



**Board of Adjustments
Meeting Agenda
March 12, 2025
Bentonville City Hall
Meeting Time: 4:00 PM**

Registration Link: <https://us02web.zoom.us/j/85642674374>

I. Call to Order

II. Approval of Minutes

- | | |
|---|------------------------------------|
| 1. February 26th Meeting Minutes | Approval of Meeting Minutes |
|---|------------------------------------|

III. New Business

- | | |
|--|------------------|
| 1. Walmart Campus Signage - Hotel Ventures Bentonville LLC | Variance* |
| 1308 Southeast 8th Street (VAR25-0006) | |
| <i>Section 801.15 Signs Allowed With A Sign Permit, a) Height and Area Regulations</i> | |

IV. Old Business

V. Other Business

- | | |
|--|------------------|
| 1. Arnold, 403 Magnolia Dr. (VAR25-0004) The Variance was approved administratively with the modification that the side yard fencing would be limited to 7' and the backyard fence to 8'. | Variance* |
|--|------------------|

VI. Adjournment



**Board of Adjustments
Meeting Agenda
February 26, 2025
Bentonville City Hall
Meeting Time: 4:00 PM**

Recording Link: https://us02web.zoom.us/rec/share/hu_Yrmp-DzZPwbU2akHVC96czFLNVdMQHMgtEAjM39tDVaEtizhduRC8SikPoVj7.d05Qd1Zl6Hmpr6qT?startTime=1740607194000

Passcode: &E3PfF9G

I. Call to Order

- Meeting called to order at 4:00 PM by Chairman Kruithof.
- Members present: Dean Kruithof (Chair), BJ Phillips, Danny Bennett, Celia Swanson, Kevin Barrington
- Members absent:
- Staff present: Tom Adler, Brittany Chue

II. Approval of Minutes

1. **February 12th Meeting Minutes** **Approval of Meeting Minutes**
 - Motion to approve by Swanson, second by Phillips.
 - Minutes are approved 5-0.

III. New Business

1. **Arnold** **Variance***

403 Magnolia Drive ([VAR25-0004](#))

Section 1100.06 (h)(1) of the Land Development Code – Fence Height

- Ms. Chue provides an overview of the staff report.
- Chairman Kruithof opens the public hearing.
- Matthew Arnold, the applicant, is here for any questions.
- Chairman Kruithof closes the public hearing.
- The Board of Adjustments members discuss the owner paying for the fence, the height of the fence not making a difference on sound, and staff administratively reviewing the variance because there is no hardship defined.
- Chairman Kruithof requests an update on the item for the next BOA meeting.
- Phillips makes a motion to table the item and allow staff to re-evaluate the administrative approval of the variance, Swanson seconds the motion.
- The variance is tabled 5-0.

2. **Bentonville School District** **Variance***

3503 Northwest Marquess Drive ([VAR25-0005](#))

Section 801.15 of the Zoning Code – Signs Allowed With A Sign Permit, (1) Height and

Area Regulations

- Ms. Chue provides an overview of the staff report.
- Chairman Kruithof opens the public hearing.
- Lee Reinhardt (the applicant) and Will Monk (the contractor) are here for any questions.
- Chairman Kruithof closes the public hearing.
- Discussion on previous sign variances being approved for educational and religious institutions in A-1, Agriculture zoning districts.
- Phillips makes a motion to approve the variance with the amended condition that any illumination be shut off with a timer after business hours, Bennett seconds the motion.
- The variance with the added condition is approved 4-1.

IV. Old Business

V. Other Business

1. Election of Officers

Informational

- The Board of Adjustments members agree to continue with the same officer positions as the previous year for 2025.
- Phillips makes a motion to continue with the same positions, Kruithof seconds the motion.
- The election of officers to continue in the same positions for 2025 is approved 5-0.

VI. Adjournment

- Chairman Kruithof adjourns the meeting.



Walmart Campus Signage - Hotel Ventures Bentonville LLC

1308 Southeast 8th Street

BOA Date: 3/12/2025

Staff Report Details

Project Number	VAR25-0006
Applicant / Current Owner	John Trahan / Hotel Ventures Bentonville LLC
Site Area	+/- 6.76 Acres
Current Zoning	Planned Unit Development (PUD)
Variance Request	Sec 801.15 Signs Allowed With A Sign Permit, a) Height and Area Regulations
Related projects	

Property Description

The subject property is located on 1301 Southeast 8th Street. The property is zoned Planned Unit Development (PUD) with a future land use designation of Regional Center.

Regulation

Section 801.15 of the Zoning Code - Signs Allowed With A Sign Permit, (a) Height and Area Regulations

The applicant is seeking five variances from three signs for sign height and area regulations.

1. Projecting Sign – Walmart Logo: A variance to allow the sign area to be 60 square feet instead of 32 square feet, the maximum area allowed for projecting signs.
2. Monument Sign – Welcome to Walmart: A variance to allow the height of the sign to be 12 feet instead of 8 feet, the maximum height allowed for monument signs.
3. Monument Sign – Welcome to Walmart: A variance to allow the sign area to be 504 square feet instead of 60 square feet, the maximum area allowed for monument signs.
4. Monument Sign – Walmart Badge: A variance to allow the height to be 10 feet instead of 8 feet, the maximum height allowed for EMC monument signs.
5. Monument Sign – Walmart Badge: A variance to allow the sign area to be 145 square feet

Regulation

instead of 60 feet, the maximum area allowed for EMC monument signs.

Variance Request

This report will consider and analyze this request based upon the six conditions of approval from the Zoning Code. Said conditions of approval will be bolded to differentiate from staff commentary.

1. The applicant demonstrates that:

a. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structure or buildings in the same district;

The applicant demonstrates that special conditions exist in Walmart's corporate campus having a unique 350+ acre environment to attract visitors globally. The larger signs help to identify the Welcome Center and engage visitors and the local community in unique photo opportunities.

b. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;

The applicant does not state any reasons they would be deprived of rights commonly enjoyed by other properties in the same district.

c. That special conditions and circumstances do not result from the actions of the applicant; and

The applicant is not directly creating special conditions or circumstances.

d. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

This variance would grant the applicant special privileges that are denied to other commercial properties in the same zoning district. Freestanding monument signs for single tenants have a maximum height of 8 feet and a maximum area of 60 square feet per Sec 801.15 Signs Allowed With A Sign Permit. Allowing the applicant to have a larger square area and height than the maximum allowed by the zoning code could be seen as granting special privileges to the applicant.

2. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

The applicant makes no reference to any nonconformities or properties in neighboring lands or zoning districts.

3. The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

The variance requested by the applicant is the minimum variance needed that will make possible

Variance Request

the reasonable use of the property because of the larger size of the campus. The signs meet the other requirements of the zoning code.

4. The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The granting of this variance is not injurious to the neighborhood or detrimental to the public welfare.

5. Conditions. In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

The Board has the authority to attach any conditions to a variance request that it deems appropriate. Any conditions proposed with a variance approval should be clearly stated into the record in the approval motion.

6. Uses. Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

The applicant's request does not include a variance to use.

Conclusion

The applicant's variance request comes from Section 801.15 of the Zoning Code - Signs Allowed With A Sign Permit, (a) Height and Area Regulations. The applicant is requesting five variances from three signs for sign height and area regulations.

1. Projecting Sign – Walmart Logo: A variance to allow the sign area to be 60 square feet instead of 32 square feet, the maximum area allowed for projecting signs.
2. Monument Sign – Welcome to Walmart: A variance to allow the height of the sign to be 12 feet instead of 8 feet, the maximum height allowed for monument signs.
3. Monument Sign – Welcome to Walmart: A variance to allow the sign area to be 504 square feet instead of 60 square feet, the maximum area allowed for monument signs.
4. Monument Sign – Walmart Badge: A variance to allow the height to be 10 feet instead of 8 feet, the maximum height allowed for monument signs.
5. Monument Sign – Walmart Badge: A variance to allow the sign area to be 145 square feet instead of 60 feet, the maximum area allowed for monument signs.

The variance request meets most of the conditions, except for the special privileges condition. However, the sign size and height are reasonable requests based on the size of the campus and would fit with the built environment of the campus and 8th Street. The Board has the authority to attach any conditions to a variance request that it deems appropriate. Any conditions proposed with a variance approval should be clearly stated into the record in the approval motion.

Background

Public Comment
Has Staff received Public Comment at the time of this report?: No

Conditions of Approval
The following conditions of the approval are below: 1. The approved variance shall be for the proposed layout and setbacks, as provided by the applicant within this application. 2. The applicant shall be required to obtain an approved sign permit for the structure. 3. The illumination standards from Appendix A Zoning Code, Article 801 Sign Ordinance – Private Property will still apply.

Section 301.10.c, Standards of Approval, of the Zoning Code

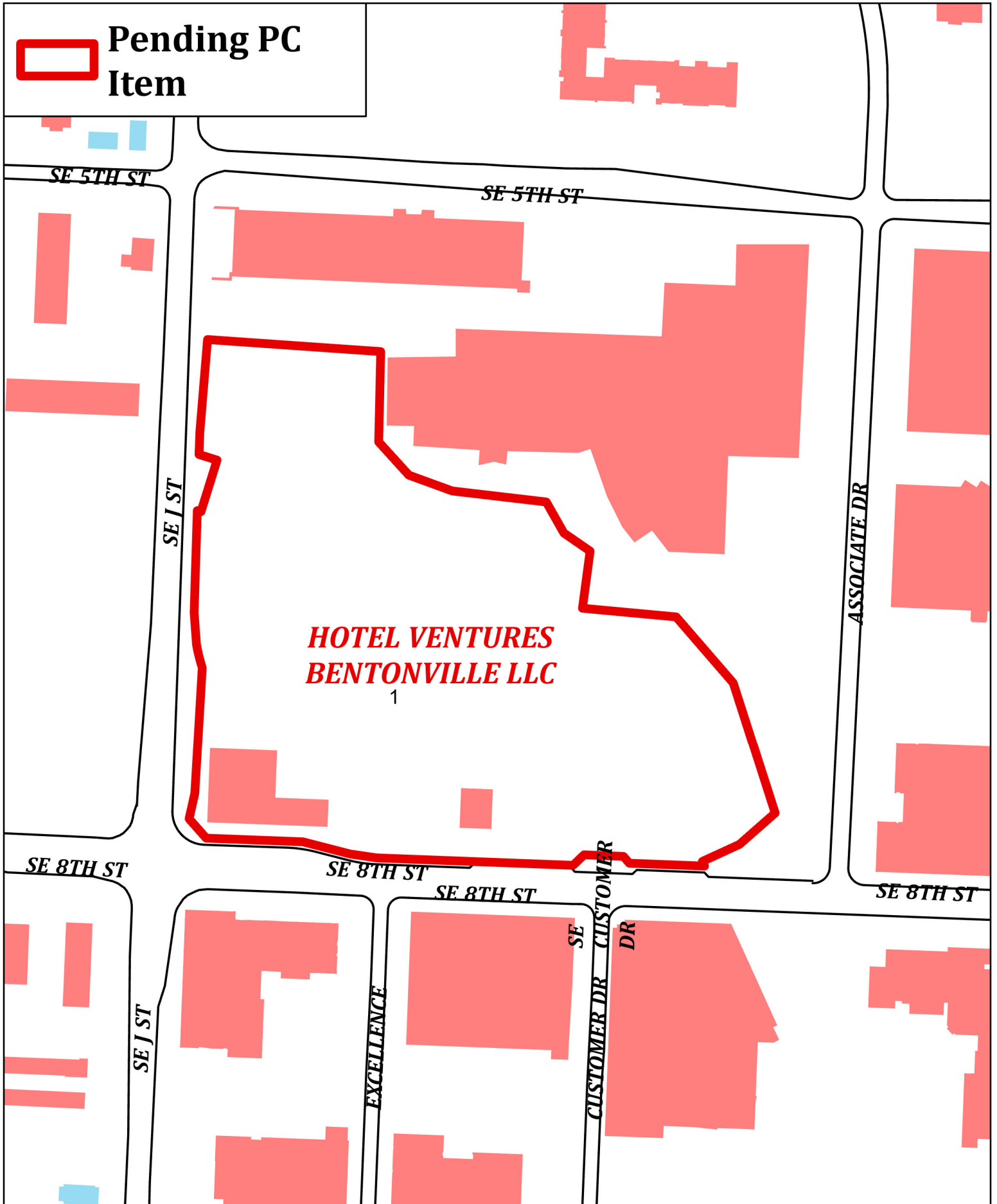
Standards for approval. A variance from the terms of this chapter shall not be granted by the board of adjustment unless and until:

- (1) The applicant demonstrates that:
 - a. special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district;
 - b. that literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;
 - c. that special conditions and circumstances do not result from the actions of the applicant; and,
 - d. that granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.
- (2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.
- (3) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.
- (4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

(6) *Uses.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.

 Pending PC Item



VAR25-0006
Campus Signage Variance
1301 SE 8TH ST





February 20, 2025

City of Bentonville
Planning Commission
305 SW A Street
Bentonville, AR 72712

Subject: Walmart Campus East Entry Signs
LSD Zone 1 Project # LSD20-0052
LSD Zone 3 Project # LSD20-0059

Dear Bentonville Board of Adjustments:

On behalf of Walmart, Gensler request a variance to the Walmart Campus East Entry “Welcome to Walmart” free-standing sign located in Zone 1 Phase 2 and “Walmart Badge” free-standing sign located in Zone 3 Phase 2 facing SE MLK PKWY Street frontage. The City of Bentonville Land Development Code, Article 801 Sign Ordinance of Appendix A Sec 801.15 Signs Allowed With A Sign Permit provide:

“(a) Height and area regulations.”

Sign Type	ZONING								Use	No. Allowed	Max. Height	Max. Area (per sign face)
	A1,RE, R1, R2, R3, R4 RC-2, RC-3, PRD, DNI, DN2	RO	C1	C2	C3	DC, DE, DN3, DN4	I1 & I2	PUD				
Free-standing	•								Subdivision & Multifamily	2/street entrance	6 ft.	32 sq. ft.
	•	•	•		•				Non-residential	1/street frontage	6 ft.	32 sq. ft.
				•			•	•	Single tenant	1/street frontage	8 ft.	60 sq. ft.
				•			•	•	Multiple tenant	1/street frontage	12 ft.	100 sq. ft.

The “Welcome to Walmart” sign, roughly **12 ft height** and 42 ft wide (**504 sq. ft** approximate area per sign face) and spaced so that people can walk between some of the words, and the sign will be illuminated at night. This sign is intended to be a photo opportunity, and a sticker would be placed on the ground in front with the spark logo indication where people can stand to take pictures with the sign. It is specifically intended for the enjoyment of the community.

The “Walmart Badge” sign, roughly **10 ft height** and 14.5 ft wide (**145 sq. ft** approximate area per sign face) is divided into three sections with a digital component where the center part of the badge is a screen that will scroll associate’s name and can be changed. The digital scroll message will be displayed for a minimum dwell time of eight (8) seconds and maximum transition time between message shall not exceed one (1) second per Sec 801.17 Digital Billboards (e). This sign will also be illuminated at night.



The broader view is that the Corporate Campus will be a unique 350+ acre environment that will attract visitors from around the world, not all of whom will have access to the entire Campus. These signs (covering over 3,900+ linear ft of SE MLK PKWY Street frontage) will help clearly identify the entrances into the Campus a chance to engage via unique photo opportunities.

Please consider this sign application/variance in the broader context of the campus and not as a single, stand-alone signages. Thank you for your consideration of this request and please let us know if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to be "CK", written in a fluid, cursive style.

Christy Kim, Assoc. AIA, RID, LEED AP BD+C
Principal | Studio Director | Project Director



01



GENERAL
INFORMATION

rsmdesign

San Clemente, CA
949.492.9479

Dallas, TX
972.974.3690

Los Angeles, CA
213.705.9006

rsmdesign.com

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PAINT & MATERIALS

The following illustrates the proposed paints and materials. Please Note all final colors and materials to be approved by client team prior to fabrication. Please notify the Client, General Contractor, and RSM Design of any changes.

PAINTS

All paints to have Satin Finish unless otherwise specified. All painted surfaces are to be on aluminum.

P1

Matthews
To Match
PMS 1235 C

P2

Matthews
To Match
PMS 2728 C

P3

Matthews
MP12416
Shipyards Grey

P4

Matthews
MP59647
Black is Back

P5

Matthews
To Match
PMS White

P6

Matthews
To Match
PMS 2729 C

P7

Matthews
MP08514
Enzo Red

P8

Matthews
MP08514
Enzo Red

MATERIALS

All materials to be provided as 8" x 8" sample or as part of a mock-up for approval.

M1

Concrete
Smooth Finish

M2

QPC
Rustic Cherry Texture

VINYL

All materials to be provided as 8" x 8" sample or as part of a mock-up for approval.

V1

3M Vinyl
Custom Vinyl Gradient

Please Note: RSM to provide
selected fabricator to vector
ready gradient artwork

Fabricator shall submit 3 (three) set of sample and/or prototypes of each material, paint and vinyl call out listed on this sheet, minimum size 8"x 8" in size. All paint spray outs must be on aluminum.

RSM will review the samples and will keep one set as control samples throughout the fabrication process. RSM will send the other 2 sets back to the fabricator for distribution, one set for the fabricator to keep and one set to the client team.

Samples must be submitted to RSM in a time frame allowable for review of material, color and aesthetic compatibility to any existing adjacent materials.

If a color or material is not approved, the Fabricator must re-submit a new sample until it is approved by the team.



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04



EAST ENTRY
SIGN TYPES

GENERAL NOTES:

All drawings and details shown in this document are for intent only and are not to be used for construction. The sign fabricator is to verify compliance with all local code, regulations, and ADA code requirements, prior to producing shop drawings, fabrication, and or installation. RSM Design should be notified of any changes.

All copy and messaging shown is For Placement Only (FPO). Final copy and messaging are to be provided by the client team, prior to fabrication.

All final quantities and locations are to be field verified by the fabricator and approved by the client team prior to fabrication.

East Entry Features

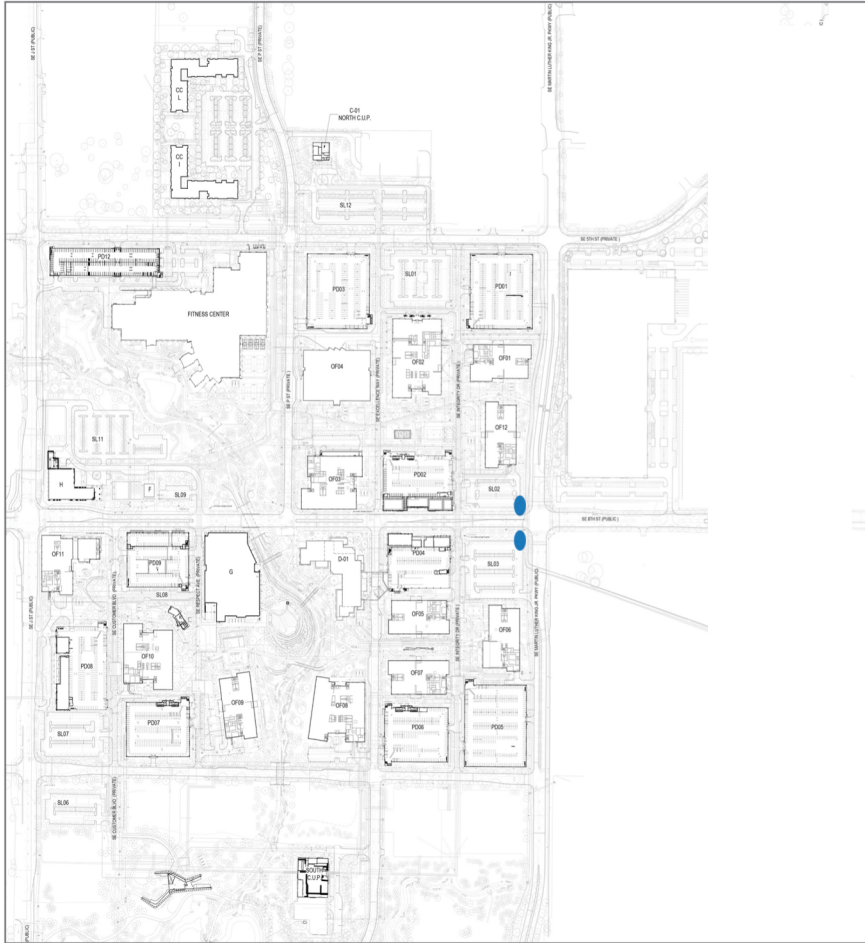
*Feature A: Painted aluminum cabinet with direct print graphics;
Middle panel to be digital screen rotating names; Sign to be mounted
on concrete base*

*Feature B: Painted aluminum sculptural letters; to be mounted to
concrete base / foundation*

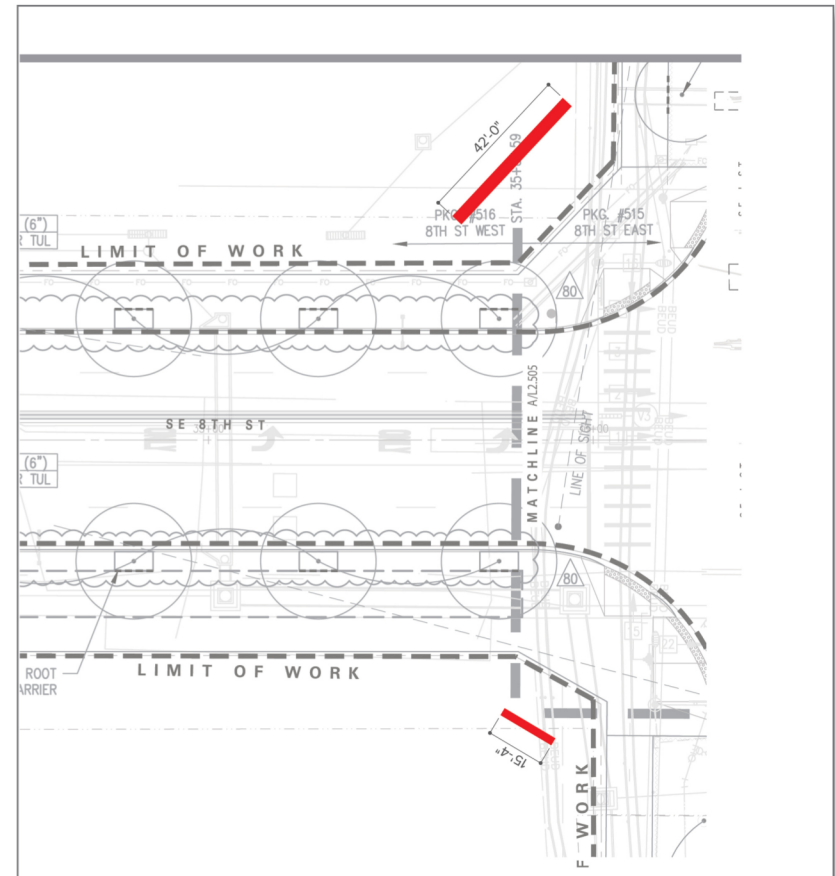
All installed features will be installed outside of public ROW



Placemaking Locations

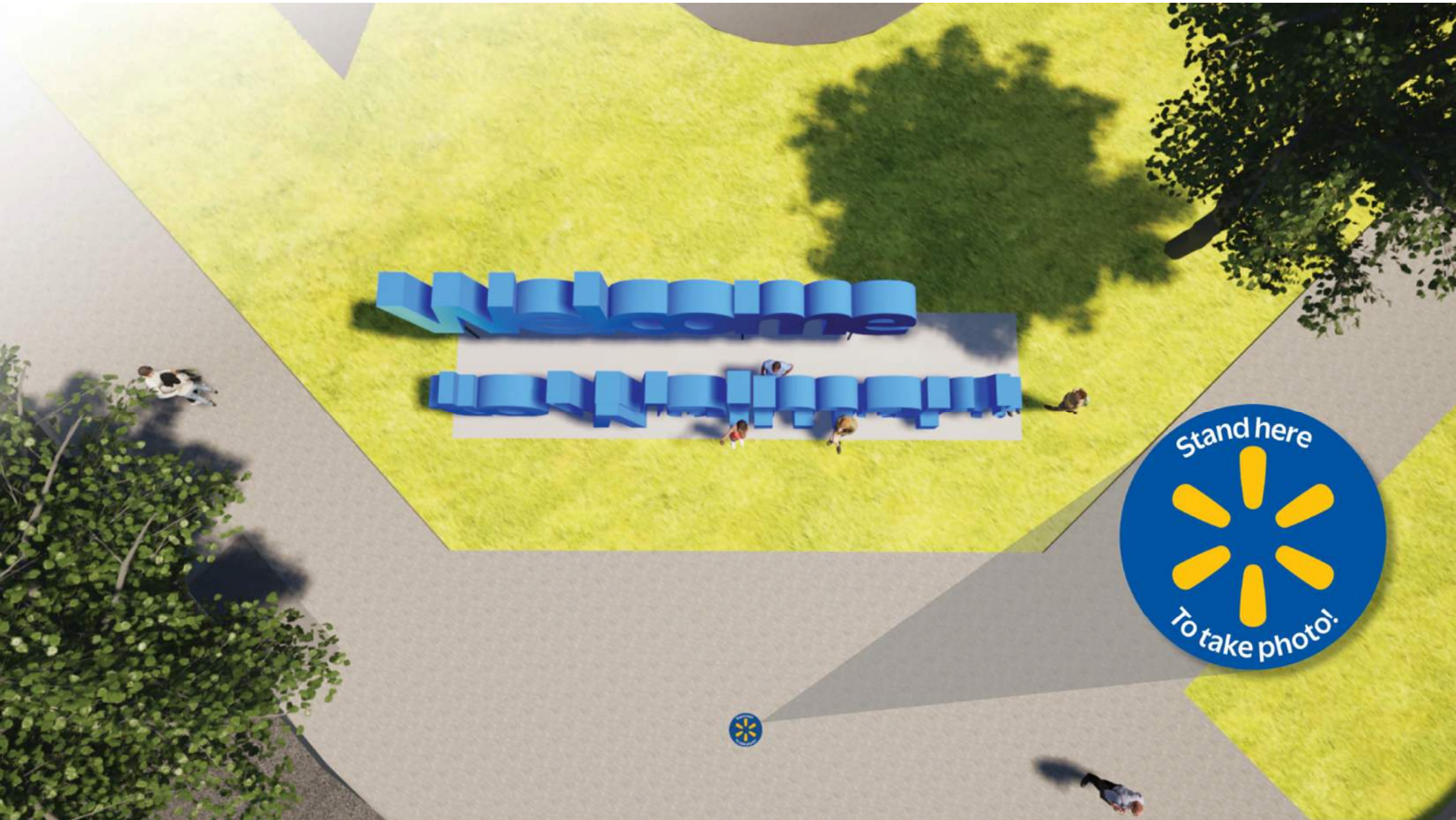


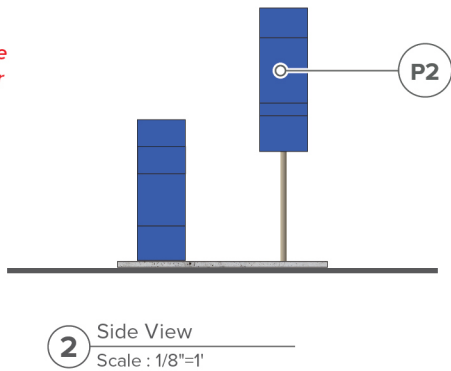
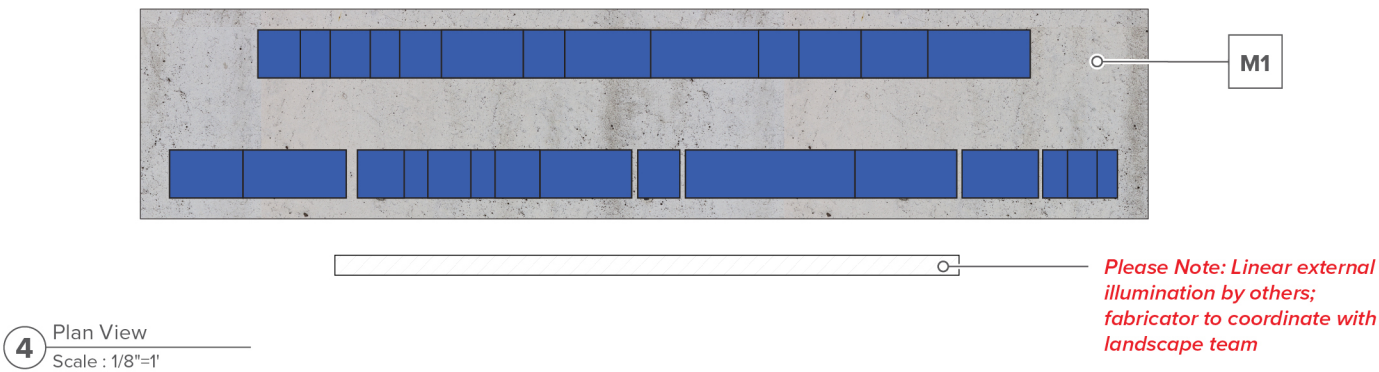
Overall Site Plan



Enlarged Placemaking Location: Feature A & B







MOCK-UP LEGEND

All Mock-ups must be provided by fabricator per mock-up legend below, prior to fabrication. Mock-ups shall include all sign sides and will be reviewed for scale, fabrication, material, color and illumination.

Type 1: Full size, printed and moveable mock-up; Full color digital print applied to flat substrate backing. On-site review in each location.

Type 2: Fully dimensional and working mock-up of partial area (includes all sides). Shop OR on-site review per client.

Type 3: Full size, fully dimensional and working mock-up. Installed on-site for review. May be used as first article

Type 4: Scaled to 1/2 size (50%) 2D black and white prints of all type and/or icons on lightweight bond paper.

Type 5: Full size (100%) 2D black and white prints of all type and/or icons on lightweight bond paper.

Type 6: No mock-up required.

LED lighting temperature to be at 4500°K (±50°K) for mock-ups

Required Mock Up Area

Walmart

rsmdesign

San Clemente, CA
949.492.9479

Dallas, TX
972.974.3690

Los Angeles, CA
213.705.9006

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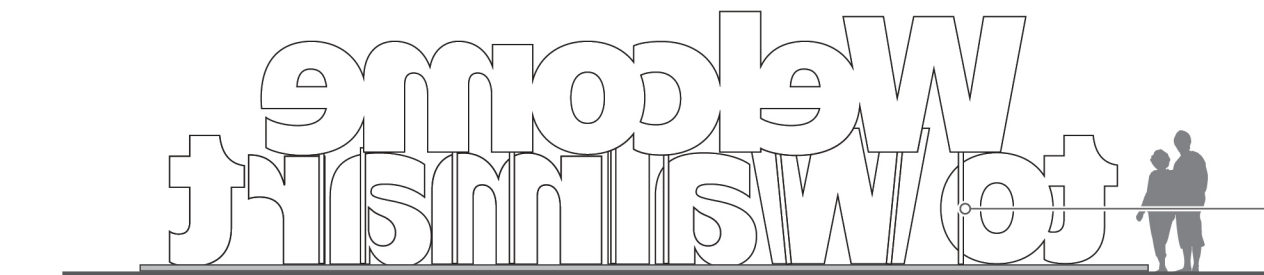
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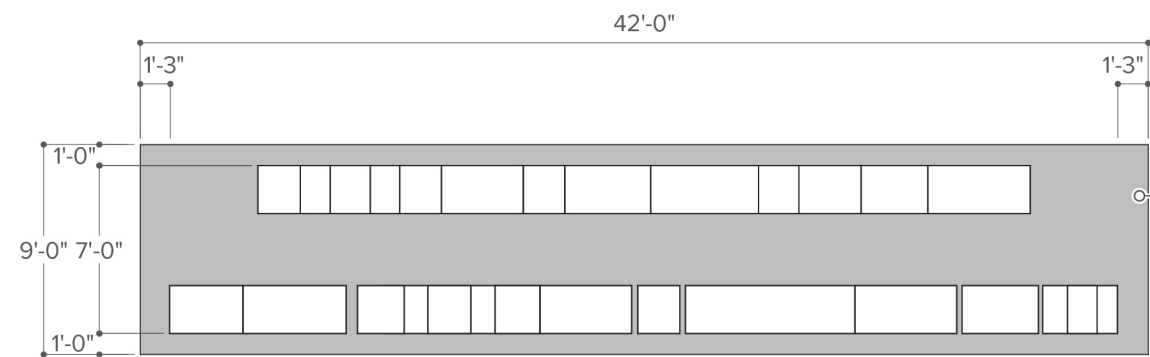
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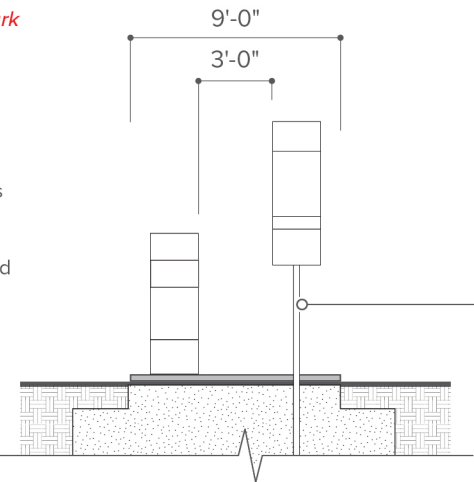
Round support tubes to be hidden behind front row of letters if possible. Quantity as minimal as possible per sign contractor's engineering. Locations shown are suggested.



Please Note: Final Wordmark layout pending approval from client team; RSM to update when confirmed

Fabricated aluminum letters with 1/8" skin and all seams filled and smooth prior to paint. Removable backs and digital printed vinyl face.

6" minimum below grade concrete footing per sign contractor's engineering.



Round support tubes to be hidden behind front row of letters if possible. Quantity as minimal as possible per sign contractor's engineering.

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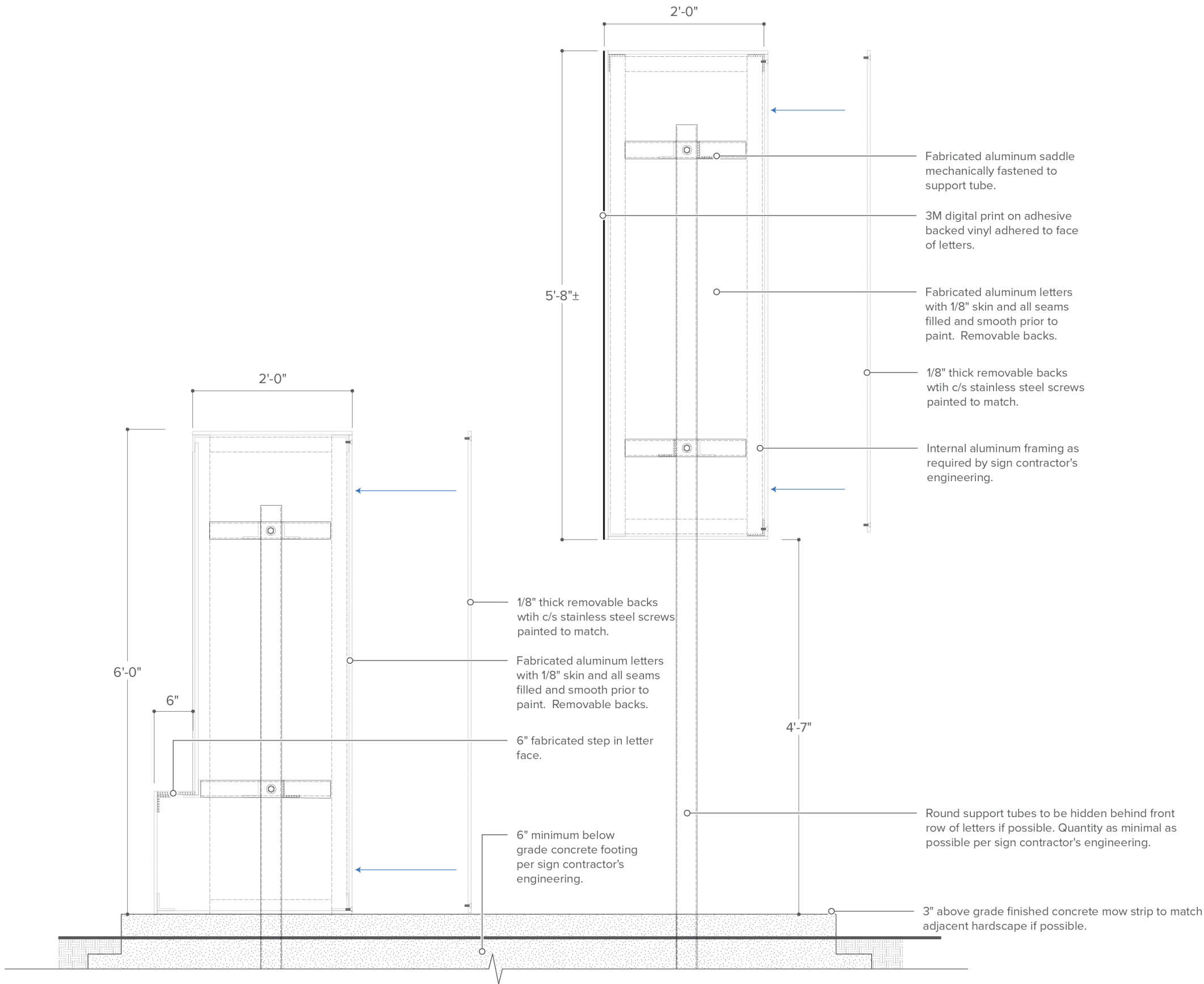
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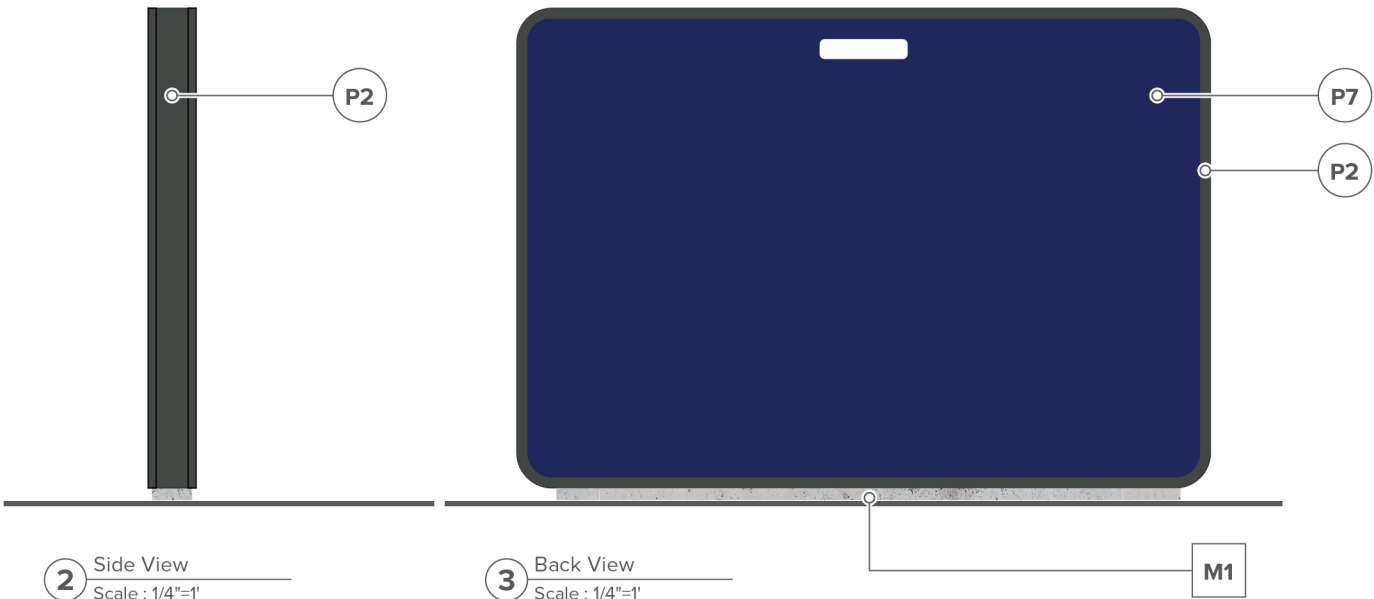
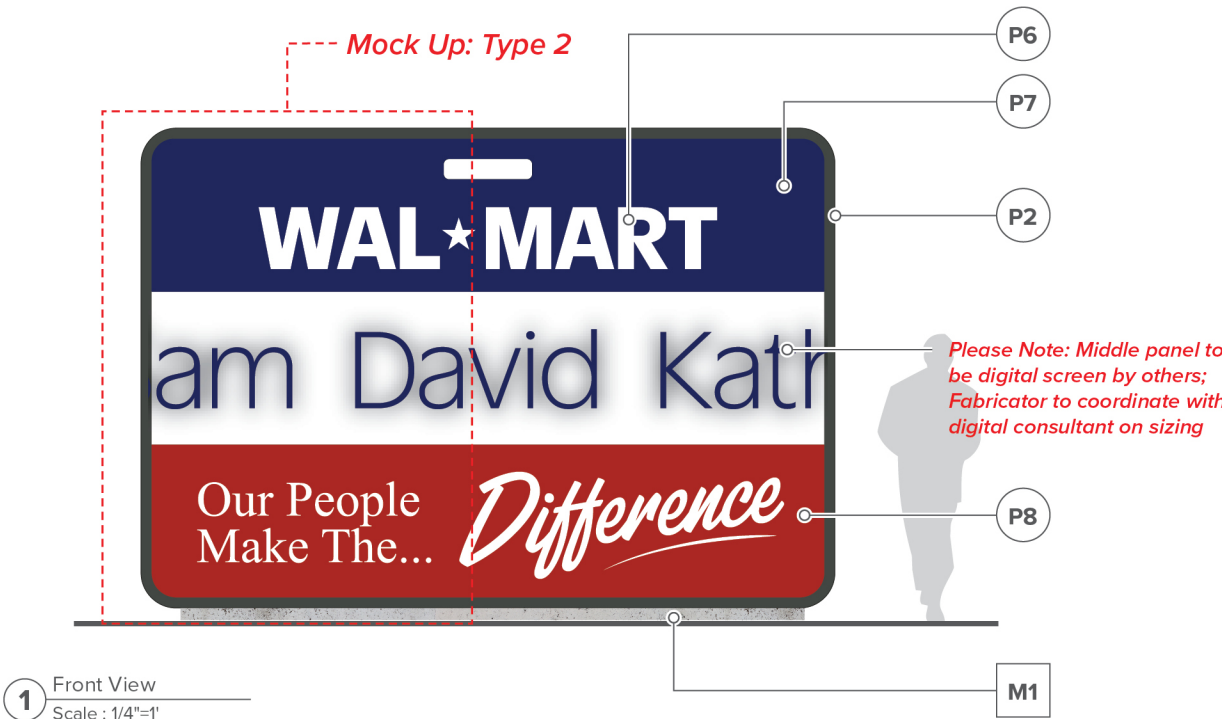
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A Section Detail
Scale : 3"=1'





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walmart

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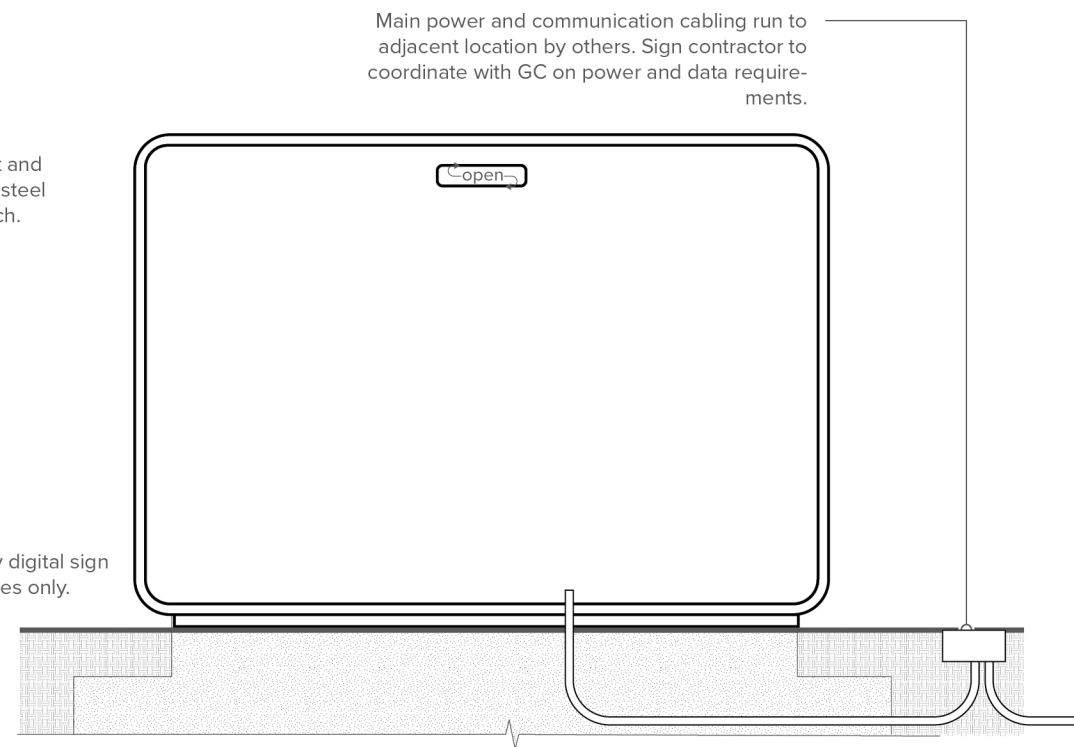
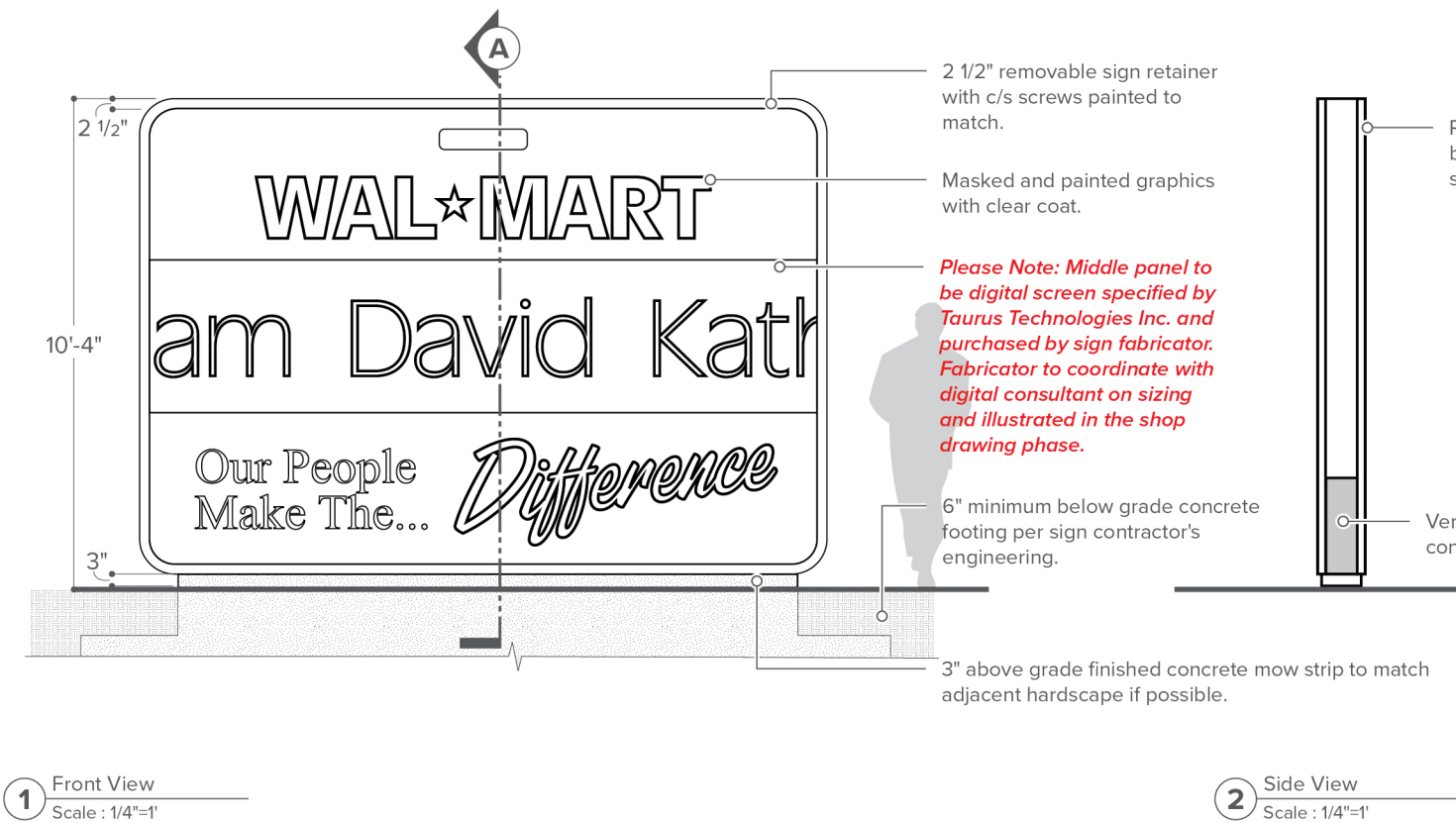
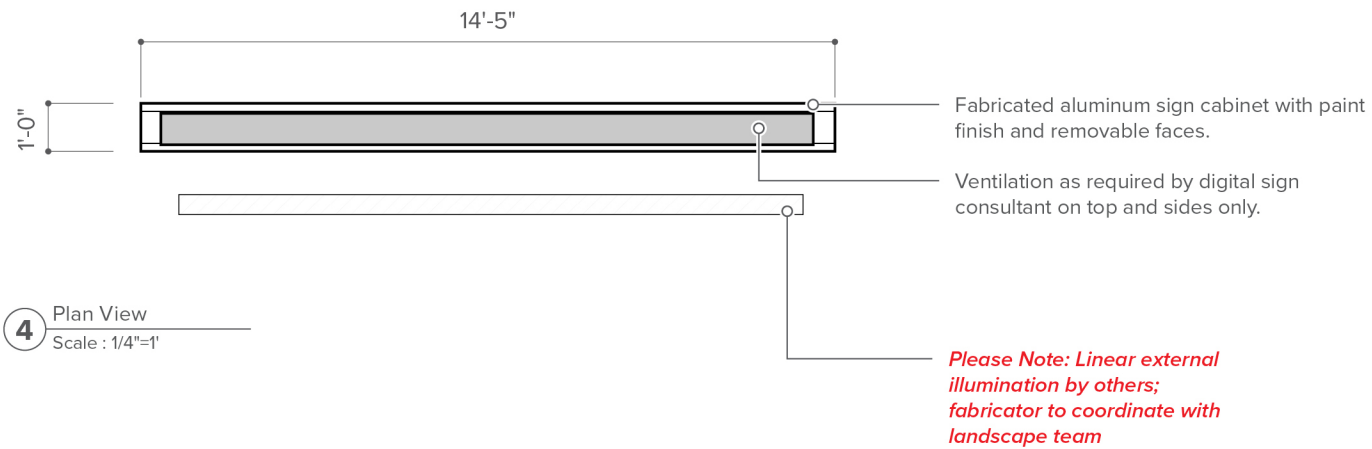
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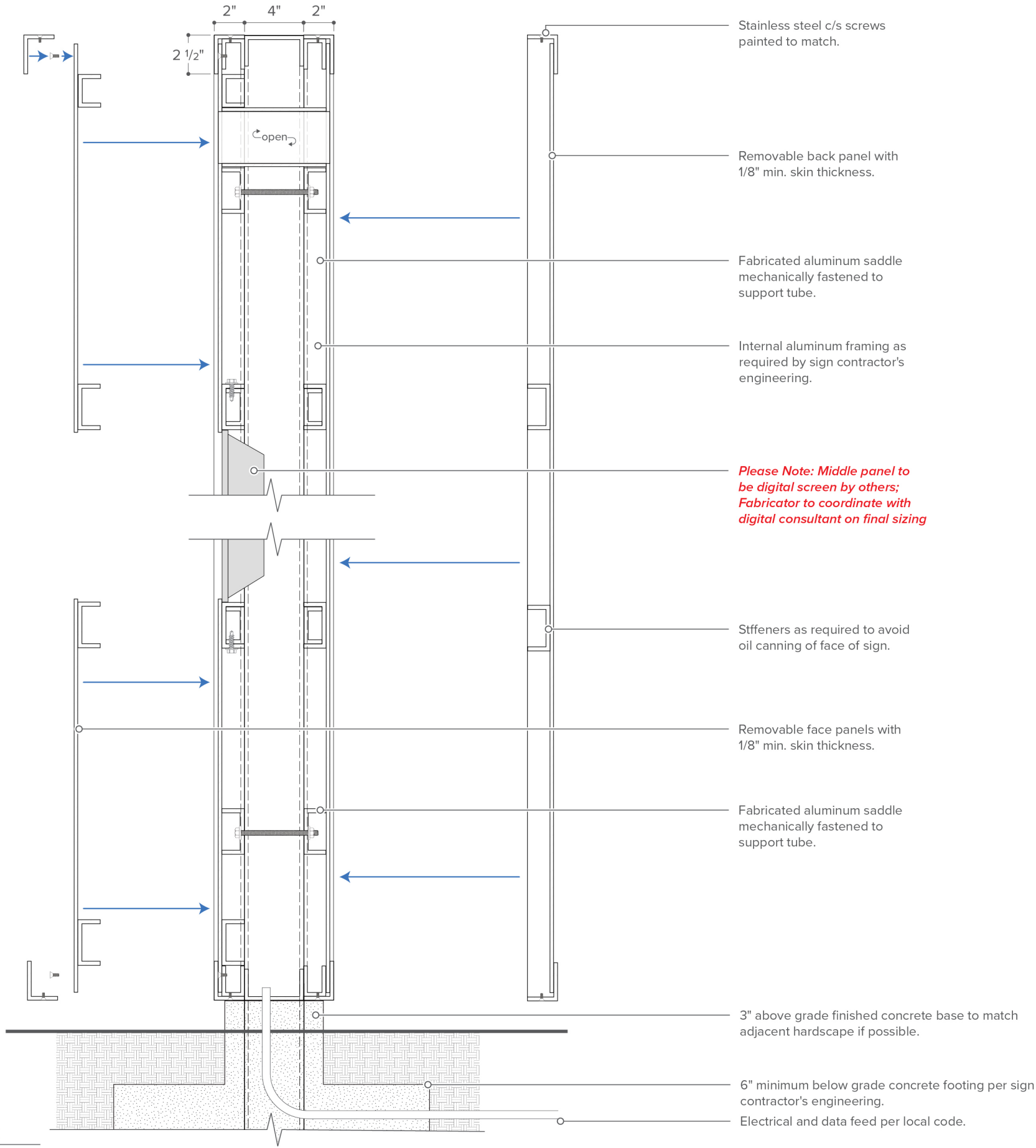
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A Section Detail
Scale : 1"=1'



February 28, 2025

City of Bentonville
Planning Commission
305 SW A Street
Bentonville, AR 72712

Subject: Walmart Campus West Entry Signs
LSD Zone 4 Project # LSD21-0006

Dear Bentonville Board of Adjustments:

On behalf of Walmart, Gensler request a variance to the Walmart Campus West Entry “OF11 Blade” projecting wall sign located in Zone 4 Phase 4 attached to office building facing SE 8th SStreet frontage. The City of Bentonville Land Development Code, Article 801 Sign Ordinance of Appendix A Sec 801.15 Signs Allowed With A Sign Permit to provide:

“(a) Height and area regulations.”

Sign Type	ZONING								Use	No. Allowed	Max. Height	Max. Area (per sign face)
	A1,RE, R1, R2, R3, R4 RC-2, RC-3, PRD, DN1, DN2	RO	C1	C2	C3	DC, DE, DN3, DN4	I1 & I2	PUD				
Projecting			•	•	•	•	•	•	All	1/wall OR 1/wall of each suite	No Max.	32 sq. ft.* must be included as part of the maximum area allowed for wall signs.

The “OF11 Blade” projecting wall mounted sign, roughly **7 ft 7 in height** and 7 ft 7 in wide (**60 sq. ft** approximate area per sign face) projects 9 ft 5 in into SE 8th St right-of-way (currently no air space agreement), and the spark sign will be illuminated at night. This sign is mounted 38 ft above finish floor elevation free of head clearance from SE 8th St.

The broader view is that the Corporate Campus will be a unique 350+ acre environment that will attract visitors from around the world, not all of whom will have access to the entire Campus. These signs (covering over 4,400+ linear ft of SE J Street frontage) will help clearly identify the entrances into the Campus.



Please consider this sign application/variance in the broader context of the campus and not as a single, stand-alone signages. Thank you for your consideration of this request and please let us know if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to be "CK" or similar, written in a cursive style.

Christy Kim, Assoc. AIA, RID, LEED AP BD+C
Principal | Studio Director | Project Director



01



GENERAL
INFORMATION

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Los Angeles, CA
213.705.9006

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PAINT & MATERIALS

The following illustrates the proposed paints and materials. Please Note all final colors and materials to be approved by client team prior to fabrication. Please notify the Client, General Contractor, and RSM Design of any changes.

PAINTS

All paints to have Satin Finish unless otherwise specified. All painted surfaces are to be on aluminum.

P1

Matthews
To Match
PMS 1235 C

P2

Matthews
To Match
PMS 2728 C

P3

Matthews
MP12416
Shipyards Grey

P4

Matthews
MP59647
Black is Back

P5

Matthews
To Match
PMS White

P6

Matthews
To Match
PMS 2729 C

P7

Matthews
MP08514
Enzo Red

P8

Matthews
MP08514
Enzo Red

MATERIALS

All materials to be provided as 8" x 8" sample or as part of a mock-up for approval.

M1

Concrete
Smooth Finish

M2

QPC
Rustic Cherry Texture

VINYL

All materials to be provided as 8" x 8" sample or as part of a mock-up for approval.

V1

3M Vinyl
Custom Vinyl Gradient

*Please Note: RSM to provide
selected fabricator to vector
ready gradient artwork*

Fabricator shall submit 3 (three) set of sample and/or prototypes of each material, paint and vinyl call out listed on this sheet, minimum size 8"x 8" in size. All paint spray outs must be on aluminum.

RSM will review the samples and will keep one set as control samples throughout the fabrication process. RSM will send the other 2 sets back to the fabricator for distribution, one set for the fabricator to keep and one set to the client team.

Samples must be submitted to RSM in a time frame allowable for review of material, color and aesthetic compatibility to any existing adjacent materials.

If a color or material is not approved, the Fabricator must re-submit a new sample until it is approved by the team.



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WEST ENTRY SIGN TYPES

GENERAL NOTES:

All drawings and details shown in this document are for intent only and are not to be used for construction. The sign fabricator is to verify compliance with all local code, regulations, and ADA code requirements, prior to producing shop drawings, fabrication, and or installation. RSM Design should be notified of any changes.

All copy and messaging shown is For Placement Only (FPO). Final copy and messaging are to be provided by the client team, prior to fabrication.

All final quantities and locations are to be field verified by the fabricator and approved by the client team prior to fabrication.

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Placemaking Location



Overall Site Plan

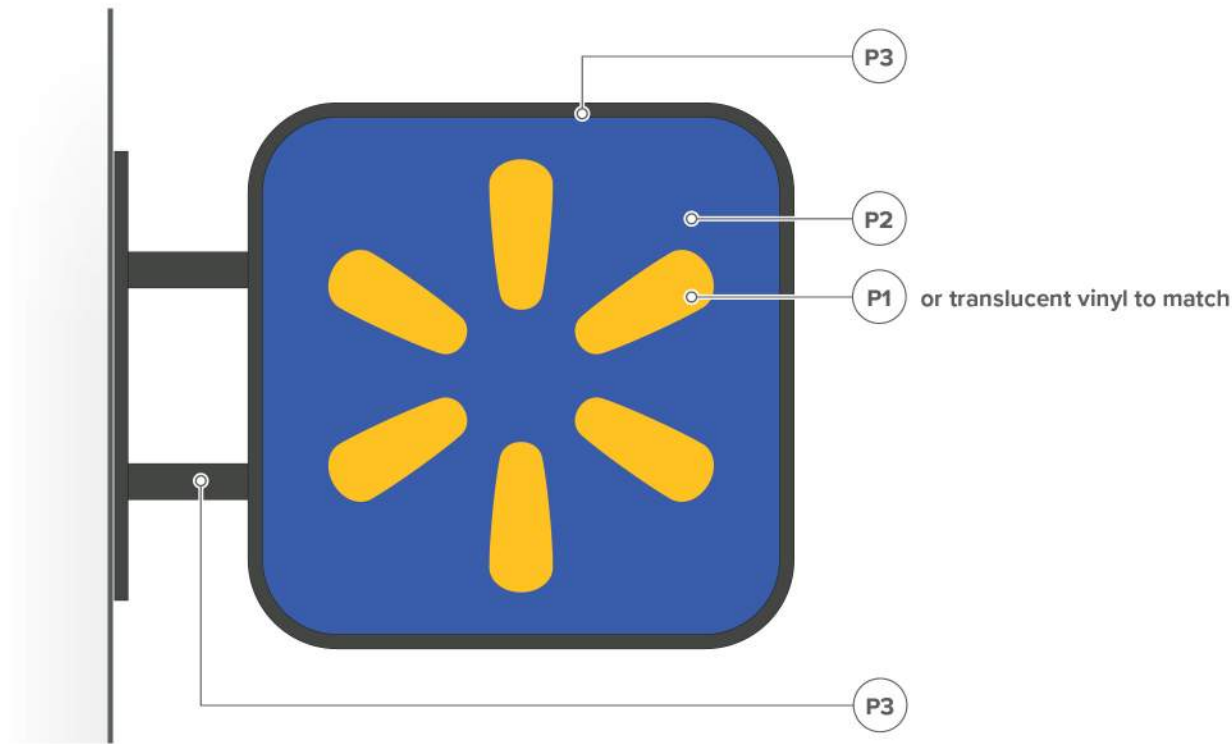


Enlarged Placemaking Location

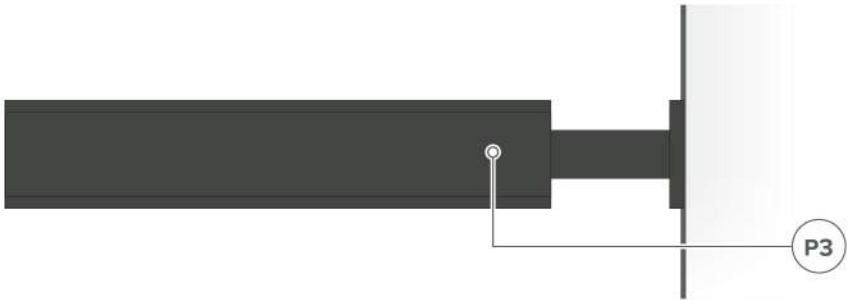
Feature B

Feature B is a painted aluminum / steel structure within the median on the West Entry. The sign is to be internally and externally illuminated at night

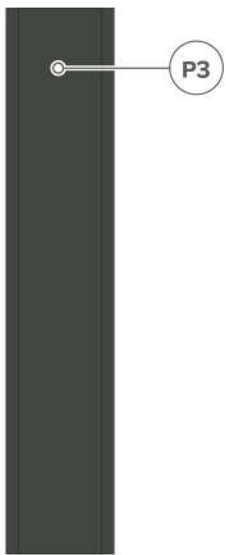




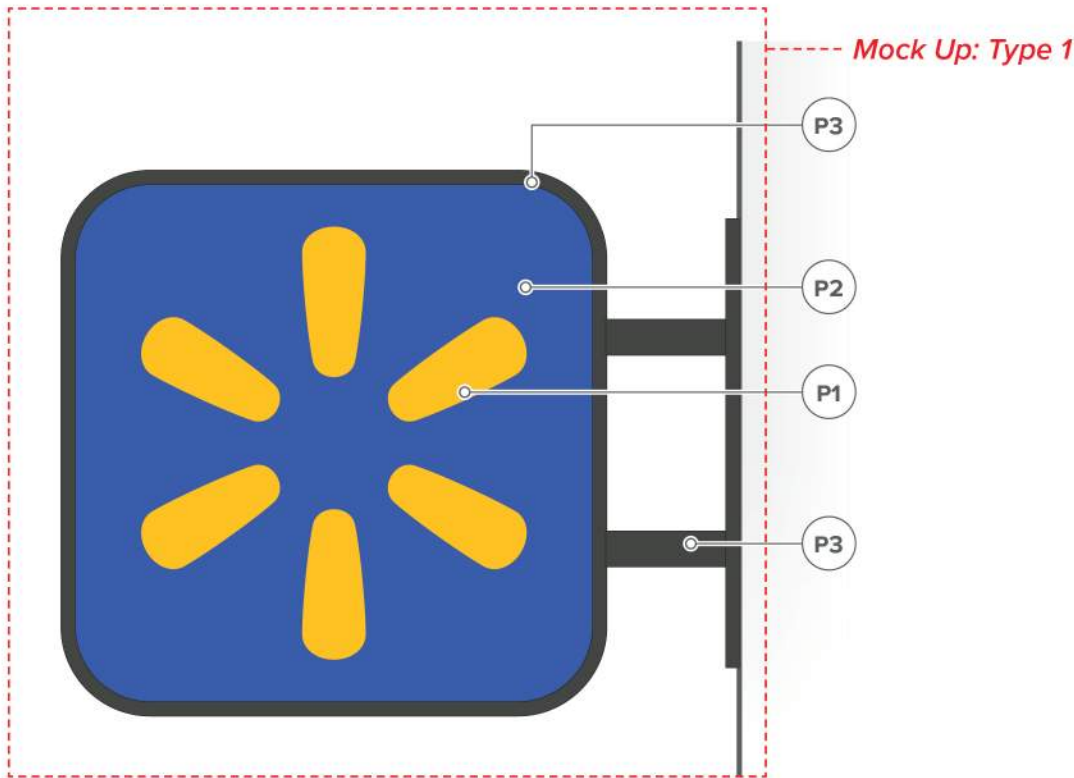
3 Front View
Scale : 3/8"=1'



4 Top View
Scale : 3/8"=1'



1 Side View
Scale : 3/8"=1'



2 Front View
Scale : 3/8"=1'

MOCK-UP LEGEND

All Mock-ups must be provided by fabricator per mock-up legend below, prior to fabrication. Mock-ups shall include all sign sides and will be reviewed for scale, fabrication, material, color and illumination.

Type 1: Full size, printed and moveable mock-up; Full color digital print applied to flat substrate backing. On-site review in each location.

Type 2: Fully dimensional and working mock-up of partial area (includes all sides). Shop OR on-site review per client.

Type 3: Full size, fully dimensional and working mock-up. Installed on-site for review. May be used as first article

Type 4: Scaled to 1/2 size (50%) 2D black and white prints of all type and/or icons on lightweight bond paper.

Type 5: Full size (100%) 2D black and white prints of all type and/or icons on lightweight bond paper.

Type 6: No mock-up required.

LED lighting temperature to be at 4500°K (±50°K) for mock-ups

 Required Mock Up Area

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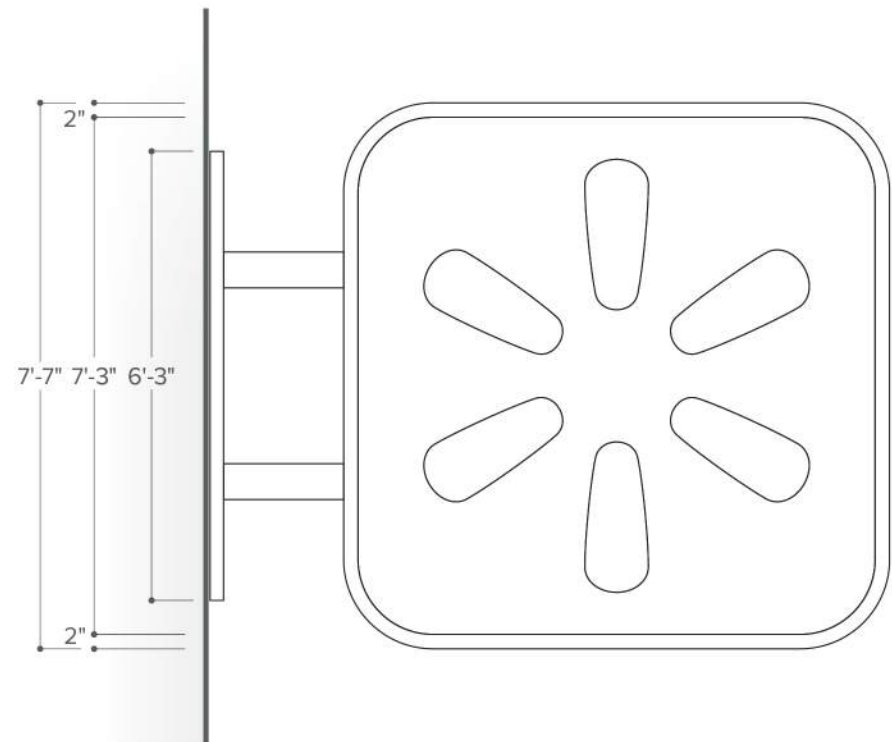
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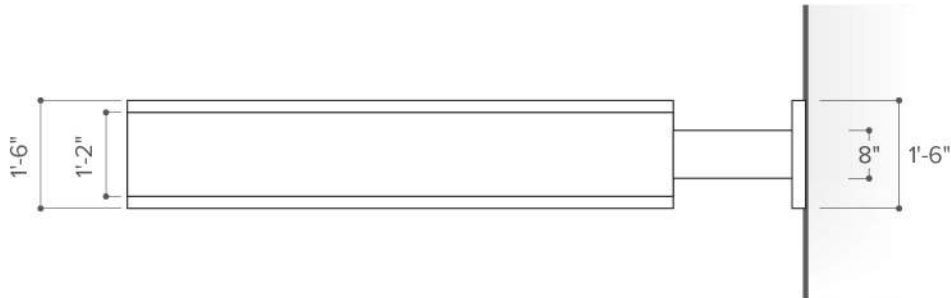
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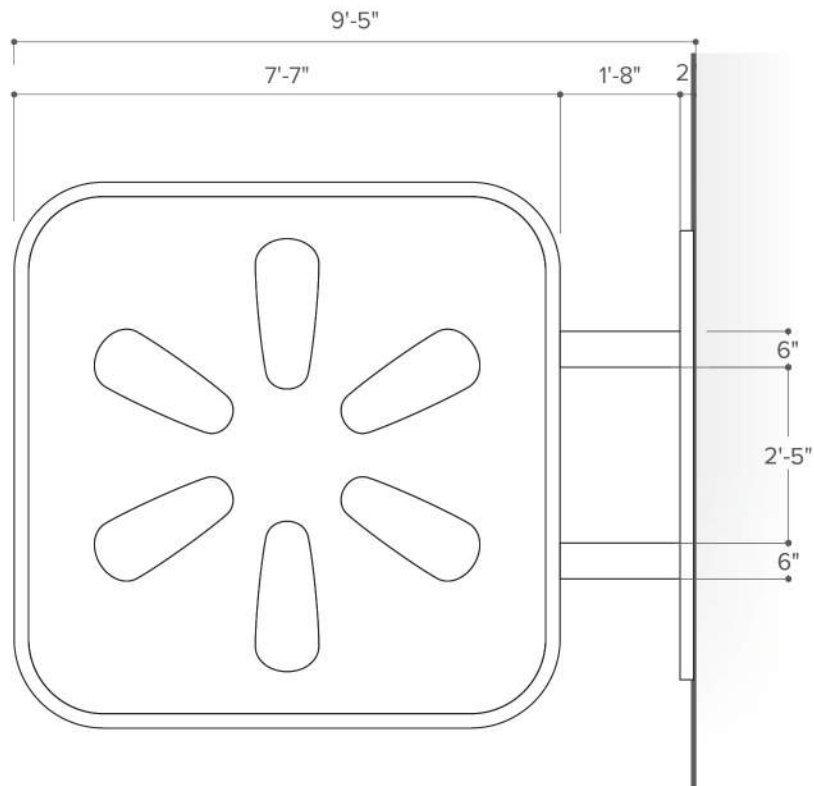
3 Front View
Scale : 3/8"=1'



1 Side View
Scale : 3/8"=1'



4 Top View
Scale : 3/8"=1'



2 Front View
Scale : 3/8"=1'

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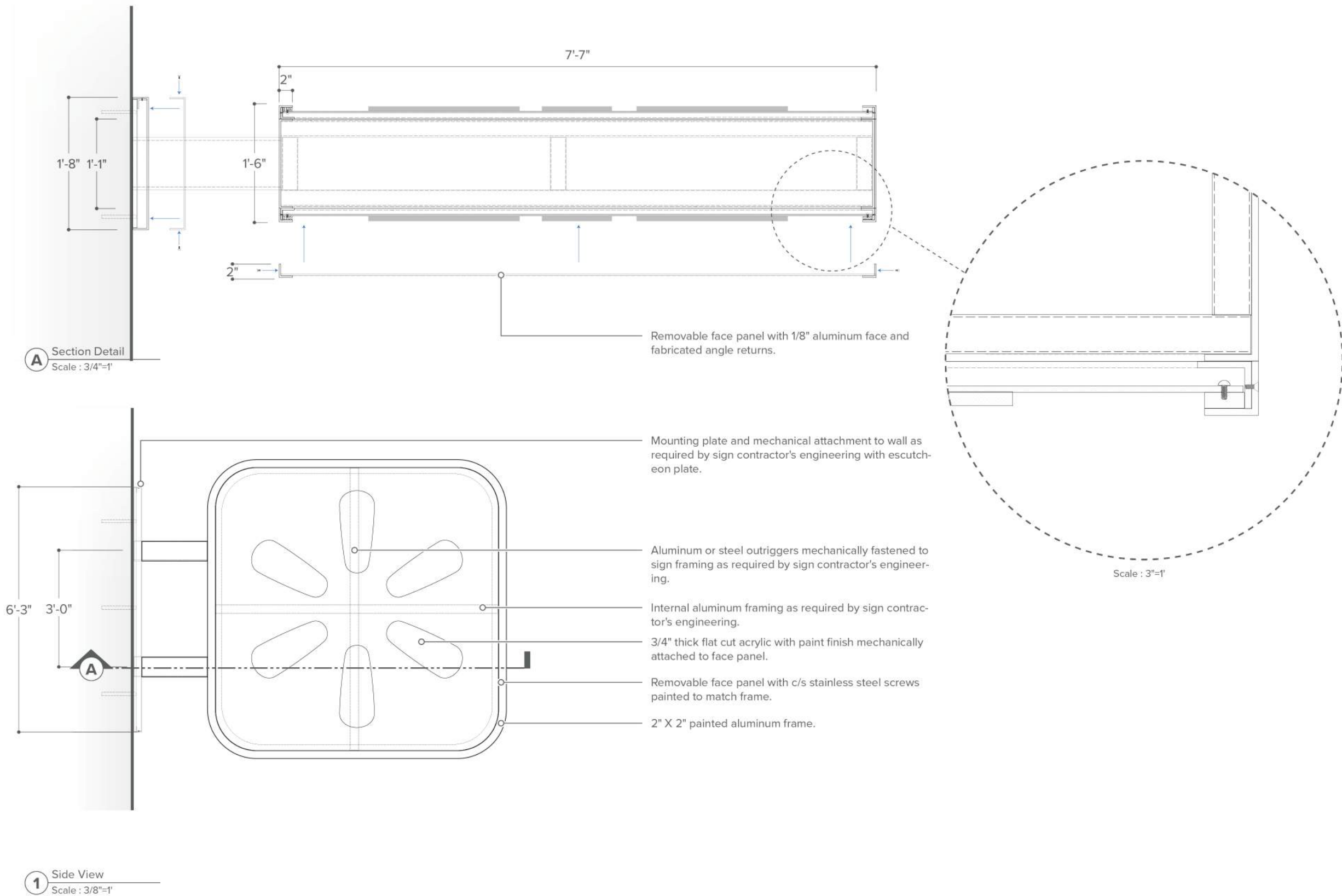
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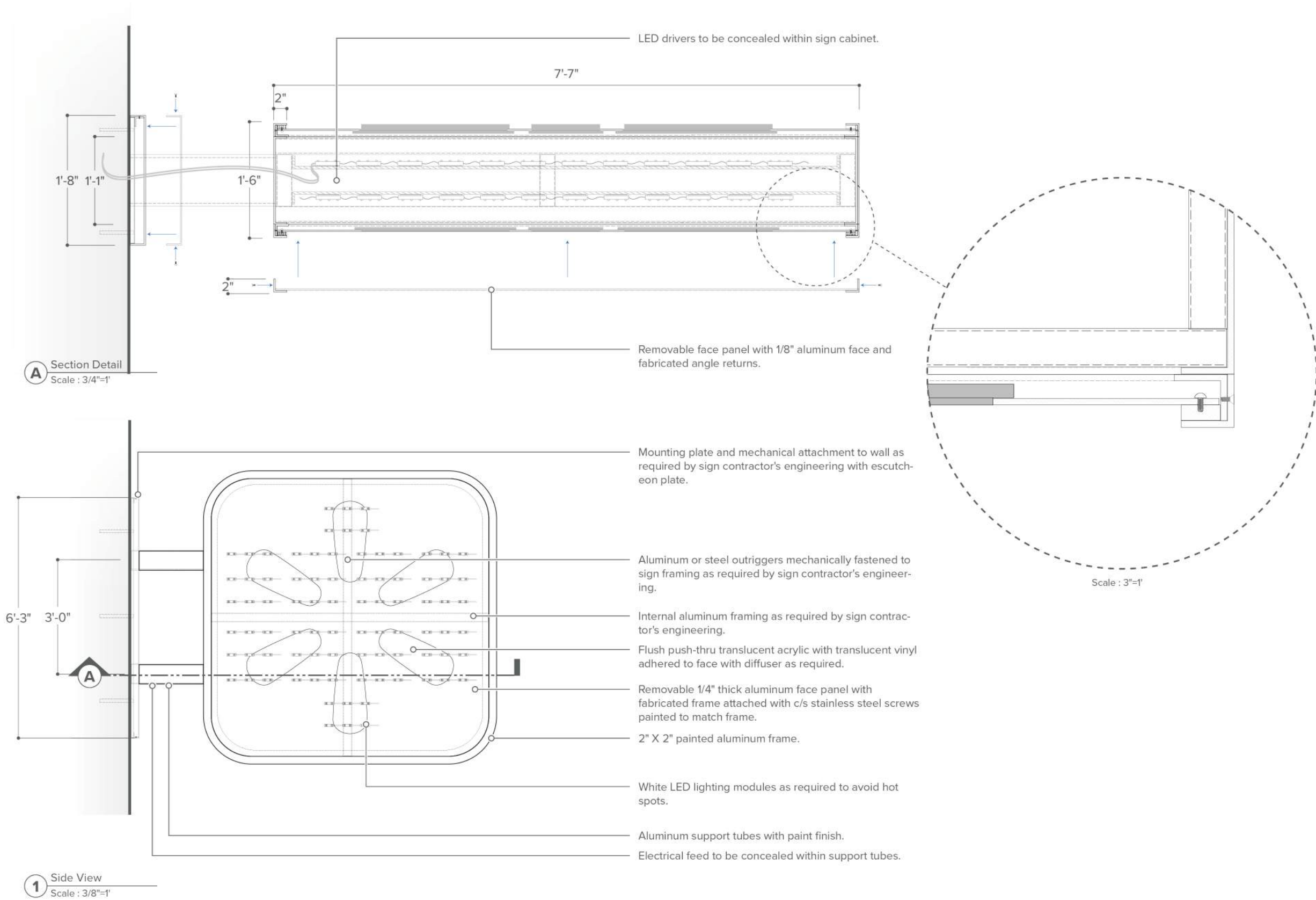
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Alternate: Internally Illuminated



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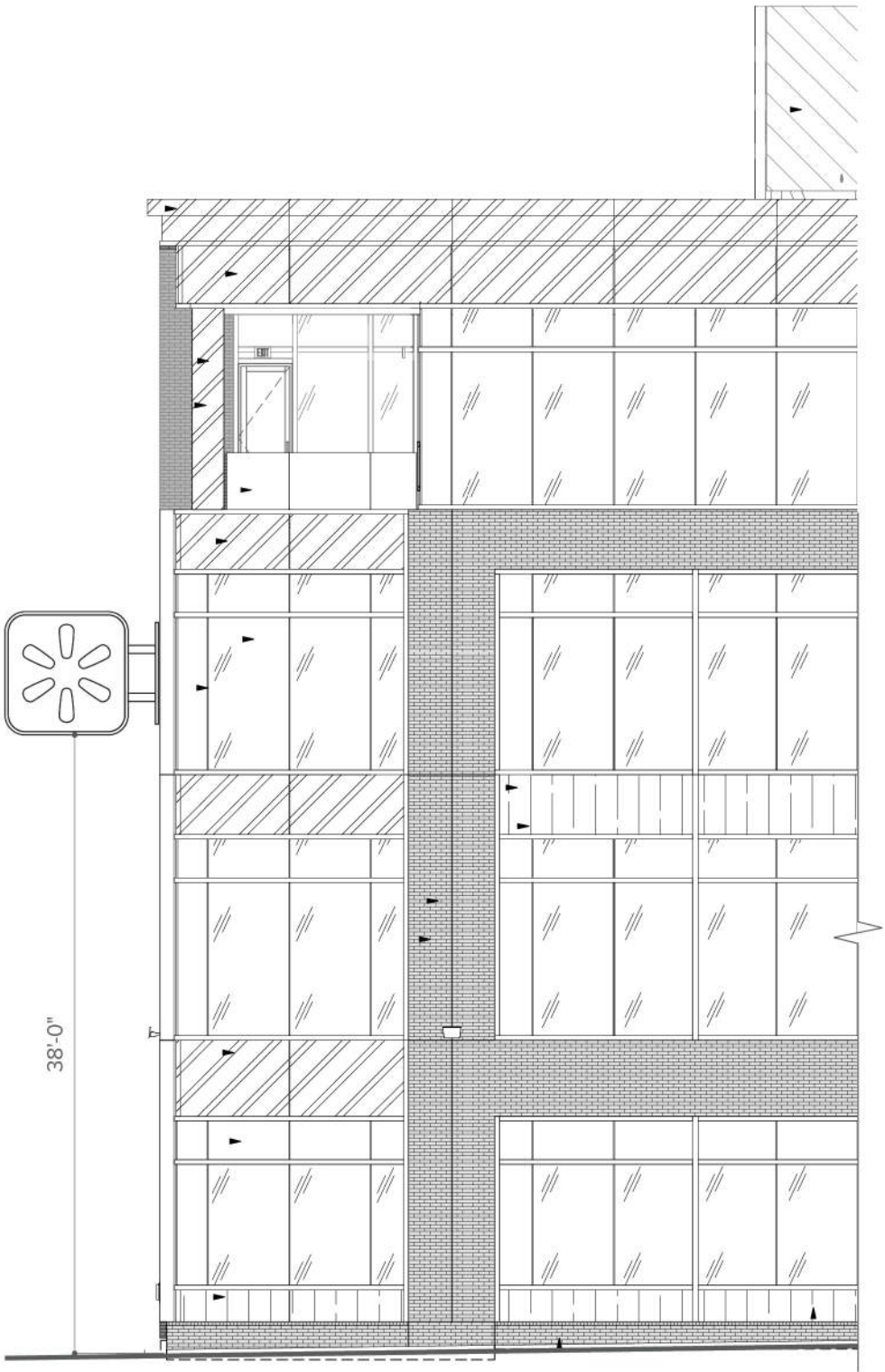
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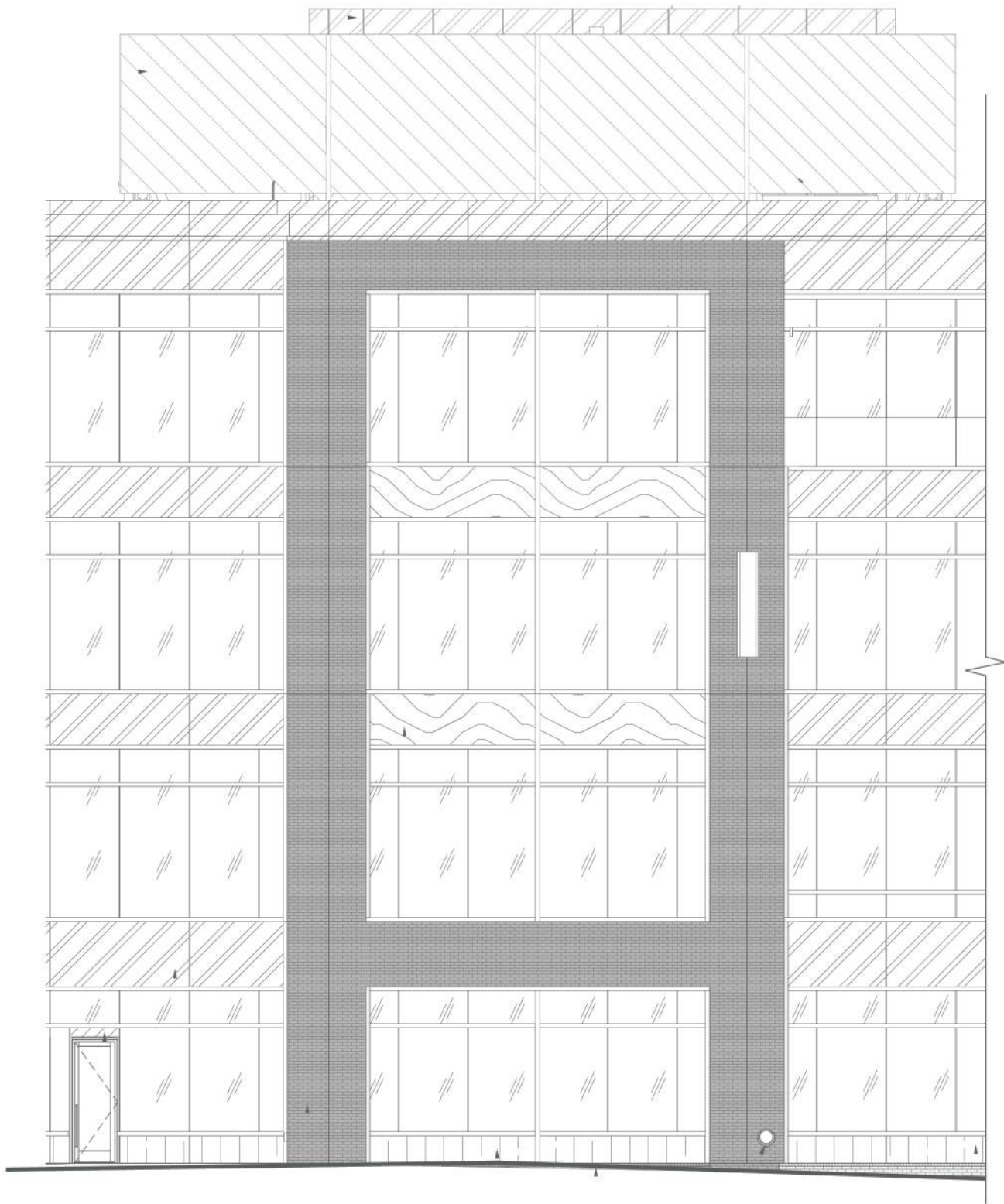
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1 West Elevation
Scale : 3/32"=1'



2 North Elevation Elevation
Scale : 3/32"=1'

Walmart Campus

4.01 | Masterplan

Gensler Updated: 12/09/2024

- Legend**
- Office Building
 - Number of Stories
 - Amenity & Support
 - Retail
 - Parking Deck
 - Number of Stories
 - Surface Lot
 - PUD Boundary
 - Zone Boundary

