



EASTMARK™

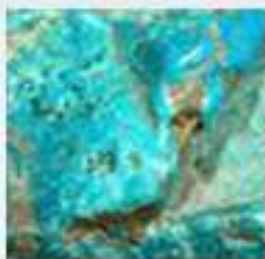
The heart & hub of the East Valley.

Development Units 8/9 Development Unit Plan

13 June 2013

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Amendments

<u>DATE</u>	<u>ITEM</u>	<u>ACTION</u>
<u>December 22, 2015</u>	<u>Section 5.2 A.1.</u>	<u>Minor Amendment to DUP</u>

Section 1 DU 8/9 Development Unit Plan

In accordance with Section 5 of the Mesa Proving Grounds Community Plan (CP), this Development Unit Plan (DUP) is being submitted for both Development Units 8 and 9 (DU 8/9). DU 8/9 is located within the approximately 3,200 acre Eastmark community (formerly known as Mesa Proving Grounds), as shown on **Exhibit 1.1 – Location Map**, DU 8/9 generally consists of approximately 550 acres south of Ray Road as shown on **Exhibit 1.2 – Development Unit Map**. This area of Eastmark is proposed almost exclusively for residential development consistent with the vision as articulated in the CP.

1.1 Site and Context

Located in the southern most portion of Eastmark, DU 8/9 will be accessed from Ray Road and Signal Butte Road. DU 8/9 is bounded on the east by Signal Butte Road with proposed and planned single-family neighborhoods located east of Signal Butte Road as shown on **Exhibit 1.3 – DU 8/9 Existing Context**. DU 8/9 is bounded on the south by the Williams Field Road alignment. This area is primarily undeveloped or developed with low density residential uses. To the southwest, DU 8/9 is bounded by proposed residential development that will be developed by Harvard Investments. Within Eastmark, DU 8/9 is bounded on the north by Ray Road with DU7 neighborhoods north of Ray Road. DU7 is currently under development and whose character is described in the DU7 DUP. DU3 lies to the west across Inspirian Parkway (formerly "Spine West"). The character of DU3 is described in the CP as central neighborhoods between the urban cores and the Eastmark Great Park (formerly the Great Park).

1.2 DU Development Character

Per Section 8.4 E. Development Unit 8 and 9 – "Exclusive Enclaves" with the transfer of non-residential intensity from DU9 to DU6 to accommodate more intense non-residential development along the northern portions of the property, the character of DU 8 and 9 has been revised to accommodate exclusive residential enclaves. These clusters of residential scale neighborhoods located south of Ray Road are somewhat disconnected from the greater community by the Powerline Floodway and the wide drainage and utility corridors along Signal Butte and Williams Field Roads. This physical isolation provides exclusivity and security for the neighborhoods. Enclaves of executive homes and age restricted homes will be planned in central type neighborhoods (either gated or non-gated) and will establish the primary character of the DU 8 and 9. The residential enclaves will be secured by limiting vehicular and pedestrian access. Community activities and hubs within the residential enclaves will be focused around more intensive internal amenities rather than smaller, dispersed neighborhood parks. These amenities will anchor the south end of the social and civic amenities associated with Eastmark's Great Park and will be connected via pedestrian routes along roadways and through open space corridors to other areas of the larger community.

DU 8&9 will be planned as a cohesive development and will have a similar character. Rather than retain the artificial boundary between these two DUs, this DUP will address both as a single combined DU.



Exhibit 1.1 - Location Map

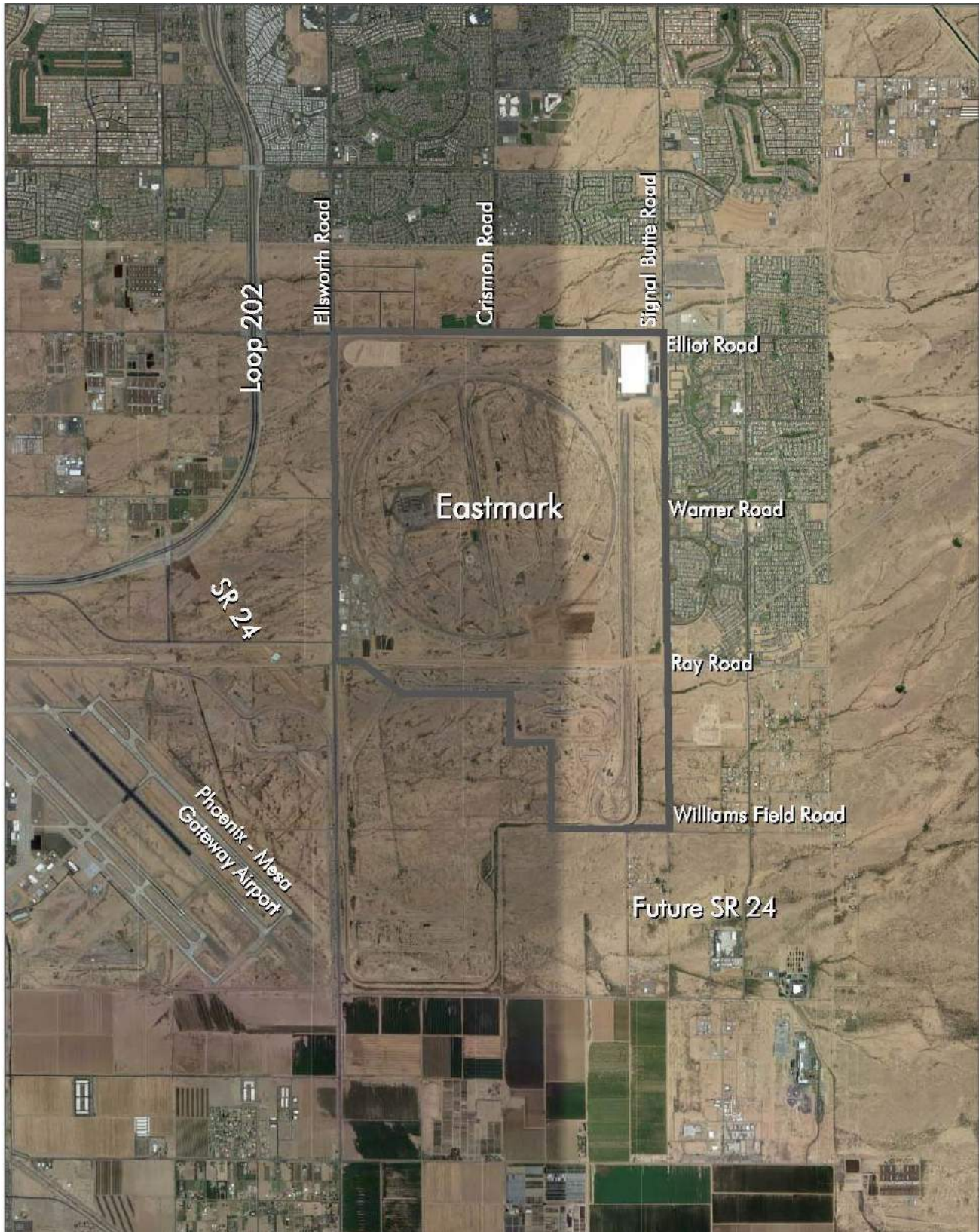
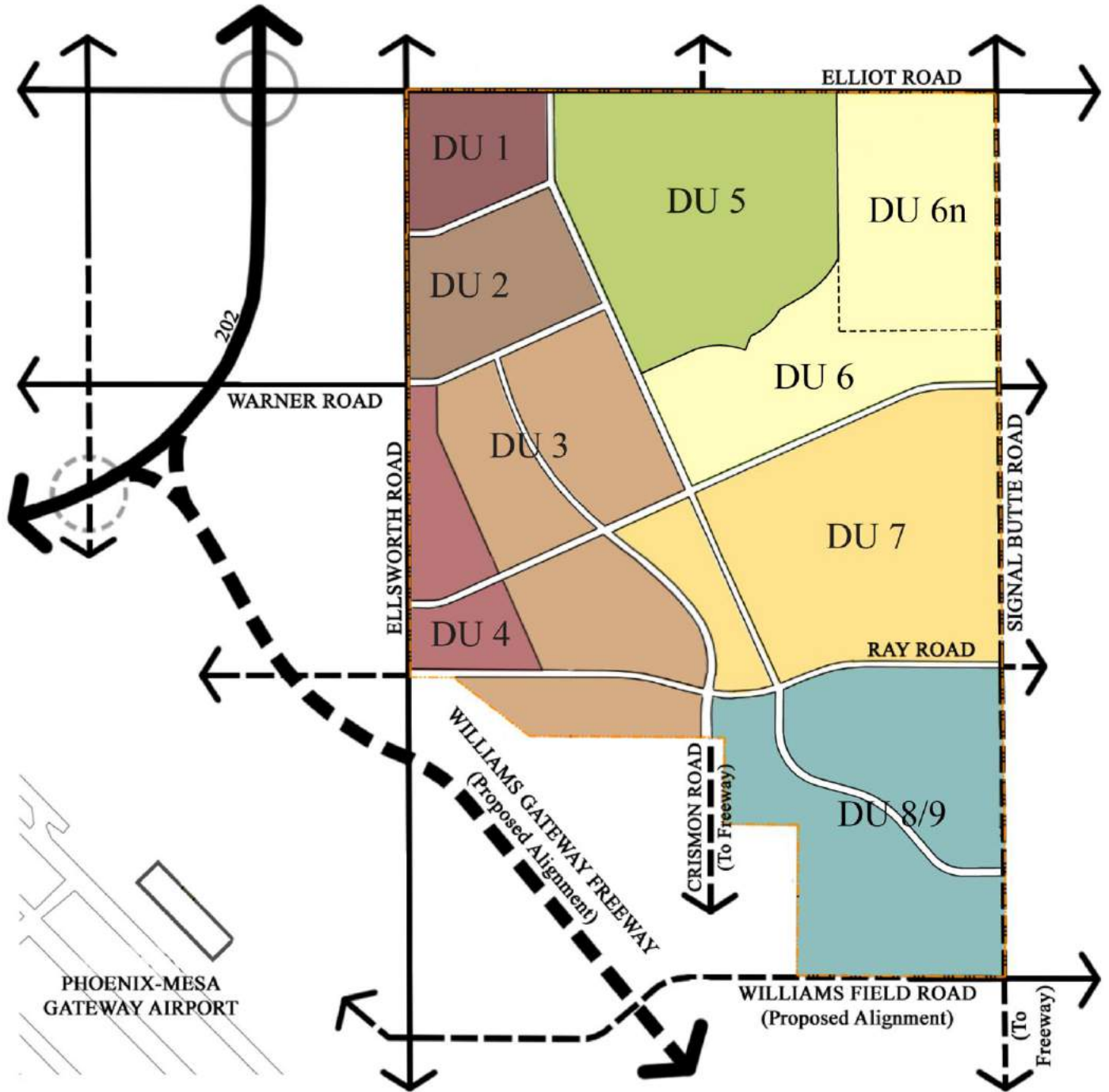
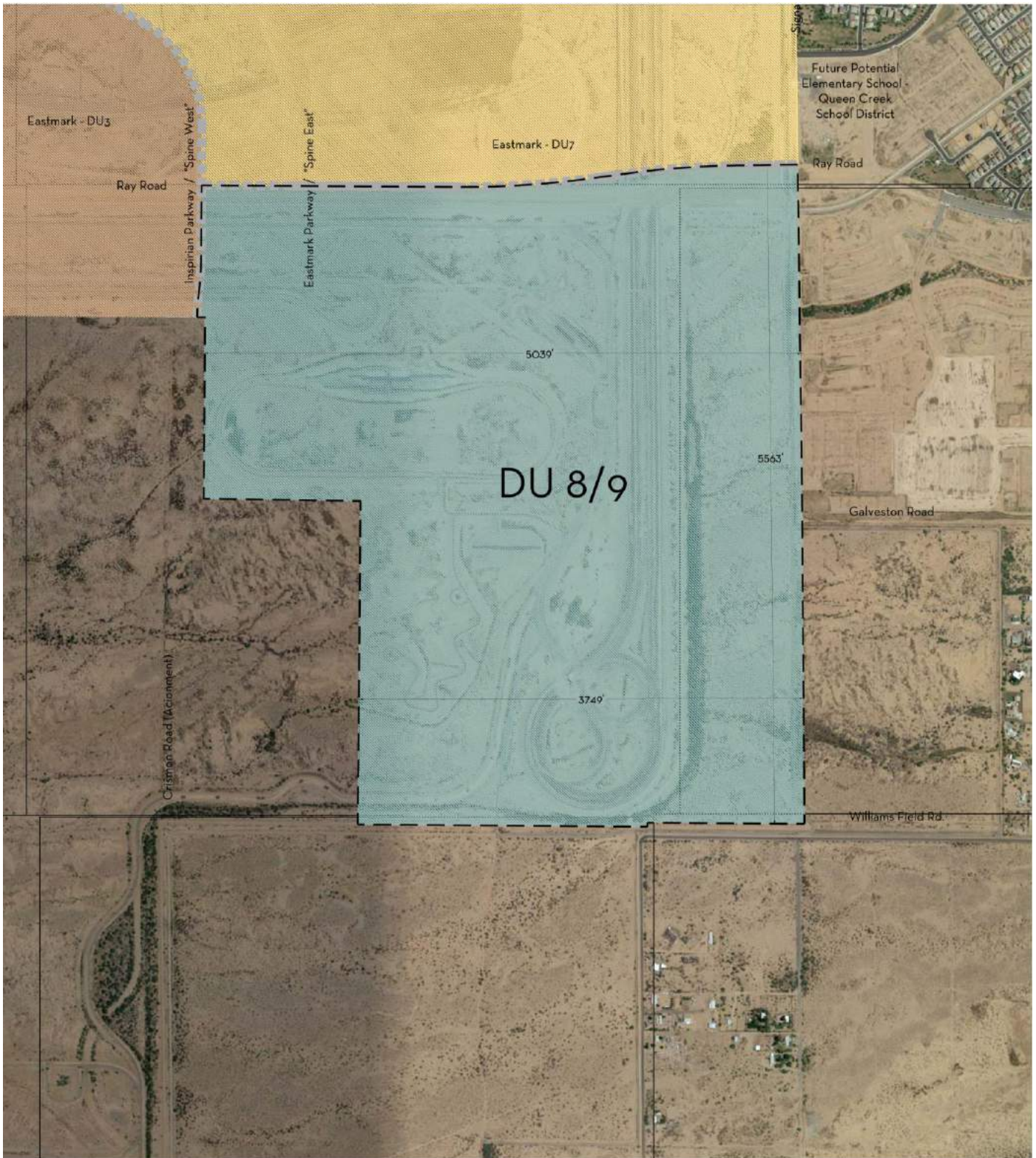


Exhibit 1.2 - Development Unit Map



DU 8/9 DUP

Exhibit 1.3 - DU 8/9 Existing Context



1.3 DU Vision

Consistent with the Eastmark CP, DU 8/9 will be developed as two residential enclaves at the southern tip of the Eastmark Great Park – The Executive Enclave in the northeast and the Active Adult Enclave on the southwest. Each enclave will be a collection of neighborhoods with an Amenity Center at the core of the Enclave (see **Exhibit 1.4 – DU 8/9 Enclaves of Neighborhoods**). These enclaves, when combined with neighborhoods of DU7 will form the core residential living environments for Eastmark and be the basis of the social fabric of the community. Because DU 8/9 is located in an area of Eastmark that is more physically isolated from the overall community, it is a perfect setting for land uses that require and desire a more distinctive setting. Local streets in both enclaves of DU 8/9 will be designed to encourage slower traffic, create connected pedestrian routes and create an intimate quality to the neighborhoods. The pedestrian systems will encourage pedestrian activity from the private Amenity Centers to the Eastmark Great Park to the north. The number of dwelling units will be within the range allowed by the CP of 1,320 to 4,060 (combined). The potential for neighborhood shopping, convenience and employment uses within DU 8/9 are not anticipated except potentially in limited form at the Amenity Centers. These uses are anticipated in close proximity to DU 8/9 in DU 4, and potentially just south of the DU 8/9 on adjacent sites south of Eastmark.



A. Executive Enclave

The portion of DU 8/9 northeast of Eastmark Parkway (approximately 220 acres) will be a gated Executive Enclave. The enclave will contain a collection of similar neighborhoods consisting of executive housing and will be anchored by an Amenity Center that is sited to take advantage of the views of the Superstition Mountains. These exclusive neighborhoods will be designed to attract CEOs and executives who work in the area or are considering relocating their businesses to Eastmark and the Gateway region.

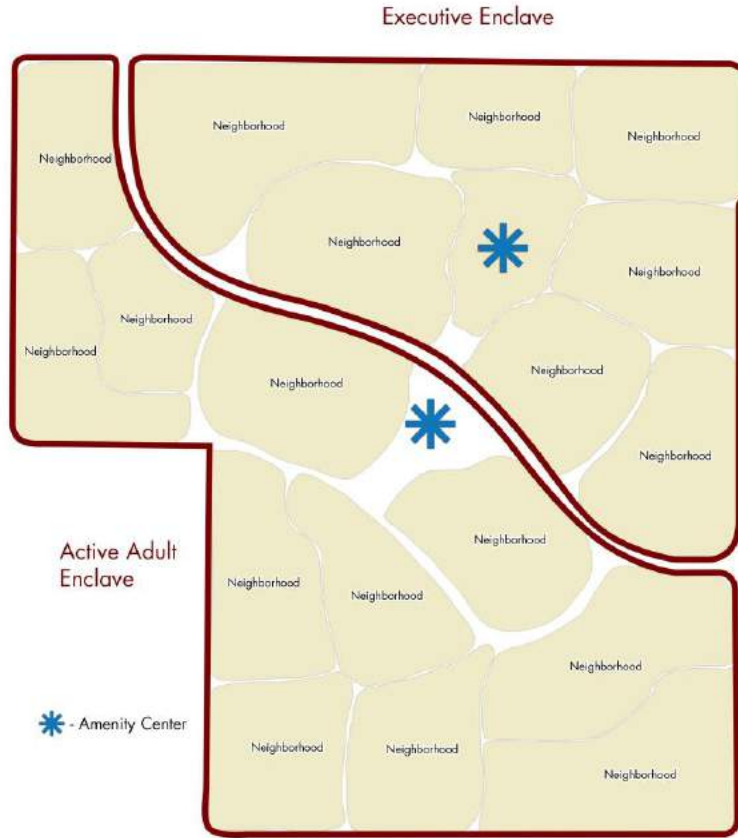


B. Active Adult Enclave

The portion of DU 8/9 southwest of Eastmark Parkway (approximately 307 acres) will be an Active Adult Enclave. The enclave will contain a collection of similar neighborhoods that provide a safe and private environment to attract active adults. The Active Adult neighborhoods will be linked together by an on street and open space walking system that connects everyone to a private Amenity Center. This will be the social gathering point for these residents. The inclusion of neighborhoods to active adults (55 and older) in Eastmark brings richness to community life because of this demographics' well known reputation for community involvement and volunteerism. It is expected active adult residents will become the volunteer core for the Eastmark community. These neighborhoods will be designed to attract experienced professionals who in retirement may have more time to volunteer at the schools, clubs, non-profit organizations and start entrepreneurial businesses in the community.



Exhibit 1.4 – DU 8/9 Enclaves of Neighborhoods



1.4 Compatibility to the Overall Eastmark Vision

A. 21st Century Desert Urbanism

Consistent with the 21st Century Desert Urbanism character for Eastmark outlined in the CP, DU 8/9 will provide:

- easy connections to the airport and its national destinations
- a place to connect socially in the private Amenity Centers
- street trees and connected open spaces to reduce the heat island effect
- integrated stormwater management to reduce water use in common landscape areas
- compact lots to lower maintenance costs
- Amenity Centers accessible via internal great streets and open space trails
- open space corridors and Amenity Centers that take advantage of the distant Superstition Mountain views
- narrow and treelined streets to maximize shade along the streets
- water used in a manner that is appropriate and conservative by limiting turf to useful areas and using vegetation that is appropriate to the setting
- linear arroyos at the perimeter of DU 8/9 will be designed to encourage urban wildlife as well as human exploration and enjoyment
- relaxation facilities in the two Amenity Centers

B. The Eastmark Strategy

The overall Eastmark strategy to become a Center of Regional Importance, as outlined in Exhibit 3.1 – The Strategy, includes the notion that residential environments are a key part of the goal. DU 8/9 is located and envisioned to be a residential area that is designed with “Exclusivity,” “Great Streets,” and “Intimate Neighborhoods” (see exhibit) ultimately attracting CEOs, executives, volunteers, coaches and entrepreneurs as the City has envisioned for the area. These ingredients are essential elements for an important employment area.

The development of the Executive Enclave of neighborhoods will support the need for executive housing for our existing employer(s) on-site and for those in close proximity (at the Phoenix-Mesa Gateway Airport). The gated, intimate, exclusive neighborhoods will also help attract companies considering relocation to this part of the world by ensuring that their executives will have a place they can proudly call home. The Amenity Center with fitness and recreational elements located in Executive Enclave will provide the social exclusivity necessary to attract and retain quality executives. Executives will typically not tolerate long daily commutes and these neighborhoods, in proximity to work, will also increase the ability of the region to attract and retain these individuals and the companies they direct. The close proximity of the Eastmark Great Park with its social, civic, educational and cultural amenities will provide a highly competitive quality of life for the entire executive family without compromising the privacy and exclusivity of their home.

The development of the Active Adult Neighborhoods will support the need for volunteers, coaches and entrepreneurs in Eastmark and in the surrounding area (Mesa Gateway Area). The private, exclusive neighborhoods will retain mature, seasoned individuals who have the time, knowledge and expertise to make a huge impact in their community. The Active Adult area will also include a significant percentage of residents who are still employed, working in the surrounding area or out of their homes. These individuals who can easily locate anywhere will be drawn to these neighborhoods because of:

- their close proximity and easy access to the airport and its continental destinations
- the variety of the surrounding connected neighborhoods within Eastmark allowing a diverse group of friends and family to live close by
- the ability to contribute in a meaningful way to educational, cultural and social elements of the greater community
- the ability to start new entrepreneurial ventures in the home or in near by settings within the greater Eastmark community
- the ability to continue to coach and shape local businesses on their own schedule
- the resort-like neighborhood setting of homes in an open landscape
- the Amenity Center that anchors the Active Adult Neighborhoods at their core

The close proximity of the Eastmark Great Park with its social, civic, educational and cultural amenities will provide rich and diverse opportunities to interact with greater community, while the visual extension of the park throughout these neighborhoods will provide a quite, private walking and social environment to call home.

C. Eastmark Planning Principles

DU 8/9 will be a part of bringing Eastmark’s Planning Principles of 1) Coordinated Connections, 2) a Framework to Evolve and 3) Living Well Over Time to fulfillment. These planning principles were identified in Section 3 of the CP and are the principles used to develop and ultimately implement the vision for Eastmark. These principles were intended to guide the planning effort and help create a community that can evolve, grow and change over time.

1. Coordinated Connections

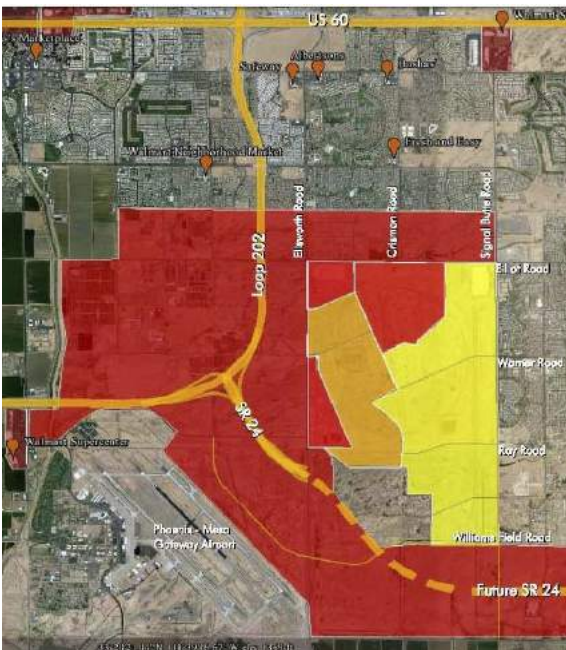
The concept of coordinated connections is intended to extend the impact of the development of the property beyond the boundaries of Eastmark. The majority of the DU will be housing and it has been sited to:

- take advantage of regional freeway access and the Phoenix-Mesa Gateway Airport for travel,
- provide long-term protection for the existing airport
- take advantage of the proximity of adjacent residential neighborhoods within Eastmark.

Freeway access connections from US60, Loop 202 and the future Arizona State Route 24 Freeway make this an ideal site for executives and active adults looking to avail themselves of all that the Valley has to offer, close proximity without the burden of being adjacent to the freeways make this an ideal setting for these neighborhoods.

Given the importance of the Phoenix-Mesa Gateway Airport to the region, protecting its viability and encouraging its growth is important part of the Eastmark vision. The potential existence of the aircraft over flights further north encourages residential uses such as these to be located in this portion of the community. This placement helps to ensure the sustainability of the airport by providing convenient access for business travelers in the portion of the site considered least sensitive by the airport. These residential uses also support adjacent and close by commercial and employment uses in proximity to the airport where residential use is limited. The Land Use Budget in the CP, contemplates this placement of residential uses and does not require Non-Residential square footage in this area of Eastmark (**see Exhibit 1.5 – Major Residential and Commercial Zones**).

Exhibit 1.5 – Major Residential and Commercial Zones



- Commercial / Employment Areas (designated to protect airport operations)
- Eastmark DU's Requiring a Minimum of 1,875,000 Non-residential GFA
- Eastmark DU's Requiring a Minimum of 50,000 Non-residential GFA
- DU's Without a Non-residential Minimum Requirement

The fabric of the DU has been carefully structured to provide connections while maintaining privacy, security and exclusivity:

- via Eastmark Parkway north to the Eastmark Great Park
- to future commercial centers within Eastmark (DU4),
- to future commercial centers off property to the south near the intersection of Signal Butte and Williams Field Roads
- to engage the future adjacent neighborhoods east of Signal Butte, providing them walking and biking connections via Eastmark Parkway to the Eastmark Great Park
- (See Exhibit 5.1 - Pedestrian Corridors)

While landscape west of Signal Butte will likely include some type of fencing to keep those exploring the linear arroyo safe from the traffic on the arterial street, crossings will be likely at the intersections of Ray Road, Eastmark Parkway and Williams Field Road. Connections along Ray Road and Williams Field Road will be limited. Along Ray Road, the existence of the arterial roadway and the floodway south of Ray create a physical barrier to connections. Along Williams Field Road, connections will be limited to locations pedestrians can safely cross the roadway and the limited access across the linear arroyo (storm water channel) north of the road.

Within DU 8/9, the neighborhoods are designed to focus around the two private Amenity Centers. The Amenity Centers are visually connected to the Eastmark Great Park via open space along Eastmark Parkway and provide the southern most destinations in the park system. As such, the Amenity Centers provide natural gathering points for any future potential neighborhood shuttles that would connect the diverse uses of the Eastmark Great Park with commercial centers south of Eastmark, commercial centers along Ellsworth Road, the airport and the ASU polytechnic campus.

2. Framework to Evolve

A unique and important aspect of the Eastmark CP is its emphasis on flexibility and the framework to evolve and change. While the largely residential uses of DU 8/9 are not likely to evolve much (if any) over time, their presence in Eastmark provides flexibility for other uses and may encourage their evolution. These two diverse enclaves both in close proximity to the knowledge worker neighborhoods of DU7 and the social amenities of the Eastmark Great Park attract and provide a diverse pool of talent within Eastmark. This is particularly attractive for companies and organizations that thrive on diversity. This diversity also allows new companies to form out of unique relationships created when these demographic groups come together.

Unlike the residential neighborhoods that make up the majority of DU 8/9 the Amenity Centers may evolve noticeably over time. Their direction will be shaped primarily by their membership, and a framework is established by this DUP to allow the Amenity Centers to incorporate many retail/commercial uses over time. Uses may include elements such as (but not limited to) coffee stand or shop, lunch cart, café, physical therapy, dance classes, hair and nail salon services, concierge services, spa services, personal trainer, etc. These uses may be tenants or offer on-site services for a fee. They may be located in permanent structures, on-site offices, carts in the grounds, or as seasonal installations. The uses may even include partnerships with the Amenity Centers that may include preferential use of the grounds or facilities, or drop off locations for remote services. These uses may be open to the general public or limited to the membership, as desired and decided by the membership.

The CP also created a framework for the “plan” to evolve from its original conception in response to opportunities that present themselves as the community develops. To accommodate such uses, a majority of the non-residential uses in this area of Eastmark were transferred to DU6n to accommodate employment uses who preferred that location. That similar flexible framework allows this DUP to set the alignment of Eastmark Parkway through DU 8/9 to connect to Signal Butte approximately 660’ south of Galveston Road. This alignment of Eastmark Parkway strengthens viability of the future commercial centers at Signal Butte and Williams Field Road while the alignment of Inspirian Parkway/Crismon Road

potentially supports uses at the intersection with Williams Field Road. The alignment of Eastmark Parkway continues to provide a strong connection between the private Amenity Centers at the core of these enclaves and the many social, cultural and educational centers gathered about the Eastmark Great Park to the north. This framework is set to strengthen these cores and focus activity and growth in these areas.

3. Living Well Over Time

This planning principle embodies several notions including the creation of urban centers, urban villages, great streets, open space and sustainability. While DU 8/9 will not include urban centers or urban villages, its residents will make these elements elsewhere in Eastmark more economically viable. Great Streets and the open space network anchored by Amenity Centers will be major components within DU 8/9 to ensure these enclaves will live well over time. They provide the backbone, a framework, that emphasizes and reinforces the importance of physical elements to support the social elements of the community.

a. Great Streets

The layout of the DU is designed to encourage the infusion of a multi-modal transportation system. Eastmark Parkway as the backbone of the system is designed to include bike lanes and a parallel multi-use path connecting the Amenity Centers of the enclaves to the core of the Eastmark Great Park. The two Amenity Centers also serve as hubs for any future potential neighborhood shuttle service.

b. Open Space

Active Adult Enclave

- designed as homes in a park-like setting
- without individual yard privacy walls
- landscape as the connective element between the homes
- walking/strolling as the major social recreational activity
- an intricate system of pedestrian corridors connected to shaded neighborhood streets
- Amenity Center with extensive grounds for social and recreational activities



Executive Enclave

- designed as homes in a broken grove setting
- pedestrian corridors and shaded neighborhood streets to provide walking and biking routes to the Amenity Center and Eastmark Great Park
- Amenity Center with extensive grounds for social and recreational activities

c. Sustainability

Sustainability has been part of the planning and execution of DU 8/9 from the beginning.

- existing test track in the DU 8/9 area is being recycled for re-use
- residential areas in proximity to regional employment within Eastmark and the Gateway region
- providing executive homes early in the life of the community will attract employers to the area
- dramatically reduce the daily commute for employees and the related air pollution
- use of energy efficient building techniques by the various homebuilders (EFL rating system, low energy use appliances, solar options)

- collection of rainwater to supplement the landscape irrigation
- thoughtful use of water and the choice of landscape materials to create a vibrant and resilient habitat
- In the gated Executive Enclave the neighborhood streets will be narrower than the typical pavement section for two-way streets with parking on both sides reducing the total amount of impervious surface
- use of street trees throughout the Enclaves, reducing the associated heat island effect while increasing the visual appeal of the great neighborhood streets

D. Eastmark Design Theme

The design theme for Eastmark is based on the notion of integrated multi-use development that promotes the best aspects of community living. DU 8/9 provides important elements of that overall mix. As described in the CP proposed land uses will be thoughtfully organized to provide separation where needed in areas such as the exclusive residential enclaves of this DU.

Neighborhood Design will include:

- pedestrian friendly environments that will allow residents and visitors the opportunity to enjoy short walks
- compact pedestrian friendly neighborhoods with safe, attractive sidewalks that will provide an enjoyable environment.
- the tree-lined drives lined by simple, quality front facades
- very limited use of dead-end cul-de-sacs
- a trail network through the Active Adult Enclave that will link the individual neighborhoods to the Amenity Center and provide an enjoyable strolling experience
- a broken grove of trees will give form to the open space throughout the Executive Enclave

Amenity Center design will include an iconic club with extensive park-like grounds.

Eastmark Parkway, its adjacent open space and multi-use path will:

- be used to connect the neighborhoods to the Eastmark Great Park and its cultural, social, civic and educational uses
- be designed to encourage walking and biking

Both enclaves are buffered on the north, east and south sides by storm water channels and power line corridors, these isolated enclaves will relate to the Sonoran Desert through the linear arroyo character of these enhanced buffering edge conditions



E. Community Facilities

The central neighborhoods of DU 8/9 will include two social and recreational Amenity Centers. These Amenity Centers are the likely setting for community gatherings in each of the two enclaves. These places will be visually connected to the Eastmark Great Park via open spaces along Eastmark Parkway, and anchor the south end of the park experience. In the Executive Enclave the Amenity Center will likely include spa components in addition to the social and recreational elements to insure its appeal to executive homeowners. It is anticipated that the Active Adult Enclave of DU 8/9 will include a trail network that links the neighborhoods to the Amenity Center and the Eastmark Great Park to the north. The Amenity Centers may incorporate many retail/commercial uses over time if desired by their memberships. Uses may include elements such as (but not limited to) coffee stand or shop, lunch cart, café, physical therapy, dance classes, hair and nail salon services, concierge services, spa services, personal trainer, etc. These uses may take on various forms and be tenants, offer on-site services for a fee, be partnerships with the Amenity Centers, preferential use of the grounds or facilities, or drop off locations for remote services. They may be located in permanent structures, on-site offices, carts in the grounds, or as seasonal installations. These uses may be open to the general public or limited to use by their membership, as desired and decided by their membership.



F. Airport Compatibility

Of primary importance to the vision of Eastmark was its proximity to the Airport and providing development that is compatible with its on-going operations. DU 8/9 is entirely south of the areas of special attention and sensitivity for airport compatible uses in the northern most part of Eastmark. The uses and character described in this DUP for DU 8/9 are intended to be compatible with the airport.



G. Neighborhood Compatibility

Section 4.4 B. of the CP outlines the commitments made to ensure such compatibility with the existing neighbors. Within DU 8/9 many measures have been undertaken to make sure new uses are compatibly added. By providing key access points to the neighborhoods to the east and by using Old Arizona and Linear Arroyo landscapes along the perimeter roadways, a smooth transition is created within DU 8/9 to the future single-family developments across Signal Butte Road. DU 8/9 will be almost exclusively residential neighborhoods, and as such:



- buildings will be limited to 40' in height within 150' of the eastern property boundary of Eastmark
- the proposed power line corridor and proposed drainage channel will insure that all buildings are setback at least 40' from Signal Butte Road
- uses other than single-family residences within 300' of the eastern boundary will require site plan review



Section 2 Economic Development Statement

In keeping with the original vision for Eastmark to become a Center of Regional Importance, DU 8/9 is intended to provide housing opportunities for executives to attract them and their companies to the area and for active adults to maintain a powerful volunteer core. Specifically, the focus is to create a lifestyle that can attract executives and sustain the exclusive lifestyle necessary to attract their high-tech businesses and when they retire to keep them in the community as corporate coaches and a robust volunteer corp. Developing intimate neighborhoods that have at their core an Amenity Center with spa and recreational elements that facilitate a social network will form a tight, resilient community fabric. This fabric is held together in the central neighborhoods of the Executive Enclave in DU 8/9 by great tree lined streets and by the green belt open space in the Active Adult Enclave. These streets are designed not only for the utilitarian use of moving traffic and refuge pick up, but also to encourage neighbors to get out and walk in their shade. By providing destinations, way points and a comfortable walking environment, residents are routinely called to be themselves a part of the community fabric. Activities as simple as walking to the Amenity Center at the core of the enclave in the evening to socialize and play with the kids become an opportunity to engage with other executives or active adults. It is this exclusive club lifestyle and constant opportunity for interaction that attracts the executives and active adults the region needs to compete globally against places like the Pacific Northwest, the Northeast and the Bay area for the major employers.



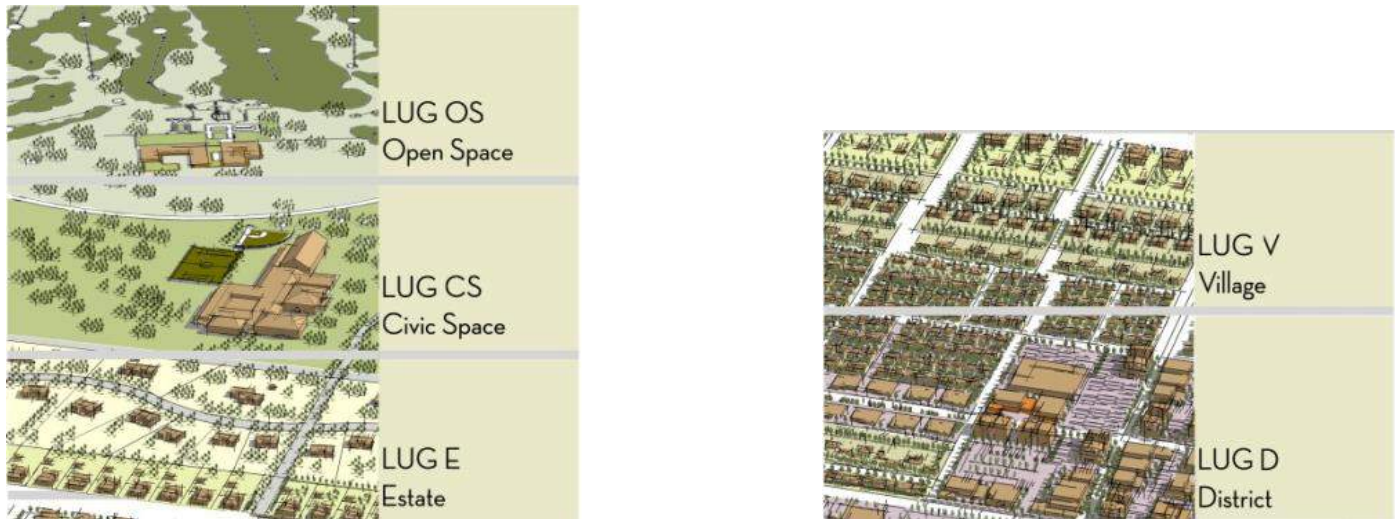
2.1 Estimated Economic Development Impact

In addition to creating a community to attract executives and active adults, during the construction period, an estimated 500 to 700 jobs will be created. Once the neighborhoods of the two enclaves are completed, DU 8/9 may support as many as 90 jobs in Eastmark. These jobs will primarily be in the service and support industries, as has been anticipated in this part of the community. The jobs will likely include secondary education teachers, religious staff, community coordinators, landscape maintenance, health and wellness, and food service jobs. The active adults and executives will also have a high propensity to use the services of the adjacent regional airport – traveling for their careers or leisure travel as the approach retirement. Housing for executives is not prominent in this part of the region, but is necessary to attract new employment to the area. This housing will be an integral part of attracting new employers. Housing for active adults will help to insure that seasoned professional stay in the community. It is these individuals working from home or coaching young companies that are often required to grow new industries. This housing will encourage this educated and experienced group to remain in the community.



Section 3 DU Land Use Plan

The Land Use for DU 8/9 is dominated by residential neighborhoods. There will be two enclaves of these neighborhoods in an open landscape. Each of these two enclaves will be anchored by an Amenity Center that is connected to the Eastmark Great Park via an open space, pedestrian corridor along Eastmark Parkway. These predominantly residential neighborhoods may include single family homes in both detached and attached forms in addition to the Amenity Centers. Except for the Amenity Centers and attached single family homes, the buildings will be mostly smaller scale (home sized) structures. The land use plan and building forms will be similar to the character described in the CP's LUG V – Village, LUG CS – Civic, LUG OS – Open Space, LUG E – Estate, and LUG D – District.



3.1 Street Types (Urban Form not Transportation)

Street Types as described in Section 10.7 – Street Types of the CP, are not road classifications or cross sections, but rather a planning urban form designation. In DU 8/9, the street types for public roadways will generally be as shown on **Exhibit 3.1 – Street Types**. Arterial Street Types surround DU 8/9 and Secondary Types provide access to the two Enclaves via Eastmark Parkway and a loop through the Active Adult Enclave. Primary Street Types with homes fronting and Secondary Types with homes siding make up the framework of neighborhood streets throughout the Enclaves. Service Street Types will be limited in DU 8/9 to private streets or alleys if present.

A. Arterial Types

This street type is characterized by very high volume vehicular traffic streets with little pedestrian activity moving along the length of the street. In many ways these roadways surrounding the property isolate the two enclaves from surrounding developments. Buildings are typically setback from or walled off from these roadways and do not engage them in DU 8/9.

- Ray Road on the north
- Signal Butte Road on the east
- Williams Field Road on the south
- “Spine West”/Inspirian Parkway when it leaves Eastmark and becomes the Crismon Road alignment to the West

B. Primary Types

Primary Street Types within in DU 8/9 are intended to be well used pedestrian and vehicular routes with homes and buildings facing the street. Retail pedestrian circulation is not required and homes/buildings may face the street on one side of the street only. Front doors, front walks, and driveways usually engage the street from each home/building. Streets are typically lined with street trees on regular intervals to hold the visual form of the street. These street types are typically only found within neighborhoods in DU 8/9 and are connected to each other by Secondary Street Types. The narrow width of these streets along with the high interaction with adjacent homes/buildings encourage slower traffic and to create connected routes for cars, bikes and pedestrians within DU 8/9.

Active Adult Enclave

- public streets with right-of-way consistent with the CP

Executive Enclave

- private streets
- vehicular gated access
- two-way private streets with parking on both sides will be narrowed to thirty-two (32) feet back of curb to back of curb. This narrower street section will provide an exclusive streetscape for luxury homes.

C. Secondary Types

Inspirian Parkway (aka “Spine West”) on the west and Eastmark Parkway (aka “Spine East”) through the middle of the DU dividing the two enclaves

- Two-Way Four Lane District Streets
- varying pedestrian activity.
- Adjacent uses may engage these streets, but this may not be possible with most residential uses.

Loop drive through the Active Adult Enclave

- accessed from Eastmark Parkway

- may have a cross section that varies from a divided roadway with raised median at the intersections with Eastmark Parkway to a very narrow drive near the Amenity Center at the core of the Enclave.

Internal neighborhood streets

- incorporated to connect the Primary types between blocks and at the ends of blocks
- provide access (entry drives) from Eastmark Parkway and a loop drive through the Active Adult Enclave into the individual neighborhoods
- entry streets will generally not have uses fronting them and often will take on the form of a narrow, landscaped throat into the neighborhood

D. Service Types

This street type is limited to private streets or alleys. These streets, alleys or drive aisles when present will likely have little to no pedestrian traffic or sidewalks. These types may have walled service yards or trash enclosures fronting the street. The Amenity Center at the heart of each Enclave may include service type streets as described in the CP to accommodate parking and back of house functions.

Exhibit 3.1 – Street Types



- Arterial
- Primary
- Secondary
- Service

Notes: Internal Streets may be a mix of Primary, Secondary and Service Types and are shown here conceptually. Internal streets shown are not required and additional streets may be provided.

The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes and locations may differ from those shown.




3.2 LUG Locations

Consistent with the Land use budget in the CP, DU 8/9 shall be comprised of the following Land Use Groups (LUGs) – Open Space (OS), Civic Space (CS), Estate (E), Village (V), and District (D) consistent with the Eastmark CP. LUGs V, CS and OS will be the predominate LUGs within DU 8/9.

A. LUG V – Village

Within DU 8/9, LUG V – Village may be applied anywhere as shown on **Exhibit 3.3 – LUG V – Village**. LUG V shall not be applied to the Amenity Centers, but may be applied over adjacent uses.

Exhibit 3.2 – LUG V – Village Summary

LUG V – Village		
	General Character***	Consistent with CP
	Typical Uses**	Consistent with CP
	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*	Consistent with CP
	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 behind the minimum Building Setback area.***** (i.e. community or privacy yard walls)
	Building Setbacks – Rear/Side*	Consistent with CP*****
	Building Setbacks – Service Lane*	Consistent with CP*****
	Block Character	Consistent with CP Two-way streets may be used around parks and plazas to accommodate fire concerns.
	Circulation Character	Consistent with CP The urban fabric may be extended with visual and pedestrian connections, and not always with through vehicular streets.
	Service Areas	Consistent with CP
Landscape Character	Consistent with CP. 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.	
Lighting Character****	Consistent with CP	
Signage Character	Consistent with CP	

* 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

*** Refer to Section 4.4 – Airport and Neighborhood Compatibility Provisions for additional regulations for this LUG of the CP

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

*****See Exhibit 3.12 - Wall Placement

Exhibit 3.3 - LUG V - Village



Notes:
LUG V allowed anywhere in DU 8/9
LUG V is not required to be a major component of DU 8/9

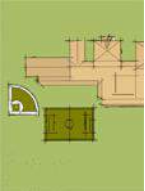
The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes and locations may differ from those shown.



B. LUG CS – Civic Space

Within DU7, LUG CS – Civic Space may be applied anywhere as shown on **Exhibit 3.5 – LUG CS – Civic Space**. LUG CS is not required to be a major component of DU7.

Exhibit 3.4 – LUG CS – Civic Space Summary

LUG CS – Civic Space	
	<p>General Character</p> <p>The General Character within the LUG CS areas of DU 8/9 shall be consistent with the character described in the CP. 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 DU 8/9 it is anticipated that large areas of LUG CS may have a LUG OS aesthetic including open fields and wilderness areas that might evolve to include additional civic structures over time.</p>
	<p>Typical Uses**</p> <p>Typical Uses within LUG CS areas of DU 8/9 shall be consistent with those outlined in the CP, particularly civic uses and service and maintenance buildings and other such uses.</p>
	<p>Typical Building Height*</p> <p>Consistent with CP</p>
	<p>Maximum Building Height*</p> <p>Consistent with CP, limited to 40' within 150' of Signal Butte Road</p>
	<p>Minimum Lot/Parcel Size*</p> <p>Consistent with CP</p>
	<p>Maximum Residential Density*</p> <p>Consistent with CP</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 behind 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>Consistent with CP. 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
 **** See Exhibit 3.12 - Wall Placement

Exhibit 3.5 – LUG CS – Civic Space



Notes:
LUG CS allowed anywhere in DU 8/9
LUG CS may include support and utility uses
LUG CS is not required to be a major component of DU 8/9


The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes and locations may differ from those shown.



C. LUG OS – Open Space

Within DU 8/9, LUG OS may be applied anywhere as shown on **Exhibit 3.7 – LUG OS – Open Space**. LUG OS is not required to be a major component of DU 8/9.

Exhibit 3.6 – LUG OS – Open Space Summary

LUG OS – Open Space		
	General Character	Consistent with CP
	Typical Uses**	Consistent with CP, no golf course anticipated as part of DU 8/9
	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*	Consistent with CP
	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 behind 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	Consistent with CP Street forms may complement or take on the forms of adjacent LUGs especially when small LUG OS areas are surrounded other LUGs.
	Service Areas	Consistent with CP
	Landscape Character	Consistent with CP 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.
Lighting Character***	Consistent with CP	
Signage Character	Consistent with CP	

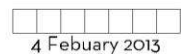
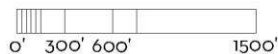
* For details refer to Exhibit 7.32 - Land Use Group General Development Standards of the CP
 ** For details refer to Section 7.16 - Permitted Uses of the CP
 *** For details Refer to Section - 10.5 Public Street Lighting Standards and Section 15 of the CP
 **** See Exhibit 3.12 - Wall Placement

Exhibit 3.7 - LUG OS - Open Space



Notes:
LUG OS allowed anywhere in DU 8/9
LUG OS is not required to be a major component of DU 8/9


The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes and locations may differ from those shown.



D. LUG E – Estate

Within DU 8/9, LUG E may be applied anywhere within the area shown on **Exhibit 3.9 – LUG E – Estate**. Consistent with the CP, LUG E may not be applied to more than fifty percent of the original DU9 area. LUG E is not required in DU 8/9.

Exhibit 3.8 – LUG E – Estate Summary

LUG E – Estate		
	General Character***	Consistent with CP
	Typical Uses**	Consistent with CP
	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*	Consistent with CP
	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 behind the minimum Building Setback area.***** (i.e. community or privacy yard walls)
	Building Setbacks – Rear/Side*	Consistent with CP *****
	Building Setbacks – Service Lane*	Consistent with CP *****
	Block Character	Consistent with CP
	Circulation Character	Consistent with CP The urban fabric may be extended with visual and pedestrian connections, and not always with through vehicular streets.
	Service Areas	Consistent with CP
	Landscape Character	Consistent with CP. 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.
Lighting Character****	Consistent with CP	
Signage Character	Consistent with CP	

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

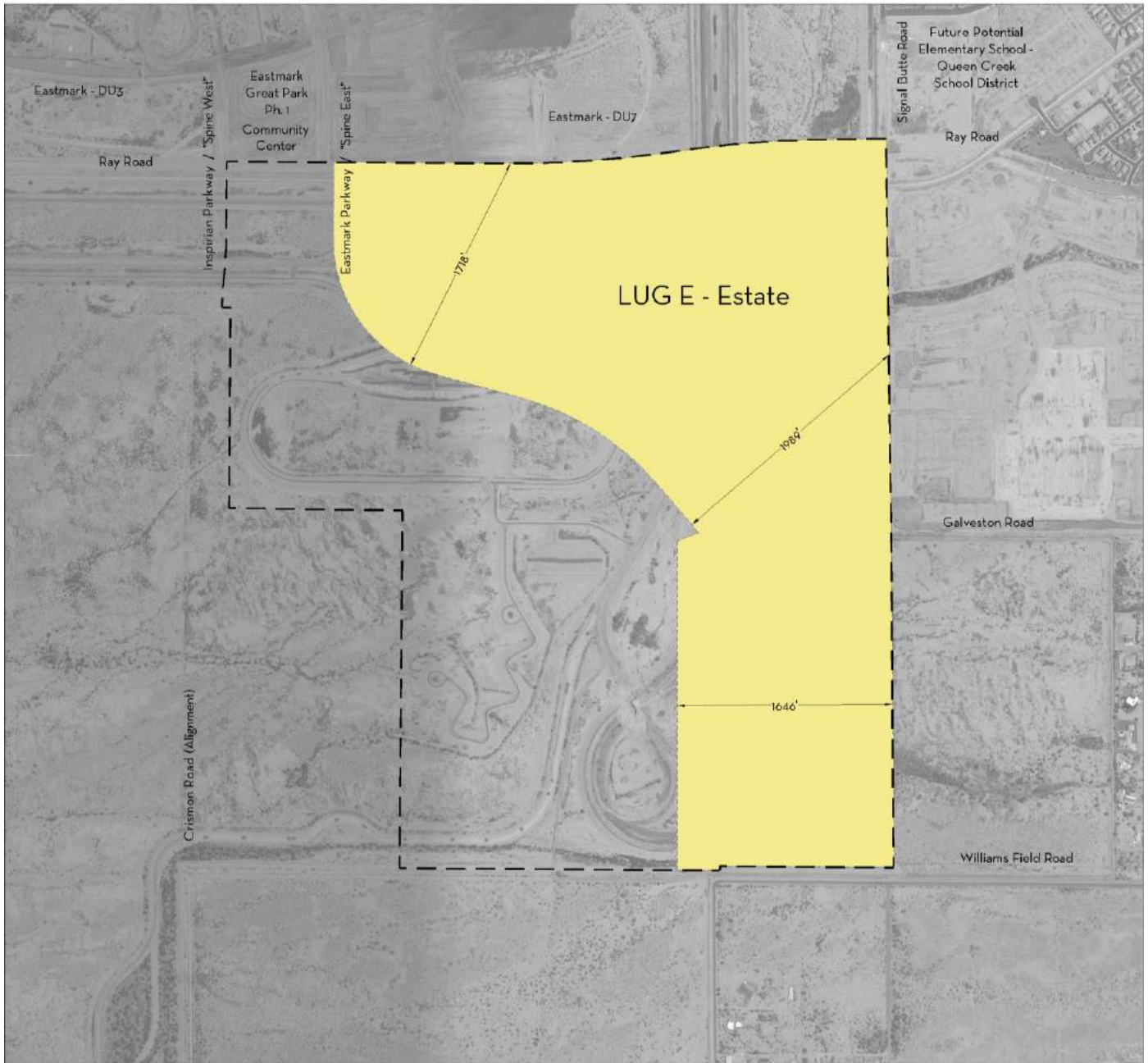
** For details refer to Section 7.16 - Permitted Uses of the CP

*** Refer to Section 4.4 – Airport and Neighborhood Compatibility Provisions for additional regulations for this LUG of the CP

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

***** See Exhibit 3.12 - Wall Placement

Exhibit 3.9 – LUG E – Estate



Notes:
Maximum area of LUG E in DU 8/9 shall be limited to 451 acres.


The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes and locations may differ from those shown.



E. LUG D – District

Within DU 8/9, LUG D may be applied anywhere as shown on **Exhibit 3.11 – LUG D – District**. LUG D is not required in DU 8/9.

Exhibit 3.10 – LUG D – District Summary

LUG D – District		
	General Character***	Consistent with CP
	Typical Uses**	Consistent with CP
	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*	Consistent with CP
	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.***** (i.e. community or privacy yard walls)
	Building Setbacks – Rear/Side*	Consistent with CP *****
	Building Setbacks – Service Lane*	Consistent with CP *****
	Block Character	Consistent with CP Two-way streets may be used around parks and plazas to accommodate fire concerns.
	Circulation Character	Consistent with CP The urban fabric may be extended with visual and pedestrian connections, and not always with through vehicular streets.
	Service Areas	Consistent with CP
	Landscape Character	Consistent with CP. 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.
Lighting Character****	Consistent with CP	
Signage Character	Consistent with CP	

* 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

*** Refer to Section 4.4 – Airport and Neighborhood Compatibility Provisions for additional regulations for this LUG of the CP

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

***** See Exhibit 3.12 - Wall Placement

Exhibit 3.11 - LUG D - District



Notes:

The maximum area of LUG D is not limited in DU 8/9

The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes and locations may differ from those shown.

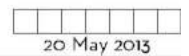
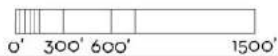


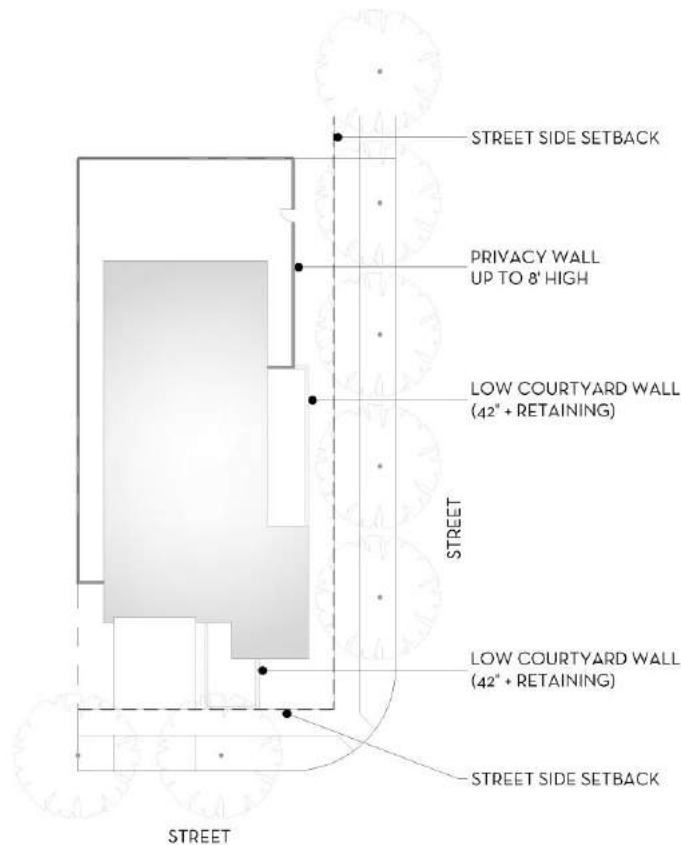
Exhibit 3.12 – Wall Placement

As a result of minor conflicts between Section 17.7 – Height of Fences and Other Structures, Section 18 – Definition of Terms for “Yard” and the intended location of privacy and courtyard walls this exhibit is provided to clarify the requirements.

In DU 8/9 Street 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 Section 17.7 – Height of Fences and Other Structures, the front yard shall be defined as the first condition outlined in the CP’s Section 18 - Definition of Terms for “Yard,” “The physical void created by setbacks.” Privacy walls in excess of forty-two (42) inches tall are permitted between the ROW and the façade of the primary building provided they are outside of the Street Setback.

Fencing enclosing a private yard (but not within the Street Setbacks) shall generally be limited to eight (8) feet height; 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 (8) feet in height to provide privacy and security to the internal portions of the DU



3.3 Major Roadways

See Section 4 of this DUP

3.4 Community Facilities

DU 8/9 will provide Eastmark with two distinct residential enclaves separated by Eastmark Parkway. As such, the major community facilities in DU 8/9 will be two Amenity Centers, one at the core of each Enclave (see section 5.2 – Common Areas). An open space, pedestrian corridor and multi-use path along the south side of Eastmark Parkway will connect the Amenity Centers to the Eastmark Great Park north of Ray Road. A network of pedestrian paths and trails through each enclave together with curb separated sidewalks will link individual homes/building to each Enclave’s Amenity Center. In the Active Adult Enclave this network will also itself be a major community facility as it is one of the most desired activities for these residents. DU 8/9’s trail facilities will also include a portion of the potential regional trail along the storm water channels west of Signal Butte Road and north of Williams Field Road. (See Exhibit 4.1 – Pedestrian Corridors)



DU 8/9 DUP

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