

Prow Lane Tradeshops

Presentation by Mark Welch / G-Cubed Inc. on behalf of
Ed Lunn

Tuesday June 10th, 2025

5:00 pm

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Site Plan
 - Landscape Plan
 - Building Elevation
 - Photometric Plan
- Traffic Impacts
- Q&A

Introduction

Mark Welch – P.E., G-Cubed Engineering

- Senior Vice President – Civil Division Chief

Ed Lunn

- Owner

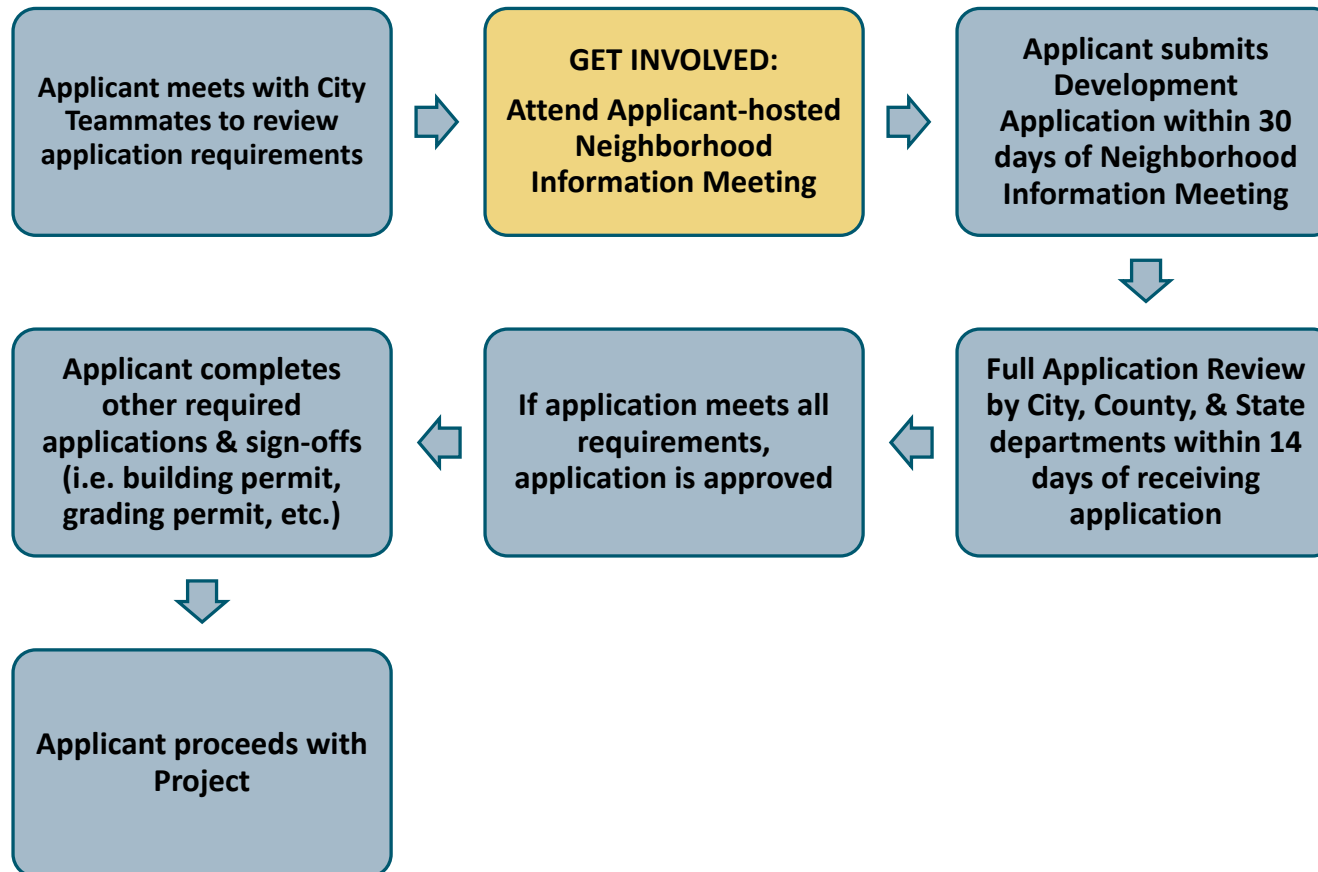
About our Project

Location: 3020 Prow Ln NW

The southern most platted lot on Prow Lane NW off Valleyhigh Drive NW. There is an additional unplatted lot to the south.

Proposal: Construction of a 12,000 sq ft five tenant building with associated parking and drives.

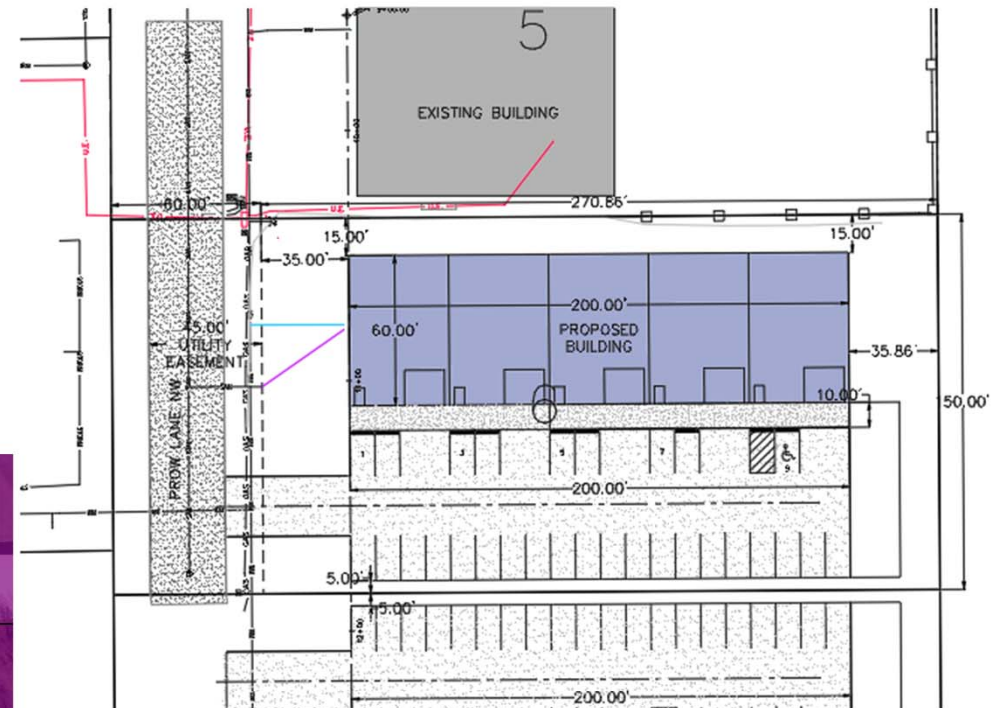
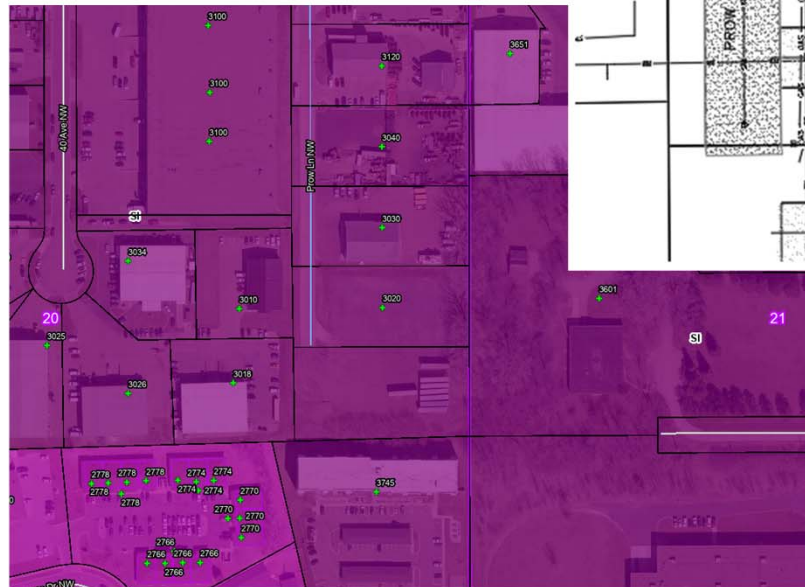
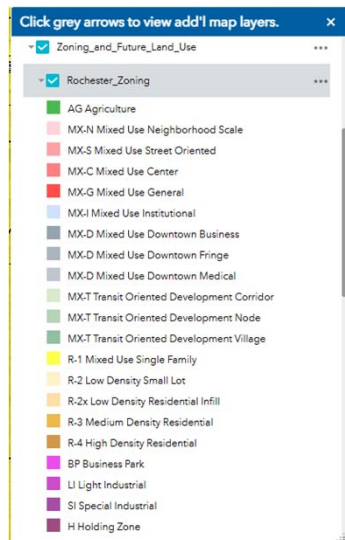
The Application Process



Site Plan

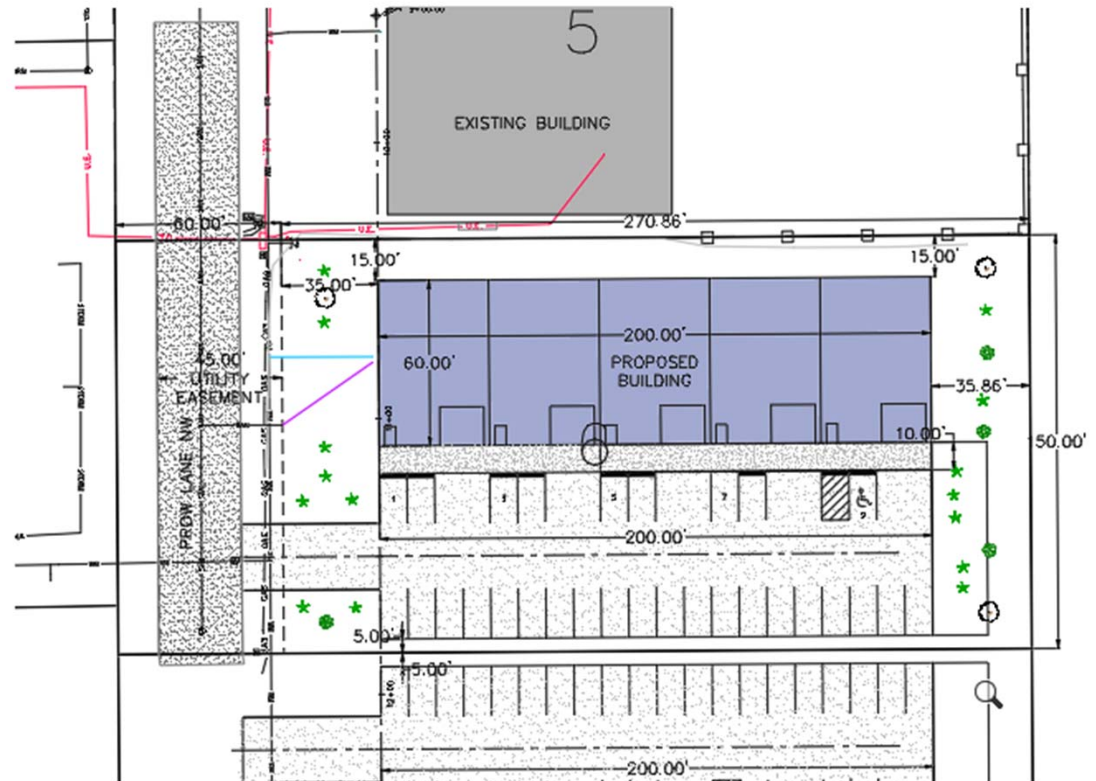
- Zoned: SI (Special Industrial)

Description (including height, setbacks, Floor Area Ratio (FAR), and parking).

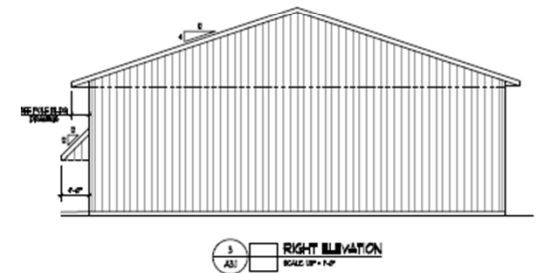
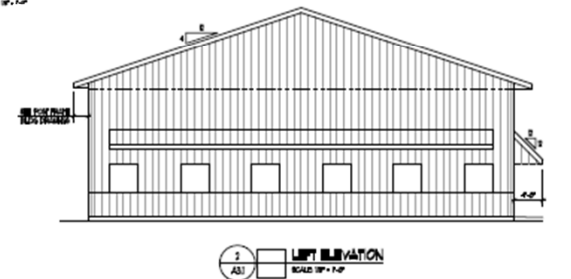
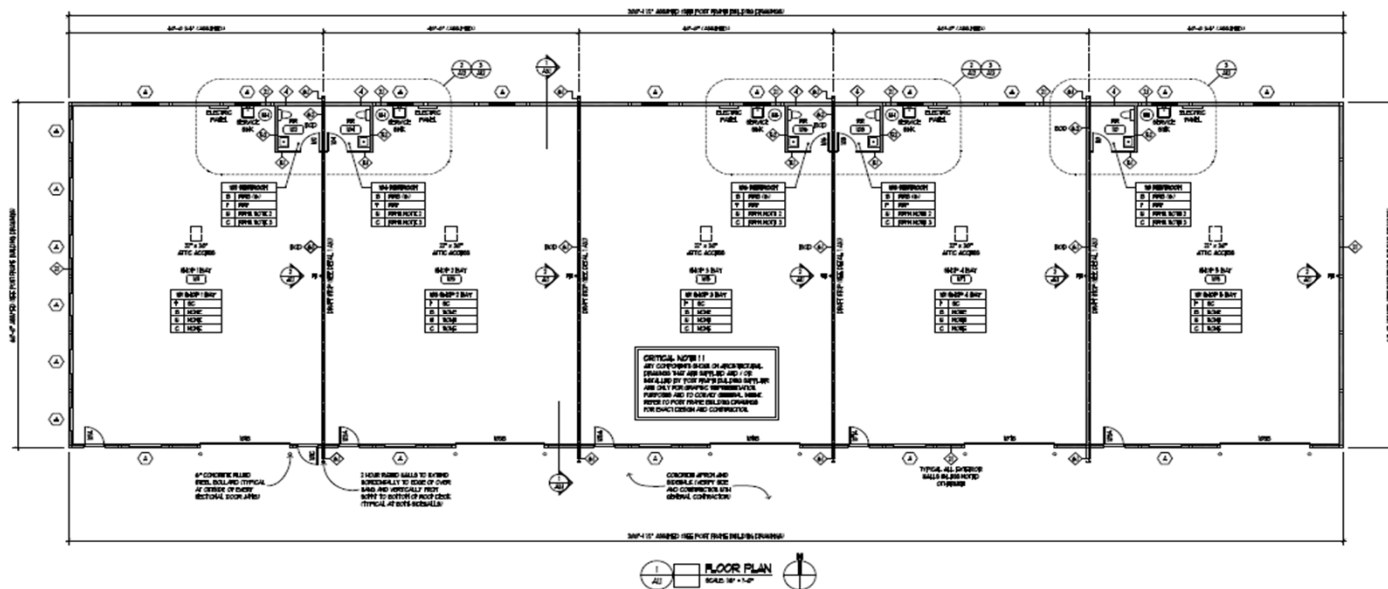
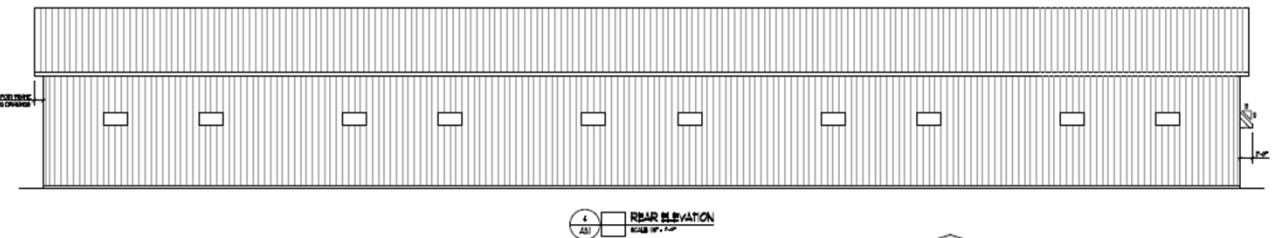


Landscape Plan

- No boulevard trees are required as it is a private street.
- For SI zoning, there is a minimum standard of 3 canopy trees, 4 understory trees, and 3 deciduous or evergreen shrubs of minimum 3 foot height for every 30 linear feet of lot frontage, planted at least 3 feet apart on center. Minimum plant sizes per Table 400.06-2 will need to be adhered to. The preliminary landscape plan takes into account locations where planting are undesirable due to easements, sight lines or safety reasons.
- 3 canopy trees, 4 understory trees, and 15 deciduous or evergreen shrubs required



Five service and overhead doors



Photometric Plan

Lighting will just be south of the building.

Lights will be mounted on the building – no exterior poles are proposed.

To be added
when designed

Traffic Impacts

This tradeshop will generate approximately 123 daily weekday trips.

Q&A