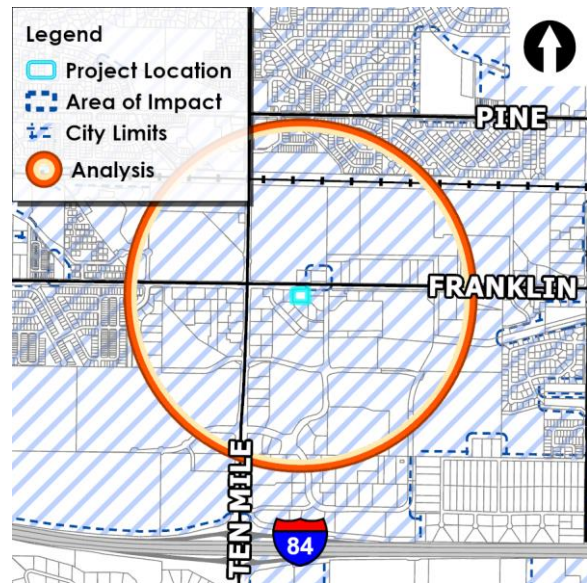


**COMMUNITY DEVELOPMENT
DEPARTMENT REPORT**



HEARING DATE: 5/9/2024
TO: Planning & Zoning Commission
FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiancity.org
APPLICANT: Aviva Childress, Studio H Architects
SUBJECT: H-2024-0006
Idaho Pup and Ales - CUP
LOCATION: 70 S. Outpost Lane, in the NW ¼ of the NW ¼ of Section 14, Township 3N, Range 1W



I. PROJECT OVERVIEW

A. Summary

The Applicant applied for a conditional use permit (CUP) to construct a 6,595 square foot building (3,548 square foot building, 3,047 square foot covered patio) on 1.098 acres of land in the C-G zoning district for a drinking establishment which includes a dog park club. The club will be open to members and their guests and will serve as a gathering place for dog-lovers in the community to have safe, clean fun and to meet one another.

In accordance with the Ten Mile Crossing Design Guidelines, the Ten Mile Crossing Design Review Board (Board) reviewed and preliminarily approved the building elevations per the letter dated January 18, 2024.

The applicant is showing an area for a food truck on their site plan. The use of a food truck for this proposal cannot be approved under this Conditional Use Permit as it is not an allowed use through unified development code. However; the applicant can apply for a temporary use permit (TUP) through the City Clerk’s office for the use of a food truck.

B. Issues

None

C. Recommendation

Staff recommends approval of the proposed conditional use permit with the conditions in Section III per the Findings in Section IV.

D. Planning and Zoning Commission Decision

Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Commercial	-
Proposed Land Use(s)	Drinking Establishment with a	-
Existing/Proposed Zoning	C-G	V.A.2
Future Land Use Designation	Commercial	V.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	Tuesday, February 6, 2024
Neighborhood Meeting	2/15/2024; 1 attendee
Site posting date	(Click or tap to enter a date)

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		III.E
• Comments Received	Yes/Staff Report	-
• Commission Action Required	No	-
• Access	Existing Arterial (Franklin Rd)/Local Road (S. Outpost Lane)	-
ITD Comments Received	No	III.F
School District(s)	N/A	-
• Distance	N/A	-
• Capacity of Schools	N/A	-
• Number of Students Enrolled	N/A	-

See City/Agency Comments and Conditions Section for all department/agency comments received.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

Mixed-Use Commercial (MU-Com): This project is located within the Ten Mile Interchange Specific Area Plan (TMISAP) and is designated as Mixed-Use Commercial. The purpose of the Mixed-Use Commercial designation is to encourage the development of a mixture of office, retail, recreational, employment, and other miscellaneous uses, with supporting multifamily or single family attached residential uses. While the focus of these areas is on commercial and employment uses, the horizontal and vertical integration of residential uses is essential to securing entitlements. As with all mixed-use areas, this designation requires developments to integrate the three major use categories - residential, commercial, and employment. In Mixed Use Commercial areas three or more significant uses also tend to be larger scale projects. This designation is intended to provide flexibility and encourage developers to build innovative projects. General Retail and Service Commercial District (C-G): Allowed uses include largest scale and broadest mix of retail, office, service, and light industrial uses. These uses are in close proximity and/or access to interstate or arterial intersections.

The proposed use of a drinking establishment and dog park club is a community-serving commercial use that fits within the TMISAP land use designation of MU-Com as well as the C-G zoning district. The proposed use can serve both the immediate area and the nearby community at large. The proposed location is adjacent to commercial development and nearby residences. Staff finds the proposed use will provide a needed use for the nearby community and offer employment opportunities beyond typical retail jobs. Specific policies are noted and analyzed below but Staff finds the proposed use to be consistent with the future land use designation of MU-Com and C-G.

Table 4: Project Overview

Description	Details
History	AZ-12-005; PP-12-003; H-2017-0110 (FP); H-2020-0074; and DA #2021-089157
Acreage	1.098

A. Site Development and Use Analysis

The proposed development and use shall conform to the regulations for the location, design, and development as outlined below.

1. Existing Structures/Site Improvements (*UDC 11-1*):

The proposed business will include the new construction of a 6,595 square foot building (building and covered patio) with fifty (50) parking spaces. This development has been reviewed through CZC A-2024-0014 and is awaiting approval of the Conditional use Permit.

2. Proposed Use Analysis (*UDC 11-2B-2*):

The proposed use will be a drinking establishment with outdoor seating and a dog park club. The club will be open to members and their guests, and will serve as a gathering place for dog-lovers in the community to have safe, clean fun and to meet one another. A drinking establishment must be approved through a Conditional Use Permit.

The drinking establishment will operate from 10AM to 10PM daily. The proposed use complies with the zoning for the site and is subject to specific use standards as listed in 11-4-3-10.

3. Dimensional Standards (UDC 11-2):

The proposed business will be within new construction of a 6,595 square foot building (building and covered patio) with fifty (50) parking spaces. This development has been reviewed through CZC A-2024-0014 and is awaiting approval of the Conditional use Permit. In accordance with the Ten Mile Crossing Design Guidelines, the Ten Mile Crossing Design Review Board (Board) reviewed and preliminarily approved the building elevations per the letter dated January 18, 2024. This site complies with the dimensional standards for the C-G zoning district.

4. Specific Use Standards (UDC 11-4-3-10):

A. The facility shall comply with all Idaho Code regulations regarding the sale, manufacturing, or distribution of alcoholic beverages.

The proposed drinking establishment shall comply with all Idaho Code regulations.

B. If a drinking establishment or expansion of such use is located within three hundred (300) feet of a property used for a church or any other place of worship, or any public or private education institution, it may be allowed with the approval of the decision-making body set forth in Chapter 5 of this title.

The proposed drinking establishment is over three hundred (300) feet away from the nearest church located at the corner of Ten Mile and Franklin Road.

C. A drinking establishment shall not be located within one thousand (1,000) feet of an adult entertainment establishment, as defined in Chapter 1, Article A, "definitions," of this title. *There are no adult entertainment establishments within one thousand (1,000) feet of the proposed drinking establishment.*

D. For properties abutting a residential district, no outside activity or event shall be allowed on the site, except in accord with Chapter 3, Article E, "temporary use requirements", of this title.

The property does not abut a residential district, however; there are residential uses nearby.

E. At a minimum, one (1) parking space shall be provided for every two hundred fifty (250) square feet of gross floor area. Upon any change of use for an existing building or tenant space, a detailed parking plan shall be submitted that identifies the available parking for the overall site that complies with the requirements of this title.

The applicant is proposing to construct a 6,595 square foot drinking establishment which includes a dog park club (3,548 square foot building, 3,047 square foot covered patio) to include a beer, wine, and coffee bar. Drinking establishments require a parking space for every two-hundred and fifty (250) square feet of gross floor area, the proposed project requires twenty-six (26) parking spaces. The applicant has proposed to provide fifty (50) parking spaces with thirty-five (35) spaces being located on their parcel.

Per the Ten Mile Creek Master Declaration of Covenants, Conditions and Restriction and Reciprocal Easement Agreement 2.1.4, there are non-exclusive easements over and across those portions of the common area which are from time to time provided for vehicular parking on each parcel (see Exhibit H).

B. Design Standards Analysis

1. Existing structure and Site Design Standards (*Comp Plan 3.07.02A, UDC 11-3A-19*):
Require pedestrian circulation plans to ensure safety and convenient access across large commercial and mixed-use developments.

Buildings shall be designed in accord with the "City of Meridian Architectural Standards Manual." In accordance with the Ten Mile Crossing Design Guidelines, the Ten Mile Crossing Design Review Board (Board) reviewed and preliminarily approved the building elevations per the letter dated January 18, 2024.

Per UDC 11-3A-19 pedestrian walkways shall provide a continuous walkway that is a minimum of five (5) feet in width from the perimeter sidewalk to the main building entrance(s) for nonresidential uses.

The applicant has provided a sidewalk in front of the building for pedestrian access from W. Peak Cloud Lane and Franklin Road. Sidewalks have been constructed with the properties within this commence vertical development. Brighton, will be responsible for the construction of sidewalks, and will included it within their future development plans for the property south of W. Peak Cloud and west of Wayfinder Avenue (see Exhibit I). The applicant will be required to provide a striped pedestrian walkway connection from the south side of W. Peak Cloud Lane to the property. Prior to construction of the sidewalk on the south side of W. Peak Cloud Lane, the applicant can install signage stating "pedestrian crossing".

2. Landscaping (*UDC 11-3B*):

- i. Landscape buffers along streets

Per UDC 11-2B-3, landscape buffers along arterial shall be twenty-five (25) feet in width. There is existing landscaping along W. Franklin Road. The applicant is not proposing additional landscaping but will be required to protect the existing landscaping during construction.

The applicant is proposing a ten (10) foot wide landscape buffer along S. Outpost Lane.

- ii. Parking lot landscaping

Per UDC 11-3B-8, the applicant shall provide perimeter and internal parking lot landscaping to soften and mitigate the visual and heat island effect of a large expanse of asphalt in parking lots, and to improve the safety and comfort of pedestrians. A five-foot wide minimum landscape buffer adjacent to parking, loading, or other paved vehicular use areas.

- iii. Landscape buffers to adjoining uses

No landscape buffer is required as the project is not adjacent to any residential uses or is separated by a street.

- iv. Storm integration

Per UDC 11-3A-18, an adequate storm drainage system shall be required in all developments in accord with the city's adopted standards, specifications and ordinances. Design and construction shall follow Best Management Practice as adopted by the city.

3. Parking (*UDC 11-3C*):

Drinking establishments requires one parking space for every two hundred and fifty (250) square feet of gross floor area. The total number of parking spaces required is twenty-six (26). The applicant has exceeded the number parking spaces required for this proposal.

- i. Nonresidential parking analysis
Per the Ten Mile Creek Master Declaration of Covenants, Conditions and Restriction and Reciprocal Easement Agreement 2.1.4, there are non-exclusive easements over and across those portions of the common area which are from time to time provided for vehicular parking on each parcel.
 - ii. Bicycle parking analysis
Per UDC 11-3C-6.G One (1) bicycle parking space shall be provided for every twenty-five (25) proposed vehicle parking spaces or portion thereof, except for single-family residences, two-family duplexes, and townhouses. Based on twenty-six parking spaces being proposed, one (1) bicycle parking space is required.
4. Building Elevations (*Comp Plan, Architectural Standards Manual*):
In accordance with the Ten Mile Crossing Design Guidelines, the Ten Mile Crossing Design Review Board (Board) reviewed and preliminarily approved the building elevations per the letter dated January 18, 2024.
 5. Fencing (*UDC 11-3A-6, 11-3A-7*):
The applicant is proposing to place a six (6) foot wrought iron fence around the perimeter of the property and enclosed a four (4) foot fence around the outdoor drinking area.

C. Transportation Analysis

The Ada County Highway District (ACHD) reviewed the submitted application and has determined that there are no improvements required to the adjacent street(s).

1. Access (*Comp Plan, UDC 11-3A-3, UDC 11-3H-4*):
Access to the property is from S. Outpost which is a driveway via W. Franklin Road which is a commercial arterial.
2. Multiuse Pathways (*UDC 11-3A-5*):
Per the Parks Department, pathways are already constructed within this development. No pathways required with this application.
3. Pathways (*Comp Plan 4.04.01A, UDC 11-3A-8*):
Ensure that new development and subdivisions connect to the pathway system.

Per the Parks Department, pathways are already constructed within this development. No pathways required with this application.
4. Sidewalks (*UDC 11-3A-17*):
The applicant is proposing a six-foot (6) sidewalk along the S. Outpost Lane onto W. Peak Cloud Lane. The sidewalks have been constructed with these properties commence vertical development. Brighton, will be responsible for the construction of the sidewalk, and will included it within our future development plans for the property south of Peak Cloud and west of Wayfinder Avenue.
5. Private Streets (*UDC 11-3F-4*):
No new streets are being proposed with this development.

D. Services Analysis

All utilities shall meet the requirements of the Comprehensive Plan and UDC sections identified below.

1. Waterways (*Comp Plan 4.05.01C, UDC 11-3A-6*):
Limit canal tiling and piping of creeks, sloughs, laterals, and drains to man-made facilities where public safety issues cannot be mitigated or are not of concern.

N/A. There are no waterways on the existing property
2. Pressurized Irrigation (*UDC 11-3A-15*):
The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
3. Storm Drainage (*UDC 11-3A-18*):
The applicant shall design and construct an adequate storm drainage system in accordance with the city's adopted standards and shall follow Best Management Practice as adopted by the city.
4. Utilities (*Comp Plan 3.03.03A, UDC 11-3A-21*):
Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development.

All utilities are available to the site. Water main, fire hydrant and water service require a twenty-foot (20) wide easement that extends ten (10) feet past the end of main, hydrant, or water meter. No permanent structures, including trees are allowed inside the easement.

E. Food Trucks

The use of a food truck for this proposal cannot be approved under this conditional use permit as it is not an allowed use through unified development code. However; the applicant can apply for a temporary use permit (TUP) through the City Clerk's office for the use of a food truck. Staff is currently processing a code change to allow food trucks. If approved, the applicant will need to submit a certificate of zoning compliance for the use of a food truck.

III. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. Future development of this site shall comply with the previous conditions of approval and terms of AZ-12-005; PP-12-003; H-2017-0110 (FP); H-2020-0074; and DA #2021-089157.
2. A Certificate of Zoning Compliance (CZC), A-2024-0014, application has been reviewed and is subject to approval pending the approval of the Conditional Use Permit.

3. Applicant shall comply with the standards as set forth in UDC 11-3A-12 for any outdoor service and equipment areas.
4. Applicant shall comply with all specific use standards required for a Drinking Establishment UDC 11-4-3-10.
5. Hours of operation for the proposed drinking establishment shall be 10AM to 10PM but may be extended to 2AM for special occasions.
6. Protect the existing landscaping on the site during construction, per UDC 11-3B-10.
7. Provide a striped pedestrian walkway connection from the south side of W. Peak Cloud Lane that connects to the proposed sidewalk at the front of the building.
8. Add a tree to the landscape planter for the parking lot on the south end of the property near the building.
9. Apply for a temporary use permit (TUP) through the City Clerk's office for the use of a food truck. Staff is currently working a modifying the UDC to regulate food trucks. If approved, the applicant will need to submit a certificate of zoning compliance for the use of a food truck.
10. The conditional use permit is valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the Applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground as set forth in UDC [11-5B-6](#). A time extension may be requested as set forth in UDC 11-5B-6F.

B. Meridian Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=342817&dbid=0&repo=MeridianCity>

C. Nampa & Meridian Irrigation District

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=344657&dbid=0&repo=MeridianCity>

D. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=343054&dbid=0&repo=MeridianCity>

E. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=345208&dbid=0&repo=MeridianCity>

F. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=343118&dbid=0&repo=MeridianCity>

IV. FINDINGS

A. Conditional Use (UDC 11-5B-6E)

The commission shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
Staff finds the site is large enough to accommodate the proposed development and meet all dimensional and development regulations of the C-G zoning district.
2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.
The Comprehensive Plan identifies this as an area where neighborhood-serving uses and dwellings are seamlessly integrated into the urban fabric. The proposed use of a drinking establishment is a community-serving commercial use that fits within the future land use designation of MU-N.
3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.
Staff finds the design, construction, operation and maintenance of the proposed use will be compatible with other uses in the general neighborhood, with the existing and intended character of the vicinity and will not adversely change the essential character of the area. The applicant is proposing to operate the drinking establishment from 10 AM to 10 PM daily.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
The hours of operation for the proposed use will be 10AM to 10PM. All outdoor seating and events associated with this use shall be limited to the fenced in beer garden area other than the outdoor play area for the dogs.
5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.
The proposed use will be adequately served by all public facilities and services.
6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
Staff finds the proposed use will not create any additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
The proposed project will be located in an area recommended for neighborhood mixed use which typically includes a mix of commercial and multifamily residential at an arterial intersection. This location is well-suited for the proposed use as it adds to this lively and vibrant area.
8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.
Staff finds the proposed use will not result in damage of any such features.
9. Additional findings for the alteration or extension of a nonconforming use:
N/A

10. That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,

N/A

11. That the proposed nonconforming use is developed to a similar or greater level of conformity with the development standards as set forth in this title as compared to the level of development of the surrounding properties.

N/A

IV. ACTION

A. Staff Recommendation:

Staff: Staff recommends approval of the proposed conditional use permit with the conditions in Section III per the Findings in Section IV.

B. Commission Decision:

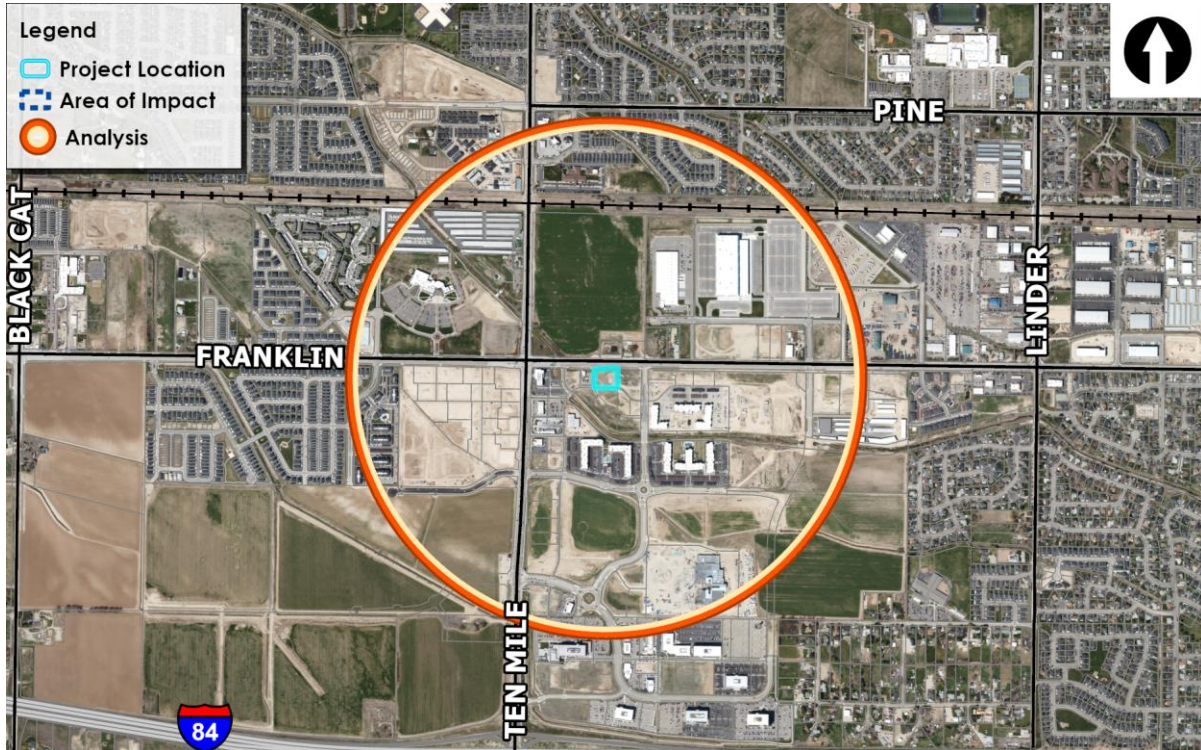
Action Pending.

V. EXHIBITS

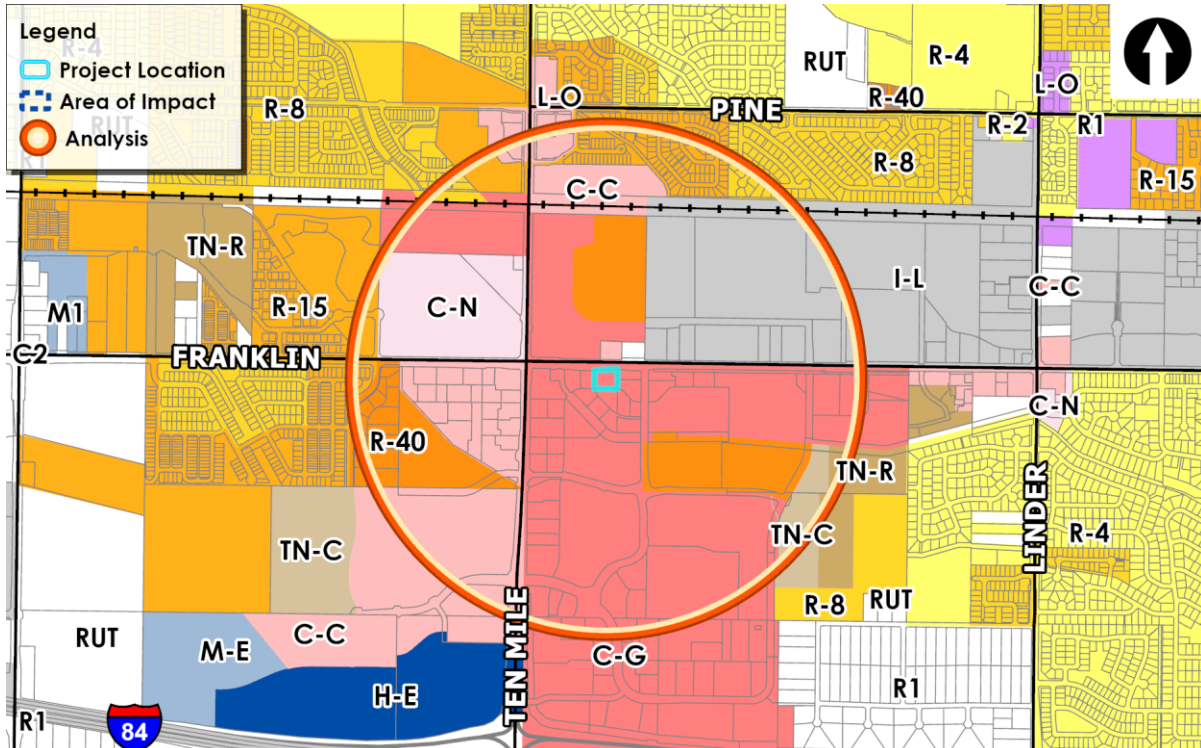
A. Project Area Maps

(link to [Project Overview](#))

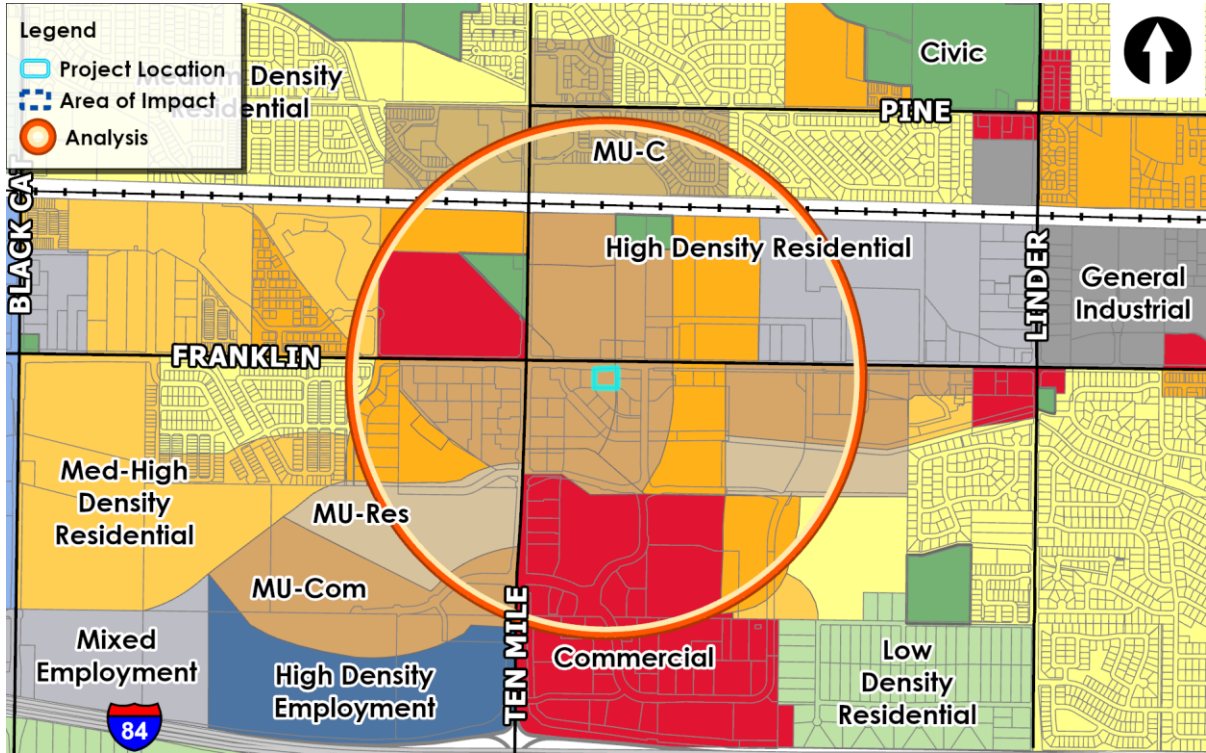
1. Aerial



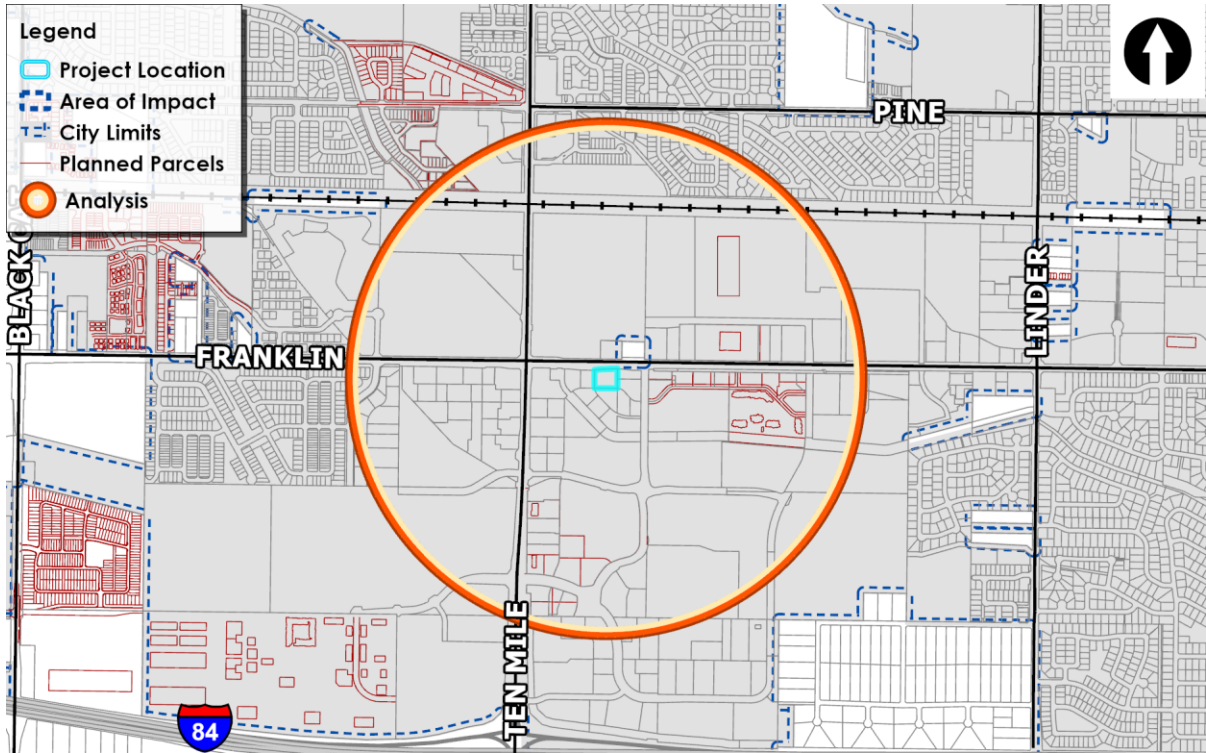
2. Zoning Map



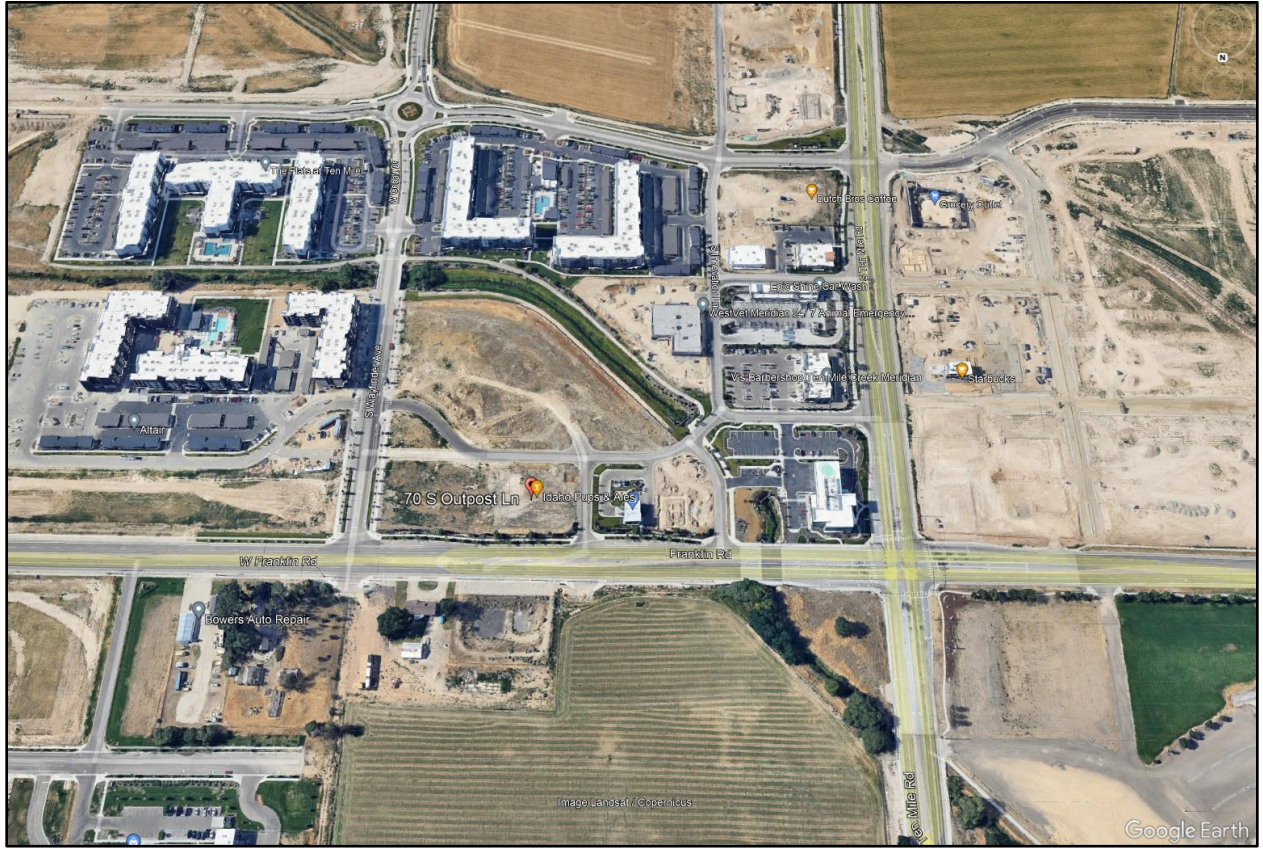
3. Future Land Use



4. Planned Development Map



B. Subject Site Photos



C. Service Accessibility Report

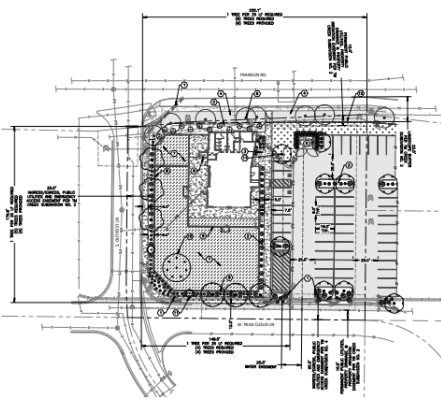
PARCEL R8483020110 SERVICE ACCESSIBILITY

Overall Score: 16	39th Percentile
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Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time > 9 min.	RED
Emergency Services Police	Not enough data to report average response time	RED
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Within 1/4 mile of future transit route	YELLOW
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	From 1/2 to 1 mile walking	YELLOW
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	No park within walking distance by park type	RED

Report generated on 03-21-2024 by MERIDIAN\lritter

E. Landscape Plan (date: 1/16/2024)



LANDSCAPE PLAN

CONTACT INFORMATION

STREET TREE CALCULATIONS (1 TREE/35 LF)

STREET NAME	TYPE	LENGTH	NO. OF TREES
STREET A	STREET	100 LF	3
STREET B	STREET	100 LF	3
STREET C	STREET	100 LF	3
TOTAL STREET TREES			9

PARKING CALCULATIONS

TYPE	NO. OF SPACES	NO. OF TREES
STREET PARKING	10	3
LOT PARKING	20	6
TOTAL PARKING TREES		9

TOTAL SITE TREES

TYPE	NO. OF TREES
STREET TREES	9
PARKING TREES	9
TOTAL SITE TREES	18

TREE SPECIES MIX

SPECIES	NO. OF TREES
SPRING GREEN	9
REDWOOD	9
TOTAL	18

BICYCLE PARKING CALCULATIONS (1 RACK = 2 STALLS)

TYPE	NO. OF STALLS
STREET PARKING	10
LOT PARKING	20
TOTAL BICYCLE PARKING SPACES	30

GENERAL LANDSCAPE NOTES

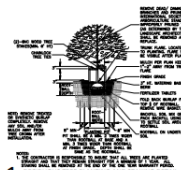
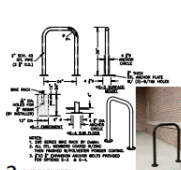
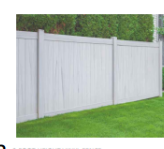
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MERIDIAN LANDSCAPE DESIGN MANUAL.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MERIDIAN LANDSCAPE DESIGN MANUAL.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MERIDIAN LANDSCAPE DESIGN MANUAL.


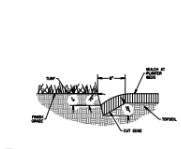
GENERAL IRRIGATION NOTES



1. IRRIGATION SHALL BE PROVIDED FOR ALL PLANTING.
2. IRRIGATION SHALL BE PROVIDED FOR ALL PLANTING.
3. IRRIGATION SHALL BE PROVIDED FOR ALL PLANTING.

PLANT SCHEDULE

SYMBOL	PLANT NAME	SIZE	QUANTITY
1	SPRING GREEN	12" DBH	9
2	REDWOOD	12" DBH	9

1  **2**  **3** 

4  **5** 

Studio H
ARCHITECTS

1000 N. GARDEN AVENUE
SUITE 100
MERCER, IDAHO 83402
PH: 208.333.1111
WWW.STUDIOHARCHITECTS.COM

LANDSCAPE PLAN

1/16/2024

L1.0

F. Building Elevations (date: 12/20/2023)

2 NORTH ELEVATION - DR
1/8" = 1'-0"

1 EAST ELEVATION - DR
1/8" = 1'-0"

Material Legend:

- WD-1: NICHHA PANEL CORBOSA SHADOW
- WD-2: AZTEK SIDING MAHOGANY
- WD-3: STAINED WOOD WEATHERED OAK
- EF-1: EIFS SW7071 GRAY SCREEN
- P2: TRIM COLOR SW7674 PEPPERCORN
- AL: ALUMINUM DOORS & WINDOWS DARK BRONZE
- M-1: PERFORATED METAL PANEL
- VINYL FENCE: GREY WOOD LOOK

Exterior Elevations
SCALE: 1/8" = 1'-0"

RUFF IDEAS LLC.
Idaho Pups & Ales (IPA)
DEC 20, 2023

2 SOUTH ELEVATION - DR
1/8" = 1'-0"

1 WEST ELEVATION - DR
1/8" = 1'-0"

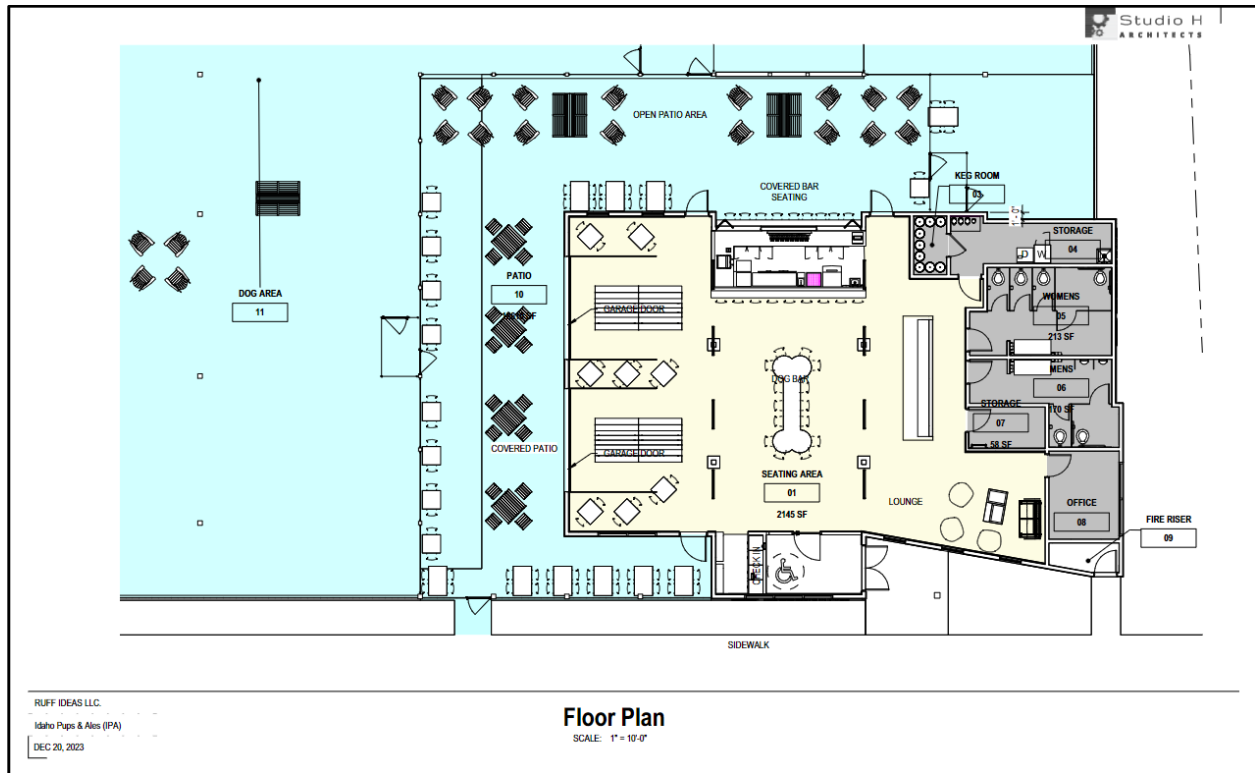
Material Legend:

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- WD-2: AZTEK SIDING MAHOGANY
- WD-3: STAINED WOOD WEATHERED OAK
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- M-1: PERFORATED METAL PANEL
- VINYL FENCE: GREY WOOD LOOK

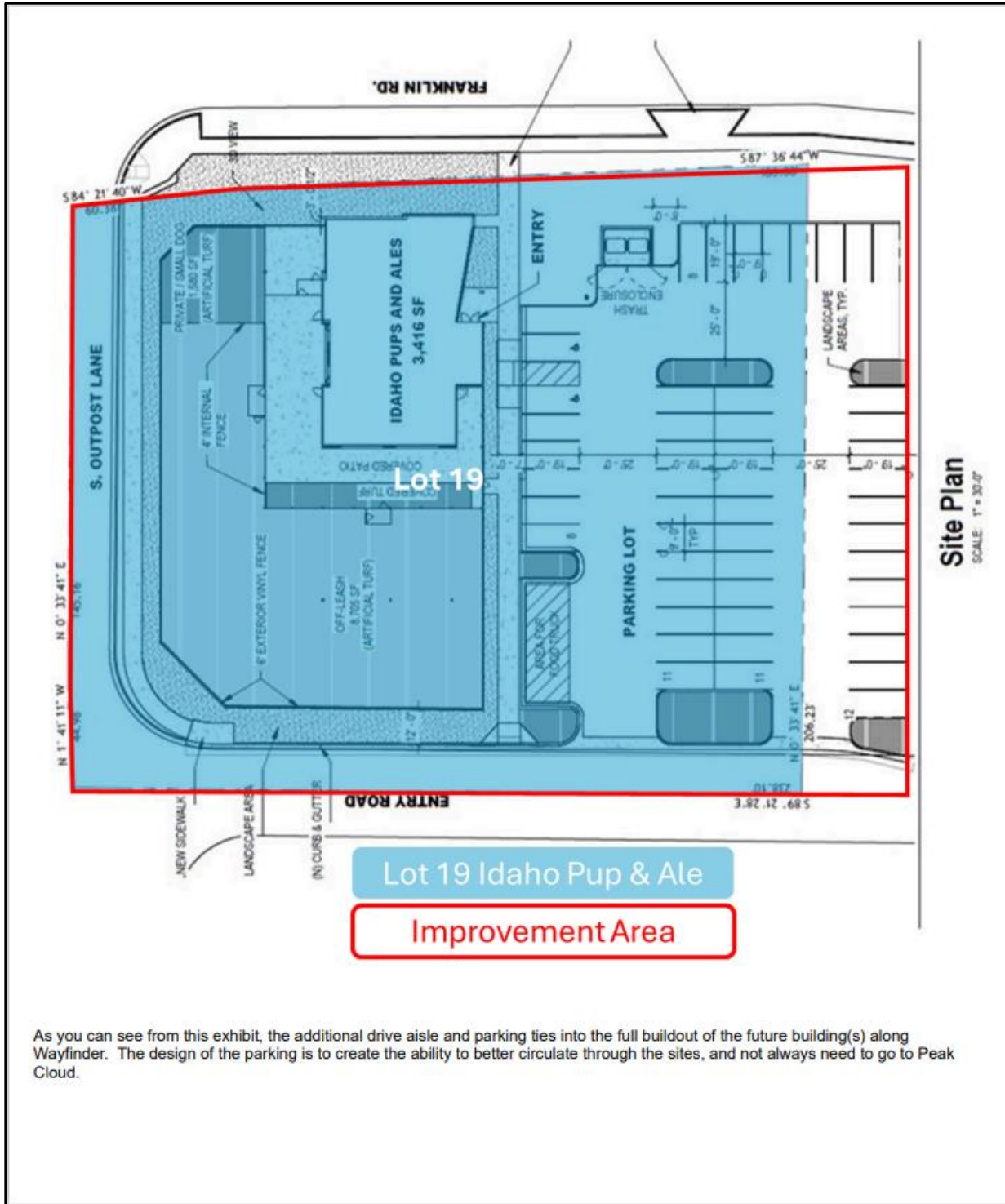
Exterior Elevations
SCALE: 1/8" = 1'-0"

RUFF IDEAS LLC.
Idaho Pups & Ales (IPA)
DEC 20, 2023

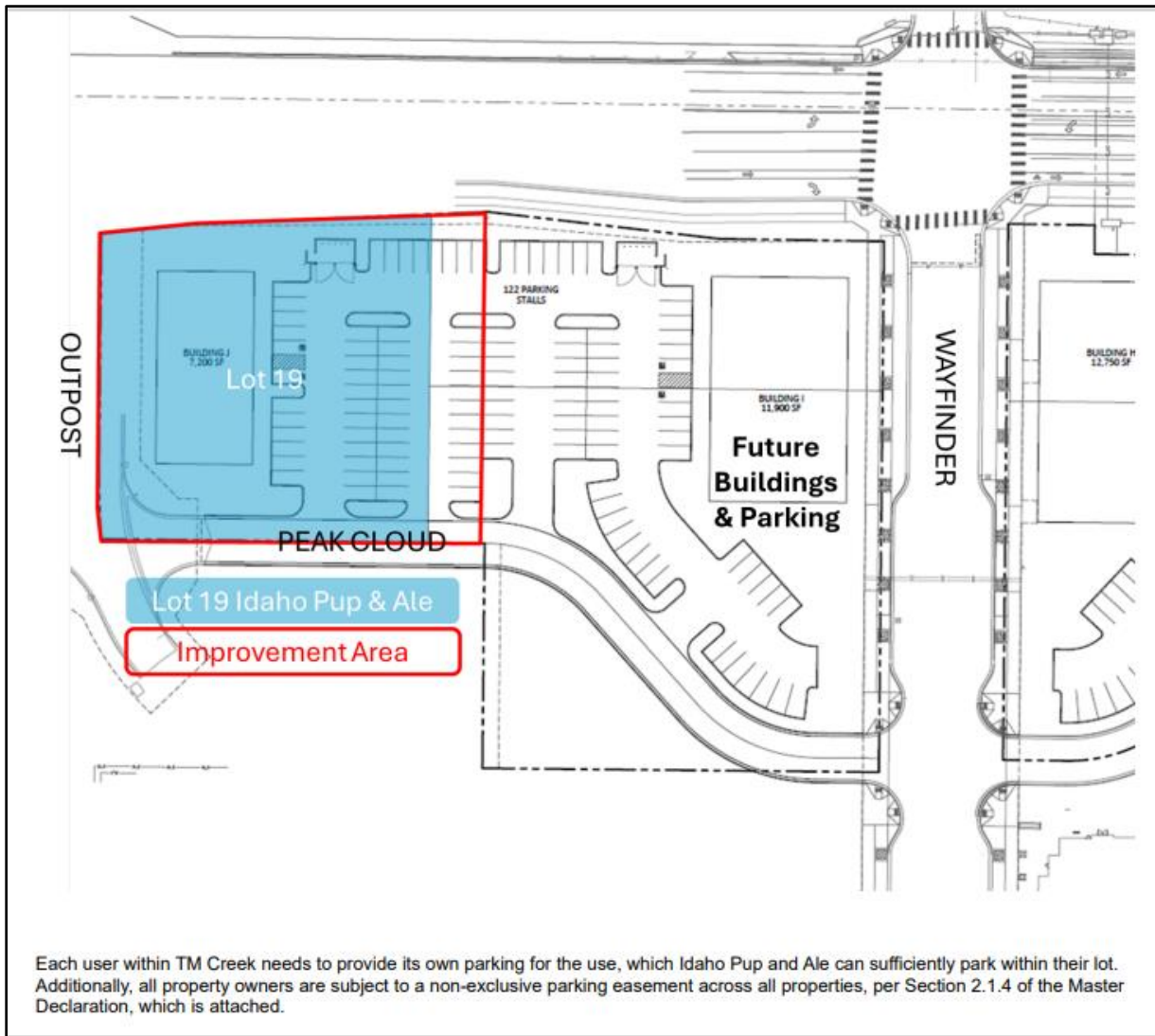
G. Floor Plan (date: 12/20/2023)



H. Parking Exhibit (date: 12/20/2023)



As you can see from this exhibit, the additional drive aisle and parking ties into the full buildout of the future building(s) along Wayfinder. The design of the parking is to create the ability to better circulate through the sites, and not always need to go to Peak Cloud.



I. Sidewalk Exhibit (date: 04/11/2024)

