

RUSH FUNPLEX

ENTERTAINMENT, COMMERCIAL DEVELOPMENT

06-02-2026



Welcome

MEET THE TEAM



Dan Milich, Owner's Representative



John Huss, Civil Engineer



Steve Rich, Development



Scott Slaggie, Principal Architect



Amy McCurdy, Traffic Engineer



Kyle Knecht, Landscape Architect



SITE PLAN



SITE PLAN





ENTERTAINMENT DEVELOPMENT
LOT 1 – RUSH FUNPLEX

NORTHWEST CORNER



NORTH FACADE



SOUTHWEST CORNER



NORTHEAST CORNER



SOUTHEAST CORNER



EAST FACADE



DESIGN ALTERNATE – EAST FACADE
PER CITY COMMENTS

EAST FACADE



ALTERNATE EAST FACADE





THE
RUSH
FUNPLEX

NW Tudor RD

NW Ward RD



THE
RUSH
FUNPLEX

NW Ward RD

RUSH
FUNPLEX
TENANT
TENANT
TENANT
TENANT



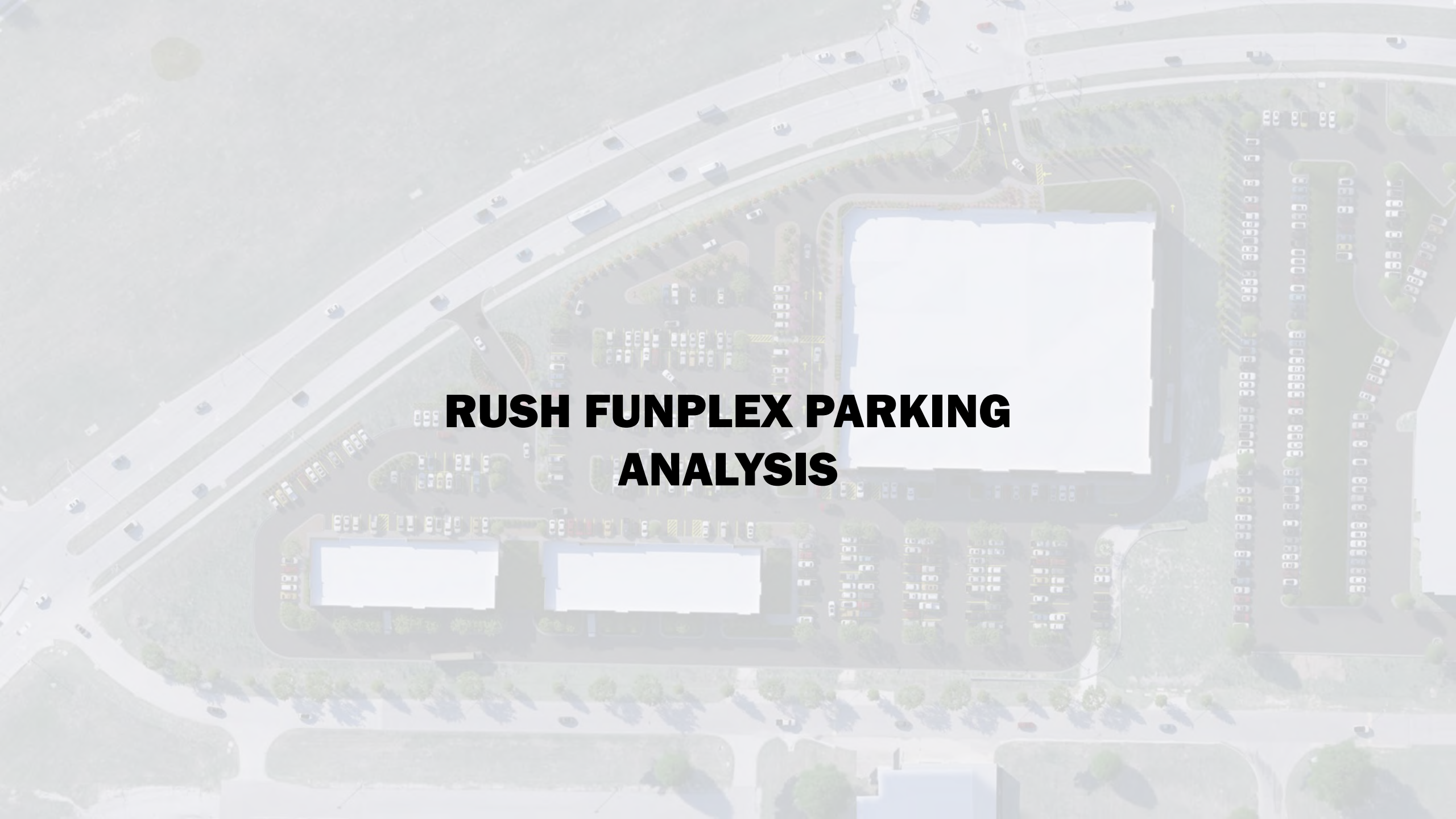
THE
RUSH
FUNPLEX











RUSH FUNPLEX PARKING ANALYSIS



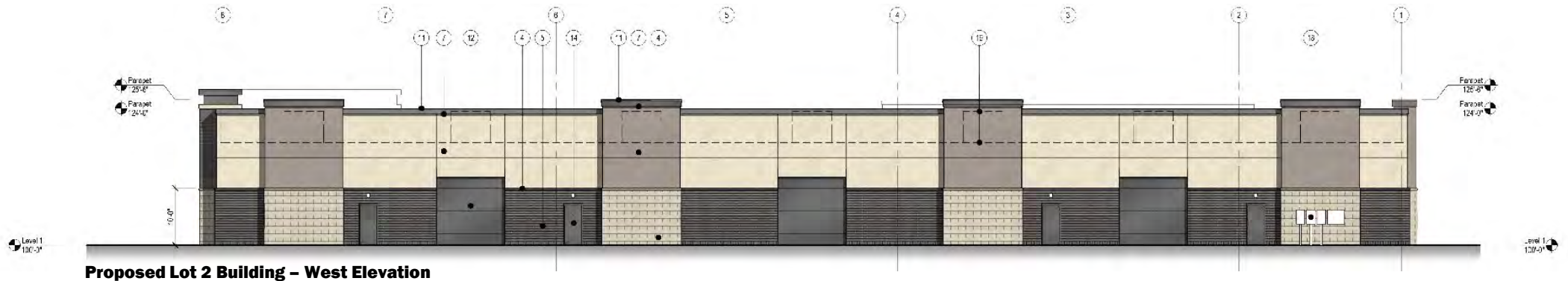
PARKING ANALYSIS



An aerial architectural rendering of a commercial development. The central focus is a long, single-story building with a white roof and brown accents. The word "TENANT" is repeated across the building's facade. In front of the building is a large, multi-level parking lot filled with various cars and trucks. The scene is set in a flat, open area with some trees and a clear sky. The overall style is a clean, professional architectural visualization.

COMMERCIAL DEVELOPMENT
LOTS 2 & 3

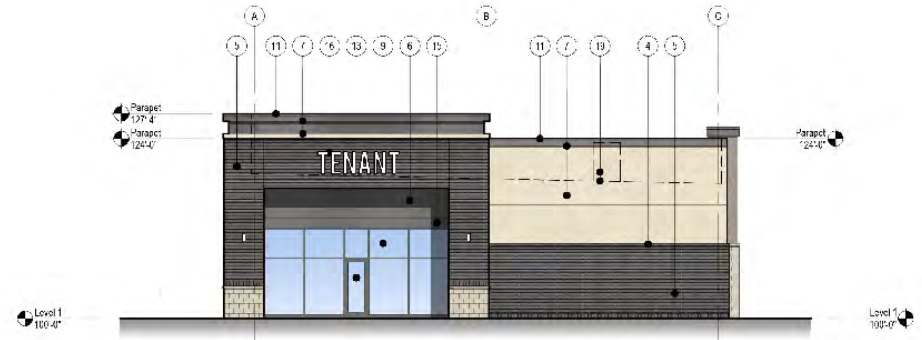




Proposed Lot 2 Building - West Elevation



Proposed Lot 2 Building - South Elevation



Proposed Lot 2 Building - North Elevation

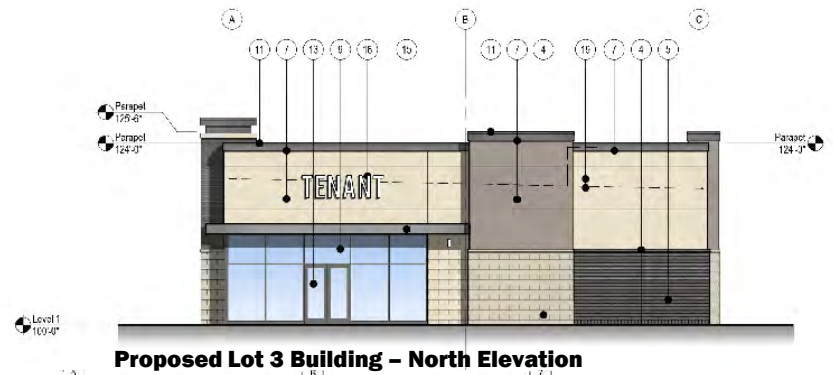
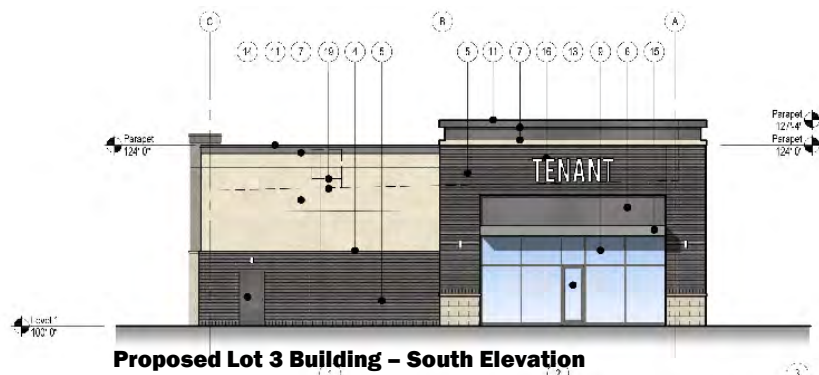
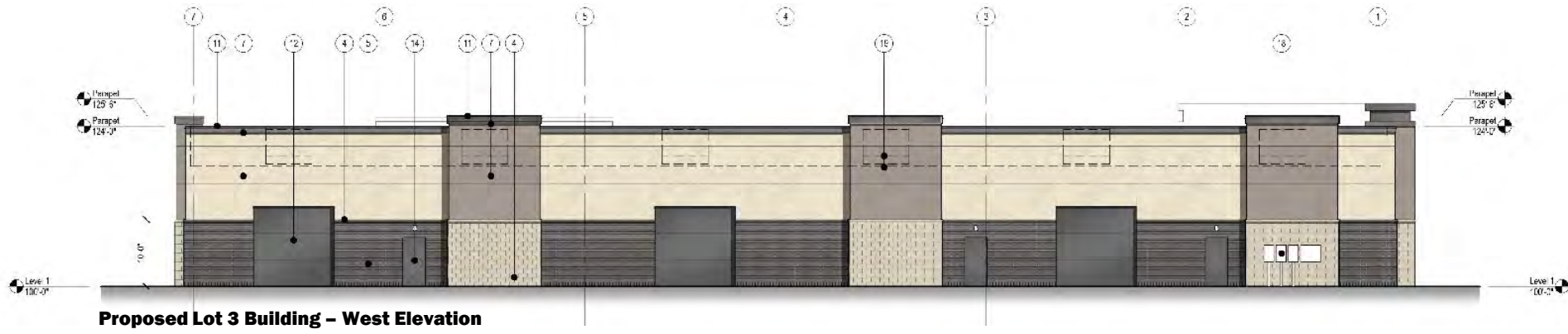


Proposed Lot 2 Building - East Elevation

LOT 2 BUILDING



LOT 2 BUILDING



LOT 3 BUILDING

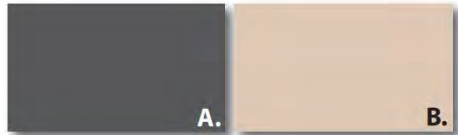


LOT 3 BUILDING

PROPOSED EXTERIOR MATERIALS PALETTE:

- | | | |
|--|---|---|
| <p>1. Insulated Tilt-up/Precast Concrete Wall Panel with Direct-Applied Textured Acrylic Coating System
Colors: A. To Match SW 7674: Peppercorn
B. To Match SW 2859: Beige
C. To Match SW 6074: Spalding Gray
D. To Match SW 2829: Classical White</p> <p>2. Insulated Tilt-up/Precast Concrete Wall Panel with Thin-Brick Inset
Manufacturer: Endicott Thin Brick
Color: Gray Blend Smooth</p> <p>3. Insulated Tilt-up/Precast Concrete Wall Panel with Surface Formliner with Direct-Applied Textured Acrylic Coating System
Manufacturer: Customrock Formliner #4010
Color: SW 6074 Spalding Gray</p> <p>4. Architectural Masonry Unit
Manufacturer: Reading Rock Rockcast
Color: Buffstone
Pattern: Running Bond</p> | <p>5. Face Brick
Manufacturer: Endicott Brick Modular
Color: Gray Blend Smooth</p> <p>6. Aluminum Composite Metal Wall Panel
Manufacturer: Alpolic
Color: Mica MFS Grey</p> <p>7: Exterior Insulated Finish System - Wall
Manufacturer: Sto Corporation
Model: Stotherm CI Lotusan
Colors: To Match SW
To Match SW
To Match SW
Finish: Fine</p> <p>8. Concrete Wall Reveal - Typical</p> <p>9: Aluminum Storefront System with Clear Insulated Low-E Glazing
Manufacturer: Kawneer
Model: Tri-Fab Versaglaze 451-7
Color: Black Anodized</p> <p>10: Prefinished Cornice with Direct-Applied Textured Acrylic Coating System</p> | <p>11: Pre-Finished Metal Coping Assembly/Sheet Metal Flashing
Manufacturer: Berridge
Color: Lead-Cote</p> <p>12: Insulated Coiling Steel Overhead Door</p> <p>13: Aluminum/Glass Storefront Door(s)</p> <p>14: Flush Hollow-Core Steel Door with High-Performance Coating</p> <p>15: Prefinished Metal Canopy System</p> <p>16: Internally Illuminated Building Mounted Signage - All Signage to Conform to City Signage Requirements and Submitted for Review Under a Separate Application</p> <p>17. Wall-Mounted Exterior Lighting</p> |
|--|---|---|

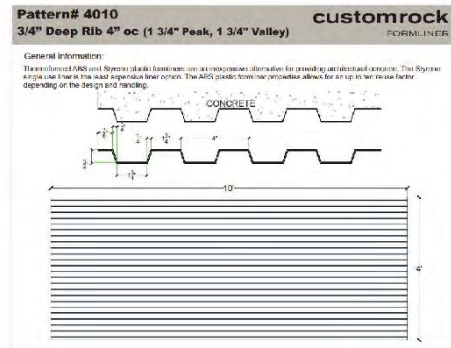
NOTE: All Materials Subject to Approved Equal or Substitutions as Development Progresses.



1.



2. / 5.



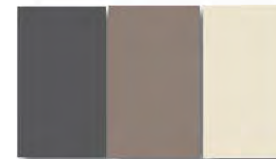
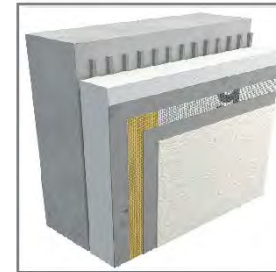
3.



6.



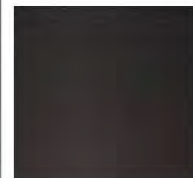
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7.



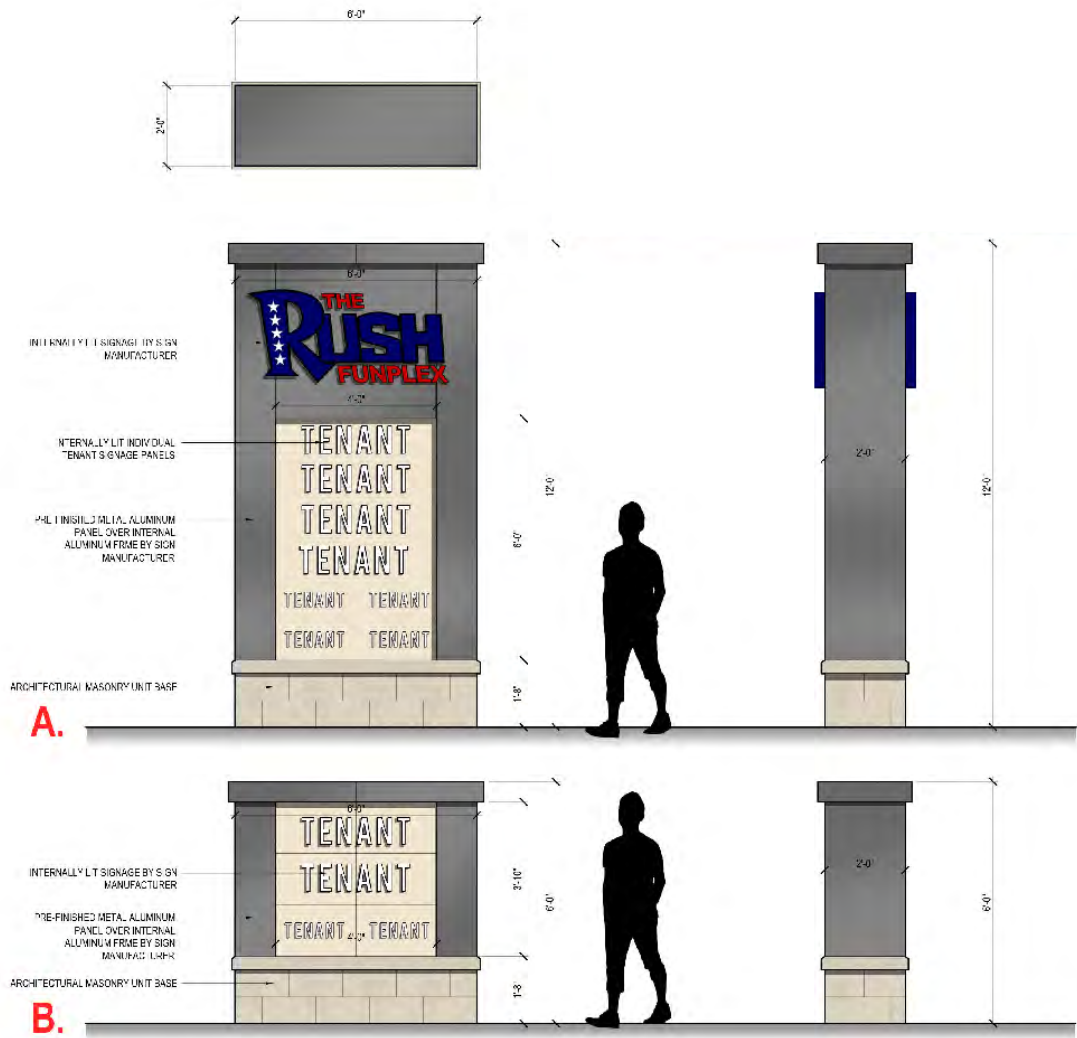
11.



9.

DEVELOPMENT SIGNAGE





MONUMENT SIGN & LOCATIONS

An architectural rendering of a modern, multi-story commercial building with a mix of light and dark grey panels and large glass windows. The building features a prominent sign that reads "THE RUSH FUTUREPLEX". In the foreground, there is a landscaped area with green grass and several orange-flowered bushes. To the left, a street intersection is visible with traffic lights and a street sign for "NW Ward Rd". The sky is blue with light, wispy clouds. A large, bold text overlay is centered on the image.

**THE
RUSH
FUTUREPLEX**

THANK YOU

Q & A