

Section A DU Land Use Plan

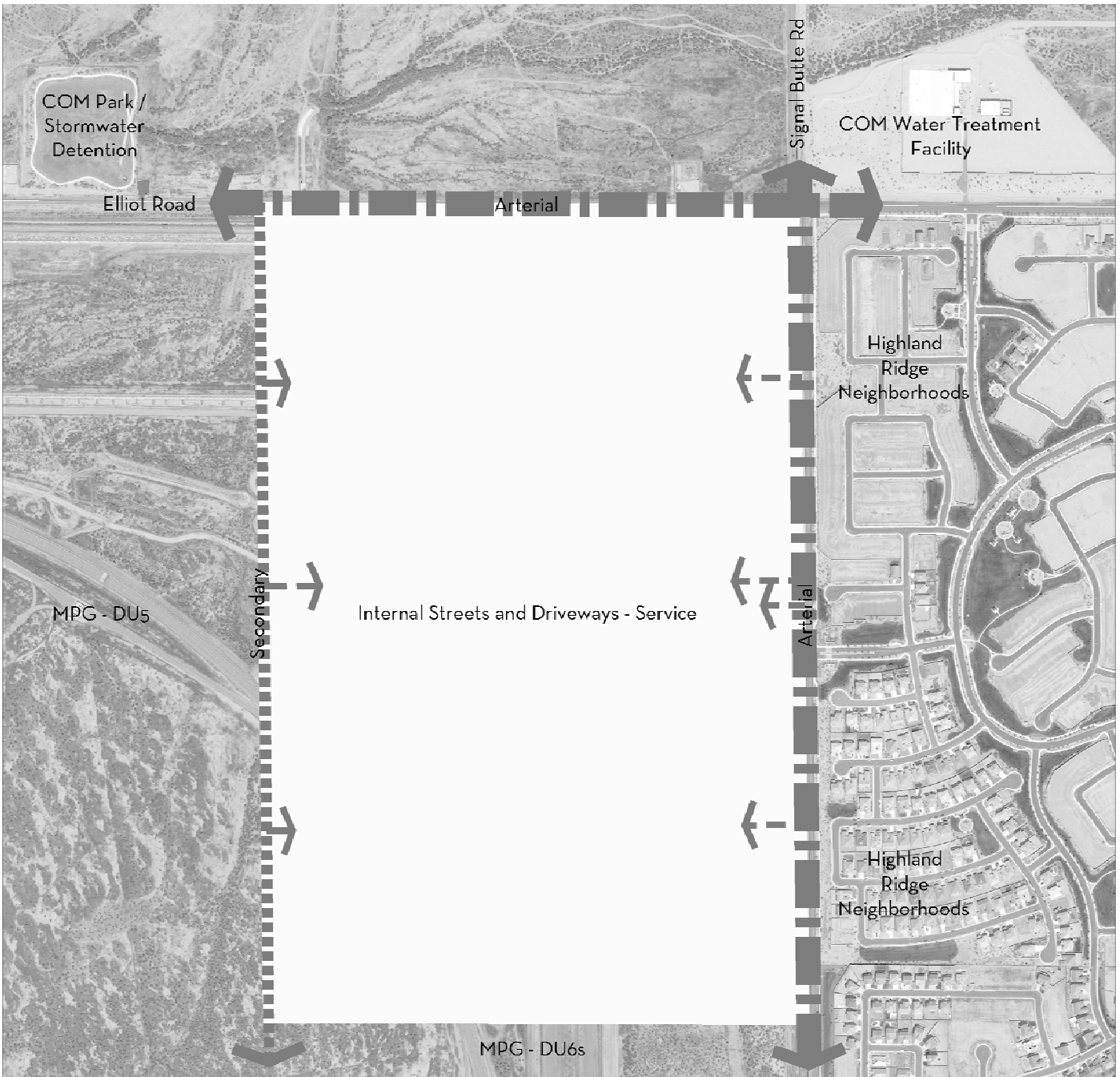
The Land Use Plan for DU6n is primarily dominated by a large high-tech manufacturing campus. This campus will likely be secured from the general public at the perimeter, using vegetation to screen the internal use of the property. The campus may also include solar panel fields, retention basins, electrical substations, and parking fields surrounding generally very large building masses with smaller out buildings and equipment in yards. The land use plan and building forms will be similar to the character described in the CP's LUG C - Regional Center/Campus.

A.1 Street Types

In DU6n, only the perimeter streets will be public roadways as shown on **Exhibit A.1 - Street Types**. Elliot Road on the north and Signal Butte Road on the east are both Arterial types - very high volume vehicular traffic streets with little pedestrian activity moving along the length of the street. A new public street, "Western Boundary Road" along the west boundary of DU6n will be a Secondary type. The new street may have high vehicular traffic volumes and will likely connect to "Warner North" or "Spine East" on the south end. The new street may also provide connectivity from surrounding development units to DU6n's employment uses. This connection may be particularly convenient for employees coming and going from the site by bicycle or by walking. While this street may have a lot of pedestrian and bicycle traffic, it likely will not have a tight urban cross-section because of the uses on either side.

The streets (roadways, driveways and access) internal to the DU will typically be private streets, and not generally accessible to the public. The internal streets will generally provide access from Signal Butte Road and "Western Boundary Road" into the DU. The internal streets will also provide access across the DU for users on-site. The internal streets are primarily Service types - intended to handle the service needs and vehicle access. The internal streets will provide access to the parking lots, buildings, and truck staging and loading areas. Internal streets may be gated and/or secured to allow only users and guests to access the internal areas of the DU.

Exhibit A.1 - Street Types



← - - - - - → Arterial

← - - - - - → Secondary

← - - - - - → Service

Note: There are no Primary types in DU6n



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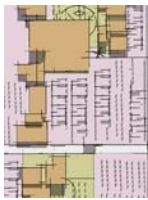
A.2 LUG Locations

DU6n shall be comprised of Land Use Group (LUG) - Regional Center/Campus (C), LUG - Open Space (OS) and LUG - Civic Space (CS) consistent with the MPG CP. LUG C will be the predominate LUG within DU6n. Other LUGs contemplated in Section 4 - Regulatory Framework of the CP shall not be permitted within DU6n. Residential and lodging uses shall not be permitted within DU6n.

A. LUG C - Regional Center/Campus

Within DU6n, LUG C - Regional Center/Campus may be applied anywhere, however LUG C uses are not permitted within 150' of the east boundary of DU6n except for fingers of LUG C to provide access to Signal Butte Road as shown on **Exhibit A.3 - LUG C - Regional Center/Campus**. The maximum area of LUG C within DU6n shall be limited to 210 acres.

Exhibit A.2 - LUG C - Regional Center / Campus Summary

LUG C - Regional Center / Campus		
	General Character	Consistent with CP
	Typical Uses**	Typical Uses within LUG C shall be consistent with those outlined in the CP, particularly manufacturing including light industrial, office, research and development, assembly, testing and storage, electrical substation and other such uses. Wireless Cell Phone Towers for public use shall not be permitted. Wireless Communication Facilities / Cell Towers for private use shall be permitted. Residential and lodging shall not be permitted in DU6n.
	Typical Building Height*	Consistent with CP
	Maximum Building Height*	50', limited to 40' within 150' of Signal Butte Road
	Minimum Lot/Parcel Size*	Consistent with CP
	Maximum Residential Density*	0 dwelling units per gross acre - residential uses not permitted in DU6n
	Floor Area Ratio (FAR) Range*	Consistent with CP
	Minimum Lot/Parcel Width/Depth*	Consistent with CP
	Building Setbacks - Street*	Setbacks shall be consistent with CP. In addition to those in the CP, additional setbacks for buildings over 100,000 square feet shall be: <ul style="list-style-type: none"> ▪ Signal Butte Road - 300' ▪ Elliot Road - 150' Fencing/Walls higher than forty-two (42) inches tall may be constructed outside of the minimum Building Setback area.****
	Building Setbacks - Rear/Side*	Consistent with CP****
	Building Setbacks - Service Lane*	Consistent with CP****
	Block Character	Consistent with CP

DU 6 north DUP

	<p>Landscape Character</p>	<p>Landscape Character in DU6n shall be consistent with the description found in the CP. The landscape planting shall generally be formal to complement the design of the use, except in retention or large open space areas where it may retain its naturalistic character. Surface parking areas may push their landscape requirements to the edges of the parking field to entirely screen the parking fields from adjacent public areas. This may be done as an alternative to visually reduce the overall size of the fields. In this way, landscaping can more effectively and efficiently be used to provide an aesthetic buffer along the streetscape. Such parking areas shall be screened from public view by depressing the parking areas, built structures or heavy vegetation screens that keep their foliage year-round. Due to the fast growing nature of desert trees, the minimum size for required trees may be smaller if exchanged for an additional quantity of trees.</p>
	<p>Lighting Character***</p>	<p>Consistent with CP</p>
	<p>Signage Character</p>	<p>Consistent with CP</p>

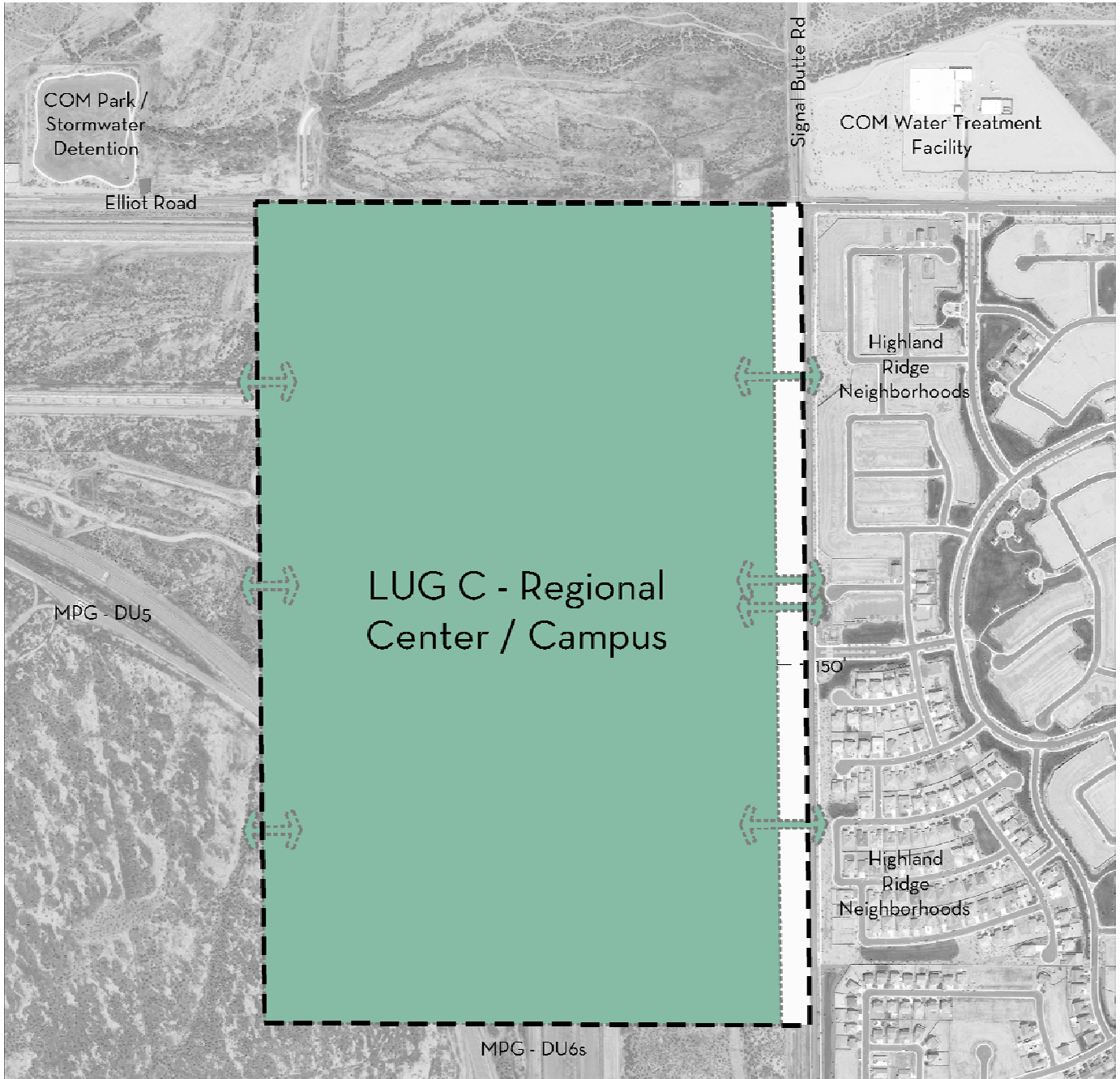
*For details refer to Exhibit 7.32 - Land Use Group General Development Standards of the CP


** For details refer to Section 7.16 - Permitted Uses of the CP

*** For details Refer to Section - 10.5 Public Street Lighting Standards and Section 15 of the CP

**** DU6n Setbacks shall apply to buildings as well as perimeter/security fencing more than forty-two (42) inches in height. For purposes of the Supplementary Provisions of the CP, the front yard shall be defined as the first condition outlined in the CP's Definition of Terms, "The physical void created by setbacks." Fencing at the perimeter (but not within the Building Setbacks - Street) shall generally be limited to a single story height and shall be designed as an integral part of the landscape and shall not be limited to forty-two (42) inches in height. It is anticipated that these fences may exceed eight feet in height to discourage the general public from using the internal portions of the DU.

Exhibit A.3 - LUG C - Regional Center / Campus



 Fingers of LUG C may extend to adjacent roadways to provide access (40' min. width)

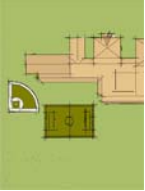
Notes:
Maximum area of LUG C in DU6n shall be limited to 210 acres.
LUG C uses not permitted within 150' of the eastern boundary of DU6n except for fingers of LUG C to provide access to Signal Butte Road.



B. LUG CS - Civic Space

Within DU6n, LUG CS - Civic Space may be applied anywhere as shown on **Exhibit A.5 - LUG CS - Civic Space**. LUG CS is not required to be a major component of DU6n. The LUG CS areas shall generally be used to transition the LUG C areas, or for uses that support the LUG C areas of DU6n.

Exhibit A.4 - LUG CS - Civic Space Summary

LUG CS - Civic Space		
	<p>General Character</p>	<p>The General Character within the LUG CS areas of DU6n shall be consistent with the character described in the CP for the support buildings. While many of the images in the CP of the LUG CS character show the character of the iconic and civic buildings that can be included in the LUG, in DU6n it is anticipated that the support uses will often be screened from public view with the landscape (plants, walls or other built structures). Structures will generally be more utilitarian and less culturally important.</p>
	<p>Typical Uses**</p>	<p>Typical Uses within LUG CS areas of DU6n shall be consistent with those outlined in the CP, particularly civic uses and service and maintenance buildings and other such uses. Residential, Office, Retail, Educational uses as outlined in Exhibit 7.38 - Permitted Uses of the CP shall not be allowed. Similarly, Transit Terminals and Wireless Cell Phone Towers for public use shall not be permitted. Wireless Communication Facilities / Cell Towers for private use shall be permitted. It is anticipated that uses such as open space, landscaping, drainage, solar panel fields, substations, and parking may be included in areas designated as LUG CS. Potentially as part of a secured campus, these civic uses will be isolated from the general public and not for public use.</p>
	<p>Typical Building Height*</p>	<p>Consistent with CP</p>
	<p>Maximum Building Height*</p>	<p>50', <u>limited to 40' within 150' of Signal Butte Road</u></p>
	<p>Minimum Lot/Parcel Size*</p>	<p>Consistent with CP</p>
	<p>Maximum Residential Density*</p>	<p>Not Permitted in DU6n</p>
	<p>Floor Area Ratio (FAR) Range*</p>	<p>Consistent with CP</p>
	<p>Minimum Lot/Parcel Width/Depth*</p>	<p>Consistent with CP</p>
	<p>Building Setbacks - Street*</p>	<p>Consistent with CP Fencing/Walls higher than forty-two (42) inches tall may be constructed outside of the minimum Building Setback area.****</p>
	<p>Building Setbacks - Rear/Side*</p>	<p>Consistent with CP****</p>
	<p>Building Setbacks - Service Lane*</p>	<p>Consistent with CP****</p>
	<p>Block Character</p>	<p>Consistent with CP</p>
	<p>Circulation Character</p>	<p>Consistent with CP</p>
	<p>Service Areas</p>	<p>Consistent with CP</p>

	<p>Landscape Character</p>	<p>Landscape Character in DU6n shall be consistent with the description found in the CP. The landscape planting shall generally be formal to complement the design of the use, except in retention or large open space areas where it may retain its naturalistic character. Surface parking areas may push their landscape requirements to the edges of the parking field to entirely screen the parking fields from adjacent public areas. This may be done as an alternative to visually reduce the overall size of the fields. In this way, landscaping can more effectively and efficiently be used to provide an aesthetic buffer along the streetscape. Such parking areas shall be screened from public view by depressing the parking areas, built structures or heavy vegetation screens that keep their foliage year-round. Due to the fast growing nature of desert trees, the minimum size for required trees may be smaller if exchanged for an additional quantity of trees.</p>
	<p>Lighting Character***</p>	<p>Lighting Character within the LUG CS areas of DU6n will be appropriate to the use and may include “yard” lighting for service and maintenance uses. Lighting may also include area lighting for parking fields within the LUG CS areas. Lighting intensity may not be directly related to the intensity of the use. Lighting may also be used to help secure the campus, but should not be visible outside of DU6n.</p>
	<p>Signage Character</p>	<p>Signage Character within the LUG CS areas of DU6n will be supportive of the uses in the LUG C areas of DU6n. Signage in the landscape or on landscape walls may be used to advertise uses in the LUG C areas of DU6n, provide informational signage about operations such as solar installations, and directional or warning signs for those at the perimeter of DU6n in addition to the signage outlined in the LUG CS section of the CP.</p>

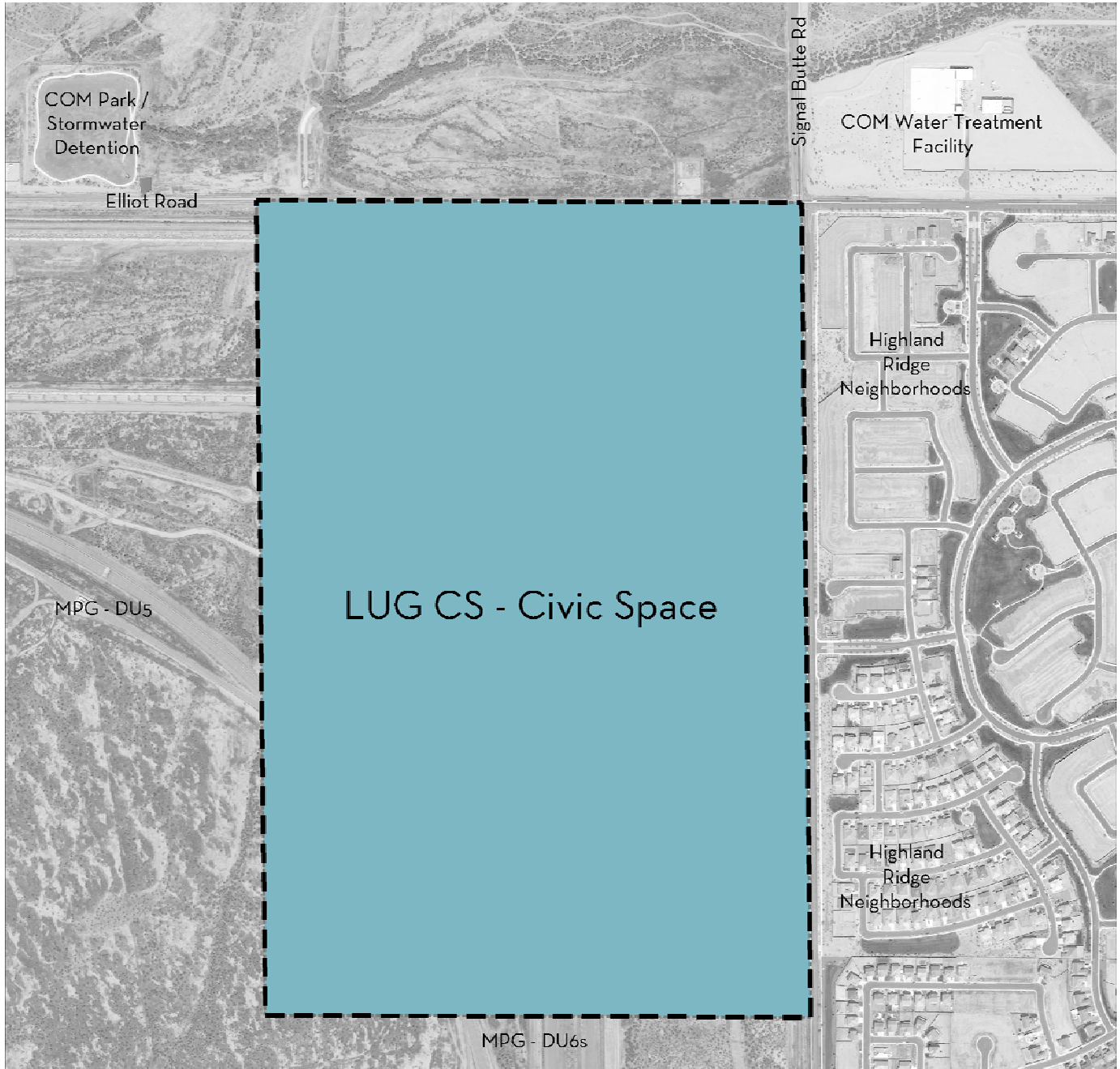
*For details refer to Exhibit 7.32 - Land Use Group General Development Standards

** For details refer to Section 7.16 - Permitted Uses

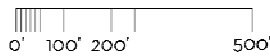
*** For details Refer to Section - 10.5 Public Street Lighting Standards and Section 15

**** DU6n Setbacks shall apply to buildings as well as perimeter/security fencing more than forty-two (42) inches in height. For purposes of the Supplementary Provisions of the CP, the front yard shall be defined as the first condition outlined in the CP’s Definition of Terms, “The physical void created by setbacks.” Fencing at the perimeter (but not within the Building Setbacks - Street) shall generally be limited to a single story height and shall be designed as an integral part of the landscape and shall not be limited to forty-two (42) inches in height. It is anticipated that these fences may exceed eight feet in height to discourage the general public from using the internal portions of the DU.

Exhibit A.5 - LUG CS - Civic Space



Notes:
LUG CS allowed anywhere in DU6n
LUG CS anticipated to include support and utility uses
LUG CS is not required to be a major component of DU6n




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C. LUG OS - Open Space

Within DU6n, LUG OS may be applied anywhere shown on **Exhibit A.7 - LUG OS - Open Space**. LUG OS is not required to be a major component of DU6n. The LUG OS areas shall generally be used to transition the LUG C areas, or for uses that support the LUG C areas of DU6n.

Exhibit A.6 - LUG OS - Open Space Summary

LUG OS - Open Space		
	General Character	The General Character within the LUG OS areas of DU6n shall typically take on the role described for natural environments, rolling open landscapes and urban wilderness. LUG OS may also include private recreation areas for the use by those in the LUG C areas of DU6n. While many of the images in the CP of the LUG OS character show the character of the recreation and garden landscape that can be included in the LUG, in DU6n it is anticipated that the uses will often be more open landscapes or private recreational uses.
	Typical Uses**	Typical Uses within LUG OS areas of DU6n shall be consistent with those outlined in the CP, particularly service and maintenance buildings as accessory uses in the LUG C areas. Retail uses as outlined in Exhibit 7.38 - Permitted Uses of the CP shall not be allowed. Similarly, Wireless Cell Phone Towers for public use shall not be permitted. Wireless Communication Facilities / Cell Towers for private use shall be permitted. It is anticipated that uses such as retention basins, perimeter landscape and parking fields may be included in areas designated as LUG OS. Potentially as part of a secured campus, these open space uses will be isolated from the general public and not for public use.
	Typical Building Height*	Consistent with CP
	Maximum Building Height*	Consistent with CP, limited to 40' within 150' of Signal Butte Road
	Minimum Lot/Parcel Size*	Consistent with CP
	Maximum Residential Density*	Not Permitted
	Floor Area Ratio (FAR) Range*	Consistent with CP
	Minimum Lot/Parcel Width/Depth*	Consistent with CP
	Building Setbacks - Street*	Consistent with CP Fencing/Walls higher than forty-two (42) inches tall may be constructed outside of the minimum Building Setback area.****
	Building Setbacks - Rear/Side*	Consistent with CP****
	Building Setbacks - Service Lane*	Consistent with CP****
	Block Character	Consistent with CP
	Circulation Character	Circulation Character shall be defined primarily by the LUG C character within DU6n. The character described for LUG OS shall be in effect for roadways crossing or bisecting large areas of LUG OS. Because the character of the areas outside of the buildings in DU6n will primarily echo the building into the landscape, most circulation forms will not be organic in character.
	Service Areas	Consistent with CP

	<p>Landscape Character</p>	<p>Landscape Character in DU6n shall be consistent with the description found in the CP. The landscape planting shall generally be formal to complement the design of the use, except in retention or large open space areas where it may retain its naturalistic character. Surface parking areas may push their landscape requirements to the edges of the parking field to entirely screen the parking fields from adjacent public areas. This may be done as an alternative to visually reduce the overall size of the fields. In this way, landscaping can more effectively and efficiently be used to provide an aesthetic buffer along the streetscape. Such parking areas shall be screened from public view by depressing the parking areas, built structures or heavy vegetation screens that keep their foliage year-round. Due to the fast growing nature of desert trees, the minimum size for required trees may be smaller if exchanged for an additional quantity of trees.</p>
	<p>Lighting Character***</p>	<p>Lighting Character within the LUG CS areas of DU6n will be appropriate to the use and may include “yard” lighting for service and maintenance uses. Lighting may also include area lighting for parking fields within the LUG CS areas. Lighting intensity may not be directly related to the intensity of the use. Lighting may also be used to help secure the campus, but should not be visible outside of DU6n.</p>
	<p>Signage Character</p>	<p>Signage Character within the LUG CS areas of DU6n will be supportive of the uses in the LUG C areas of DU6n. Signage in the landscape or on landscape walls may be used to advertise uses in the LUG C areas of DU6n, provide informational signage about operations such as solar installations, and directional or warning signs for those at the perimeter of DU6n in addition to the signage outlined in the LUG CS section of the CP.</p>

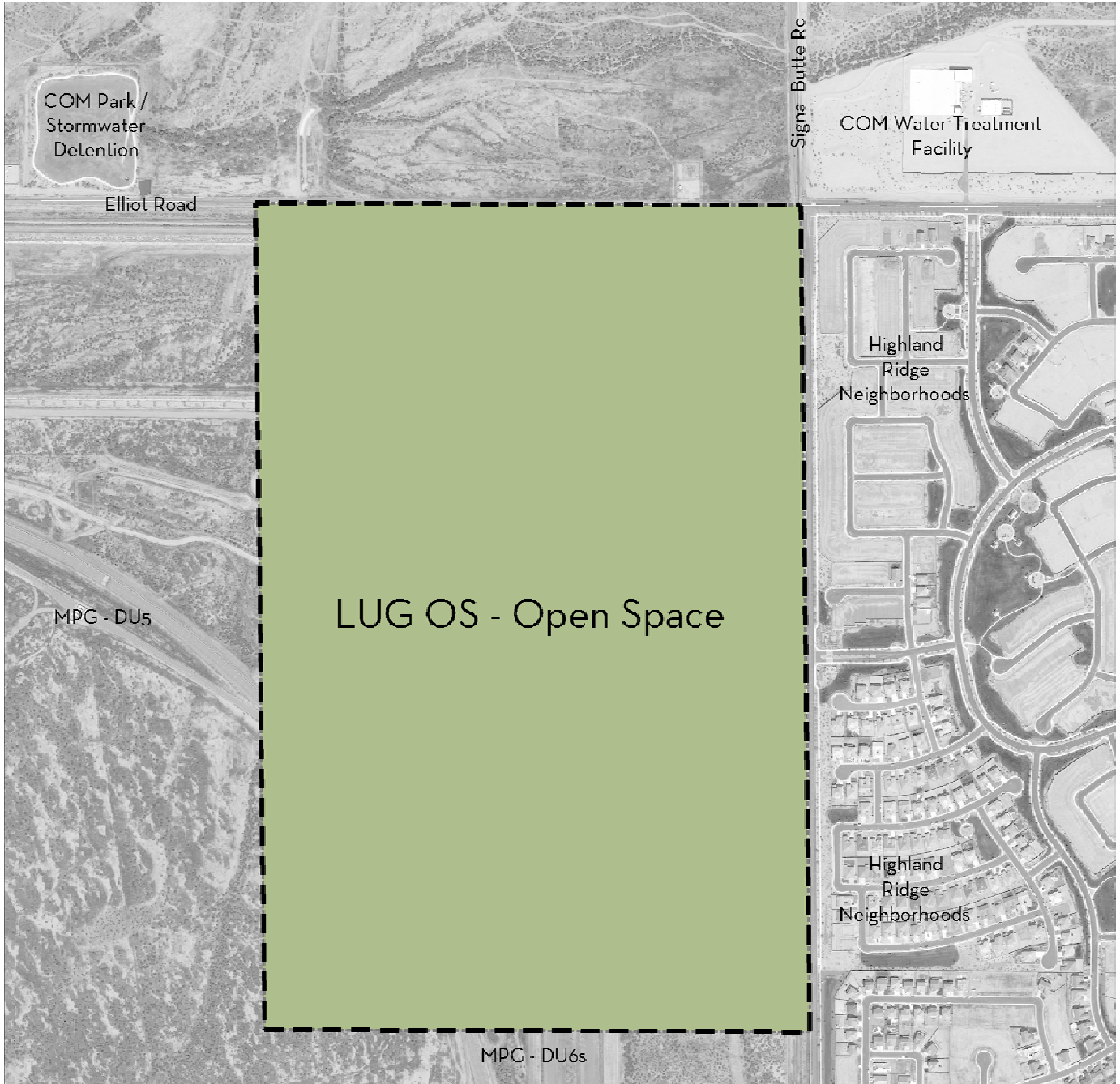
*For details refer to Exhibit 7.32 - Land Use Group General Development Standards

** For details refer to Section 7.16 - Permitted Uses

*** For details Refer to Section - 10.5 Public Street Lighting Standards and Section 15

**** DU6n Setbacks shall apply to buildings as well as perimeter/security fencing more than forty-two (42) inches in height. For purposes of the Supplementary Provisions of the CP, the front yard shall be defined as the first condition outlined in the CP’s Definition of Terms, “The physical void created by setbacks.” Fencing at the perimeter (but not within the Building Setbacks - Street) shall generally be limited to a single story height and shall be designed as an integral part of the landscape and shall not be limited to forty-two (42) inches in height. It is anticipated that these fences may exceed eight feet in height to discourage the general public from using the internal portions of the DU.

Exhibit A.7 - LUG OS - Open Space



Notes:
LUG OS allowed anywhere in DU6n
LUG OS is not required to be a major component of DU6n



A.3 Build-to-Line Requirements

The DU6n DUP does not designate any area of the DU for LUG - General Urban (GU) or LUG - Urban Core (UC). Because these LUG's are not potentially allocated within DU6n, there is no need for Build-to-Lines requirements.

A.4 Major Roadways

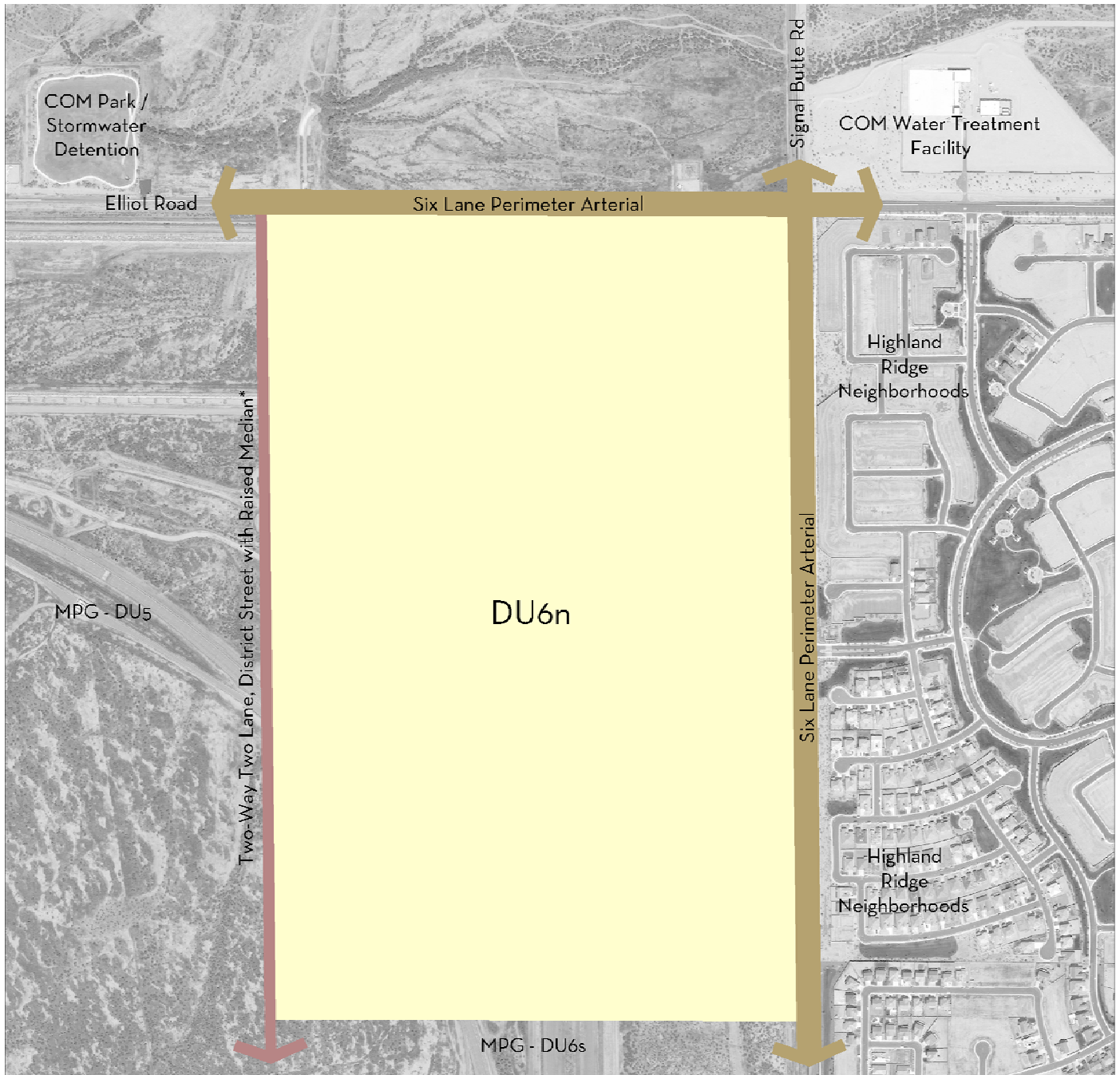
The Major Roadways (as outlined on Exhibit 10.3 - District and Arterial Streets - Roadway Hierarchy of the CP) within DU6n are the Six Lane Perimeter Arterials that make up the north and east boundary of the DU as shown on **Exhibit A.8 - Major Roadways**. Elliot Road forms the north boundary of the DU, and Signal Butte Road forms the east boundary of the DU. Both streets have a suggested posted speed limit of 45 MPH. The cross sections for these roadways shall have a raised median, striped bike lanes, and no on-street parking.


In addition to the major roadways called out in the CP, the "Western Boundary Road" is anticipated to be a public Two-way, Two Lane District Street with a raised median. This street is anticipated to have a suggested posted speed limit between 25 and 30 MPH. The cross section for this roadway shall have a raised median and may have striped bike lanes and/or on-street parking.


A.5 Community Facilities

It is anticipated that the majority of DU6n will be a self contained, secured and potentially gated campus. As a high-tech manufacturing/employment core, DU6n will not be a setting for community facilities beyond employment. Because of the specific needs of the uses within DU6n, an electrical sub-station is anticipated along Signal Butte Road at about the mid-point of the eastern boundary of DU6n. The site for electrical sub-station was selected to optimize the efficiency of the electrical service from the utility facilities just north of MPG on Signal Butte Road. It is anticipated that this is one of several substations necessary to serve MPG and the area.

Exhibit A.8 - Major Roadways



 Six Lane Perimeter Arterial

 Two-Way Two Lane, District Street with Raised Median*

*on-street parking, bike lanes or other options at perimeter of roadway permitted

0' 100' 200'

500'

NORTH

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Section B Economic Development Statement

In keeping with the original vision for MPG to become a Center of Regional Importance, in DU6n focuses on “economic importance” providing high-wage employment opportunities that attract knowledge workers to the area. Providing high-tech manufacturing jobs is vital to “Economic Importance” because so many other support jobs depend on those for revenue. The attraction and development of primary industries to the area is essential and critical to a strong economy because high-tech manufacturing uses create products that are then exported out of the region, creating revenues to the local, regional and state economy. Typically, for every job created by a primary employer, three to four additional or indirect jobs are created, further multiplying the positive impacts for the local economy.

B.1 Estimated Economic Development Impact - DU6n High-tech Manufacturing/Employment Campus

During the construction period, an estimated 400 to 500 jobs will be created. Once production begins, the campus is planned to initially support approximately 600 employees and could support as many as 5,000 jobs. It is anticipated that the development of this facility will be a catalyst for the creation of additional jobs, consistent with the MPG vision. The proposed high-tech manufacturing/employment use will result in regional jobs with a high average annual compensation. The total capital investment in the DU6n campus facilities is likely to exceed one billion dollars and is designed to allow for expansion of the high-tech manufacturing/employment campus to approximately 5.5 million square feet.

B.2 Secondary Economic Development Impact

The jobs generated in employment core of DU6n will not only support families in the community, but by keeping the knowledge workers and their families in the community, the jobs will support additional jobs in areas such as: banking, groceries, clothing and dry cleaning, pet care, lawn and home care, home repair and maintenance, fitness and health, entertainment and dining. These additional uses will not only support the employees within DU6n, but also enrich the lives of the families living the neighborhoods nearby.



