

CORDATA BUSINESS PARK

DEVELOPMENT AND DESIGN GUIDELINES

1989 EDITION

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PREFACE TO THE 1989 EDITION

The 1989 edition of the Cordata Business Park Development and Design Guidelines was created by combining the text of the Cordata Development and Design Guidelines approved in June of 1986 with the text of the Cordata Signage Program and the Cordata Landscape Guidelines. The latter two documents were originally published as separate booklets and were also approved along with the original Development and Design Guidelines in June of 1986.

The original Cordata Signage Program text and organization has been preserved intact as Section 3.5 of these Guidelines. The text of the original Landscape Guidelines has been preserved for the most part however, the organizational structure of the original Development and Design Guidelines was used as the framework to develop this new edition. The language of the Landscape Guidelines has been separated by topic and placed under the appropriate headings in the new guidelines.

The 1989 edition of the Cordata Development and Design Guidelines was developed under the guidelines established by the county in condition no.'s 9 and 10 of the approval of amendment no. 1 to the Cordata PUD. No substantive changes to the text of the original Development and Design Guidelines, Signage program and Landscape Guidelines have been made. Some minor wording changes were necessary in order to fully intergrate the text of the Landscape Guidelines however, the standards for landscaping have remained faithful to the original.

Copies of the original documents are available for review at the offices of the Cordata Business Park Association.

**CORDATA BUSINESS PARK
DEVELOPMENT AND DESIGN GUIDELINES**

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CORDATA BUSINESS PARK DEVELOPMENT & DESIGN GUIDELINES

1.0 INTRODUCTION

1.1 PURPOSE AND AUTHORITY

The purpose of the Development and Design Guidelines (DDG) is to implement the Cordata Master Plan by providing a set of standards to be used to guide the design and overall development of Cordata. The authority of the DDG is established in Chapter 4 of the Protective Covenants of the Cordata Business Park. No development within the business park may be approved unless it is found to be consistent with these guidelines.

1.2 AMENDMENTS

Chapter 4 of the Protective Covenants of the Cordata Business Park recognizes that the need might arise to amend the DDG from time to time as necessary to accomplish their purpose. All such amendments shall be approved both by the Cordata Design Review Committee (DRC) and by Whatcom County or successor municipal jurisdiction. No amendment to the DDG shall be effective until approved by both entities.

1.3 DESIGN REVIEW COMMITTEE

The Design Review Committee of the Cordata Business Park has the responsibility of reviewing all proposed development in Cordata and assuring that all such development is done in a manner consistent with the Cordata Master Plan and implementing standards including the Development and Design Guidelines and Protective Covenants.

The authority of the Design Review Committee and its make-up are described in Chapter 4 of the Protective Covenants of the Cordata Business Park. The DRC reviews projects using the review procedure established in the Cordata Design Review Procedures manual. The manual is published as a separate document.

1.4 OBTAINING SITE DEVELOPMENT APPROVAL

1.4.1 Introduction

In general, approval to develop property in the Cordata Business Park requires authorization from both the Cordata Design Review Committee (DRC) and Whatcom County.

The DRC is generally responsible for reviewing the overall site design including landscaping, parking, building design and location, etc. The DRC issues a Certificate of Consistency when it finds that the site plan conforms with the various design and development standards of the business park.

Whatcom County is generally responsible for the review and approval of 1) construction plans including buildings, roads, and utilities, 2) certain site improvements such as drainage and access and 3) divisions of land. The county is also responsible for granting Final Planned Unit Development (P.U.D.) Approval for each development site. Final P.U.D. Approval is required before construction permits can be issued.

1.4.2 Approval Process

A. DRC Certificate of Consistency

The details on how to obtain a certificate of consistency are described in the Design Review Procedures Manual. In general the normal sequence for obtaining approval is:

1. Meet with Cordata Master Planner to discuss the proposal in relationship to the Cordata development standards.
2. Develop a site plan and a description of the proposal of sufficient detail to show conformance with design standards and review these with the Master Planner.
3. Make formal presentation before the DRC. The DRC usually meets monthly. (A Certificate of Consistency would usually be approved at this meeting)

B. Obtaining Final P.U.D. Approval

Final P.U.D. approval for a site can be granted by Whatcom County when a Certificate of Consistency has been issued by the DRC and the applicant demonstrates that the proposed development will occur on a legal parcel of record. Final P.U.D approval

is usually issued by the county immediately prior to or along with the construction permits.

Assuming that the development site is a legal parcel of record, the normal sequence for obtaining Final P.U.D Approval is:

1. Obtain a Certificate of Consistency from the DRC for the general design of the development.
2. Develop construction plans and specifications and have these certified by the Cordata Master Planner.
3. Submit the approved plans and Certificate of Consistency together with construction permit applications to the County for review and approval.

C. Obtaining Construction Permits

Building and other construction permits will usually be issued after Final P.U.D. approval and after the building construction plans and specifications have been reviewed and approved by the county. The final construction plans should be completed after obtaining a Certificate of Consistency for the building and site design. These detailed plans are endorsed by the Master Planner prior to submittal to the county for permits. The process for obtaining construction permits would generally be:

1. Submit application to county including certificate of consistency from DRC and construction plans endorsed by Master Planner.
2. County reviews the plans and the certificate of consistency and checks for a legal parcel of record. If these are in order final P.U.D. approval is granted.
3. County completes review and approval of construction drawings and specifications.
4. Construction permits are issued based upon Final P.U.D. approval and approval of the construction plans.

1.4.3 Legal Parcel of Record

Generally speaking a legal parcel of record within Cordata would mean either a parcel created through the specific binding site plan process or an existing parcel legally created prior to or at the time of filing of the Cordata General Binding Site Plan.

The division of land to create new development sites within Cordata is primarily accomplished through the county's binding site plan process. A General Binding Site Plan covering the entire Cordata Business Park has been filed with the county. This plan establishes the location of the major road network as well as the general location of community open space. Individual parcels are created by the filing of Specific Binding Site Plans.

Specific Binding Site Plans are scaled drawings similar to a record of survey. They should accurately show the surveyed boundaries of the parcel being created as well as other pertinent information such as utility easements and road rights-of-way. Building outlines, parking, landscaping and other site improvements are usually not indicated on a specific binding site plan.

Specific binding site plans are reviewed and approved administratively by the county in a similar manner as short plats. When the approved specific binding site plan is filed with the County Auditor, the parcel thus created becomes a legal parcel of record. It is important to note that the specific binding site plan process is simply the method for creating legal parcels of record within Cordata. This process takes place outside the final PUD approval process and does not require review or approval by the DRC.

1.5 DRC - GRANTING RELIEF FROM GUIDELINE REQUIREMENTS

The DRC may grant relief from compliance with any one or more of the provisions of these guidelines or of any additional guidelines promulgated and adopted as part of the DRC Rules and Standards pursuant to Section 7.8 of the Protective Covenants when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental objectives or considerations may warrant. The DRC shall not have the authority to grant relief from any standard or rule of the municipal jurisdiction with authority to issue building and construction related permits for development in Cordata unless specifically authorized to do so by that jurisdiction.

In approving a request for relief from these guidelines, the Design Review Committee shall find that the granting of relief from such provision or provisions will not significantly affect the immediate or long term quality of the Business Park.

If the DRC approves a request for relief, the approval shall be evidenced in writing and shall be signed by at least five voting members of the DRC who approved the relaxation. This written approval shall constitute proof that no violation of this Declaration or of the DRC Rules and Standards shall be deemed to have occurred with respect to the matter for which the relief was granted.

A grant of relief shall not operate to waive or to render unenforceable any of the terms and provisions of these Guidelines or of any other rules and standards for any purpose except as to the particular property, particular maintenance and operation activity, provision, and instance covered by the relaxation.

Notwithstanding any provision to the contrary in this Declaration, the DRC shall not delegate to any single DRC member or group of DRC members or to any other designated person or persons the power to grant relief pursuant to this section.

2.0 SITE AND INFRASTRUCTURE DEVELOPMENT GUIDELINES

2.1 LAND USES

Four broad categories of land uses are allowable in CBP - industrial, commercial, institutional and residential. Essentially, the entire western perimeter of the site is devoted to residential use, ranging from urban densities and building types in the south to rural densities and types in the north, based on compatibility with off-site and proposed off-site use patterns. The great majority of the easterly part of the site is devoted to industrial uses, which includes light to medium industrial, manufacturing, high tech/offices and most notably, an International Trade Center. A small mixed use/commercial area is located in the southeast corner, near major entrances and off-site commercial areas. Last, various amenities and facilities are distributed across the site to most conveniently serve their various user groups. The following list summarizes the types of the permitted land uses at Cordata. The adopted Land Use Plan may be reviewed at the DRC office.

General Land Use

Industrial-Warehousing
International Trade Center
Industrial-Manufacturing
High Tech/Offices
High Density Residential
Medium Density Residential
Low Density Residential
General Commercial
Institutional
Institutional Campus

Figure 1 on the following page diagrams the general location of land uses across Cordata.

The Cordata Planned Unit Development is divided into a number of development units. Each development unit is designated for a particular type of land use. The land use designation for each unit may be found in Table 1 of these guidelines. The range of land uses allowed in each of the different land use designations is as follows:

2.1.1 General Commercial:

The range of uses is limited to those uses permitted in the county General Commercial Zone or, for those areas within the city limits of the City of Bellingham at the time of approval of the Cordata P.U.D., the city Planned Commercial Zone designation.

2.1.2 High Tech/Office:

The range of land uses is limited to those types of uses permitted in the county Light Impact Industrial Zone which combine office and assembly facilities for high technology type industries. The uses listed for the High Tech Thematic Clusters in section 2.10.5 of the Cordata Master Plan are typical of the types of uses allowed and include computer software and hardware firms, electronics firms, research firms and other similar uses which combine office functions with limited assembly facilities.

2.1.3 International Trade:

Land uses include the range of light manufacturing, assembly and non-manufacturing uses permitted in the county Light Impact Industrial Zone. Typical land use activities in this designation include activities conducted by both foreign and domestic firms engaged in shipping, freight forwarding, warehousing, merchandise display, packaging and distribution as well as some light manufacturing and assembly.

2.1.4 Institutional:

The range of land uses permitted in this designation is limited to public facilities and utilities as permitted in the county General Commercial Zone.

2.1.5 Institutional Campus:

The range of land uses includes public facilities and utilities, commercial recreation facilities and service establishments as permitted in the county General Commercial Zone provided that the type of service establishment permitted shall only be institutional type service establishments as the term institutional is defined in the county zoning code. Such uses include hospitals, convalescent centers, clinics and similar activities together with the usual accessory uses. In addition to the activities listed above, residential uses consistent with the county Urban Residential Medium Zone are also permitted provided that the residential facilities are constructed in support of one of the activities listed above.

2.1.6 Industrial-Warehousing:

Land uses in this designation are those industrial activities permitted in the county Light Impact Industrial Zone which are involved primarily with the processing, packaging, storage and distribution of previously manufactured products. Manufacturing and assembly is permitted on a small scale when subordinate to one of the class of activities previously named.

2.1.7 Industrial-Manufacturing:

The range of land uses includes the full range of uses permitted in the county's Light Impact Industrial Zone.

2.1.8 Mixed Use & Thematic Clusters

As discussed elsewhere, mixed use and thematic clustering is encouraged at CBP, both within enclaves and on individual sites. It is the responsibility of the applicant to demonstrate to the Master Planner and the DRC that the proposed development is consistent with the provisions of the Master Development Plan, the Planned Unit Development and these Guidelines for Cordata, and that it is in harmony with adjoining developments, promotes the general welfare of all landowners and tenants in CBP, and enhances the value of real property in CBP. It must also comply with the Protective Covenants.

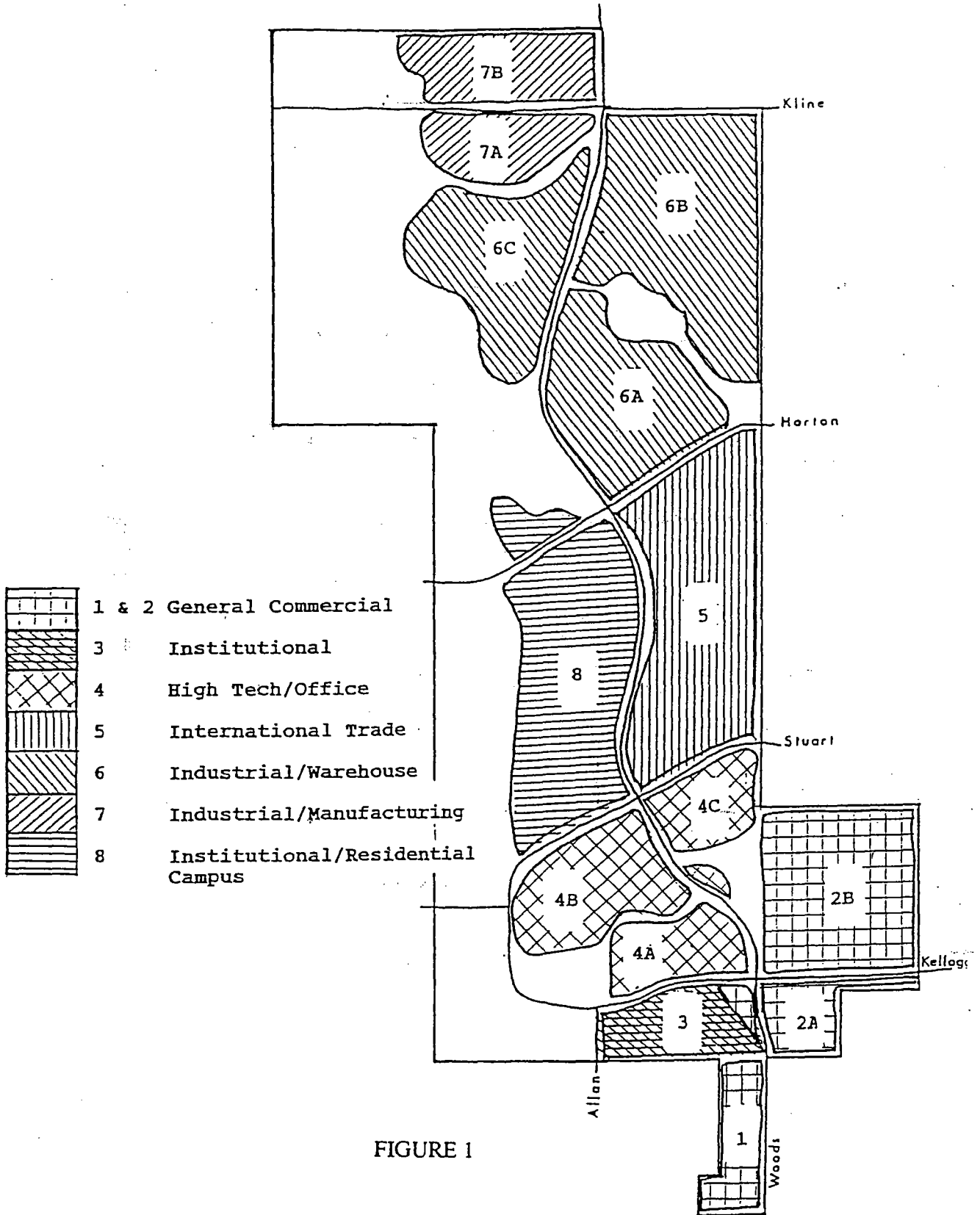


FIGURE 1

LAND USE MAP

2.2 DIMENSIONAL STANDARDS

2.2.1 Density

It is the intention of the DRC and the Master Development Plan to encourage intensive rather than extensive land utilization wherever possible. In fact, the only way that even the "moderate growth scenario" described in the Master Development Plan and related studies can be achieved is through more intensive development than one-story buildings and sufficient provision of structured parking. Thus it is in the best economic interest of the Trillium Corporation, the individual developer and the local community to maximize use of the building envelope, even if this may only be realizable in phases over time.

Allowable density of land use is determined, in the first instance, by the particular "Density Zone" in which a given parcel is located (see Figure 2). The P.U.D. allows for a maximum amount of development to occur within these eight density zones, A through H. Second, in the non-residential zones (B, C, E, G and H), minimum site or lot areas have been established which, in combination with Setbacks, and Permitted Building Heights, determine the building envelope and thus ultimate density of development (see Table 1)

While no maximum site or lot area is specified, the DRC and the Master Development Plan encourage clustering of moderate-sized buildings rather than a separate lot-by-lot development pattern, or the construction of very long warehouse type buildings.

Figure 2 (Density Zones) allocates the maximum total footprint allowed in each density zone as well as the land use potential achievable under the moderate growth and dynamic growth scenarios. (These terms are abbreviated F.P., M.G. and D.G. in the drawing.) The Trillium Corporation and the DRC staff will monitor development at Cordata to assure a balanced distribution of the development potential across the entire density zone.

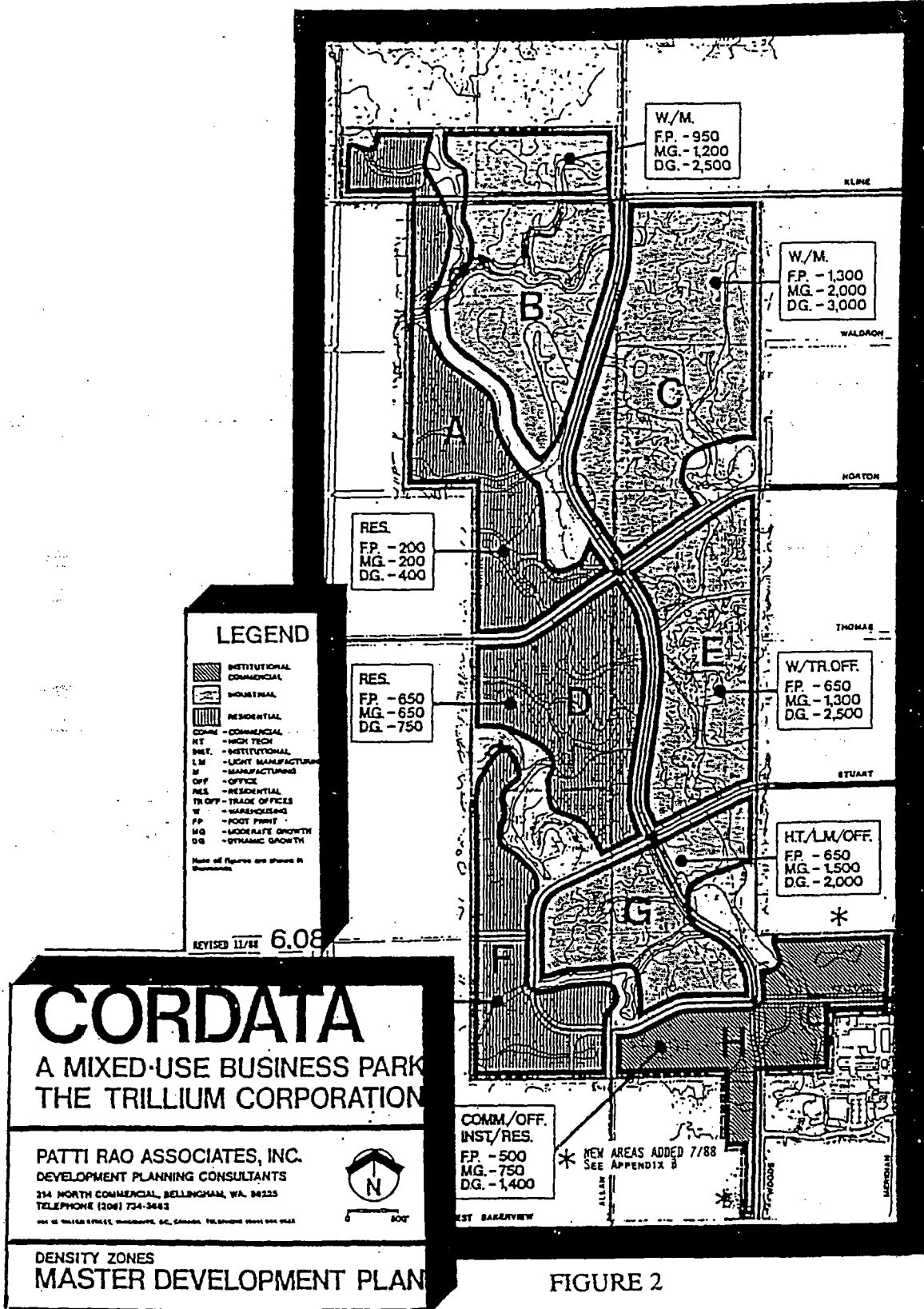


FIGURE 2

TABLE 1
DEVELOPMENT STANDARDS SUMMARY
CORDATA BUSINESS PARK

Area Number	Development Unit No.	Land Use	Gross Developable Acreage	000's Total Footprint (units) ⁵	000's Gross Building Area	Minimum Site Area (acres)	Building Setback(s) ²				Max. Bldg. Height (feet) ⁴		Max. Lot Coverage by Structure (percent)	
							a	b	c	d	Low	High		
1	1	Gen. Commercial	11.5	122	207	var. ¹	50/25	50/25	0	-/25	1/20	2/30	N/A	30
2A	2,3,3A,4	Gen. Commercial	11.0	41.5	100 (10)	var. ¹	50/25	50/50	0	-/00	N/A	2/30	-/45	30
2B	5,6	Gen. Commercial	37.0	385	669	var. ¹	50/25	50/50	0	-/10	N/A	2/30	-/45	30
3	7	Institutional	14.0	154	300	var. ¹	50/25	30/15	0	-/15	1/20	3/35	-/45	40
4A	8	High Tech/Off.	11.5	105	320	0.75	50/25	30/15	0	-/25	1/20	3/35	-/100	40
4B	11	High Tech/Off.	22.0	240	500	0.75	50/25	30/15	0	-/25	1/25	3/35	-/100	40
4C	10	High Tech/Off.	10.5	140	300	0.75	50/25	30/15	0	-/25	N/A	3/35	-/100	40
5	18	Innmau Trade	52.5	580	1000	1.50	50/25	30/15	0	-/25	1/25	2/30	-/100	50
6A	19	Ind./Warehousing	37.0	520	630	2.00	50/25	30/15	0	-/15	1/25	2/30	-/45	60
6B	20	Ind./Warehousing	58.5	760	840	2.00	50/25	30/15	0	-/15	1/25	2/30	-/45	60
6C	24	Ind./Warehousing	39.0	520	580	2.00	50/25	30/15	0	-/15	1/25	2/30	N/A	60
7A	25	Ind./Manuf.	15.0	140	280	1.00	50/25	30/15	0	-/15	1/25	2/30	-/45	60
7B	28	Ind./Manuf.	24.0	380	440	1.00	50/25	30/15	0	-/15	1/25	N/A	-/45	60
8	16,17A,21B	Instit. Campus	41.0	386	773	N/A	50/25	30/15	0	-/15	1/20	3/35	-/60	40

- Notes:
- 1 The minimum site area shall be consistent with the area required to meet the building setback, lot coverage, parking and other applicable restrictions.
 - 2 Parking is permitted in average setback. Minimum setbacks shall be landscaped, including side and rear yards.
 - 3 Zero lot line does not waive applicable fire and bldg code requirements
 - 4 See Master Plan Illus. # 7.03: Bldg Height, Where both Stores and Feet are shown the lesser shall apply
 - 5 Building footprint in 1,000's of feet. # of Resi. Units in Parentheses

Building Setbacks:
a - Woods Rd. Setback
b - Other streets
c - Interior
d - Perimeter of Cordata

2.2.2 Building Setbacks

A. General Criteria

Since the Cordata Business Park is a PUD and not a conventional subdivision, a uniform rule governing building setbacks is neither practical nor desirable. At Cordata, it is the intent to have varied or "staggered" setbacks for each development facing an internal street; thus an average setback dimension has been established, rather than a single minimum dimension. The intent is to avoid a streetscape composed of long, unrelieved elevations of buildings wherever possible.

The general criteria relating to setbacks can be summarized as follows:

1. Generous setbacks at the perimeter of Cordata, especially in areas adjacent to off-site residential areas.
2. Generous setbacks for buildings facing major entrances to and intersections within Cordata.
3. An "average" setback requirement for building facing internal streets within Cordata in order to facilitate "staggered setbacks" to enhance the general character of the streetscape from public areas.
4. Minimum interior (side and rear) setback requirements to encourage close spacing or clustering of adjacent developments for efficient land utilization.

The Setback Guidelines are summarized in Table 1.

B. Interior Setbacks

No minimum interior setback requirement is established in these Guidelines except at the periphery of Cordata. The intent is that properties will be planned and buildings clustered to make efficient use of land, and to preserve significant existing wooded areas, rather than have small landscaped strips surrounding each and every building, many of which may not always maintained to the desired level. However, in the event that adjacent properties are not planned as a cluster type development, the minimum setback requirements of Whatcom County shall prevail. Irrespective of these Guidelines, all applicable building and emergency access requirements shall be observed.

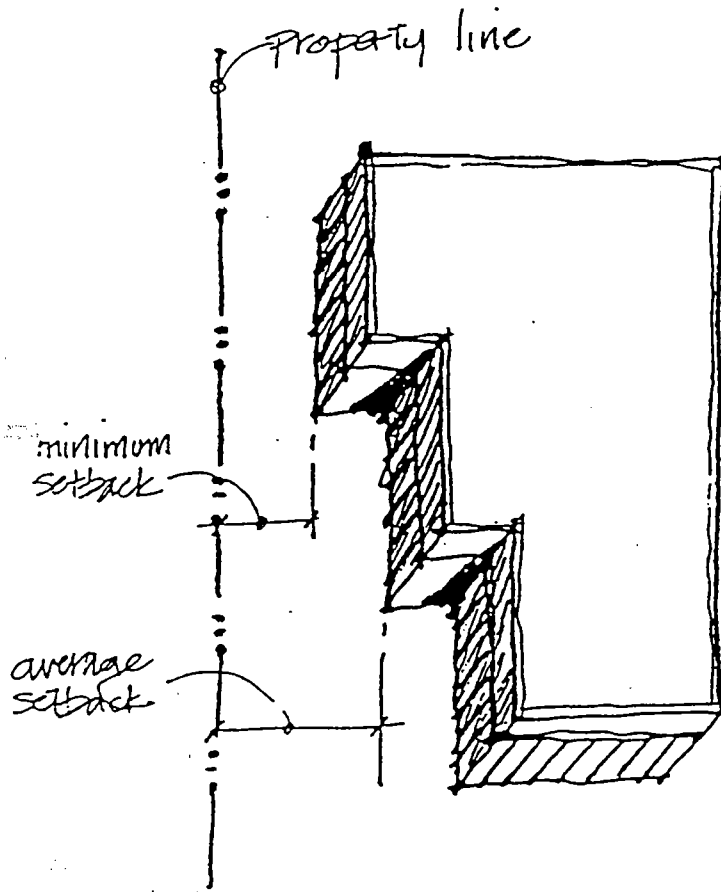


FIGURE 3

EXAMPLE OF STAGGERED SETBACKS

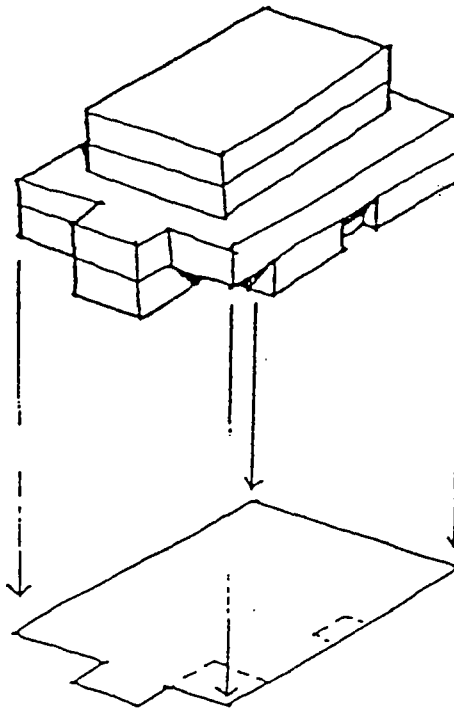
2.2.3 Building Footprints

The Building(s) footprint must illustrate the shape, dimensions and locations of proposed building(s). The footprint must not encroach on easements or rights-of-way, must lie within the minimum front setback requirement on any side facing a street, and must lie within the front setback requirement on any side facing a perimeter property line of the Cordata Business Park itself. The footprint must be in balance with the parking, landscaping and open space requirements of its given location. The building footprint shall not exceed the maximum lot coverage percentage allowed in the Development Unit.

As emphasized throughout these guidelines, fundamental consideration in the siting of buildings at Cordata is the minimization of damage to existing topographic features and natural drainage systems due to land alteration. Since the footprint of a proposed building is the best indication of these potential impacts, particular attention will be paid by the DRC to the shape, dimensions and location of building footprints during the early stages of planning and design.

The proper relationship of the building footprint to such elements as parking and service areas must be carefully considered.

FIGURE 4
FOOTPRINT



CORDATA BUSINESS PARK

The Master Development Plan encourages a concept of "soft edges" of building footprints and elevations facing retained natural areas and "hard edges" when facing other buildings. Sides of buildings facing streets within Cordata may follow either approach. Each side of a building should be the result of a sensitive design response to the specific conditions occurring on that side, as well as being a consistent part of the architecture of the building itself.

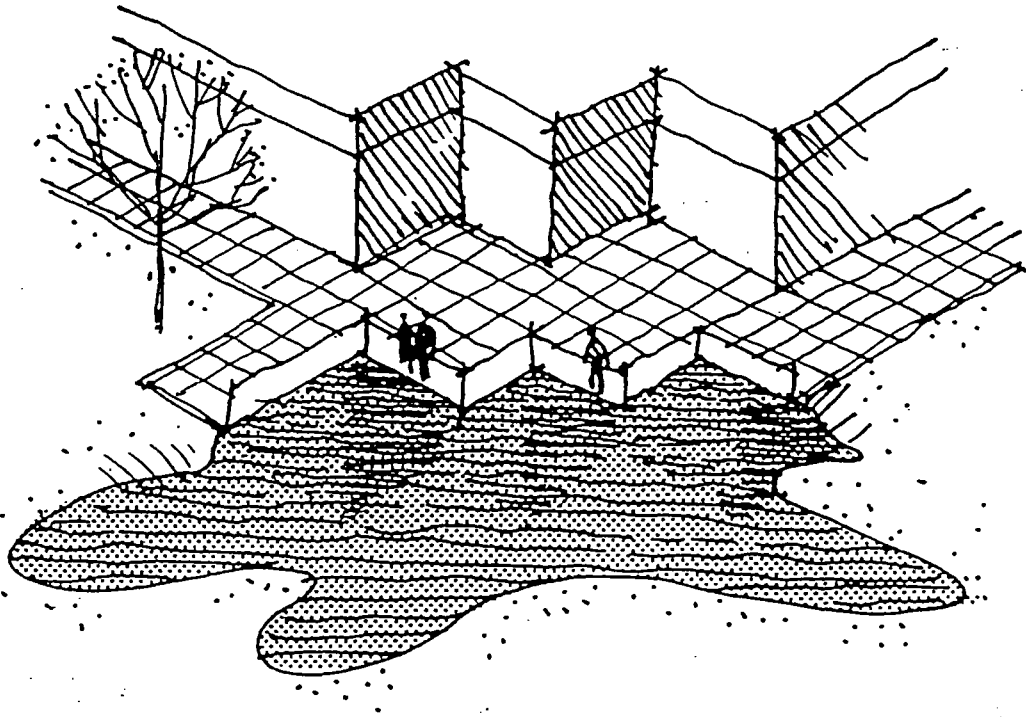


FIGURE 5
"SOFT EDGES" against open space/nature
"HARD EDGES" against man-made

2.2.4 Building Height/Profile

Within each of the Land Use Units, a range of building heights will be permitted and encouraged as shown in Drawing 7.03 in the Cordata Master Plan. Essentially, each of the four corners of intersections of Central N-S Spine are set aside for higher profile buildings, in order to create a strong sense of place and a highly imageable visual character. From these intersections, building height limits are gradually reduced from "high" through "medium" to "low". Each of these heights or profiles are given dimensional limits in Table 1. The maximum allowable building height is seven (7) stories or 100 ft. whichever is less.

Another design policy at Cordata is the encouragement of intensive land use rather than extensive (spread out) land utilization as is often the case at industrial and commercial developments. Building footprints are reduced by 50 percent above the ground floor, in order to develop the "terraced" profile or silhouette considered most appropriate to the rolling landforms of the Cordata Business Park.

View protection and maintenance of solar access to adjacent properties are other factors involved in the establishment of appropriate height of a specific building. The Design Review Committee will consider these and other site-specific factors when reviewing an Applicant's plans.

2.3 LANDSCAPING - GENERAL STANDARDS

2.3.1 Introduction

A very important consideration in the total image and identity of Cordata is the amount and design quality of open space and relief from building mass.

The landscape character will vary with each area. Variation and individual character will be the result of:

Variation in site coverage and therefore the amount of landscape. For example: high density areas will have higher buildings with smaller building footprint resulting in more landscape.

Areas of more intense use will require a greater percentage of the land available for landscape to be used in hard surface treatment for plazas and entry court whereas areas with lower pedestrian traffic will have a larger percentage of soft landscape.

The architecture in areas of more intense use will have a greater degree of variety in texture, height and form. The corresponding landscape will be a product of this architecture in that buildings with less variety and interest will use a greater portion of the required landscape adjacent to the building facade for increased variety in form and texture.

Since the less interesting building will occur in areas which will also require a larger level of screening of service and storage areas the resultant landscape will be one with planting along the edges with a large percentage of open lawn areas.

This landscape character will be in contrast to the areas with more intense use and more aesthetic architecture where plant material will be freed from its functional use to be used in more decorative ways. Increased pedestrian traffic with result in areas of more formal and/or contrived design motif.

The dominant plant material allocated for the access roads and parking lots for each use or area. This variation in tree species and therefore variation in form, color, texture and seasonal and yearly change will result in an unmistakable signature for each area.

Recognizing the importance of landscaping as a factor in determining the character of the perceived environment, criteria have been established whereby the individual developer may be allowed a range of landscaping alternatives, so that, should he wish to develop the maximum allowable site coverage, the level of landscaping can be intensified. Thus, the general rule may be stated, the more site coverage, the more intense the landscaping.

Landscaping will consist of an effective combination of street trees, tree groupings, shrubs, ground cover, and lawn and hard landscape materials. Plant materials indigenous to the area or species which have proved adaptable and hardy should be used. "Long lived" species are to be encouraged over "short lived" ones, and low maintenance plant materials are especially encouraged.

Dry landscape materials may be used in side and rear areas only. All unpaved, non-work areas (excluding vacant lots) will be landscaped.

2.3.2 General Objectives

The general objectives of the landscape standards include:

A. Sense of Place

Establishing a special sense of place and aesthetic quality; for example with artwork, decorative fountains, and other water features (fountains can provide "white noise" to block out sounds of traffic and provide privacy for conversations). Encouraging drinking fountains in eating and brown bagging areas.

B. Functional, Coordinated Lighting

Providing appropriate lighting (functional and visually distinctive) and coordinating it with other exterior lighting. Encouraging the use of the corridor light standards and encouraging pedestrian scaled lighting.

C. Handicap Access

Encouraging handicapped access and facilities. Site areas should be barrier-free to the elderly and handicapped. Pedestrian amenities should be accessible to the handicapped, such as drinking fountains.

D. Outdoor Seating

Providing primary (benches) or secondary (walls, steps, and planter ledges) seating. The latter count as seating if of a height (not less than 12 inches or more than 36 inches) and depth (not less than 12 inches). Linear benches or ledges allow people to establish comfortable distances. Circular benches, by virtue of slightly different orientation of each sitting place, discourage social groupings, but accommodate large numbers of single people.

E. Site Furnishings and Scale of Urban Space

Selecting Site furnishing components such as planters, tables, benches, public telephone stations etc. which enhance and respect the scale of the urban spaces in which they are placed. Lines should be simple and clean, and be harmonious with the adjacent architecture and landscaping. Adjacent sites are encouraged to work together to develop an overall site furnishings scheme.

F. Integration of Art Works into Site Improvements

Encouraging the integration of appropriate art into improvements, particularly in highly visible and activity areas. Art items proposed for outdoor locations shall be reviewed by the DRC prior to installation.

2.3.3 Specific Objectives

Specific objectives to be realized by the Landscaping Standards found in this section and elsewhere in these Guidelines can be classified as either control objectives or enhancement objectives.

Control objectives primarily concern landscape treatment necessary to satisfy minimum requirements for site-specific development and reflect the unique character of the business park.

Enhancement objectives are those which pertain to the overall landscape character of Cordata. Enhancement objectives are broad in scope and relate generally to the landscaping concept throughout the business park.

Following is a summary of specific objectives, and the potential methods for implementation of each.

<u>Control Objectives</u>	<u>Methods</u>
Buffer major perimeter roadways	berming/planting/architectural barriers
Screen adjacent land uses	berming/planting/architectural barriers/ adjacent road grade changes
Screen perimeter parking from adjacent roadways	berming/planting/architectural barriers parking surface grade change
Minimize perceived Surface parking area	berming/planting-locations /planting- types /parking surface grade changes/ special pavements

Provide a definition between building and parking structures berming/planting/parking surface grade change/special pavements/architectural features

Screen dissimilar uses (ie: office-warehousing) berming/planting/architectural barriers

Reduce scale of secondary building facades berming/planting-location of/planting-types of

Enhancement Objectives

Methods

Define and emphasize major vehicular access from off-site planting-variation of/lighting-variation of/special features

Define internal vehicular circulation planting-street tree program/lighting/signage

Define internal vehicular access to specific functions planting-variation of/lighting-variation of/signage

Emphasize & articulate building facades planting-location of/planting-variation of/paving/walls-location and materials

Emphasize & articulate pedestrian bldg. entry areas major planting-variation/lighting-variation/special pavements/signage/special features-planters plazas, ramps, etc.

Emphasize and define pedestrian linkages throughout the site planting/lighting/special pavements/signage.

2.3.4 Quality Control

Plant materials shall conform in types, minimum sizes and quality to a master list in Appendix A; in addition, hard landscape materials and amenity features shall meet basic requirements of a similar list. Alternates and substitutions are allowable within reason, contingent on approval of the DRC.

2.3.5 Maintenance of Landscaping

Maintenance of an aesthetic and functional landscape cannot be eliminated but proper design and contract supervision can reduce the long term cost. There are several items which should be considered to minimize maintenance costs.

1. The installation of an automatic irrigation system is encouraged. The minimum requirement is for one hose bib a maximum of 150' from any soft landscape area except in the open space park system.
2. Include a two year maintenance contract and a one year guarantee with the landscape construction contract.
3. No plastic sheeting to be used in any area other than under ponds to a maximum of 3'-0" wider than the high water mark.
4. Mowing strips consisting of gravel river rock or paving stones should be located under all fences and adjacent to all buildings.

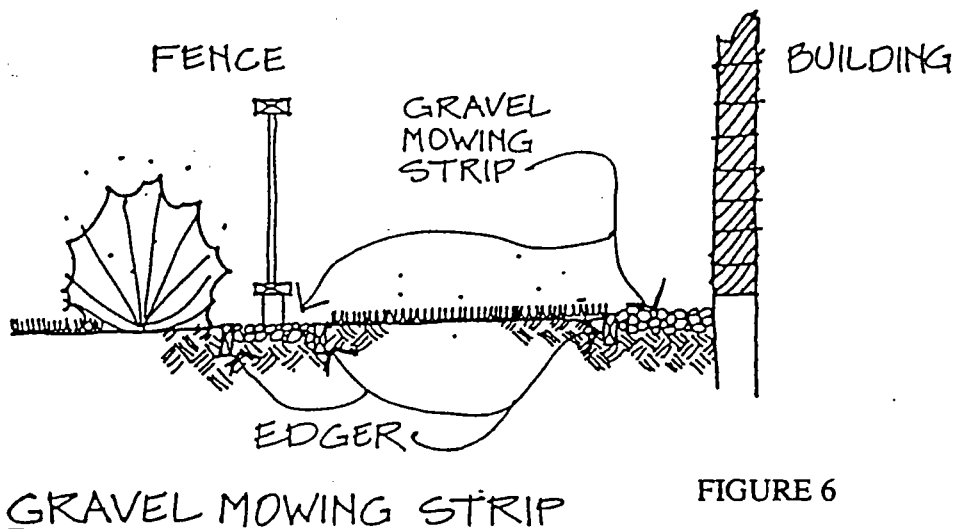


FIGURE 6

2.4 SITE LANDSCAPING

2.4.1 Introduction

The roadway and open space landscaping provides an overall structure and continuity for the Cordata Business Park. Within this somewhat structured framework individually designed parcels of land are to provide variety and interest to the Cordata landscape. To accomplish this, the guidelines for site landscaping are intended merely to establish a minimum standard which preserves the objectives of the Cordata landscaping program and still allows the Landscape Architect a great deal of latitude in which to exercise her creativity.

2.4.2 Minimum Landscape Requirements

A. Landscaping Along Site Perimeter

The edge treatment at the perimeter of the site should consist of a mixed and informal hedge. Each 45 lineal feet of perimeter should average the following plant material:

1	8'-0" height	Coniferous tree*
3	6'-0" height	Coniferous trees*
5	4'-0" height	Coniferous trees*
2	8'-0" height	Multi-stemmed deciduous trees*
2	5 gallon pot/ 24" height/spread	Evergreen shrubs*
5	2 gallon pot/ 15" height/spread	Shrubs*

* Appendix A, PART 4 for plant selection list.

The plant material should be overlapped on occasion to provide concentration of seasonal color and variety from the strong lineal form of the hedge.

A hedge of the same ratio and type should be used along the enclave boundaries adjacent to the undesirable views when incompatible uses are located adjacent to each other.

B. Landscaping Along Street

A bermed and/or landscaped buffer strip from the curb or sidewalk to the average setback line is required along the property line abutting any public street right-of-way.

C. Berm Design

Earth berms must not exceed 3:1 pitch for grassed slopes or 2:1 for ground cover slopes. The berms should be rolling and be set at varying distances from the curb or sidewalk. The berms are to reach a peak height of from 3'-6" to 4'-0" measured from the adjacent pavement grade.

D. Plantings

The minimum landscape requirements for every 500 square feet of landscape area are*:

1 - 3"-4" caliper/18'-0" height	Deciduous tree
1 - 10'-0" height	Coniferous tree
1 - 8'-0" height	Coniferous tree
1 - 6'-0" height	Coniferous tree
7 - 7 gallon pot/30" height/spread	Evergreen shrubs
5 - 5 gallon pot/24" height/spread	Shrubs

*Density of planting may be transferred from one area of the site to another.

*Plants as required may be exchanged for planting of equal value as outlined in Appendix A, PART 3.

E. Parking Areas

Parking areas are to be landscaped to minimize the perceived area of paved surface. The area designated for parking shall devote 10% of that area to landscaping. A minimum of one tree is required for every 8 vehicle stalls.

F. Mowing Strips

River rock, gravel and crushed limestone may be used for mowing strips around buildings and under building overhangs to the following maximum widths:

3'-0" on all sides of any building.

5'-0" on the north and east sides on buildings which are not adjacent to public road right-of-ways.

8'-0" in the manufacturing and warehouse districts provided the area is not visible from off-site land or public right-of- way.

A wood, plastic, metal or concrete edge is required for separations between the river rock, gravel or crushed limestone and any other material.

2.4.3 Screening

A. Screening Required

Strict requirements for screening service areas, equipment and parking from the streets will be insisted upon. The extensive use of berms and fencing integrated with building design are outlined in these guidelines for all functional outdoor areas:

Areas to be adequately screened from all street exposures include:

Parking Areas (surface or structured)	3'-6" high landscaped area or opaque screen.
Trucking	10'-0" minimum height opaque screen
Garbage/Trash	6' high opaque enclosure with access door
Outdoor Storage	6' high opaque
Rooftop equipment, storage or work areas	opaque screen of same material as building exterior or complementary material.

B. Screening Compatibility

Screening shall be designed to be compatible with the building in finishes and configuration and may consist of the following:

- Building configuration.
- Fencing or walls consistent with materials on buildings.
- Landscaping -- year round and long lived.
- Canopies or fascias.
- Other enclosures.

C. Fencing

If a fence is desired for privacy or security, it should be constructed out of wood or black chain link with metal or wood frame. Fences which have exposure to a public right-of-way should have a minimum of 20% of the exposure obscured by plant material at completion of construction. Chain link fences should have one additional 5 gallon pot staked evergreen vine* spaced a minimum of 30'-0" o.c.

*See Appendix A, PART 4 for vine selection.

D. Screening Maintenance

All screening material must be maintained on a year round basis at the cost of the owner. Landscape materials used for screening purpose shall be maintained and/or replaced within 30 days in order to ensure the intent of the screen. All screen planting shall be pruned so as to provide a maximum height of 6 feet.

2.4.4 Undeveloped Site Areas

Landscape plans will incorporate provisions for erosion control on all graded sites which will remain vacant prior to construction. Undeveloped areas will be kept in a weed-free condition.

2.4.5 Hard Landscape

Concrete or ceramic paving stones, quarry stone or exposed aggregate concrete are the preferred hard surface materials. Concrete may be used for areas no larger than 20 square feet or more than 50% of the total paving area except for direct pedestrian connections between external paths and sidewalks and building or parking lots.

2.4.6 Site Furnishings

A. Purpose

Site furnishings are intended to provide the pedestrian in Cordata with a sense of place, comfort and an aesthetic experience (artwork, water features, and architectural features).

B. General Design Considerations

The site design should provide generous amounts of seating in a variety of forms, as well as such pedestrian amenities as drinking fountains, litter receptacles, directories and maps, etc. Bicycle racks should be encouraged near adjacent building entrances. Surfaces suitable for leaning should be provided where waiting occurs, and where possible, waiting areas should be sheltered from wind and rain.

C. Benches and Drinking Fountains

One bench is required for every 500 square feet of hard or soft landscape area. Benches may be grouped for greater effect. One public, exterior, handicap accessible drinking fountain is required for every 100,000 square feet of building area.

2.5 VEHICLE CIRCULATION STANDARDS

2.5.1 General Criteria

The Cordata Master Development Plan describes the overall vehicular roadway system. In the Business Park itself, the following general criteria apply for industrial projects.

A. Direct Site Access off Arterial Prohibited

No drives will be allowed directly into private parking or loading facilities from the arterial road network. All drives must be by means of common drives from local or private streets. For larger sites a site access egress and circulation program, prepared by a professional traffic engineer or land planner is essential. Sound traffic engineering principles must be employed.

B. Through Streets

Through traffic across enclaves is to be discouraged and minimized. The number of curb cuts and median breaks should be kept to a minimum by such means as shared access drives and entryways. Median breaks will only be allowed where approved by the Design Review Committee and the Engineering Division of Whatcom County. The potential impact on Cordata Business Park's overall through-street capacity needs will be evaluated in considering any proposed access points.

C. Curbs & Gutters

All roadways, drives and surface parking areas are to be bordered by concrete curbs and gutters along their entire length.

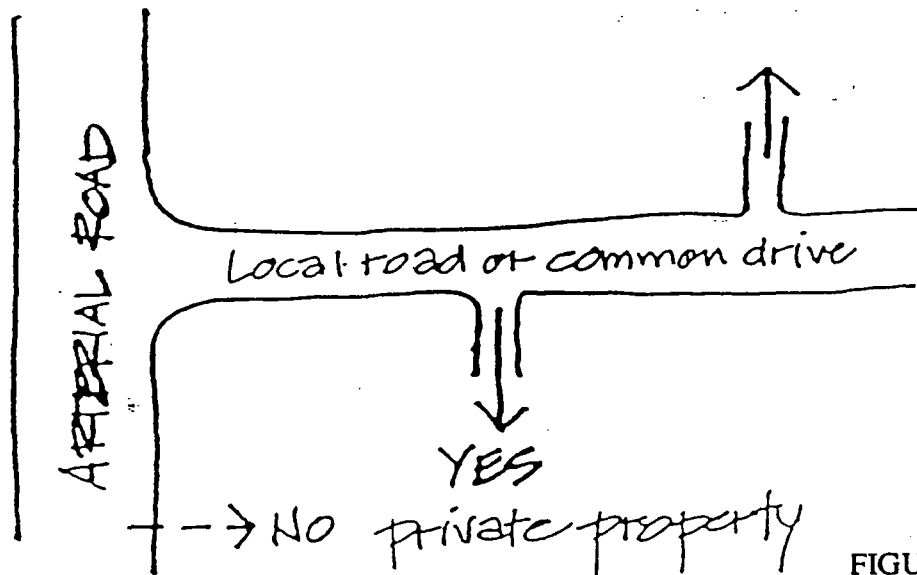


FIGURE 7

2.5.2 Site Access Design

A. General Criteria

1. Location of accesses to development sites should be at points where there is minimum disruption to through traffic.
2. Individual access roads to development sites should have an uninterrupted 50 ft. minimum road length for internal "stacking."
3. Access to development sites should be limited off the North-South spine road, to a 500 ft. minimum spacing between full intersections, and to 200 ft. minimum between right-in/right-out accesses.
4. Provide maximum capacity at major access points to minimize number of accesses, i.e., provision of storage lanes for left turn movements.
5. Provide adequate weaving and merging distances between accesses (driveways).
6. Provide one or two secondary accesses (for emergency vehicles, etc.).
7. Driveways or accesses must be controlled to minimize marginal friction:
 - i) Width
 - 12 ft. minimum, 20 ft. desirable for residential
 - 24 ft. minimum (38 ft. maximum) for commercial/industrial two-way driveways;
 - 14 ft. minimum for one-way driveways.
 - ii) Turning Radii
 - 15 ft. recommended for residential
 - 30 ft. minimum for commercial/industrial
 - Turning radii should be wide enough to accommodate WB 50 along truck routes;
 - iii) Distance between Driveways
 - A single access driveway with signal control should be located approximately 600 ft. from major signal-controlled external intersections;

- one or two secondary driveways, such as commonly intended for service vehicles, or those restricted to right turn movements, can be spaced in the range of 200 ft. to 300 ft.;
- iv) Corner Vision Clearance Triangle
 - 10 ft. minimum; at near side approach to signalized intersection 20 ft. minimum; and
- v) Angle of Intersection
 - 90 degrees preferred; 60 degrees minimum desirable; 45 degrees minimum for special case.

2.5.3 Roadway Design and Landscaping

A. General Criteria

1. Roadway design shall comply with county road design standards and with the provisions of these guidelines. Where these standards conflict with county standards, the more restrictive shall prevail.
2. The number of lanes recommended for the different types of roadways are as follows:
 - Major arterial - 4-6 lanes, two-way plus median boulevard;
 - Collector road - 4 moving lanes, two-way;
 - Local road - 2 moving lanes.
3. The width of lanes should be 12 ft. for moving lanes, 8 ft. (minimum) or preferably 10 ft. for parking lane.
4. Median boulevard should be 16 ft. wide to accommodate left turn storage/protective lane.
5. Channelization should be provided at all major intersections.

<u>Road</u>	<u>Classification</u>	<u>R.O.W.</u>	<u>'R' Min.</u>
North-south spine Road, north of Kellogg	Major Collector	100'	600'
Kellogg (East of Spine Rd.)	Major Collector	100'	600'
Horton-Thomas	Minor Collector	80'	300'
Horton (East of Spine Rd.)	Major Collector	100'	600'
Kellogg-Wood 'T' (Excl. Kelly East)	Minor Collector	80'	300'
Stuart-Kellogg Loop	Minor Collector	80'	300'
Stuart (East of Spine Rd.)	Major Collector	100'	600'
June Road	Minor Collector	80'	250'
Allan Road	Minor Collector	80'	250'

B. Major Collectors

1. Dimensions

- a) 100' Right of Way
- b) 16' wide median - 5' wide adjacent to left turn lane.
- c) 3'-6" commuter bicycle land adjacent to roadway.
- d) 5'-0" sidewalk/path on each boulevard.
- e) 5'-0" planting strip between curb and sidewalk. 4'-6" planting strip between sidewalk and property line.

2. Landscape Treatment*

a) Boulevards

- i. double row street trees spaced 30'-0" O.C. on each side of roadway.
- ii. grass between curb and sidewalk.
- iii. ground cover between sidewalk and property line.

b) Medians

- i. Full Width Sections Required planting per 100 lineal feet:
 - 1 - 10'-0" coniferous trees
 - 2 - 8'-0" coniferous trees
 - 3 - 6'-0" coniferous trees
 - 20 - 5 gal pot, 24" ht/spr. shrubs
 - 10 - 2 gal pot, 15" ht/spr. shrubs
- ii. Section Adjacent to Left Turning Lanes
- iii. All median areas not covered with trees or shrubs should be planted with ground cover.

*See Appendix A, PART 1 for required plant material.

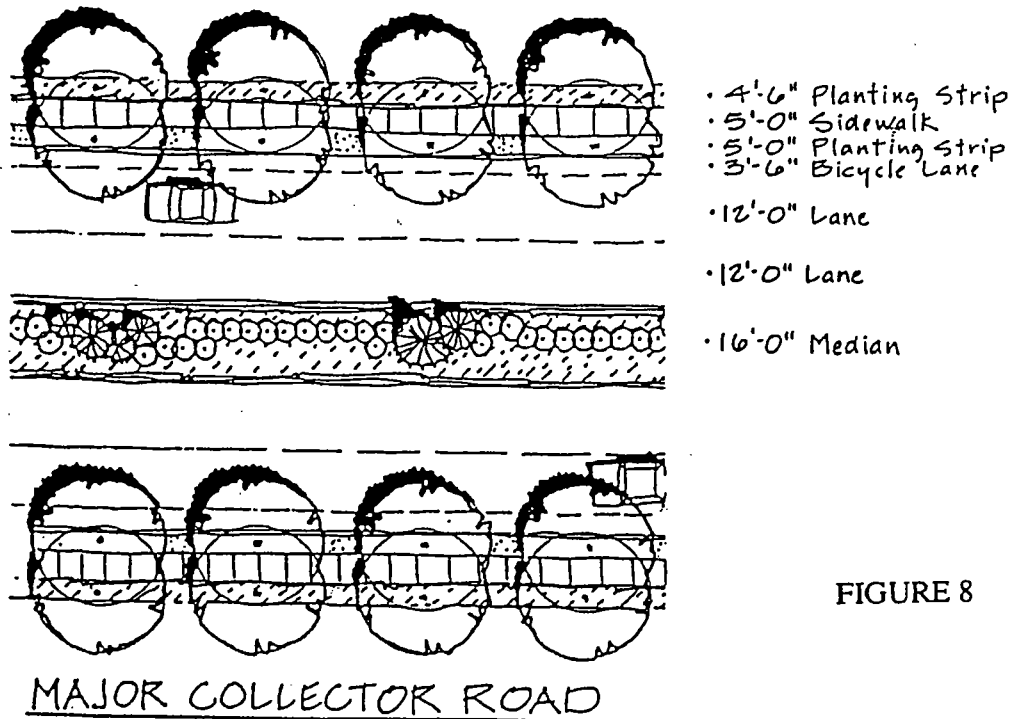


FIGURE 8

C. Minor Collectors

1. Dimensions

- a) 80' Right of Way
- b) 5'-6" commuter bicycle lane adjacent to roadway
- c) 5'-0" sidewalk/path on each boulevard
- d) 5'-6" planting strip between curb and sidewalk and between sidewalk and property line

2. Landscape Treatment *

- a) Single row of street trees spaced 30'-0" O.C. planted in area between curb and sidewalk.
- b) Grass under trees between curb and sidewalk.
- c) Ground cover between sidewalk and property line.

* See Appendix A, PART 1 for required plant material.

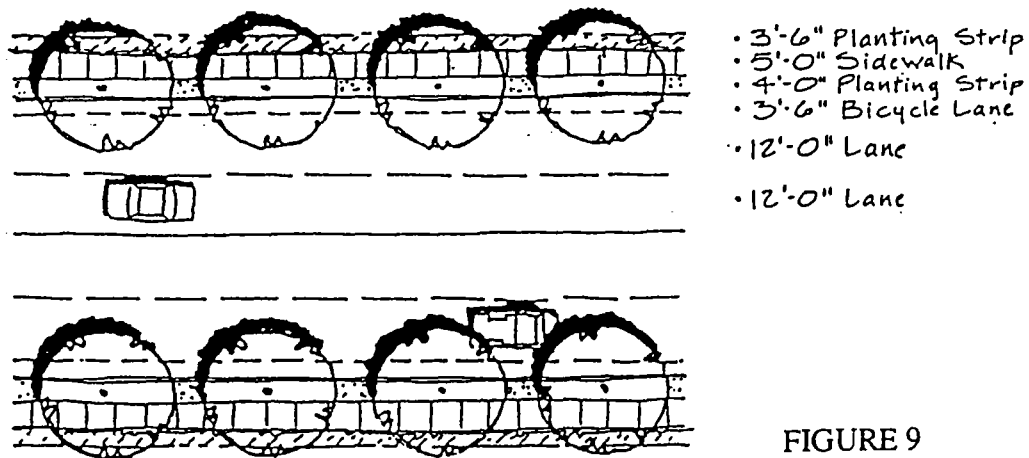


FIGURE 9

MINOR COLLECTOR ROAD

D. Local Roads

1. Dimensions

- a) 60' Right of Way
- b) 5'-0" sidewalk adjacent to curb on one side of roadway
- c) 2'-6" commuter bicycle lane adjacent to roadway (optional)

2. Landscape Treatment*

a) Rural/Low/Medium Density Residential

- i. Deciduous street trees spaced $50' \pm 0.c.$ (vary spacing to conform to lot size).
- ii. Group coniferous trees adjacent to each deciduous street tree. Coniferous trees required varies according to the following schedule of deciduous tree spacing:

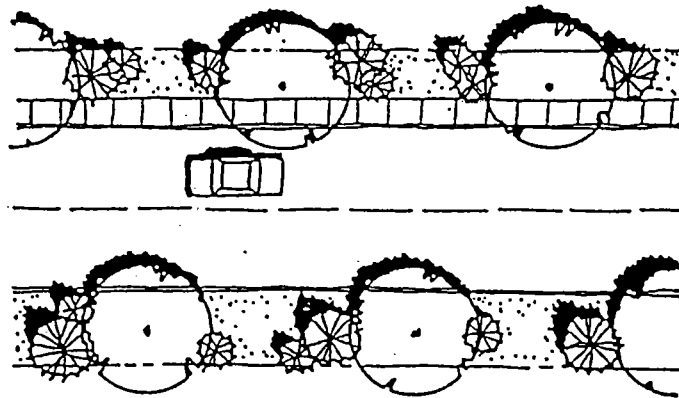
$40' \pm 5'$	One 10'-0" coniferous tree One 6'-0" coniferous tree
$50' \pm 5'$	One 10'-0" coniferous tree Two 6'-0" coniferous trees
$60' \pm 5'$	One 10'-0" coniferous tree One 8'-0" coniferous tree Two 6'-0" coniferous trees

- iii. Plant boulevards in grass.

b) Remainder of Local Roads

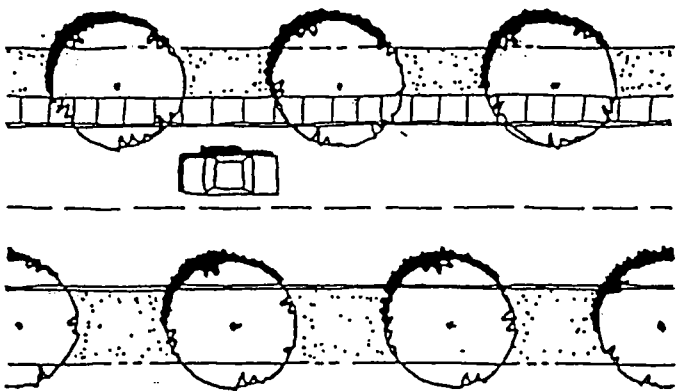
- i. Deciduous street trees triangular spaced $40' \pm 5'$ o.c.
- ii. Plant boulevards in grass.

*See Appendix A, PART 1 for required plant material



- 15'-6" Boulevard with 5'-0" Sidewalk on one side
- 2'-6" Bicycle Lane (Optional)
- 12'-0" Lane

RURAL/LOW/MEDIUM DENSITY RESIDENTIAL LOCAL ROADS



- 15'-6" Boulevard with 5'-0" Sidewalk on one side
- 2'-6" Bicycle Lane (Optional)
- 12'-0" Lane

REMAINDER OF LOCAL ROADS

FIGURE 10

E. Access Roads

1. Dimensions

- a) Right of Way varies according to design requirements.
- b) Sidewalk/Pathway connection required between public sidewalk and internal circulation.
- c) 2'-6" commuter bicycle lane adjacent to roadway (optional).

2. Landscape Treatment *

- a) Deciduous street trees spaced 50' ± o.c.

*See Appendix A, PART 1 for tree type and size for each situation.

2.5.4 Intersection Landscaping

A. General Criteria

1. The landscape at intersections must not impair the visibility of drivers or pedestrians. A visual clearance triangle formed by 20'-0" lengths along each adjacent property line must be maintained.
2. Within this zone earth mounds and/or shrubs and ground cover must not exceed a height of 30". Trees must have a minimum standard of 6'-0". Care must be taken in the selection and placement of plant material to ensure signage and traffic controls are not obscured.
3. Accent trees will be used in lieu of street trees at intersections to act as a form of signage. The treatment will vary dependent on the importance at the intersection.

B. Major Collector/Major Collector

1. The first eight street trees in each direction from the intersection will be replaced by accent trees*.
2. The first 40'-0" of grass strip between the curb and sidewalk will be replaced with ground cover*.

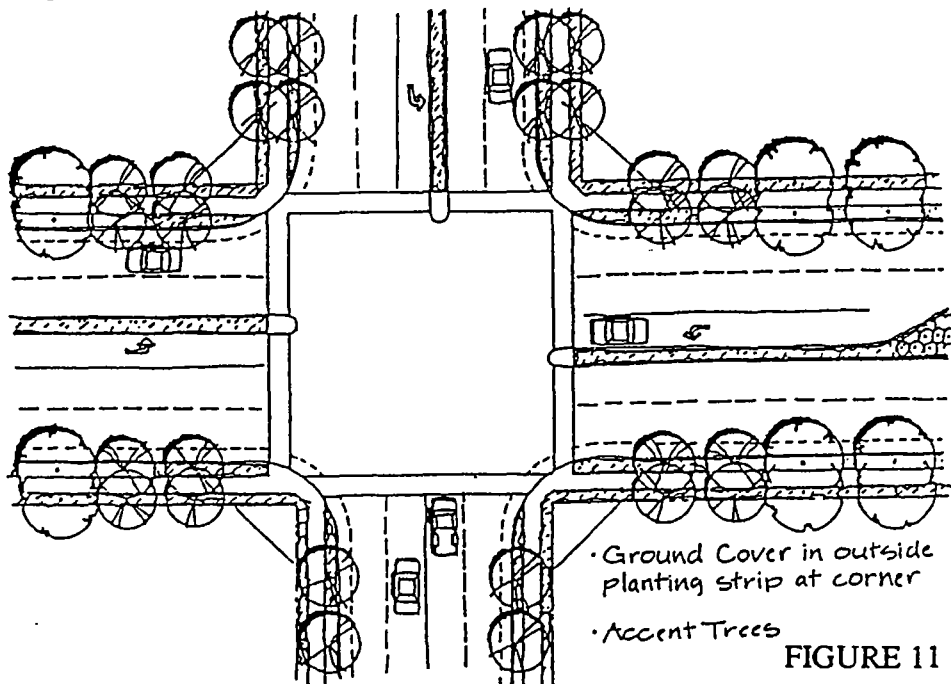


FIGURE 11

C. Minor Collector/Minor Collector

1. The first four street trees in each direction from the intersection will be replaced by accent trees*.
2. The first 40'-0" of grass strip between the curb and sidewalk will be replaced with ground cover*.

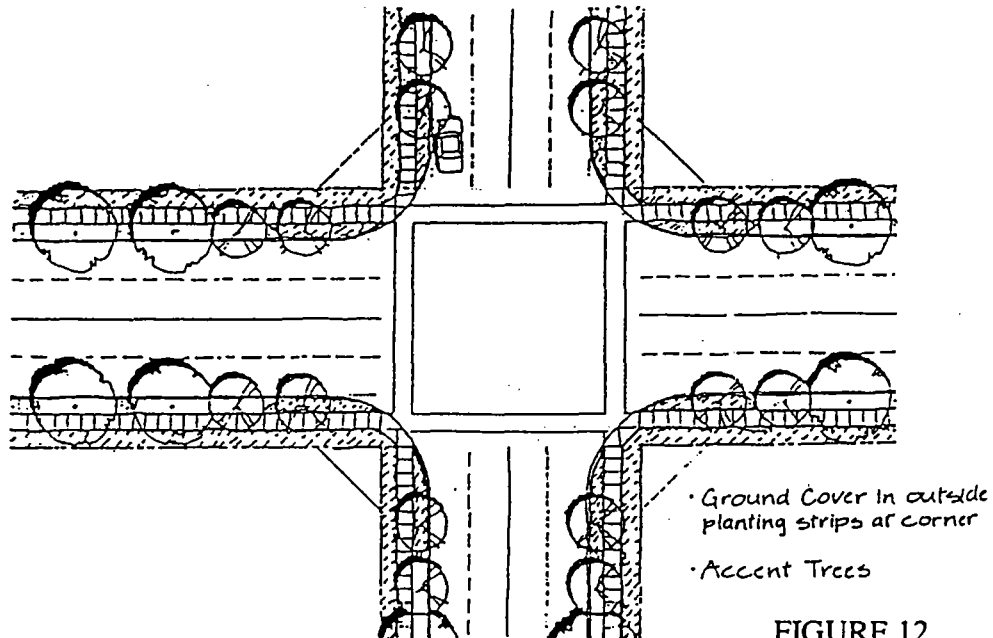


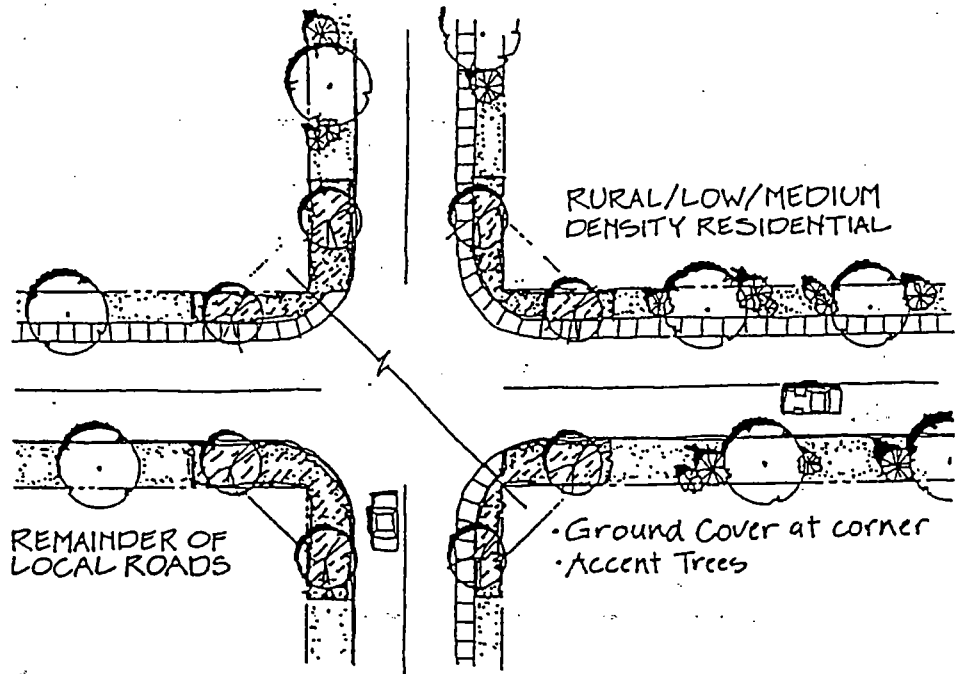
FIGURE 12

MINOR COLLECTOR/MINOR COLLECTOR INTERSECTION

D. Local Road/Local Road

1. The first two street trees in each direction from the intersection will be replaced by accent trees*.
2. The first 30'-0" of grass strip between the sidewalk and property line or the curb and sidewalk line will be replaced by ground cover*.

*See Appendix A, PART 2 for designated plant material for each area.



LOCAL ROAD/LOCAL ROAD INTERSECTION FIGURE 13

E. Major Collector/Minor Collector

Each road classification will receive the Intersection treatment* as outlined in Sections B and C.

F. Minor or Major Collector and Local Road

Each road classification will receive the intersection treatment* as outlined in Sections B, C, & D as appropriate but with half the number of accent trees* as required for Sections B and C.

G. Access Road/Minor, Major Collector or Local Road Intersection

1. Replacement of street trees with accent trees is not required but accent tree replacement as outlined in Sections B, C, and D, as appropriate may be used if special significance is desired and warranted.
2. In lieu of street tree replacement with accent trees, the difference between the type of street tree used for the access road and the intersecting roads will provide minor significance.

*See Appendix A PART 2 for designated plant material for each area.

H. Business Park Entrances

1. The entries to the site establish the first impression and help establish the character of the Cordata Business Park.
2. The landscape treatment should conform to the guidelines established in Sections B and C. In addition to these guidelines, site specific design should indicate the location of entry signs and specific shrub, bulb, and annuals planting materials and locations.

2.5.5 Public Transit

As development is phased in public transit service will be extended at Cordata. A series of bus shelters have been located for rider comfort and to facilitate the provision of service. All major destinations, including the school, recreational facilities and larger employment centers will be served by public transit. Developments near such transit stops are required to provide convenient paved walkways from them to the buildings served.

2.6 PEDESTRIAN/BICYCLE CIRCULATION - ROADWAYS AND DEVELOPMENT SITES

2.6.1 Introduction

The non-vehicular circulation network is an integral part of the Cordata Business Park transportation system. There are several levels of pathways to serve pedestrians, bicycles, and equestrians. As shown in Drawing 7.05 in the Cordata Master Plan, "Pathway Systems", the network provides major linkages between major activity centers and land use areas as well as minor linkages between elements in the greenbelt system. Internal linkages within enclaves and building clusters is also part of the network. These circulation routes include sidewalks and commuter bicycle routes adjacent to roadways, and pedestrian, bicycle and equestrian pathways throughout the open space park system.

There are two components to the bicycle circulation system: a commuter bicycle route network and another for recreational bicyclists. The commuter route links residential areas to employment and other major destinations, while the recreational route runs alongside the central arterial spine of Cordata, linking major elements in the open space/greenbelt system. All developments within CBP are required to provide convenient and safe access by bicycle from these two route systems, as well as convenient and secure bicycle storage close to entrances to buildings.

The Cordata bicycle route system adheres to the standards recommended by the Bellingham Bicycle Facilities Planning Team and is integrated with the bikeway system proposed by the Whatcom County Trail Plan.

The bridle path runs from the riding center located near the northern edge of Cordata along a right-of-way that follows a roughly diagonal line across the property and along creeks and ponds. The soft-surfaced paths are separated from other circulation elements, including the pedestrian and bicycle paths and acts as links between major open space areas, both passive and active. The following criteria may be used by the DRC to determine if adequate provisions for bike paths are provided as part of the development proposal.

The purpose of these routes are to provide a safe and enjoyable network for commuting and recreating. The pedestrian, bicycle and equestrian routes are:

1. Sidewalks
2. Commuter Bicycle Routes
3. Open Space Park System

- a) Primary Pedestrian Paths
- b) Secondary Pedestrian Paths
- c) Bicycle Paths
- d) Equestrian Paths

The pathway and circulation network for the open space system is covered in Section 2.7 of these guidelines.

2.6.2 General Criteria

Each development must provide safe, convenient, attractive and lighted on-site pedestrian access linking major activity centers and access to public transportation stops and transfer points. In addition, each development must provide and integrate the "Street-Tree-Sidewalk Plan" into individual site planning. Information regarding type, size and location of tree species is included in Appendix A of these guidelines. The following criteria, as applicable, will be used by the DRC to determine if adequate provisions for pedestrian and bicycle circulation have been provided as part of the development proposal.

A. Pedestrian

- 1. Are pedestrian signals provided where needed, e.g. major intersections, school zones, mid-blocks, etc?
- 2. Is there a paved sidewalk on at least one side of the street, or, if internal paths prove more direct and efficient, has a path been provided?
- 3. Is adequate illumination and signing being provided.
- 4. Have adequate amenities been provided along sidewalks, e.g. landscaping, rest areas, newsstands, phones, mail boxes, etc.

B. Bicycle

- 1. Have Bikeways been provided where warranted and in accordance to Whatcom County Development Standards.
- 2. Have adequate provisions been made to connect areas of high user origin and destinations, such as schools, community facilities, commercial areas and major employment roads with bikeways.

2.6.3 Sidewalks

A. Purpose

1. To provide safe, barrier free access along all collector and local roads and access to private parcels of land.
2. To provide pedestrian connection to regional pedestrian routes.

B. Width: Minimum - 5 feet

C. Material: Concrete

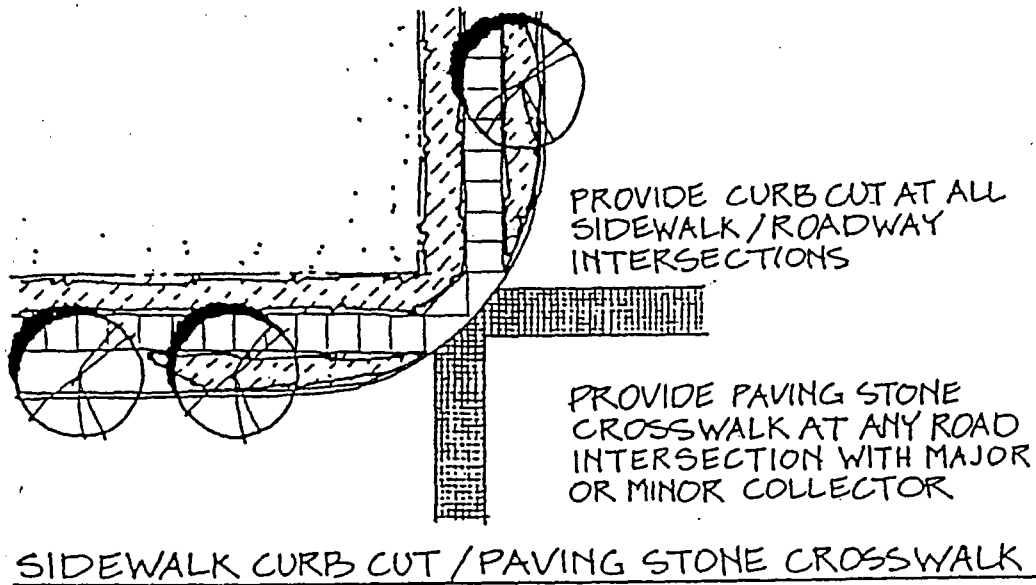
D. Where Required: Collector Roads* - both sides of roadway
 Local Roads - one side of roadway.
 Access Roads - as required to connect site pedestrian routes.

E. Gradients:

	Min.	Max.
Lengthwise Slope (%)	2%	5% for unlimited length 8% for 30'-0" max. 14% for 15'-0" max.
Cross slope/crown (%)	2%	

D. Intersections

1. Provide off-set curb cut at all corners.
2. Provide a minimum 6' wide cross-walk at intersection.
3. Designate cross-walks at all intersections with major or minor collectors with concrete paving stones.
4. Designate all other crosswalks with 8" wide painted white lines on either side of cross-walk.



2.6.4 Commuter Bicycle Paths

FIGURE 14

- A. Purpose: To provide safe, fast routes for bicycle riders adjacent to the roadways.
- B. Location: Designated bicycle only lanes on the right side of roadways.
- C. Width: Major/Minor Collectors: 3'-6" wide
Local/Access Roads: 2'-6" wide (optional)
- D. Delineation: Provide 4" wide painted line to outside of Major/Minor Collectors and Local Roads. No designation required for Access Roads.

2.7 OPEN SPACE PARK SYSTEM PATHWAYS

2.7.1 Alignment and Separation

A. Horizontal Separation

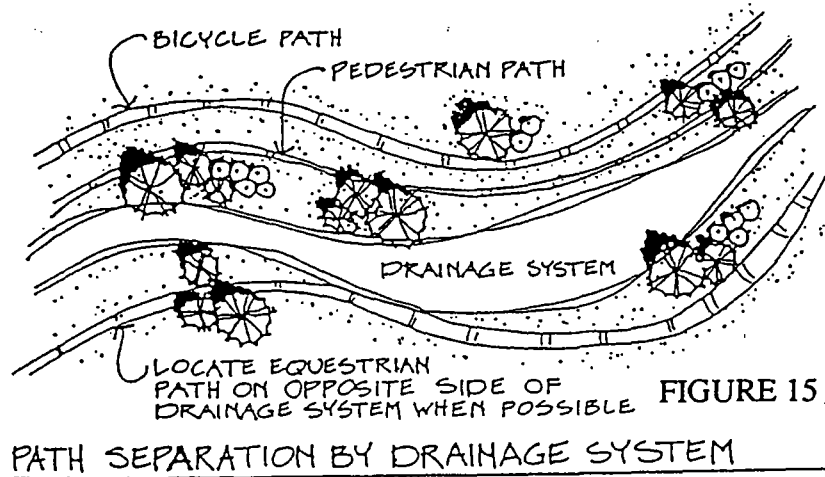
- 1. Minimum horizontal separations:
Pedestrian - Bicycle 3'-0"
Pedestrian - Equestrian 5'-0"
Bicycle - Equestrian 7'-0"

There are several instances where these minimums cannot be maintained, they are:

- a. Drainage system crossings;
- b. Intersections of pathway system with roadway;
- c. Topographic, R.O.W. or ecological constraints; and
- d. Intersections of pathways.

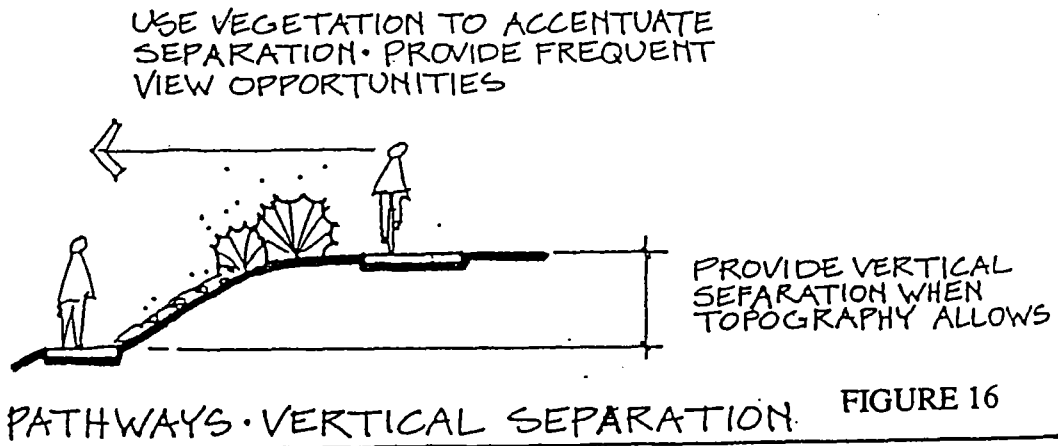
In these instances, the minimum separations may be waived for a Maximum lineal distance of 50'-0".

- 2. Where possible the Pedestrian, Bicycle and Equestrian paths should be located with one path (esp. Equestrian) on the opposite side of the drainage system from the other path(s).



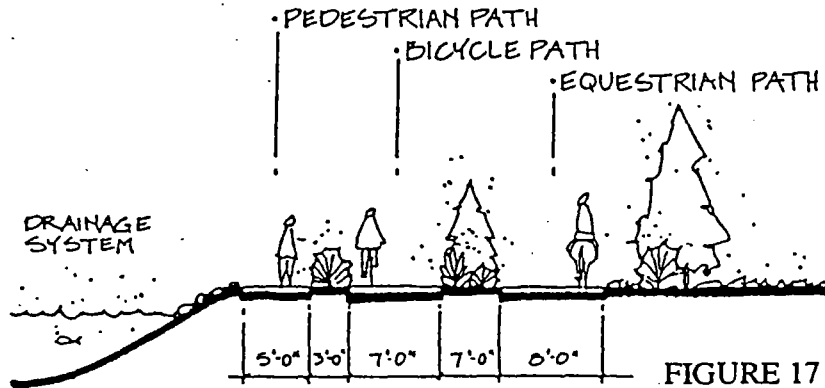
B. Vertical Separations

- Where site topography permits, the pedestrian, bicycle and equestrian paths should be separated by vertical separations.



C. Relative positions to Drainage System

Where two or three of the paths are aligned adjacent to the drainage ways or ponds, the pedestrian path should be located closest to the drainage system, the bicycle path should be located second closest, and the equestrian path should be located farthest from the drainage system.



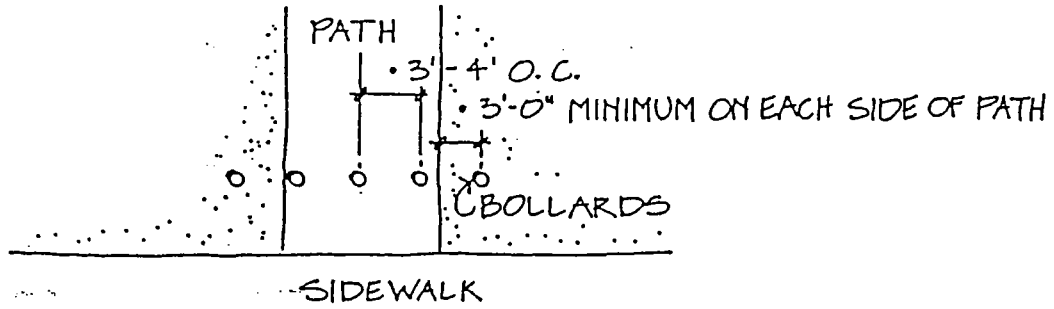
2.7.2 Pathway/Roadway Intersection Treatment

A. General Criteria

1. There are potential safety hazards with the intersections of any of the pathways with the roadway system. Consideration of the treatment of these situations can result in design solutions which both reduce this hazard and provide delineation of the pathway entrances. Special treatment at these interactions will alert the driver and the pathway user (esp. bicyclists) to the safety hazard.
2. Plantings within a triangular area formed by a 30'-0" length along the road R.O.W. and 30'-0" length along each side of the pathway system should be restricted to low shrubs and ground cover with a maximum height of 30" and trees with a minimum standard of 6'-0".
3. Berms, other topography or fences should be eliminated or restricted in height to ensure that the driver/pathway user visibility is not impaired within this area.
4. The width of the pathway should be a minimum of 6'-0" to a maximum of 10'-0" in width at the pathway/roadway intersections.

B. Bollards

1. Bollards (3'-0" to 3'-6" in height) shall be provided at all interactions between roadways and pathways. The bollards should be placed 3'-0" to 4'-0" o.c. and 3'-0" on either side of the pathway.



PATHWAY BOLLARDS

FIGURE 18

2. The bollards should be located between the sidewalk and roadway on collector roads and adjacent to the inner edge of the sidewalk or 5'-0" to 6'-0" from the road edge on local and access roads.

C. Intersection Lighting

1. To maintain safety at night the pathway/roadway intersections should be well illuminated.
2. The lighting requirements are as follows:
 - a. Major/Minor Collectors and Local Roads (except in residential areas) incorporate down lighting within the bollards.
 - b. Ensure that an overhead street light is within 30' of one edge of the pathway.
3. Residential Local Roads and Access Roads:
 - a. Incorporation of down lighting in some or all of the bollards is encouraged. In lieu of bollard lighting provide overhead lighting within 10'-0" of one edge of the pathway.

2.7.3 Separation Control Between Pathways

There is a potential problem with the pedestrians, bicyclists, or equestrians utilizing paths designated for another use. This problem cannot be fully eliminated but can be discouraged through proper design.

The location where these infractions are most likely to occur is where the pathways interact such as at roadways, drainage system crossings and at pathway intersections. There are three methods to discourage this unauthorized use. They are signage, different surface treatment and barriers.

A. Signage

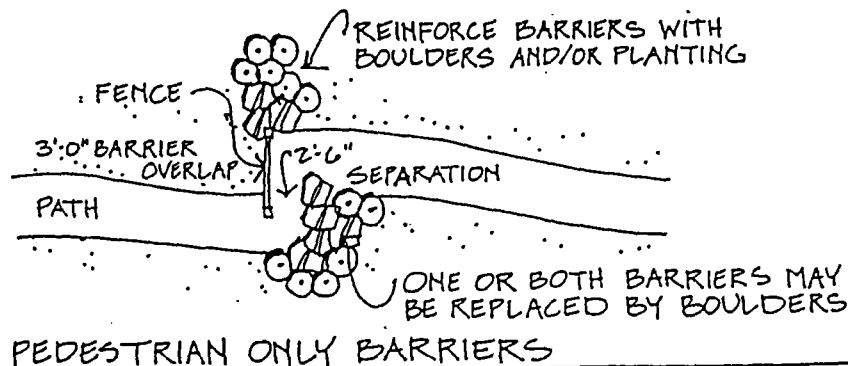
Pathway system orientation maps should be located at collector and road entrances to the open space network. Pedestrian and bicycle paths should be further designated with surface painted signs designating the exclusive use of each path at each situation where they interact.

B. Surface Treatment

The pedestrian and bicycle paths will be constructed of similar material. The equestrian path will be surfaced with loose material (bark mulch) which will designate its use and discourage pedestrians and bicyclists.

C. Barriers

At all open space pedestrian pathway entrances pedestrian only barriers should be provided. These barriers consist of offset parallel fences with a 2'-6" separation and an overlap of 2' to 3'. In lieu of fences, large boulders or a combination of fence and boulders may be used to accomplish the same design objectives. Topography (berms), boulders, fencing and/or planting should be used on either side of the barriers to discourage bicyclists from circumventing the barriers.



2.7.4 Drainage System Crossings

A. High Water Crossings

High water all season crossing should be provided at all drainage ways and ponds for primary pedestrian, bicycle and equestrian traffic. These crossings can be either bridges or land bridges with culverts to accommodate the drainage requirements.

B. Wet Season Crossings

The secondary path system crossings should permit dry crossing of the flood plain at all but the wettest seasons of the year. To accomplish this stepping stones or split logs should be installed across perennially wet sections of the pathway system.

2.7.5 Benches

The pedestrian pathway system should include benches placed throughout the system. One bench should be allocated for each 750 feet of primary pedestrian path. The benches may be grouped around viewpoints and water features but benches should not be placed further than 1,500 feet apart.

2.7.6 Primary Pedestrian Paths

- A. Purpose: To provide all season recreational pedestrian access to and throughout the open space park system.
- B. Required: As shown on Master Plan Illus. # 7.05
- C. Width: 5' minimum.
- D. Materials: Preferred - Asphalt
Optional - crushed limestone c/w wood edge.

E. Gradients:

	Minimum	Maximum	Optimum
Lengthwise slope (%)	1.5%	20%	2% - 10%
Cross slope/crown (%)	1.1%	2.0%	1.5%
No stairs allowed.			

2.7.7 Secondary Pedestrian Pathways

- A. Purpose:
 - 1. To provide a variety of pedestrian routes for increased interest.
 - 2. To protect the environment by providing organized path systems which accommodate the pedestrian desire routes.
- B. Required: As desire routes and detailed site design dictate.
- C. Width: 3' - 5'
- D. Materials: Asphalt, crushed limestone, bark mulch, or unimproved surface.
- E. Gradients: All grades are acceptable but grades 2:1 or greater require steps.

2.7.8 Bicycle Pathways

- A. Purpose: The bicycle path network is intended for recreational bicycle use.
- B. Required: As shown on Master Plan Illus. # 7.05
- C. Width:
 - One way 3'-6" minimum, 5'-0" preferred.
 - Two way 7'-0" minimum.
- D. Materials: Asphalt
- E. Gradients:

	Minimum	Maximum	Optimum
Lengthwise slope (%)	1.5%	20%	2% - 10%
Cross slope/crown (%)	1%	2.0%	1.5%

F. Path Separation

In instances where topography and R.O.W. width allow the bicycle path should split into two one-way lanes for increased safety and enjoyment. Passing lanes 20'-0" long, 5'-0" wide should be provided every 100 feet along one-way lanes.

G. Roadway Access

Curb cuts should be provided at each bicycle path roadway intersection. to discourage bicyclists from crossing directly into the roadway, curb cuts should be located on either side of the pathway alignment.

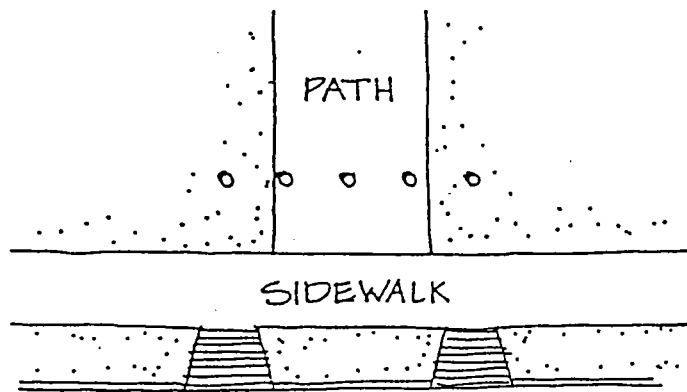


FIGURE 20

LOCATE CURB CUTS
OFFSET FROM
PATHWAY ALIGNMENT

PATHWAY/ROADWAY INTERSECTION CURB CUTS

2.7.9 Equestrian Paths

- A. Purpose: To provide recreational riding within the open space park system in conjunction with the on-site stable facilities.
- B. Required: As shown on Master Plan Illus. # 7.05
- C. Width:

One-way	4'-0" minimum.	6'-0" preferred.
Two-way	8'-0" minimum.	
- D. Materials: Bark mulch, crushed limestone.

E. Gradients:

	Minimum	Maximum	Optimum
Lengthwise slope (%)	1.5%	30%	2% - 20%
Cross slope/crown (%)	1.0%	2.0%	1.5%

F. Path Separation

As topography and R.O.W. width allow, the equestrian path should be split into one-way lanes to provide increased variety and enjoyment.

2.8 PARKING/LOADING STANDARDS

2.8.1 General Requirements

- A. No on-street parking is allowed in non-residential areas of the Cordata Business Park. It is the responsibility of the Tenant to assure compliance with this condition.
- B. Sufficient off-street parking must be provided on-site for all developments. Such, parking will be provided on or near the site of the use served. When parking for a given development is located on a site of a different ownership, a recorded document will have to be approved by and filed with the Legal Department of Whatcom County. The document must be signed by the owner(s) of the alternate site, stipulating the permanent reservation of use of the site for said parking.
- C. Shared parking facilities between different, complementary uses (e.g. apartments and offices) are encouraged where practical to minimize Parking Coverage of the site. Such overlapping use of parking facilities may only be approved by the Design Review Committee when the time of the cooperating uses are not conflicting.
- D. Tenants are encouraged to actively promote a range of measures to reduce use of private vehicles by employees. Programs stimulating Ride-Share participation, van pooling, use of public transit and bicycling are some examples. The goal is reduction of vehicular traffic and use of land for parking facilities. Similarly, use of small cars should be encouraged.

- E. Wherever possible, creative use should be made of sloping sites for "tucked in" or structured parking facilities under buildings.
- F. Parking facilities must be properly located and well integrated into the site and building program. Structured parking facilities for larger developments or ones in certain sensitive locations are encouraged in order to reduce Parking Coverage.
- G. Such structured parking facilities, whether they be part of a building or a separate structure, must be designed to be architecturally compatible with the surrounding buildings, uses and open spaces. Care should be taken to block or screen views into such structures from public areas. Options available include architectural elements, plant materials and landscaped berms, or a combination of the above.
- H. Parking facilities should be considered from the outset as part of the overall storm drainage system of a development site. Temporary storm water storage for delayed release from either outer reaches of surface parking areas or roofs of parking structures are examples of such temporary detention concepts.
- I. In order to keep to a minimum the use of land for impervious surfaces (paving) and the resulting drainage implications, as well as to facilitate future densification, the DRC encourages that first phase surface parking facilities be located and proportioned to accommodate future decking or other structured parking solutions.

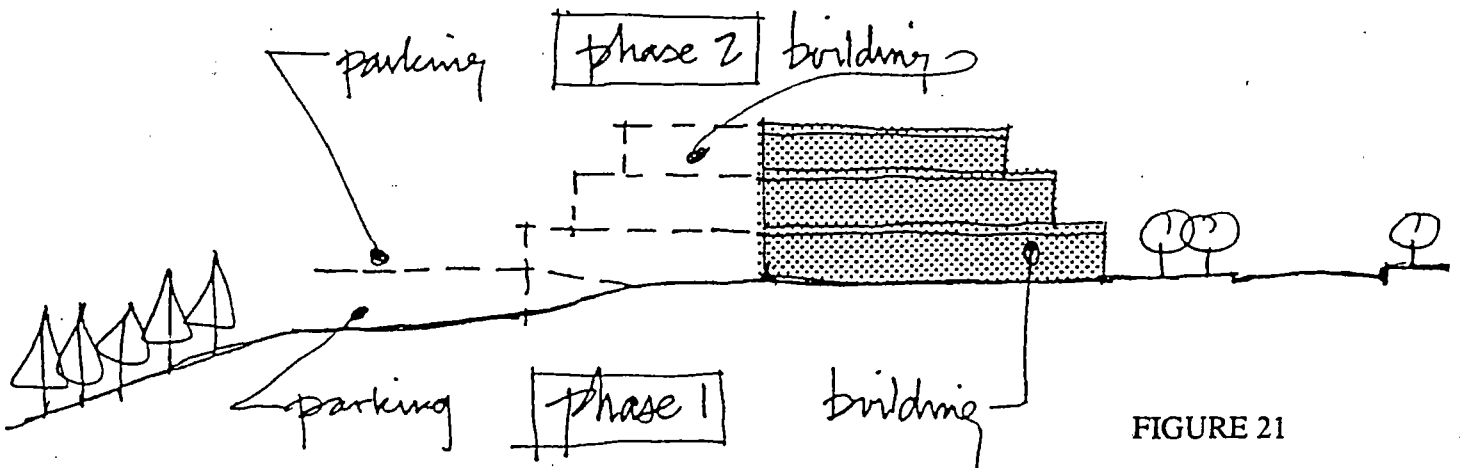


FIGURE 21

EXAMPLE OF PHASED PARKING STRUCTURE

- J. In the master planning phase the location of first phase surface parking facilities should be considered in terms of protecting access to light, air and views when the parking facility is decked. Also, creative use of slopes is important to minimize ramping costs and visual impact of future structured parking facilities.

2.8.2 Parking Ratios

The applicant must provide on-site parking spaces as follows:

<u>Use</u>	<u>Minimum</u>	<u>Maximum</u>
Residential	1.0/d.u.	2.0/d.u.
Research and Development (High Tech) other manufacturing or Assembly, Warehousing	.75/employee	1.0/employee on on major shift (1) +1.0 for each motor vehicle used in the business (1).
Offices, Banks Professional Services, Business Services	1.0/300 g.s.f. (1)	1.0/250 g.s.f. (1)
Retail Stores	1.0/400 g.s.f.	1.0/200 g.s.f.
General Commercial	1.0/400 g.s.f.	1.0/300 g.s.f.
Restaurant	8.0/1000 g.s.f.	10.0/1000 g.s.f.

(1) See Section 2.8.4 for exceptions for higher density tenants.

The parking requirement for uses not specifically listed will be determined by the Design Review Committee based on demonstrated demand and comparison to similar uses.

The minimum amount of parking shall be installed prior to occupancy of the structure. Area needed to provide parking up to the maximum shall be reserved in landscaped open space for future parking demand. The Master Planner and the DRC may permit improvement of this reserved space for additional parking if additional parking demand is demonstrated.

Design review shall ensure that parking lots do not encircle buildings. Vehicular and Pedestrian circulation facilities shall coordinate with street and walkway systems of adjoining properties.

2.8.3 Small Cars

In office/high tech and industrial developments, a maximum of 50 percent and a minimum of 35 percent of the total required parking stalls shall be designated for small cars which includes compact and subcompact vehicles. Small car stalls shall be grouped in the same area. Small car stalls are also permitted at the ends of a bay of conventional stalls. Each small car stall shall be signed for small car usage only.

2.8.4 Parking Space Requirements - Higher Employee Density Tenants

The following additional guidelines shall apply when the tenant has a projected density of 15 or more employees per acre.

A. Parking - Ride Share

A Ride Share/Transit Incentive Program shall be developed and implemented by the tenant(s). A minimum of 10 percent of the required employee parking shall be reserved for use in the Ride Share Program (such as car-pool parking).

B. Location and Signing

Areas designated for Ride Share parking shall be located in proximity to an employee entrance in preference to locating general employee parking in the same area. Each Ride Share stall shall be signed for that use only and enforced accordingly.

C. Pedestrian Walkway

The site layout shall include a pedestrian pathway which provides passage from the nearest adjacent street to the employee entrance. Pathways shall adhere to Whatcom, County standards for sidewalks, be paved and in no case be less than 5 ft. wide. A sidewalk adjacent to a surface parking area may provide the required separation from

vehicles by curbing. A change in paving material and/or texture or stripping shall be used where the path crosses a vehicle drive.

2.8.5 Cooperative Use of Parking Facilities

Where adjoining parking facilities of two or more tenants are developed as one parking facility and where the total parking stalls required for given uses totals 30 or more, a reduction of 10 percent of the total combined required parking stalls may be permitted, when approved in writing by the DRC.

2.8.6 Parking Stall Dimensions

A. Minimum Required Clear Dimensions for Parking Stalls Are:

- Standard car stall size: 8.5 feet wide x 19 feet long
- Compact car stall size: 7.5 feet wide x 15 feet long
- Handicapped Access: 12 feet wide x 19 feet long.

B. Driving Aisle Width is:

Minimum 2-way drive aisle width is 24 feet clear for standard car bays and 20 feet clear for small car bays. In cases where the aisle is shared by both large and compact cars, the larger figure shall be used.

2.8.7 Loading, Storage and Trash Areas

- A. All loading shall be done off-street, and within each development site.
- B. Loading, storage and trash areas should be adequately screened (see Landscape section).
- C. The size of apron space or maneuvering area for trucks in warehouse or industrial areas should accommodate the largest size truck expected (generally WB50 or WB65).
- D. Loading dock areas should be separate from passenger car parking facilities.

- E. The surfaces should be paved with dustless and durable material, graded for drainage, and of sufficient bearing strength to support concentrated axle loads.
- F. Truck berths shall have minimum width of 14 feet and minimum lengths of 55 feet. Height clearances should not be less than 15 feet.

2.9 DRAINAGE

2.9.1 Introduction

The Cordata Business Park drainage system is designed to prevent any post development increase in off-site water flows. This is accomplished by a series of retention (wet) and detention (dry) ponds connected by perennial and seasonal drainage ways.

The drainage system will provide recreational and aesthetic opportunities if care is taken in its layout, grading and planting.

The drainage system will incorporate a combination of the undisturbed natural system and a constructed and enhanced system.

Drainage areas in the north west section of the site are environmentally sensitive wildlife habitats. Care must be taken to ensure that these areas are not disturbed and that adjacent or area construction does not create negative impacts.

2.9.2 General Standards

A. Site Drainage and Runoff

Site drainage must be compatible with adjacent property drainage. Excess run-off from the site must be minimized with sites graded to provide positive drainage away from buildings and to drainage easements/systems and/or to street drainage systems.

B. Storm Water Detention

Overall storm water detention requirements for Cordata have been accommodated in a series of existing streams and ponds and new facilities. However, each proposed development must still be evaluated for potential detention needs to avoid exceeding the carrying capacity of conveyance facilities, or creating offsite flow problems on adjacent downstream parcels. All development proposals must be accompanied by a

registered professional engineer's design of a comprehensive on-site retention system. This on-site system must integrate with Cordata's planned overall drainage plan.

C. Layout/Grading

1. The largest portion of the drainage system is within the open space park. This portion of the drainage system should be laid out in a natural free flowing manner with varying drainage ways and pond widths and alignment. Planted mounds and native stones should be located within the drainage system and the banks should vary in slope and materials.

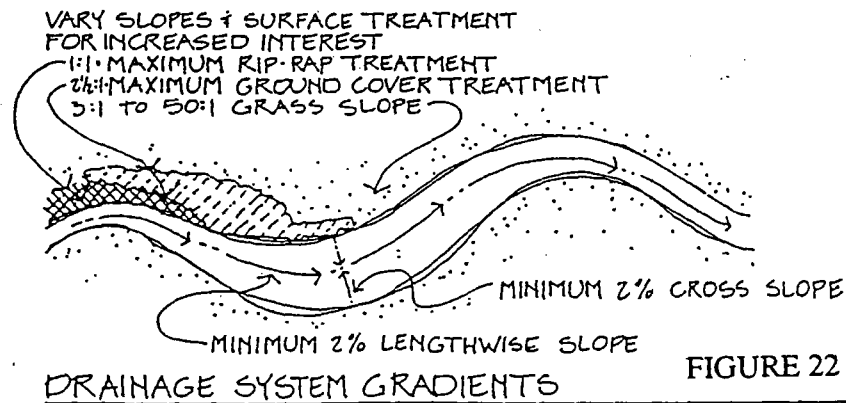


FIGURE 22

2. Portions of the drainage system within the intensive use areas can be laid out in either natural or formal character.
3. Straight and step banks and formal curved and/or stepped layout are encouraged for edges adjacent to the commercial and office buildings.



PROVIDE STEPPED AND/OR CURVED EDGE ADJACENT TO HIGH DENSITY DEVELOPMENT

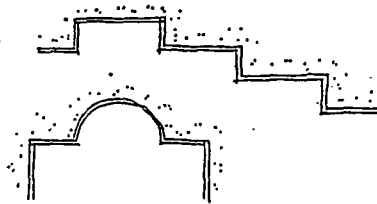


FIGURE 23
 FORMAL WATER EDGE TREATMENT

D. Gradients

Low spots which would accumulate small bodies of water or maintain perpetually soggy areas should be avoided. The following gradients should be adhered to in the construction of the drainage system:

	Minimum	Maximum	Treatment
Lengthwise slope	2%	20%	Grass/Ground Cover Rip-Rap
Cross slope	2%	33%	Grass
	2%	40%	Ground cover
	2%	50%	Rip-Rap

E. Drainage Structures

Proposed surface water systems at Cordata are to be irregular in plan and should conform to primary existing topographic slope lines. Drainage structures must be placed flush with the surface, and grate patterns cannot have openings larger than 3/4 inch and must run perpendicular to the direction of any bike or wheelchair traffic. Surface storm water or irrigation should not be discharged across sidewalks; and, there should be no point discharges into curbs.

F. Safety

1. The existing and introduced drainage system pose a potential hazard. These hazards should be considered and reduced where possible during site specific design.
2. Provision should be made for egress points from the flood plain to above the high water mark. These egress points should be a minimum of 500 feet apart.
3. Ponds and drainage ways should be graded with subtle transitions in slope to prevent unexpected drops when water is present.

2.9.3 Storm Water Storage

A. Intent

The intention of the design guidelines is to establish standards and methods for sound storm water storage planning and design. The following design guidelines have, therefore, been formulated on that basis. (Drainage plans shall be reviewed and approved by the County or City Engineer, depending upon which jurisdiction the particular property is located. Developers are required to provide their own professional engineering consultants, including but not necessarily limited to drainage, geotechnical, civil, etc.)

B. Storage Objectives

The design of storm water storage facilities shall be an integral part of the development planning process with the following objectives:

1. Reduce peak runoff rates;
2. Improve groundwater exchange;
3. Reduce downstream flooding, stream erosion and sedimentation problems

The type of storage facility to be considered shall include the use of rooftops, parking lots, natural ponds and lowlands.

C. Design Standards

1. Return Period

The release rate from the storage facility shall be limited to the 5 year pre-development condition flow. The size of the facility shall be capable of accommodating the excess flow between the 5 year pre-development condition and the 25 year post-development condition flows.

2. Surface Storage Pond

For permanent wet storage pond, a minimum water depth of 6 ft. is recommended for the major portion of the pond to prevent development of algae. To ensure the minimum depth can be maintained, the site for wet ponds must be

evaluated to assure their capability to retain water and to determine if artificial water supply is required to augment the permanent body of water for replacing evaporation and exfiltration losses.

Careful considerations shall be given to surface storage ponds, both wet and dry types with respect to sideslopes and grades. Sideslopes of the pond shall generally be topsoil and seeded and shall not be steeper than 4 horizontal to 1 vertical for maintenance and safety hazard reasons. In natural ravine areas where slopes are steeper than 4 H = 1 V, safety precaution such as fencing or barrier along the outside of the water surface shall be provided.

Additional design standards are summarized as follows:

- i. paved/gravel walkways paralleling the pond, complete with low level night lighting benches and landscaping shall be implemented for wet ponds to create a safe and aesthetically pleasing environment;
- ii. extensive areas of shallow water, especially in the upper end of the pond shall be avoided to prevent undesirable weed growth. In public open area where shallow depth is required for safety reasons, planting of aquatic vegetation and riparian trees is necessary to lower water temperature, increase the amount of oxygen in water and retard evaporation rate;
- iii. proper surface sealing for wet ponds shall be applied to reduce excessive seepage. Where local clay material is available, a minimum thickness of 12 inches shall be placed for lake depths up to 10 ft. and an additional 2 inches for each additional foot of lake depth. If clay material is not available, ponds may be sealed with plastic or polyvinylchloride membrane. Water proof membranes shall be covered with about 1 to 9 inches of soil; and
- iv. an overflow spillway at the downstream end of the pond shall be provided for emergency overflow. The spillway shall be protected against erosion and sized for 100 year storm runoff.

3. Rooftop Storage

For stormwater storage on flat building roofs, maximum water depth shall not exceed 3 inches. Overflow mechanisms shall be provided to prevent overload-

ing of the roof system. Additional layers of roofing membrane and roof flashings to provide a watertight seal may be required.

4. Temporary Parking Lot Storage

Location of the ponding area in parking lot shall be placed wherever practical in the farthest portion of the area or in overflow parking areas to minimize inconvenience. Maximum design depth shall be limited to 10 inches.

2.9.4 Floodplain Management Storm Water Impoundment

In addition to the above design standards for storm water impoundment, the following guidelines with respect to floodplain management and erosion control should also be implemented.

A. Floodplain Management

All designated watercourses within the development boundary to be used for drainage purposes shall be delineated and preserved. Rechannelizing, straightening, lining and enclosing the natural watercourses shall be avoided as it will increase flow velocity and reduce the time to peak faster in the watershed.

Building and other improvements (such as paved areas) shall be set back from the 100 year flood level or minimum 100 ft. from the top of existing banks of designated streams.

B. Soil Erosion and Sedimentation Control

To minimize soil erosion problems in construction sites and downstream sedimentation, the following procedures shall be considered during construction period:

1. Retention and protection of as much of the natural cover as possible;
2. Temporary mulching of all erodible soils until the permanent cover has become established;
3. Protection of newly constructed drainage channels by using riprap or vegetation;
4. Protection of earth stockpiles; and

5. Construction of sediment traps and basins at the downstream end of the development site with regular maintenance.

2.9.5 Maintenance of Surface Storm Water Storage Basin

The aesthetics of an impoundment can only be achieved if the various components such as flow control structures, grass slopes and shoreline are not neglected. Adequate maintenance of the storage facilities must be assured in the following areas:

A. Algae and Plant Control

Nutrient-rich storm water propagates plankton and emergent plants. However, algae growth can be controlled by use of algacide with a application frequency varying from one to several times a season. Generally, the chemical may be applied on the surface from the shore or on a boat, depending on the location of the problem areas.

B. Mosquito Control

The control of mosquitoes in permanent ponds of sufficient depth can be accomplished by stocking with fish which feed on the larvae. Mosquito problems are usually more predominant in open semi-dry drainage basins than in permanent ponds. If additional control is desired, chemical application and reduction of water stagnancy through continued agitation may be used.

C. Sediment and Debris

Storage basins serve as an effective means of reducing flow velocity in the drainage system which over a period of time may result in some sediment build up in the basin. Removal of sediments from drainage basins must be done to maintain their hydraulic efficiency and capacity.

2.10 STREETSCAPE

The Trillium Corporation and the DRC have adopted an integrated street tree and sidewalk program which specifies species and spacing of trees and sidewalk locations. This "Street-Tree-Sidewalk Plan" must be integrated into individual site planning and provided by the developer and maintained by the Owners' Association. Information regarding type, size and location of tree species is as follows:

STREET-TREE SIDEWALK PLAN*

<u>Street</u>	<u>Tree Species</u>	<u>Spacing</u>
Woods Rd. Extension	Quercus coccinea/Scarlet Oak 18 ft. height, 6 ft. standard	30' double row
Kellogg Rd. Extension (east of Woods Rd.)	Quercus coccinea/Scarlet Oak 18 ft. height, 6 ft. standard	30' double row
Kellogg Loop (west of Woods Rd.)	Quercus coccinea/Scarlet Oak 18 ft. height, 6 ft. standard	30'
Stuart Rd. Extension (east of Woods Rd.)	Tsuga heterophylla/ Western Hemlock 10 ft. height	30'
Kline Rd.	Tsuga heterophylla/ Western Hemlock 10 ft. height	30'
All Secondary Collectors	Acer rubrum/Red Maple 16 1/2 ft. height, 6 ft. standard	30'
Local Access Roads	Acer rubrum/Red Maple 16 1/2 ft. height, 6 ft. standard	30'

* All median areas not paved or covered with trees and/or shrubs should be planted with ground cover.

3.0 ARCHITECTURAL GUIDELINES

3.1 INTRODUCTION

The Cordata Business Park is conceived to be a "state of the art" destination for a wide range of industrial, commercial, institutional and residential land uses and activities. As such it is intended that the architectural character reflect emerging rather than past architectural and technological philosophies, while at all times retaining essential sensitivity to physical context and human scale and sensibilities. The Trillium Corporation believes that not only is this a desirable objective, it is in fact the real test of advanced technology, whether it can be used to offer solutions to problems by improving upon present methods and techniques.

The design of each development in Cordata will be assessed by the Design Review Committee for its suitability for a given site and use, as well as for its overall Cordata Business Park compatibility. Design concepts should reflect the stable character of a totally integrated community. Designs which emulate or evoke historical architectural periods or revivals are discouraged.

3.2 GENERAL ARCHITECTURAL DESIGN CRITERIA

In addition to these broad design criteria mentioned elsewhere, several additional design criteria are also applicable to all construction within the P.U.D. part of Cordata in order to encourage a totally harmonious and unified physical environment. These are:

3.2.1 Relationship to Site and Surroundings

A. Unified Development.

The CBP is to be planned and designed to create unity of site planning and architectural design among the individual sites.

B. Compatibility with Residential.

Each site development adjacent to either on-site or off-site residential areas shall be concerned with creating a compatible relationship by giving particular attention and emphasis to architectural and landscape design for a satisfactory transition.

C. Balanced Concept.

Each individual site plan (building location, parking and landscaping) should be a balanced and an integrated concept that is architecturally articulated and proportionately allocated so that the total design favors no one aspect of the development over another.

D. Expansion and Densification.

Where appropriate, site and building planning shall be undertaken in a manner that allows and encourages phased expansion or increased densification of the development over time.

3.2.2 Handicapped Access.

State of Washington provisions for handicapped access to and around buildings shall be followed.

3.2.3 Eating and Resting Facilities.

Adequate on-site eating and resting facilities should be included for the use of employees.

3.2.4 Moved Structures

All cleared non-residential parcels are to be developed with new buildings. In no event shall buildings be moved into the non-residential areas of the Business Park from other locations. The only exception to this provision shall be for historical structures which may be relocated from other sites in the vicinity.

3.3 ARCHITECTURAL CHARACTER

3.3.1 Introduction

The design of a new building should be consistent with the character and appearance of surrounding buildings. While a new design may exhibit contrast in the use of certain design elements, other design elements, such as color, materials, texture, window size, spacing or color, and basic proportions must be harmonious with its neighbors in order to further develop the "enclave" and "thematic clustering" objectives of the Cordata Business Park.

Basic design should exhibit uncluttered geometric forms of a distinctive contemporary nature devoid of non-functional, large-scale ornamentation. Detailed design should be consistent in relation to the manner in which it is viewed, i.e., the basic shape of a building is viewed from medium to high speed traffic arteries, while the textures of materials (such as raked concrete or brick) may be more readily perceived by pedestrians. Small scale design should be confined to noticeable elements such as hardware, small scale graphics and similar details.

3.3.2 Building Orientation

A. General Criteria

As part of the planning process, the Master Planners for the Trillium Corporation prepared an overview visual analysis and a study of climatic conditions affecting the site. These as well as other reference material are available for inspection at the office of the Trillium Project Manager. It is highly recommended that this material be reviewed by a developer-builders and his architect prior to the inception of preliminary design. This will assist in the understanding of critical or sensitive factors, issues and, most importantly, opportunities afforded by a certain site.

1. The building envelope should be in general accord with that shown on the Cordata Master Development Plan.
2. Buildings must be esthetically pleasing on all sides as they are oriented to major streets on one or more sides and usually address entrances, courtyards or plaza spaces on the others.
3. The floor plan must, in some fashion, complement the site plan. For example, views from offices and staff areas into courts, open spaces and the like are encouraged.
4. Service, storage and trash areas should be positioned out of view and screened or be in a semi-enclosed area.

B. View

In general, a 360 degree view angle should be studied. Building orientations must be sensitive not only to their own view opportunities, but for those of adjacent sites and developments as well. Following the basic principle of "neighborliness", consideration must also be given to views onto the site from off-site properties.

C. Climate

Usable open spaces such as patios, plazas, courts and decks should be situated on the southerly elevations of buildings and be largely free of shadows cast by buildings at the equinoxes. Interior common facilities such as staff lunchrooms should also be exposed to direct southerly sunlight wherever possible.

Site planning and building design should also indicate an understanding of climatic conditions. Building configurations, forms and landscape elements should work in concert to protect usable open spaces against cold winter winds - which at Cordata are generally easterly in direction - and take advantage of cooling summer breezes which are generally southwesterly. Rain protection should be provided near entrances and be designed as integral elements of the building itself. Insets, overhangs and canopies are examples of such rain protection elements.

Energy consumption requirements of a development should be considered. While extreme cold is not a typical occurrence of western Washington winters, there are a number of days where the temperature reaches freezing overnight or hovers at or near freezing throughout the day. This fact, combined with the "gray sky" character of the Pacific Northwest makes the consideration of alternate energy sources and techniques a practical and prudent consideration. High quality building materials, rather than lowest cost ones, reduces long-term costs due to maintenance and repair or replacement not to mention energy consumption. Similarly, higher quality materials support a general appreciation of values.

In the case of solar energy collectors, such improvements should be designed as an integral part of the building and/or grounds, and positioned to maximize use of the sun for building energy purposes. Their positioning shall respect the solar access needs of adjacent existing and proposed buildings and usable outdoor areas.

Care must be taken to avoid the "wind tunnel" effect at the base of larger buildings or building groups. If a proposed development is of a configuration and/or height which in the opinion of the Design Review Committee may produce wind turbulence problems, alternate solutions may be requested of the developer.

3.3.3 Building Massing/Scale

A. Articulation of Major Functions

It is a basic design objective of the Cordata Business Park that the various and different functions of a particular building be expressed architecturally. This is true whether a building is a single or multiple use building. For example, the office/administrative area can "read" externally as distinct from manufacturing and warehousing activities, which in turn should be expressed differently again, depending on their special height and daylighting requirements, and the like.

This design approach should be pursued in both horizontal and vertical buildings.

The Design Review Committee also requires that the proposed massing and scale of a building respond creatively to these design criteria:

1. The parts are to be visually integrated;
2. The architectural elements should relate well to each other, the site and adjoining properties;
3. The elements should be sensitive to the human scale, using elements such as glazing to lend the building an appropriate sense of scale and to help identify uses; and
4. Respond to potential pedestrian activity.

Buildings should be designed as if there is no "back". Also, because of the rolling terrain over most of the site, the site planning and design of buildings should respond creatively to opportunities for utilizing sloping sites for "tucked in" parking, definition of separate tenant entrances, as well as separated parking and loading facilities. Last, wherever possible the massing of a building should reflect a sloping site by "stepping down" or terracing down the hillside.

Where identified as part of the Cordata Master Development Plan, air and subsurface developments (utilities and the like) to be located under or over streets and other rights-of-way or easements are to be integrated in the site layout and building design. Approvals from relevant agencies must be received for installing utilities across such R.O.W.s and easements.

B. Terraced Profiles

The rolling nature of the site suggests, and the DRC encourages, the terracing of building forms in harmony with topography. This is not only an architectural/esthetic preference. By stepping or terracing down a hillside, opportunities are created for the introduction of windows into building elevations, thus affording both light and view, not to mention natural ventilation.

Also, the terracing of building forms or profiles will serve to minimize requirements for cut and fill, by creating smaller units of floor space.

Third, the terraced form is indeed a sensitive architectural response to the existing nature of the site. Fourth, the stepping of building elements creates opportunities for separate identities and entrances for multi-tenant buildings, closely associated with separate parking and loading facilities. Last, terracing also will help facilitate the provision of "tucked-in" parking under

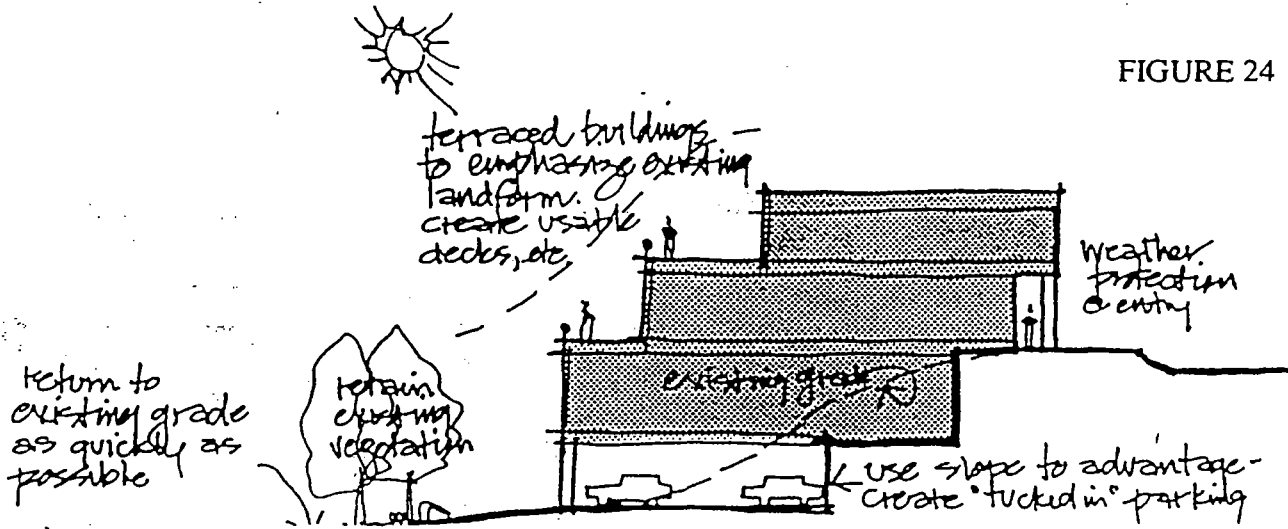


FIGURE 24

C. Roofscape

Because of the effects of topography, sensitive overlooks and proximity to residential areas, it is important that non-residential buildings in transitional areas have an architectural character which is in harmony and compatible with residential scale and forms. The Design Review Committee encourages pitched or sloping roof forms, which are in the tradition of residential design in the rainy Northwest.

Second, these Guidelines recommend the use of contemporary building materials such as prefinished metal roofs, used in contemporary architectural styles. Use of mansard-type or other "applied" roof forms is discouraged on both residential and nonresidential building types. Whatever the roof form, it should be integrally designed as a primary symbolic element of a building.

Third, in transitional areas abutting residential areas, these Guidelines recommend small modules of built form, again in order to relate sympathetically to such nearby residential areas.



FIGURE 25

D. Mechanical Equipment

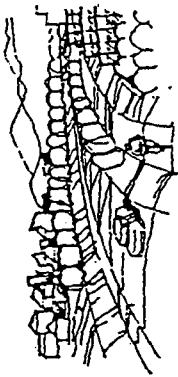
All mechanical/electrical and development equipment must be designed to be an integral part of any improvement or building. No heating, air conditioning, electrical window washing or other equipment may be installed on the roof of any building or structure, or hung on exterior walls unless screened with the same or architecturally compatible materials as the buildings exterior cladding and installed in accordance with a plan approved by the Design Review Committee.

Solar energy collectors, cable dishes or panels must also be integrated into the design, not added as an afterthought. These may be installed on the roof or other exposed locations with prior approval of the design and installation by the Design Review Committee.

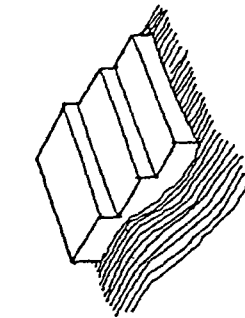
The next series of illustrations depict site planning, building massing and other architectural considerations. the DRC encourages all prospective developers to consider this information in the Master Planning and Design phases of their particular project.

TOPO / SLOPES / ASPECT

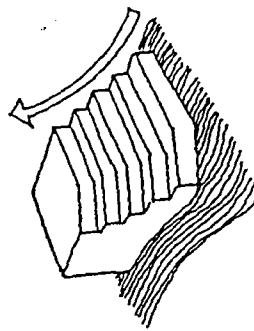
- USE EXISTING TOPO TO REPAIR OR RECONFIGURE AND USE



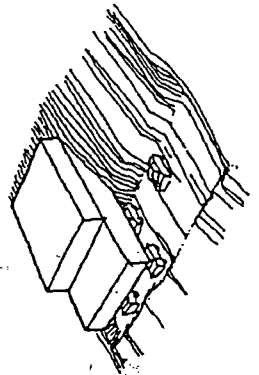
- USE TOPO TO REDUCE IMPACT OF BUILDINGS



- USE TOPO ACCESS INCREASED



- UTILIZE ASPECT TO TAKE ADVANTAGE OF SUNLIGHT



- MINIMIZE EXCAVATION COSTS WITH EXISTING LANDFORMS

- RELATE BUILD FORM TO EXISTING LANDFORM

- TERRACE BUILD FORM TO RELATE TO EXISTING LANDFORM AND CREATE FOCAL POINTS

- USE TOPO TO TAKE IN PARKING AND DRIVE SEPARATE PARKING AREAS

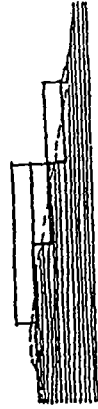
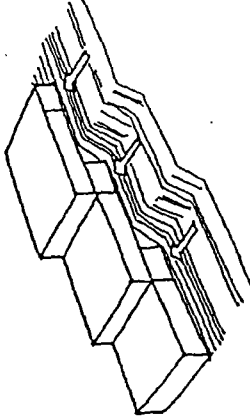
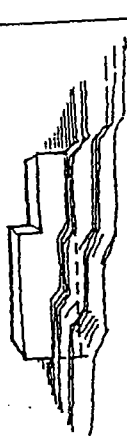
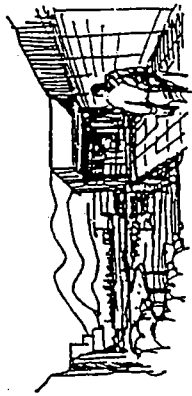
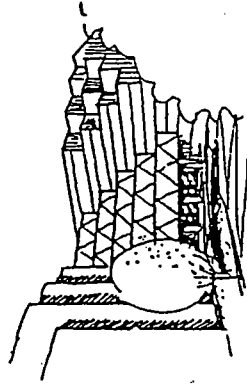


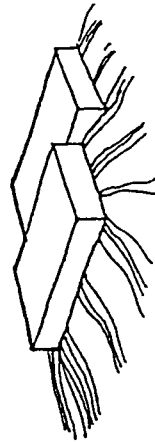
FIGURE 26



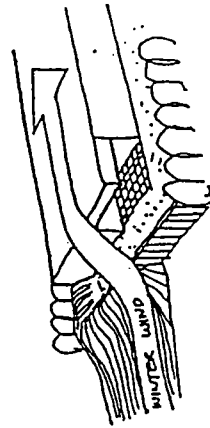
- ORIENT ENTRY PLAZAS TO SHOWCASE ARCHITECTURAL FEATURES



- BALCONIES TO ENHANCE VISUAL INTEREST AND BEAUTIFICATION

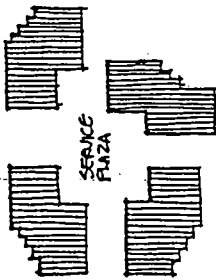


- BEAM UP TO BUILDINGS TO MINIMIZE WINTER IMPACT & REDUCE VISUAL CLUTTER

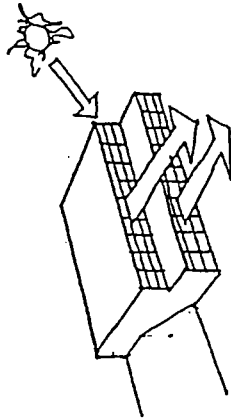


- USE BERMS/PLANTS TO PROTECT BUILDINGS AND OUTDOOR SPACES FROM WINTER WINDS

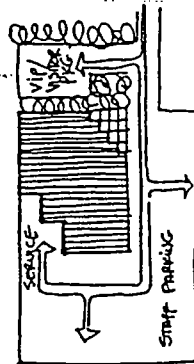
LANDSCAPING



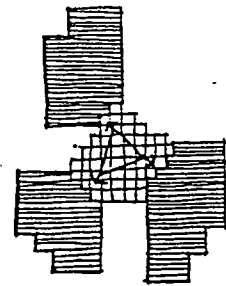
- ORGANIZE CLUSTERS OF BUILDINGS AROUND COMMON PLAZAS



- ORIENT KEY BUILDINGS TO VIEWS

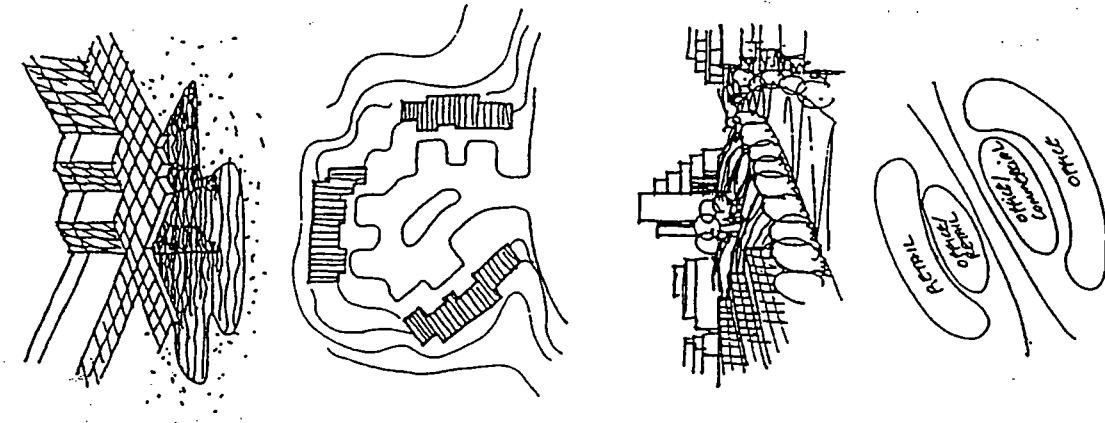


- VISITOR/VIP PARKING LOCATED SEPARATELY FROM STAFF AND SERVICE AREAS



- LINK ENTRANCES OF BUILDINGS BOTH PHYSICALLY AND VISUALLY

FIGURE 27



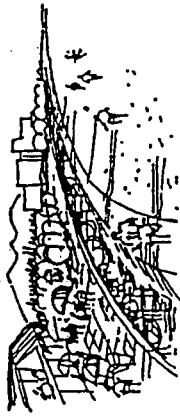
- USE SHARP EDGES TO DRAW ATTENTION TO NATURAL AREAS

ZONING

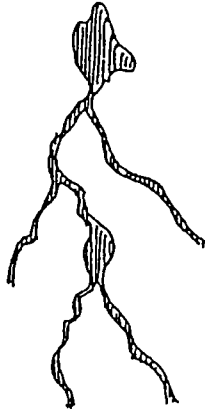
- UTILIZE CLUSTERING TO MINIMIZE PHYSICAL FOOTPRINT OF BUILDINGS

- MAXIMIZE HEIGHT POTENTIAL TO LANDMARKS

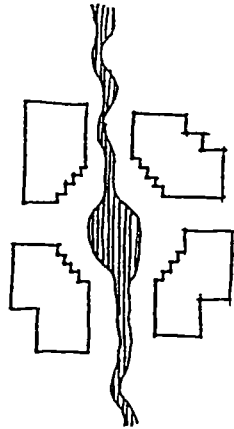
- MIXER USES, FORM, HEIGHTS



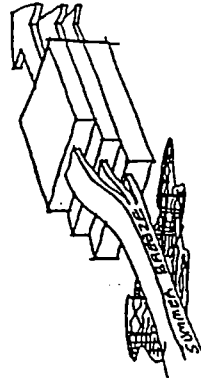
- USE WATER TO SEPARATE CIRCULARITIES AND USE AREAS



- INTEGRATE WATER PHYSICALLY AND VISUALLY AS A SYSTEM



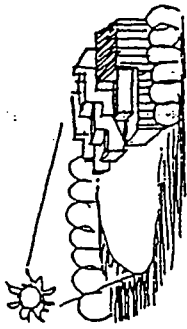
- UTILIZE WATERWAYS AS A LINKING SYSTEM FOR BUILDING CLUSTERS



- ORIENT BUILDINGS TO WATERWAYS TO TAKE ADVANTAGE OF COOLING SUMMER BREEZES

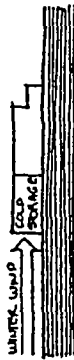
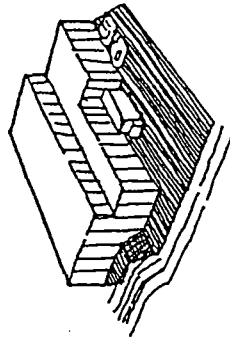
FIGURE 28

CLIMATE / SOLAR EXPOSURE

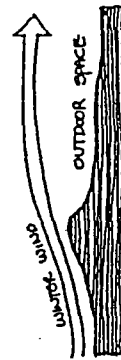


- LOCATE RESIDENTIAL, RESTAURANTS, OUTDOOR SPACES, MULTIFAMILY, AND COMMERCIAL SPACES WITH GOOD SUN EXPOSURE. RESIDENTIAL UNITS TO HAVE MIN. 4 HRS EXPOSURE AT WINTER SOLSTICE

- LOCATE SERVICE FUNCTIONS STORES AND SERVICES IN AREAS WITH POOR SUN EXPOSURE

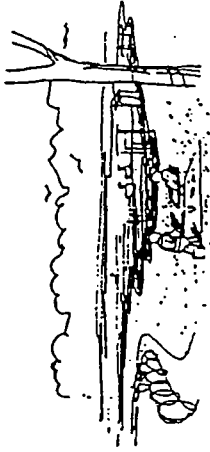


- LOCATE SERVICE FUNCTIONS TO BUFFER WIND EFFECTS



- LOCATE OUTDOOR SPACES IN SHADOWED AREAS

WILDLIFE / VEGETATION



- RETAIN MAJOR FEATURES FOR PRESERVE FEATURES

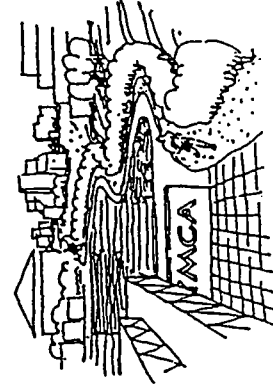
VISUAL / SENSORY



- MAINTAIN MAIN VIEW CORRIDORS FROM SITE



- LOCATE HOUSING IN AREAS OF GOOD VISUAL QUALITY AND PROTECTED



- PROVIDE PHYSICAL USAGE ON SITE TO EXISTING RESIDENTIAL AND COMMERCIAL FACILITIES

FIGURE 29

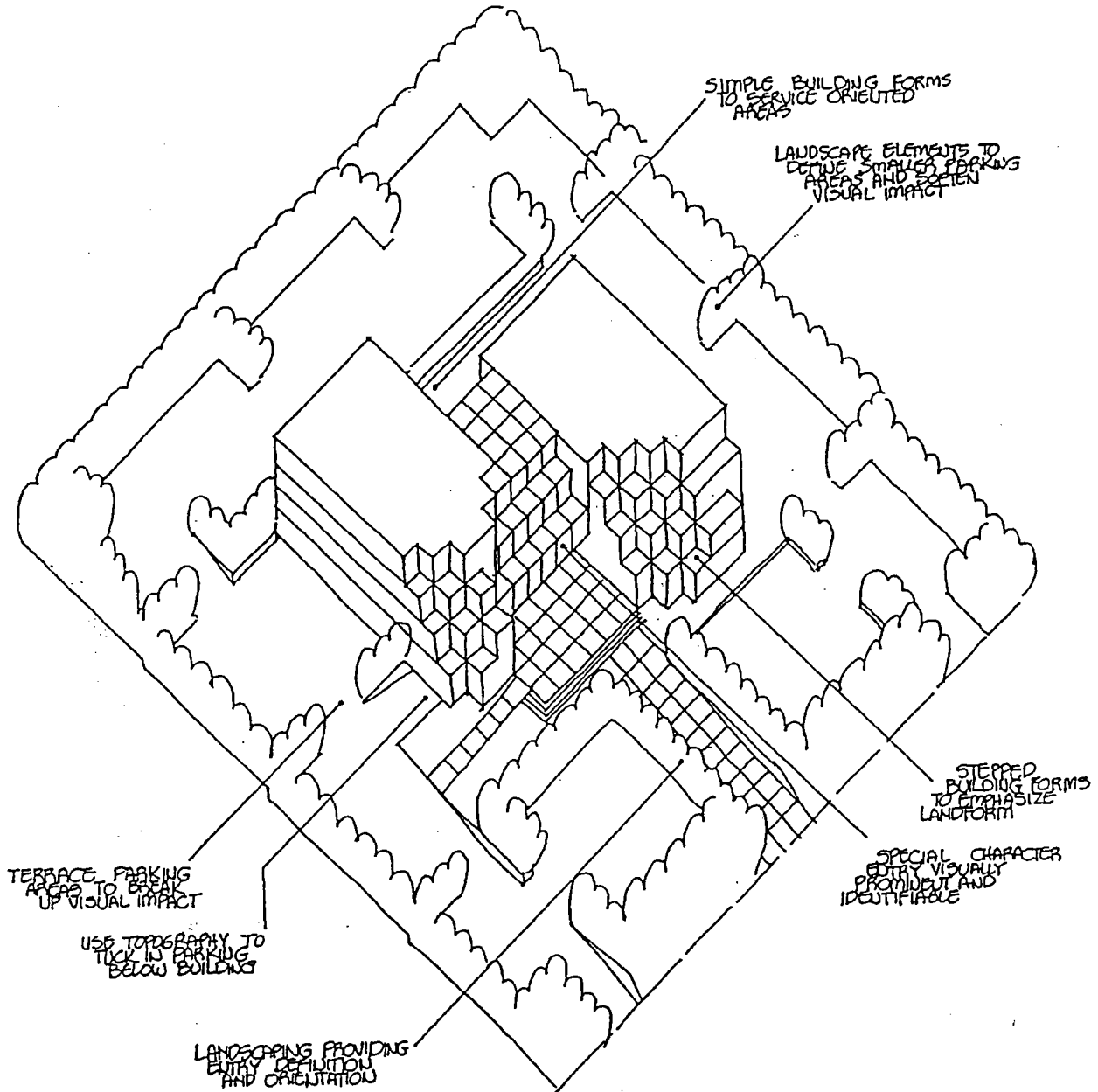


FIGURE 30

**DESIGN
GUIDELINES**
OFFICE / HIGH TECH

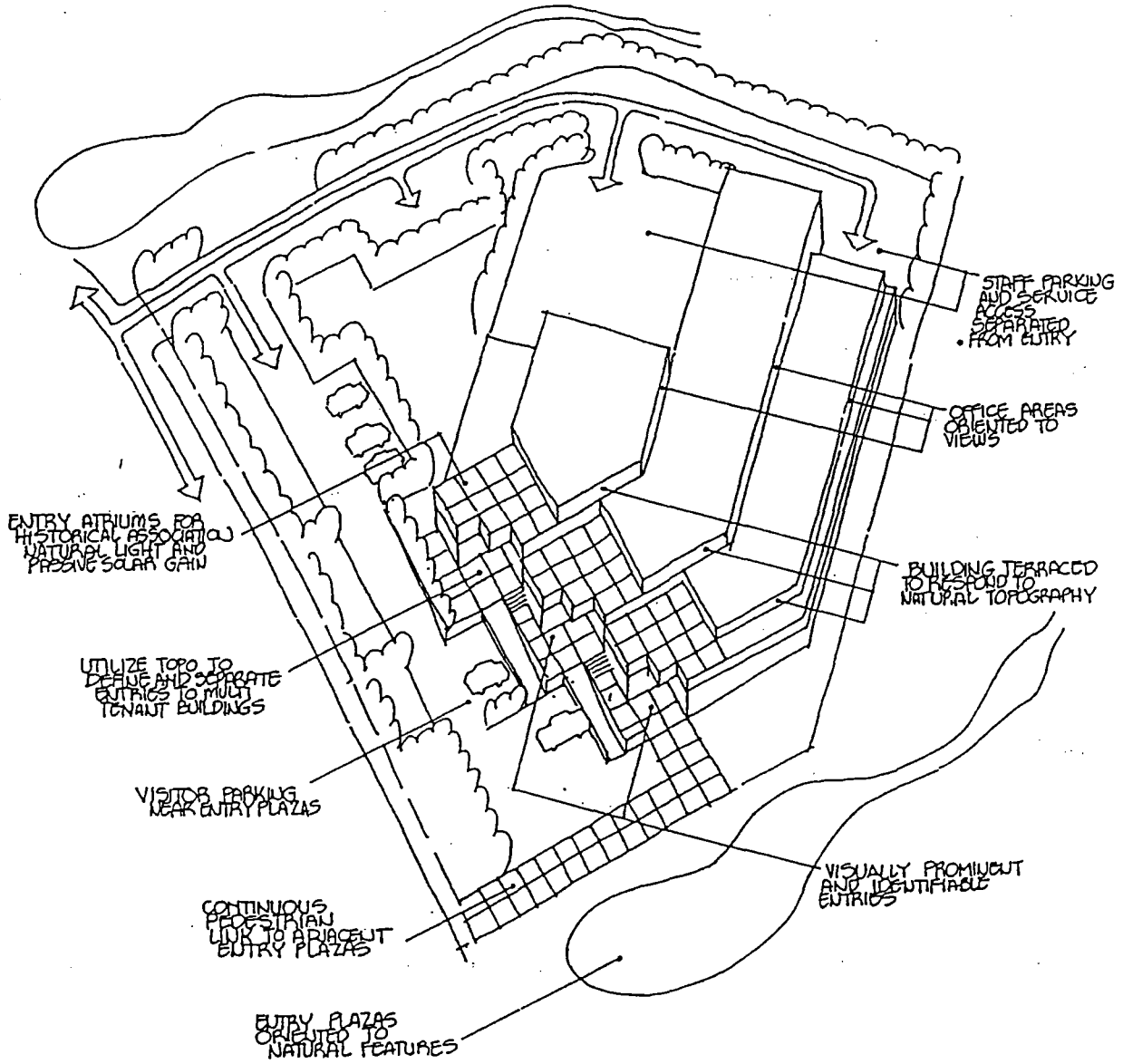


FIGURE 31

**DESIGN
GUIDELINES**
HIGH TECH / MANUFACTURING

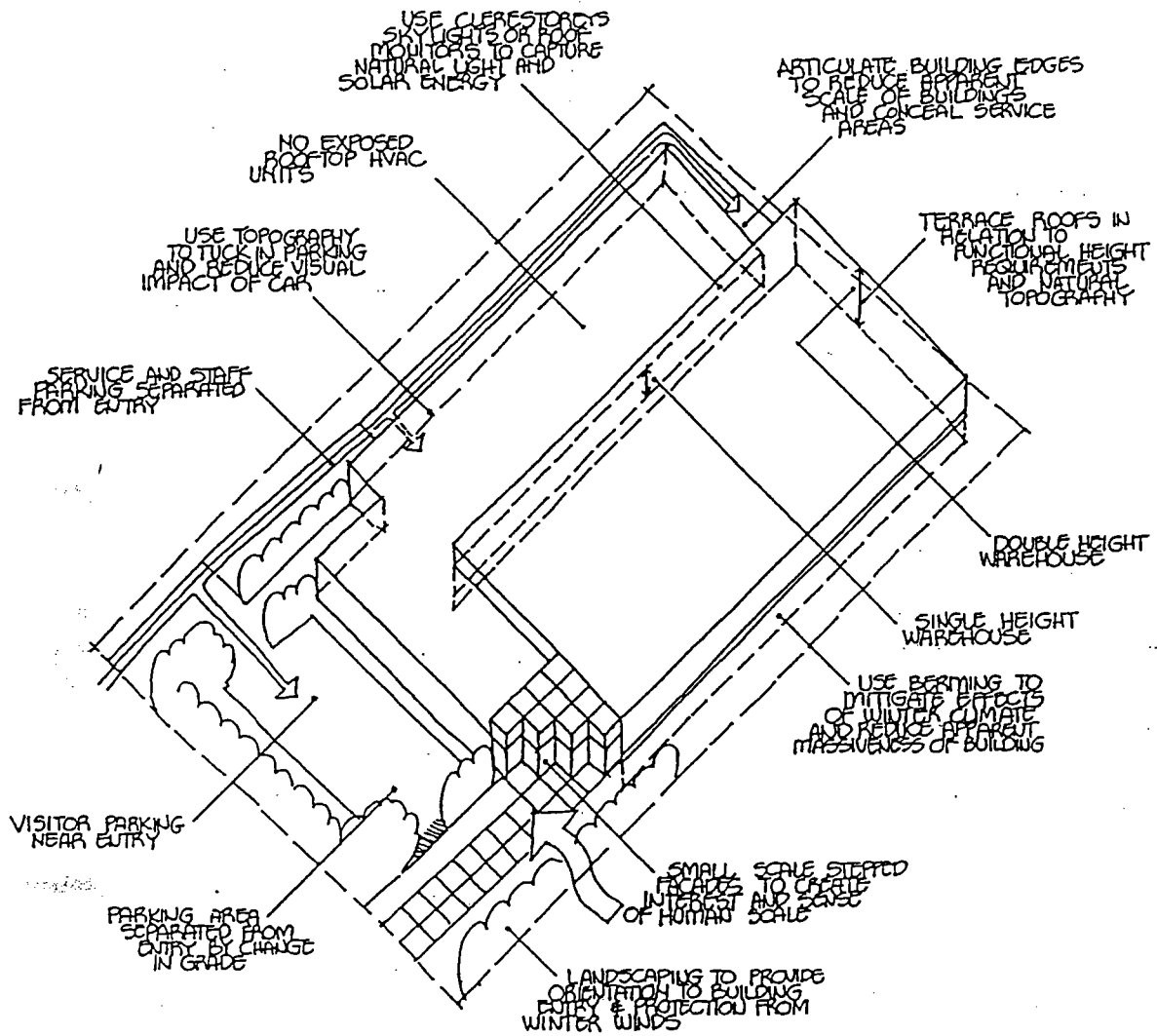


FIGURE 32
**DESIGN
GUIDELINES**
TYPICAL WAREHOUSE

3.3.4 Materials, Glazing and Color

Exterior building materials should be chosen for their suitability and permanence in a given application and for ease of maintenance. The use of high quality, durable materials will result in appreciation of improvements over time. As in the case of the overall architectural geometry, simplicity and forthrightness in the use of materials is a basic design policy at Cordata. Since Cordata is intended to be composed of many different types of uses developed over a relatively long period of time, the Design Review Committee will necessarily have a wide scope in assessing the appropriateness of a given submission.

A. Preferred Building Materials

1. At Cordata, the "long list" of preferred building materials include, but are not necessarily limited to the following:

Architecturally-treated precast concrete	Porcelain enamel
Concrete aggregate	Ceramic tile
Architectural metals	Non-reflective glass
Brick	Glass block
Stone and stone veneers	Granite

2. In order to further the objective of cohesive and compatible development within a given enclave, the DRC encourages the use of exterior materials from the following "short list":

Preferred Exterior Building Materials
(by Land Use Area and Building Type)

<u>Use of Building</u>	<u>Preferred Materials</u>
International Trade	Concrete, architectural metals
Commercial	Brick, wood
Institutional	Brick, concrete
High Tech/Offices	Concrete, architectural metals
Warehousing/Light Impact	Concrete
Manufacturing	Concrete

B. Reflective Materials

Highly reflective building materials are discouraged. Emphasis should be on the absorption rather than the reflection of light. Should some reflectivity in window areas be necessary due to energy consumption, such reflectivity should occur on an inner surface of the glazing unit.

C. Exterior Wall Surfaces

Tilt-up concrete and stucco surfaces will only be permitted in warehousing and industrial enclaves of Cordata. Wood and various shingle-type siding and roofing materials will only be permitted in residential areas. Vinyl siding is discouraged in all areas of Cordata.

D. Additional Guidelines for Surface Treatment and Finishes

1. Materials, finishes and colors are to be coordinated on all exterior elevations of buildings in order to achieve total continuity of design.
2. Materials on adjacent buildings should be compatible in both texture and color.
3. While use of reflective materials is discouraged, moderate amounts of tinted glass is permitted. A high percentage of transparency through the use of clear glass is encouraged on public sides of buildings where merchandise is on display.
4. Acceptable colors for buildings should be in the earth tone range or subdued range and includes such colors as:

Beige	Buff	Rust
Sepia	Sand	Warm gray
Terra cotta	Light brown	White

These colors are to be applied to the walls and visible roof forms as integral elements of the building and are to be the dominant colors. This family of colors should become an intrinsic element and features of the development by conforming to this range of colors the Cordata Business Park will have a unified and distinctive identity.

5. An accent color, if used, should be applied to smaller design elements such as trim, fascinating, doors and miscellaneous metals. Accent colors, if not complementary earth tones, should be pale or subdued colors, not pastel or "muddy" hues. Use of dark tones as a primary aspect of a building's color scheme is discouraged.

3.4 APPURTENANCES

3.4.1 Fences/Walls

Fences and/or walls must be designed to relate to or continue the theme and scale of the adjacent architecture. Materials must be compatible with other architectural and landscape elements. Chain link fences may only be used in non-industrial areas during the construction phase of the project where approved, and then removed immediately thereafter.

3.4.2 Lighting

A. Street Lighting

Street lighting shall be provided to Whatcom County standards or better by the Trillium Corporation or its successors. (See Figure on next page.)

B. Illumination Directed Away from Adjoining Properties

All lighting proposed to illuminate walkways and parking areas shall be located and arranged so that all direct rays of light are directed upon the walkways and parking areas only and not on any adjoining property.

C. Metal Halide Luminaries

Use of metal halide luminaries as a standard is required to maintain an overall visual consistency throughout the landscaped grounds of the CBP. Light lenses shall be of the "cut-off" type.

D. Building Illumination

Night time illumination of buildings, where used, shall be by means of ground located sources rather than by pole or building mounted floodlights.

E. Pedestrian Walkway Illumination

Lighting along pedestrian routes is to be mounted at a lower, "human scale" height for security and to create an inviting pedestrian environment. Lighting may also be used to light landmarks, activity areas or unique features of the site, such as specimen trees or water fountains. Such site or exterior lighting must be designed and installed so that there is no awareness of the light source. It should also be subdued so that it does not create a light "hot spot" in the overall scheme.

F. Parking Structure Illumination

Lighting of parking structures should be kept to a minimum. Particularly on parking decks, lighting should not be so bright as to produce glare to off-site locations. Light fixtures within the parking structure should be located and mounted such that the light source is not visible from the exterior. Other standards for exterior lighting include:

Parking area and driveway fixtures	25 feet high maximum
Pedestrian walkways and activity areas	14 feet high maximum

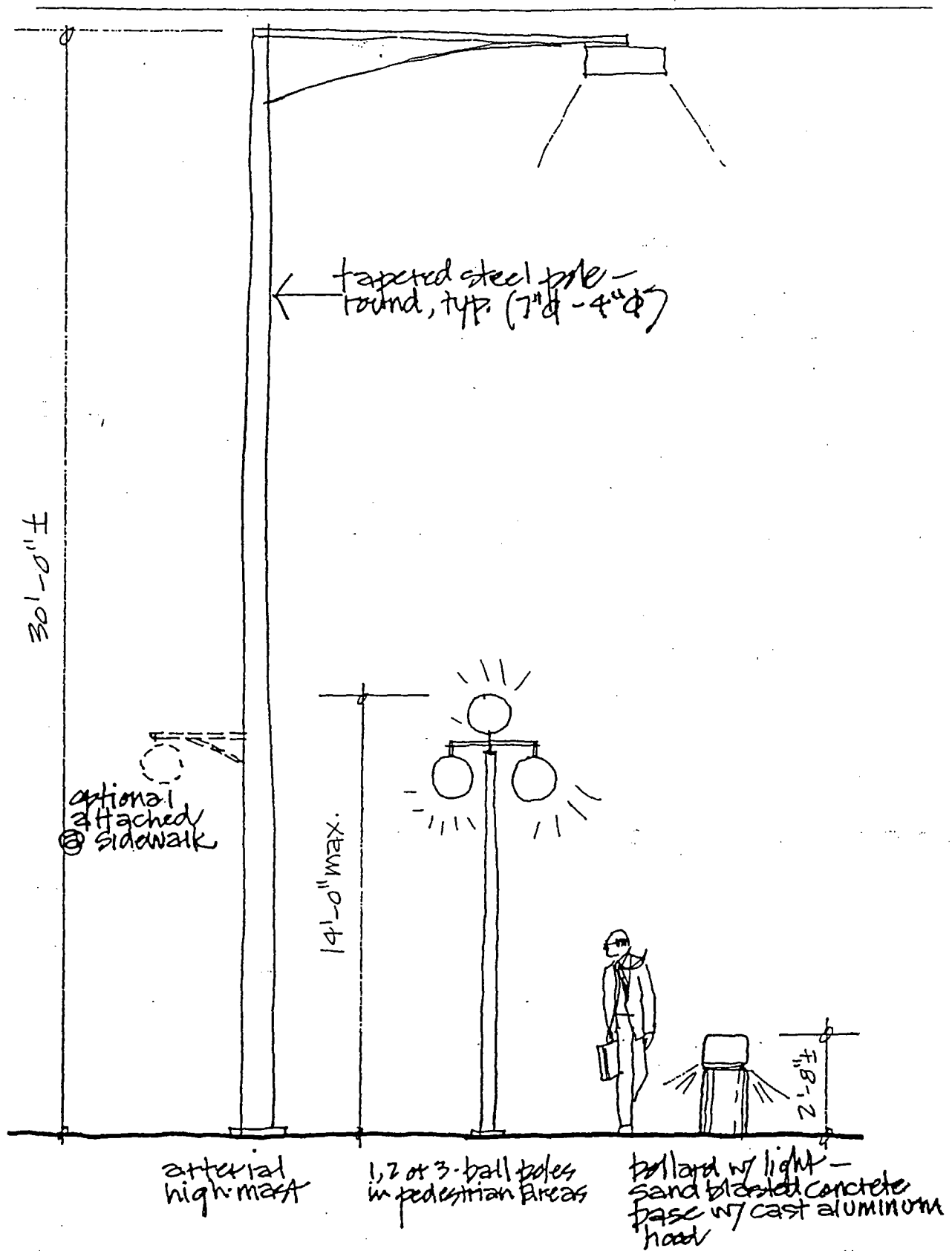
The average maintained horizontal illumination levels shall be:

Parking areas	0.8 footcandle
Vehicle exits and entrances	1.2 footcandle
Walkways	0.8 footcandle
Storage areas (if required)	0.5 footcandle

Maximum allowable level is 2.0 footcandles.

G. Reduced Light Levels during Non-business Hours

Light levels should be reduced after business operation hours to minimize the visual impact on surrounding areas.



LIGHTING HIERARCHY
scaled to purpose

FIGURE 33

3.5 SIGNAGE

3.5.1 Introduction

Effective signage is necessary in any business environment. Residents, employees and visitors must be informed, directed and the movement of their vehicles controlled. But all too often the reasons for signs are distorted into a confusing and ugly assortment of random signs. They not only fail their purpose, which is to communicate, they become a visual blight on the landscape.



Thus, while it is recognized that signage is a key source of corporate identification, a certain degree of control is to be maintained in order to have harmony in the entire development. To this end, these Guidelines will indicate signage criteria and format. The basic intent is that all signage/graphic systems, temporary as well as permanent, are to be designed so that they are compatible with the desired character of Cordata. Therefore, since signage is an integral part of the design process, proposed plans for signs, including details of design, lettering, location, mounting, size, color and lighting are to be submitted to the DRC for review and approval, beginning with the schematic design submittal.

In addition to DRC design approval, a permit must also be secured from the appropriate local authority prior to the commencement of construction of the signage.

It is the intention of these Guidelines that all signs at Cordata are to be of simple, contemporary, clean and uncluttered design. They are also to be constructed of durable materials with an ability to complement and blend with a variety of architectural styles. Size and placement of signs, within the parameters set forth herein, must relate to given site and improvements.

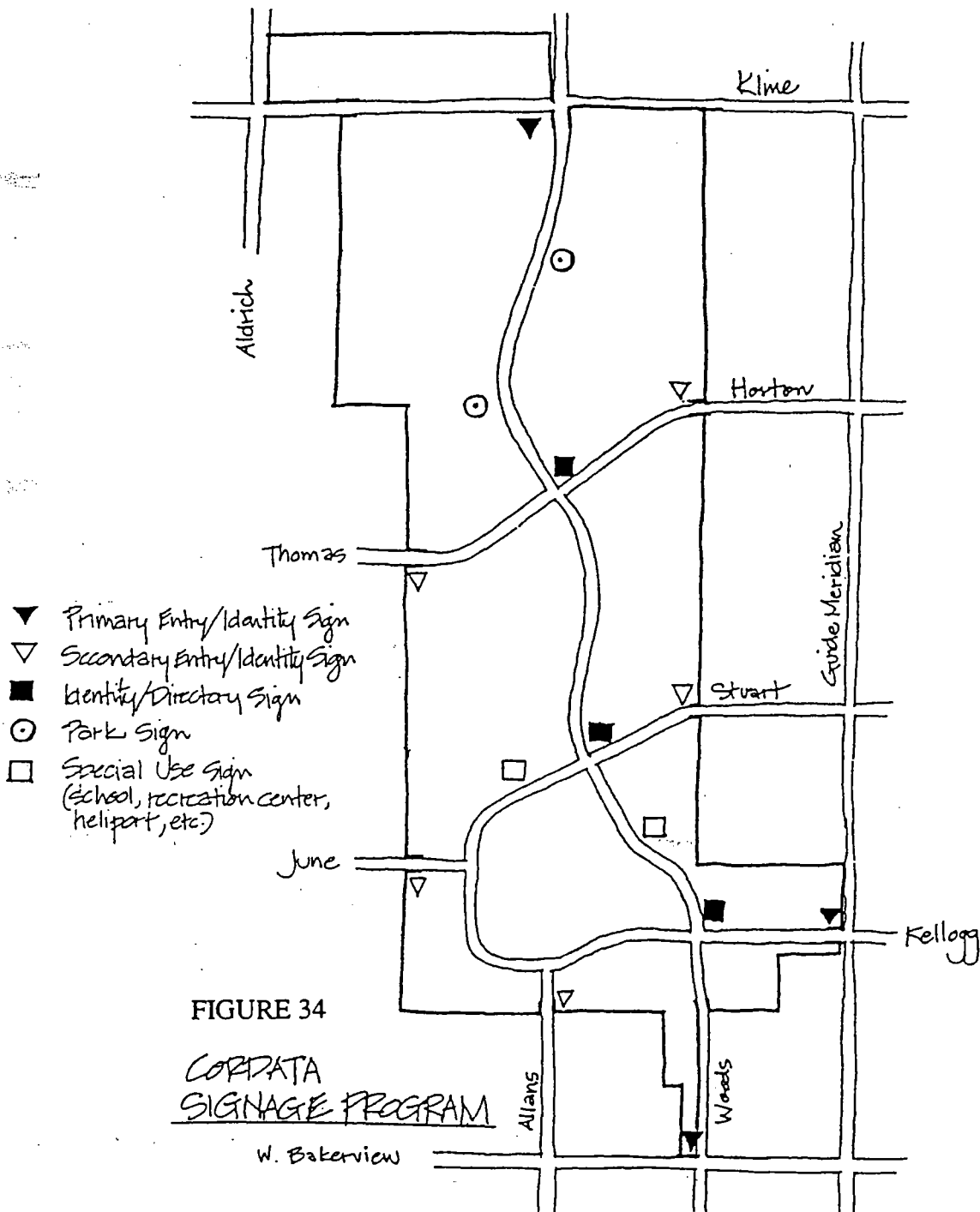
The most direct way to control the impact of signage is to standardize its design. Yet each company needs to identify itself. Some companies at Cordata, in fact, have corporate identity programs in which they have great equity. So the need for a variety of graphics is obvious.

The solution is a proper balance between standardized control and individual expression, one that combines variety and order. This is the basis of the Cordata Signage System. There is a standard structural system to be used for all permanent signage at Cordata. In the case of identification signage, each tenant has the freedom to apply his own graphics to his own signage. Thus, order is achieved through structure and variety through graphics. The structural system for Cordata's signage was designed to present a fluid and organic form within the setting. Its elegant neutrality and simplicity is a function of the need to blend with a variety of architectural styles within the Cordata Business Park.

Signs which are allowed at Cordata fall into two broad groups: permanent and temporary. Within each of these basic groups are identification, information and directional/control sign categories.

3.5.2 Overall Cordata Signage

The Trillium Corporation is allowed to place signs which provide overall Cordata identity, identify special use areas within Cordata and orient people to available facilities within Cordata. The map on this page indicates general locations for this signage. The illustrations on the next five pages depict the hierarchy of signage that falls within this overall group.



3.5.3 General Standards

1. Size, scale and placement of signs must relate to the site and improvements.
2. With the exception of Cordata identity signage and vehicular control/directional signage, all signs must be set back at least 16 feet from property lines and pertain directly to the site on which they are located.
3. No flashing or rotating signs will be permitted. Except in commercial enclaves, no exposed neon signs will be permitted.
4. With the exceptions noted in the chart at the end, no building-mounted signs will be permitted at Cordata.
5. Temporary signs in no instance can be illuminated.
6. Permanent signage may be illuminated, either internally or externally. The exceptions are accessory uses, such as accessory retail and restaurants, and directional/control signs, which may not be illuminated.
7. All electrics for free-standing illuminated signage shall be buried underground and if internally lighted concealed within the frame.
8. With the exception of Cordata identification signs, and restaurant, hotel and residential development signs, which may be illuminated until 2:00 a.m., no other signs at Cordata may be illuminated before 6:00 a.m. or after 10:00 p.m.
9. No signs or "supergraphics" painted on exterior surfaces of any building will be permitted.

3.5.4 Identification Signage

A. General Requirements

Figures A through E depict the identification signage system. Its construction is similar to that of the overall Cordata identification system.

The identification signage system is designed to allow for a variety of sizes and shapes to meet differing corporate identity needs, and to be compatible with varying size sites and buildings.

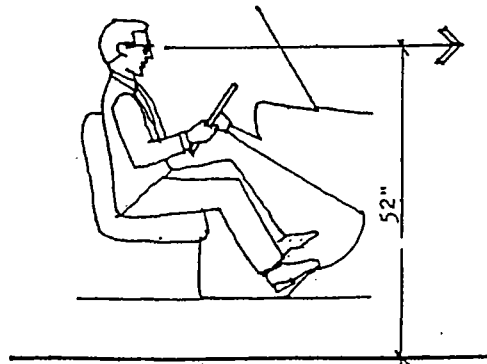
There are no predetermined rules concerning size selection. However, it is the intention of the program that the size of signage should be in esthetic balance with the size of the site and its buildings.

B. Design and Placement Standards

The size and placement of all signs shall be considered an integral part of the architectural plans and submitted for review and approval of the Design Review Committee.

Identification signs should be placed perpendicular to approaching vehicular traffic. There are three basic rules for placement:

1. Identification signs shall not exceed one square foot for each horizontal linear foot of site frontage of the street on which the sign faces, the maximum sizes are shown in the chart.
2. Identification signs should be placed within the first 20 percent of the distance between the vehicular entrance and the building, or within the 20 percent of that distance nearest the building. However, the identification sign can be no closer than 16 feet to a property line.
3. The sign must be placed so that it does not obscure any other identification, information, or vehicular control signs. In most cases, an identification sign is sufficient. The exceptions are those cases where a site has more than one vehicular entrance on different sides of the building, or where the nature of the site and adjacent roadways is such that more than one sign is required for proper identification.
4. The height of the identification sign is predetermined so that the center line of the main panel is always at 52", the optimum viewing height for a person seated in an automobile.



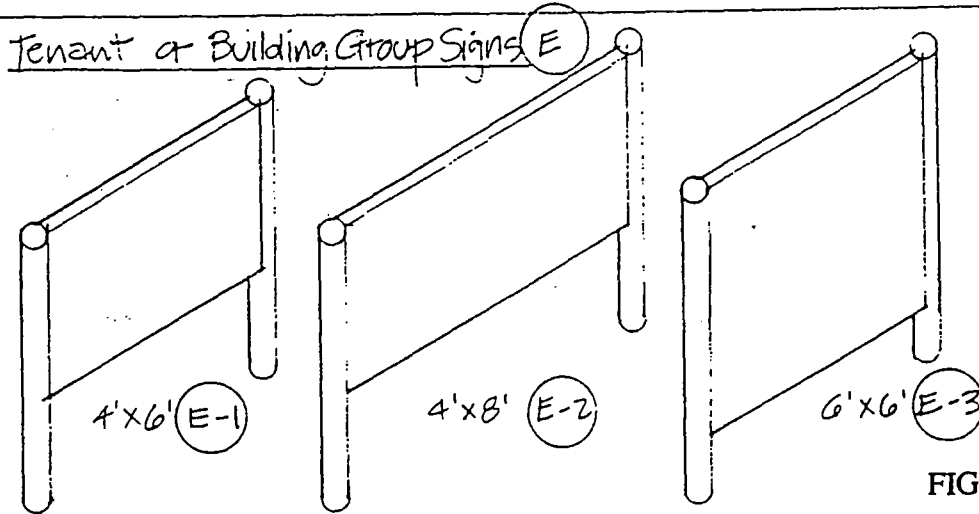
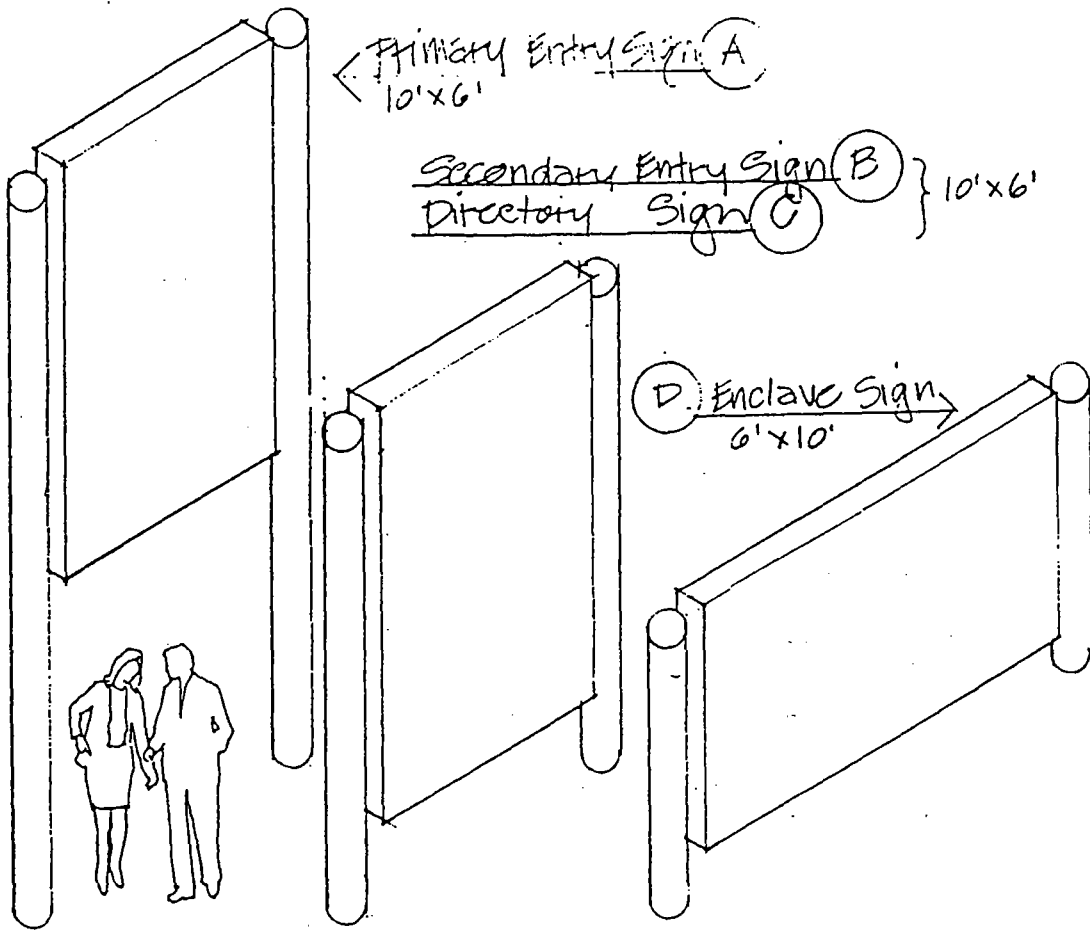
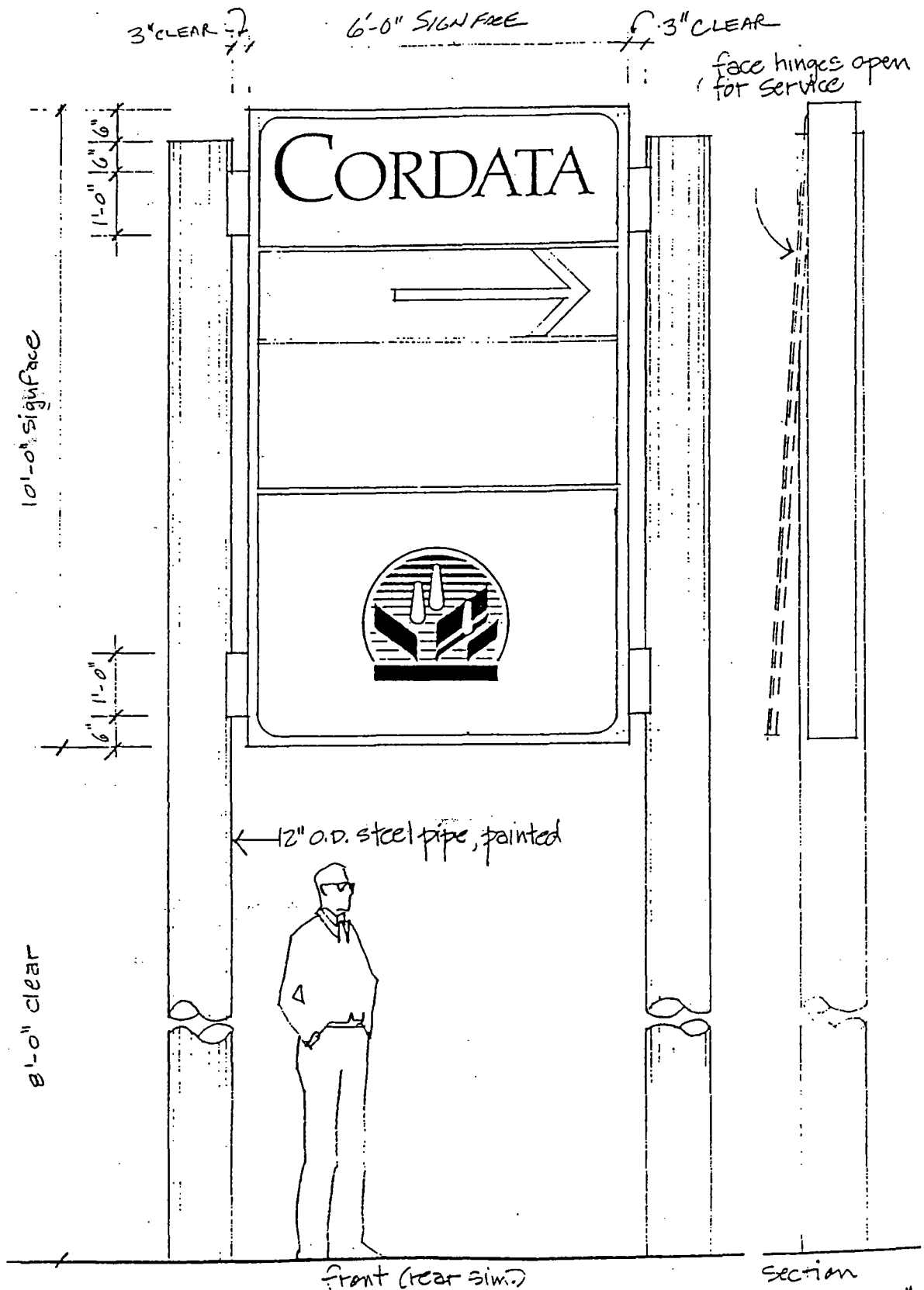


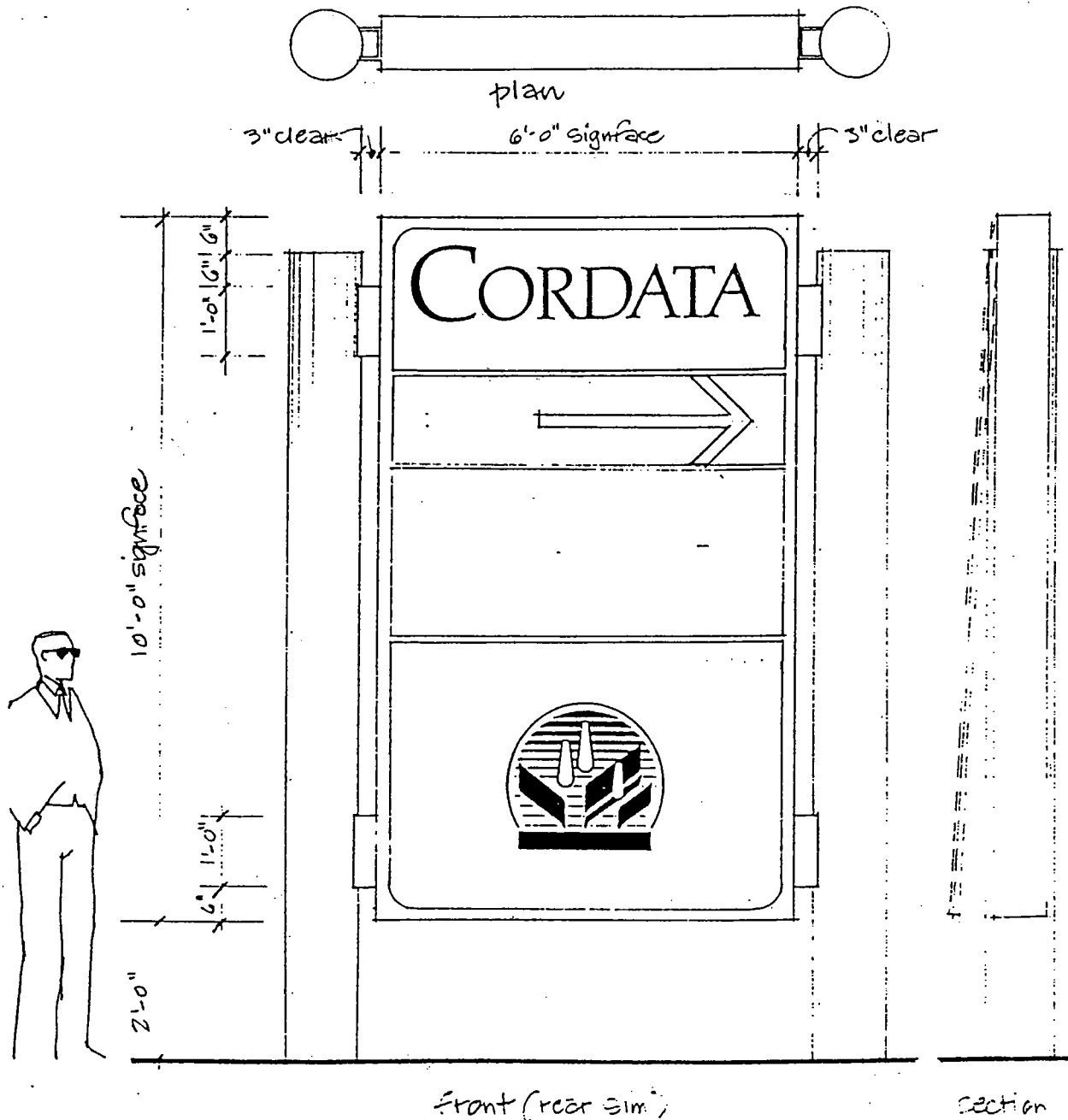
FIGURE 35

HIERARCHY OF MAIN IDENTIFICATION SIGNS 1/4" = 1'-0"



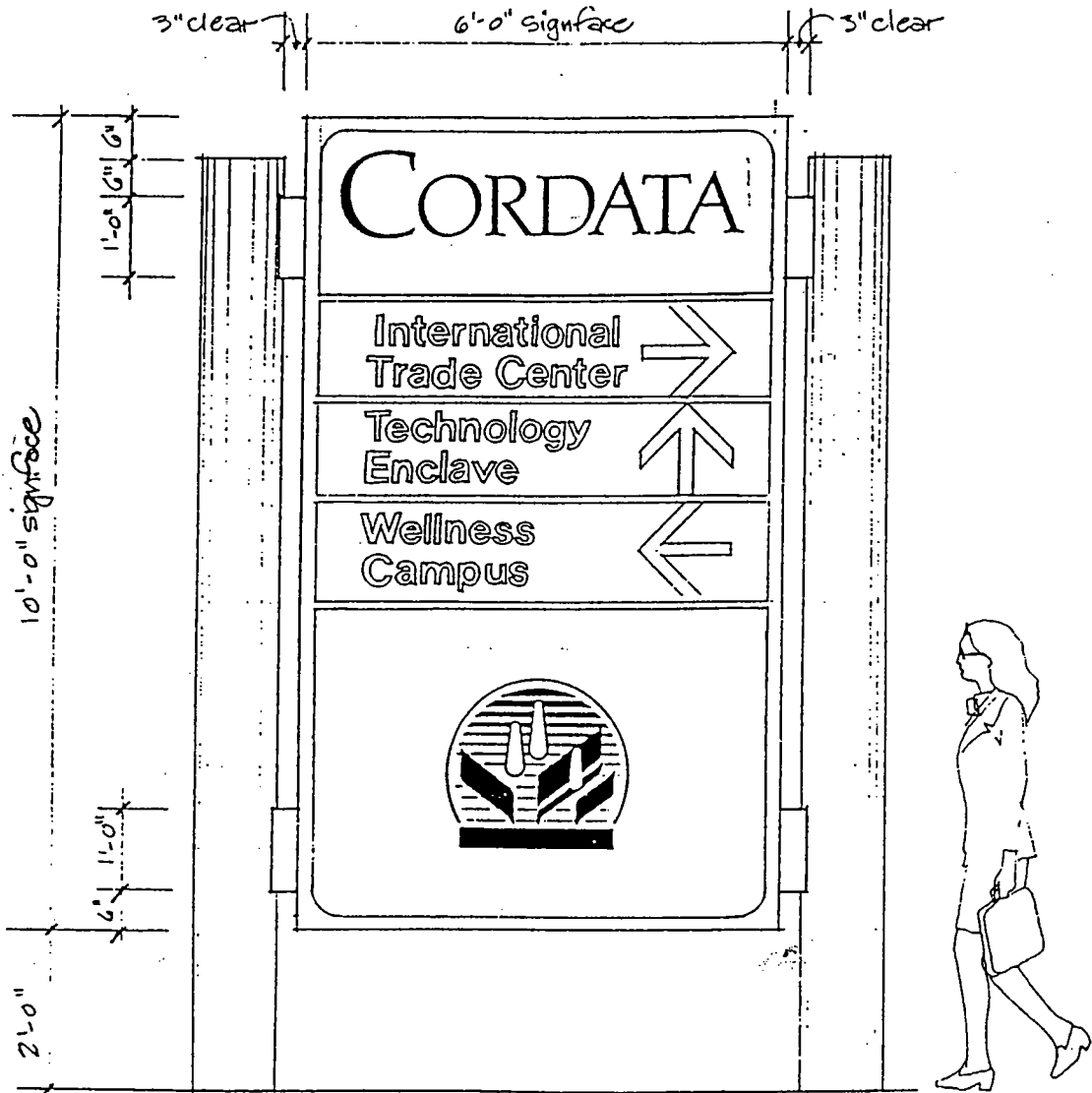
(A) CORDATA ENTRY SIGN-MAIN ENTRANCES 1/2" = 1'-0"

FIGURE 36



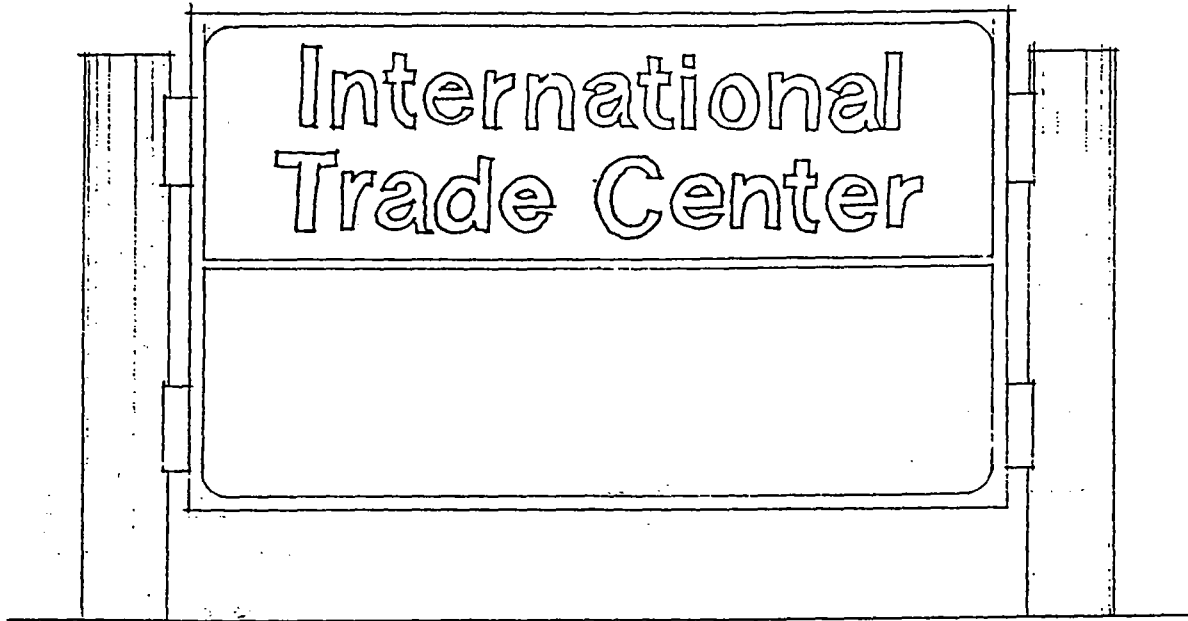
Ⓑ CORDATA ENTRY SIGN - SECONDARY ENTRANCES 1/2" = 1'-0"

FIGURE 37



(C) IDENTITY/DIRECTORY SIGN 1/8" = 1'-0"

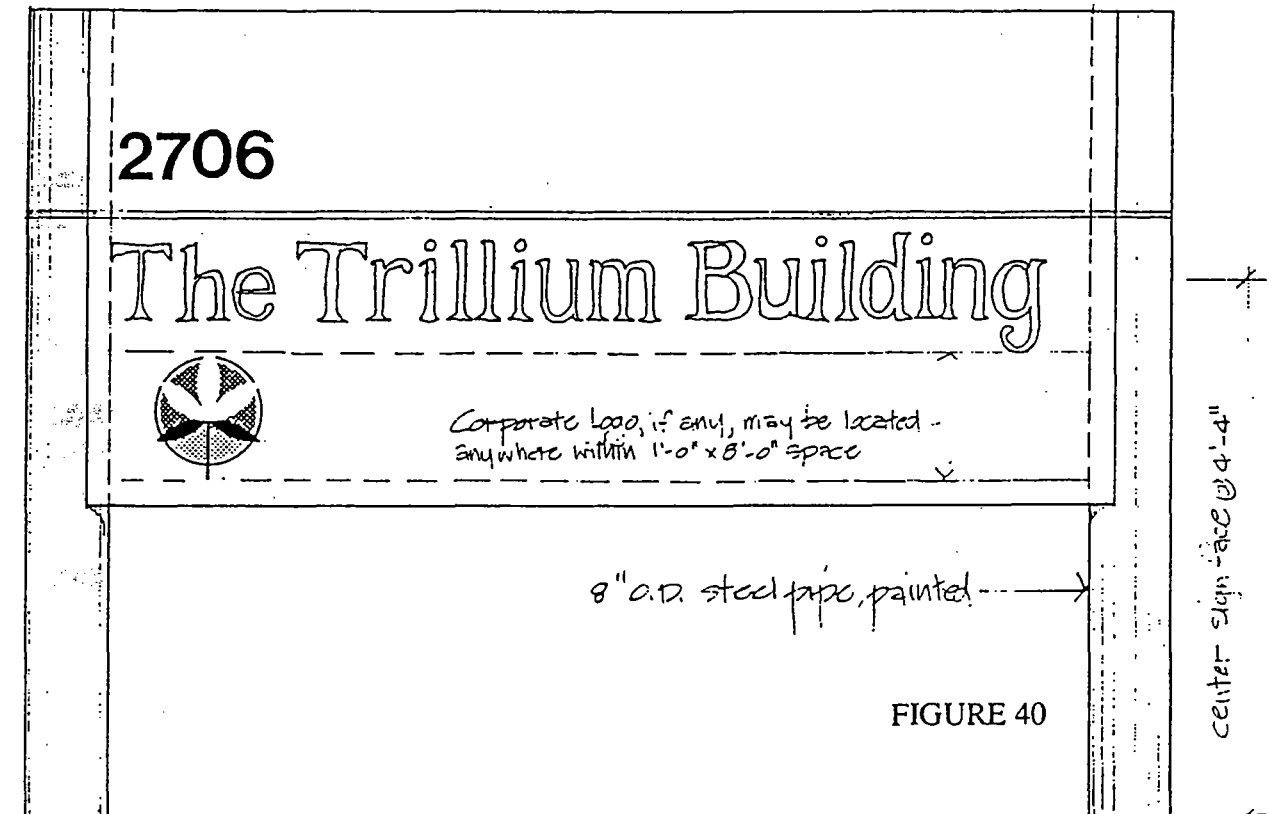
FIGURE 38



ⓓ ENCLAVE SIGN 1/2" = 1'-0"

FIGURE 39

5. All electrics for illuminated signage can be buried underground and concealed within the frame.
6. The illuminated main sign box is mounted within the frame. It can be single or double faced. The CBP identification signage is to be fitted with long-life neon tubes, serviceable by a specially designed bottom access panel.



C. Sign Materials - Identification Signs

1. A variety of materials and construction methods are available for the execution of graphics on the sign face.
2. A 20 gauge steel face can be routed letters backed with plexiglass or it can be painted with baked enamel.
3. A poly-carbonate face can be color impregnated or left clear and painted with poly-carbonate paint.

3.5.5 Information Signage

A. General Requirements

1. The second category in the Cordata Signage System is information signage. This includes all information and directional signage other than identification signage which occurs within a site. Figures F through J illustrate these types of signs.
2. There is a standard format for all information signage in the Cordata Business Park. This standardization is necessary to reduce the visual impact of signage on the environment. It also makes it easier for tenants, residents and visitors alike to use and understand the signage within the Cordata setting.
3. There is one structure available for information signage, shown on the following pages. Both externally illuminated and light-box versions are supported by the same structure as the primary identification signage. The main signage panels are constructed of 20 gauge anodized aluminum painted with either flat or reflective paint. For internally lighted information signs the background is painted with General Paint "Gulf Blue" semi-gloss.
4. The typeface chosen for the information signage is Helvetica Medium, one of the most legible in the world today.

A B C D E F G H I
J K L M N O P Q
R S T U V W X Y
Z & ? ! @ £ \$ % ^ & #
a b c d e f g h i j k l
m n o p q r s t u v
w x y z 1 2 3 4 5
6 7 8 9 0 ; =

FIGURE 41

B. Design and Placement Standard

1. There are some basic type style rules for information signage.
 - i. Word spacing should be even. Excessive variation in the length of lines should be avoided.
 - ii. All copy flush to the left or right without indentation.
 - iii. Only the first word in a sentence is capitalized unless there are proper names. Numbers under ten are to be spelled out in the body of the sign messages.
 - iv. Do not use a period at the end of a heading, sub-heading, title, date or any copy occupying a line by itself.
 - v. Do not insert the comma between numbers and street name. Insert commas in numbers over four figures.
 - vi. In addition to normal grammatical use, place the colon instead of the dash before listed matter:
2. The positioning of information signage is critical to its effectiveness. Each site requires careful analysis of vehicular and pedestrian traffic. Decision points must be identified and proper information and direction signage provided.
3. Information signage should not be placed nearer to a road than 6 feet.
4. All information signage must be perpendicular to approaching traffic. It must be positioned so that there is clear line-of-sight well before the point at which direction must be changed or action taken. Information signage should be positioned to avoid confusing backgrounds, particularly when the signage is directed at vehicular traffic.
5. Signs for directional and information purposes shall not exceed four square feet in size per sign.

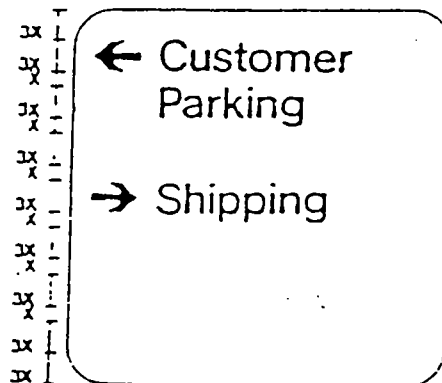
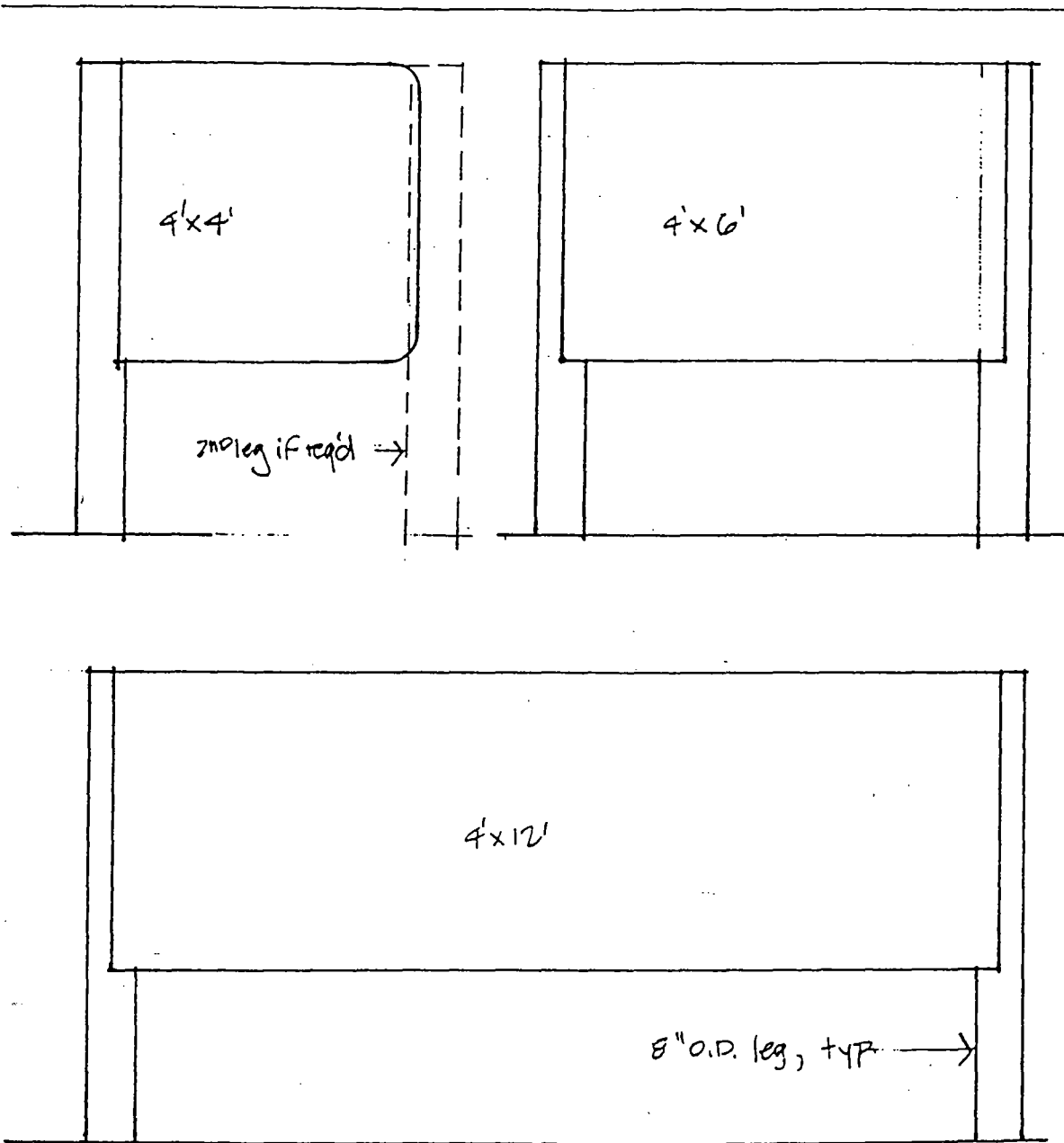
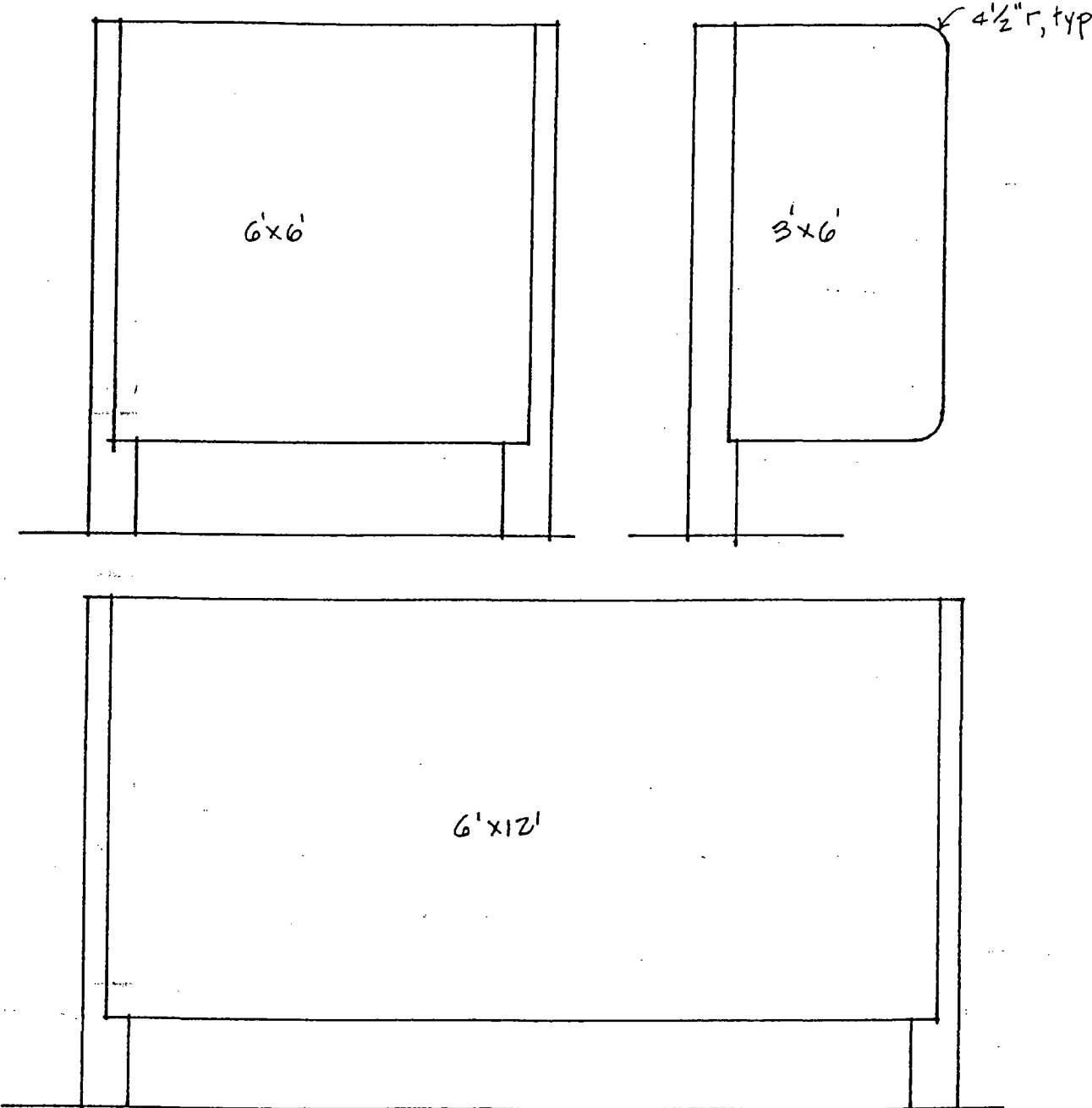


FIGURE 42



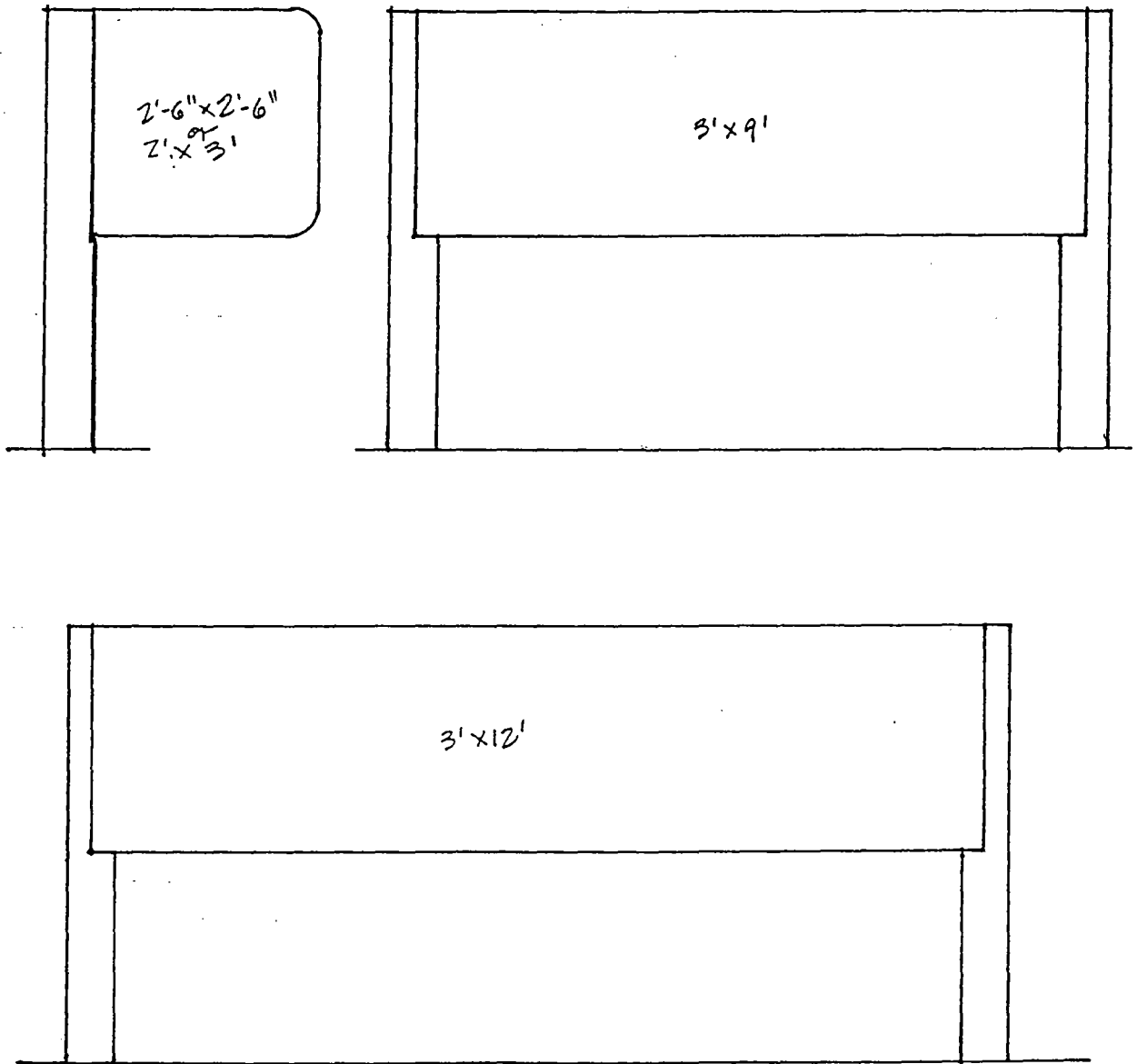
F LIGHTBOX &
INFORMATION SIGNS - EXTERNALLY ILLUMINATED SERIES
 $\frac{1}{2}'' = 1'-0''$

FIGURE 43



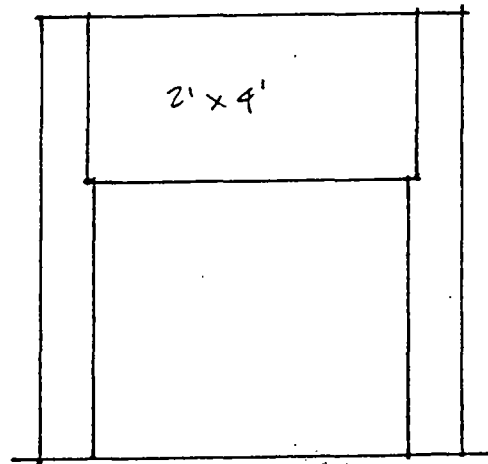
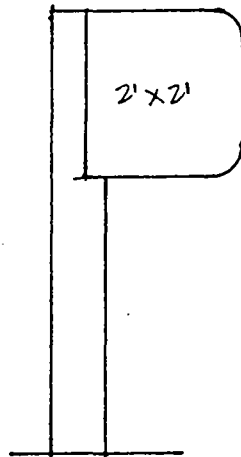
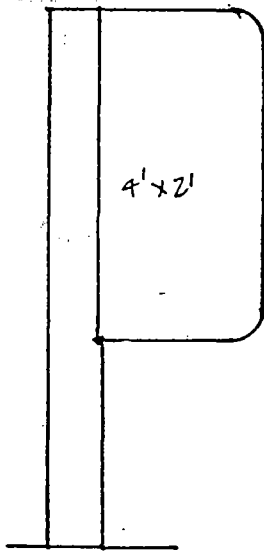
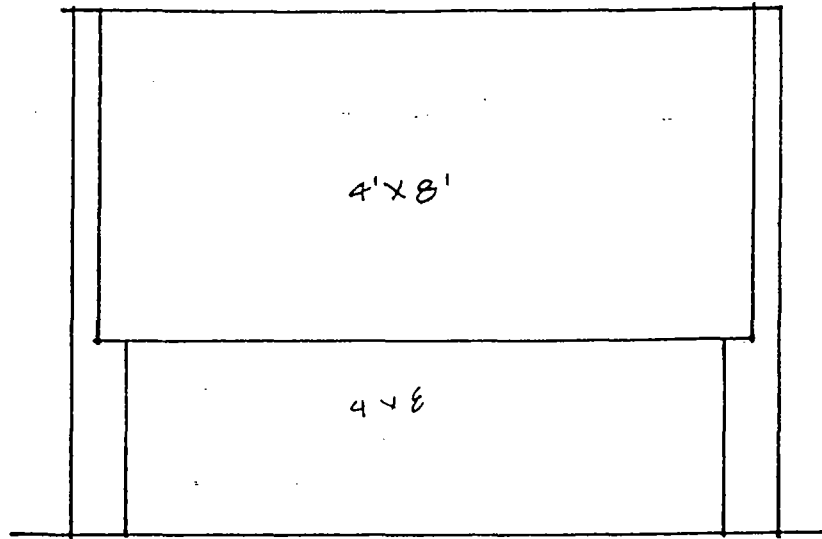
F

FIGURE 44



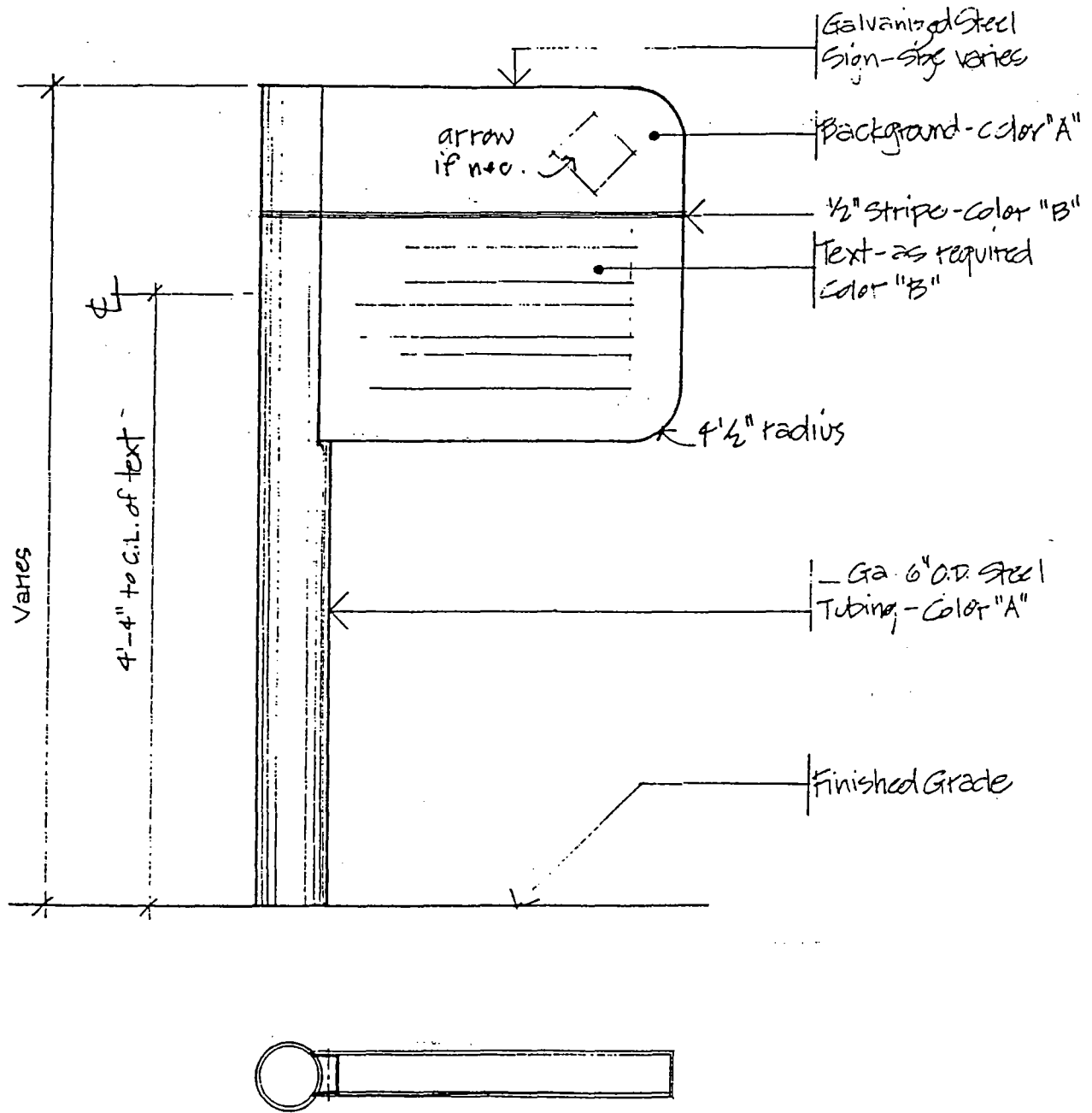
F

FIGURE 45



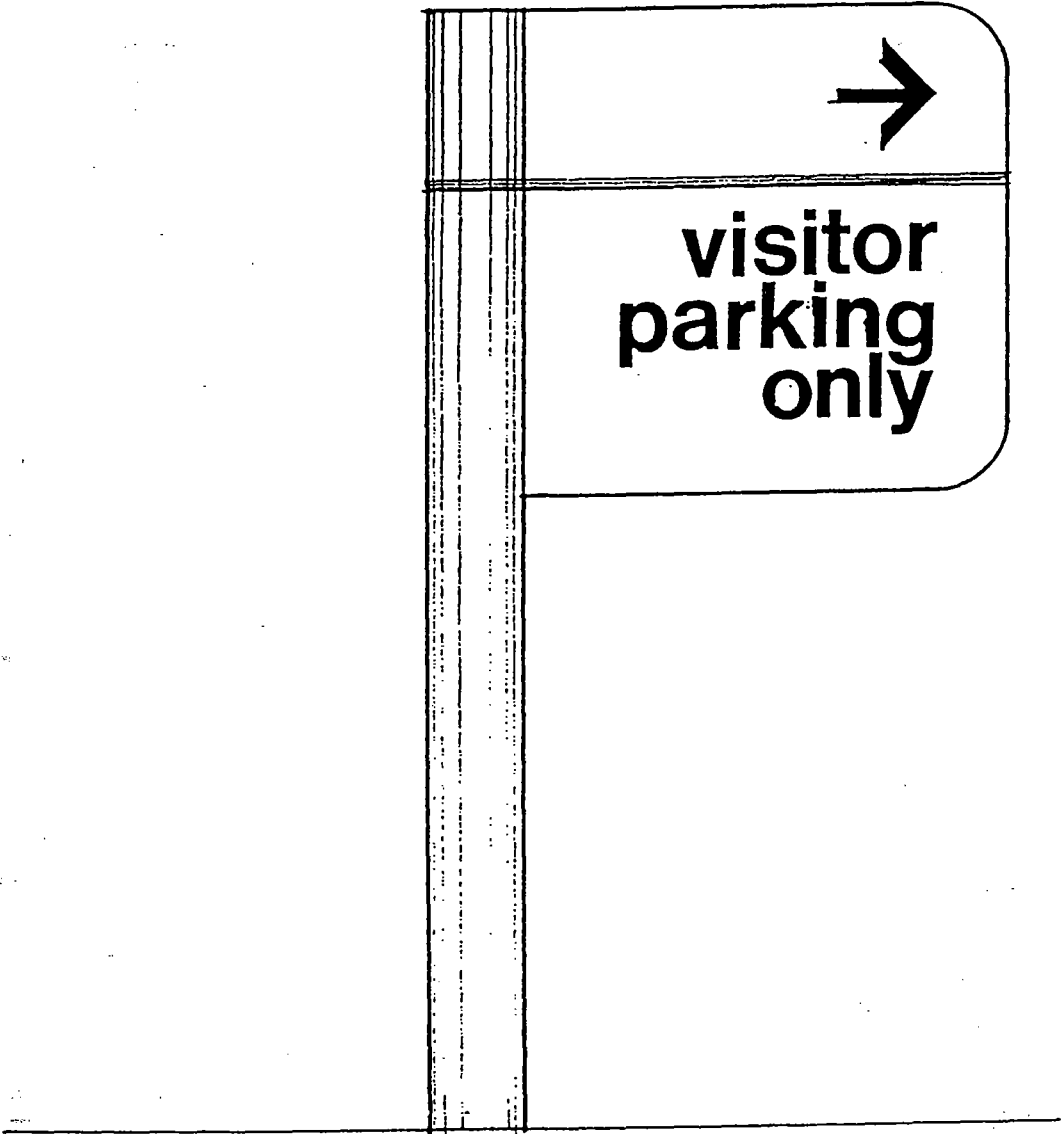
(F)

FIGURE 46



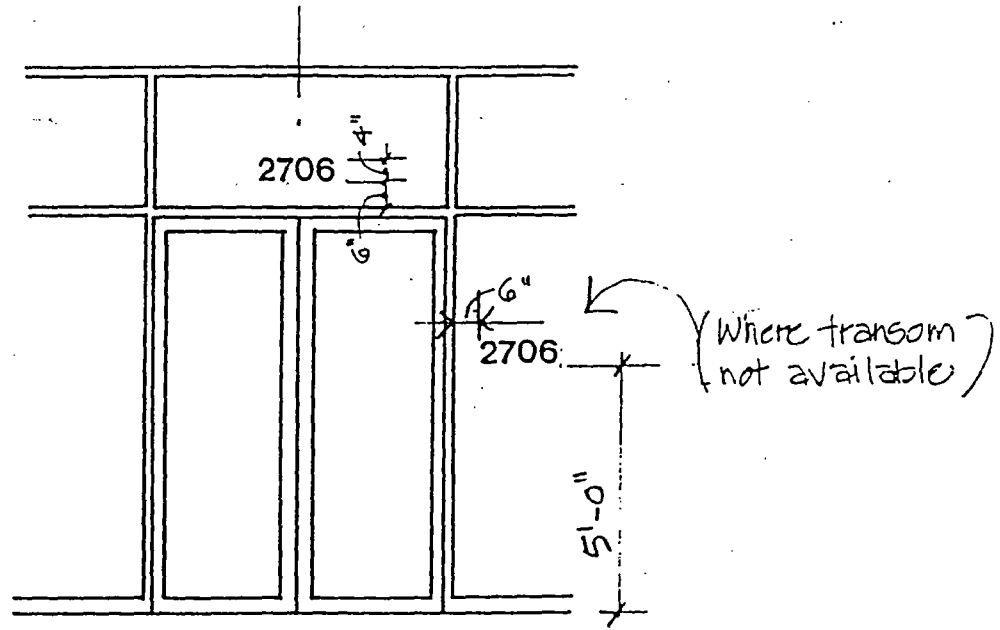
(G) DIRECTIONAL/CONTROL SIGN 1"=1'-0"

FIGURE 47

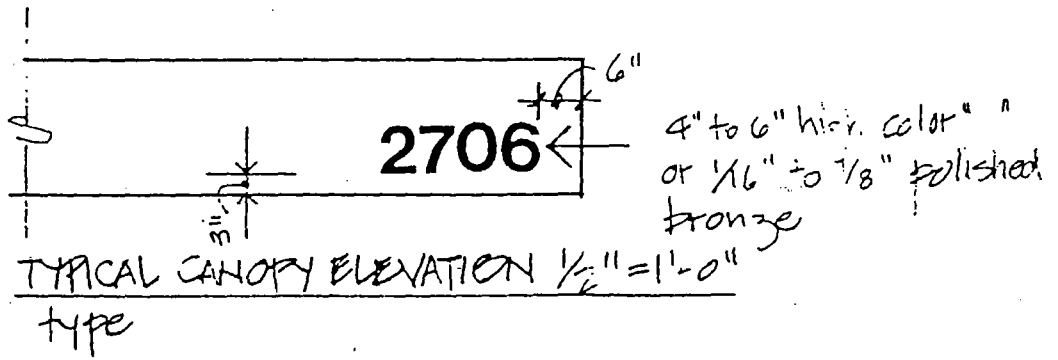


(G) DIRECTIONAL/CONTROL SIGN 1"=1'-0"
illustrative example

FIGURE 48



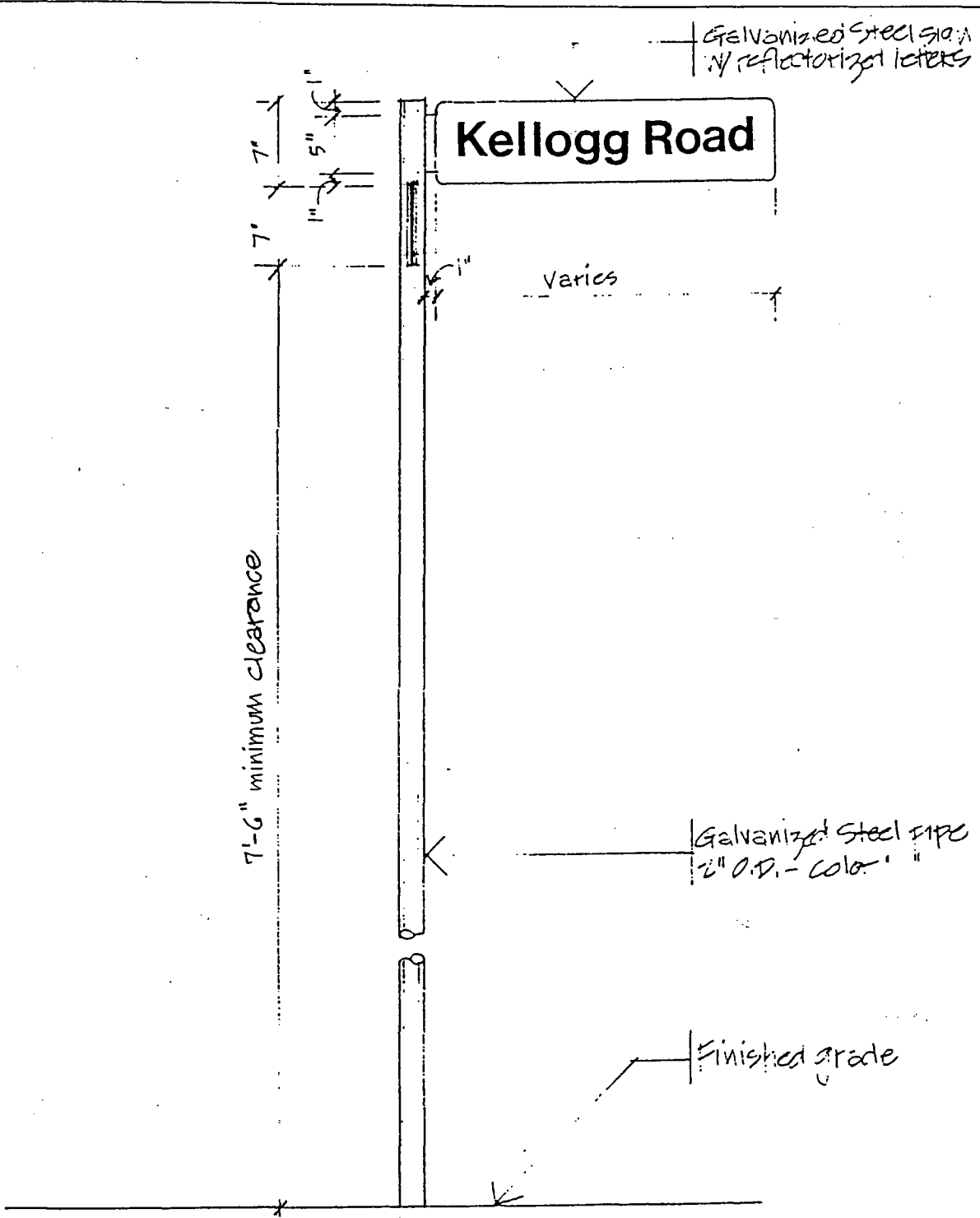
TYPICAL ENTRANCE ELEVATION 1/4" = 1'-0"
type



TYPICAL CANOPY ELEVATION 1/2" = 1'-0"
type

(H) MISCELLANEOUS BUILDING IDENTIFICATION OR ADDRESS SIGNS

FIGURE 49



① STREET SIGN 1"=1'-0"

FIGURE 50

Vehicular Control



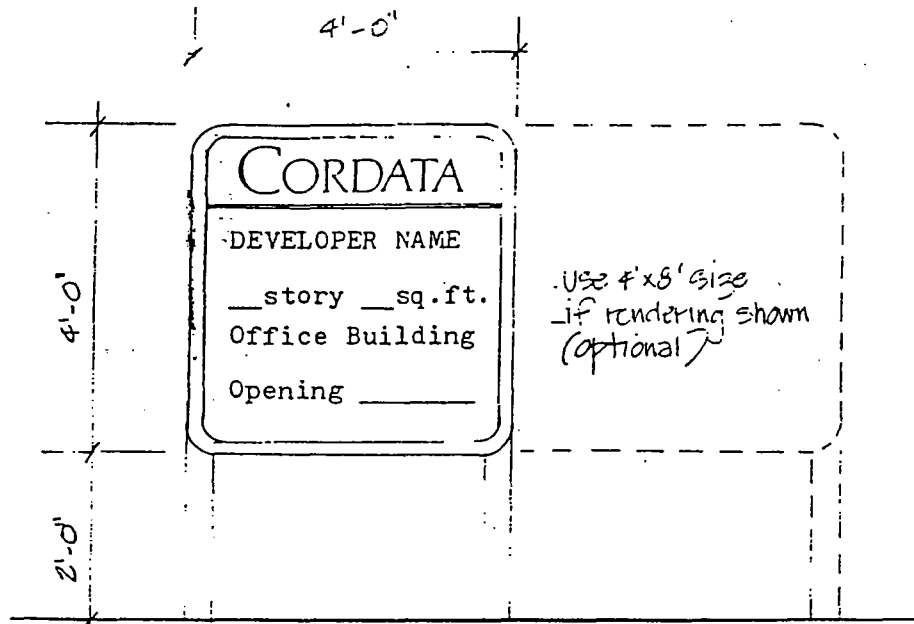
J EXAMPLES OF VEHICULAR CONTROL SIGNS

3.5.6 Temporary Signage

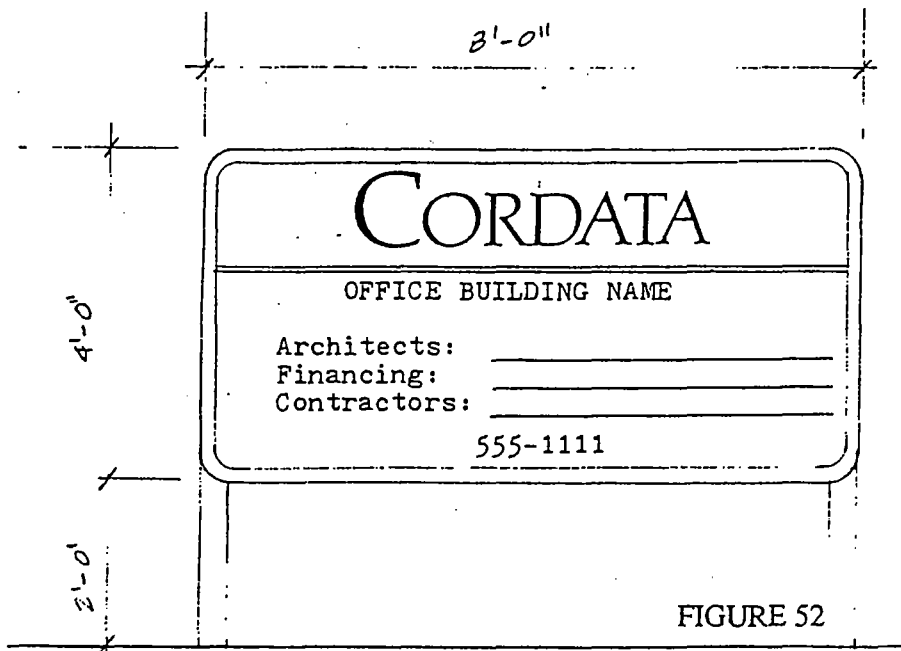
A. General Requirements

1. The developer of each facility may display three temporary free-standing signs on each roadway frontage.
2. The first may appear upon purchase of the site, and the second is added as construction approaches. Both of these must be removed upon installation of the third temporary sign. The three signs are as follows:
 1. Future site use sign
 2. Construction information sign
 3. Leasing information sign.
3. Signs number 1 and 2 will be supplied and installed by the building developer. Sign information displayed on each will be limited in format to that shown in Figures K and L and in content by that described in the chart.
4. Sign number 3, the leasing sign, is supplied by the building developer or leasing agent and is a temporary sign which must be removed within 14 days of reaching 95% completion of the initial leasing program. Leasing signs must conform to the size shown in Figure M and to the following specifications:
 - i. Fabrication will be of 3/4" plywood with one good side, faced with plastic laminate. Any single-faced sign must be aligned parallel to the road with the exposed framing on the back of the sign. Double-faced signs must be perpendicular to the road with the posts sandwiched between the sign panels. All sign panel edges must be properly sealed for weather protection, and all exposed surfaces and edges must be primed and painted.
 - ii. Sign panel colors will be General Paint "Gulf Blue" background with General Paint "Bone White" lettering, or matching equivalent. Lettering will be Helvetica Medium.
 - iii. All three categories of temporary signs will contain the "Cordata" name at the top as per the relevant illustration.
 - iv. All fasteners are to be non-corrosive nails or screws.
 - v. All posts are to be 4" x 4" or 4" x 6" wood members of sufficient strength and durability to withstand 90 mph windloads and remain stable throughout the duration of the construction period.

- vi. All footings should be no less than 4' below ground in sharp sand. The placement and installation of the temporary signs must not harm existing trees or their roots.
- 5. All temporary signs will be designed to last the length of its intended use without significant fading, peeling, blistering, warping, cracking, rotting or delamination. Damaged or deteriorated signs shall be replaced by the developer or agent responsible for the initial installation of the sign.

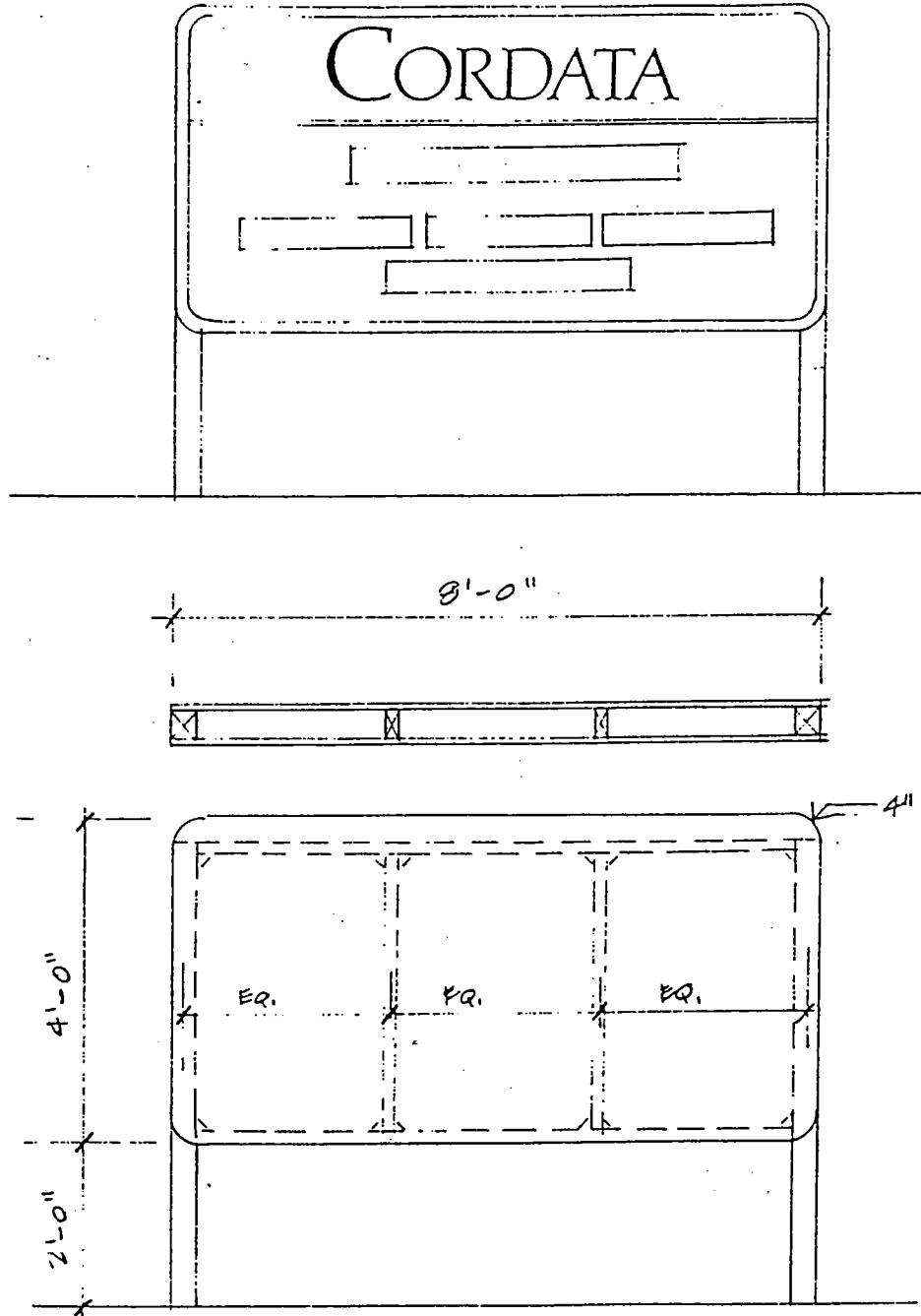


(K) FUTURE USE SIGN 1/2" = 1'-0"



(L) CONSTRUCTION INFO SIGN 1/2" = 1'-0"

FIGURE 52



(M) LEASING INFO SIGN 1/2" = 1'-0" FIGURE 53

3.5.7 Signage Approval and Implementation Procedure

The following are general procedures for the implementation of the Cordata Signage System. In every case, a site analysis must be conducted when the building itself has been designed. This analysis is normally conducted in conjunction with an architect or a design consultant.

The preliminary and final signage plan should be incorporated into the architectural plans and submitted to the Design Review Committee. All signage sizes, placement, graphics, nomenclature and materials should be defined. The Cordata Design Review Procedures manual should be consulted regarding specifics of submittal requirements, timing, and the like.

A. Identification Signage

The correct size identification sign must be selected according to the size of the site and the building(s). This is essentially an esthetic decision. The placement of the sign, or signs if more than one is permitted under the provisions of these guidelines, must relate to two factors - the best position for viewing from the roadway and the best visual relationship to the architecture of the building.

Materials must be selected and the decision made whether the sign will be illuminated, either internally or externally. Illuminated signage is encouraged. The graphics of the sign must be designed.

Every tenant at Cordata must be identified with an exterior sign from the system. In the event of multiple tenants on a single site sharing a common lobby, they should all be identified on the same sign or signs. The exception to this rule is when there are separate entrances for each tenant. In this case there can be separate signs for the tenant using each entrance.

B. Information Signage

The first step is to analyze exterior and pedestrian traffic flow to determine those points at which people, whether on foot or driving, must make decisions. Once the decision points are defined, the signage can be located on the site plan relative to those decision points according to the distance and placement rules of these guidelines and good design practice. The text for each information sign must be determined, and the decision made whether to illuminate some or all of the signs. Illuminated signs are strongly recommended wherever a significant volume of after-dark traffic is anticipated.

TABLE 2
DEVELOPMENT STANDARDS FOR SIGNS

PERMANENT SIGNAGE

BUILDING TYPE	PURPOSE	NUMBER	TYPE	MAXIMUM SIZE PER FACE	MAXIMUM HEIGHT FROM GRADE	INFORMATION
Office/High Tech building	To identify the Building address	1	Free standing	48 s.f.	5'	Building or major tenant name
Complex of 3 or more buildings	To identify the complex and buildings within it	1 complex sign	Free standing	48 s.f. single faced complex sign	5'	Complex name and address
		1 building sign for each building	Free standing	32 s.f. building signs	5'	Building or major tenant name
Retail complex	To identify the retail complex	1 per complex and street frontage and 1	Free standing	60 s.f. single faced 32 s.f. double faced	12'	Complex name only
			Building mounted (not projecting)	30 s.f. or 10% of wall on which located, whichever is less	Below the eave height or parapet	
Tenant Identification/Retail Complex	To identify the tenant	1 per tenant direct exterior building access	Building mounted (not projecting)	30 s.f.	12'	Tenant name
Free standing Retail	To identify the retail establishment	1 per street frontage and 1 per building	Free standing	30 s.f.	5'	Retailer name
			Building mounted (not projecting)	30 s.f. or 10% of wall on which located, whichever is less	12'	

Revised

The following information will replace the "Tenant Identification/Retail Complex" Standards in TABLE 2, DEVELOPMENT STANDARDS FOR SIGNS on page 110 in the Cordata Business Park Development & Design Guidelines.

DATE: May 13, 1992
 REVISED: September 16, 1992

TABLE 2

DEVELOPMENT STANDARDS FOR SIGNS

BUILDING TYPE	PURPOSE	NUMBER	TYPE	MAXIMUM SIZE PER FACE	MAXIMUM HEIGHT FROM GRADE	INFORMATION
Tenant Identification/ Retail Complex	To identify the tenant	1 per tenant exterior building access (Primary Sign) and when and where structures have more than one full facade with public exposure (without service/loading facilities on that facade), tenants will be allowed 1 additional (Secondary Sign)	Building mounted (not projecting)	7% of primary building facade's total area. 4'-0" high letters, maximum.	12'	Tenant name/logo
	Maximum number of signs (2)			Approximately 3% of secondary building facade's total area. 2'-0" high letters, maximum. Logos (if displayed) are included in the aforementioned percentages.	12'	Tenant name/logo

NAME & LOGO



Composition of sign "Name" and logo will complement the architectural elements.

TABLE 2
DEVELOPMENT STANDARDS FOR SIGNS

PERMANENT SIGNAGE						
BUILDING TYPE	PURPOSE	NUMBER	TYPE	MAXIMUM SIZE PER FACE	MAXIMUM HEIGHT FROM GRADE	INFORMATION
Accessory Retail	To identify a retail establishment located within an office building	1 per tenant with direct exterior building access	Building-mounted (not projecting) or free-standing	6" letters not exceed 15 s.f.	5'	Retailer name
Free-standing Restaurant	To identify the restaurant	1 per street frontage	Free-standing faced or double-faced	32 s.f. single-faced	5'	Name/Logo
		1	Building-mounted	15 s.f.	12'	
Accessory Restaurant	To identify a restaurant located within an office building or hotel	1 and 1	Free-standing or canopy	30 s.f. or 15 s.f.	5' or 12'	Name/Logo
Hotel/Motel	To identify the hotel	1 and 1	Free-standing	32 s.f.	5'	Name/Logo
		1 per frontage up to 2	Building-mounted	100 s.f.	Below the roof line	Logo
Financial	To identify the financial institution	1 and 1	Free-standing	32 s.f.	5'	Name/Logo
		1 per street frontage up to 2	Building-mounted	30 s.f. or 10% of wall where located, whichever is less	Within first two stories	Name
				24-inch letters		

TABLE 2
DEVELOPMENT STANDARDS FOR SIGNS

PERMANENT SIGNAGE

BUILDING TYPE	PURPOSE	NUMBERS	TYPE	MAXIMUM SIZE PER FACE	MAXIMUM HEIGHT FROM GRADE	INFORMATION
Residential	To identify a specific residential development	1 per street frontage	Free-standing	48 s.f. single-faced 24 s.f. double-faced	5'	Name
Information/Regulatory	To provide information, directions regulations within a site	As approved by local jurisdiction	Free-standing	6 s.f.	5'	As needed, no proper names. In conformance with local governmental codes
Cordata Identity Signs*	Primary Entry/identity		Free-standing	80 s.f./side-2 sides	20'	Name/Logo/Arrow (optional)
	Secondary Entry/identity		Free-standing	60 s.f./side-2 sides	14'	Name/Logo/Arrow (optional)
	Orientation/identity		Free-standing	60 s.f./side-1 or 2 sides	14'	Major Destination Names/Logo/Arrows
	Enclave or Area identity		Free-standing	60 s.f./side-2 sides	8'	Enclave Name
	Special Use (park, helipad, etc.)		Free-standing	32 s.f./side-2 sides	8'	Symbol or Name

*General location of signs are shown on figure 34.

TABLE 2
DEVELOPMENT STANDARDS FOR SIGNS

TEMPORARY SIGNAGE

With the exception of directional and special events signs, only one of the following temporary signs may be on the site at any given time.

TYPE	PURPOSE	NUMBER	MAXIMUM SIZE PER FACE	MAXIMUM HEIGHT FROM GRADE	INFORMATION ALLOWED	SPECIAL CONSIDERATIONS
Future use, Construction or Leasing Announcements	To announce a forthcoming or current project	1 single or double faced	32 s.f.	12'	Project name, rendering, size, owner/developer name, lender, leasing agent and number, design consultants, contractor, project type and date of availability	Installed upon closing on the property, removed within 6 months or unless construction commences and then removed no later than receipt of a Certificate of Occupancy. Free standing.
Leasing:	To provide leasing information					
Temporary:	1 single or double faced		32 s.f.	12'	Project name, leasing agent name and space available	Installed at completion of construction, removed within 14 days of 95% lease-up of the building. Free standing.
Long-Term	1 single faced		16 s.f.	8'	Space available, leasing agent name and number	Used only when space is available. Free standing.
Directional (During construction)	Routing traffic/deliveries to the site	6 signs permitted if needed	4 s.f. (2' x 2')	8' may be attached to construction fence	Directions only	Installed at commencement of construction. Removed when no longer necessary or upon receipt of a Certificate of Occupancy, whichever occurs first
Special Events	To announce an upcoming special event that may occur a maximum of two times per year per site	1 single faced	32 s.f.	12'	As related to the special event	Installed up to 30 days preceding the event and removed within 3 days following the event. Variable materials, no banners without DRC approval.

4.0 MAINTENANCE STANDARDS;
INDUSTRIAL AND COMMERCIAL DEVELOPMENT

4.1 MAINTENANCE OF ENVIRONMENTAL QUALITY

4.1.1 Purpose

The purpose of this section is to establish standards and regulations for the control of dangerous or objectionable environmental effects of industrial and commercial activity within Cordata. The intent is to avoid the creation of nuisance or unsanitary conditions within the Cordata Business Park. These performance standards shall apply to all tenants of the Cordata Business Park.

4.1.2 Proof of Compliance

Prior to the issuance of a certificate of occupancy by the authority having jurisdiction (Whatcom County or the City of Bellingham), an applicant shall furnish the DRC with information regarding the environmental effects of any proposed manufacturing or other industrial activities as regulated by this section. The applicant may submit a report prepared by expert consultants to supplement the required information. This information may be submitted with any environmental assessment that may be required by the authority having jurisdiction. A Certificate of Compliance shall not be issued by the DRC until such time as it has determined that the use of a property as proposed will not violate any of the applicable performance standards.

4.1.3 Performance Standards

A. Property Use

The buildings and other facilities erected on the site and the uses to which the site is put shall comply with the laws, statutes, regulations, ordinances and rulings of the State of Washington and other governing bodies having jurisdiction. The buildings and other facilities comprising the development shall comply with the Planned Unit Development as approved by Whatcom County. Any subsequent changes in use will be subject to the approval of the Design Review Committee.

B. Air Quality

1. Smoke

The emission of smoke from any non-residential chimney, stack, vent, opening or combustion process shall not be permitted.

2. Open Burning

No open burning shall be permitted in non-residential areas.

3. Odors

The emission of offensive odors in such quantities as to be readily detectable at any point beyond the property line by the normal human olfactory system is prohibited. Noxious, toxic and corrosive gas emissions shall be treated by full control techniques.

4. Particulate Matter

The rate of emission of particulate matter from all sources within the property line of a site shall not exceed a net figure of 30 grams per acre of lot area during any one hour.

All measurements of air pollution shall be by the procedures and with the equipment approved by the appropriate regulatory agencies and the State Department of Ecology (DOE) or equivalent. Persons responsible for a suspected source of air pollution shall, upon request of the DRC, provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.

Any activity desiring to locate on Cordata property which is suspected of having potential air pollution problems shall be prepared to have its plans and specifications reviewed by the DOE prior to final approval of the plans by the DRC and Whatcom County.

C. Water Quality

No liquid waste disposal will be allowed on the site or into adjacent drainage ditches, sloughs or other waterways. The discharge of treated or untreated sewage or wastes into the sanitary sewer systems shall conform to the codes and ordinances of the appropriate state and local jurisdictions.

D. Noise

All tenants must comply with DOE and Whatcom County noise standards. Truck traffic and other noise normally associated with an operation or use shall be limited to the hours between 7:00 am and 10:00 pm.

E. Vibration

No vibration which is discernible without instruments other than that caused by highway vehicles or aircraft shall be permitted beyond the property line of the use concerned.

F. Heat and Glare

All operations producing heat or glare, including exterior lighting, shall be conducted so that they do not create a nuisance beyond the property line of the site. All proposed exterior lighting schemes shall be submitted to the DRC for review and approval.

G. Waste Material

All materials, including wastes, shall be stored and all properties maintained in a manner which will not attract or aid the propagation of insects or rodents or in any way create a health hazard.

H. Fire and Explosion Hazards

All activities involving flammable and explosive materials shall provide adequate safety devices against the hazard of fire and explosion and shall provide adequate fire fighting and fire suppression equipment.

I. Handling of Dangerous Materials

The storage, handling and use of dangerous materials such as flammable liquids, incendiary devices, compressed gases, corrosive materials and explosives shall be in accordance with the regulations and codes of the appropriate local jurisdictions, the State Fire Marshal and the National Fire Protection Association.

J. Electromagnetic Radiation

No use of a process established in the Cordata Business Park shall involve any planned or intentional source of electromagnetic radiation for such purposes as communication, experimentation, entertainment, broadcasting, hearing, navigation, therapy, vehicle velocity measurement, weather survey, aircraft detection, topographical survey, personal pleasure, or any other use directly or indirectly associated with these purposes which does not comply with the then current regulations of the Federal Communications Commission regarding such sources of electromagnetic radiation, which Commission enforces these regulations within Whatcom County.

4.2 MAINTENANCE OF IMPROVEMENTS

4.2.1 Maintenance of Site and Surrounding During Construction

During construction of an Improvement, the Building Site in which the Improvement is being constructed and adjacent areas and streets impacted by the construction shall be kept cleaned up on a regular basis, and all trash, rubbish, and debris removed therefrom after any construction or work is done thereon.

4.2.2 On-Street Parking Restriction

No parking shall be permitted on any street or access road, either public or private, or at any place other than the paved parking spaces provided. Each Owner shall be responsible for compliance with this requirement by its tenants, employees, and visitors. Owners or users of vehicles parked in violation of this provision shall be subject to the sanctions provided by governmental ordinances, if any, that prohibit or restrict such parking, and regardless of the existence of any governmental sanctions, the vehicles so parked shall be subject to removal at the owner's expense at the discretion of the DRC or any of its representatives.

4.2.3 On Going Site and Building Maintenance

Each Owner shall keep his premises, buildings, improvements, and appurtenances including parking areas in a safe, clean, and neat condition; shall remove, replace, or restore all such items not in such condition; and shall comply in all respects with all government, health, and police requirements and with such maintenance standards as are established by the DRC. Each Owner shall remove at its own expense at least once a week any rubbish or trash of any character that may accumulate on its property and shall keep unlandscaped areas maintained. Rubbish and trash shall not be disposed of on the premises by burning in open fires or incinerators.

4.2.4 Landscape and Grounds Maintenance

The landscape development shall be maintained in a neat and adequate manner. Required maintenance activities shall include, but not be limited to, mowing of lawns, trimming of hedges, adequate irrigation, replacement of dead, diseased or unsightly landscaping, removal of weeds from planted areas, and appropriate pruning of plant materials. These landscaping maintenance standards shall apply to any property included in an approved landscaping plan, whether than property is part of a Building Site or not.

4.2.5 On Going Surface Water Management

The Cordata Business Park Owners' Association shall clean and maintain in good working condition all facilities for surface water management at Cordata Business Park. This shall include, but not be limited to:

- A. Maintaining all vegetated drainage swales;
- B. Clean and repair facilities for oil and silt entrapment and filtration on a regular basis.

4.2.6 Lighting

All exterior lighting, whether for area lighting or architectural highlighting, shall be maintained at adequate levels of illumination taking into consideration the need to conserve energy. Broken or burned-out fixtures shall be replaced promptly.

4.2.7 Signs

Signs shall not be allowed to become faded or deteriorated. Lighting for signs, whether internal or external, shall be maintained. Burned-out fixtures are to be replaced promptly. Signs which are no longer appropriate, due to a change of service, product line, or tenant, shall be removed.

4.2.8 DRC - Authority to Adopt Additional Maintenance Requirements

In addition to the foregoing maintenance and operation activity guidelines, the DRC may promulgate and adopt, as part of the Guidelines Rules and Standards, additional maintenance and operation activity guidelines that are not inconsistent with the guidelines set forth in this Section and that implement the statement of purpose set forth in the Protective Covenants. From time to time these additional guidelines may be amended by action of the DRC.

5.0 DEFINITIONS

BUILDING COVERAGE: Building Coverage shall mean the actual footprint" of all buildings on the site at grade or at plaza level. building areas covered by plazas, pedestrian malls, and/or landscaping shall constitute Open Space and not Building Coverage. Similarly, building area situated over plazas, pedestrian malls, or landscaping shall constitute Building Coverage and not Open Space.

BUILDING SITE: Any parcel of land that is part of Cordata the size, dimensions, and boundaries of which are approved b the DRC.

DRC: DRC shall mean the Design Review Committee created pursuant to the Protective Covenants.

DRC STAFF: DRC Staff shall mean those persons who are acting on behalf of the DRC with respect to certain duties and obligations assigned to them by the DRC.

DENSITY ZONE: This term was used in the master planning stage of Cordata to describe for statistical purposes the amount of development anticipated to occur within a given geographical area or zone. Limits have been set on both total development (or density) and total building footprint within each density zone. This is to ensure that development is distributed throughout Cordata, rather than concentrated within any one area.

FLOOR AREA: The sum expressed in square footage of the gross horizontal area of the floor or floors of the building, measured from the exterior faces having a ceiling height of seven (7) feet or more, but excluding roofed areas open on two (2) or more sides, areas having a ceiling height of less than seven (7) feet and areas used exclusively for storage or housing of mechanical or central heating equipment.

FLOOR AREA OF A NONRESIDENTIAL BUILDING: (to be used in calculating parking requirements). The floor areas of the specified use excluding stairs, washrooms, elevator shafts, maintenance shafts and rooms, storage spaces, display windows, and similar areas.

GRADE, BUILDING: Average elevation of the finished surface of the ground or paving where it touches the building.

BUILDING HEIGHT: To conform to WCC 20.80.040 BUILDING HEIGHT. The vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

1. The elevation of the highest adjoining sidewalk or ground surface within a five (5) foot horizontal distance of the exterior wall of the building when such a sidewalk or ground surface is not more than ten (10) feet above lowest grade.
2. An elevation ten (10) feet higher than the lowest grade when the sidewalk or ground surface described in Item 1, above, is more than ten (10) feet above lowest grade.

The height of a stepped or terraced building is the maximum height of any segment of the building.

EXCEPTIONS: Towers, spires, steeples and cupolas erected as part of a building and not used for habitation or storage may exceed the maximum building height in any zoning district by twenty (20) feet; additional height may be approved by conditional use permit. (Amended per WCC 20.04.080(1)(r))

MASTER PLAN, OR MASTER DEVELOPMENT PLAN: Master Plan documents, for a given parcel, may include drawings showing existing and future land uses, building uses and densities, streets, pedestrian and transit ways, open space, utilities, drainage and lighting; design standards specifying the desired criteria for building design, signage, landscaping, and other improvements; and policies describing desired uses, density, quality, location, mix, type, intensity, where appropriate, timing.

MASTER PLANNER: Chief staff person to the Design Review Committee. Responsible for interpretations of the Master Plan, these guidelines and other pertinent documents with the exception of the Protective Covenants. Also responsible for reviewing projects for conformity with the Cordata development documents and preparing reports for the DRC.

OFFSET: A recess or protrusion in a building's facade.

OPEN SPACE: Open Space shall be defined as all of the site area not devoted to Building Coverage or Parking Coverage, but including such areas as landscaped medians, pedestrian ways and sidewalks, courtyards, plazas, landscaped spaces, unpaved areas within easements or rights-of-ways for transit, whether public or private, and structured parking covered by plazas, pedestrian malls and/or landscaping within three (3) stories of grade or ground level.

PARKING COVERAGE: Parking Coverage shall mean the site area used for exposed parking areas, including parking structures, on-grade parking lots, and drives serving the parking. Structured parking covered by building areas shall constitute Building Coverage and not Parking Coverage. Structured parking covered by plazas, pedestrian malls, or landscaping within three (3) stories of grade or ground level shall constitute Open Space and not Parking Coverage.

PLANNED UNIT DEVELOPMENT: One or a group of specified uses, such as residential, resort, commercial or industrial, to be planned and constructed as a unit. Zoning or subdivision regulations with respect to lot size, building bulk, etc., may be varied to allow design innovations and special feature in exchange for additional and/or superior site amenities or community benefits.

PROPERTY USE: The intended functions of, or activities that take place on a temporary or ongoing basis on, in, or with respect to any parcel or element of real property that is part of Cordata Business Park.

PROTECTIVE COVENANTS: Protective Covenants shall mean the protective covenants of Cordata Business Park.

SETBACK: The distance that buildings or uses must be removed from their lot lines.

SIGNS: Any device or visual communication of any kind affixed, inscribed, erected or maintained on any parcel which is used for the purpose of attracting public attention and placed mainly outdoors.

SMALL CARS: Compact and subcompact vehicles having widths in the range of 57 inches to 66 inches and having lengths in the range of 13 feet to 15 feet.

STORY: That portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it. If finished floor level directly above a basement, cellar or unused under floor space is more than 6 ft. above grade for more than 50 percent of the perimeter, such basement, cellar or unused under floor space shall be considered a story. The exception shall be for structured parking facilities, either within a building or separate, up to three stories in height above grade and covered by landscaping or usable open space. (See Parking Coverage.)

YARD: An open unoccupied space on the lot. Underground buildings which are not higher than 3 ft. above finished grade, with their roofs in gardens, lawns or landscaping will not be considered as buildings encroaching on yards.

NOTE: In case of any ambiguity or inconsistency with definitions in the Whatcom County Zoning Ordinance, the latter in effect at the time of the adoption of these Guidelines shall prevail.

APPENDIX A

LIST OF LANDSCAPE PLANT MATERIALS

PART 1 -- Roadway Plant Material

PART 2 -- Intersection Plant Material

PART 3 -- Private Parcel - Plant Material Equivalents

PART 4 -- Edge Treatment Plant Materials

PART 5 -- Parking Lot and/or Access Street Plant List



APPENDIX A**PART 1 ROADWAY PLANT MATERIAL****A. Major Collectors****1. Street Trees**

Quercus coccinea/scarlet oak
 Minimum size - 3 1/2" caliper, 18' height, 6' standard

2. Ground Cover

Arcostaphylos uva-ursi/kinnikinnick
 Minimum size - 4" pot, spacing - 15" o.c.

3. Median Planting - 16' Wide Section

10'-0" Coniferous trees	Tsuga heterophylla/Western Hemlock
8'-0" Coniferous trees	Pseudotsuga menziesii/Douglas Fir
6'-0" Coniferous trees	Tsuga heterophylla/Western Hemlock
5 gallon pot shrubs	Choisya ternata/Mexican Orange Blossom
2 gallon pot shrubs	Cornus stolonifera/Redtwig Dogwood
	Euonymus-alatacompactus/
	Dward Burning Bush
	Pernettya mucronata rubra/Red Pernettya

4. Median Planting - 5' Wide Section

Hypericum calycinum/St. Johnswort
 Minimum size - 4" pot, space - 15" o.c.

B. Minor Collector**1. Street Trees**

Quercus coccinea/Scarlet Oak
 Minimum Size - 3 1/2" caliper, 18' height, 6' standard

2. Ground Cover

Arcostaphylos uva-ursi/Kinnikinnick
Minimum size - 4" pot, spacing - 15" o.c.

C. Local Roads - Rural/Low/Medium Density Residential

1. Deciduous Street Trees

Acer rubrum/Red Maple
Minimum size - 3 1/2" caliper, 16' height, 6' standard

2. Coniferous Street Trees

10'-0" height	Tsuga heterophylla/Western Hemlock
8'-0" height	Pseudotsuga menziesii/Douglas Fir
6'-0" height	Tsuga heterophylla/Western Hemlock

D. Remainder of Local Roads - Other Local Roads

1. Street Trees

Acer rubrum/Red Maple
Minimum size - 3 1/2" caliper, 16' height, 6' standard

PART 2 **INTERSECTION PLANT MATERIAL**

A. Major Collector/Major Collector

1. Accent Trees

Prunus serrulata sekiyama/Kwanzan Cherry
Minimum size - 3" caliper, 15' height, 6' standard

B. Ground Cover

Arcostaphylos uva-ursi/Kinnikinnick
Minimum size - 4" pot, spacing - 15" o.c.

B. Minor Collector/Minor Collector

1. Accent Trees

Crataegus laevigata paulii/Paul's Scarlet Hawthorne
Minimum size - 3" caliper, 15' height, 6' standard

2. Ground Cover

Arcostaphylos uva-ursi/Kinnikinnick
Minimum size - 4" pot, spacing - 15" o.c.

C. Local Road/Local Road

1. Accent Tree

Prunus cerasifera 'Pissardii'/Purple-leaf Plum
Minimum size - 3" caliper, 15' height, 6' standard

2. Ground Cover

Hedera helix/English Ivy
Minimum size - 4" pot, spacing - 15" o.c.

D. Major Collector/Minor Collector

1. Accent Tree

Prunus serrulata sekiyama/Kwanzan Cherry
Minimum size - 3" caliper, 15' height, 6' standard

2. Ground Cover

Arcostaphylos uva-ursi/Kinnikinnick
Minimum size - 4" pot, spacing - 15" o.c.

E. Minor or Major Collector and Local Road

1. Accent Tree

Prunus cerasifera 'Pissardi'/Purple-leaf Plum
Minimum size - 3" caliper, 15' height, 6' standard

F. Ground Cover

Hedera helix/English Ivy
Minimum size - 4" pot, spacing - 15" o.c.

PART 3 PRIVATE PARCEL - PLANT MATERIAL EQUIVALENTS

For the purpose of flexibility in landscape design the project Landscape Architects may at their discretion, subject to design approval by the Design Review Committee, consider the following list of plant material types, sizes and numbers, to be equal in value.

- 1 Deciduous Tree - 3"-4" caliper, 18' height
- 2 Deciduous Trees - 2"-2 1/2" caliper, 12' height
- 4 Multi-stemmed Deciduous Trees - 18" tub, 10' height
- 1 Coniferous Tree - 10' height
- 2 Coniferous Trees - 8' height
- 4 Coniferous Trees - 6' height
- 3 Shrubs - 18" tub, 4' height/spread
- 10 Shrubs - 7 gal pot, 30" height/spread
- 16 Shrubs - 5 gal pot, 24" height/spread
- 32 Shrubs - 2 gal pot, 15" height/spread

PART 4 EDGE TREATMENT PLANT LIST

A. Coniferous Trees

Picea sitkaensis/Stika Spruce
Pseudotsuga menziesii/Douglas Fir
Tsuga heterophylla/Western Hemlock

B. Multi-Stemmed Deciduous Trees

Acer circinatum/Vine Maple
Cercidphyllum japonicum/Katsura Tree
Rhus typhina/Stag's Horn Sumac

C. Evergreen Shrubs

Berberis darwinii/Darwin Barberry
Choisya ternata/Mexican Orange Blossom
Ilex crenata/Japanese Holly
Leucothoe fontanesiana/Drooping Leucothoe
Mahonia aquifolium/Oregon Grape
Pernettya mucronata/Pernettya
Photinia fraseri/Photinia
Pieris japonica/Japanese Andromeda
Prunus lusitanica/Portugal Laurel
Taxus sp.

D. Deciduous Shrubs

Azalea sp
Cornus stolonifera/Redtwig Dogwood
Euonymus alata/Winged Burning Bush
Weigelia Bristol/Ruby

E. Chain Link Fence Vine List

Clematis armandi/Evergreen Clematis
Hedera helix/English Ivy
Lonicera japonica halliana/Hall's Honeysuckle

APPENDIX A

PART 5 PARKING LOT AND/OR ACCESS STREET PLANT LIST

<u>Area</u>	<u>Tree*</u>
Light impact Industrial	Aesculus carnea briottii/Red Horse Chesnut
International Trade Center	Ginko Biloba (male)/Maidenhair Tree
Light/Medium Industrial	Fraxinus exelsior westhoff glory/ Seedless European Ash
High Tech Offices	Liriodendron tulipifera/Tulip Tree
High Density Residential	Gleditsia triacanthos inermis shade- master/Shademaster Honeylocust
Rural/Low/Medium Density Residential	Liquidambar styraciflua/Sweet Gum
General Commercial	Tilia euchlora/Crimean Linden
Institutional	Cercidiphyllum japonicum/Katsura Tree

*Minimum size - 3" caliper, 15' height, 6' standard

APPENDIX B

**SUMMARY LIST OF CONDITIONS OF APPROVAL
OF THE CORDATA BUSINESS PARK**

WHATCOM COUNTY PERMIT NO.'s PUD 1-84 & 1-84-A

100
100
100

100
100

100
100

INTRODUCTION TO APPENDIX B

Appendix B is a list of all the conditions of approval contained in Whatcom County Permits PUD 1-84 and PUD 1-84A. PUD 1-84 is the original Planned Unit Development Permit issued by Whatcom County in June of 1986. PUD 1-84A is an amendment to the original permit for the purpose of adding 26.7 acres to the Cordata Business Park. The amendment was approved in July of 1988. The full text of the decisions granting approval of PUD 1-84 and PUD 1-84A can be found in Appendix B and Appendix C respectively of the Cordata Business Park Master Plan. A duplicate of this appendix can also be found as Appendix A in the Cordata Business Park Master Plan.

The Cordata Business Park Planned Unit Development had a total of 62 conditions of approval 49 of the conditions were developed by Whatcom County and 13 were suggested by the City of Bellingham and incorporated into the county approval. The amendment to the Cordata Business Park, approved in 1988, contained 16 conditions of approval all of which were developed by Whatcom County.

The combined list of 78 conditions is shown here in the order found in the permits. Those conditions shown in bold are still active and should be reviewed by anyone proposing to develop property in the Business Park. The conditions shown in normal type face contain requirements that have been completed or that no longer apply.

I. LIST OF CONDITIONS FROM PUD PERMIT 1-84

AS AMENDED AND APPROVED BY THE COUNTY COUNCIL

- A. Compatibility with WCC 20.85, Official Whatcom County Zoning Ordinance, Whatcom County Comprehensive Plan, Whatcom County Development Standards and other ordinances.
1. **All construction activities, including but not limited to road, drainage, and land alteration improvements, shall follow the design and construction procedures outlined in the Whatcom County Development standards. All internal roads shall be designed under urban street standards unless otherwise approved by County Engineering or by the City of Bellingham subsequent to annexation.**
 2. For purposes of interpretation of Section 4.1, page 11, of the Protective Covenants, the Hearing Officer shall be changed to "Hearing Examiner, or other official appointed by the Whatcom County Council".
 3. **Whenever public agency regulations, policies, or other requirements are applicable to development under PUD 1-84, definitions found in public documents shall prevail over those found herein or in the documents provided by the developer in cases of conflict or to resolve ambiguities that may arise.**
 4. **Prior to final sale or lease of any parcel of land within Cordata, a Binding Site Plan shall be submitted to the Technical Committee and the Whatcom County Bureau of Buildings and Code Administration shall be approved by the same. All construction or development on the site must secure a certificate of consistency from the DRC and approval by the Bureau of Buildings and Code Administration prior to permit issuance.**

5. Any areas granted conceptual approval shall be consistent with the provisions of WCC 20.85.118.
 6. The Development and Design Guidelines, Protective Covenants, and Design Review Committee Regulations shall all be reviewed by the Whatcom County Bureau of Buildings and Code Administration and the Whatcom County Prosecutor's Office to assure compliance with the PUD ordinance, the conditions within the PUD permit, and any other requirements imposed by law. Said document shall be modified by the developer to conform to this condition prior to final approval of any phase of the project.
 7. All future or amended Design Review Committee Guidelines must be consistent with the PUD permit and existing laws and regulations at the time of the creation or modification of the Design Review Committee Guidelines.
 8. All buildings, signs, or other improvements to the property must obtain proper building permits and comply with all applicable City, County, State or Federal regulations and the appropriate design management documents, which are part of the PUD approval and any other laws which may be applicable at the time of construction.
 9. The Restrictive Covenants shall be completed, approved, and recorded prior to the issuance of any further building permits or occupancy permits for the site.
 10. The developer shall provide evidence satisfactory to the Whatcom County Prosecuting Attorney's Office and the Bureau of Buildings and Code Administration that the Trillium Corporation is the fee owner of lots 9 and 11, Block 46, Bakerview Addition.
- B. Storm water drainage and retention.
11. The developer shall prepare and submit to the County Engineer a comprehensive drainage study and plans to include location, size and type of detention facilities and location and size of major drainage pipe systems. Any further study of drainage is more appropriately a requirement of detailed planning for individual enclaves and subareas of the site. An adequate drainage plan shall be demonstrated for each drainage area before any final PUD approval for that area.
 12. A drainage study on the downstream impacts on the Silver Creek drainage basin shall be submitted to and approved by the County Engineer prior to any final PUD approval.
 13. The Trillium Corporation or Cordata Business Park Association shall submit a bi-annual drainage maintenance program to the County Engineer for approval. The County shall have the right to bill the Association for any maintenance work done under County authorization that the Association fails to perform after a reasonable time beyond written notification by the county.
 14. There shall be no outside storage of potentially polluting materials and no toxic wastes shall be allowed to enter the sewer system in compliance with the Protective Covenants, Development Guidelines, local, state, and federal laws.
 15. Recycling of waste materials shall be encouraged under Section 8.10, Refuse, of the Protective Covenants.

16. Oil and grease separators shall be required at collection points of water from parking lots, garages, and similar places where oils are likely to accompany surface water drainage as required by 3.204 of the Whatcom County Development Standards.
 17. Cordata Business Park Association shall be responsible for developing a program for containment and recovery of spills of toxic or dangerous materials that have a potential for entering the drainage system in compliance with the Protective Covenants, Development Guidelines, local, state and federal laws.
 18. Surface water quality base-line information shall be collected and provided to Whatcom County and the Department of Game for all site discharge points of surface water drainage prior to final PUD approval in compliance with the Protective Covenants, Development Guidelines, local, state, and federal laws.
 19. Map #6.04 shall serve as guideline for the preservation of the open space network within the Cordata PUD. At such time that applications are submitted to the DRC, a site plan shall be presented that designates common open space area to be deeded to the Cordata Business Park Association. The dedication of the open space to the Business Park Association shall occur through the submittal of a survey to be consistent with the survey requirements associated with the Binding Site Plan provisions of Title 21.
- C. Transportation and circulation, especially offsite.
20. The primary onsite public road system shall include the following four-lane wide routes:

Woods Road (north/south spine road extended) from the Kellogg Road to the Kline Road;

Horton Road east of Woods Road to Guide Meridian;

Stuart Road east of Woods Road to Guide Meridian;

Kline Road east of Woods Road to Guide Meridian;

Left turn lanes shall be provided at major intersections. Two-lane routes shall include: Horton/Thomas; Stuart/Kellogg loop; Allans Road and June Road. The access road system shall either be comprised of private or public roads which shall be decided at the engineering alignment plan approval stage of each road facility.
 21. The Trillium Corporation, as developer, or its successors and assigns, acting as developer, shall share the cost of the following improvements, in proportion and manner to be determined after reaching a threshold of building construction build-out of 3.25 million square feet. No further building permits beyond the 3.25 million square feet shall be issued until an agreement is approved between the Trillium Corporation as the developer and the County as to the method of construction and financing of the following road sections:
 - A. Stuart Road between the Guide Meridian and east property boundary. The improvement shall be a four-lane arterial constructed at the same time the connection is underway in an easterly direction within the development site.
 - B. Thomas Road between the west property boundary and Aldrich Road. This facility shall be a minor collector.

- C. Allans Road between the south property boundary and Bakerview Road. This facility shall be a minor collector.
 - D. June Road between the west property boundary and Aldrich Road. This facility shall be a minor collector.
- 22. The Trillium Corporation shall cooperate with Whatcom County to finance the construction of Horton Road between the Guide Meridian and the east property line to a 80-foot right-of-way four-lane County Road Standard roadway when building construction build-out reaches 500,000 square feet, on a cost sharing basis of 50-50%. These improvements will be in accordance with the PUD Horton Road standards, except for sewer and water which shall be the responsibility of the developer.
- 23. When Cordata reaches twenty-five (25%) buildout (3.25 million square feet), as determined by building permit tally, a transportation study will be prepared in which The Trillium Corporation will participate in a proportionate share to determine the comprehensive sources of impacts to the County road system and alternative methods of mitigating such impacts. Specifically, offsite roads to be included in such study will include the following:
 - A. Kline Road between the west boundary of the project and Aldrich Road. This facility shall be a major collector.
 - B. Aldrich Road reconstruction between Northwest Road and Kline Road. This facility shall be a major collector constructed either in stages as the east/west collectors are built or a full length project.
 - C. Aldrich Road/Northwest Drive intersection alignment. This project will include right-of-way and roadway construction. Left turn lanes will be provided as needed.
 - D. Bakerview Road between I-5 and the City of Bellingham corporate limits.
- 24. In the event that the developer of Cordata is eligible for offsite road improvements reimbursement from other property owners in accordance with RCW 35.72, upon a request for an approval by Whatcom County the developer shall be responsible for the information gathering in formulating such reimbursement contracts as directed by the County Engineer.
- 25. Internal road and offsite roads shall be constructed to an all weather standard in order to avoid weight limit restrictions during certain weather conditions. This will apply to the truck routes as designated in the Master Plan (Plan No. 6.01).
- 26. Before existing County rights-of-way are vacated on the Cordata site, the substitute right-of-way shall be dedicated to the county.
- 27. The Trillium Corporation shall dedicate additional right-of-way at property fronting the Guide Meridian to the State Department of Transportation to achieve no less than a 50-foot half-width as required by WCC 22.40.044(3).
- 28. For internal road construction, the more restrictive of County urban standards or City of Bellingham urban standards shall apply.

29. The parking space requirements set forth in the Cordata Development and Design Guidelines in Section 2.8.2 are hereby approved as minimum parking standards. The Design Review Committee, however, has the authority to increase these requirements for a particular use under review if the minimums do not prove adequate with concurrence and approval of the County Technical Committee.
30. The developer shall cooperate fully with the Washington State Department of Transportation, Whatcom County, and the City of Bellingham in developing a plan for construction of an arterial parallel to the Guide Meridian (Woods Road) as requested in Exhibit #54, comments from the Washington State Department of Transportation.
- D. Provisions of essential public services and utilities and the allocation of the cost thereof, specifically fire protection and schools.
32. The developer shall be responsible for arranging with the Whatcom Transportation Authority for the provisions of public transit to the site prior to the construction of any portions of Phase 2.
33. The developer shall be required to deed to Whatcom County Fire District #8 a site for a fire station within the Cordata boundaries as a condition of further construction. This condition is intended to mitigate the possible loss to fire district #8 of a portion of its assets upon annexation and to provide it with a potential offset against said annexation.
34. The developer shall comply with the applicable state and local laws of Whatcom County Fire District #8, Washington State Department of Transportation, and any other municipal corporation or governmental entity which has jurisdiction over a portion of the site, to ensure that all requirements of each of the municipal corporations or governmental entities will be met.
- E. Development standards, guidelines, control of future phases of development and compliance by future construction.
35. Private roads, drainage facilities, and other community facilities which will be privately maintained under an owner or community association or similar type entity shall require plans to be submitted to the Whatcom County Engineer which detail the maintenance program, and said program shall be approved by the County Engineer prior to implementation.
36. The definitions of Section A(1)(f) and section B.6 in the Development and Design Guidelines for Building Height and Building Grade shall be amended to conform to those of Title 20.85, Whatcom County Zoning Ordinance.
37. Section 7.8, page 22 of Protective Covenants, shall be supplemented with the following paragraph:
- "No relaxation granted by the DRC shall be interpreted as a variance from the minimum standards of official Whatcom County regulations of City of Bellingham regulations unless such minimum standard regulations have already been altered by flexibility authorized by the PUD ordinance and permit approval."
38. Amendment to the Protective Covenants, Section 20, EXEMPTION, shall limit the developer's actions to require minor improvements for marketing purposes, not for building construction and the like.

39. Section 19 of the Protective Covenants shall be drawn in such a way as to allow periodic review of the terms of the covenants to allow minor changes to meet changing conditions. Major changes to the covenants, as determined by the Bureau of Buildings and Code Administration, shall require review under WCC 20.85.370. The covenants shall remain in effect until Cordata reaches 100% buildout or until termination is approved by Whatcom County.
 40. Plan Review Submission Requirements, Section B on Page 8 of Design Review Procedures, shall be supplemented with a note that these requirements are supplemental to WCC 20.80.
 41. The parking lot associate with the Mobile Home Park which abuts the Western site boundary shall be screened from views from the west, and additional landscaping shall be provided adjacent to the south property line of the mobile home park and south of the Community College near the Cordata property line.
 42. All utilities shall be placed underground within the confines of the Cordata boundaries.
 43. The Design Review Committee shall be immediately established upon the PUD initial approval by the Whatcom County Council.
 44. All future development, building, uses or other changes to the site must conform to the conditions in this PUD permit, to any Binding Site Plans approved for the appropriate phase of the development, and any other conditions imposed by law in order to comply with this PUD permit. All future development shall further conform to the guidelines issued by the Design Review Committee at the time of the development and shall comply with the requirements set out in the final Environmental Impact Statement.
 45. The chief executives of the City and County shall appoint the public sector members of their respective jurisdictions to the Design Review Committee upon approval of this permit. The composition of the Design Review Committee should include one member from the Whatcom County Engineering Bureau, one member from the Whatcom County Bureau of Buildings and Code Administration, one member from the Whatcom County Planning Department, one member from the City of Bellingham, Two from the Cordata Business Park Association, one from the Trillium Corporation, or its heirs and assigns, and one member at large to be appointed by the other members of the DRC. Upon annexation of the complete Cordata site into the City of Bellingham, the members of the Design Review Committee shall be changed to reflect the change in interest between Whatcom County and the City of Bellingham.
- F. Coordination with the City of Bellingham upon annexation.
47. The developer shall obtain approval by the City of Bellingham for any construction, development or improvement located within those areas of Cordata currently within the Bellingham city limits.
 48. The City of Bellingham has suggested certain conditions that may be necessary to ensure the construction of Cordata consistent with City Standards. These are set forth in Exhibit #10, a letter of March 24, 1986, to the Hearing Examiner from Mr. William T. Geyer, Director of Planning and Economic Development Department of the City of Bellingham. It is the opinion of the Hearing Examiner that the City's conditions should be met by the developer prior to any further development where those standards are not inconsistent with Whatcom County Standards or any prior condition enumerated herein. The more restrictive of City and County standards shall apply in the event of conflict, and all permits required shall be granted by the agency having jurisdiction at the time of granting of the permit. A copy of Exhibit #10 is attached hereto and incorporated herein by reference as Exhibit A.

In addition to the conditions set out above, the County Council should address, at an appropriate time, the following issues, and determine a procedure for resolving them to the extent possible:

1. The creation of an agreement between the developer, Whatcom County Fire District #8, and the City of Bellingham, regarding the annexation of uses within the boundaries of the Fire District in a manner which will not cause unnecessary financial hardship to the District or the developer.
2. Determination of the extent to which requirements imposed by Whatcom County prior to annexation will be enforced by the City of Bellingham subsequent to annexation, including, but not limited to, PUD conditions, development guidelines, compliance with DRC procedures, etc.;
3. Determination of a method for providing school facilities compatible with the needs of the school districts serving the site.

II. LIST OF CONDITION FROM PUD 1-84, continued

CITY OF BELLINGHAM CONDITIONS

1. Construction of Kellogg Road between Guide Meridian and Woods Road shall be a base line requirement completed prior to granting any occupancy permits.
2. Improvement of the Woods Road/Bakerview intersection shall be completed by providing a left turn lane and upgrading right turning movements. Improvements shall be completed at such time as the LOS reaches a LOS D.
3. Installation of a traffic control signal at the Kellogg/Guide Meridian intersection when signal warrants are met or when the level of service at the Woods Road/Bakerview Road intersection deteriorates to "D" or when signal warrants are met for the intersection of Guide Meridian and Westerly Road (private), whichever circumstance occurs first.
4. Kellogg Road shall be constructed with a maximum roadway width curb face-to-face of 64 feet. The road shall have a left turn lane of (incorporated in the median if desired) of not less than 12 feet in width situated such that its center line is 18 feet north from the south curb line of Kellogg Road on the east side of Guide Meridian. Road lanes shall not be striped until signalization is installed.
5. Access points along Kellogg Road between Woods Road and Guide Meridian shall be limited to one midblock 30 foot wide driveway or roadway on each side of the street. Street lighting shall not be placed in the road median. Two additional right in, right out accesses along this section of road shall be permitted with appropriate curb cuts.
6. The Whatcom County Transportation Authority shall be consulted for incorporation of bus pull outs along bus routes within Cordata if deemed appropriate by said Authority. The developer shall be responsible for the installation of such improvements.
7. In order to provide a minimum base level of fire flow, a pump facility is required to be installed. The pumping facility shall be required prior to the issuance of any building permit.
8. Water mains shall be sized in accordance with City of Bellingham standards with minimum fire flow conveyance to far reaches of the site accomplished.

9. Hydrants which meet the City standards shall be spaced and located along streets as the streets are constructed according to a plan approved by the Bellingham Fire Department.
10. Sanitary sewer shall be extended in accordance with City of Bellingham standards.
11. Storm water run-off shall be managed to mitigate post development runoff rates and impacts to adjacent building sites or properties by implementation of storm detention, retention, and surface collection systems. Orifice to the outflow control structures shall be calibrated based upon the allowable discharge rate of 0.2 cfs per acre. On-site drainage systems shall collect run-off and transmit such to management facilities and prevent site drainage from impacting adjacent developments or properties.
12. Downstream drainage facilities shall be evaluated and upsized by the developer, if necessary, to carry the designed outflow from the development.
13. Storm water collection devices shall provide oil/water and floatable solids separation. A structured maintenance management program for collection devices shall be approved by the appropriate governing body.
14. Applications and plans for County building permits shall be routed to the City Fire Department for review and approval consistent with the City's Fire Protection Development Standards prior to issuance of any building permits.
15. The City shall be informed of construction of street and utilities with the rights-of-way and easements and may, at its option, jointly inspect all required facilities to insure compatibility with City standards.

III. LIST OF CONDITIONS FROM PUD PERMIT 1-84A

AS AMENDED AND APPROVED BY THE COUNTY COUNCIL

1. Dedication of ten (10) feet of right-of-way along the north side of the West Bakerview road, with a 25 foot by 25 foot northwest corner cutoff at the intersection of Cordata Parkway, shall be made to the County at the time of Specific Binding Site Plan approval for future widening improvements. Any amendment required to the existing General Binding Site Plan to accommodate the requirements of this condition shall also be made. (PUD 1-84-A; Cond. no.1)
2. Access to Unit #1 from West Bakerview shall be taken as far west of the Cordata Parkway/West Bakerview intersection as feasible in order to accommodate the channelization of West Bakerview. Access to Cordata Parkway south of Westerly Road shall be limited to one opening. Access to the north parcel of unit 1 from Cordata Parkway shall be midway between Westerly Road and Division Road. West Bakerview shall be designed to accommodate four lanes and a left turn pocket. (PUD 1-84-A; Cond. no.2)
3. Sidewalks shall be constructed along the west side of Cordata Parkway, and the north side of Bakerview and along the west side of the Guide Meridian prior to the issuance of a Certificate of Occupancy. The sidewalk construction may be done in stages as each building site is developed. The developer of a site shall be responsible for sidewalk construction adjacent to his site. (PUD 1-84-A; Cond. no.3)

4. **The north/south access road and access points to the Guide Meridian must comply with Title 22. Access points to the Guide Meridian from Unit #5 shall be limited to two openings. (PUD 1-84-A; Cond. no.4)**
5. A private easement shall be granted and shown on the appropriate specific binding site plan extending Westerly Road to the west of Cordata Parkway to the western boundary of Cordata. The easement shall provide for dedication of the easement at such time as, and if, a need arises for a public street to connect Cordata Parkway with development to the west of Cordata itself. (PUD 1-84-A; Cond. no.5)
6. **Short term and long term access to the north portion of lot 3 of Seeger's Bakerview Tracts shall be provided. A driveway to serve the residence on that property shall be maintained with access equal in quality to that which currently exists. The applicant shall provide for the relocation of utility lines within the easement to correspond with any raising of the grade which occurs in the future. The access shall not be shared with any commercial site unless through agreement by the owner of the residential parcel. (PUD 1-84-A; Cond. no.6)**
7. **Construct a landscaping and fence buffer on the west boundary of Unit #1 adjacent to residential zones except where the Deputy Administrator of Buildings and Code waives either or both requirements in favor of existing features or other appropriate alternative. (PUD 1-84-A; Cond. no.7)**
8. Reconcile differences between Figure 6 of the Development and Design Guidelines and the Master Development Plan drawing 6.09. This condition may be completed as part of the document corrections performed to satisfy Condition no. 9. (PUD 1-84-A; Cond. no.8)
9. Correct and reprint documents revised as a result of the original approval of PUD 1-84, this application (PUD 1-84-A), and errors and omissions found in certain documents to date. The documents to be completed by additions of drawings, correction of cover dates, revisions to figures, tables, and maps, addition of page numbers, and changes to texts include:
 - Cordata Master Plan: Cordata Mixed Use Business Park
 - Development and Design Guidelines
 - Design Review Procedures
 - Protective Covenants
 - Signage Program
 - Landscape Guidelines

(PUD 1-84-A; Cond. no.8)
10. The applicant may combine or edit the documents set forth in the previous condition as necessary but only for the purpose of improving their organization and removing redundancies. Changes to the documents both as a result of this condition and condition #9 shall be approved by the Division of Buildings and Code Administration and the Hearing Examiner prior to reprinting. The document revisions shall be completed within 180 days of the approval of this PUD amendment. (PUD 1-84-A; Cond. no.10)
11. Henceforth, The Master Plan for Cordata shall be defined as chapter 6 of the documents dated October 4, 1984 submitted with the original PUD application, together with the site plan drawings 7.01 through 7.08, 7.10, 7.11, and 7.15 through 7.17. and the revision labeled Illustrative Plan 2A. When the Cordata Master Plan is reprinted, pursuant to Condition #9, only those items listed above need be included. All other revisions to the Master Plan and other documents set forth in the application for this amendment shall be incorporated, as they are shown in the application, at the time the documents are reprinted. (PUD 1-84-A; Cond. no.11)

NOTE: It is recommended that the County Council direct the County Staff to submit for Council approval a copy of the original PUD approval by the Whatcom County Council which incorporates all of the changes made to the Hearing Examiner's recommended decision. This recommendation is made for the purposes of creating a more easily read and clarified document which sets forth all of the conditions of approval of the original PUD. All strikeouts and insertions should be removed so that the PUD approval which can be reviewed and endorsed by County Council can be provided to all who are involved in the administration of this PUD. The decision on this amendment can be utilized as an additional document to reflect the requirements which are relevant to the addition to of the new parcels of property.

12. **The applicant shall demonstrate the availability of services such as sewer and water before any construction takes place on either parcel added to the PUD. (PUD 1-84-A; Cond. no.12)**
13. **Any portion of the site which will drain into the City of Bellingham storm drainage system should contribute to the City storm drainage fund at the rate established by the City of Bellingham. (PUD 1-84-A; Cond. no.13)**
14. **Signage shall be approved by the agency with jurisdiction and shall be consistent with City and County regulations, and shall also be consistent with an interlocal agreement signed by the Whatcom County Executive and Mayor of the City of Bellingham dated June 25, 1985, and September 10, 1985. (PUD 1-84-A; Cond. no.14)**
15. **Improvements to the Bakerview/Cordata Parkway intersection including such items as road widening and signalization shall be done in accordance with the requirements of the original Cordata PUD approval. (PUD 1-84-A; Cond. no.15)**
16. **ANY PERSON, FIRM, COMPANY OR CORPORATION WHO VIOLATES, DISOBEYS, OMITTS OR NEGLECTS ANY OF THE PROVISIONS OF THE ZONING ORDINANCE OR THIS DECISION SHALL BE SUBJECT TO A FINE OF NOT MORE THAN FIVE HUNDRED DOLLARS (\$500.00), TOGETHER WITH COSTS OF ACTION AND IMPRISONMENT IN THE COUNTY JAIL FOR A PERIOD OF NOT MORE THAN SIX (6) MONTHS, AS PER WHATCOM COUNTY CODE CHAPTER 20.94. (PUD 1-84-A; Cond. no.16)**