

Retail / Commercial: Characteristics

- Includes both regional & community retail development
- Typically .15 FAR, 35' maximum height
- Big box, lifestyle centers & retail outlets are all typical
- Strong architectural controls, building setback, parking/landscape standards and theming
- High-density residential uses that support the retail / commercial development permitted, subject to development timing & build-out scenarios



Source: HNTB Corporation

Exhibit 2.2 Gateway / Mixed-Use Characteristics

Gateway / Mixed-Use: Characteristics

- Upscale, destination-oriented signature development at neighborhood retail intensity. Uses could include small hotel, specialty retail, restaurants, office, high-density residential, theaters, commercial recreation, and outdoor entertainment
- Recreation uses such as ice rink or tennis facility also possible, with incorporation of amenities such as recreational trail
- Drive-in restaurants / drive-thru services not encouraged, big box, regional retail not permitted
- Orient development toward golf course
- Unified architectural style, design standards, including heavily landscaped parking lot, fully shielded lights and landscape buffer along I-25 and golf course
- Pedestrian scale buildings (1-3 stories)
- Developed by one owner, unified architecture, PUD approval process



Source: HNTB Corporation

High Density Residential: Characteristics

- Units include townhome, row house, condo, apartment/loft rental style units
- Development range includes both single-family and multi-family housing
- Typically 3-5 story maximum height
- Gross Density: 18 Units Per Acre
- Includes both rentals & owner-occupied units
- Residential design standards for architectural, setback, building material control, etc.



Source: HNTB Corporation

Exhibit 2.4 Mixed Density Residential Characteristics

Mixed Density Residential: Characteristics

- Units include townhome/row house, condo, rental apartment/lofts style units, attached single family
- Typically 1-3 story maximum height
- Gross Density: 10 Units Per Acre
- Includes both rentals & owner-occupied units
- Residential design standards for architectural, setback, building material control, etc.



Proposed Medium Density Residential:
 +/- 133 Acres Gross x 10 DU/AC
 Proposed = 1330 Units

Proposed Mixed-Density Residential (as illustrated):

Rental Apartments	500 Units
Condo Flats	450 Units
Townhomes	250 Units
Attached Single Family	150 Units
Proposed =	1350 Units



Source: HNTB Corporation

Medium Density Residential: Characteristics

- Units range from attached single family, duplex or townhome type units
- Typically 3-story maximum height
- Gross Density: 10 Units Per Acre
- Majority of units are owner-occupied
- Residential design standards for architectural, setback, building material control, etc.



Source: HNTB Corporation

Low Density Residential: Characteristics

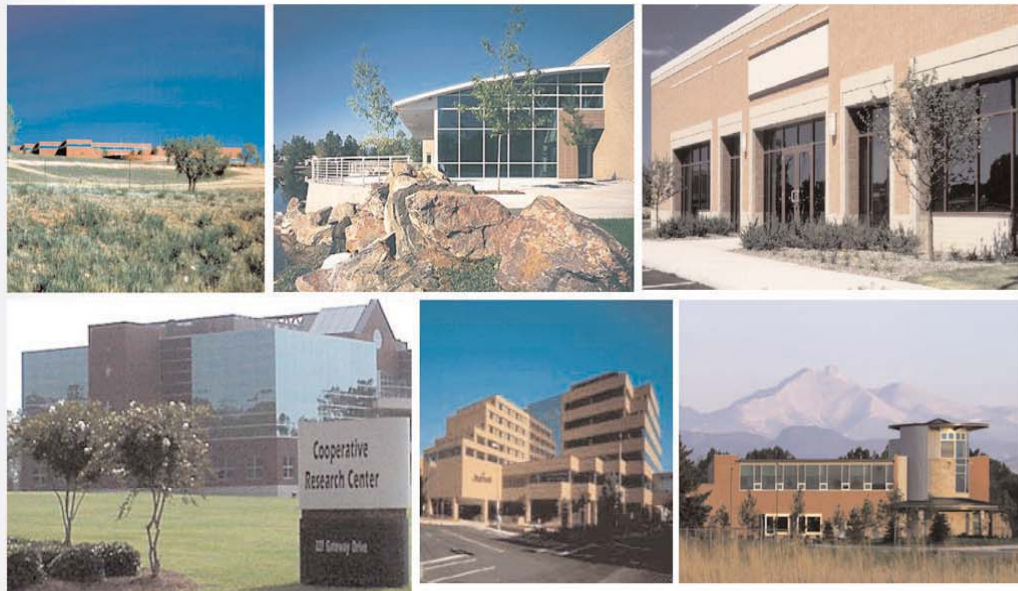
- Typical single-family, detached housing
- 1-2 story homes
- Gross Density: 5 Units Per Acre
- Residential design standards for architectural, setback, building material control, etc.



Source: HNTB Corporation

Corporate Campus: Characteristics

- Medium intensity development dominated by a variety of office uses in a master planned, campus environment
- Offices are of a “Garden” variety and are typically 25,000 s.f.
- A handful of multi-tenant midrise office complexes at key points of development
- A handful of single-tenant, corporate signature developments at high visibility locations
- Institutional uses, such as medical facilities or educational facilities, could be accommodated on large parcels
- Hotels, restaurants, and office support retail uses integrated into master planned development
- High-density residential uses that support the corporate campus development permitted, subject to development timing & build-out scenarios



Source: HNTB Corporation

Industrial Park: Characteristics

- Lower intensity development which provides light manufacturing jobs and the “business infrastructure” for corporate campus uses
- Light manufacturing, Research & Development and related uses would primarily be in office-warehouses with screened outdoor storage allowed
- Large distribution warehouses, truck terminals, and exposed storage would not be permitted
- Performance standards would regulate noise, screening, size, scale, vehicular trips, delivery, and coordinated landscaping



Source: HNTB Corporation

Urban Village: Characteristics

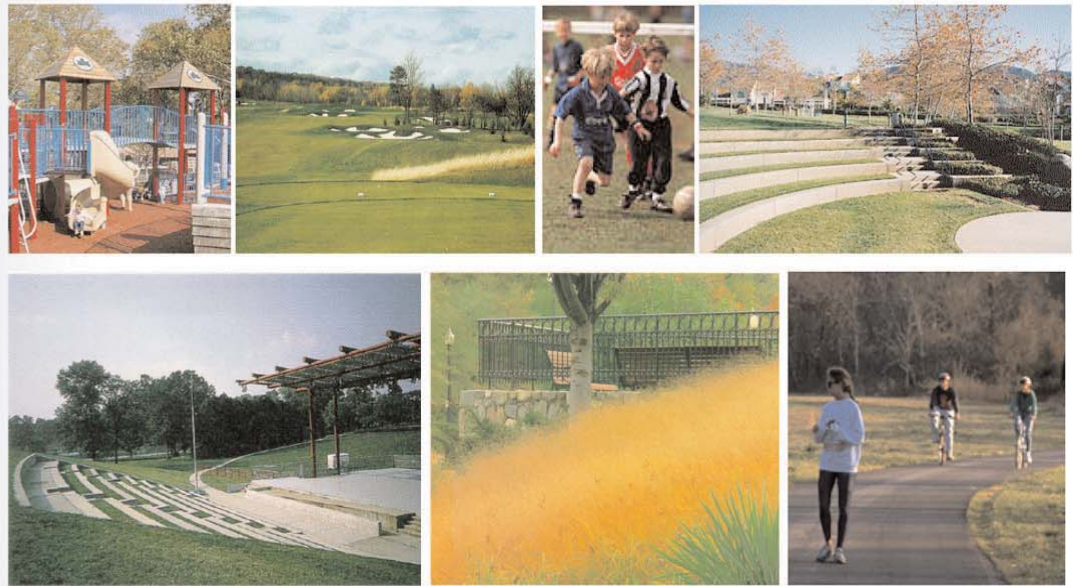
- High intensity development in a mixed-use building setting (i.e. retail/office, retail/housing, office/housing)
- Compact development area that is pedestrian oriented
- Area reflects where people can live, work and be entertained
- Development has some “community” celebration space, such as amphitheater, library, performance, or cultural center
- Buildings are 2-5 stories with floor area ratios (FAR) 1.0+; exclusive of parking
- Strong architectural controls and theming



Source: HNTB Corporation

Parks & Open Space: Characteristics

- Provides opportunity for outdoor passive and active recreation
- Includes both private & public land
- Preserves scenic values & selected areas of sensitive wildlife habitat
- Preserves capacity and water quality of storm water drainage system
- Provides buffer between various uses
- Becomes identifying feature at key points in development
- Links regional trail developments to local system



Source: HNTB Corporation