

**Add Info #15**  
**February 26, 2015**



**Fw: Council Item #15 (Cornerstone Church)**

**Melanie Sala** to: Marsha Reed, Nachie Marquez, Jeff Kurtz,  
Kevin Mayo, Erik Swanson

02/26/2015 04:01 PM

Cc: Heather Figueroa

FYI

Melanie Sala  
City of Chandler  
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----- Forwarded by Melanie Sala/COC on 02/26/2015 03:59 PM -----

From: Suzanne McCormick <[suzmcc2@gmail.com](mailto:suzmcc2@gmail.com)>  
To: [mayorandcouncil@chandleraz.gov](mailto:mayorandcouncil@chandleraz.gov)  
Date: 02/26/2015 03:18 PM  
Subject: Council Item #15 (Cornerstone Church)

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Dear Mayor and Council,

I'm a resident in a development located just West of Cornerstone Church (Willis and Alma School). I've been in my home at 1368 W. Enfield Way for nearly 18 years. And I've raised concerns in the past about the difficulty we have exiting our neighborhood at Willis and turning left on to Alma School to enter the 202.

As development has grown East of us on Willis/Alma School (medical facility, homes, grocery store) it's more difficult to turn left without a signal as drivers turning right onto Willis move quickly into the left-hand lanes to get to the 202 entrance. Drivers exiting our neighborhood are reluctant to turn left because most on the opposite side of the intersection won't yield and they often immediately move into the left lanes, not the right, to get to the 202 entrance.

Now with a larger facility projected for the church I wonder how many cars from our neighborhood will ever make it through the light and turn. I ask you to please consider adding a left-hand turn signal at Willis and Alma School, as well as other traffic improvements required to match the new traffic load as the result of the proposed church development.

I'm happy to discuss by phone or attend a council meeting to make comments.

Thank you for your consideration.

Suzanne

Suzanne McCormick,  
*Strategic Communicator*  
*Full Sun Communications*  
Chandler, Ariz.  
480.686.0591



MEMORANDUM Planning Division – CC Memo No. 15-030

DATE: FEBRUARY 26, 2015

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, SENIOR CITY PLANNER ES

SUBJECT: PDP14-0011 CORNERSTONE CHURCH – CAMPUS EXPANSION

Request: Preliminary Development Plan approval for site layout and building architecture for the master plan of the 23.9-acre Cornerstone Christian Fellowship campus

Location: Southeast corner of Alma School and Willis roads

Applicant: Craig Goldstone; Todd & Associates, Inc.

RECOMMENDATION

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval subject to conditions.

BACKGROUND

The application requests Preliminary Development Plan approval for site layout and building architecture for the master plan of the 23.9-acre Cornerstone Christian Fellowship campus. The site has street frontages along the north, west, and south portions of the site. The recently approved Maplewood Court II single-family residential subdivision is east of the subject site. The Eden Estates and Maplewood Court I single-family residential subdivisions are south of Maplewood Street.

The site has an extensive zoning history with Council recently approving the last outstanding parcel zoned Agricultural that is located along Maplewood Street. The eastern portion of the campus is currently under construction as a permanent parking lot is being provided. The Worship Center, Early Childhood, and Student Center are existing buildings on the site that upon

completion of the new buildings will be renovated and enlarged. Three education buildings are proposed: Elementary, 5<sup>th</sup>/6<sup>th</sup> Grade, and Adult Education. A maintenance building is part of the Adult Education building, and the café/bookstore that is currently in the Worship Center will be removed and be recreated in a separate building. Full development of the site is anticipated to be completed by mid-2017.

Design of the campus is predicated on creating an open space system that places emphasis on place-making and pedestrian interaction. The plaza that runs the length of the campus draws inspiration from commercial plazas and outdoor pedestrian gathering areas providing water features, a children's splash pad, fireplaces, children's playground area, shaded seating, and useable turf areas.

Each building integrates elements from a material and color palette with the end user in mind. As is evident in the color palette, the Early Childhood and Elementary education buildings have a vibrant color palette consistent with the nature of the users. Care has been taken so that the colors are internalized to the site, with minor elements wrapping the side elevations. Furthermore, the elevations are designed so that a variety of plane changes, colors, materials, and textured design elements are incorporated so as to prevent monotony. No single architectural theme is provided with the purpose of creating an architectural design pattern and pedestrian environment similar to large-scale commercial centers, such as Tempe Marketplace.

An extensive sign package is provided addressing everything from signage along the street frontage, to vehicular and pedestrian way-finding signage, and building signage. Of particular note, there are three types of signs that are atypical to church campuses: Tram Stop signs (3), Site Kiosk signs (2), and a single outdoor television mounted on the Worship Center. Illumination of the signs is minimal and they primarily serve the purpose of providing current events and scheduling for upcoming events; the signs have been located so that they are completely screened from the residences to the south by the education buildings.

Lastly, a coffee shop/bookstore with drive-thru is provided. The coffee shop is open daily; however, the drive-thru will be closed on Sundays and during service hours.

### **DISCUSSION**

Planning Staff recommends approval of the request finding that the proposal presents a unified campus design. The design team has worked diligently to provide a strong pedestrian atmosphere with a variety of amenities, while also providing unique building elements that allow for each building to represent an individual group and maintain a level of consistency in the plan.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held Monday, November 24, 2014. Nine neighbors attended the meeting and primarily had questions regarding current operations, improvements being made to the parking lot, and proposed activities occurring on the site. Planning Staff has been in ongoing correspondence with a couple neighbors regarding the improvements that will be made.

At the time of this writing, Planning Staff has not received any correspondence opposed to this request.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 7      Opposed: 0

The Planning Commission supports the request, but expressed some concerns with the vibrancy of the color palette for the monument signs along Alma School Road. The Planning Commission added condition number 10 addressing the monument sign colors.

**RECOMMENDED ACTION**

Planning Commission and Planning Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of PDP14-0011 CORNERSTONE CHURCH – CAMPUS EXPANSION, subject to the following conditions:

1. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City’s adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
2. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
3. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
4. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled “CORNERSTONE CHRISTIAN FELLOWSHIP”, kept on file in the City of Chandler Planning Division, in File No. PDP14-0011 CORNERSTONE CHURCH - CAMPUS EXPANSION, except as modified by condition herein.
5. Landscaping shall be in compliance with current design standards.
6. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
7. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

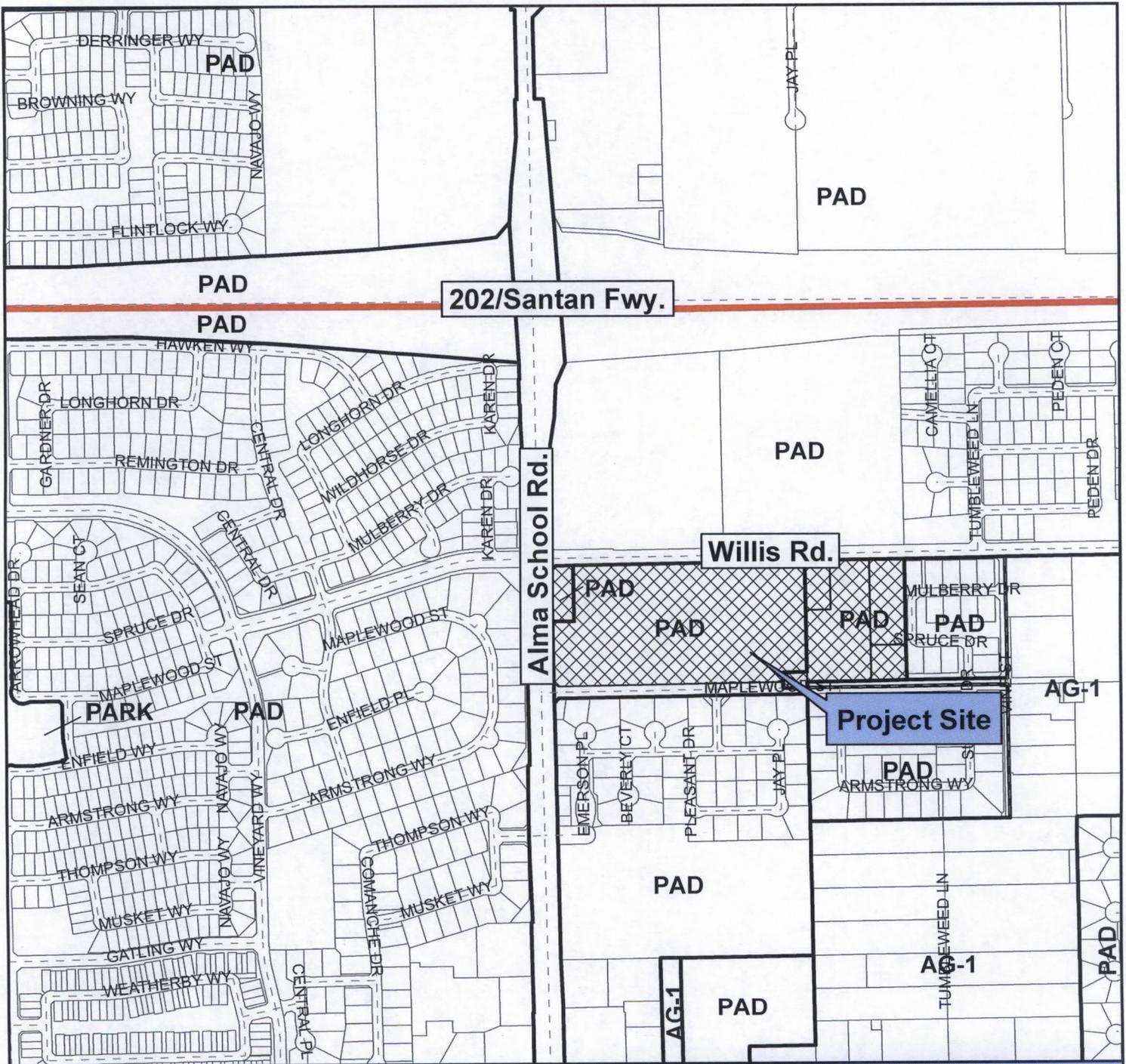
8. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
9. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
10. The applicant shall work with Planning Staff to modify the colors of the monument signs along Alma School Road.

**PROPOSED MOTION**

Move to approve PDP14-0011 CORNERSTONE CHURCH – CAMPUS EXPANSION, Preliminary Development Plan approval for site layout and building architecture, subject to the conditions recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Enlarged Pedestrian Plaza
5. Elevations
6. Monument Sign Elevations
7. Development Booklet, Exhibit A



**Vicinity Map**



**PDP14-0011**

**Cornerstone Christian-  
Campus Expansion**





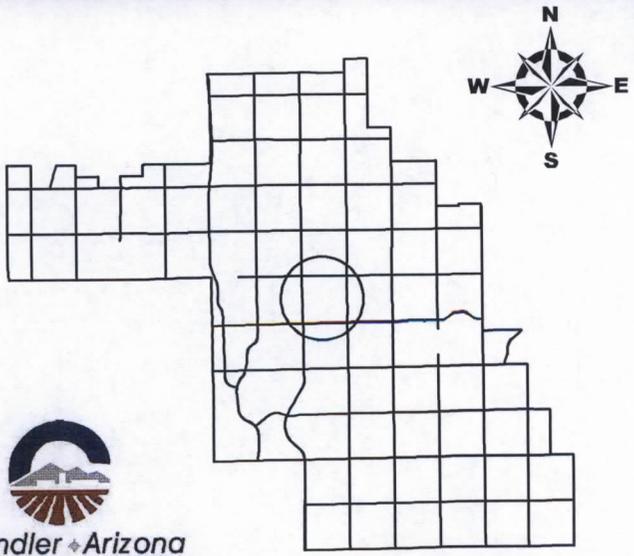
202/Santan Fwy.

Alma School Rd.

Willis Rd.

Project Site

## Vicinity Map



PDP14-0011

**Cornerstone Christian-  
Campus Expansion**







**OVERALL LANDSCAPE PLAN**

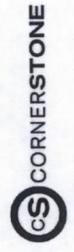


TREES	Botanical Name	Common Name	Cell	Size	Qty.
	CHEQUONUKIA	MOSCANE BIRD OF PARADISE	11/2"	18 GAL.	34
	CHERAPALMUS	CHINA PALM	1 1/2"	18 GAL.	33
	PLANTAIN	PLANTAIN	1 1/2"	18 GAL.	1
	ARIZONA YUCCA	ARIZONA YUCCA	3/4"	4"	49
	OSHA	OSHA	1 1/2"	14"	14
	QUERUS	QUERUS	1 1/2"	18"	13
	SOPHORA	SOYBEAN	1 1/2"	18"	29
	DATE PALM	DATE PALM	24 FT.	24 FT.	43
	EXISTING TREES	EXISTING TREES			11

**TODD & ASSOCIATES, INC.**  
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE  
 603.525.8200  
 WWW.TODDANDASSOCIATES.COM

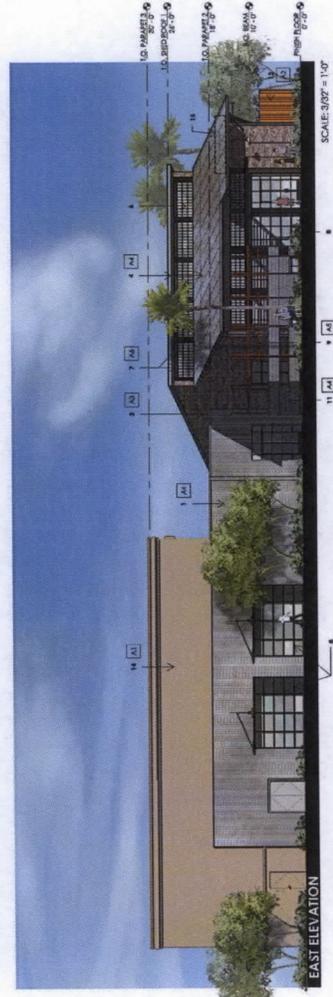
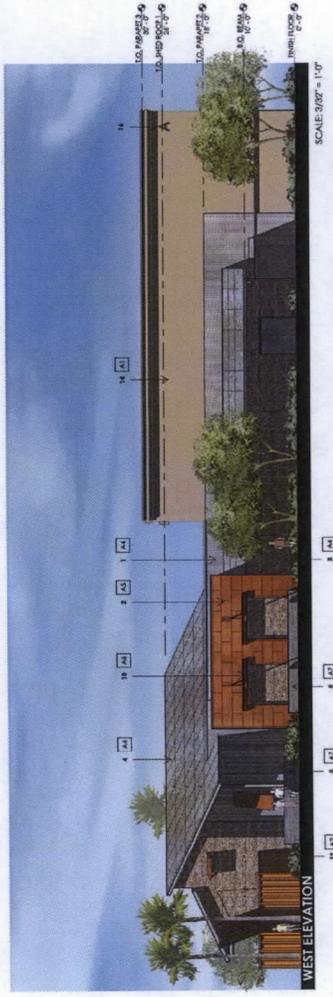
# CORNERSTONE CHRISTIAN FELLOWSHIP

CHANDLER, ARIZONA  
 PDP SUBMITTAL  
 Project No. 13-6004-02 Date 01-16-15 L-01





# STUDENT CENTER ELEVATION



**KEYNOTED:**

1. RECLAIMED METAL WALL PANEL
2. RECLAIMED TRUCK
3. RECLAIMED METAL ROOF
4. CONCRETE BLOCK
5. STEEL BRACKET
6. STEEL BRACKET
7. RECLAIMED METAL PANEL
8. RECLAIMED METAL PANEL
9. RECLAIMED METAL PANEL
10. RECLAIMED METAL PANEL
11. RECLAIMED METAL PANEL
12. RECLAIMED METAL PANEL
13. RECLAIMED METAL PANEL
14. RECLAIMED METAL PANEL
15. RECLAIMED METAL PANEL
16. RECLAIMED METAL PANEL

**COLOUR LEGEND**

1	RECLAIMED METAL WALL PANEL
2	RECLAIMED TRUCK
3	RECLAIMED METAL ROOF
4	CONCRETE BLOCK
5	STEEL BRACKET
6	STEEL BRACKET
7	RECLAIMED METAL PANEL
8	RECLAIMED METAL PANEL
9	RECLAIMED METAL PANEL
10	RECLAIMED METAL PANEL
11	RECLAIMED METAL PANEL
12	RECLAIMED METAL PANEL
13	RECLAIMED METAL PANEL
14	RECLAIMED METAL PANEL
15	RECLAIMED METAL PANEL
16	RECLAIMED METAL PANEL



Expires 6/30/2018



# CORNERSTONE CHRISTIAN FELLOWSHIP

CHANDLER, AZ  
 PDP SUBMITTAL  
 Project No. 13-6004-02 Date 08-29-14 PDF-A2

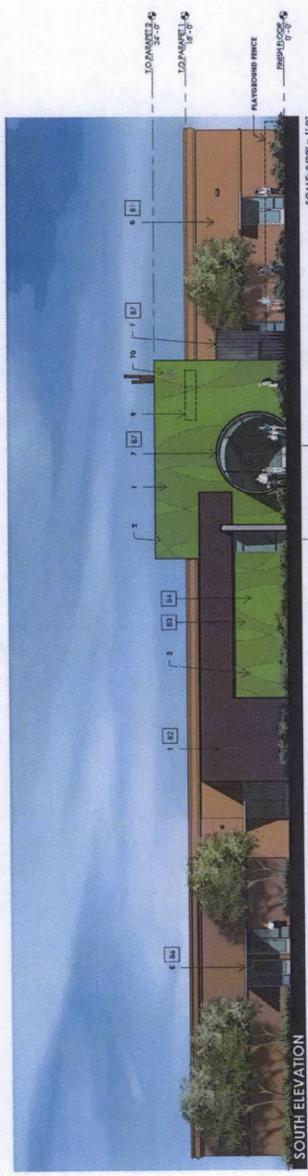
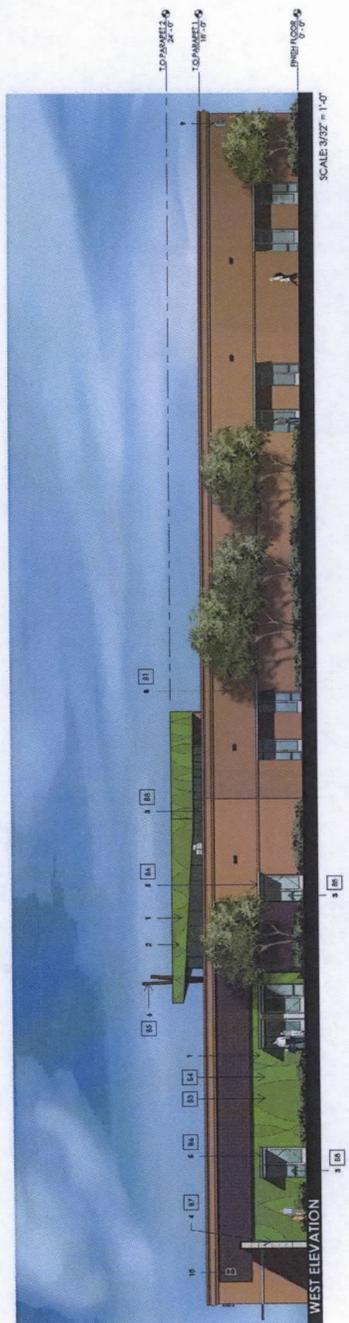
# EARLY CHILDHOOD ELEVATION

**KEYNOTES**

1. MATERIAL FINISHES AND FINISH SYSTEM (SFS)
2. SCHEDULE OF FINISHES
3. HORIZONTAL BRIBED METAL WALL PANELS
4. HORIZONTAL BRIBED METAL WALL PANELS
5. HORIZONTAL BRIBED METAL WALL PANELS
6. PANEL, STEEL COLUMN
7. CORRUGATED METAL PANEL
8. CORRUGATED METAL PANEL
9. PROPOSED LOCATION OF BRIBED MOUNTED SIGN
10. FINISH

**COLOR LEGEND**

1A	SHOWER TOTAL (SMA117) BY: SHERRILL-HELLIANS
1B	DAKE WERPE (DWP130) BY: BENJAMIN TOUCE
1C	PARABET (PAB080) BY: DUNN EDWARDS
1D	PARABET (PAB080) BY: DUNN EDWARDS
1E	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1F	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1G	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1H	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1I	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1J	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1K	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1L	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1M	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1N	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1O	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1P	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1Q	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1R	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1S	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1T	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1U	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1V	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1W	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1X	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1Y	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS
1Z	NEURAL VALLEY (NVA119) BY: DUNN EDWARDS



Expires 6/30/2016



## CORNERSTONE CHRISTIAN FELLOWSHIP

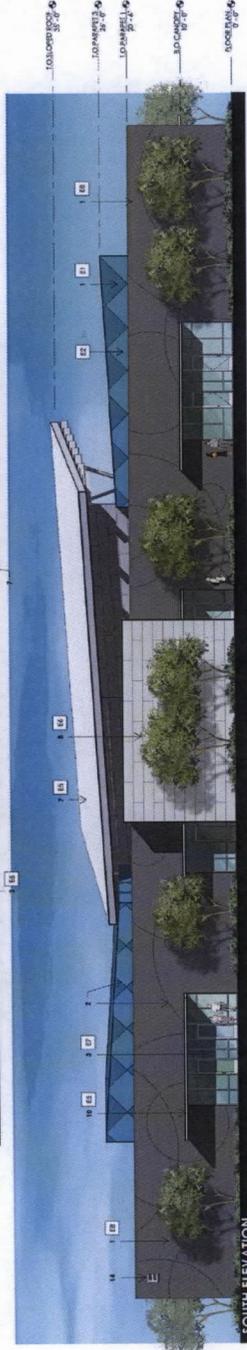
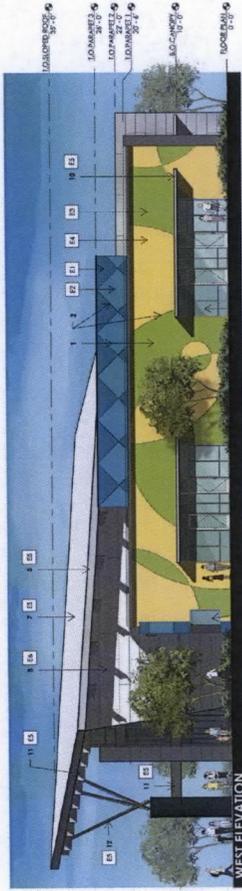
CHANDLER, AZ  
 PDP SUBMITTAL  
 Project No. 13-6004-02 Date 08-29-14 PDP-82

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 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE  
 602.932.2000  
 www.toddassoc.com





# ELEMENTARY ELEVATION



**KEYNOTES:**

1. EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)
2. ROOFED RIFT REVEAL
3. POLYURETHANE INSULATION
4. SILICONE GLAZED CORNER WINDOW
5. BRASS METAL TANKETS WALL CAP WITH HORIZONTAL BRASS METAL TANKETS
6. STAINLESS STEEL METAL ROOF
7. STAINLESS STEEL METAL ROOF
8. CEILING FINISHED WITH ALUMINUM PANELS ATTACHED TO STEEL CANTILEVER WITH EPICENTRIC 3/8" X 1/2" X 1/2" METAL BRACKET
9. BRASS METAL TANKETS
10. BRASS METAL TANKETS
11. BRASS METAL TANKETS
12. BRASS METAL TANKETS
13. BRASS METAL TANKETS
14. BRASS METAL TANKETS

**COLOR LEGEND**

11	ALUMINA (CESTRA) FINISH
12	BRASS METAL TANKETS
13	BRASS METAL TANKETS
14	BRASS METAL TANKETS
15	BRASS METAL TANKETS
16	BRASS METAL TANKETS
17	BRASS METAL TANKETS
18	BRASS METAL TANKETS
19	BRASS METAL TANKETS
20	BRASS METAL TANKETS
21	BRASS METAL TANKETS
22	BRASS METAL TANKETS

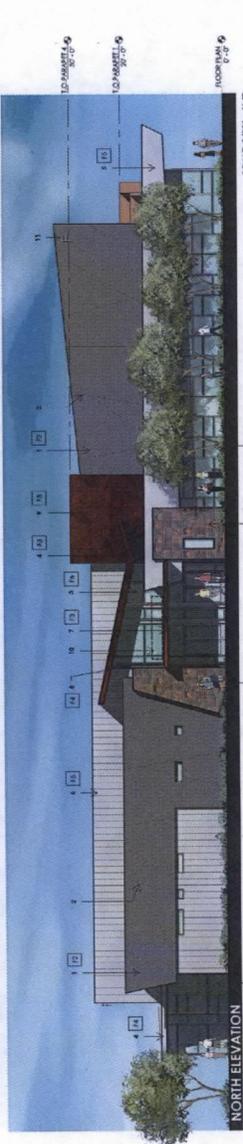
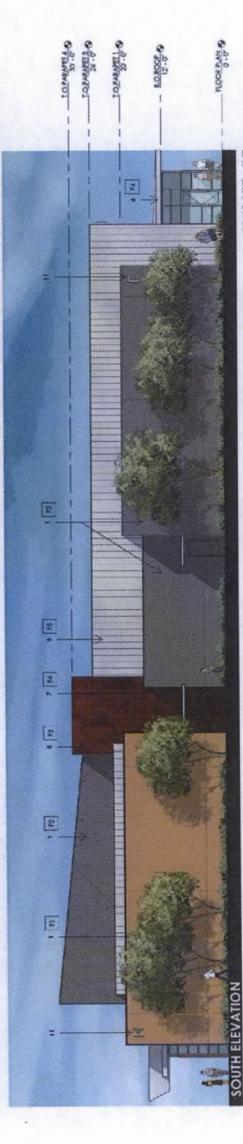
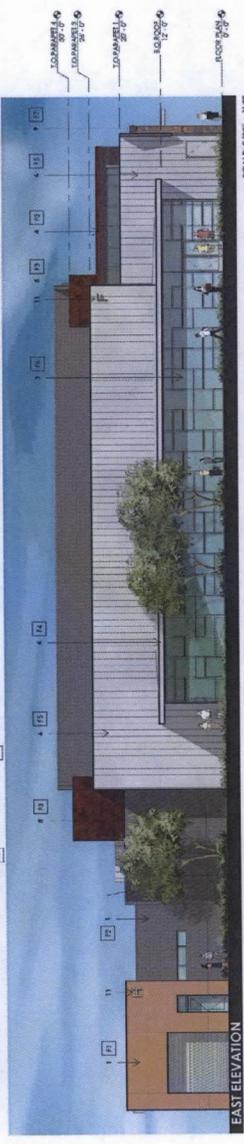
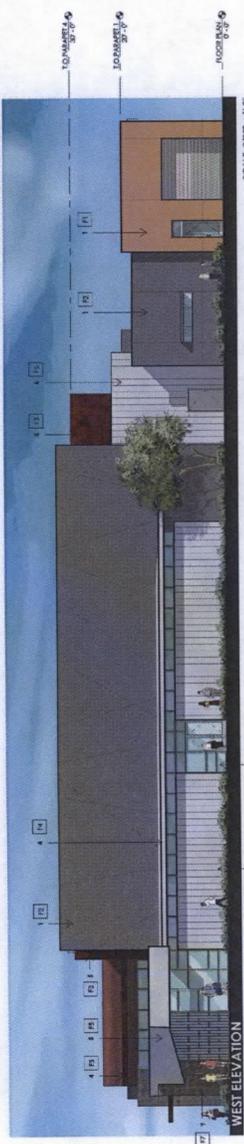


# CORNERSTONE CHRISTIAN FELLOWSHIP

CHANDLER, AZ  
 PDF SUBMITTAL  
 Project No. 13-6004-02 Date 08-29-14 PDF-E2 Revised 11-07-14

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 602.972.2282  
 www.toddinc.com

# ADULT & MAINTENANCE ELEVATION



**KEYNOTES**

1. 1/2\"/>

**COLOR LEGEND**

1	100% WHITE
2	100% WHITE
3	100% WHITE
4	100% WHITE
5	100% WHITE
6	100% WHITE
7	100% WHITE
8	100% WHITE
9	100% WHITE
10	100% WHITE
11	100% WHITE
12	100% WHITE
13	100% WHITE
14	100% WHITE
15	100% WHITE
16	100% WHITE
17	100% WHITE



# CORNERSTONE CHRISTIAN FELLOWSHIP

CHANDLER, AZ  
 PDP SUBMITTAL  
 Project No. 13-6004-02 Date 08-29-14 PDP-F2

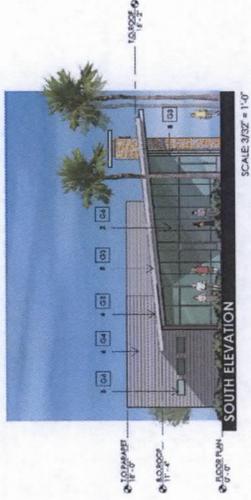
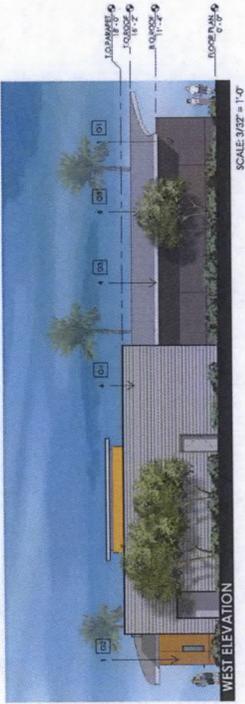
# CAFE & BOOKSTORE ELEVATION

## KEYNOTES

1. WINDOW SYSTEM: ALUMINUM INTERIOR-GARMENT DOOR WITH GLASS IN FULL PANEL.
2. WINDOW SYSTEM: ALUMINUM INTERIOR-GARMENT DOOR WITH GLASS IN FULL PANEL.
3. WINDOW SYSTEM: ALUMINUM INTERIOR-GARMENT DOOR WITH GLASS IN FULL PANEL.
4. WINDOW SYSTEM: ALUMINUM INTERIOR-GARMENT DOOR WITH GLASS IN FULL PANEL.
5. WINDOW SYSTEM: ALUMINUM INTERIOR-GARMENT DOOR WITH GLASS IN FULL PANEL.
6. WINDOW SYSTEM: ALUMINUM INTERIOR-GARMENT DOOR WITH GLASS IN FULL PANEL.
7. WINDOW SYSTEM: ALUMINUM INTERIOR-GARMENT DOOR WITH GLASS IN FULL PANEL.
8. WINDOW SYSTEM: ALUMINUM INTERIOR-GARMENT DOOR WITH GLASS IN FULL PANEL.
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14. WINDOW SYSTEM: ALUMINUM INTERIOR-GARMENT DOOR WITH GLASS IN FULL PANEL.
15. WINDOW SYSTEM: ALUMINUM INTERIOR-GARMENT DOOR WITH GLASS IN FULL PANEL.
16. WINDOW SYSTEM: ALUMINUM INTERIOR-GARMENT DOOR WITH GLASS IN FULL PANEL.
17. WINDOW SYSTEM: ALUMINUM INTERIOR-GARMENT DOOR WITH GLASS IN FULL PANEL.
18. WINDOW SYSTEM: ALUMINUM INTERIOR-GARMENT DOOR WITH GLASS IN FULL PANEL.
19. WINDOW SYSTEM: ALUMINUM INTERIOR-GARMENT DOOR WITH GLASS IN FULL PANEL.
20. WINDOW SYSTEM: ALUMINUM INTERIOR-GARMENT DOOR WITH GLASS IN FULL PANEL.

## COLOR LEGEND

- |    |                    |                      |
|----|--------------------|----------------------|
| 01 | TRIM BAG (GRABITZ) | BY: DORRIS CONTRACTS |
| 02 | TRIM BAG (GRABITZ) | BY: DORRIS CONTRACTS |
| 03 | TRIM BAG (GRABITZ) | BY: DORRIS CONTRACTS |
| 04 | TRIM BAG (GRABITZ) | BY: DORRIS CONTRACTS |
| 05 | TRIM BAG (GRABITZ) | BY: DORRIS CONTRACTS |
| 06 | TRIM BAG (GRABITZ) | BY: DORRIS CONTRACTS |
| 07 | TRIM BAG (GRABITZ) | BY: DORRIS CONTRACTS |
| 08 | TRIM BAG (GRABITZ) | BY: DORRIS CONTRACTS |
| 09 | TRIM BAG (GRABITZ) | BY: DORRIS CONTRACTS |
| 10 | TRIM BAG (GRABITZ) | BY: DORRIS CONTRACTS |
| 11 | TRIM BAG (GRABITZ) | BY: DORRIS CONTRACTS |
| 12 | TRIM BAG (GRABITZ) | BY: DORRIS CONTRACTS |
| 13 | TRIM BAG (GRABITZ) | BY: DORRIS CONTRACTS |
| 14 | TRIM BAG (GRABITZ) | BY: DORRIS CONTRACTS |
| 15 | TRIM BAG (GRABITZ) | BY: DORRIS CONTRACTS |
| 16 | TRIM BAG (GRABITZ) | BY: DORRIS CONTRACTS |
| 17 | TRIM BAG (GRABITZ) | BY: DORRIS CONTRACTS |
| 18 | TRIM BAG (GRABITZ) | BY: DORRIS CONTRACTS |
| 19 | TRIM BAG (GRABITZ) | BY: DORRIS CONTRACTS |
| 20 | TRIM BAG (GRABITZ) | BY: DORRIS CONTRACTS |



Expires 6/30/2015



# CORNERSTONE CHRISTIAN FELLOWSHIP

CHANDLER, AZ  
 PDF SUBMITTAL  
 Project No. 13-6004-02 Date 08-29-14 PDF-G2

# SIGNAGE

## A-1 Water Feature Monument

This is the main identity feature for Cornerstone. It is a single-faced sign located at the northwest corner of the property. The sign is integrated into a cascading water feature adjacent to the retention basin. It will be surrounded by boulders, trees, and smaller plants.

The angular shapes and colors are reminiscent of several of the site's buildings. The cross is similar to the "floating" cross attached to the north side of the Worship Center.

**Materials:** Aluminum cabinet and base. Reverse panel channel letters, logo, and cross.

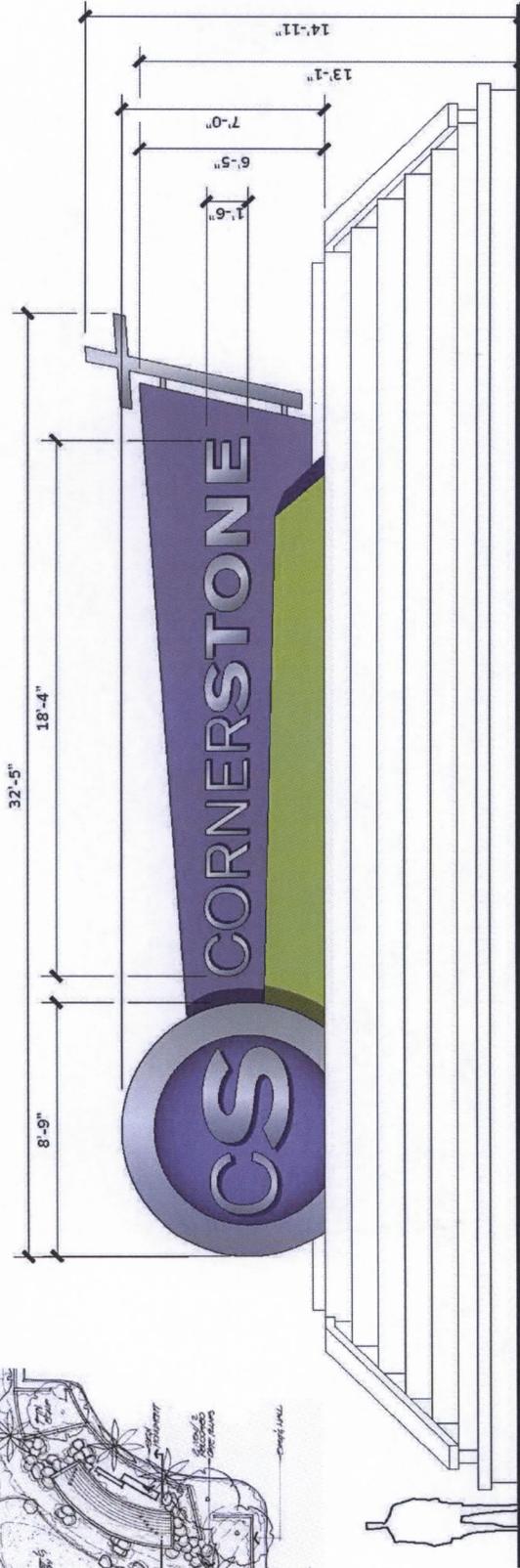
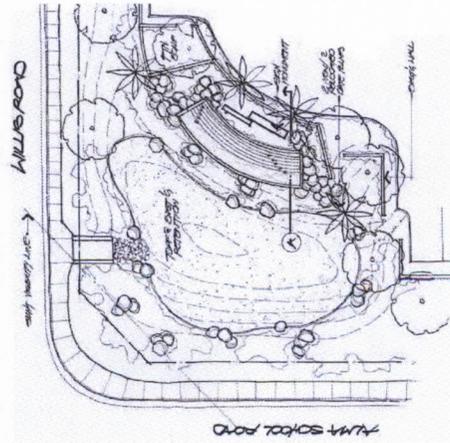
**Illumination:** Halo and external accent.

**Height:** 13'-1" to top of cabinet, 14'-11" to top of cross

**Width overall:** 32'-5"

**Logo square footage:** 88.75 s.f.

**Quantity:** 1



Water Feature Monument (Alma School & Willow)  
Scale: 1/4"=1'-0"

# SIGNAGE

## B-1 Main Entry Monument (Location 1)

Located within the retention basin at the southwest corner of the property, this single-faced sign is oriented for northbound traffic on Alma School Road.

Like the Water Feature Monument, the angular shapes, multiple layers and colors are reminiscent of several of the site's buildings. The cross is similar to the "floating" cross attached to the north side of the Worship Center.

When this sign is built, the existing monument on Alma School Road will be removed and not replaced.

**Materials:** Aluminum cabinet and base. Reverse panel channel letters, logo, and cross. Concrete base within the basin.

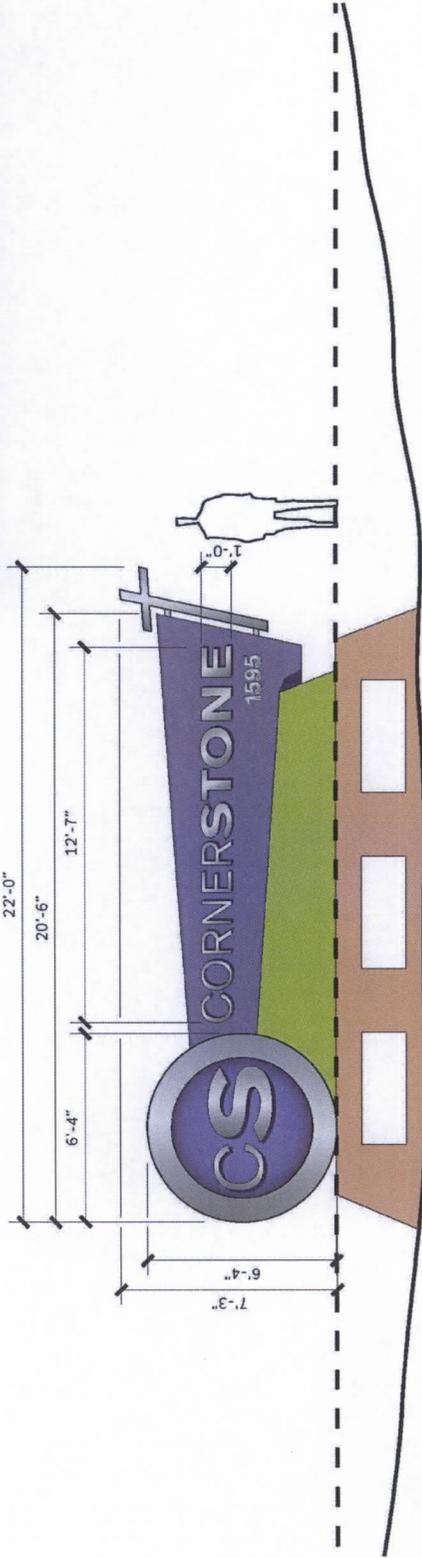
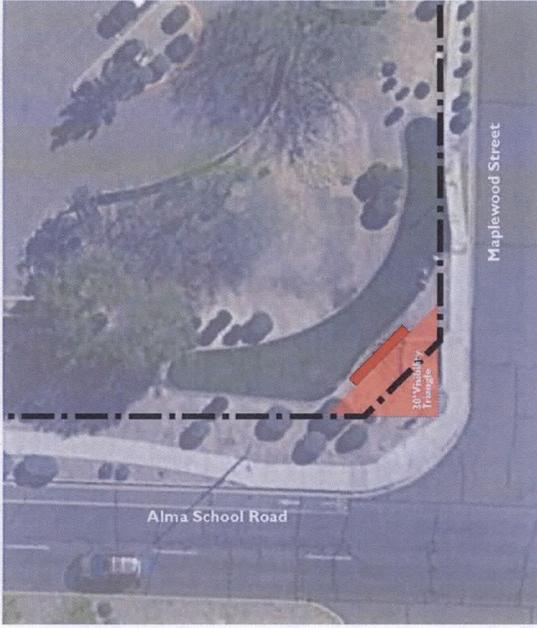
**Illumination:** Halo and external accent.

**Height:** 6'-4" from grade to top of cabinet, 7'-3" to top of cross

**Width overall:** 22'-0"

**Logo square footage:** 52.58 s.f.

**Quantity:** 1



Entry Monument (Alma School & Maplewood)  
Scale: 1/4"=1'-0"



# SIGNAGE

## B-2 Main Entry Monument (Location 2)

This double-faced sign would replace the existing monument sign on Alma School Road, south of the Alma School entrance.

Like the Water Feature Monument, the angular shapes, multiple layers and colors are reminiscent of several of the site's buildings. The cross is similar to the "floating" cross attached to the north side of the Worship Center.

Note: This sign would not be built if the Main Entry Monument is built at Location 1.

**Materials:** Aluminum cabinet and base. Reverse panel channel letters, logo, and cross.

**Illumination:** Halo and external accent.

**Height:** 6'-0" from grade to top of cabinet, 6'-10" to top of cross

**Width overall:** 21'-6"

**Logo square footage:** 46.4 s.f.

**Quantity:** 1

