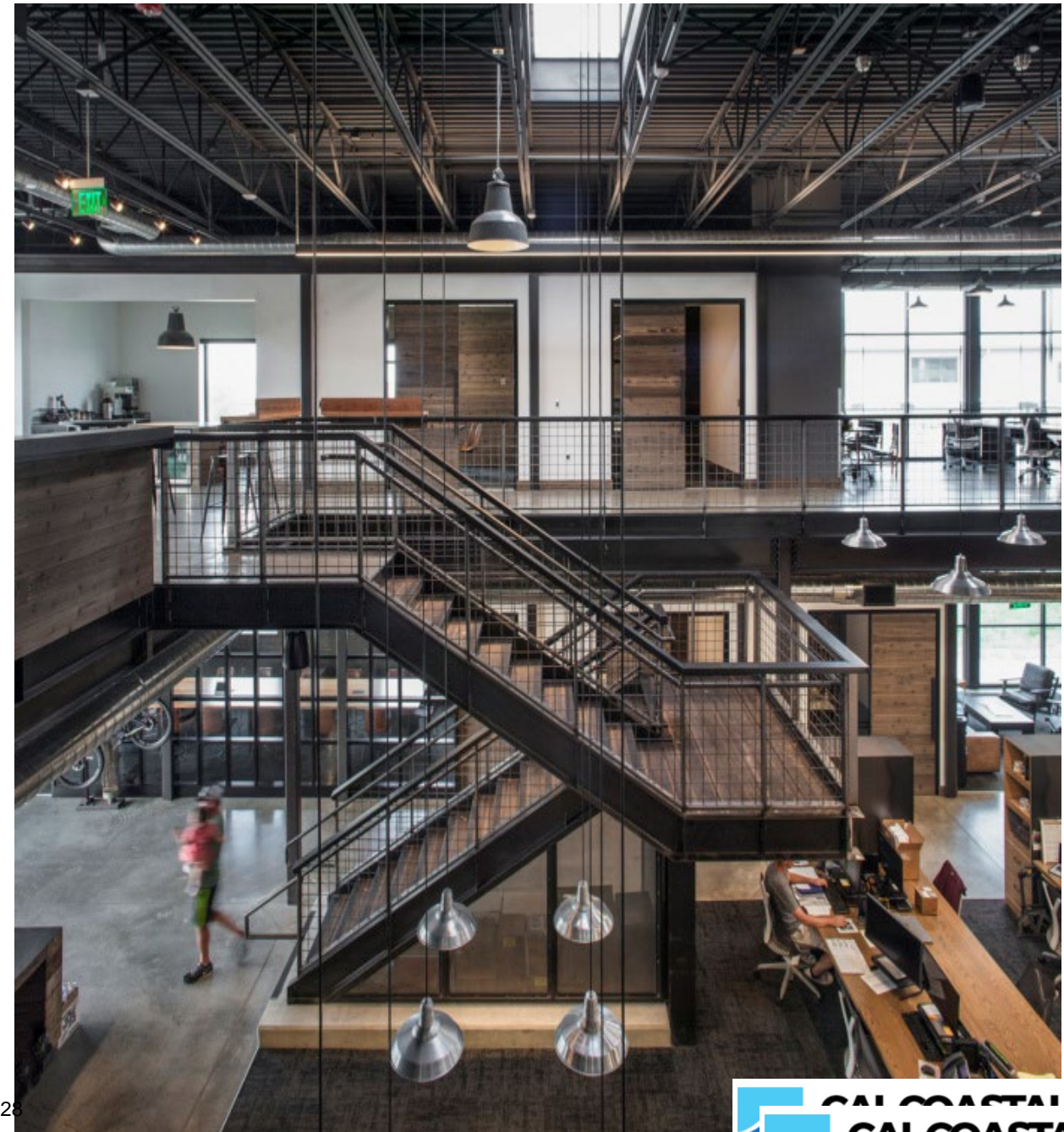
VERTICAL WOOD
SIDING, GRAY

PODIUM WALL,
WHERE OCCURS

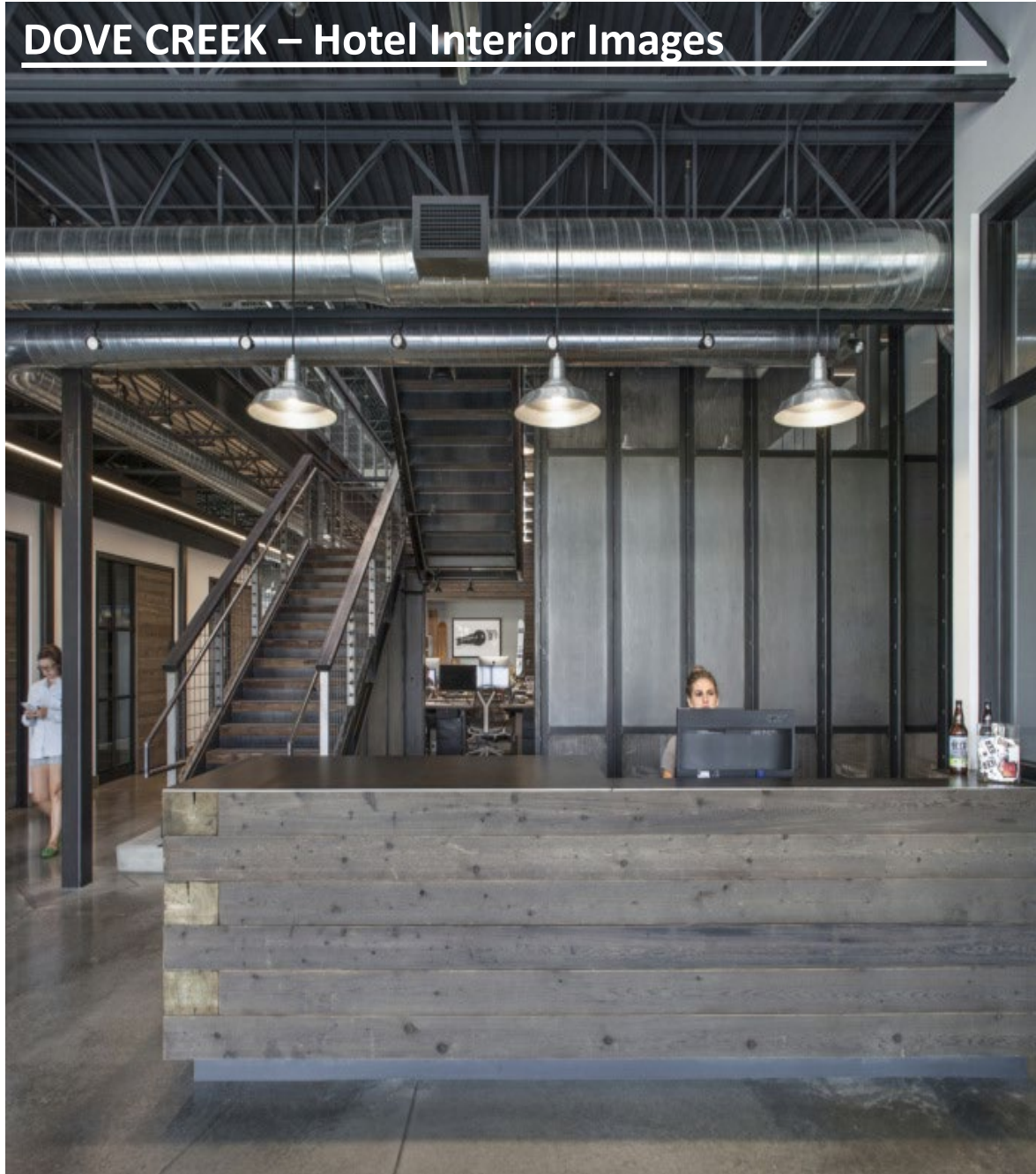
DOVE CREEK – Hotel Floor Plan



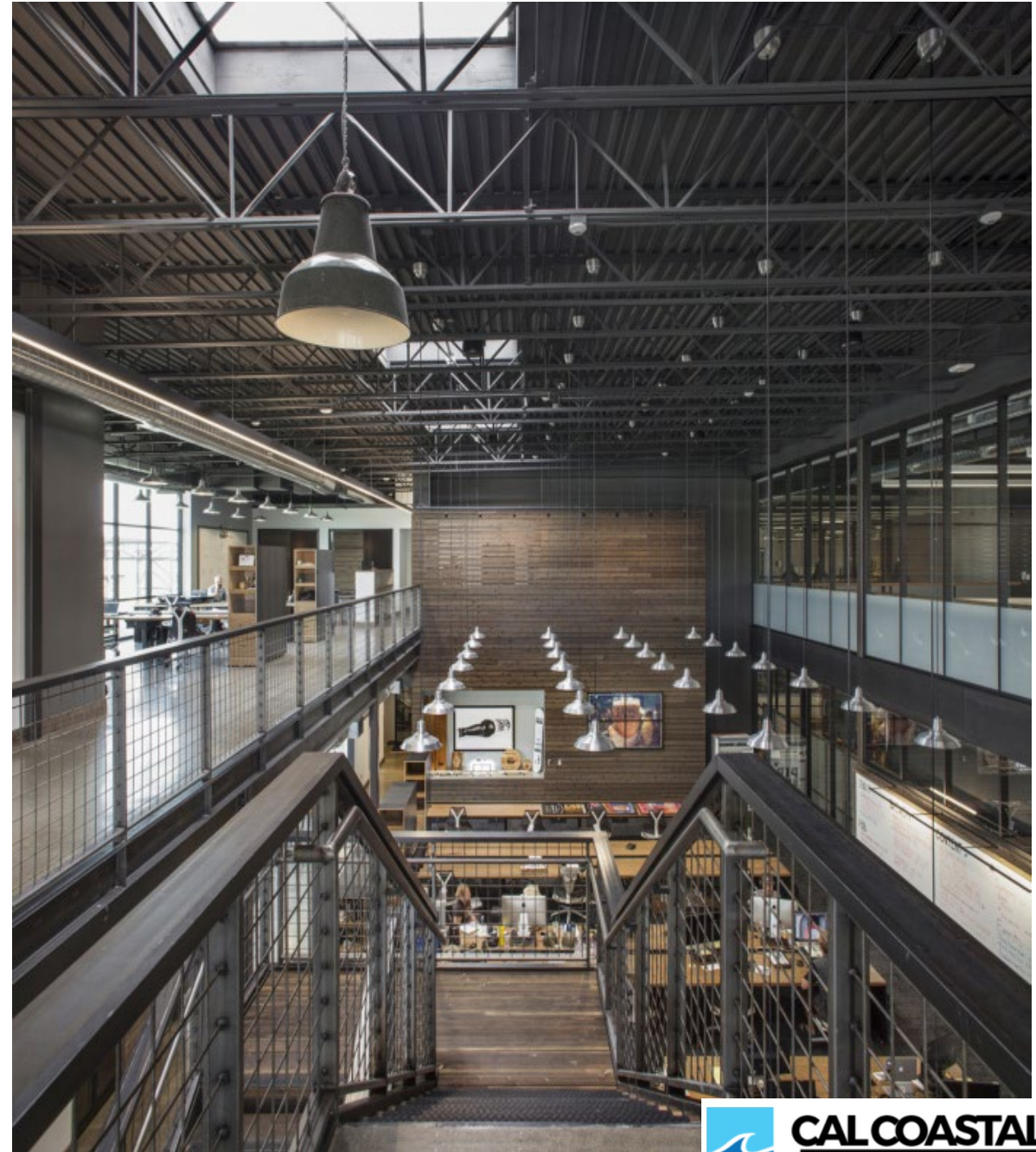
DOVE CREEK – Hotel Conceptual Image



DOVE CREEK – Hotel Interior Images



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DOVE CREEK – Commercial Elevation Concept



DOVE CREEK – Commercial Exterior Concept

