

B.E.G. LLC Office Building

Presentation by Mark Welch / G-Cubed Inc.

Chris Kenow/ TSP Architects

Tuesday September 23rd, 2025

5:00 pm

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Site Plan
 - Landscape Plan
 - Grading Plan
 - Building Elevation
 - Photometric Plan – lighting affixed to building
- Traffic Impacts
- Q&A

Introduction

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

- Senior Vice President – Civil Division Chief

Chris Kenow – TSP

- Project Architect

Jeremy Kane – Schoeppner Inc.

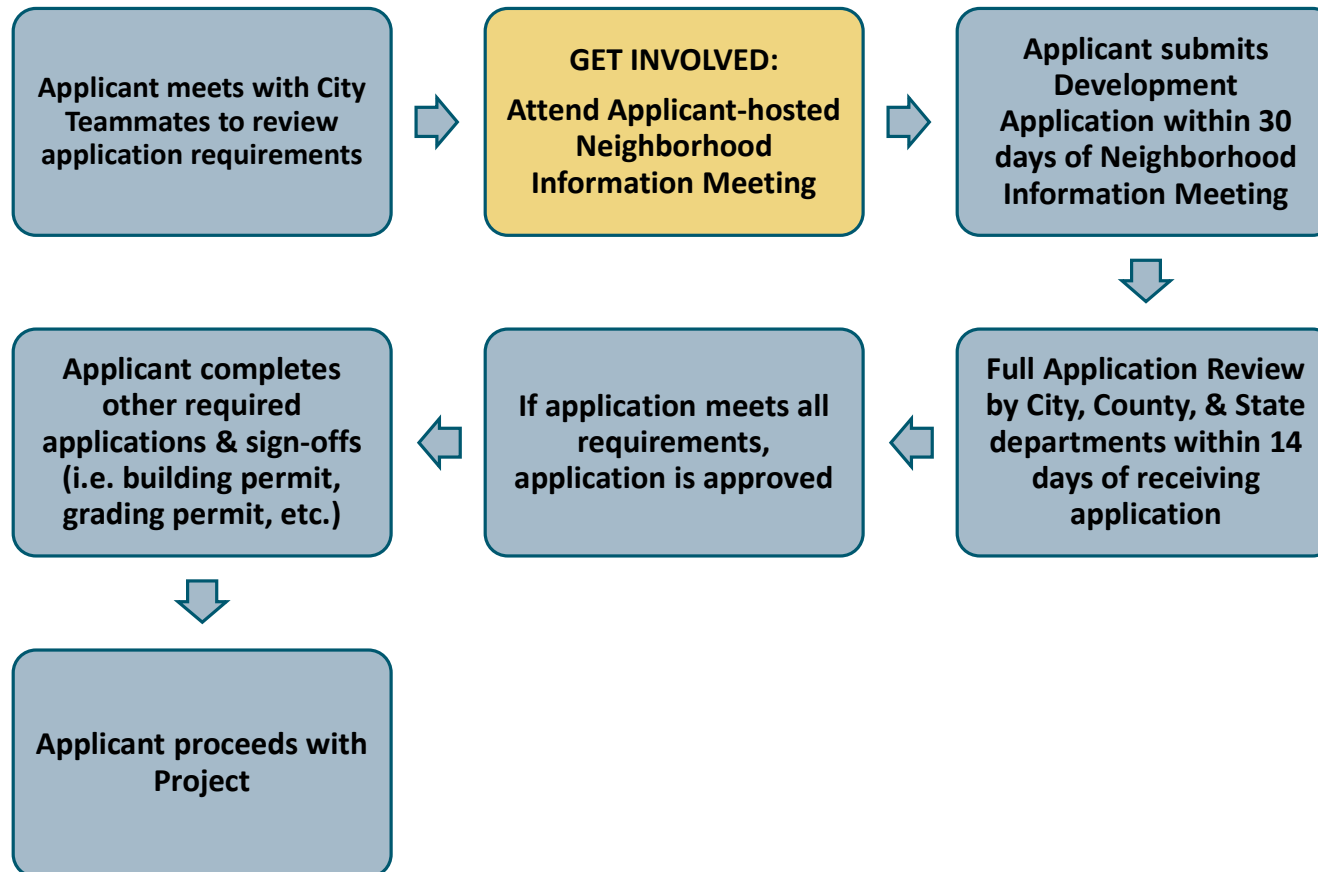
- Building Contractor

About our Project

Location: Sarah Place NW (address is being requested). North of the West Circle Retail Center and west of the new NW Professional Building. Corner of where Sarah Place turns a 90° bend.

Proposal: The construction of a new office building and the associated parking and drives.

The Application Process



Site Plan

Zoned: MX-G (Mixed Use General)

Setbacks:

- Front: 15
- Rear: 7
- Sides: None



Grading Plan

- The site slopes from the southwest to northeast, high to low respectively. There is an existing storm pipe stubbed into the northeast corner of the property which will collect the majority of stormwater runoff from the site. There is a catchbasin in Sarah Place near the northwest corner of the property. A pipe will be extended from that catchbasin to capture flows that reach a swale along the west line of the property.
- Site Grading will pitch the parking and front of the building to the existing storm pipe. All runoff routes to a regional pond located across the street where it is treated for sediment and rate control. No onsite treatment is required.



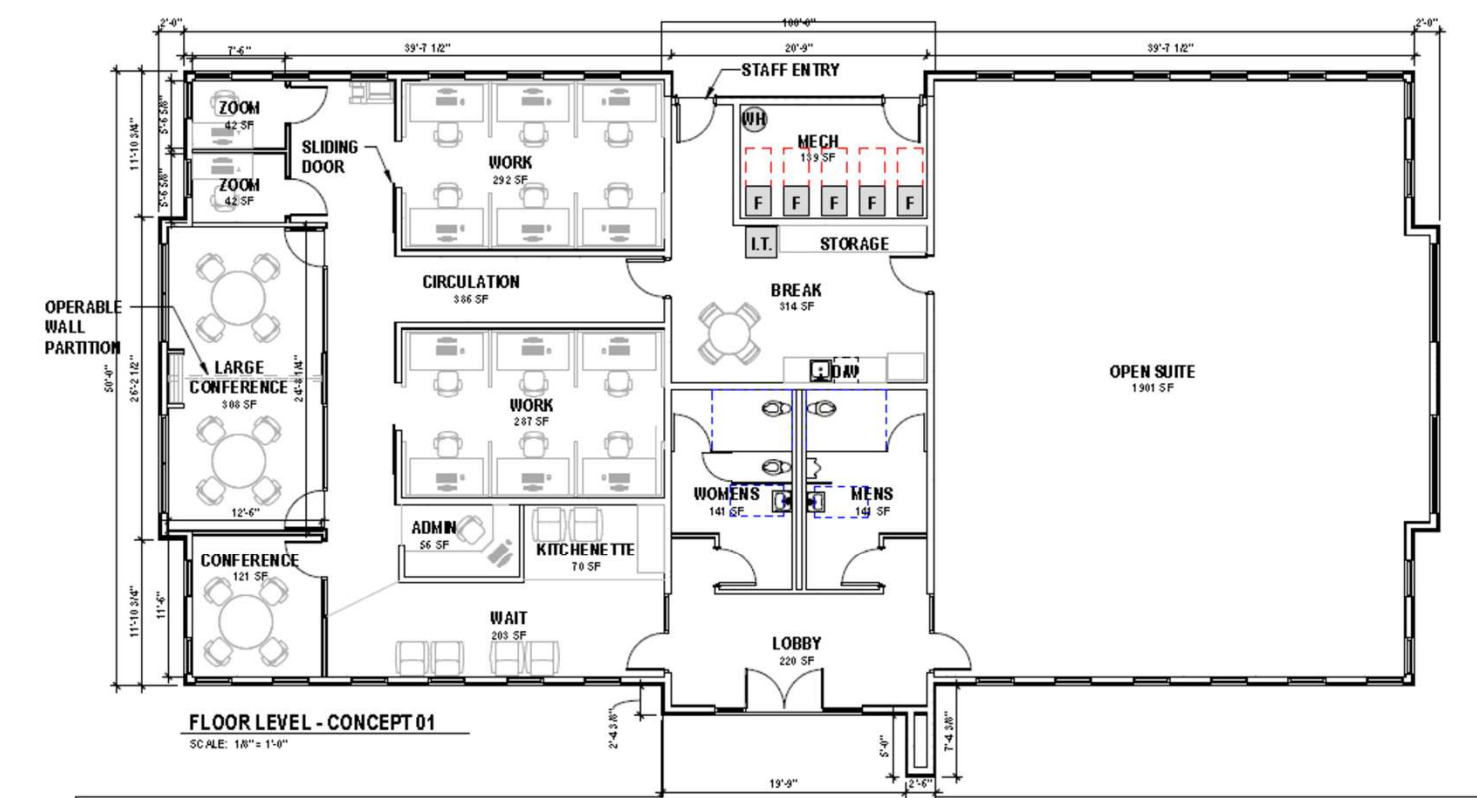
- 357 feet of right of way requires 11 boulevard tree plantings
- Site plantings are per UDC planting requirements
- 357 feet of right of way requires 1 landscaping tree and 36 shrubs



Building Elevation

THRIVENT
NEW COMMERCIAL BUILDING

THRIVENT CONCEPT PLAN - CONCEPT 01



BETTER
DESIGN

+ TEAMTSP.COM +

05/03/2025

© TSP, Inc. 2025

Building Elevation

THRIVENT
NEW COMMERCIAL BUILDING

EXTERIOR ELEVATIONS



EXTERIOR ELEVATION - NORTH

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



EXTERIOR ELEVATION - EAST

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

**BETTER
by DESIGN**

+ TEAMTSP • COM +

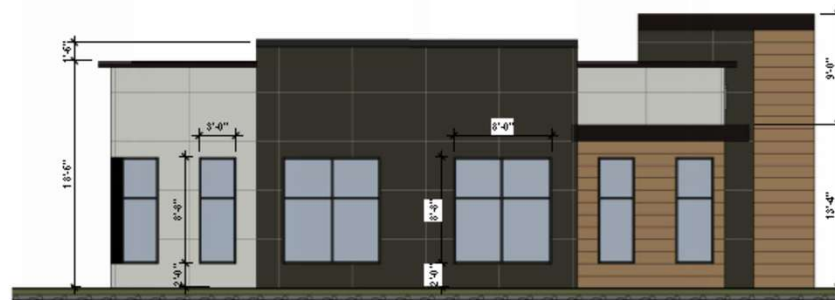
05/05/2025

© TSP, Inc. 2025

Building Elevation

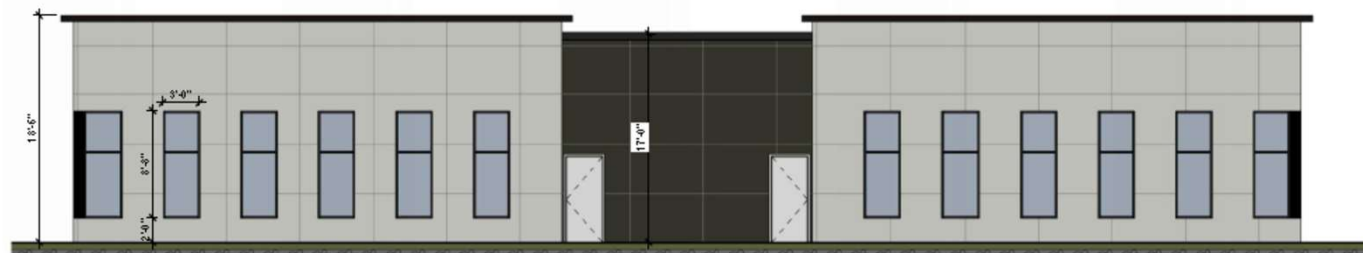
THRIVENT
NEW COMMERCIAL BUILDING

EXTERIOR ELEVATIONS



EXTERIOR ELEVATION - SOUTH

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



EXTERIOR ELEVATION - WEST

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

Building Elevation

THRIVENT
NEW COMMERCIAL BUILDING

THRIVENT CONCEPT PLAN



BETTER
by
DESIGN

+ TEAMTSP.COM +
TSP
04/17/2025 © TSP, Inc. 2025

Building Elevation

THRIVENT
NEW COMMERCIAL BUILDING

THRIVENT CONCEPT PLAN



Traffic Impacts

- A traffic study was completed in 2015 that predicted the parent parcel that this project was subdivided from would have 108,600 SF of office space and generate approximately 204 AM peak hour trips, 200 PM peak hour trips, and 1,398 total weekday trips. This project does not exceed those calculations.

Q&A