Project Narrative
26-075CP - PUD - The Corners Phase II

Daimler is pleased to submit our concept plan at The Corners, continuing the successful retail development along Frantz Rd. The next and final phase of development will consist of two separate structures, the first being a ~8,500 RSF multi-tenant retail building (”Building D”) and the second being a ~5,000 RSF single-tenant retail user (“Retail Pad”). We already have signed LOI’s for two users in Building D, occupying both end caps and further demonstrating the strength of neighborhood retail options for this corridor.

The proposed site plan supports 104 parking spaces (7.7 spaces/1,000 RSF) as well as a drive-thru for the ice-cream user, adjacent patio spaces for both the ice cream shop and Retail Pad, pedestrian connectivity to the existing public park and a remote ATM for the credit union. The design, layout and intended merchandising mix for the project continues the “neighborhood retail” plan that began with the initial three buildings on Frantz Rd and continued through with the adjacent daycare and dental practice. The presence of a drive-thru and the remote ATM were both critical drivers for the ice cream user and credit union, respectively. Their customers desire the convenience and ease of access that these allow for. The overall design intentions are to create continuity to the existing center and create excellent curb appeal. We would like Staff and Commission to provide feedback as it relates to the overall site layout including both proposed buildings, and traffic flow of the remote ATM and drive-thru, as well as pedestrian circulation to and from the existing public park.

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