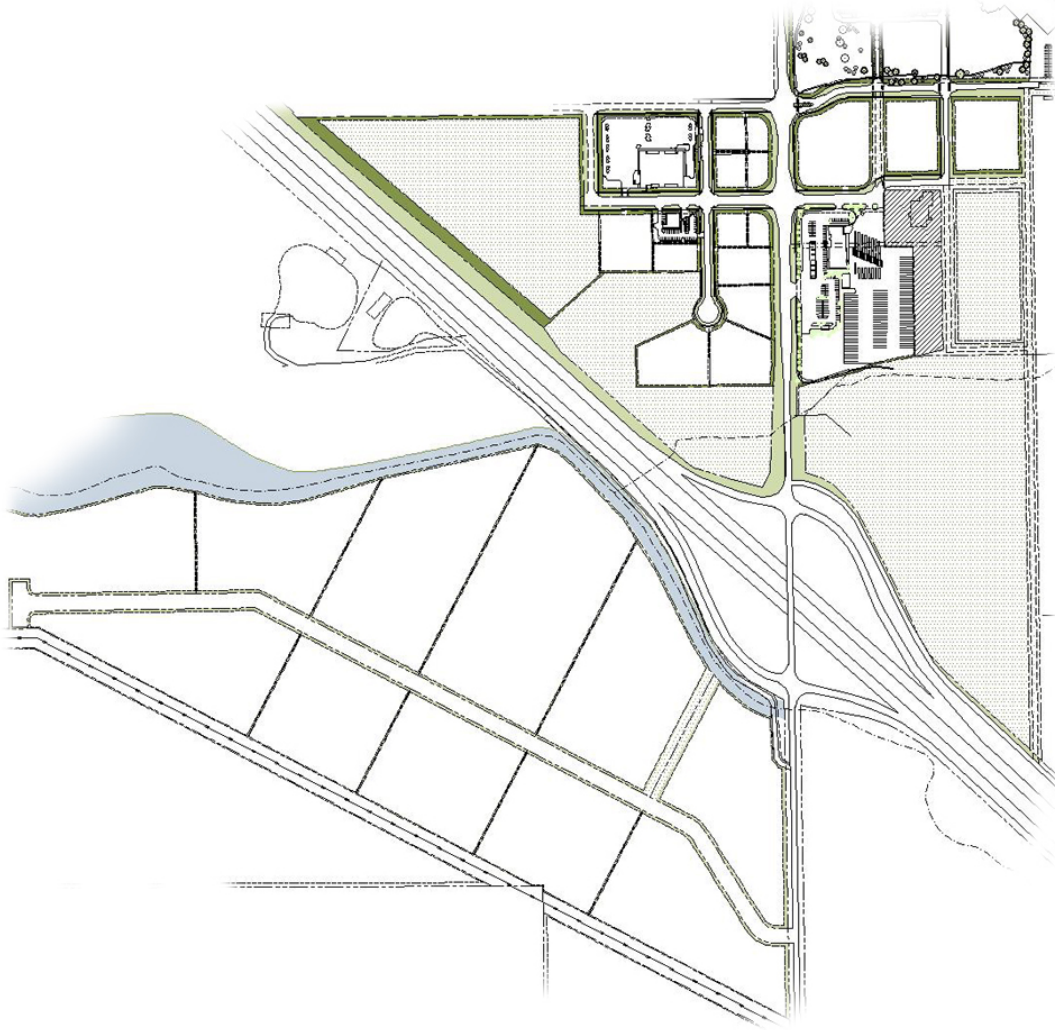




Coyote Business Park

Development Standards & Design Guidelines



Prepared for
The Confederated Tribes of the Umatilla Indian Reservation

By
Mitchell Nelson Group, LLC

Approved by CTUIR Board of Trustees Resolution No. 08-074

July 28, 2008



I. General Provisions

Coyote Business Park (CBP) is a master planned commercial and industrial park owned and operated by the Confederated Tribes of the Umatilla Indian Reservation (“CTUIR”).

The CTUIR provides parcels in a variety of sizes and configurations, served by a comprehensive system of roads, utilities, telecommunication lines and amenities. Development of each parcel in Coyote Business Park is controlled and restricted by lease conditions as well as applicable governmental codes and regulations. Together these conditions prescribe standards that will achieve a high quality, attractive, and desirable planned business park unique to the Northeast Oregon area.

The purpose of these Design Guidelines is to further define standards to be met by all development within Coyote Business Park. These guidelines are intended as an aid in the submittal of plans for approval by providing detailed information on which to develop plans and to base a review. Where any specific conflicts exist between Design Guidelines and governmental codes and regulations may occur, the most stringent shall take precedence.

The occupant or developer, hereinafter referred to as the “Lessee” of each lot or parcel within Coyote Business Park, should familiarize themselves with the intent and requirements of these guidelines and all applicable governmental codes and regulations. They should implement, through their consultants, all those provisions applicable to their specific developments. This will allow expeditious completion of the design review process by the Confederated Tribes of the Umatilla Indian Reservation, hereinafter referred to as the “Lessor”, and/or their designated agents.

Coyote Business Park includes discrete areas zoned for light industrial and commercial development illustrated in Exhibit 1:

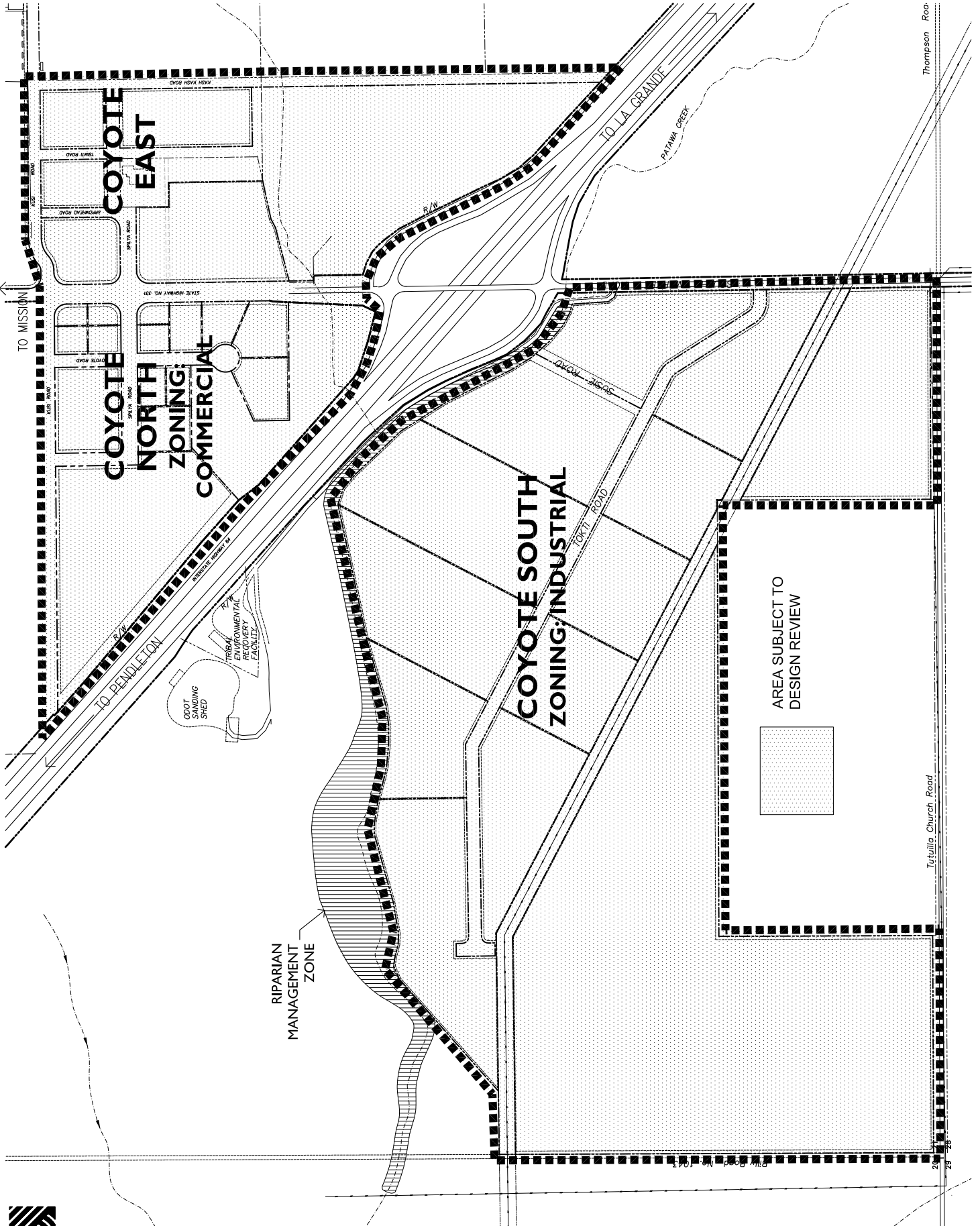
- Coyote Business Park South (south of Interstate 84) provides infrastructure for a range of light industrial uses.
- Coyote Business Park North (north of Interstate 84 and west of Highway 331) is suitable for a broad array of commercial uses including highway-oriented retail development, professional services, and office.
- Coyote Business Park East (north of Interstate 84 and east of Highway 331) is suitable for highway and tourist-oriented retail development. This area includes Arrowhead Travel Plaza.

The entire area is master planned for the provision of roadways, sanitary sewer, water, electrical power, natural gas, cable TV, and fiber optic telecommunication service to each site.

The designated open space areas, right of way landscape strip, and perimeter landscape areas within lots and along their lease lines, are planned to establish an attractive framework for development. Elements within those areas include street lighting, landscaping, and entry monument signage.

This document is intended for use together with the CTUIR Land Development Code (LDC). The LDC and building requirements are available from the CTUIR Tribal Planning Office.







See **Table 1** for applicable regulations and contact information.

Coyote Business Park will become a unique Business Park, distinguished from other business & industrial parks within the Northeast Oregon/ Southeast Washington area. The distinction of Coyote Business Park begins with its concept as a series of retail, business and light industrial properties situated within a unified landscape and environmental setting. This concept will be realized through an emphasis on quality site planning, architectural design and self-sustainability, environmental diligence, landscape materials, and signage and lighting design.

I. General Provisions

General objectives:

- Encourage office and retail uses in Coyote North
- Encourage retail uses in Coyote East.
- Attract diversified light manufacturing and distribution warehousing to Coyote South.
- Pedestrian and bicycle amenities including wide sidewalks, landscaping, and retail buildings with display windows.
- Keep auto circulation compatible with pedestrian, bicycle, and transit transportation.
- Coordinated building design, signage, lighting and landscape design to provide diversity and variety in building form and type, open spaces and site features while maintaining a sense of design continuity throughout the site.



Coyote Business Park is located on the north and south sides of Interstate 84 at Exit 216, six miles east of downtown Pendleton, Oregon. Wildhorse Resort and Casino and Tamastslikt Cultural Institute are located north of Arrowhead Travel Plaza (left side of photo).





A) Purpose

1. Coyote Business Park is established to:

- a. Provide opportunities for new employment, private investment, and diversification of the CTUIR and regional economy.
- b. Provide economic development opportunities in a well-planned, unique, and orderly manner.
- c. Create opportunities for both tribal and non-tribal businesses to thrive.

2. The purpose of this document is to:

- a. Outline the leasing and development process within Coyote Business Park.
- b. Define Coyote Business Park site development and building standards where they exceed or vary from the standards laid out in the CTUIR Land Development Code (LDC).
- c. Provide consistent and high quality design throughout Coyote Business Park.
- d. Provide maintenance standards for buildings, development sites, and undeveloped sites.
- e. Insure an aesthetically attractive, functional, environmentally sensitive, and successful business environment.
- f. Implement the Highway 331 Gateway Site Master Plan vision for the Coyote Business Park.

B) Applicable Regulations

In addition to these Coyote Business Park Development Standards and Design Guidelines, the tenants and lessees shall comply with all other relevant federal, state, local, and tribal laws and regulations. Regulating authorities are summarized in **Table 1**.



**Table 1: Applicable Regulations**

Authority	Nature of Action	Contact
U.S. Bureau of Indian Affairs	Approval of Lease of CTUIR Trust Lands	Bill Tovey Economic Development Director 541-278-3873
CUTIR Land Development Code	Site Development Permit Building Permit Sign Construction Permit	Jim Beard Comprehensive Planner 541-966-2190
Tribal Employment Rights Ordinance	Completion of TERO Agreement prior to construction	Robin Bitrick TERO Director 541-966-2474
National Historic Preservation Act Section 106	Review and approval of all ground-disturbing activity prior to construction	Carey Miller Tribal Historic Preservation Officer 541-966-2335
U.S. Environmental Protection Agency	Storm Water Pollution Prevention Plan prior to construction	Robin Harris CTUIR Water Resources 541-966-2420
CTUIR Mission Community Water System Code	Mission Community Water and Sewer Connection	Robert Quaempts Public Works Director 541- 278-0896
Industrial Development Zone ONLY: City of Pendleton	Compliance with City Wastewater Treatment Codes for industrial discharge to wastewater system	Robert Patterson City of Pendleton Public Works Director 541-966-0202
CTUIR Tax Code	Authorization for tax exemptions and registration	Bruce Zimmerman CTUIR Tax Administrator 541-966-2103

C) Use

Refer to the **Land Development Code** for Allowed and Conditional uses in Commercial and Industrial Zones.

D) Restricted Activities

Noises, vibration, odors, heat and glare that are discernable from the lease line are not allowed.

E) Sustainability Goals

To the greatest extent possible, new construction shall incorporate sustainable materials and construction practices including but not limited to:





1. New structures shall incorporate design and technologies to reduce energy use (including but not limited to heating and cooling) to the greatest extent possible.
2. Provide shade for parking lots and buildings.
3. Reuse surface soils on site.
4. Reduce irrigation requirements and employ xeriscaping methods where feasible.
5. Consider LEED or Energy Star Certification for new construction.
6. Utilize building materials from certified sources and suppliers who provide recycled products.

F) Amendments

These standards and guidelines form a living document that may be amended from time to time by the Tribal Planning Office in consultation with CTUIR Public Works, Department of Economic and Community Development, and other tribal programs as appropriate.





II LEASING AND DEVELOPMENT PROCESS

A) Initial Review

Prospective tenants start with two initial confidential consultations. The first is with the CTUIR Department of Economic and Community Development (DECD) to review the business and financing plan as well as the incentives available at Coyote Business Park. The second is with the CTUIR Tribal Planning Office (TPO) to review the development concept and discuss fit with these guidelines and with the Land Development Code (LDC). At this time Tribal Planning Office will be able to make a preliminary determination as to whether or not a Conditional Use Permit might be required.

B) Letter of Intent

The next step is a confidential Letter of Intent with the CTUIR Board of Trustees. This Letter of Intent will recognize the mutual commitment of the tenant and the CTUIR to proceeding through the development and leasing process.

C) Leasing

Once the Letter of Intent is completed, CTUIR and tenant will proceed to finalize the Coyote ground lease. The lease must be approved by the CTUIR Board of Trustees and Bureau of Indian Affairs prior to commencement of construction activities.

D) Initial Site Development Review

Once the Letter of Intent is completed, the tenant shall submit site plan and building drawings at schematic design stage (roughly 30% completion) to the Site Development Review Committee. The purpose of this Committee is to ensure consistency of proposed design with these Development Standards and Design Guidelines and with the intent of these Guidelines to ensure a high quality of development within Coyote Business Park.

1. **Site Development Review Committee:** The Site Development Review Committee is comprised of representatives from the Tribal Planning Department, the Public Works Department, and the Economic Development Department. At the discretion of the Tribal Planning Department, the Committee may include a third party design professional.
2. **Fees.** If the Site Development Review Committee determines that a third party design professional shall be consulted, the applicant will be responsible for design review fees which shall be the actual cost of the design review professional consultation and which shall be determined in advance of the consultation.
3. **Required Documents for Design Review:**
 - a. Site plan indicating access locations, location of all buildings, pedestrian circulation, vehicular access, parking and loading areas, outdoor storage areas, trash disposal areas, landscape areas, and any other features proposed for development.





- b. Schematic floor plan and preliminary building elevations including location of windows and doors, proposed materials, colors, and dimensions. Information provided should be sufficient to demonstrate proposed aesthetic approach.

4. Time of Review

The Tribal Planning Department will determine if the application is complete and has five (5) working days in which to make a determination of completeness.

If the application is incomplete, the Applicant will be informed and will have twenty (20) working days to provide the missing information.

Once the application is complete, the Site Development Review Committee (DRC) has thirty (30) calendar days to issue a preliminary finding. They may determine that the application is compliant with the LDC and the design standards and guidelines within this document; determine that the application is compliant if the applicant makes Committee recommended modifications; or, determine that the application is non-compliant.

The applicant then has thirty (30) working days to revise the application and resubmit it to the Site Development Review Committee.

The Site Development Review Committee has ten (10) working days to make a final finding.

5. **Applications for Areas without Existing Infrastructure.** Applications for new development may be accepted prior to infrastructure and utility construction if all of the required guarantees and financing are in place to ensure that infrastructure can be completed; and the applicant parcel is legally defined.

E) Building Permit and Site Development Permit

1. The Site Plan Review Process is defined in Chapter 10 of the Land Development Code. Generally, the Site Development Plan Permit process requires a Site Development and Landscape Plan as defined in Section 10.010 of the Code. Signage standards are described in Section VI of the Development Standards and Chapter 18 of the Land Development Code. Parking standards are defined in Section III.H of the Development Standards and in Section 17.010 of the Land Development Code.
2. **Conformance with Approved Plans:** Final Site Development Plans and Building Permit Plans shall be substantially the same as the approved Design Review Plans. Major modifications from the approved Design Review Plans will require an additional review or be cause for Final Site Development and Building Permit Plan denial.
3. **Building Permit.** The Tribal Building Permit process is defined by the CTUIR Tribal Planning Office. This process includes:





- a. Consultation with the CTUIR Cultural Resource Protection Program and development of a cultural resource protection agreement prior to any ground-disturbing activity.
- b. Completion of a Tribal Employment Rights Ordinance (TERO) agreement.



Future site of Coyote Business Park South as seen from Interstate Highway 84



South Market Road frontage looking south. Coyote Business Park South property is on the right hand side.



Coyote Business Park – Ground Lease Development Process Confederated Tribes of the Umatilla Indian Reservation (CTUIR)

INITIAL INTAKE

Initial intake to review:
-Proposed use & zoning
-Lease rates/terms
-Lease process
-Design Guidelines

Prospective Tenants Sign:
1. Confidentiality Agreement
2. Confidential Letter of Intent with Board of Trustees

Ready to proceed simultaneously with lease & development process

LEASE

Lease Approved By Board of Trustees (fee property) and Bureau of Indian Affairs (trust property)

DEVELOPMENT

Lessee submits site development plan and building plan to Tribal Planning Office at 30 % completion stage for preliminary review according to Coyote Development Guidelines.

Review includes Public Works and Cultural Resources.

Lessee submits final site development plan and building plan to Tribal Planning Office.

Tribal Planning Office issues Building Permit

Approximate time: 30 days

Approximate time: 30-90 days



III. Development Standards

A) Purpose

Building design and site design are important to the long-term success of the CBP and Gateway area. Primary users and tenants will be attracted to a built environment with high quality and consistent design standards, where each building phase is consistently executed, well maintained and functional.

B) General

All requirements contained in this section represent minimum standards for areas subject to this document.

C) Construction Activities

1. Construction activity shall not block access to any other lot.
2. Construction activities shall not disrupt business or the operations of adjacent lot.
3. The lessee shall be responsible for the repair of any street, public feature, landscape material, utility, or adjoining property damaged during the course of construction.
4. The lessee is responsible for street cleaning necessitated by construction activity.
5. The lessee shall maintain a dust suppression program, water and wind erosion prevention and stabilization measures.

D) Building Setbacks and Standards

All buildings are to be set back from the lot line according to the Land Development Code and Table 3. Specific setbacks shall be determined in consultation with the Site Development Review Committee. Building setbacks may be required to be consistent with previously established buildings in the business park.

6. Lot size dimensional standards, frontage requirements, and lot area requirements are as described in the CTUIR Land Development Code.
7. All building setback areas, except those where parking, driveways and loading exist, shall be landscaped. Please refer to **Section V** for detailed landscape requirements.
8. Maximum building setbacks may be applied by the Site Development Review Committee to develop a uniform appearance within the business park.
9. Allowed improvements within building setbacks:
 - a. Driveways per the requirements described herein.





- b. Roof overhangs, bay windows, eaves, cornices, awnings and similar building supported elements may extend a maximum of 24 inches into setbacks from property lines.
- c. Minor utility improvements such as transformers, meters, building-mounted mechanical equipment without an in-ground foundation.
- d. All setback areas shall be planted in a manner compatible and complimentary to the architecture and landscape design concepts described herein.

TABLE 2-Suggested Building Setbacks

Setback from Property Line	CBP North	CBP East	CBP South
Minimum Building Setback*			
Abutting Highway 331 and South Market Road	20 feet	20 feet	35 feet
All other Coyote roads	15 feet	15 feet	40 feet

E) Development Setback Area

The purpose of the Development Setback area is to create a harmonious visual appearance throughout the business park by ensuring bands of green space between the sidewalk and the developed area on each site. The area between the setback line and the public sidewalk (or lease line where there is no sidewalk) must be landscaped and maintained by the lessee, except as noted in **Table 3**. The following development exceptions are allowed within the Development Setback Area:

- Vehicular access drives into the site.
- Pedestrian courtyards incorporated within the landscape areas.
- Pedestrian access ways to buildings.

Development Setbacks are described in **Table 3**.



**Table 3 Development Setback Distance**

Setback from	Distance
Hwy 331 and South Market Road	20 feet *
Spilya & Kusi Roads	10 feet
Coyote, Arrowhead, Tsimti, & Kash Kash Roads	10 feet
Residential Zone	50 feet
Highway I-84	60 feet
Riparian Management Zone or Open Space	10 feet
Coyote Business Park lot (side or rear)	5 feet **
Tutuilla Church Road	50 feet *

* CTUIR will maintain the Development Setback landscaping along Hwy 331 and Market Road. The 50 foot Development Setback Distance along Tutuilla Church Road and within the lease line will be maintained by the lessee.

** No buffer is required along side or rear lot lines where lots in the same zone share adjoining parking, loading, or circulation areas.

F) Pedestrian Circulation

1. Clear and direct concrete walkways shall be provided from the public right-of-way to the main entries of all buildings and throughout the site. They shall be five feet wide minimum.
2. Pedestrian walkways shall be of a contrasting material or painted crosswalk when adjacent to or crossing paved vehicular surfaces.
3. Pedestrian walkways shall be separated from vehicular drives by a concrete curb or landscape bed.
4. Pedestrian walkways (except where crossing parking areas) and plazas may be included as part of the minimum landscape area.

G) Vehicular Access

1. Vehicular access to lots must be paved with asphalt or concrete paving or unit pavers.
2. Shared driveways between abutting lots is encouraged. In such cases, a joint use agreement between tenants is required.





3. No more than one curb cut per 200 feet of frontage will be allowed without demonstration of need and Site Development Review Committee approval.

H) Parking

1. The number of required parking spaces will be based on the use and the requirements listed in the CTUIR LDC Section 17.010, and on a case by case review by the Site Development Review Committee.
2. Tenants are encouraged to minimize and avoid where possible parking within the Development Setback line. Depending on the building type, and in consultation with the Site Development Review Committee, parking may in some cases be allowed within this area.
3. There are specific landscaping requirements associated with parking areas. See **Section V Landscape Guidelines**.
4. Parking stalls and access aisle dimensions requirements are specified in CTUIR LDC Section 17.010.
5. The end of each parking row must have a landscape island that is a minimum of six feet wide. See **Section V** for more detail on landscaping within landscape islands.
6. A concrete curb shall bound landscape islands and the perimeters of paved areas. No "top set" curbs allowed.
7. Rows with 20 parking spaces or more must have an interior landscaped island that is a minimum of six feet wide.
8. In Coyote South and Coyote East, parking that does not face a public right of way and is behind a building, does not require interior landscape islands.

I) Loading and Service Access

1. Within Coyote North and Coyote East, loading and service activities shall be screened from off-site view (see Section V for detail). Coyote South loading and screening activities shall be screened where practical from Tutuilla Church Road, South Market Road, and Interstate 84.
2. Within Coyote North and Coyote East, and where practical, loading and service areas shall not face a public street.
3. Service and loading areas must be paved.

J) Lighting

1. Lighting fixtures, bulb types, and poles shall be consistent throughout the CBP.
2. Lighting fixture shall be full cut off light fixtures that do not emit light above the 90-degree horizon and shall not shine off the lot or into the sky. MITRE series of light fixtures manufactured by Architectural Area Lighting or equal shall be used.





3. Lighting shall be designed to insure uniform light levels.
4. Light poles shall be engineered for local wind speeds. Allowable pole materials include cast aluminum, concrete, or steel. Fiberglass poles are not allowed. All finishes shall be permanent and factory applied.
5. Pedestrian level lighting shall be provided for all pedestrian circulation areas.
6. Up lighting is allowed to illuminate building fronts and signage at night with Site Development Review Committee approval.
7. Flashing lights are not allowed.

K) Trash and Outdoor Storage

1. Outdoor storage areas shall be paved.
2. The Site Development Review Committee may allow gravel surfaces in CBP South where appropriate weed and dust control measures are in place.
3. Outdoor storage and trash areas must be screened from the street landscaping or other method as approved by the Site Development Review Committee.

L) Utilities and Mechanical Equipment

1. Utility connections between the curb and the building shall be underground. Tenants are encouraged, where space allows, to screen above ground utility vaults by sight-obscuring vegetation or wall.
2. Electrical and telecommunication vaults shall be located where there is adequate space to provide appropriate screening. Locations near or adjacent to main building entries or main driveway entries are discouraged. FDC's (fire connections) locations will be determined through consultation with the Fire Department.
3. Satellite dishes shall be appropriately screened and are subject to approval.
4. To the greatest degree possible, roof mounted mechanical equipment shall be screened with building parapets or screening material that matches the building.

M) Fencing And Walls

Fencing and walls are allowed if they are attractive and placed appropriately.

1. Fencing is not allowed within the front building setback except in Coyote South
2. Fencing between a building and street shall not exceed eight-feet except for specific screening purposes and after review by the Site Development Review Committee.
3. Chain link fencing is not allowed except in Coyote South and with Site Development Review Committee approval.
4. Razor wire fencing is not allowed.





5. Walls or fencing added after initial construction is subject to the Design Review and Site Plan Submittal process.

N) Maintenance Standards

Tenants shall maintain their lots in a neat and orderly fashion at all times, free of fire hazards and injury risks, including any area set aside for future development. Tenants are responsible for:

1. Regularly scheduled maintenance to buildings and all landscaped areas including the utility easement to the sidewalk.
2. Ensuring that no noxious or invasive weeds are allowed to become established on their lots.
3. Removing trash, debris or rubble of any kind, including windborne noxious weeds.
4. Maintaining adequate exterior lighting.
5. Replacement of dead or damaged landscape material in a timely manner.
6. Trimming and maintaining landscape material in a neat and tidy manner.
7. Removal of any accumulation of non-operational and/or non-essential equipment or material.

O) Storm Water Detention

All storm water runoff from pervious surfaces must be detained within the tenant's lot. Tenants are encouraged to capture stormwater runoff in landscaped areas whenever possible. Storm Detention designs must be reviewed and approved by the CTUIR Public Works Department.

Stormwater runoff is not to be released from on-site areas into any adjacent roadways or lots. The infiltration of stormwater runoff may require a retention pond or vault, if the on-site soil characteristics do not provide a sufficient infiltration rate across the area of discharge.





IV. Building Guidelines

A) General Building Requirements

1. The intent of this section is to provide for the construction of high quality structures that :
 - complement and fit within the surrounding development,
 - function efficiently for the individual user and,
 - allow architectural variety and visual interest.
2. Metal buildings are subject to the criteria in section IV.C. Metal Buildings.
3. The use of unadorned plywood panels is not allowed.

B) General Building Requirements for Industrial Zones

4. Street facing facades shall be visually interesting with doors and windows, material changes, detailing, shadows, color, and texture. See **Figure 1**, which illustrates these requirements.
5. Building entries shall be visually obvious with clear and direct pedestrian scale access. They shall be oriented to the street with vehicular and pedestrian access. They shall be articulated with a combination of architectural techniques such as: parapets, canopies, roof overhangs, building projections or indentures, additional windows, different building materials, and landscaping. Use of different colors alone is not sufficient.
6. Building exterior colors shall be from the same family of neutral earth tones with complimentary accents. Building colors shall be consistent throughout each lot, with complementing gutter, downspout, window frame, and doorway colors.
7. If street-facing blank walls are required for business operations, the building façade shall have reveals, at least two materials or two colors, and parapet or roofline articulation to alleviate the monotony.

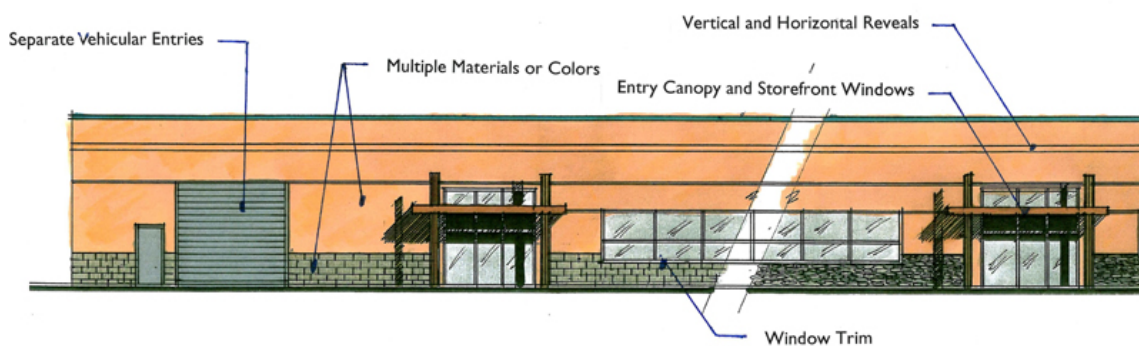


Figure 1 – Typical Industrial Building Features

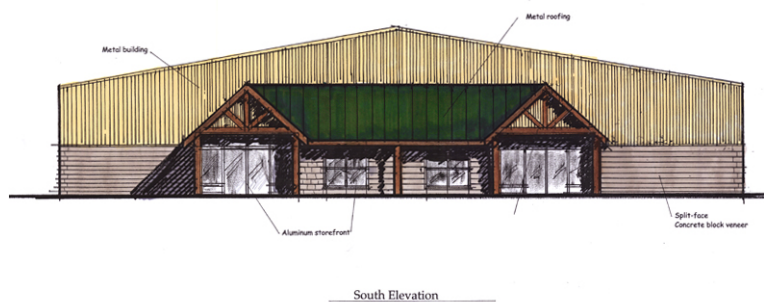




Example: Typical Manufacturing and Warehouse Building

Special treatment at the building entry using glass, canopy projections and special materials provides both a clearly defined entry area and visual interest to the building façade. The remaining sides meet the functional requirements for manufacturing and warehouse functions.

IV. Building Guidelines



Example: Typical Light Industrial Building

constructed of metal and CMU base. Entry area has roof articulation, canopy at entry and consistent window treatment.



Examples: Typical Light Industrial Building Design

The use of two colors or materials helps provide visual interest and articulates entries. Use of reveals or multiple colors in the concrete panels helps reduce the sense of mass along the blank walls. The use of plant materials adds visual relief across the building facade.





Accent paint and details within the concrete, windows, doors, and projections effectively break-up the bulk of the facade.



Building functions, such as office and loading docks, should be physically separated. Access to office entrances should be convenient, readily recognizable, and safe.

C) Metal Buildings

1. Metal building facades shall incorporate concrete or masonry wainscoting on walls facing public streets and provide visual interest at the entry.
2. Acceptable exterior metal walls and roof panels shall be anodized aluminum, galvanized steel, and weathering steel.
3. Galvanized and coated steel shall have factory-applied baked paint finish, resistant to chalking, fading and failure. Exterior finishes shall not cause glare.
4. Metal panels shall have sufficient gauge and quality to ensure a rigid surface.
5. Structural members and fastening devices shall be on the interior except when used for design purposes. Exterior fasteners must be rustproof and must be approved by the Site Development Review Committee.



This building design combines metal siding with block wainscoting. Windows, doors, and vegetation enhance the street-facing façade. The canopy leads visitors to the main entry.





D) General Building Requirements for Commercial Zones

1. Facades facing a public street shall be visually interesting. Articulation may be accomplished through the following methods including (but not limited to):
 - a. Building elements such as towers, canopies balconies or porches
 - b. Clearly articulated entry areas with building features or landscape design
 - c. Window detailing and transom windows
 - d. Use of a more than one color and texture, block patterns, pilasters, material detailing, and reveal lines.
 - e. Variable roof parapets or sloping roof surfaces. Roof pitch shall be appropriate to the climate and shall mirror the pitch of existing buildings in the business park to the degree possible. For flat roofed buildings, provide an articulated cornice or variable parapet treatment. Pitched roofs should be steep enough to provide an attractive building mass. Variable roof pitches or dormers are suggested. Mansard roofs are not allowed. Figure 2 illustrates variable roof options.
2. The basic building material must be earth tone in color. Accent colors are encouraged but should be limited to no more than 20 % of the façade.
3. The main building entry should be clearly articulated and have direct pedestrian access from the public right of way



Glass and brick treatments at corners provide visual interest and opportunity for business identities. A clear and direct pedestrian link is provided between the parking lot and the building entrance.



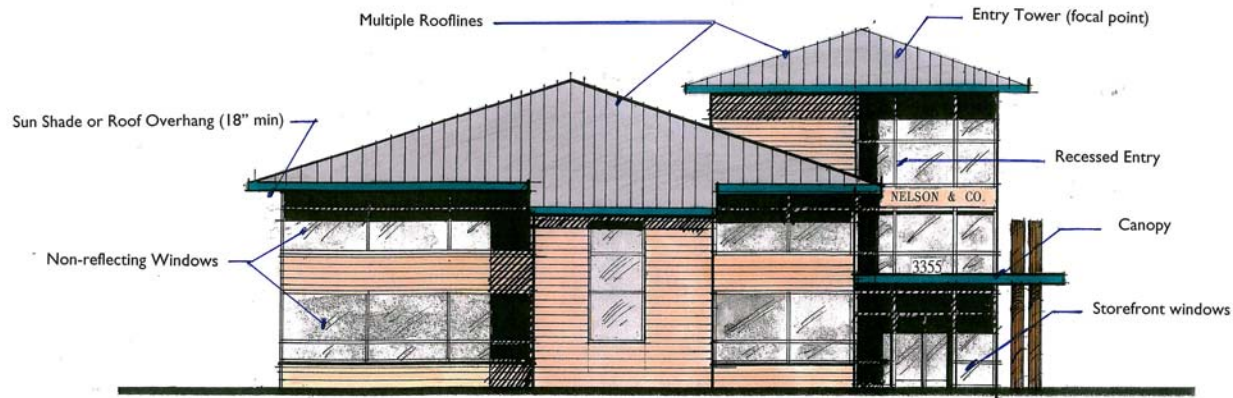


Figure 2 – Typical Small Office Feature Options

E) Temporary Buildings

1. Temporary Buildings or other temporary structures shall not be allowed within the CBP.
2. Construction trailers and construction-related temporary buildings are allowed on lots during construction periods. (Generally, temporary structures are structures not included in a Building Permit.)
3. The structures must be removed within 30 days of construction completion.
4. Temporary construction-related structures shall be located as inconspicuously as possible and shall not inconvenience the owners and occupants of neighboring parcels within the CBP.

F) Artwork

Tenants are encouraged to consider incorporating tribal artistic elements into their building or site design as appropriate. A list of participating tribal artists is available from DECD.





V. Landscape Guidelines

A) Purpose

The following landscape guidelines are to assist businesses within the Highway 331 Gateway area and Coyote Business Park in understanding the landscape vision and goals. The guidelines are intended to be advisory and variation is permissible, in consultation with the Tribal Planning Office, so long as the overall intent of the guidelines is met.

The standards are designed to:

- Insure an overall aesthetic for each development area appropriate for the various land uses.
- Provide adequate screening between differing land uses
- Reduce erosion and storm water runoff
- Promote health safety and comfort through air quality and shading benefits of plant material
- Soften the visual impacts of paved surfaces and vehicular uses.
- Coordinate required development set back landscape area with the right of way landscape

B) Landscape Concepts and Types

The intent of these guidelines is to provide direction for the implementation of the master plan developed for the Gateway region. The various components of the master plan area will require different landscape concepts. The major landscape treatment areas are described as follows.

1. Materials

2. Highway 331 Corridor

Eventually, the overall goal is to create a landscaped corridor along both sides of Highway 331 between Interstate 84 and Wildhorse Resort. This corridor will be developed over time by CTUIR as funding permits. This corridor includes both the highway right of way landscape (to be developed by CTUIR) and the area within the development setback line and the lease lines of abutting properties (to be developed by tenants). **Tenants locating at lots 1, 2, 5, 7, 8 and 9 within Coyote North and Lots 1 and 2 within Coyote East should pay particular attention to this goal in creating their site landscaping.** The landscape design within the corridor should enhance native vegetation and materials. Appropriate design elements include masses of shrubs, grasses or groundcover, landscape berms, groupings of trees, and decorative rocks. Evenly spaced trees and irrigated lawn are not to be used.





3. Local Street Corridors

Like the Highway 331 corridor, the landscape design for the local streets includes both the street right of way landscape strip and the area within the development setback line and the lease lines of abutting properties. The lessee is responsible for the landscape design, installation and maintenance up to the sidewalk edge. The CTUIR is responsible for the landscape between the roadway pavement and the sidewalk as well as the sidewalk maintenance. Landscape treatment between the development setback line and the sidewalk will vary depending on the adjacent on site development. Storage and loading activities require screening from the public right of way. The screening requirements are described within this section as a Type 2 or 3 Landscape.

4. Landscaping Between Adjoining Lots

Lessees shall landscape the area between the development setback line and the adjoining lot lease line, where practical, unless two lots share parking, access or loading areas. If one lot has parking or loading adjacent to another lot then the landscaping shall provide the required screening for that activity.

5. Entry areas-

Landscaping should be used to identify and enhance entry drives.

6. Interior Parking Lots-

The goal for parking lots is to balance water conservation with the aesthetic benefit of vegetative cover. At maturity, the goal for parking islands is to have at least 50% vegetative cover. Required interior parking islands shall have a shade tree. The remaining area shall have groundcover or shrubs providing 50% vegetative cover. The remaining 50% of the area may be decorative round river rock.

7. Building Perimeter Landscaping-

Landscape areas at the perimeter of buildings shall be five feet side and shall have ground covers, shrubs, and trees. Evergreen and deciduous trees shall be used as accents and to provide shade. Evergreen trees shall be utilized with caution given prevailing wind stresses at the site. Hardscape may be used as a design element at entry areas to provide pedestrian plazas.

8. Open Space and Undeveloped Lot Areas

Open space and undeveloped portions of a lot may remain with undisturbed native plant material or cultivated crops and do not require irrigation. Undeveloped but disturbed areas shall be seeded with native grasses and maintained to prevent noxious weeds, erosion and dust. Where screening is required a Type 4 Landscape treatment may be required.





C. Common Area Landscapes

The CTUIR will maintain dedicated open space and streetscapes within Coyote Business Park.

Common areas include:

1. 16' drainage areas on each side of roads in Coyote North and Coyote South. These roads will be planted in native perennial grasses.
2. Sidewalks and planting areas within the road rights of way in Coyote East. Plant material will be low maintenance vegetation.
3. Entry signage for each business park area.
4. Transit facilities.
5. Development Setback area at Coyote South.

D. Parcel Specific Landscaping Requirements.

1. Landscaping required on each lot shall be installed and maintained by the Lessee of that lot or parcel.
2. All areas where new landscaping is required shall be equipped with an automatic irrigation system. The system shall be designed, installed and operated to maintain the plant materials in a healthy condition. Lessees are strongly encouraged to utilize native and drought-tolerant plants as much as possible.
3. Any combination of evergreen and deciduous trees, plants, shrubs, earthen berms, and related plant materials or design features may be utilized; provided that the resulting effect is to provide partial screening and buffering between uses and of softening the appearance of parking and structures. Rock and stone may not make up more than fifty percent of the ground cover material.
4. **Adjacent to public streets, a minimum planting area of ten feet shall be provided.** This planting area may include the utility right of way. All plant materials and living ground cover must be selected and maintained to achieve 100% coverage of the landscaped area within five years. Trees may not be planted within the ten-foot utility right of way per utility requirements.
5. **Parking Screening.** Landscaping screening shall be utilized to provide a low level screen and to add visual interest between parking and the street and within the parking areas. Evergreen shrubs, walls, or berms in combination with hardy grasses, groundcovers, shrubs, and trees. Rock and stone may be used as a ground cover, but may not be more than fifty percent of the ground cover material. White rock is not acceptable.
6. **Service Area Screening.** Dense screening (fencing or dense vegetative hedge) shall provide a very dense sight barrier between storage, refuse collection, service/loading areas and either public street, dedicated open spaces and adjacent properties.





7. Undeveloped portions of a lot may remain with undisturbed native plant material or cultivated crops that do not require irrigation. Undeveloped but disturbed areas shall be seeded and maintained to prevent erosion, dust, and weeds.
8. Storm water filtration or detention facilities and required buffer areas may be included as part of the required landscape area.
9. Plant material shall be appropriate to the local environment. Use of native vegetation or drought tolerant vegetation is encouraged to reduce irrigation water requirements.

E. Minimum Landscape Area

The goal for minimum landscaped area for each lot is as follows in **Table 4**.

Table 4 Minimum Landscape Area

	CBP North	CBP East	CBP South
Minimum Landscape Area	15%	10% for Arrowhead Travel Plaza, 15% for remaining lots	10%

Evergreen trees within a building's landscape strip provide an effective buffer between loading doors and brick framed office windows





F) Plant Materials

The gateway area landscaping shall reflect the values and native landscape of the CTUIR. The plant material shall include native, drought tolerant, wind-hardy material that will thrive in the local climate without excessive irrigation water or protection. A list of Recommended Plant Materials is available upon request.

Plant material **must** be acclimatized and compatible with the general Northeastern Oregon hardiness region. Plant material shall not be detrimental to the public welfare or susceptible to damage or disease.

All plant materials and living groundcover must be selected and maintained to achieve 100% coverage of the landscaped area within three years. Trees shall be a minimum of 2 inches in caliper measured 6 inches above the base at the time of planting. Shrubs must be capable of growing to a minimum of 4 feet in height within five years as well as withstanding severe wind stress in winter.

1. Minimum Plant size

Deciduous Shade Trees	2" caliper, B&B
Ornamental Deciduous Trees	2" caliper , B&B
Evergreen Trees	7' B&B
Large Deciduous Shrubs	5 gal
Medium Deciduous Shrubs	5 gal
Small Deciduous Shrubs	2 gal
Large Evergreen Shrubs	5 gal
Medium Evergreen Shrubs	5 gal
Small Evergreen Shrubs	2 gal
Shrub Groundcover	1 gal @ 30" on center or 2 gal @ 36" on center
Perennials	1 gal
Ornamental Grasses	1 gal
Perennial groundcover	1 gal @ 18" on center or 4" pot @ 12" on center

Spacing for plant material should be such that the within three years the planting will mature to reflect the intent of the plan.

G) Planting Soil

Plant beds and planting holes should be amended with organic material to promote plant establishment. Where topsoil has been removed by excavation or is not sufficient for plant growth, then topsoil should be imported from a nearby source. CTUIR retains the first right to any unused topsoil.





H) Irrigation

Low water usage is a goal of Coyote Business Park. Irrigation is required for planting areas except in areas where only native or drought tolerant plant materials are used. Native and drought tolerant planting shall receive adequate temporary irrigation until the plant material is established.

I) Other Materials

Landscape areas may use decorative stone and rock for groundcover areas (White rock or bark dust is not allowed). The rock areas must be combined with plant material and should be 50 per cent or less of each landscape bed.

Berms may be used within landscape areas for screening purposes. The berms must be covered with rock and stones, plant material, or a combination of both.

Wall and fences may be used in lieu of a hedge where screening is required. They must be located close to the Development Setback line, not the right of way edge of a screening area. Chain link fencing is not allowed on the north side of Interstate-84.

J) Hardscape Materials

1. Pathway Surfaces

The Coyote Business Park Development Standards require five feet wide (minimum)

Material	Location
Asphaltic Concrete	All other areas
Crushed Stone	Outlying or Overflow Parking Areas
Permeable Pavement (GrassPave®, GravelPave®, Grasscrete®, etc.)	Outlying or Overflow Parking Areas

2. Plazas and Other Paved Surfaces

Plaza surfaces shall be firm, non-slip surfaces similar to pathway surfaces. Care should be taken to avoid large areas of light-reflecting surfaces. Colors should harmonize with buildings and surrounding landscaped areas. Large paved areas should be broken up by contrasting color, texture, or trim.

In keeping with CTUIR's intent to manage stormwater in a sustainable way, permeable paved surfaces are encouraged. Drainage plans and surfacing materials must be approved in the design review process.

Parking and drop off areas shall conform to these same standards.

