



8 March 2022

ROVE | Corona

To Whom it May Concern,

ARG is proposing to construct a new ROVE EV Charging Station at 1341 W 6th Street in the city of Corona. The site is approximately 2.43 acres and will be fully developed, including an 8,000 SF market, a 1,200 SF automated car wash, and fast charging for 40 passenger EV's, as well as 12 delivery van EV's.

The existing site is now vacant, therefore all improvements to the site will be new.

Uses to either side (east and west) of the subject property are commercial, as is the uses across W 6th Street (south). Bordering the north side of the property are single family residential homes.

The site is arranged for efficient arrival for EV's needing to be charged, with a self serve lane as well as a valet lane for optional valet service. The market building is placed as close to the street as the zoning ordinance will allow creating a nice urban street front with all parking in the rear of the building.

ROVE | Corona is designed in the MODERN style of architecture, which empathizes the function of a streamlined form over ornamentation. It quite simply expresses what it is in its basic form without additional material added wastefully to change the aesthetic of the structure.

As depicted in the renderings, we have designed the building and site to have an Art Moderne (also known as Streamline Moderne) appearance and emphasizes transportation & movement. The customers visual experience is that the location of their charging station is obvious, as they are met with flying canopies covered in photovoltaic panels, and underneath are the vehicle chargers which utilize internal LED lighting with a very modern technical appearance. The canopies are an extension of the building, which matches in style and material. The building is designed to be as transparent as possible, enclosed in clear glass between its simple post and beam frame, which will be clad in a matte black Alucobond sheet metal. The line of the beams at the roof level continue out seamlessly to create the flying canopies. All structures will be designed in the minimalist form in order to express itself as a place of transportation in repose.

Towards the rear portion of the site we will have any area dedicated to the equipment required to charge the vehicles which will be tastefully screened to complement the balance of the project.

The landscape follows the form and function of the Architecture and enhances the clean lines and simplicity found therein. Form and texture were of utmost importance in material selections. The upright verticality of the Cypress emphasizes the steel columns while the grasses and Agave's lend to the pedestrian scale. The dark green of the Cypress and Myoporum will play off the dark

EXHIBIT 5



colors of the building and structures while the yellow stripes of the Agave and orange blooms of the Aloe will add a playful color and contrast.

All of the plant material selections meet WOCOLS low water use classification and will meet the City and State's MELO requirements.

There will be a 6" thick 6'-0" tall slumpstone masonry wall along the entire northern property line and the portion in the rear along the western property line abutting the residential zoned properties. The rest of the site will have an ornamental picket fence of 6 foot height along all of the remaining property lines except for the property line along W 6th Street, which will remain open.

Best regards,

Nathan McDonnell