

STILLWATER



BUSINESS PARK



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# BUSINESS PARK

## PLANNED DEVELOPMENT PLAN

PREPARED FOR:

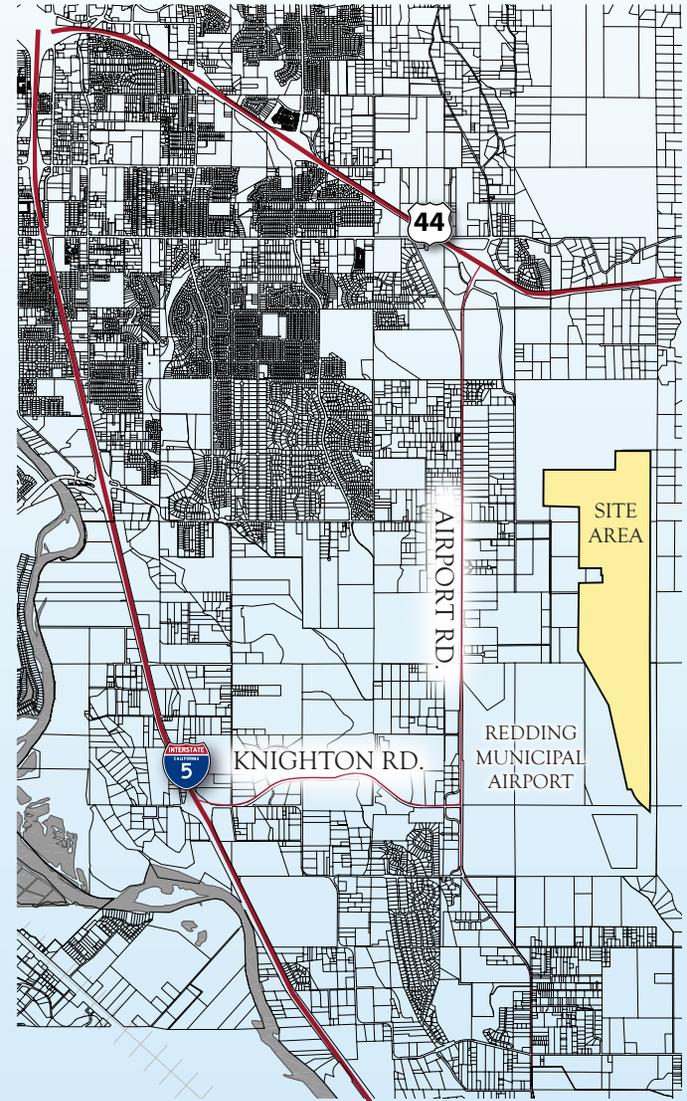


PREPARED BY:



JULY 9, 2007  
06.217

# VICINITY MAP



**Stillwater Business Park - Strategically located in Redding, California halfway between Los Angeles and Seattle.**

- A master planned business park located alongside a nature preserve - truly business by nature
- A walking trail through the preserve
- “Ready to Go” industrial sites with entitlements in place
- Developable parcels range between 4 acres and 92 acres in size
- Immediately adjacent to the Redding Municipal Airport
- In close proximity to major transportation corridors - 1.5 miles to Highway 44 and 3 miles to Interstate 5

**Stillwater Business Park development standards, design criteria and planned development plan protect your investment and ensure a high quality industrial and professional office development while providing the flexibility necessary to allow a wide variety of industrial users.**

- Lots 1 through 6 consists of General Industrial uses and Service uses
- Lots 7 through 16 consists of Heavy Industrial, General Industrial and Service uses
- Convenience of service/retail type uses allowed within the park (health clubs, restaurants, convenience gas mart, dry cleaning, day care center, etc.)

**Other amenities and benefits of locating at the Stillwater Business Park include:**

- 287.7 acres of the 667 acre Stillwater Business Park site consist of open space (43% of the total site), with associated public trail system
- Surrounded on three sides by mountain ranges where recreational opportunities abound throughout the year - hiking, fishing, hunting, mountain biking, boating, white water rafting, as well as water and snow skiing
- The Redding community is rich with cultural opportunities which include the Turtle Bay Exploration Park, museum and arboretum, Sundial Bridge, Redding Convention Center, Cascade Theater, Big League Dreams Sports Park, and Redding Aquatic Center
- Festivals and events are ongoing throughout the year and offer something for everyone: Turtle Bay Arts and Crafts Faire, Shasta Art Faire, Kool April Nites Car Show, Redding Rodeo, Freedom Festival, Blues by the River Festival, Market Fest, Redding Beer and Wine Festival, and much, much more.



# DEVELOPMENT STANDARDS

## The purpose of the Stillwater Business Park

### Development Standards are to:

- 1) Provide a high quality industrial and professional office development in a business park setting that can accommodate a mix of activities in a planned and controlled setting with attractive landscaping and public spaces.
- 2) Identify appropriate standards for reviewing proposals for new development.
- 3) Encourage design that complements adjacent properties and enhances compatibility with other park occupants.

## Land Use Regulations

“P” designates permitted use classifications subject to permit requirements for new development.

“L” designates use classifications that are permitted subject to certain limitations prescribed by the additional use regulations contained in these Development Standards and the Redding Municipal Code.

“Sd” designates use classifications that are permitted after review and approval of a Site Development permit by the Director.

## Permit Requirements for New Development

- 1) A Site Development Permit - Director shall be required under any of the following circumstances:
  - a. The proposed building(s) or building additions exceed 200,000 square feet.
  - b. Industrial or manufacturing uses which may be objectionable by reason of producing odor, dust, noise, bright lights, vibration, project scale, or traffic volumes or involving the storage or use of explosives or other dangerous materials.
  - c. Communication antennae and transmission towers.
2. A Use Permit shall be required for any use that may exceed environmental thresholds established by the Stillwater Business Park EIR for noise, air quality, traffic, light, or any other potentially significant impact not addressed by the EIR.

## Use Regulations

USE CLASSIFICATIONS	“GI”	ADDITIONAL REGULATIONS
<b>PUBLIC AND SEMIPUBLIC USES</b>		
DAY CARE CENTER	L3	
PUBLIC SAFETY FACILITIES	P	
<b>COMMERCIAL USES</b>		
HEALTH AND FITNESS CLUB	L3	
BUSINESS SERVICES	P	
CONVENIENCE GAS MART	L3	SEE SECTION 18.43.090 RMC
RESTAURANTS, FULL SERVICE	L2, L3	
LABORATORIES, BIO/LIFE SCIENCES AND MEDICAL TECHNOLOGY	P	
OFFICES, BUSINESS & PROFESSIONAL	L1	
RETAIL SALES	L2, L3	
AUTOMOBILE/VEHICLE REPAIR, MINOR	L3	SEE SECTION 18.43.050 RMC
WHOLESALE, DISTRIBUTING, & STORAGE	P	
<b>INDUSTRIAL USES</b>		
INDUSTRY, GENERAL	P	
INDUSTRY, HEAVY	P	
WAREHOUSING & STORAGE	P	
<b>TRANSPORTATION, COMMUNICATION, AND UTILITIES USES</b>		
COMMUNICATION ANTENNAE & TRANSMISSION TOWERS	Sd	SEE SECTION 18.40.010 RMC
COMMUNICATION FACILITIES WITHIN BUILDINGS	P	
FREIGHT/TRUCK TERMINALS AND WAREHOUSES	P	
TRUCK WEIGH STATIONS	P	
UTILITIES, MAJOR	P	
UTILITIES, MINOR	P	
<b>ACCESSORY USES AND STRUCTURES</b>		SEE SECTION 18.43.020 RMC
<b>SPECIFIC LIMITATIONS</b>		
L1 OFFICES THAT SUPPORT INDUSTRIAL USES, BUSINESS AND OFFICE PARKS, AND CORPORATE OFFICES, EXCLUDING SMALL-SCALE OFFICES ORIENTED TO INDIVIDUAL/PERSONAL SERVICES.		
L2 STORE SALES ALLOWED AS AN ACCESSORY USE NOT TO EXCEED 20 PERCENT OF FLOOR AREA.		
L3 USES ARE PERMITTED OUT RIGHT ON PARCELS 3 AND 16		

# Site Development Regulations and Performance Standards

	VIZ (VISUAL IMPACT ZONE)	NON-VIZ (NON-VISUAL IMPACT ZONE)	ADDITIONAL REGULATIONS (NUMBERS REFER TO STANDARDS ON LAST PAGE OF DEVELOPMENT STANDARDS SECTION)
<b>SITE DEVELOPMENT CRITERIA</b>			
MINIMUM LOT AREA	5 ACRES	5 ACRES	(2)(7) EXCEPTING PARCELS CREATED WITH THE PARCEL MAP (E.G. FOR PUBLIC UTILITY FACILITIES)
MINIMUM LOT WIDTH (FEET)	300'	300'	(2) EXCEPTING PARCELS CRE ATED WITH THE PARCEL MAP (E.G.FOR PUBLIC UTILITY FACILITIES)
VISUAL IMPACT ZONE VIZ (FEET)	LESSER OF: 300 FEET FROM STREET OR FRONT HALF OF LOT	ALL OTHER AREA	SEE NOTE (1) FOR VIZ DEFINITION (7)
<b>BUILDING FORM AND LOCATION</b>			
MAXIMUM BUILDING HEIGHT (FEET)	50 AND LIMITED BY SKYPLANE	80 AND LIMITED BY SKYPLANE	SEE NOTE (3) FOR SKYPLANE DEFINITION (7)
MINIMUM BUILDING SETBACK (FEET)			
FRONT - YARD SETBACK	60'	N/A	SEE NOTE (4) (5) (7)
SIDE	40	15	(7) BUILDING CODE MAY REQUIRE GREATER SETBACKS FOR LARGE BUILDINGS
REAR		10	(7)
STREET SIDE	25		(7)

Table data continues on next page

# DEVELOPMENT STANDARDS

## Site Development Regulations and Performance Standards

Table data continued from previous page

	VIZ (VISUAL IMPACT ZONE)	NON-VIZ (NON-VISUAL IMPACT ZONE)	ADDITIONAL REGULATIONS (NUMBERS REFER TO STANDARDS ON LAST PAGE OF DEVELOPMENT STANDARDS SECTION)
<b>OTHER STANDARDS</b>			
LANDSCAPE	10 FEET WIDE FOR 50% OF BUILDING PERIMETER	N/A	(7)
	ALL AREAS NOT USED FOR PARKING OR DRIVEWAY AISLES SHALL BE LANDSCAPED.	NATIVE LANDSCAPE IS ENCOURAGED	(7)
WALLS	MASONRY MATERIALS SHALL BE USED	10-FOOT HEIGHT LIMIT	(7)
	6-FOOT HEIGHT LIMIT	N/A	SCREEN WALLS FOR LOADING AREAS AND STORAGE AREAS WITHIN THE VIZ MAY EXCEED THE HEIGHT LIMITS. (7)
	SHALL NOT BE LOCATED WITHIN 30 FEET OF A STREET	N/A	(7)
OPEN-SPACE PERIMETER FENCING	ALL PERIMETERS OF DEVELOPED AREAS ADJACENT TO OPEN SPACE SHALL BE FENCED	THE PERIMETERS OF DEVELOPED AREAS ADJACENT TO OPEN SPACE SHALL BE FENCED	(7) (8)
PARKING LOT SETBACK STREET (FEET) SIDE YARD (FEET)	30		(7)
	10	N/A	(7)
SIGNS			ONE MONUMENT SIGN PER LOT (SEE DESIGN CRITERIA) POLE SIGNS ARE PROHIBITED
OUTDOOR STORAGE			(6) OUTDOOR STORAGE SHALL BE SCREENED FROM PUBLIC STREETS, AND WITHIN 200 FEET OF THE PUBLIC TRAIL SYSTEM (AFFECTS PARCELS 1, 4, 5, AND 7)
			WHERE STORAGE EXCEEDS THE HEIGHT OF THE SCREEN WALL OR FENCE AND IS VISIBLE FROM A PUBLIC STREET, A LANDSCAPE SCREEN OF EVERGREEN TREES AND SHRUBS SHALL BE INSTALLED. (7)
LOADING DOCKS			(7) LOADING DOCKS WITHIN THE VIZ SHALL BE SCREENED FROM PUBLIC STREETS

## Additional Regulations Pertaining to Site Development Criteria, Building Form and Location, and Other Standards

See previous pages

(1) Visual Impact Zone (VIZ). The Visual Impact Zone is the area of a development parcel within 300 feet of a public street or within the front half of the parcel (as measured from the front property line to the midpoint of the lot), whichever is less. The Non-VIZ is the area on a development parcel that is located outside of the VIZ.

(2) Minimum Lot Size and Width. The minimum lot size and minimum lot width are shown for property-line adjustment purposes only; any subdivision of parcels would require an amendment of the Planned Development.

(3) Maximum Building Height. Within the VIZ, the height of a building is limited to 50 feet. Outside of the VIZ, the maximum height of a building is 80 feet subject to the limitations of the “skyplane” as defined below. Projections above the skyplane are allowed for chimneys, towers, spires, mechanical equipment, and antennas in accordance with Section 18.40.080, Exceptions to Height Limits.

(4) Reduced Front-Yard Setback. Encroachments into the required front and side yard are permissible for up to 35% of a building elevation, provided that the encroaching portion of the building does not encroach into the skyplane as defined below.

(5) Sky Plane. The skyplane is established to ensure that taller structures are located farther away from the street than buildings of lower height. For every one foot in building height, a 1.75-foot setback shall be maintained from the street-side property line. Multiply the building height times 1.75 to determine the skyplane setback.

(6) Outdoor Storage Screening Material. Screening from public streets shall be with a solid masonry block, concrete panel, or similarly constructed wall. For screening a rear yard from residential district, a landscaped berm or chain links with slats may substitute for a wall.

(7) Standards Exceptions and Zoning Exceptions. Where good cause can be demonstrated to the Stillwater Business Park Review Board and Development Services Director, any of the Development Regulations noted with a (7) may be granted an exception from the standard up to a factor of 20% with no discretionary review. The Development Services Director may approve greater exceptions subject to the requirements of Section 18.15, Zoning Exceptions. The standards from which a zoning exception may be granted shall be from those identified herein; or where not mentioned herein, from those standards applicable within the City of Redding Zoning Code.

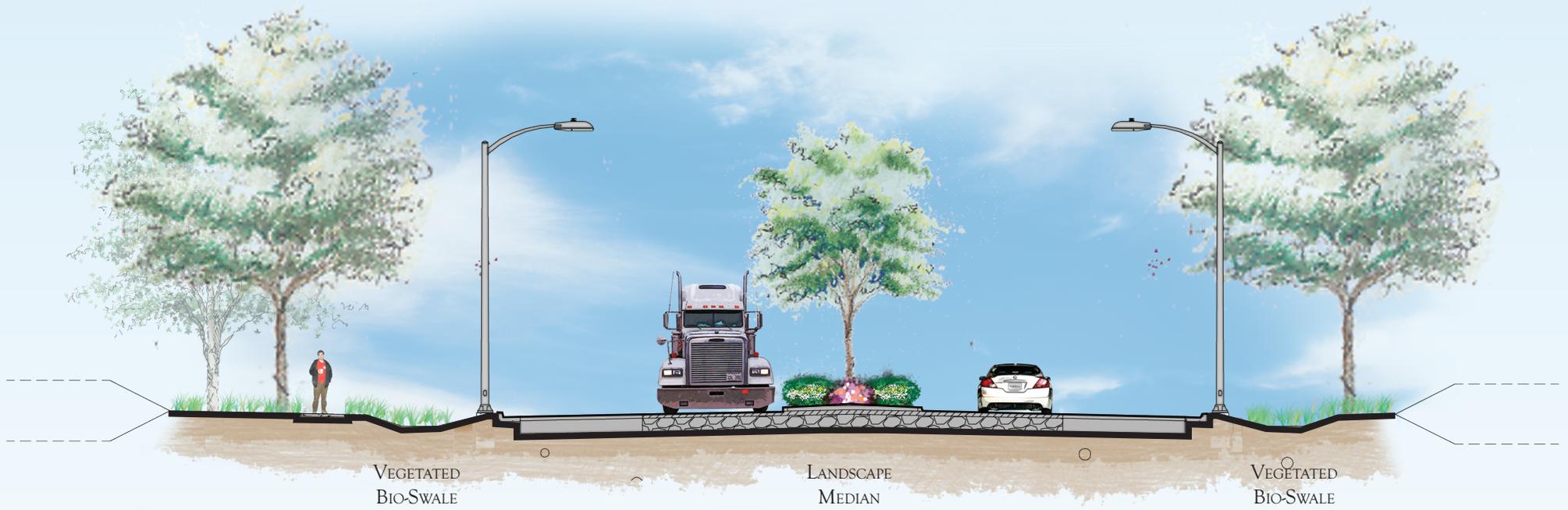
(8) Fencing. In order to prevent access into any of the environmentally sensitive open-space areas, all developed portions of the parcel adjacent to the designated open-space areas need to be fenced with a minimum of a post-and-cable-type system. Alternatives may include concrete-composite ranch rail or other similar type approved fencing.



# ENTRY SIGNAGE

Primary business park entry sign resembles City of Redding Welcome Signs located at 299/Buenaventura, Hilltop/Cypress and N. Market St./Lake Blvd.





# MAJOR STREET SECTION



# DESIGN CRITERIA

## Purpose

The design criteria are intended as a reference to assist in understanding the City's goals and objectives for the Stillwater Business Park. Below is a condensed version, see separate document for complete criteria.

## Site Planning Principles

The main elements of sound industrial site design include the following:

- Controlled site access.
- Service areas located at the sides and rear of buildings.
- Convenient access, visitor parking, and on-site circulation.
- Screening of outdoor storage, work areas, and equipment.
- Landscaped open space.
- Clear delineation of primary access driveway.
- Position entries to buildings so they are easily identifiable from public street or primary access drive.

Landscaping should be used to complement buildings.

Where industrial uses are adjacent to non-industrial uses consideration should be given as to appropriate buffering techniques such as setbacks, screening, and landscape to improve compatibility between land uses.

For multi-building sites, consider shielding direct and indirect noise sources with buildings which otherwise may increase noise levels off-site.

*Images to the right depict concepts similar in character to those envisioned for The Stillwater Business Park.*



*Building with enhanced customer/employee entry, plaza and complimentary landscapes.*



*Entry signage*



## Parking and Circulation.

The parking lot and cars should not be the dominant visual elements of the site.

Site access and internal circulation should be designed in a manner which emphasizes safety and efficiency.

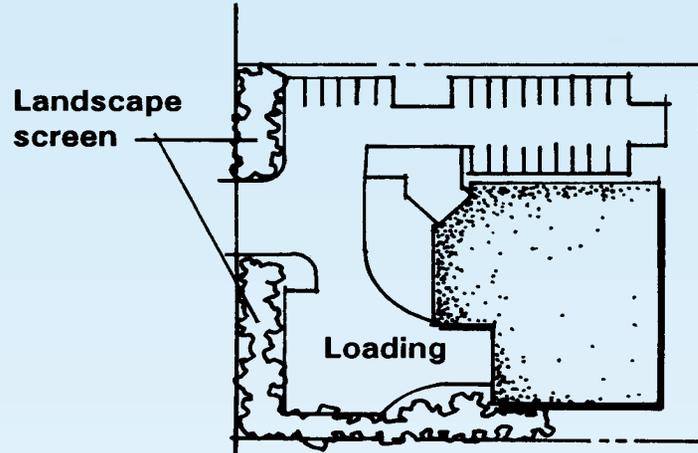
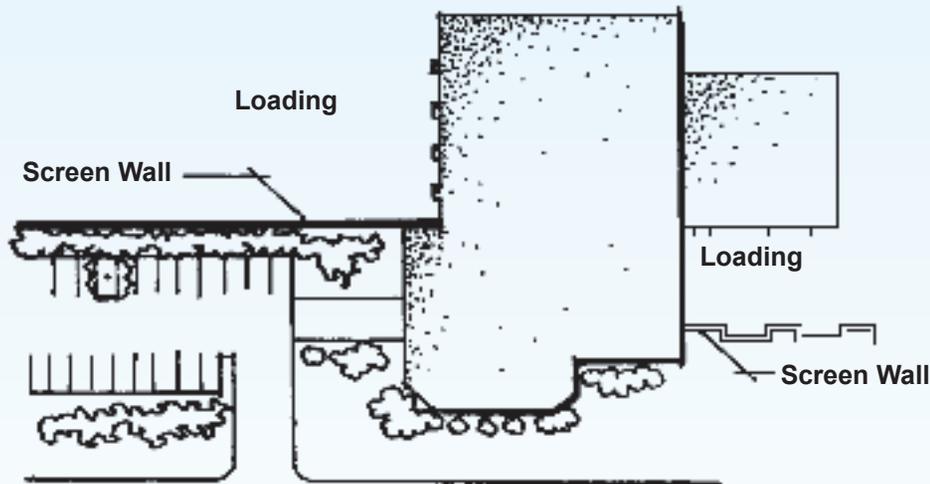
Provide a clearly identified pedestrian connection from the main building and the street that is separated from the main driveway and parking areas by landscaping.

Entrance driveways should be enhanced at the street intersection by incorporating signs and special landscaping.

## Loading Facilities

Loading facilities should not be located at the front of buildings.

When it is not possible to locate loading facilities at the rear of the building, loading docks and doors should not dominate the frontage and must be screened from the street.



**Offset loading areas from driveway openings.**



# DESIGN CRITERIA

## Landscape

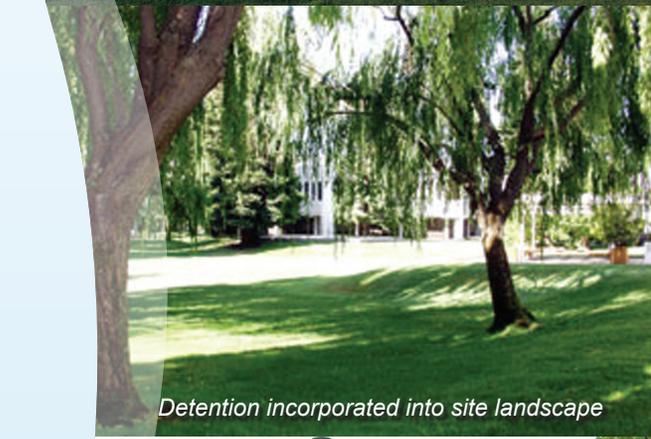
For industrial uses, landscape should be used to define areas by helping to focus on entrances to buildings and parking lots and defining the edges of various land uses; providing transition between neighboring properties (buffering); and providing screening for outdoor storage, loading, and equipment areas.

Landscape design and materials within the VIZ should incorporate elements used in the street landscaping.

Any storm water detention basins, bio-swales, or filter strips shall be incorporated into site landscaping with rounded and varying slopes and appropriate vegetation.



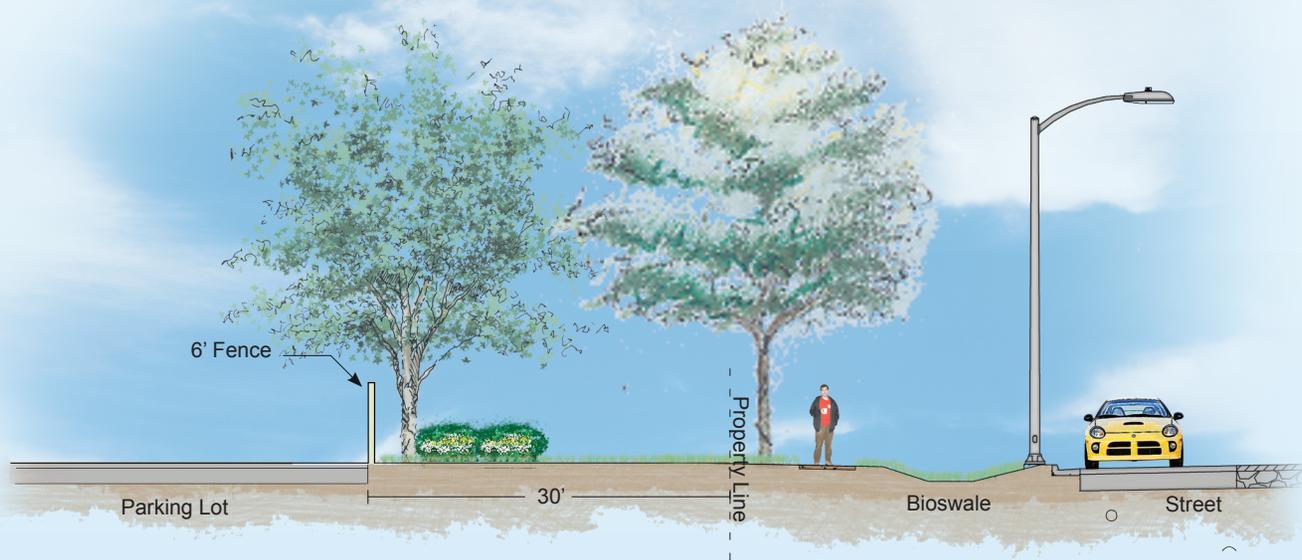
*Landscape/berm screening of loading area*



*Detention incorporated into site landscape*



*Landscaped bio-swale*



Minimum landscape buffer between the street and parking area or 6 foot high security fence.

## Walls & Fences

Walls will serve a major function in the industrial landscape and will be used to screen trucks, equipment, loading and storage areas, and utility structures. The intent is to keep the walls as low as possible, while performing their screening and security functions.

Where walls are used to conceal storage and equipment areas, they should be designed to blend with the site's architecture and landscape.

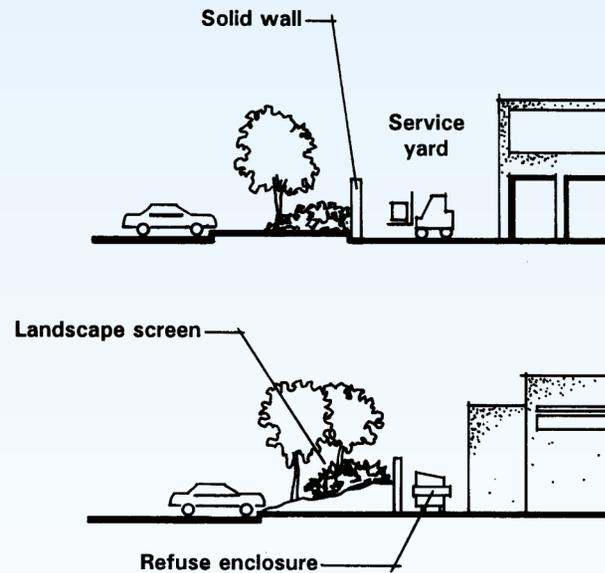
If security fencing is required within the VIZ, it should be a combination of solid pillars, short wall segments of solid masonry, wrought iron, or similar quality materials.

Long expanses of fence or wall surfaces should be designed to prevent monotony.

## Screening

Screening for outdoor storage should be determined by the height of the material being screened. Exterior storage should be confined to portions of the site least visible to public view.

Where screening is required, a combination of elements should be used, including solid masonry walls (or similar durable material), berms, and landscape.



Security fencing (VIZ)



Open space fence



Wall

# DESIGN CRITERIA

## Roofs.

Roofs should contribute to the unified appearance of each development.

## Building Massing within the Visual Impact Zone (VIZ)

There are a variety of design techniques that can enhance facades that are viewed from the main street and adjacent areas. Examples that shall be included within the VIZ:

- Vary the planes of the exterior walls.
- Vary the height of the building.
- Articulate the different parts of a building's facade.
- Avoid blank walls at the ground-floor levels.
- Define entries within the architecture of the building.

## Building Design

Articulate the different parts of a building's facade by use of color, arrangement of facade elements and/or a change in materials.

Compatibility of building materials and colors is desirable throughout a multi-building site.

The building design shall include the use of materials and colors that will minimize the impact of daytime glare.



*Easily identifiable building entry*



## Lighting

Use lighting for security and safety of on-site areas.

Illuminators should be integrated within the architectural design for the buildings.

As a security device, lighting should be adequate but not overly bright.

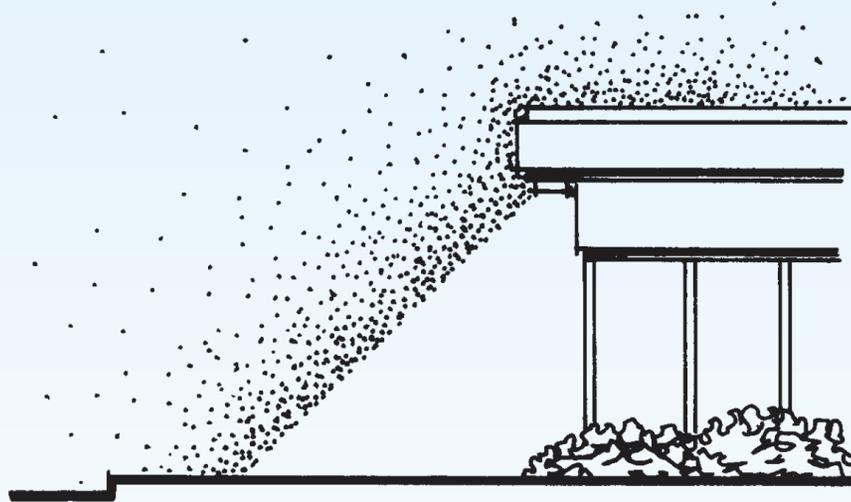
All lighting should be shielded to confine light spread within the site boundaries.

To the extent practicable, low pressure sodium lighting shall be used for outdoor areas.

Light standards shall be no taller than 25 feet in height within the VIZ

## Signs

Monument signs should incorporate the design elements and materials of the entry monument sign to the industrial/business park.. Pole signs are not permitted.



**Confine light spread to within site boundaries.**



*Monument signs that compliment building architecture*



*Enhanced entry with signage, special pavement and landscaping*