

EXHIBIT C BLUFF CREEK CORPORATE CENTER

DEVELOPMENT DESIGN STANDARDS

Development Standards

a. Intent

The purpose of this zone is to create a PUD light industrial/office park. The use of the PUD zone is to allow for more flexible design standards while creating a higher quality and more sensitive proposal. All utilities are required to be placed underground. Each lot proposed for development shall proceed through site plan review based on the development standards outlined below. Photo-composite images of proposed development adjacent to Highways 5 shall be submitted as part of the review process. The PUD requires that the development demonstrate a higher quality of architectural standards and site design. Ancillary uses may be permitted as listed below once a primary use has occupied the site. Shared parking shall be required of the development. **The Office Industrial Park District regulations shall apply except as modified by this ordinance.**

b. Permitted Uses

The permitted uses in this zone shall be limited to institutional use on one lot only or light industrial, warehousing, and office as defined below. The uses shall be limited to those as defined herein. If there is a question as to whether or not a use meets the definition, the City Council shall make that interpretation.

Light Industrial - The manufacturing, compounding, processing, assembling, packaging, or testing of goods or equipment or research activities entirely within an enclosed structure, with no outside storage. There shall be negligible impact upon the surrounding environment by noise, vibration, smoke, dust or pollutants.

Warehousing - Means the commercial storage of merchandise and personal property.

Office - Professional and business office.

Health Services- establishments primarily engaged in furnishing medical, surgical and other health services to persons.

Conferences/Convention Center - establishments designed to accommodate people in assembly, providing conference and meeting services to individuals, groups, and organizations.

Indoor Recreation/Health Club - establishments engaged in operating reducing and other health clubs, spas, and similar facilities featuring exercise and other physical fitness conditioning.

Hotel/Motel - establishments engaged in furnishing lodging, or lodging and meals, to the general public.

Research Laboratory - establishments engaged in scientific research or study.

Ancillary Uses (in conjunction with and integral to a primary use)

Showroom - showroom type display area for products stored or manufactured on-site provided that no more than 20 percent of the floor space is used for such display and sales.

Telecommunication Towers and Antennas by conditional use permit only.

Day Care - establishments providing for the care and supervision of infants and children on a daily basis.

Prohibited uses

- Contractors Yard
- Lumber Yard
- Home Improvement/Building Supply
- Garden Center
- Auto related including sales and repair
- Home furnishings and equipment stores
- General Merchandise Store

c. Setbacks

The development is regulated by the Highway 5 and the PUD Standards. There are no minimum requirements for setbacks on interior lot lines in the PUD zone, except as specified below. The following setbacks shall apply:

Frontage	Minimum Setback Building/Parking	Maximum Setback Building/Parking
Future Hwy. 5	70/10	150
Coulter Boulevard	50/30	100 *
Stone Creek Drive	30/20	NA
Bluff Creek:		
West Lot line Lot 1, Block 1	35/30	NA
West Lot Line Lot 2, Block 1	15/15	NA
East Lot Line Lot 1, Block 2	110/110	NA
East Lot Line Lot 2, Block 2	100/100	NA
Northeast Lot Line Lot 2, Block 2	60/60	NA

Northeast Lot Line Lot 3, Block 2	35/35	NA
East Lot Line Lot 3, Block 2	60/60	NA

* Church facility is excluded from this maximum building setback.
(Lot and Block Designations are based on proposed preliminary plat numbering.)
(TH 5 parking setback amended October 9, 2000, from 50 feet to 10)
The average hard surface coverage does not include Outlot A. The PUD standard for hard surface coverage is 70% for office and industrial uses. Any one site/lot can exceed the 70 percent requirement, but in no case can the entire finished development exceed 70 percent.

d. Development Standards Tabulation Box

1. Building Area

Building Square Footage Breakdown

Use	Maximum Percent Total	Square Feet
Office	62%	160,000
Light Industrial /Warehouse	40%	100,000
Ancillary/other	15%	40,000
Institutional	23%	60,000
Total (Maximum)		260,000

2. More than one (1) principal structure may be placed on one (1) platted lot.
3. Building height shall be limited to 3 stories or 40 feet subject to the exclusions of Section 20-907 of the city code.

e. Building Materials and Design

1. The PUD requires that the development demonstrate a higher quality of architectural standards and site design. Primary building orientation shall be to Highway 5 and Coulter Boulevard.
2. All materials shall be of high quality and durable. Masonry or higher quality material shall be used. Color shall be introduced through colored block or panels and not painted cinder block.
3. Brick may be used and must be approved to assure uniformity.

4. Block shall have a weathered face or be polished, fluted, or broken face.
5. Concrete may be poured in place, tilt-up or pre-cast, and shall be finished in stone, textured, coated, or painted.
6. Metal siding will not be approved except as support material to one of the above materials or curtain wall on office components or, as trim or as HVAC screen.
7. All accessory structures shall be designed to be compatible with the primary structure.
8. All roof mounted equipment shall be screened from adjacent public right-of-ways by walls of compatible appearing material or camouflaged to blend into the building or background. Wood screen fences are prohibited. All exterior process machinery, tanks, etc., are to be fully screened by compatible materials.
9. The use of large unadorned, concrete panels and concrete block, or a solid wall unrelieved by architectural detailing, such as change in materials, change in color, fenestrations, or other significant visual relief provided in a manner or at intervals in keeping with the size, mass, and scale of the wall and its views from public ways shall be prohibited. Acceptable materials will incorporate textured surfaces, exposed aggregate and/or other patterning. All walls shall be given added architectural interest through building design or appropriate landscaping. The buildings shall have varied and interesting detailing.
10. Space for recycling shall be provided in the interior of all principal structures or within an enclosure for each lot developed in the Business Center.
11. Each buildings shall contain one or more pitched roof elements depending on scale and type of building, or other architectural treatments such as towers, arches, vaults, entryway projections, canopies and detailing to add additional interest and articulation to structures.
12. There shall be no underdeveloped sides of buildings visible from public right-of-ways. All elevations visible from the street shall receive nearly equal treatment and visual qualities.

f. Site Landscaping and Screening

1. Landscaping along Highway 5 shall comply with Buffer yard standard C. Coulter Boulevard shall comply with Buffer yard standard B. The master landscape plan for the Bluff Creek Corporate Center PUD shall be the design guide for all of the specific site landscape developments. Each lot must present a landscape plan for approval with the site plan review process.
2. Storage of material outdoors is prohibited unless it has been approved under site plan review. All approved outdoor storage must be screened with masonry fences and/or landscaping.

3. When parking lots are less than three feet above the adjacent roadway, an undulating or angular berm or elevation change of three feet or more in height shall be placed along Coulter Boulevard and Highway 5. The berms shall be sodded or seeded at the conclusion of each project Phase grading and utility construction. The required buffer landscaping may be installed incrementally, but it shall be required where it is deemed necessary to screen any proposed development. All required boulevard landscaping shall be sodded.
4. Loading areas shall be screened 100 percent year round from public right-of-ways. Wing walls may be required where deemed appropriate.

g. Signage

1. The Bluff Creek Corporate Center PUD shall be permitted two identification signs: one sign on Coulter Boulevard and one sign on Highway 5. The sign on Coulter Boulevard shall not exceed eight feet in height. The sign on Highway 5 shall not exceed 20 feet in height. A maximum of 80 square feet of sign area shall be permitted per sign.
2. All freestanding parcel signs shall be limited to monument signs. The sign shall not exceed eighty (80) square feet in sign display area nor be greater than eight (8) feet in height. The sign treatment is an element of the architecture and thus should reflect the quality of the development. The signs should be consistent in color, size, and material throughout the development. The applicant should submit a sign package for staff review.
3. Each property shall be allowed one monument sign per street frontage.
4. The signage will have consistency throughout the development. A common theme will be introduced at the development's entrance monument and will be used throughout.
5. Consistency in signage shall relate to color, size, materials, and heights.
6. Wall sign shall be permitted per city ordinance for industrial office park site.
7. All signs shall require a separate sign permit.

h. Lighting

1. Lighting for the interior of the business center should be consistent throughout the development. The street lights should be designed consistent with the existing lighting along Coulter Boulevard.
2. A decorative, shoe box fixture (~~high pressure sodium vapor lamps~~ **as specified by City Code**) with a square ornamental pole shall be used throughout the development area for area lighting.

3. Lighting equipment similar to what is mounted in the public street right-of-ways shall be used in the private areas.
4. All light fixtures shall be shielded. Light level for site lighting shall be no more than 1/2 candle at the property line. This does not apply to street lighting.

i. Alternative Access

1. Each site shall accommodate transit service within the individual development, whenever possible.
2. Pedestrian access shall be provided from each site to the public sidewalk and trail system.
3. The developer and site users shall promote and encourage Traffic Demand Management Strategies.
4. Each site shall provide areas for bicycle parking and storage.
5. Preferential parking shall be provided for car and van pool vehicles within each site.