



College Station, TX

Meeting Agenda Design Review Board

***Phone 888 475 4499 and Webinar ID: 964 8719 8407**
Internet: <https://zoom.us/j/96487198407>

The City Council may or may not attend this meeting.

February 26, 2021

11:00 AM

1101 Texas Ave
College Station, TX 77840

***The City uses a third-party vendor to help host the meeting and if the call-in number is not functioning access will be through the internet link only.**

1. Call meeting to order and consider absence requests.

2. Hear Visitors.

Speaker Protocol: An individual who wishes to address the Board regarding any item on the Regular Agenda, shall register with the Board Secretary prior to 9 a.m. on the day of the meeting. To register, the individual must provide a name and phone number by calling 979.764.3743 or emailing tromero@cstx.gov prior to 9 a.m. To submit written comments to the Board, email tromero@cstx.gov and they will be distributed to the Board. Upon being called to speak, an individual must state their name and city of residence, including the state of residence if the city is located out of state. Speakers are encouraged to identify their College Station neighborhood or geographic location. Each speaker's remarks are limited to three (3) minutes. Any speaker addressing the Board through the use of a translator may speak for six (6) minutes. At the (3) minute mark, the Board Secretary will announce that the speaker must conclude their remarks.

3. Agenda Items

3.1. Consideration discussion and possible action to approve meeting minutes.

Attachments: 1. February 14, 2020

3.2. Presentation, discussion, and possible action to consider Alternative Compliance to the Unified Development Ordinance Section 7.10 Non-Residential Architectural Standards for the Kelsey-Seybold Call Center located at 1150 Copperfield Parkway. Case #NRA2021-000001

Sponsors: Rachel Lazo

Attachments: 1. Staff Report
2. Architect Letter
3. Elevations & Renderings

4. Discussion and possible action on future agenda items.

A member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

5. Adjourn.

Adjournment into Executive Session may occur in order to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on February 19, 2021 at 5:00 p.m.

City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."



**Minutes
Design Review Board
February 14, 2020 11:00 AM
Administrative Conference Room
1101 Texas Avenue
College Station, Texas, 77840**

Board Members Present: Dennis Christianson, David Hebert, Ray Holliday, William McKinney, and Luke Marvel

Board Members Absent: Susan McGrail, and Katherine Cabrera

Staff Present: Assistant Director Molly Hitchcock, Staff Planner Jade Broadnax, Graduate Engineer II Alma Guerra, and Staff Assistant II Tiffany Romero

AGENDA ITEM NO. 1: Call to order.

Chairperson Christianson called the meeting to order at 11:00 a.m.

AGENDA ITEM NO. 2: Consideration, discussion and possible action to approve meeting minutes.

- December 11, 2019

Board member McKinney motioned to approve the minutes. Board member Holliday seconded the motion, which passed (5-0).

AGENDA ITEM NO. 3: Consideration, discussion and possible action to approve absences from meetings.

- Susan McGrail ~ February 14, 2020
- Katherine Cabrera ~ February 14, 2020

Christianson abstained, Board member McKinney motioned to approve the absences. Board member Marvel seconded the motion, which passed (4-0).

AGENDA ITEM NO. 4: Presentation, discussion, and possible action to consider Alternative Compliance to the Unified Development Ordinance Section 7.10 Non-Residential Architectural Standards for the Boat & RV Storage Center located at 7103 Rock Prairie Road. Case #NRA2020-000004 (Jade Broadnax)

Staff Planner Broadnax presented the item to the Board. She stated that the applicant is requesting an alternative compliance to the UDO Non-Residential Architectural Standards for the Building Facades.

The applicant Nathan Winchester and Andrew Thomsen, Winchester Architects, presented to the Board.

There was general discussion amongst the Board.

Board Member Marvel motioned to approve the item contingent upon provision of architectural elements on the south façade building A. Board Member Hebert seconded the motion which passed (5-0).

AGENDA ITEM NO. 5: Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

There were no items presented.

AGENDA ITEM NO. 6: Adjourn.

The meeting was adjourned at 11:40 am.

APPROVED:

Chairperson

ATTEST:

Tiffany Romero, Staff Assistant II



DESIGN REVIEW BOARD
Non-Residential
Architectural Standards
Alternative Compliance
for
Kelsey-Seybold Call Center
NRA2021-000001

REQUEST: Alternative compliance to the Non-Residential Architectural Standards

LOCATION: 1150 Copperfield Parkway

ZONING DISTRICT: GC General Commercial

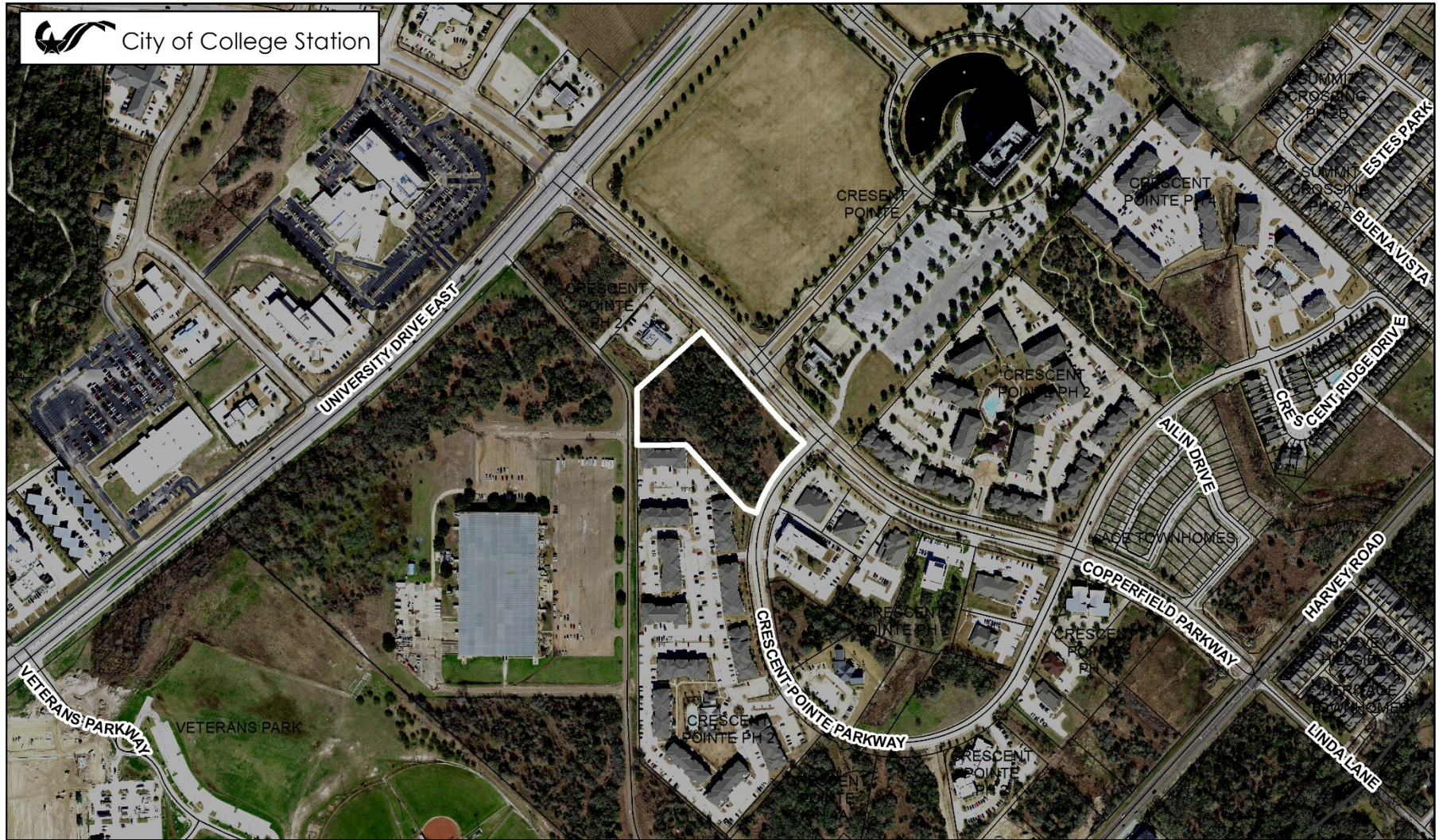
APPLICANT: Jeanette Shaw, Powers Brown Architecture

PROJECT MANAGER: Rachel Lazo, Senior Planner
rlazo@cstx.gov

ITEM SUMMARY: One story medical office facility approximately 25,000 square feet in area, located at the intersection of Copperfield Parkway and Crescent Pointe Parkway.



City of College Station



ZONING DISTRICTS (In Grayscale)

Residential	MF	Multi-Family	
R	Rural	MU	Mixed-Use
WE	Wellborn Estate	MHP	Manufactured Home Pk.
E	Estate		
WRS	Wellborn Restricted Suburban		
RS	Restricted Suburban		
GS	General Suburban		
D	Duplex		
T	Townhome		

Non-Residential

NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

Planned Districts

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

Design Districts

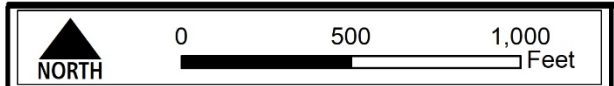
WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
KO	Krenek Tap Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



KELSEY-SEYBOLD CS CALL CENTER

Case: NRA2021-000001 **NRA ALTERNATIVE COMPLIANCE**

DESIGN REVIEW BOARD ROLE AND RESPONSIBILITY

As stated in Section 7.10.A of the Unified Development Ordinance, non-residential architectural standards are intended to:

- 1) Protect and enhance the character and quality of non-residential buildings and associated site elements in the interest of the general welfare of the City;
- 2) Establish minimum design parameters for the appearance of non-residential buildings, including heightened standards for more visible and prominent areas of the community;
- 3) Not limit architectural creativity or prescribe a specific architectural style; and
- 4) Provide a balance between the community's economic and aesthetic concerns.

The Unified Development Ordinance grants the Design Review Board (DRB) the authority to hear and decide proposals for alternative compliance to the Non-Residential Architectural Standards. Specifically, Section 7.10.D states:

"The Design Review Board (DRB) may authorize variation to the overall requirements of the Non-Residential Architectural Standards through application from a licensed architect for an alternative compliance approval that would allow innovative or visually interesting design or to address unique circumstances not otherwise permitted through strict adherence to this section. Such requests must show reasonable evidence that the purposes of the requirements as set forth in this section were maintained and the additional design flexibility afforded does not provide a means to permit design of lesser quality."

Based on these criteria, the Design Review Board can act upon the proposed request as follows:

- 1) Approve the request as proposed;
- 2) Approve the request with conditions; or
- 3) Deny the request.

CRITERIA: In order to promote quality construction and visually interesting non-residential structures, the UDO specifies minimum architectural standards to achieve this goal. As the intent of the Design Review Board's alternative compliance process is to offer an approval option that allows architects and the Board the ability to discuss overall visions and individual design decisions, dialog is not limited to non-compliant design elements. The architect for the project has provided a letter regarding the request, which is attached to this report.

The applicant states that with the composition and variety of materials and detailing provided, this building meets the design intent of the Non-Residential Architectural Standards outlined in the Unified Development Ordinance.

SUPPORTING MATERIALS:

1. Applicant Letter
2. Elevations



Rachel Lazo
Senior Planner
City of College Station

February 9, 2021

RE: Kelsey-Seybold Call Center – NRA Application

Design Narrative

Kelsey-Seybold operates dozens of clinics in Texas, and they have selected College Station for the construction of a new Customer Care Center, or call center. This facility will provide work for hundreds of employees after future phases are built, and will act as a hub for emergency operations for the company in times of natural disasters. Kelsey-Seybold typically embodies a design aesthetic for their clinics that centers around a rotunda used for the entries to welcome patients and identify the area for patient access. In addition, all of the Kelsey-Seybold clinics also use warm paint tones, stone tiles and applied trims to evoke a traditional appearance. Even though this facility is not for patient use, Kelsey-Seybold still wanted it to be recognizable as a Kelsey-Seybold structure, but they needed to do so in a more cost effective manner. The building is a single story tiltwall facility that has an eased arch element at the entry, which evokes the rotunda typical to the Kelsey-Seybold Clinic. In this application it is treated as a free-standing element. This arched entry is clad with a local Hill Country limestone, which also extends along the base of the building to ground the building to the site. Typical Kelsey-Seybold warm paint colors are used, as is the standard blue glass. The materials create a natural and traditional look for the building.

With regards to the Unified Development Code of College Station and the Non-Residential Architectural Standards, there are some design elements of the call center which do vary slightly from the requirements. All of these variations are related to the construction type of the building and the difficulty and high cost of modifying this to comply with portions of the code, but the design has been modified to create a visual interest that is in the spirit of the design code standards.

The primary entry façade requires horizontal façade articulation which is not possible with tiltwall construction. However, the design has many various elements to create a visual interest to accommodate the requirements:

- Vertical bands, using horizontal formliner (corrugated texture), have been added in between every window (at approximately every 15' along the façade) to break up the smooth panel and provide visual relief.
- A continuous band of limestone runs along the entire length of the elevation at the base to ground the building and provide textural contrast.
- A larger expanse of full-height native limestone and full height windows encompasses at least 1/3 of the primary façade, and this area also has a different parapet height. Sunshades have been added to the full height windows in this area also that project 2'-6" from the building.
- A floating curved plane is provided at the entry door which also has full-height Texas limestone on it, along with metal accent bands to accentuate the signage.
- To provide a sense of arrival and shelter, the building entry has a metal canopy directing people in and protecting the entryway.
- Additional accent paint is also included to avoid monotony.

On the façade that is visible from the public way (Crescent Point Parkway), there are architectural relief elements similar to what is listed above which create visual interests to accommodate the requirements:

- Vertical bands, using horizontal formliner (corrugated texture), have been added in between every window (at approximately every 15' along the façade) to break up the smooth panel and provide visual relief.
- A continuous band of limestone is along the entire length of the elevation at the base to ground the building and provide textural contrast.

- A metal canopy is provided at the glass entry on this façade which projects 5' from the building.
- Additional accent paint is also included to avoid monotony.

The other two facades do not face any public streets, and are not required to comply with the architectural relief requirements, but similar design elements have been utilized all the way around the building, including formliner and accent paints, stone base and accents, and metal canopies for design continuity.

The facility's design and composition contains many varied elements that create a visual interest on all facades. By incorporating textures, accent colors, and native Texas limestone, the building is articulated with different projections and design relief elements to comply with the intent of the Unified Development Code requirements.

Thank you,

A handwritten signature in black ink, appearing to read 'J. Shaw', with a large, stylized initial 'J'.

Jeanette Shaw, AIA, RID, LEED AP
Director of Quality and Sustainability
Powers Brown Architecture

DESCRIPTION

A TRACT OR PARCEL CONTAINING 4.788 ACRES OR 208,583 SQUARE FEET OF LAND, SITUATED IN THE J. W. SCOTT SURVEY, ABSTRACT NO. 49 AND THE RICHARD CARTER SURVEY, ABSTRACT NO. 8, BRAZOS COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF A CALLED 137.1386 ACRE TRACT CONVEYED TO CRESCENT POINT, LTD., A TEXAS LIMITED PARTNERSHIP, RECORDED UNDER BRAZOS COUNTY CLERK'S FILE (B.C.C.F.) NO. 00803866, WITH SAID 4.788 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE CURVED SOUTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF COPPERFIELD DRIVE (115 FOOT R.O.W. PER VOLUME 4879, PAGE 53, BRAZOS COUNTY DEED RECORDS (B.C.D.R.) AND THE NORTHWESTERLY R.O.W. LINE OF CRESCENT POINT PARKWAY (70 FOOT R.O.W. PER VOLUME 6182, PAGE 193, B.C.D.R.), MARKING THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 51 MIN. 24 SEC. WEST, ALONG THE NORTHEASTERLY R.O.W. LINE OF SAID CRESCENT POINT PARKWAY, A DISTANCE OF 100.98 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, CONTINUING ALONG THE CURVED NORTHWESTERLY R.O.W. LINE OF SAID CRESCENT POINT PARKWAY AND ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 22 DEG. 19 MIN. 25 SEC., AN ARC LENGTH OF 208.45 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 31 DEG. 41 MIN. 42 SEC. WEST - 207.13 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE MOST NORTHEASTERLY CORNER OF LOT 3R, BLOCK 2, CRESCENT POINT PHASE 2, MAP OR PLAN THEREOF RECORDED UNDER VOLUME 7604, PAGE 276, BRAZOS COUNTY PLAT RECORDS (B.C.P.R.) AND THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH LINE OF SAID LOT 3R, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

NORTH 69 DEG. 28 MIN. 01 SEC. WEST, A DISTANCE OF 44.80 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING AN ANGLE POINT;

NORTH 42 DEG. 31 MIN. 30 SEC. WEST, A DISTANCE OF 322.23 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING AN ANGLE POINT;

NORTH 59 DEG. 54 MIN. 08 SEC. WEST, A DISTANCE OF 181.44 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST LINE OF A CALLED 57.304 ACRE TRACT CONVEYED TO TEXAS A&M UNIVERSITY, RECORDED UNDER B.C.C.F. NO. 00447279, MARKING THE NORTHWESTERLY CORNER OF SAID LOT 3R AND THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 00 DEG. 11 MIN. 04 SEC. WEST, ALONG THE EASTERLY LINE OF SAID CALLED 57.304 ACRE TRACT, A DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT OF SAID CALLED 57.304 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

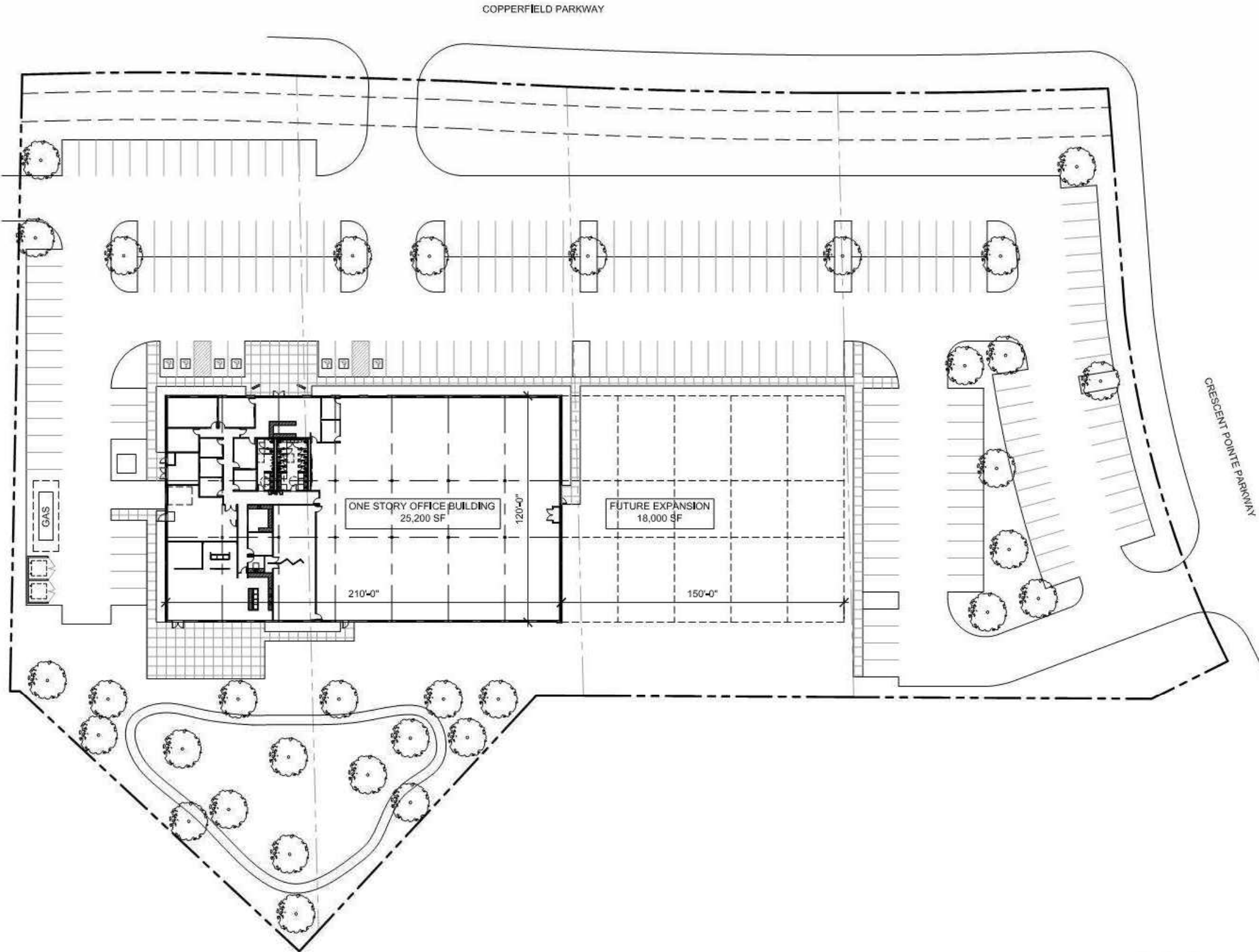
THENCE, NORTH 42 DEG. 31 MIN. 30 SEC. WEST, CONTINUING ALONG THE EASTERLY OF SAID CALLED 57.304 ACRE TRACT, A DISTANCE OF 5.05 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE SOUTHWESTERLY CORNER OF LOT 2A, BLOCK 2, OF SAID CRESCENT POINT PHASE 2 AND THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CUT "X" IN CONCRETE FOUND FOR THE NORTHWESTERLY CORNER OF SAID LOT 2A BEARS FOR REFERENCE NORTH 42 DEG. 31 MIN. 30 SEC. WEST, A DISTANCE OF 200.43 FEET;

THENCE, NORTH 48 DEG. 11 MIN. 34 SEC. EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2A, A DISTANCE OF 23.61 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE CURVED SOUTHWESTERLY R.O.W. LINE OF SAID COPPERFIELD DRIVE, MARKING THE SOUTHEASTERLY CORNER OF SAID LOT 2A AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE CURVED SOUTHWESTERLY R.O.W. LINE OF SAID COPPERFIELD DRIVE AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,945.00 FEET, A CENTRAL ANGLE OF 03 DEG. 37 MIN. 44 SEC., AN ARC LENGTH OF 186.53 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 42 DEG. 24 MIN. 12 SEC. EAST - 186.49 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF TANGENCY;

THENCE, SOUTH 40 DEG. 35 MIN. 20 SEC. EAST, CONTINUING ALONG THE SOUTHWESTERLY R.O.W. LINE OF SAID COPPERFIELD DRIVE, A DISTANCE OF 135.53 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, CONTINUING ALONG THE SOUTHWESTERLY R.O.W. LINE OF SAID COPPERFIELD DRIVE AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3,055.00 FEET, A CENTRAL ANGLE OF 04 DEG. 38 MIN. 24 SEC., AN ARC LENGTH OF 247.21 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 42 DEG. 54 MIN. 32 SEC. EAST - 247.34 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.788 ACRES OR 208,583 SQUARE FEET OF LAND.



**KELSEY-SEYBOLD COLLEGE
STATION CALL CENTER**
11 JAN 2021

ADDRESS:
1204 Copperfield Pkwy
College Station, TX 77845

APPLICANT:
Jeanette Shaw, AIA
Powers Brown Architecture
2100 Travis, Suite 501
Houston, TX 77002
713.705.6526

DEVELOPER:
Norman Dietrich
Welltower, Inc
4500 Dorr St
Toledo, OH 43515
615.480.5085

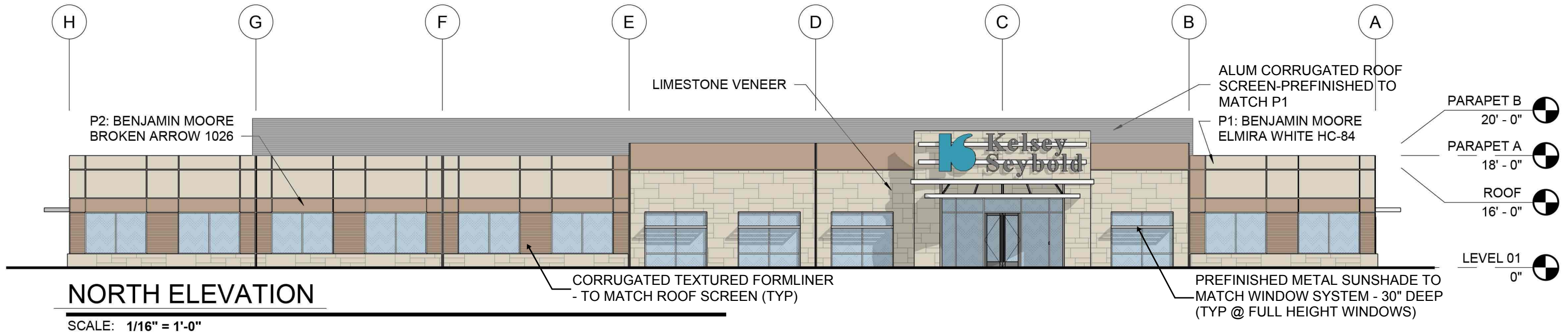
TENANT:
Nicholas Ro
Kelsey-Seybold
11511 Shadow Creek Parkway
Pearland, TX 77584
713.442.0726

OVERALL BUILDING ELEVATIONS

NORTH & SOUTH ELEVATIONS

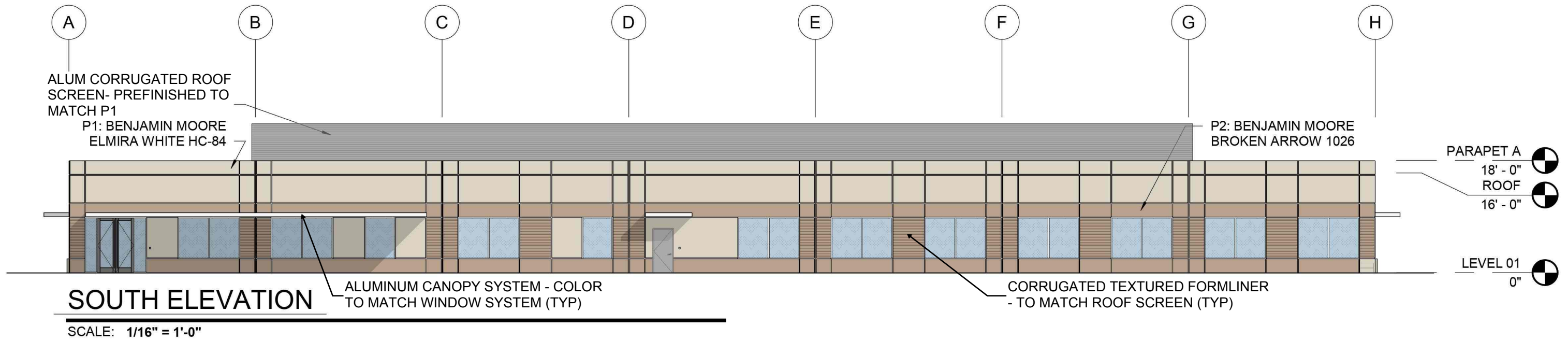
SCALE: 1/16" = 1'-0"

- TILT WALL PAINT 1 - 4,426 SF (36.3%)
- TILT WALL PAINT 2 - 3,102 SF (25.5%)
- LIMESTONE VENEER - 1,670 SF (13.7%)
- STOREFRONT GLAZING - 2,754 SF (22.6%) (BLUE WITH WHITE MULLIONS)
- PAINTED METAL DOORS - 228 SF (1.9%) (PAINT TO MATCH ADJACENT PAINT COLOR)
- TOTAL AREA - APPROX. 12,180 SF



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

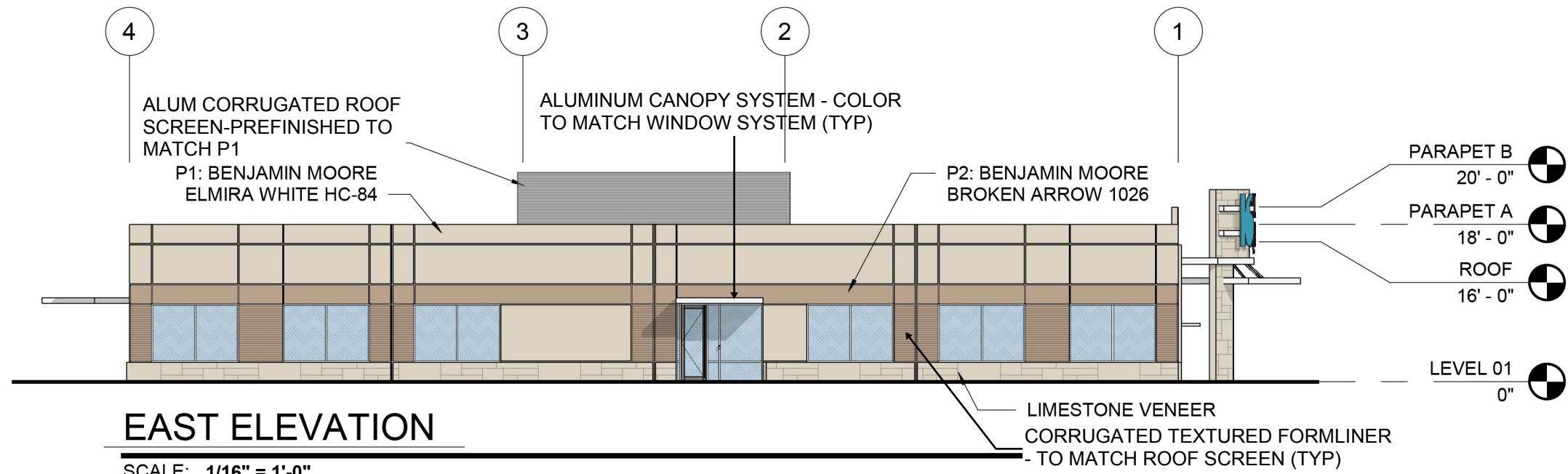
SCALE: 1/16" = 1'-0"

*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. *RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.
 *ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

-OVERALL BUILDING ELEVATIONS-

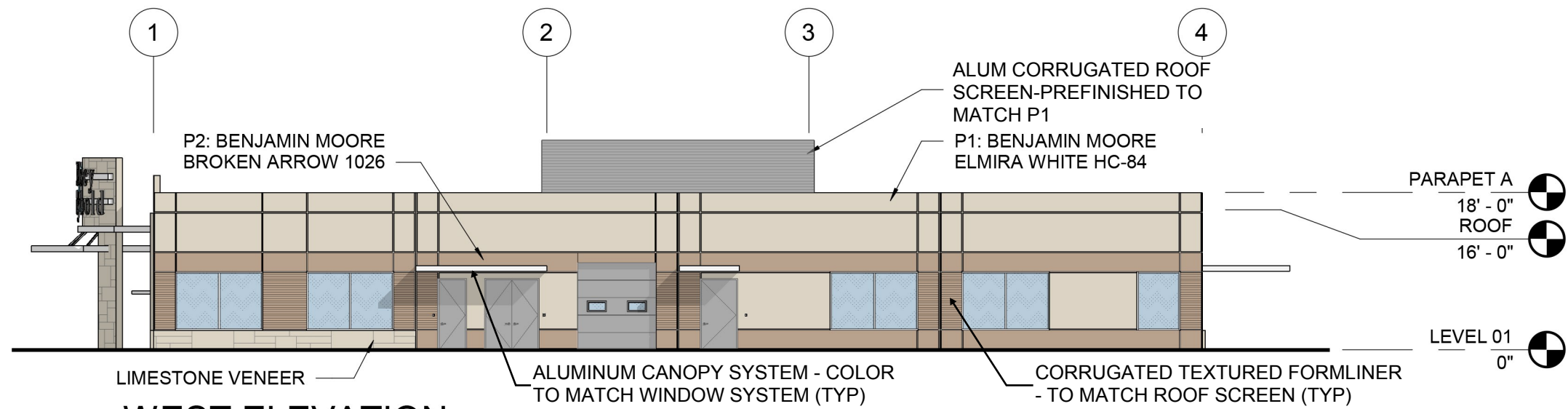
EAST & WEST ELEVATIONS

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"

*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. *RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.
*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

BUILDING IMAGE



*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. *RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.
*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

KS COLLEGE STATION CALL CENTER
A PROJECT FOR
KELSEY SEYBOLD

HOUSTON

12/18/20

powers
brown
archi
ecture