

Exhibit C

Proposed Text Amendments to Policies 1.1.4.18 and 1.1.4.19

~~Policy 1.1.4.18: Lulfs Groves Business Park Area. This area is designated pursuant to the provisions of Policy 1.1.7.2, in order to promote the development of a compact, high-intensity, multi-use area, and to designate an area for intensive growth that includes land uses such as industrial, commercial, retail, and residential, which supports the City's biotech and life sciences industries. Astoria Development Area. This area is designated pursuant to the provisions of Policy 1.1.7.2, to utilize PUD zoning, and design and architectural controls to better integrate mixed uses into neighborhoods and Objective 1.1.11, in order to promote mobility through viable transportation and land uses that incorporate walking, bicycling, and transit. This area generally includes the property west of Glades Cut-Off Road, north of the Copper Creek PUD, and south of the City's Glades Road Wastewater Treatment Facility and LTC Ranch. The total acreage of the Lulfs Groves Business Park Astoria Development Area is approximately 464.5 acres.~~

~~Policy 1.1.4.19: Development within the Lulfs Groves Business Park Astoria Development Area shall be consistent with the land uses delineated on the Future Land Use Map and the sub-area policies establishing development allowances and requirements set forth below:~~

- a. ~~Within the Lulfs Groves Business Park Astoria Development Area, the following land uses shall be allowed either individually or in combination:

 - ~~i. Residential, Office and Institutional (ROI);~~
 - ~~i. General Commercial (CG);~~
 - ~~ii. Service Commercial (CS);~~
 - ~~iii. Institutional~~
 - ~~iv. Low Density Residential (RL)~~
 - ~~v. Open Space Recreation (OSR)~~
 - ~~vi. Open Space Conservation (OSC)~~
 - ~~iv. Light Industrial (LI); and~~
 - ~~v. Heavy Industrial (HI).~~~~

- b. Overall distribution of mix of uses/density and intensity proposed:
Table A.1 - Distribution Mix of Uses/Density and Intensity Proposed (Overall)

Use	Square Feet/Units
Industrial	1,000,000 s.f. - 2,400,000 s.f.
Retail	100,000 s.f. - 200,000 s.f.
Office	50,000 s.f. 20 150,000 s.f.
Institutional	50 15,000 s.f. - 20 50,000 s.f.
Residential	up to 500 1,350 units

- c. ~~Distribution of mix of uses/density and intensity proposed by 2013:
Table A.2 Distribution Mix of Uses/Density and Intensity Proposed (5 Year)~~

Use	Square Feet/Units
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Industrial	Up to 675,000 s.f.
Retail	Up to 50,000 s.f.
Office or Institutional	Up to 100,000 s.f.
Residential	Up to 135 units

These figures are based on the traffic analysis prepared by Susan O'Rourke, P.E., Inc. stating that the maximum number of vehicular trips permitted within the first 5 years is 227 trips in and 628 trips out.