

DIA TECH CENTER

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 28, LYING WITHIN THE NORTHEAST, SOUTHEAST, AND SOUTHWEST QUARTERS OF SAID SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING ASSUMED TO BEAR N 07°28'09" W, FROM THE SOUTHEAST CORNER OF SAID SECTION 28, BEING A 3-1/4 INCH ALUMINUM CAP, "ILLEGIBLE" TO THE EAST QUARTER CORNER OF SAID SECTION 28, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 23516", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE N 06°47'25" W, A DISTANCE OF 817.42 FEET TO A POINT ON THE NORTH LINE OF THE 81ST AVENUE RIGHT-OF-WAY, AS DEDICATED BY DENVER INTERNATIONAL AIRPARK SUBDIVISION FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. C0291825, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, ALSO BEING A POINT ON THE SOUTH LINE OF DIA TECH CENTER FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 201300046523, SAID ADAMS COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID 81ST AVENUE RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:

1. S 89°42'53" W, A DISTANCE OF 680.56 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2340.00 FEET, A CENTRAL ANGLE OF 12°08'36" AND AN ARC LENGTH OF 495.94 FEET;
3. N 78°08'32" W, A DISTANCE OF 517.26 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 1950.00 FEET, A CENTRAL ANGLE OF 12°08'06" AND AN ARC LENGTH OF 413.00 FEET;
5. S 89°43'23" W, A DISTANCE OF 1680.25 FEET TO A POINT OF CURVATURE;
6. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1750.00 FEET, A CENTRAL ANGLE OF 7°29'52" AND AN ARC LENGTH OF 229.00 FEET TO THE NORTHWEST CORNER OF SAID DENVER INTERNATIONAL AIR PARK SUBDIVISION FILING NO. 1;

THENCE S 0°16'43" E, ALONG THE WEST LINE OF SAID DENVER INTERNATIONAL AIRPARK SUBDIVISION, A DISTANCE OF 1002.53 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28;
THENCE S 89°42'39" W, ALONG SAID SOUTH LINE, A DISTANCE OF 1180.12 FEET TO A POINT ON THE EAST LINE OF BUCKLEY ROAD RIGHT-OF-WAY;

THENCE N 0°31'52" W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1325.23 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;
THENCE N 0°31'31" W, CONTINUING ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1325.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE N 89°31'42" E, ALONG SAID NORTH LINE, A DISTANCE OF 2620.70 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 28;
THENCE N 00°30'30" W, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1710.91 FEET TO A POINT ON THE NORTH LINE OF SAID DIA TECH CENTER FILING NO. 1;
THENCE ALONG SAID NORTH LINE THE FOLLOWING FIVE (5) COURSES:

1. S 55°25'26" E, A DISTANCE OF 813.02 FEET;
2. S 77°25'26" E, A DISTANCE OF 725.00 FEET;
3. S 94°25'26" E, A DISTANCE OF 850.00 FEET;
4. S 14°25'26" E, A DISTANCE OF 800.00 FEET;
5. S 84°25'26" E, A DISTANCE OF 589.94 FEET TO A POINT ON THE WEST LINE OF THE TOWER ROAD RIGHT-OF-WAY, AS DEDICATED BY SAID DIA TECH CENTER FILING NO. 1;

THENCE S 00°28'09" E, ALONG SAID WEST LINE, A DISTANCE OF 1570.74 FEET;
THENCE S 44°37'22" W, A DISTANCE OF 21.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,046,321 SQUARE FEET, OR 276.545 ACRES, MORE OR LESS.

THOMAS M. GIRARD
COLORADO PLS 38151
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.

EXECUTED THIS ____ DAY OF ____, AD 20____.

OWNER(S) SIGNATURE AND PRINTED

MORTGAGEE OR LIENHOLDER(S) SIGNATURE AND PRINTED NAME

PLANNER:

VOGEL & ASSOCIATES
Contact: Jeff Vogel
475 W. 12th Avenue - Suite E
Denver, Colorado 80204-3688
(303) 893-4288

DEVELOPER:

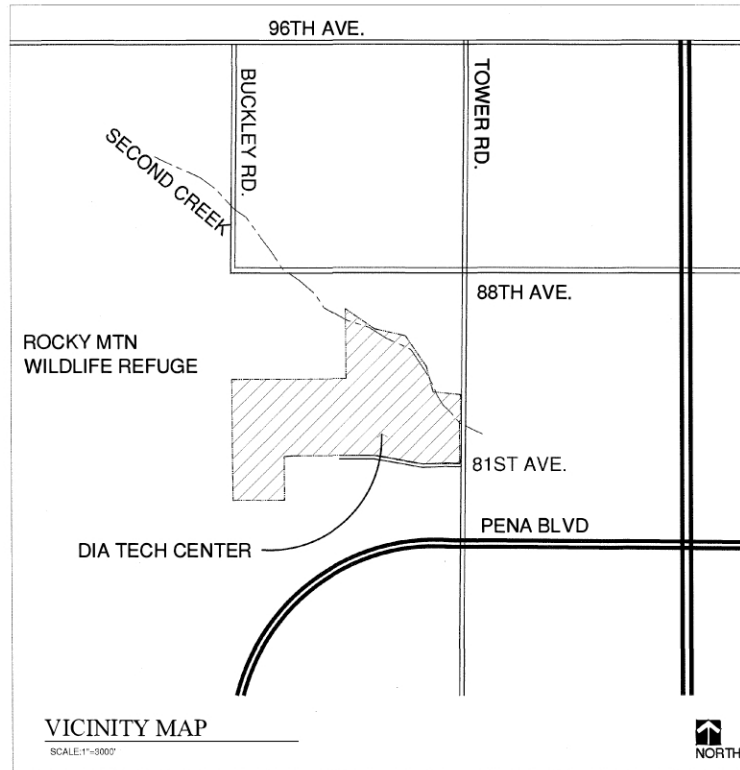
DIA TECH CENTER, LLC
Management: C. H. Thompson Company, LLC.
Contact: Chris Thompson
2753 Shaws Circle, Littleton, CO 80123
303-253-2685

ENGINEER:

CORE CONSULTANTS, INC.
Contact: David Forbes
1950 West Littleton Blvd., Suite 109
Littleton, Colorado 80120
303-709-4680

PUD ZONE DOCUMENT - AMENDMENT NO. 3

A PART OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 6



APPROVAL CERTIFICATE

APPROVED BY THE CITY OF COMMERCE CITY PLANNING COMMISSION
THIS ____ DAY OF ____, 20__.

CHAIRPERSON

APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL
THIS ____ DAY OF ____, 20__.

ATTEST: _____
CITY CLERK MAYOR

ADAMS COUNTY CLERK AND RECORDER CERTIFICATE:

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF
ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO
AT ____ O'CLOCK ____ M., THIS ____ DAY OF ____, 20__.

COUNTY CLERK AND RECORDER

DEPUTY

OWNERS CERTIFICATE:

DIA TECH CENTER, LLC, BEING THE OWNER OF THE PROPERTY
LOCATED IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS,
STATE OF COLORADO, DOES HEREBY SUBMIT THIS PLANNED UNIT
DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS NOTED
HEREON.

BY:
CHRIS THOMPSON, MANAGER OF CH THOMPSON COMPANY, MANAGER
MANAGER OF DIA TC, LLC, MANAGER OF DIA TECH CENTER, LLC.

ACKNOWLEDGMENT:

STATE OF COLORADO)
COUNTY OF) SS

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS
____ DAY OF ____, 20__, BY CHRIS THOMPSON, AS MANAGER
OF DIA TECH CENTER, LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SHEET INDEX

SHEET NO. SHEET DESCRIPTION

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2	PROJECT & DESIGN INTENT
3	EXISTING CONDITIONS
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6	DEVELOPMENT STANDARDS

AUGUST 9, 2011
REVISED:
SEPTEMBER 16, 2011
OCTOBER 24, 2011
DECEMBER 2, 2011
NOVEMBER 5, 2015
FEBRUARY 24, 2016
OCTOBER 4, 2016
FEBRUARY 7, 2017
OCTOBER 30, 2020

RECEPTION NO. _____

DIA TECH CENTER

PUD ZONE DOCUMENT - AMENDMENT NO. 3

A PART OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 6

PROJECT & DESIGN INTENT

PROJECT INTENT

DIA TECH CENTER IS MASTER PLANNED AS A 251 ACRE COMMERCIAL MIXED USE PROJECT THAT WILL SERVE AS A REGIONAL AND COMMUNITY EMPLOYMENT CENTER. THE STRATEGIC LOCATION OF THE DIA TECH CENTER PROPERTY TO DENVER INTERNATIONAL AIRPORT, PENA BOULEVARD AND TOWER ROAD PROVIDES A UNIQUE OPPORTUNITY TO CREATE AN EMPLOYMENT CENTER THAT CAN ACCOMMODATE A VARIETY OF AIRPORT RELATED LAND USES INCLUDING RETAIL, HOSPITALITY, LIGHT INDUSTRIAL, "JUST-IN-TIME" MANUFACTURING, OFFICE, TRANSPORTATION/PARKING FACILITIES, DISTRIBUTION AND CORPORATE CAMPUS. PROVIDING AN APPROPRIATE MIX OF AIRPORT RELATED LAND USES WILL ENSURE THAT DIA TECH CENTER MAINTAINS THE FLEXIBILITY AND VIABILITY TO ACCOMMODATE A VARIETY OF RETAIL USERS AND EMPLOYMENT GENERATORS OVER TIME.

DIA TECH CENTER INCLUDES A MASTER FRAMEWORK PLAN IN WHICH PLANNING AREAS HAVE BEEN LOCATED AND CONFIGURED UTILIZING LOCATIONAL CRITERIA ASSOCIATED WITH EACH RESPECTIVE LAND USE. IN ADDITION TO THE LOCATIONAL CRITERIA, THE MASTER FRAMEWORK PLAN HAS BEEN CONFIGURED TO PRESERVE AND MAINTAIN THE NATURAL INTEGRITY OF THE SECOND CREEK CORRIDOR THAT MEANDERS THROUGH THE PROPERTY. PRESERVING AND ENHANCING THE SECOND CREEK CORRIDOR PROVIDES A VISUAL AND FUNCTIONAL AMENITY THAT WILL REINFORCE COMMUNITY AND REGIONAL CONNECTIVITY.

DIA TECH CENTER IS COMPRISED OF ELEVEN PLANNING AREAS THAT ARE CONFIGURED ALONG A COMPREHENSIVE OPEN SPACE AND TRANSPORTATION SYSTEM. THESE ELEVEN PLANNING AREAS ARE DIVIDED AND LOCATED IN TWO PRIMARY LAND USE CATEGORIES THAT INCLUDE THE DIA TECHNOLOGY AND COMMERCIAL LAND USE CLASSIFICATION.

PLANNING AREAS 1-5 AND 10-11 ARE LOCATED IN THE DIA TECHNOLOGY CLASSIFICATION WHICH MAY INCLUDE A VARIETY OF OFFICE, OFFICE/FLEX, LIGHT INDUSTRIAL AND GREEN INDUSTRY USERS. PLANNING AREAS 1, 4, 5, 10 AND 11 ARE LOCATED AND CONFIGURED AS LARGE PARCELS THAT CAN ACCOMMODATE A VARIETY OF LARGE DIA RELATED LAND USES SUCH AS CORPORATE CAMPUS, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, MANUFACTURING, WAREHOUSE AND DISTRIBUTION. LOCATED ALONG 81ST AVENUE AND EAST OF PLANNING AREA 1, PLANNING AREA 2 IS LOCATED AND CONFIGURED TO ACCOMMODATE SMALL TO MEDIUM SIZED OFFICE/FLEX AND LIGHT INDUSTRIAL LAND USES. PLANNING AREA 3 IS LOCATED TO INCLUDE A VARIETY OF DIA RELATED LAND USES INCLUDING OFFICE/FLEX, DISTRIBUTION AND AIRPORT PARKING.

PLANNING AREAS 7-9 ARE LOCATED IN THE COMMERCIAL CLASSIFICATION WHICH MAY INCLUDE RETAIL, RESTAURANT, HOSPITALITY AND COMMERCIAL/OFFICE LAND USES. CONFIGURED AROUND THE SECOND CREEK TRIBUTARY AND LOCATED ALONG 81ST AVENUE AND TOWER ROAD, PLANNING AREAS 7-9 ARE LOCATED TO MAXIMIZE THE VISIBILITY AND CONVENIENT ACCESS ASSOCIATED WITH TOWER ROAD AND 81ST AVENUE. LAND USES LOCATED IN THESE PLANNING AREAS WILL HAVE DIRECT ACCESS TO THE SECOND CREEK TRIBUTARY.

PLANNING AREA 6 IS LOCATED ADJACENT TO THE SECOND CREEK TRIBUTARY OPEN SPACE AND TRAIL CORRIDOR. THIS PLANNING AREA IS DESIGNED TO SERVE AS A BUFFER BETWEEN PLANNING AREA 3 AND THE SECOND CREEK TRIBUTARY OPEN SPACE AND TRAIL CORRIDOR. DRAINAGE FACILITIES SUCH AS DETENTION PONDS MAY BE LOCATED IN THIS PLANNING AREA.

PLANNING PRINCIPLES AND DESIGN INTENT

DIA TECH CENTER IS PLANNED AS A MULTI-USE COMMERCIAL AND EMPLOYMENT CENTER OF COMPLIMENTARY LAND USES THAT WILL BE IMPLEMENTED AND MAINTAINED UTILIZING INTEGRATED PLANNING PRINCIPLES. THESE INTEGRATED PLANNING PRINCIPLES WILL ENSURE THAT ALL PROJECT ELEMENTS ARE HARMONIOUS WITH THE NATURAL ENVIRONMENT OF THE SITE, COMPATIBLE WITH EACH OTHER AND RESPONSIVE TO THE DIA TECH CENTER PROJECT INTENT.

INTEGRATED PLANNING AND DESIGN PRINCIPLES INCLUDE THE FOLLOWING:

CONNECTIVITY

- MULTI-USE COMMERCIAL AND EMPLOYMENT CENTERS
- PEDESTRIAN-ORIENTED STREETS CAPES
- PRESERVE AND ENHANCE NATURAL SYSTEMS
- ENVIRONMENTAL STEWARDSHIP

MULTI-USE COMMERCIAL AND EMPLOYMENT CENTERS

- CREATE A MULTI-USE COMMERCIAL CENTER ALONG TOWER ROAD THAT CAN ACCOMMODATE A VARIETY OF RETAIL, RESTAURANT, OFFICE, HOSPITALITY AND AIRPORT RELATED LAND USES AND SERVICES.
- CREATE A MULTI-USE EMPLOYMENT CENTER THAT CAN ACCOMMODATE DIA TECHNOLOGY LAND USES. THESE LAND USES MAY INCLUDE RESEARCH AND DEVELOPMENT, LIGHT INDUSTRIAL, OFFICE/FLEX AND "JUST IN TIME" MANUFACTURING, DISTRIBUTION AND AIRPORT RELATED USES.

CONNECTIVITY

- ESTABLISH SAFE AND CONVENIENT PEDESTRIAN AND AUTOMOBILE CONNECTIONS WITHIN DIA TECH CENTER AND ADJACENT PROPERTIES.
- ESTABLISH SAFE AND COMFORTABLE PEDESTRIAN CONNECTIONS TO THE SECOND CREEK GREENWAY AND TRIBUTARY.
- CREATE WALKABLE COMMERCIAL AND EMPLOYMENT CENTERS.
- REINFORCE PEDESTRIAN CONNECTIONS BETWEEN DEVELOPMENT PARCELS.

PRESERVE AND ENHANCE NATURAL SYSTEMS

- PRESERVE THE SECOND CREEK CORRIDOR AND TRIBUTARY.
- PROVIDE PEDESTRIAN CONNECTIONS FROM ADJACENT PLANNING AREAS TO THE SECOND CREEK CORRIDOR.
- UTILIZE ARCHITECTURE AND LANDSCAPE TO REINFORCE EDGES AND SPACES.

PEDESTRIAN-ORIENTED STREETS CAPES

- CREATE STREETS CAPES FOR DIA TECH CENTER THAT WILL PROVIDE A SAFE AND CONVENIENT CORRIDORS FOR MOTORISTS AND PEDESTRIANS.
- UTILIZE SITE PLANNING, ARCHITECTURE AND LANDSCAPE ELEMENTS TO CREATE VISUALLY INTERESTING AND HUMAN-SCALE STREETS CAPES.
- CREATE A HIERARCHY OF STREETS CAPES THAT WILL REINFORCE THE PEDESTRIAN CONNECTIVITY ALONG THE DIFFERENT STREET CLASSIFICATIONS IN DIA TECH CENTER.

ENVIRONMENTAL STEWARDSHIP

- CREATE A MULTI-USE COMMUNITY THAT WILL ENCOURAGE PEDESTRIAN ACTIVITY AND THE USE OF MULTI-MODAL TRANSPORTATION.
- UTILIZE DURABLE AND QUALITY CONSTRUCTION MATERIALS FOR BUILDINGS AND LANDSCAPES.
- IMPLEMENTATION OF AN INTEGRATED APPROACH TO LANDSCAPE DESIGN AND WATER CONSERVATION.
- ENCOURAGE THE DESIGN AND CONSTRUCTION OF ENERGY EFFICIENT BUILDINGS.

THE DEVELOPER SHALL PREPARE DESIGN STANDARDS AND GUIDELINES TO ENSURE THE PRINCIPLES AND THE DESIGN INTENT FOR EACH RESPECTIVE ELEMENT IS IMPLEMENTED IN A HARMONIOUS AND UNIFIED MANNER. THESE DESIGN STANDARDS AND GUIDELINES WILL ADDRESS EACH ELEMENT RELATED TO SITE PLANNING, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SIGNAGE AND LIGHTING ELEMENTS. DESIGN STANDARDS AND GUIDELINES WILL ALSO BE PREPARED FOR THE AIRPORT PARKING LAND USE PERMITTED IN PLANNING AREA THREE. THE DEVELOPER FORMULATED DESIGN STANDARDS MUST RECEIVE APPROVAL BY THE DIRECTOR OF COMMUNITY DEVELOPMENT FOR IMPLEMENTATION.

DESIGN INTENT STATEMENTS ARE PREPARED FOR DIA TECH CENTER TO ENSURE THAT THE INTEGRATED PLANNING PRINCIPLES OUTLINED ABOVE ARE ACHIEVED WITHIN EACH DESIGN ELEMENT. SITE PLANNING, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SIGNAGE AND LIGHTING DESIGN INTENT STATEMENTS ARE PREPARED TO REINFORCE A UNIFORM AND HARMONIOUS CHARACTER FOR DIA TECH CENTER. THE FOLLOWING IS AN OUTLINE OF THE DESIGN INTENT ASSOCIATED WITH EACH ELEMENT.

PLANNER:

VOGEL & ASSOCIATES
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(303) 893-4288

DEVELOPER:

DIA TECH CENTER, LLC
Management: C. H. Thompson Company, L.L.C.
Contact: Chris Thompson
4753 Shasta Circle, Littleton, CO 80123
303-253-2685

ENGINEER:

CORE CONSULTANTS, INC.
Contact: David Forbes
1950 West Littleton Blvd., Suite 109
4753 Shasta Circle, Littleton, CO 80120
303-709-4680

SITE PLANNING

INTENT:

PROVIDE SAFE AND CONVENIENT AUTOMOBILE AND PEDESTRIAN CIRCULATION WITH QUALITY SITE PLANNING OF BUILDINGS, PARKING FACILITIES AND PEDESTRIAN WALKS AND PLAZAS.

TO TREAT TOWER ROAD AS DEVELOPMENT FRONTAGE

TO DISCOURAGE ANY DEVELOPMENT FROM ORIENTING SERVICE AREAS TOWARD TOWER ROAD AND 81ST AVENUE.

TO DEVELOP COMPREHENSIVE, MULTI-SITE PARKING STRATEGIES THAT MINIMIZE REDUNDANT ACCESS AND THAT MAXIMIZE OPEN SPACE AND LANDSCAPING.

TO LOCATE AND ORIENT SITE IMPROVEMENTS AND BUILDINGS AS REQUIRED TO PRESERVE THE NATURAL INTEGRITY OF THE SECOND CREEK CORRIDOR AND ROCKY MOUNTAIN WILDLIFE REFUGE LOCATED ON THE WEST OF PLANNING AREA ONE.

OPEN AREAS, PEDESTRIAN AND BICYCLE CIRCULATION

INTENT:

TO PROVIDE A SAFE, CONVENIENT AND AN INTERCONNECTED ENVIRONMENT FOR PEDESTRIANS.

TO MINIMIZE CONFLICTS BETWEEN AUTOMOBILES, BICYCLISTS AND PEDESTRIANS.

TO PROVIDE PEDESTRIAN CONNECTIONS TO COMMUNITY OPEN AREAS INCLUDING THE SECOND CREEK CORRIDOR AND TRIBUTARY.

LANDSCAPING

INTENT:

TO MITIGATE THE VISUAL IMPACT OF LARGE BUILDING AND EXPANSIVE PARKING LOTS.

TO ESTABLISH LANDSCAPE DESIGN GUIDELINES FOR THE AIRPORT PARKING FACILITY AS REQUIRED TO ESTABLISH A CONSISTENT AND HARMONIOUS EDGE.

TO REINFORCE AND ENHANCE A UNIFIED AND HARMONIOUS CHARACTER.

TO PROVIDE TRANSITIONS BETWEEN DEVELOPED AREAS AND THE SECOND CREEK CORRIDOR.

TO INTEGRATE AND UTILIZE LANDSCAPE DESIGN TO REINFORCE SITE DESIGN SUCH AS ENHANCING ARRIVAL, PEDESTRIAN CIRCULATION AND BUILDING PLACEMENT.

TO REINFORCE THE PROJECT CHARACTER WITH COORDINATED LANDSCAPE ALONG PUBLIC STREETS.

TO PROVIDE SAFE AND CONVENIENT PEDESTRIAN STREETScape ENVIRONMENTS.

ARCHITECTURE

INTENT:

TO ENCOURAGE RICHNESS AND DIVERSITY IN BUILDING ARCHITECTURE THAT IS WELL ARTICULATED TO PROVIDE HUMAN SCALE, INTEREST AND ORIENTATION AS WELL AS REINFORCE THE SPATIAL DEFINITIONS TO PUBLIC SPACES, INCLUDING STREETS.

TO ENCOURAGE VARIED BUILDING FORM AND PROFILE WITHIN LARGE STRUCTURES AND BUILDING GROUPS.

TO PROVIDE HUMAN SCALE AND VISIBLE ORIENTATION TO ENTRIES.

TO MINIMIZE NEGATIVE VISUAL IMPACTS OF SERVICE AREAS ON ADJOINING STREETS, PUBLIC SPACES AND ADJACENT PROPERTY.

TO ESTABLISH COMPLIMENTARY LEVELS OF MATERIAL QUALITY AND DETAIL.

TO ESTABLISH LEVELS OF MATERIAL, DETAIL AND QUALITY THAT WILL BE COMPATIBLE AND EMPHASIZE PROJECT CHARACTER.

TO PROVIDE DURABILITY, PERMANENCY, AND QUALITY THROUGHOUT DIA TECH CENTER.

SIGNAGE AND LIGHTING

INTENT:

TO DEVELOP AND ESTABLISH A COMPREHENSIVE SIGNAGE AND MONUMENTATION PROGRAM THAT REQUIRES COORDINATING THE DESIGN AND PLACEMENT OF SIGNAGE WITH SITE AND PROJECT DESIGN GOALS.

TO ENCOURAGE COORDINATED SIGN PROGRAMS GOVERNING MULTIPLE BUILDINGS AND DEVELOPMENT SITES.

TO PROVIDE LIGHTING THAT PROVIDES SAFETY AND A CONSISTENT APPEARANCE.

TO LIGHT AREAS CONSISTENTLY THAT IS ATTRACTIVE AND UNOBTUSIVE. MINIMIZE OFF-SITE LIGHT IMPACTS.

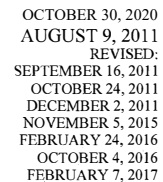
TO ACCENTUATE DESIGN FEATURES OF THE SITE AND ARCHITECTURE.

AUGUST 9, 2011
REVISD:
SEPTEMBER 16, 2011
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SHEET 3 OF 6

EXISTING CONDITIONS



VOGEL & ASSOCIATES
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Scale in Feet

0

200

400

600

1600

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SHEET 4 OF 6
LAND USE PLAN

Planning Area #	Land Use	Approximate Acres	Minimum FAR*	Minimum Square Feet
PA-1	DIA TECHNOLOGY	34.3	0.2	298,822.
PA-2	DIA TECHNOLOGY	9.8	0.2	85,378
PA-3	DIA TECHNOLOGY / AIRPORT PARKING	25.0	0.0	0
PA-4	DIA TECHNOLOGY	35.3	0.2	307,534
PA-5	DIA TECHNOLOGY	34.8	0.2	303,178
PA-6	LANDSCAPE BUFFER / DETENTION	2.4	N/A	N/A
PA-7	COMMERCIAL	2.0	0.15	13,068
PA-8	COMMERCIAL	3.2	0.15	20,909
PA-9	COMMERCIAL	13.3	0.15	86,902
PA-10	DIA TECHNOLOGY	35.2	0.2	306,662
PA-11	DIA TECHNOLOGY	40.8	0.2	355,450
	Subtotal	236.1		1,777,901
Open Space		9.9		
Floodplain		18.0		
Right-of-Way		13.4		
Total		277.4		1,777,901

LAND USE	Approximate Acres	% of Total
DIA TECHNOLOGY	190.2	68.6%
DIA TECHNOLOGY /AIRPORT PARKING	25.0	9.0%
COMMERCIAL	18.5	6.7%
LANDSCAPE BUFFER / DETENTION	2.4	
OPEN SPACE	9.9	3.6%
FLOODPLAIN	14.0	6.5%
RIGHT-OF-WAY	13.4	4.8%
Total	277.4	100.0%

1600

DIA TECH CENTER

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A PART OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 6

LAND USE SCHEDULE

LAND USE CLASSIFICATION	SPECIFIC USE TYPE	COMMERCIAL	DIA TECH	DIA TECH / PARKING
AGRICULTURAL USES				
Horticulture & Nurseries	Greenhouse/nursery production (with no outdoor storage)	X	R	R
Marijuana	Greenhouse/nursery production	X	X	X
COMMERCIAL USES				
Animal Services	Animal boarding (dog) and training	P	R	P
	Daycare centers	P	R	R
	Veterinary offices or clinics	R	R	R
Building Materials & Services (Retail)	All other similar uses (plumbing, electrical, lumber & building equipment without outdoor storage)	R	R	R
	Landscape equipment, landscape materials (without outdoor storage)	X	R	R
	Bar, tavern	R	R	R
	Catering services	R	R	R
Eating and Drinking Establishments	Restaurant with drive-thru	R	R	R
	Restaurant without drive-thru	R	R	R
Financial Institutions	Bank or financial institution	R	R	R
	Convenience store/grocery store (<5,000 sq ft) without drive-thru	R	R	R
	Convenience store/grocery store with drive-thru	R	R	R
	Grocery store (<5,000 sq ft)	R	R	R
	Liquor store without drive-thru	R	R	R
	All other similar uses (e.g., delicatessen, retail bakery, specialty food market, coffee shop)	R	R	R
Merchandise	Retail Sales / Storage	X	X	X
Office	Business or profession (including medical office/clinic)	R	R	R
	Customer services	R	R	R
	Massage therapy office/clinic	R	R	R
Personal Services	Instructional services, studios	R	R	R
	Sports establishment/social gaming outlet/performance centers	X	R	R
Recreation or Amusement Facilities, Private	Bowling, billiards, movie theaters & similar uses	R	R	R
	Health clubs	R	R	R
	Outdoor recreation	X	R	R
	Furniture or major household appliance repair	X	A	A
Repair Services (not including vehicles)	Machinery sales, excluding construction, heavy equipment, and farm machinery	X	R	R
	Retail business store < 25,000 square feet	R	R	R
	Retail business store > 25,000 square feet	R	R	R
Telecommunications Facilities, Antennas, and Cell Towers	Antenna site or commercial/industrial use accessory to principal use	X	R	R
	Radio/television broadcasting facilities/offices	X	R	R
	Automobile rentals < 1 Acre	R	R	R
	Automobile rentals > 1 Acre	P	R	R
	Automobile washing facility	A	A	A
	RV's, trailer, and camper rental	P	R	R
	Leased equipment rental (3-12 month business)	X	A	A
Vehicle/Equipment Sales and Services	Major vehicle/equipment repair (includes auto body repair, paint shops, and incidental sales of parts)	X	C	C
	Motor vehicle dealer/sales, new and used automobiles < 3 acres	X	R	R
	Motor vehicle dealer/sales, new and used RV's, trailers, and campers	X	C	C
	Automobile fuel service stations (excluding auto repair)	X	R	R
Visitor Accommodations	Hotel or motel lodging with attached parking	R	R	R
	Campground	X	X	X

LEGEND:

USES ALLOWED BY ZONE DISTRICT

R = ALLOWED BY RIGHT P = USE BY PERMIT C = CONDITIONAL USE A = ACCESSORY USE X = EXCLUDED

PLANNER:

VOGEL & ASSOCIATES
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(303) 973-4288

DEVELOPER:

DIA TECH CENTER, LLC
Management: C. H. Thompson Company, LLC
Contact: Chris Thompson
5753 Shasta Circle, Littleton, CO 80123
303-253-2685

ENGINEER:

CORE CONSULTANTS, INC.
Contact: David Forbes
1950 West Littleton Blvd., Suite 109
Littleton, Colorado 80120
303-709-4680

INDUSTRIAL USES	COMMERCIAL	DIA TECH	DIA TECH / PARKING
Contractor Operations			
Building, developing, general contracting	X	R	R
Contractor's shop and storage yard	X	R	R
Specialty contractors	X	R	R
Battery, petroleum and fuel oil storage	X	R	R
Beverage manufacturing	X	R	R
Dairy product manufacturing	X	R	R
Food and vegetable processing, and specialty food manufacturing	X	R	R
Meat products, packing & processing (no slaughtering)	X	R	R
Aerospace product and parts manufacturing	X	R	R
Commercial and service industry machinery manufacturing	X	R	R
Computer and electronic product manufacturing	X	R	R
Electronic equipment, appliance and component manufacturing	X	R	R
Furniture and related product manufacturing	X	R	R
RVAC and commercial refrigeration equipment manufacturing	X	R	R
Metal rolling machinery	X	R	R
Motor vehicle and transportation manufacturing	X	R	R
Power distribution and specialty transformer	X	R	R
Relay and industrial control manufacturing	X	C	C
Shipbuilding and repair	X	R	R
Signs manufacturing	X	R	R
Switchgear and switchboard apparatus	X	R	R
Utility and hand tool manufacturing	X	R	R
Machinery, hoppers, turn products, saws, and mill manufacturing	X	R	R
Manufacturing, Textile			
Apparel manufacturing	X	R	R
Manufacturing, Wood Product			
Bamboo and hemp (wood, reed, rattan, etc.) manufacturing	X	R	R
Box and crate manufacturing	X	R	R
Wood product manufacturing	X	R	R
Motion Picture and Video Industry			
Motion picture and video industry	X	R	R
Outdoor Storage (Note 4)			
Outdoor parking and storage of vehicles	X	A	A
Aboveground storage tanks < 48,000 gallons	X	R	C
Printing and Publishing			
Printing-related support activities	X	R	R
Printing industry	X	R	R
Renewable Energy			
Solar manufacturing facilities	X	C	C
Wind turbine manufacturing facilities	X	C	C
Oil & Gas			
Oil & Gas Operations	C	C	C
Scientific R & D services	X	R	R
Research and Development Services			
Testing laboratories, non-medical	X	R	R
Trade and technical uses	X	R	R
Household moving center	X	A	A
Motor freight transportation terminal and shipping, excluding couriers	X	R	R
Mechanics and auto repair without outdoor storage	X	X	X
Product storage and warehousing	X	R	R
Retail sales in conjunction with warehouse establishment	X	R	R
Warehousing and storage, general (excluding self-storage)	X	R	R
Buildings for sale, garden equipment, and supply dealers	X	R	R
Warehousing & Distribution			
Food Production	X	R	R
Grocery and related product wholesale	X	R	R
Retail sales in conjunction with warehousing	X	R	R
Warehousing and wholesaling establishments excluding explosives and live animals	X	R	R
Wholesale establishment to incidental food or principal uses	X	R	R
Wholesale home furnishings (including warehouse club)	X	R	R

PUBLIC, INSTITUTIONAL & CIVIC USES	COMMERCIAL	DIA TECH	DIA TECH / PARKING
Ambulance Service			
Storage and office/warehouse service	X	R	R
Cable and Lodges			
Private lodge or club (excluding golf)	R	R	R
Community Services			
Events center < 15,000 sq ft	X	R	R
Events center > 15,000 sq ft	X	R	R
Child care center	C	R	R
Day Care Facilities, Adult or Child			
Adult day care center	X	R	R
Fire			
Fire Stations	R	R	R
Hospitals			
Hospital	X	C	C
Outpatient surgical centers	X	C	C
Office & Recreation			
Public administrative office or service building	R	R	R
Public park or recreational facilities	X	R	R
Religious Institutions			
Church or religious institution	X	R	R
Educational Facilities			
Private business, trade, and vocational school	X	C	C
Transportation Facilities			
Private automobile parking lots or parking garages as a principal use	X	X	R
Utilities			
Public Utility Office	X	R	R
Wind Energy Conversion Systems (Windmills)	P	P	P

NOTES:

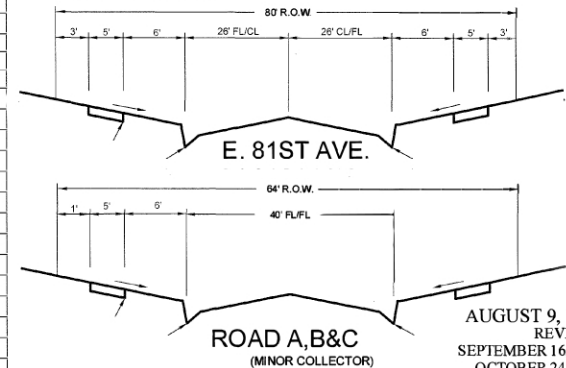
1. UNLESS SPECIFICALLY LISTED WITHIN THIS DIA TECH PUD ZONE DOCUMENT LAND USE SCHEDULE, A USE SHALL BE CONSIDERED EXCLUDED UNLESS OTHERWISE APPROVED BY CITY COUNCIL.

2. TEMPORARY AND SEASONAL OUTDOOR USES, SUCH AS FARMERS MARKETS, OUTDOOR NURSERY DISPLAYS, AND SIDEWALK SALES ARE ALLOWED AND MUST MEET THE CRITERIA AS OUTLINED WITHIN THE COMMERCE CITY LAND DEVELOPMENT CODE AS ADOPTED OR AMENDED.

3. LIMITED AGRICULTURAL USE OF LAND IS ALLOWED UNTIL SUCH TIME AS DEVELOPMENT OCCURS IN THE RESPECTIVE PLANNING AREA. AGRICULTURAL USES ALLOWED INCLUDE: CROP GROWING AND LIVE STOCK GRAZING LIMITED TO NO MORE THAN 50 HEAD OF CATTLE OR HORSES.

4. OUTDOOR STORAGE CAN BE A MAXIMUM OF 20% OF THE BUILDING FOOTPRINT SQUARE FOOTAGE FOR BUILDINGS UP TO 100,000 SQUARE FOOT BUILDING FOOTPRINT. OUTDOOR STORAGE MAXIMUM FOR BUILDINGS EXCEEDING 100,000 SQUARE FOOT BUILDING FOOTPRINT CAN BE A MAXIMUM OF 10% OF THE BUILDING FOOTPRINT. IN ALL CASES, THE OUTDOOR STORAGE SHALL BE ACCESSORY TO THE USE OF THE BUILDING. FOR MULTI-TENANT BUILDINGS, THE OUTDOOR STORAGE MUST BE DIVIDED BY FENCE OR OTHER MEANS, AS DEFINED IN THE CITY LAND DEVELOPMENT CODE, AND DIRECTLY ACCESSIBLE BY EACH TENANT. OUTDOOR STORAGE MUST BE SCREENED FROM VIEW AND WILL BE REVIEWED AS PART OF THE DEVELOPMENT PLAN SUBMITTAL.

STREET SECTIONS



AUGUST 9, 2011
REVISED:
SEPTEMBER 16, 2011
OCTOBER 24, 2011
DECEMBER 2, 2011
NOVEMBER 5, 2015
FEBRUARY 24, 2016
OCTOBER 4, 2016
FEBRUARY 7, 2017
OCTOBER 30, 2020

DIA TECH CENTER

PUD ZONE DOCUMENT - AMENDMENT NO. 3

A PART OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
SADDEN COUNTY OF COLORADO
DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS

	DIA TECHNOLOGY							COMMERCIAL				
PLANNING AREA	PA-1	PA-2	PA-3	PA-4	PA-5	PA-10	PA-11	PA-6	PA-7	PA-8	PA-9	TOTAL
ACREAGE	34.3	9.8	25	35.3	34.8	35.2	40.8	2.4	2	3.2	13.3	236.1
LAND USE	DIA TECH	DIA TECH	DIA TECH / PARKING	DIA TECH	DIA TECH	DIA TECH	DIA TECH	LS BUFF / DET	COMMERCIAL	COMMERCIAL	COMMERCIAL	
FLOOR AREA RATIO (Min)*	0.2	0.2	0	0.2	0.2	0.2	0.2	N/A	0.15	0.15	0.15	
LOT AREA (Min)	1 Acre	1 Acre	1 Acre	1 Acre	1 Acre	1 Acre	1 Acre	N/A	1 Acre	1 Acre	1 Acre	
LOT FRONTAGE (Min)	80'	80'	80'	80'	80'	80'	80'	N/A	70'	70'	70'	
FRONT YARD SETBACK (Min)	20'	20'	20'	20'	20'	20'	20'	N/A	10'	10'	10'	
FRONT YARD SETBACK (Max)	75'	75'	75'	75'	75'	75'	75'	N/A	75'	75'	75'	
SIDE YARD SETBACK INTERIOR & CORNER (Max)	15'	15'	15'	15'	15'	15'	15'	N/A	10'	10'	10'	
SIDE YARD SETBACK- INTERIOR LOT (Max)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
SIDE YARD SETBACK- CORNER LOT (Max)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
REAR YARD SETBACK (Min)	20'	20'	0'	20'	20'	20'	20'	N/A	15'	15'	15'	
BUILDING HEIGHT (Min)	15'	15'	15'	15'	15'	15'	15'	N/A	15'	15'	15'	
BUILDING HEIGHT (Max)	100'	100'	100'	100'	100'	100'	100'	N/A	100'	100'	100'	
OFF-STREET PARKING (Min)	CODE	CODE	CODE	CODE	CODE	CODE	CODE	N/A	CODE	CODE	CODE	
LANDSCAPE (Min)	CODE	CODE	CODE	CODE	CODE	CODE	CODE	N/A	CODE	CODE	CODE	
ACCESSORY USE STANDARDS	CODE	CODE	CODE	CODE	CODE	CODE	CODE	N/A	CODE	CODE	CODE	

(Min) = Minimum (Max) = Maximum

* The minimum FAR outlined in the table above for each planning area shall be calculated using the cumulative building square footage for all lots located within each planning area. Lots greater than 10 acres may have a minimum FAR of (0.10) for all planning areas which may reduce the cumulative minimum FAR for the planning area specified in the land use table above.

DEVELOPMENT STANDARD NOTES:

1. PLANNING AREA ACREAGES AND BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PARCEL ACREAGES MAY CHANGE UP TO 15% WITHOUT A MAJOR AMENDMENT TO THIS PUD ZONE DOCUMENT. CHANGES WILL RESULT IN CORRESPONDING CHANGES IN THE PLANNING AREA YIELDS SHOWN ON THE LAND USE SCHEDULE FOR TOTAL ACRES, DENSITY AND TOTAL UNITS.
2. PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION AND MARKET CONDITIONS. THE PROJECT IS EXPECTED TO BE BUILT IN SEVERAL PHASES.
3. THE DEVELOPMENT OF LAND USES WITHIN THE PUD ZONE DOCUMENT PLANNING AREAS WILL ADHERE TO CITY APPROVED DESIGN STANDARDS AND GUIDELINES AS ADOPTED OR AMENDED.
4. FOLLOWING THE INTENT OF THE PRAIRIEWAYS ACTION PLAN, LAND FOR A TRAIL ALONG SECOND CREEK, AND SECOND CREEK TRIBUTARY, WILL BE DEDICATED TO THE CITY FOR FUTURE CONSTRUCTION OF THE TRAIL. THE EXACT LOCATION, DEVELOPMENT CREDITS AND PHYSICAL PARAMETERS OF THIS TRAIL WILL BE AGREED UPON BETWEEN THE CITY AND DEVELOPER AT THE TIME OF THE SUBDIVISION DURING THE PUD PERMIT PROCESS AND AT THE TIME OF THE FIRST PLAT.
5. THE DETENTION POND IN PA-6 WILL BE COMPLETED AND LANDSCAPED ACCORDING TO APPROVED DEVELOPMENT PLAN DESIGN. THE PA-6 DETENTION POND WILL BE CONSTRUCTED WHEN REQUIRED AND WARRANTED.
6. STRUCTURES LOCATED IN PLANNING AREA 5 SHALL BE SETBACK A MINIMUM OF 100' FROM THE SECOND CREEK TOP OF BANK. WITH AN AVERAGE SETBACK OF AT LEAST 150'. STRUCTURES LOCATED IN PLANNING AREA 4, 8, 9 AND 11 SHALL BE SETBACK 100' FROM THE SECOND CREEK TRIBUTARY TOP OF BANK.
7. ALL SETBACKS MEASURED FROM THE PLATTED PROPERTY LINE.
8. ALL BUILDING SETBACKS ARE MEASURED FROM THE BUILDING FOUNDATION WALL TO THE PROPERTY LINE. STEPS, WALKS, SCREEN WALLS, AND TRASH ENCLOSURES ARE EXCLUDED FROM THE SETBACK RESTRICTIONS ABOVE. GAS PUMPS AND/OR ASSOCIATED CANOPIES SHALL BE SETBACK A MINIMUM OF 18' FROM ANY PROPERTY LINE.
9. THE PROPERTY OWNER'S ASSOCIATION(S), METRO DISTRICT, OR PROPERTY OWNER WILL MAINTAIN DETENTION, WATER QUALITY AND/OR RETENTION AREAS.

PLANNER:

VOGEL & ASSOCIATES
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(303) 893-4288

DEVELOPER:

DIA TECH CENTER, LLC
Management: C. H. Thompson Company, LLC
Contact: Chris Thompson
5753 Shasta Circle, Littleton, CO 80123
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DEVELOPMENT STANDARD NOTES (CONT.)

10. ANY REQUIREMENTS NOT ADDRESSED IN THIS PUD ZONE DOCUMENT SHALL MEET THE REQUIREMENTS OF THE CITY OF COMMERCE CITY ZONING ORDINANCE, AS ADOPTED OR AMENDED.
11. ALL ACCESS POINTS TO ARTERIAL ROADWAYS ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
12. ALL ACCESS POINTS TO NON-ARTERIAL ROADWAYS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE, AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER WHEN DEVELOPMENT OCCURS.
13. ANY OIL AND GAS OPERATIONS CONDUCTED ON THE SUBJECT PROPERTY WILL BE IN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS, INCLUDING COLORADO OIL AND GAS CONSERVATION COMMISSION REGULATIONS, PERTAINING TO FENCING, PAINTING OF TANKS AND MAINTENANCE OF SURFACE AREAS AND EQUIPMENT, AS MODIFIED BY ANY APPLICABLE SURFACE USE AGREEMENTS.
14. ALL DEVELOPMENT WITHIN THE DIA TECH CENTER PUD BOUNDARIES MUST FOLLOW THE STANDARDS AND GUIDELINES SET FORTH IN THE SEPARATE DOCUMENT NAMED "DIA TECH CENTER DESIGN STANDARDS AND GUIDELINES." STANDARDS NOT CONTAINED WITHIN THE DIA TECH CENTER DESIGN STANDARDS AND GUIDELINES WILL DEFAULT TO THE COMMERCE CITY DESIGN STANDARDS.
15. THE COMMUNITY DEVELOPMENT DIRECTOR MAY APPROVE DEVIATIONS TO THE SETBACK AND FLOOR AREA RATIO (FAR) REQUIREMENTS FROM THE APPROVED DIA TECH PUD ZONE DOCUMENT SUBJECT TO THE MINOR MODIFICATION PROCESS. THE MINOR MODIFICATION FOR SUCH A REQUEST SHALL BE SUBMITTED ALONG WITH AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT PERMIT (PUD PERMIT). A MINOR MODIFICATION SHALL NOT BE PERMITTED UNLESS ONE OF THE FOLLOWING COMPENSATORY BENEFITS HAS BEEN DEMONSTRATED TO EXIST:
 - 1.) INSTALLATION OF: I) A STAND-ALONE EMPLOYEE AMENITY AREA OR STRUCTURE DESIGNED THAT PROVIDES YEAR-ROUND WEATHER PROTECTION AND OUTDOOR LIGHTING, II) GAZEBO, OR III) ATTACHED STRUCTURAL ELEMENT, EACH WITH A MINIMUM FLOOR AREA RATIO OF 0.40% THE PRIMARY BUILDING STRUCTURE SQUARE FOOTAGE OR A MINIMUM OF 1,000 SQUARE FEET, WHICHEVER IS GREATER.
 - 2.) ENHANCED LANDSCAPING OR HARDSCAPE ELEMENTS, OR COMBINATION THEREOF, SUCH AS BUT NOT LIMITED TO: I) 10% INCREASE IN LIVING PLANT MATERIAL COVERAGE FOR SITE PERIMETER LANDSCAPING OR 30% INCREASE IN OVERALL PLANTS MATERIAL ON SITE, II) PUBLIC ART IN HIGHLY VISIBLE AREAS FROM THE PUBLIC OR PRIVATE RIGHT-OF-WAY OR HIGHLY TRAFFICKED AREAS, III) CONTRASTING SPECIAL PAVING MATERIALS, IV) LOW WALLS, OR V) MURALS AND DECORATIVE METAL WALL SCREENS.
 - 3.) USE OF HIGH QUALITY BUILDING MATERIALS OR ARTICULATION TO THE FAÇADE OF THE BUILDING, OR COMBINATION THEREOF, SUCH AS BUT NOT LIMITED TO: I) A MINIMUM OF THREE (3) VARIATIONS IN THE BUILDING FAÇADE THROUGH RECESSES, PROTRUSIONS, ENTRIES AND CHANGES IN PLANES, II) CHANGE IN ROOF FORM AND MATERIALS, III) BREAKING DOWN THE FORM AND MASSING, (I.E. VERTICAL MASSING BREAKS EVERY 65 FEET (APPLIES TO FRONT AND SIDE FAÇADES)); OR IV) ANY FAÇADE THAT IS GENERALLY PARALLEL TO, AND WITHIN 15 FEET OF A RIGHT-OF-WAY LINE, SHALL HAVE 35% OF ITS LENGTH OCCUPIED BY TRANSPARENT WINDOWS, DOORS, AND STOREFRONTS.

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