

DEVELOPMENT STANDARDS & GUIDELINES

SR- 92 LEHI, UT DEVELOPMENT

Introduction

Development Standards and Guidelines provide controls for transforming the Micron properties into a walkable, socially vibrant ‘Workplace Neighborhood’. The use of these standards and guidelines should achieve an appropriately scaled, cohesive ‘Workplace Neighborhood’ that is socially engaging, visually attractive and provides a backdrop for a high quality of life. The Design Standards and Guidelines allow for flexibility in the design of individual buildings while imposing a minimum set of reasonable expectations for good design that promote architecture that fits within the natural landscape, streets and paths that promote walking and building designs that foster a direct engagement between the public and private realm.

Architectural control of the development will be accomplished by a three member Architectural Review Committee. Micron Technology will form and appoint the Committee. This committee will assure proposed office, retail, light manufacturing and residential projects meet the established design criteria. The following design criteria will be used by the Architectural Review Committee to measure a proposed project’s fulfillment of reasonable and appropriate compatibility and quality expectations.

Design Criteria - Office

A. Quality Standards

All office buildings shall be constructed utilizing the highest quality construction methods and materials in the market. Design character, materials, color, textures, fixtures, articulation, and construction must all meet normal “Class A” office standards.

B. Architectural Character

Designs will reflect modern Class A suburban office parks. Durable building materials suitable for harsh climate changes will be required.

Designs should reflect and support the integration between the private and public portions of the development. Colors will be comprised of the natural palette of the Wasatch Mountains. Primary materials should be light in value and warm in tone. Earth tones and natural warm tones are encouraged. Colors for secondary materials should be dark in value and cooler in tone.

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The architectural review committee will oversee all office building developments to provide a consistent quality of architecture throughout entire office development area (s).

C. Building Sites & Views

All buildings will be sited with consideration toward maximizing the views from reviewed projects, as well as their impact on existing and potential adjacent structures. Rooftop utility systems and other infrastructure must be shielded from view through an architectural solution that integrates with the building as a whole.

D. Landscape

Natural terrain and drainage pathways will be preserved to the fullest extent possible. Projects will incorporate landscape courtyards and offer places for people to gather. Landscape features will include planting, lighting, special pavers and fountains. Indigenous plants and trees will be utilized whenever possible.

E. Pedestrian Amenities

Project walkway designs will incorporate features and quality that contribute to a campus environment. These designs will provide for walkways interconnecting with retail and residential environments.

F. Parking

Parking areas may be sloped or terraced to accommodate existing site terrain. Pavement should be highly reflective and where possible, pervious. Parking space separation areas as required, shall be landscaped, and swales will be utilized to help manage stormwater runoff. Tree canopy or open structures should provide shade to streets and parking. Where slope permits, parking shall be deployed under buildings.

G. Signage

All signage will be part of an integral coordinated sign design plan for the entire complex. Building and monument signage will be permitted within size and color guidelines. Roof and pole signs are prohibited.

H. Lighting

Lighting plans will be required for each project within the development and will be approved on a project by project basis. Consideration will be given to minimizing building and parking glare

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and spillover into adjacent areas, and in general to avoidance of light trespass. Lighting must, as much as possible, be contained to the site area.

I. Fencing

Fencing will generally not be allowed unless the Committee concludes a specific fencing proposal contributes positively to the project site and adjacent projects.

J. Antennas

No antennas or devices of any type shall be erected, constructed or placed on any building or other improvement without approval of the Committee. For emergency services, where an office building inhibits signals for emergency response purposes, installing antennas will be permitted on the roof or within the building.

Design Criteria – Technical / Manufacturing

The architectural review committee will oversee all technical / manufacturing building developments to provide a consistent quality of architecture throughout entire technical / manufacturing development area (s).

In general development standards related to office projects will also apply to Technical/Manufacturing projects. In addition, these projects will be subject to the following design standards:

A. Setbacks

Technical /Manufacturing sites will have wide, generous landscaped setbacks, as well as pedestrian walkways.

B. Signage

All signage will be part of an integral coordinated sign design plan for the entire complex. Building and monument signage will be permitted within size and color guidelines. Roof and pole signs are prohibited.

C. Storage and Loading

No materials, supplies or equipment, including trucks or motor vehicles shall be stored in any area on any site, except as inside a closed building or behind visual barrier screening. Visibility

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of these facilities, from the neighboring properties, pedestrians, streets or paths, must be limited.

D. Antennas

No antennas or devices of any type shall be erected, constructed or placed on any building or other improvement without approval of the Committee. For emergency services, where an industrial building inhibits signals for emergency response purposes, installing antennas will be permitted on the roof or within the building.

Design Criteria – Retail

The architectural review committee will oversee all retail building developments to provide a consistent quality of architecture throughout entire retail “Social Heart” development area.

The center of the development will be a “Social Heart,” that provides retail and service amenities primarily for the workers and residents of the development. These retail and service facilities will be developed in small street front facilities with bays of 25’ to 30’, with recessed doors and windows. Small professional offices or residential units will be deployed on the second or third story above the ground level retail facilities. The “Social Heart” will not contain any “big box” retail facilities.

Arcade environments are encouraged to promote pedestrian walkways and outdoor eating. Attractive lighting and landscaping will be incorporated into the street and building design.

General design criteria outlined for office properties, including architecture, construction quality, colors, materials, lighting and landscaping, will apply to retail projects

All signage will be part of an integral coordinated sign design plan for the entire complex. Building, unit and monument signage will be permitted within size and color guidelines. Roof and pole signs are prohibited.

No antennas or devices of any type shall be erected, constructed or placed on any building or other improvement without approval of the Committee. For emergency services, where a retail building inhibits signals for emergency response purposes, installing antennas will be permitted on the roof or within the building.

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Design Criteria – Multi-Family Housing

A. Land Use and Building Type

No lot shall be used except for residential purposes within the zoned residential areas described within the master development plan. Buildings shall not exceed 2 1/2 stories. Garages will be either attached to the structure, on the first floor, or detached from the structure. Additional parking for visitors and additional unit parking will be provided on surface lots.

B. Architectural Control

No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony or external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set back lime similarly approved.

C. Quality and Size

The quality of multi-family structures shall be consistent with the workmanship of the entire development. Colors will be comprised of the natural palette of the Wasatch Mountains. Primary materials should be light in value and warm in tone. Earth tones and natural warm tones are encouraged. Colors for secondary materials should be dark in value and cooler in tone. The minimum ground floor area per residential unit shall be 900 square feet (ground floor not less than 500 square feet with total of 1,000 square feet minimum for stacked attached units). The maximum height shall be 40 feet or 2 ½ floors with a minimum of 1 story. For further reference, please view “Micron – table of bulk and intensity requirements residential districts” L-10.

D. Landscape Maintenance

Multi-Family homeowner associations shall maintain their landscaping in accordance to the developments landscaping guidelines.

E. Signage

All signage will be part of an integral coordinated sign design plan for the entire complex. Building and monument signage will be permitted within size and color guidelines. Roof and

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pole signs are prohibited.

Design Criteria – Single Family Housing

A. Land Use and Single-Family Home Type

No lot shall be used except for residential purposes within the zoned residential areas described within the master development plan. Single-Family homes shall not exceed two stories. Garages shall be attached to the homes and shall not exceed three car spaces.

B. Architectural Control

No single-family home shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony or external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set back lime similarly approved.

C. Quality and Size

The quality of single-family structures shall be consistent with the workmanship of the entire development. Colors will be comprised of the natural palette of the Wasatch Mountains. Primary materials should be light in value and warm in tone. Earth tones and natural warm tones are encouraged. Colors for secondary materials should be dark in value and cooler in tone. The minimum ground floor area per residential unit shall be 1,000 square feet. The maximum height per residential unit shall be maximum 40 feet or 2 stories with a minimum 1 story requirement. For further reference, please view “Micron – table of bulk and intensity requirements residential districts” L-10.

D. Landscape Maintenance

Single-family homeowner’s association shall maintain their landscaping in accordance to the developments landscaping guidelines.

E. Signage

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Signs will not be permitted unless the sign is a temporary professional sign which is located five feet from the sidewalk.