

Exhibit F
to Development Agreement
Listed Minimum Development Standards

Exhibit F
Internal Traffic Improvements

The Minimum Development Standards listed below qualify as the Minimum Development Standards as defined in Section 2.74 and contemplated in Section 3.2.2, 3.2.4 and 3.2.6 of the Development Agreement dated February 25, 2013. Each standard is identified by section and subsection as presented in the Development & Design Control Document.

Section	Subsection	
17 Mixed Use Employment Planning Sub Area		
17.3.3 Detailed Building Design	4.1Consistent Façade	<p>All façades or sides of a building shall be designed with architectural style and building materials consistent with the front façade.</p> <p>Side and rear façades are required to meet Minimum Development Standards 1.1 & 1.2 of this Section unless such facades are not visible from streets, accessways, parks, civic spaces, or other residential buildings.</p> <p>Note: “Consistent” will be determined using reasonable and customary design standards.</p>
17.3.3 Detailed Building Design	8.1 Entryways	<p>Each building (single tenant or multi-tenant) greater than 60,000sq. ft., shall have an architecturally prominent entrance that includes an outdoor area with a minimum area of 200 sq. ft., that includes:</p> <ul style="list-style-type: none"> ▪ benches and other seating components; ▪ integral planters or wing walls that incorporate landscaped areas and/or places for sitting; ▪ structural or vegetated shading; and ▪ accessways between parking areas and buildings. <p>Any front entry shall be set back from the drive aisle (define) a minimum distance of 15 ft.</p> <p>Note: “Prominent” will be determined using reasonable and customary design standards.</p>
20 High Density Residential Planning Area		
20.3.2 Detailed Building	4.1Consistent Façade	<p>All façades or sides of a building shall be designed with architectural style and building materials consistent with the front façade.</p> <p>Side and rear façades are required to meet Minimum Development Standards 1.1 & 1.2 of this Section unless such facades are not visible from streets, accessways, parks, civic spaces, or other residential buildings.</p> <p>Note: “Consistent” will be determined using reasonable and customary design standards.</p>

Section	Subsection	
20.3.2 Detailed Building Design	8.1 Entryways	<p>Each building greater than 60,000 sq. ft., shall have an architecturally prominent and clearly visible entrance that incorporates an civic space within a minimum area of 200 sq. ft., that includes:</p> <ul style="list-style-type: none"> ▪ benches and other seating components; ▪ integral planters or wing walls that incorporate landscaped areas and/or places for sitting; ▪ structural or vegetated shading; and ▪ Accessways between parking areas and building entrances. <p>Note: “Prominent” will be determined using reasonable and customary design standards.</p>
21 Neighborhood (Mixed Density) Residential Planning Area		
21.3.2 Detailed Building Design	4.1 Consistent Facade	<p>All façades or sides of a building shall be designed with architectural style and building materials consistent with the front façade.</p> <p>Side and rear façades are required to meet Minimum Development Standards 1.1 & 1.2 of this Section unless such facades are not visible from streets, accessways, parks, civic spaces, or other residential buildings.</p> <p>Note: “Consistent” will be determined using reasonable and customary design standards.</p>
21.3.2 Detailed Building Design		
21.3.2 Detailed Building Design	8.1 Entryways	<p>Each building (single tenant or multi-tenant) greater than 60,000sq. ft., shall have an architecturally prominent entrance that includes an outdoor area with a minimum area of 200 sq. ft., that includes:</p> <ul style="list-style-type: none"> ▪ benches and other seating components; ▪ integral planters or wing walls that incorporate landscaped areas and/or places for sitting; ▪ structural or vegetated shading; and ▪ accessways between parking areas and buildings. <p>Any front entry shall be set back from the drive aisle (define) a minimum distance of 15 ft.</p> <p>Note: “Prominent” will be determined using reasonable and customary design standards.</p>
23 Single Family (Detached) Dwelling Use Code		
23.3.3. Detailed Building Design	2.1 Entryways	<p>Building entrances, located on the front façade, shall be architecturally prominent.</p> <p>Note: “Prominent” will be determined using reasonable and customary design standards.</p>
24 Single Family Attached Dwelling Use Code		
24.3.2. Detailed Building Design	2.1 Entryways	<p>Building entrances, located on the front façade, shall be architecturally prominent.</p> <p>Note: “Prominent” will be determined using reasonable and customary design standards.</p>
Parking, Access and Servicing Code		
32.3.2 General -Mixed Use Employment Planning Subarea	4.2 Internal Circulation	Direct access to service entrances and loading areas shall be provided, while minimizing movement through parking areas.
32.3.5 Parking Ratio	1.1 Minimum Parking Ratio	Where a land use is not identified in Table 31-1 the Planning Director shall determine the applicable parking ratio.

April, 2013