



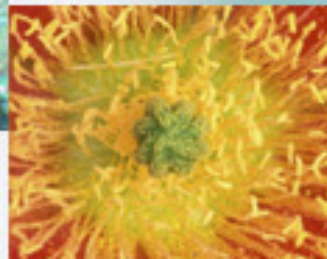
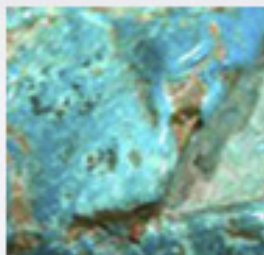
**EASTMARK™**

The heart & hub of the East Valley.

## **Development Units 8/9 Development Unit Plan**

13 June 2013

**TerraWest**  
COMMUNITIES



Owner:

EM 646, LLC  
TerraWest Communities  
2222 West Pinnacle Peak Road  
Suite 160  
Phoenix AZ 85027  
602.374.2777  
[www.terrawestaz.com](http://www.terrawestaz.com)

Master Developer:

DMB Mesa Proving Grounds LLC  
7600 East Doubletree Ranch Road  
Suite 300  
Scottsdale AZ 85258  
480.367.7000  
[www.eastmark.com](http://www.eastmark.com)

Espiritu Loci Incorporated  
6625 N Scottsdale Road  
Antibes Building Suite E  
Scottsdale AZ 85250  
480.481.9100  
[www.espirituloci.com](http://www.espirituloci.com)

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## 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.

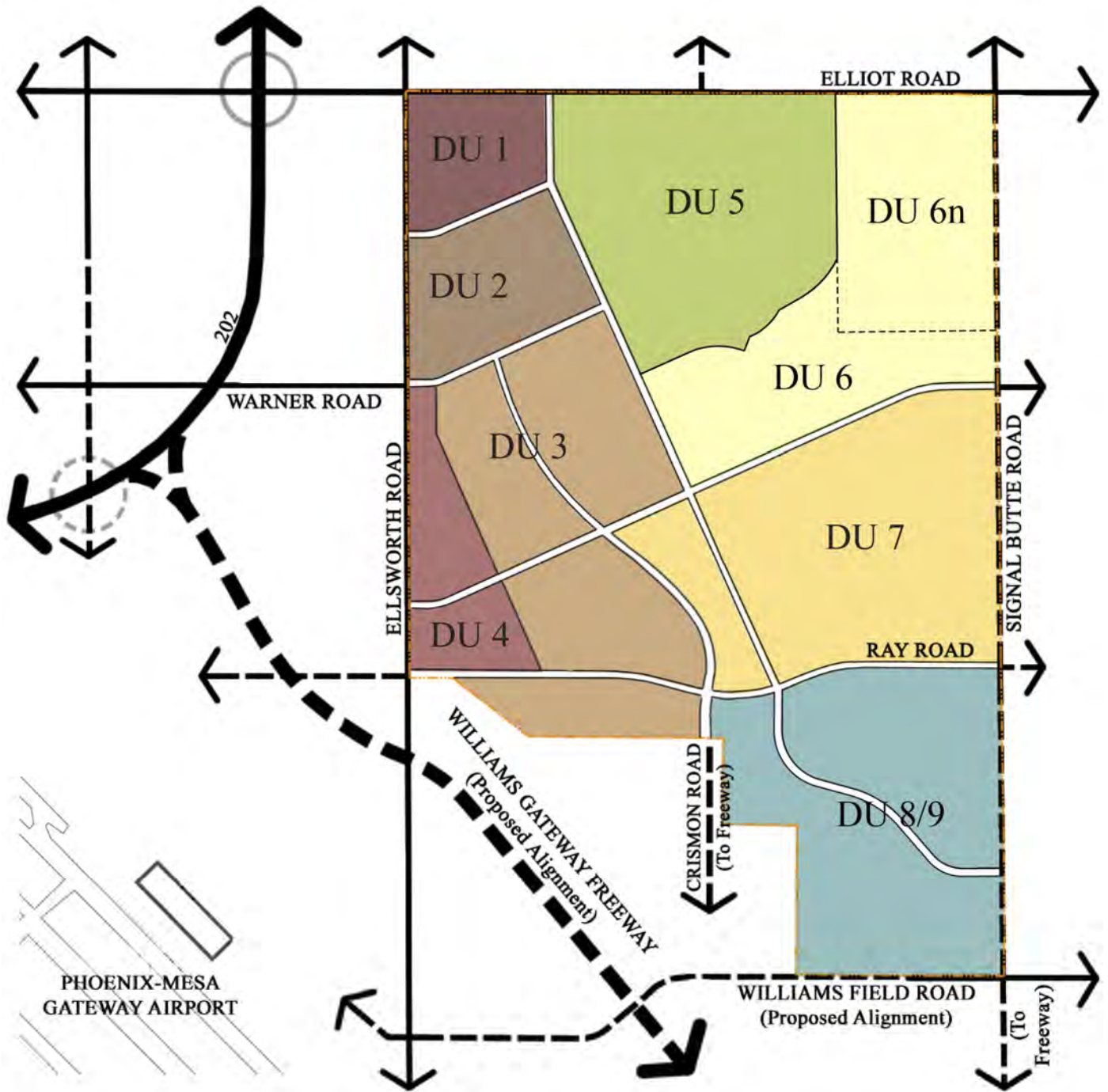
DU 8&9 will be planned as a cohesive development and will have a similar character. Rather than retain the artificial boundary between these two DUs, this DUP will address both as a single combined DU.



**Exhibit 1.1 - Location Map**



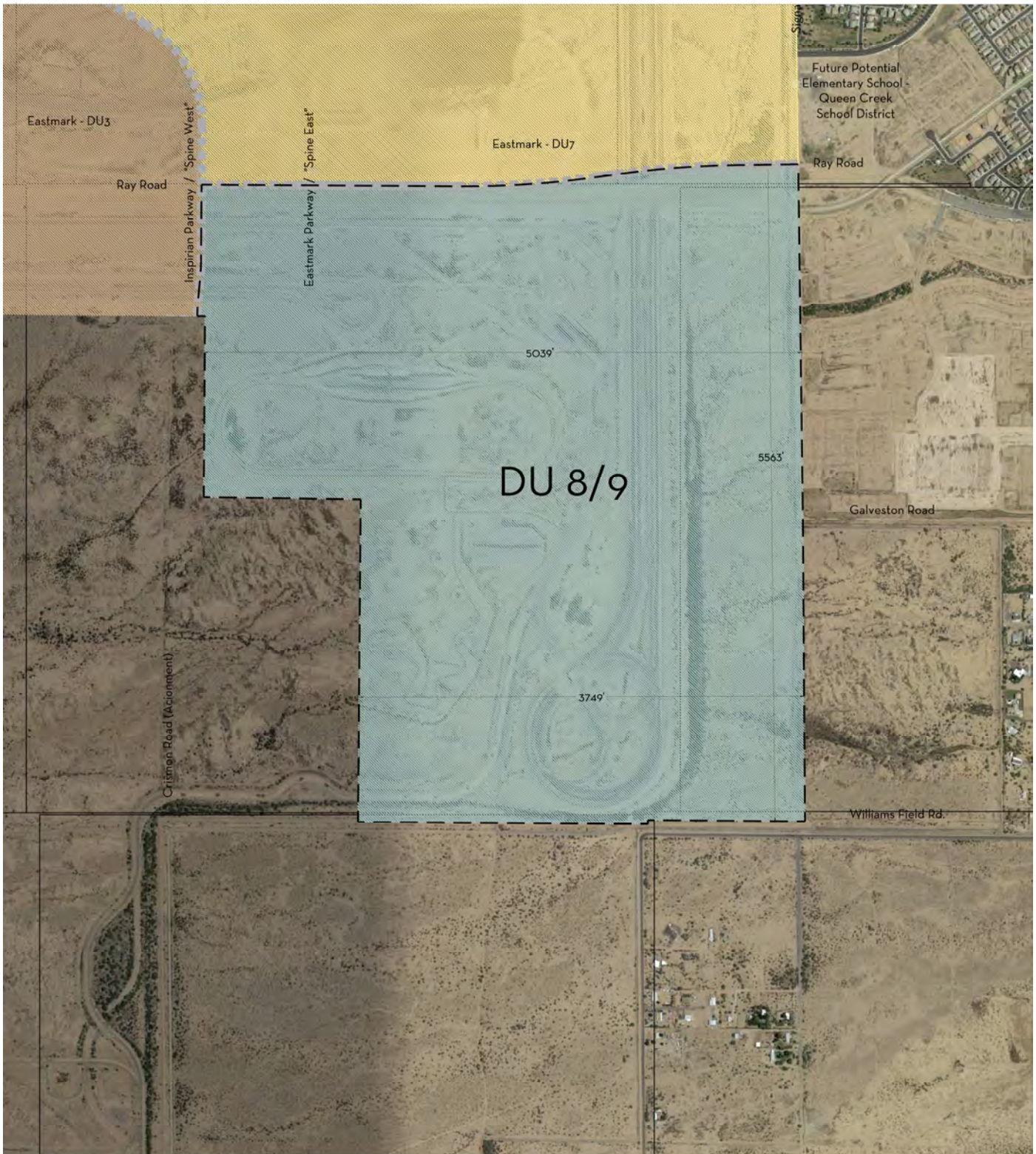
Exhibit 1.2 - Development Unit Map





# 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.

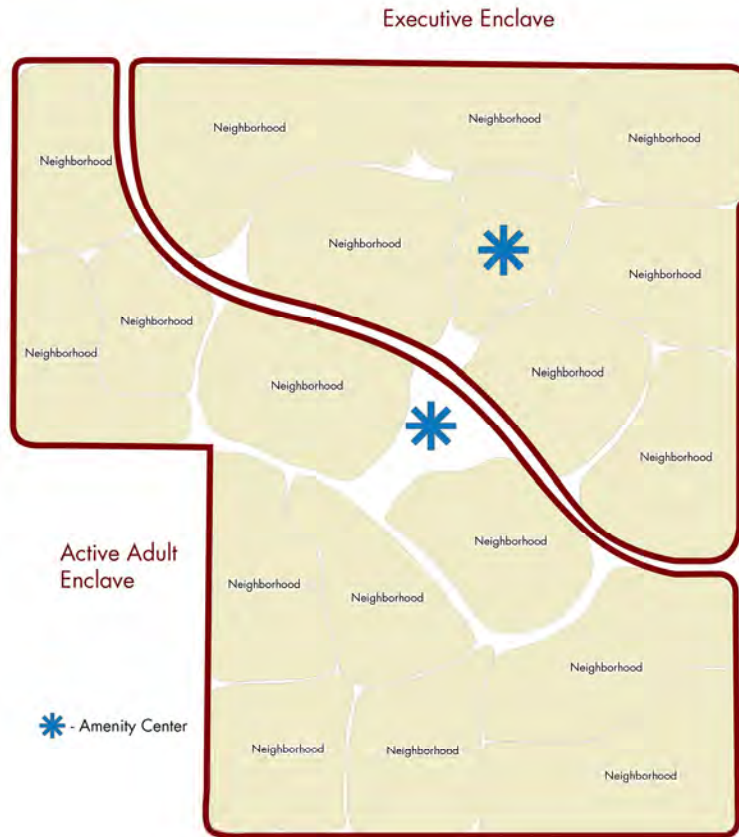


#### B. Active Adult Enclave

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 21<sup>st</sup> 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 tree-lined 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

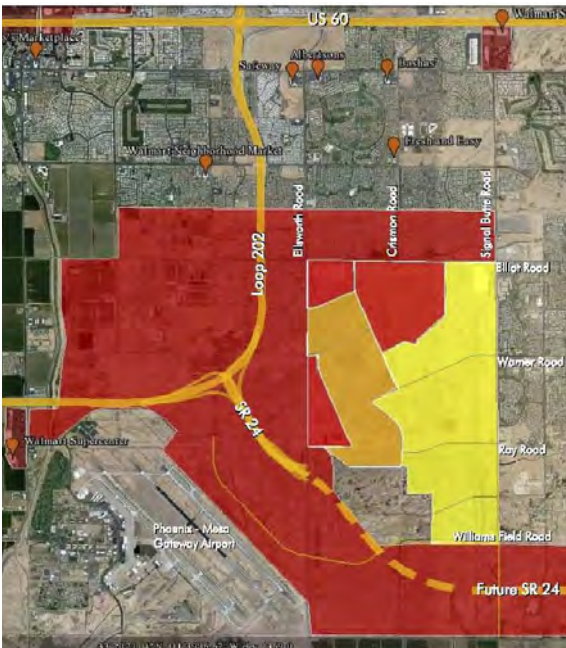
The concept of coordinated connections is intended to extend the impact of the development of the property beyond the boundaries of Eastmark. The majority of the DU will be housing and it has been sited to:

- 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.



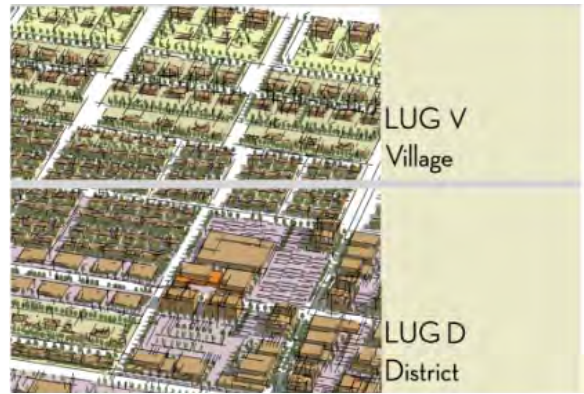
## 2.1 Estimated Economic Development Impact

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.

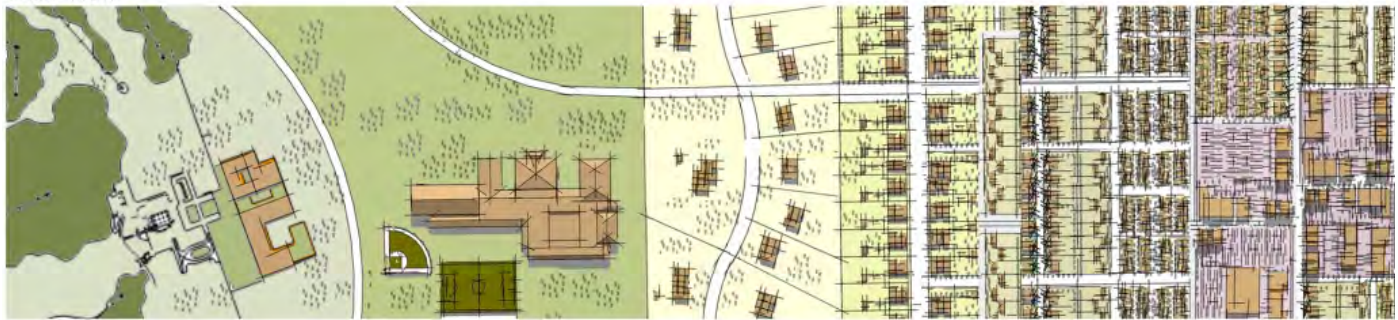


### Section 3 DU Land Use Plan

The Land Use for DU 8/9 is dominated by residential neighborhoods. There will be two enclaves of these neighborhoods. One will be an exclusive, gated Executive Enclave and the other will be a private Active Adult Enclave of 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.



Plan View



### 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**

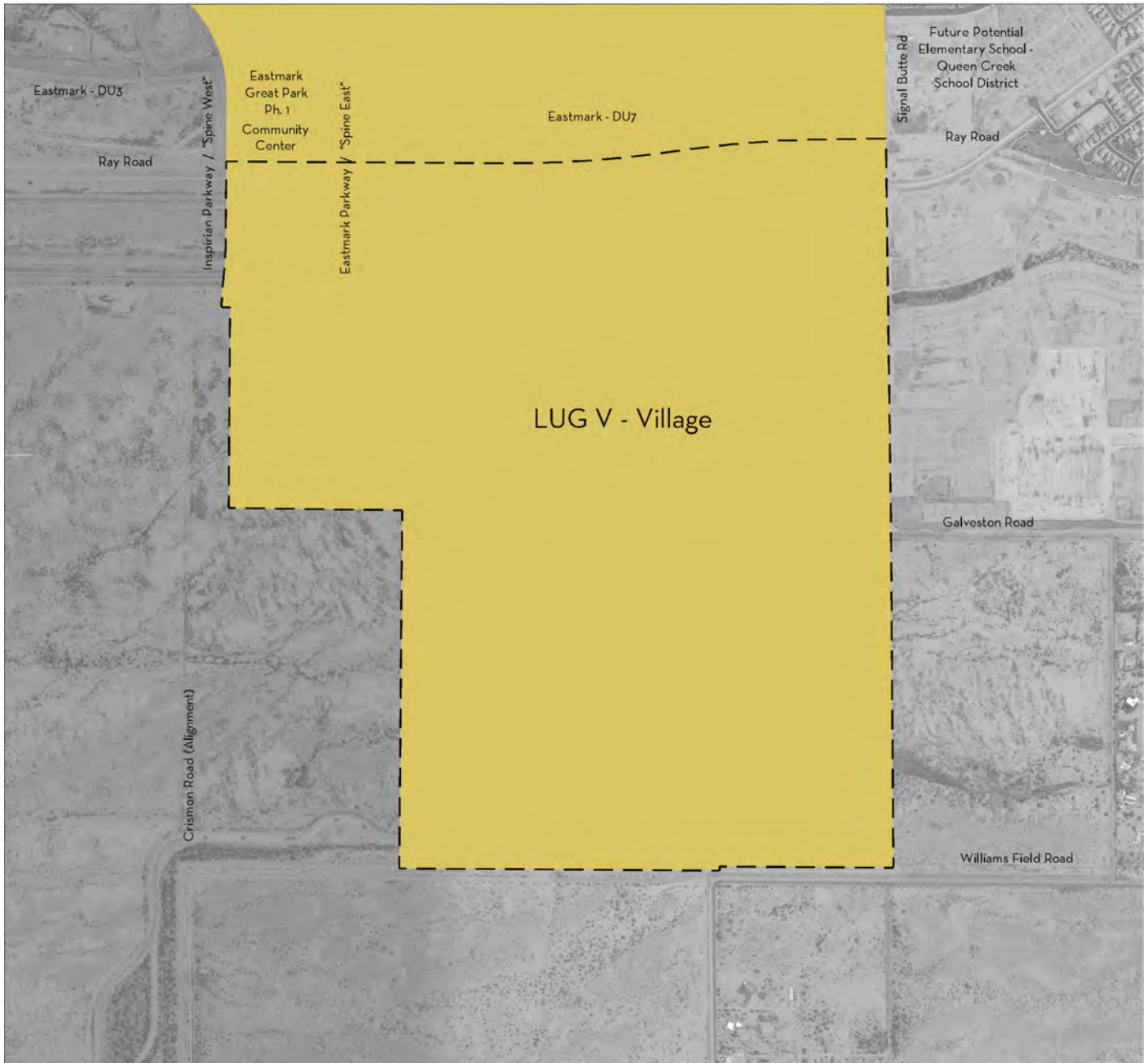
Within DU 8/9, LUG V – Village may be applied anywhere as shown on **Exhibit 3.3 – LUG V – Village**. LUG V shall not be applied to the Amenity Centers, but may be applied over adjacent uses.

**Exhibit 3.2 – LUG V – Village Summary**

<b>LUG V – Village</b>		
	<b>General Character***</b>	Consistent with CP
	<b>Typical Uses**</b>	Consistent with CP
	<b>Typical Building Height*</b>	Consistent with CP
	<b>Maximum Building Height*</b>	Consistent with CP, limited to 40' within 150' of Signal Butte Road
	<b>Minimum Lot/Parcel Size*</b>	Consistent with CP
	<b>Maximum Residential Density*</b>	Consistent with CP
	<b>Floor Area Ratio (FAR) Range*</b>	Consistent with CP
	<b>Minimum Lot/Parcel Width/Depth*</b>	Consistent with CP
	<b>Building Setbacks – Street*</b>	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)
	<b>Building Setbacks – Rear/Side*</b>	Consistent with CP*****
	<b>Building Setbacks – Service Lane*</b>	Consistent with CP*****
	<b>Block Character</b>	Consistent with CP Two-way streets may be used around parks and plazas to accommodate fire concerns.
	<b>Circulation Character</b>	Consistent with CP The urban fabric may be extended with visual and pedestrian connections, and not always with through vehicular streets.
	<b>Service Areas</b>	Consistent with CP
	<b>Landscape Character</b>	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.
<b>Lighting Character****</b>	Consistent with CP	
<b>Signage Character</b>	Consistent with CP	

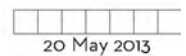
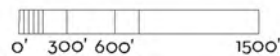
\* For details refer to **Exhibit 7.32** - Land Use Group General Development Standards of the CP  
 \*\* For details refer to Section 7.16 - Permitted Uses of the CP  
 \*\*\* Refer to Section 4.4 – Airport and Neighborhood Compatibility Provisions for additional regulations for this LUG of the CP  
 \*\*\*\* 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

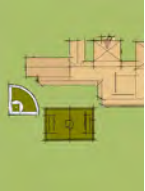
The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes and locations may differ from those shown.



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**

<b>LUG CS – Civic Space</b>	
	<p><b>General Character</b></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><b>Typical Uses**</b></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><b>Typical Building Height*</b></p> <p>Consistent with CP</p>
	<p><b>Maximum Building Height*</b></p> <p>Consistent with CP, limited to 40' within 150' of Signal Butte Road</p>
	<p><b>Minimum Lot/Parcel Size*</b></p> <p>Consistent with CP</p>
	<p><b>Maximum Residential Density*</b></p> <p>Consistent with CP</p>
	<p><b>Floor Area Ratio (FAR) Range*</b></p> <p>Consistent with CP</p>
	<p><b>Minimum Lot/Parcel Width/Depth*</b></p> <p>Consistent with CP</p>
	<p><b>Building Setbacks – Street*</b></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><b>Building Setbacks – Rear/Side*</b></p> <p>Consistent with CP****</p>
	<p><b>Building Setbacks – Service Lane*</b></p> <p>Consistent with CP****</p>
	<p><b>Block Character</b></p> <p>Consistent with CP</p>
	<p><b>Circulation Character</b></p> <p>Consistent with CP</p>
	<p><b>Service Areas</b></p> <p>Consistent with CP</p>
	<p><b>Landscape Character</b></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><b>Lighting Character***</b></p> <p>Consistent with CP</p>	
<p><b>Signage Character</b></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**

<b>LUG OS – Open Space</b>		
	<b>General Character</b>	Consistent with CP
	<b>Typical Uses**</b>	Consistent with CP, no golf course anticipated as part of DU 8/9
	<b>Typical Building Height*</b>	Consistent with CP
	<b>Maximum Building Height*</b>	Consistent with CP, limited to 40’ within 150’ of Signal Butte Road
	<b>Minimum Lot/Parcel Size*</b>	Consistent with CP
	<b>Maximum Residential Density*</b>	Consistent with CP
	<b>Floor Area Ratio (FAR) Range*</b>	Consistent with CP
	<b>Minimum Lot/Parcel Width/Depth*</b>	Consistent with CP
	<b>Building Setbacks – Street*</b>	Consistent with CP Fencing/Walls higher than forty-two (42) inches tall may be constructed behind the minimum Building Setback area.****
	<b>Building Setbacks – Rear/Side*</b>	Consistent with CP****
	<b>Building Setbacks – Service Lane*</b>	Consistent with CP****
	<b>Block Character</b>	Consistent with CP
	<b>Circulation Character</b>	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.
	<b>Service Areas</b>	Consistent with CP
	<b>Landscape Character</b>	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.
<b>Lighting Character***</b>	Consistent with CP	
<b>Signage Character</b>	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**

<b>LUG E – Estate</b>		
	<b>General Character***</b>	Consistent with CP
	<b>Typical Uses**</b>	Consistent with CP
	<b>Typical Building Height*</b>	Consistent with CP
	<b>Maximum Building Height*</b>	Consistent with CP, limited to 40' within 150' of Signal Butte Road
	<b>Minimum Lot/Parcel Size*</b>	Consistent with CP
	<b>Maximum Residential Density*</b>	Consistent with CP
	<b>Floor Area Ratio (FAR) Range*</b>	Consistent with CP
	<b>Minimum Lot/Parcel Width/Depth*</b>	Consistent with CP
	<b>Building Setbacks – Street*</b>	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)
	<b>Building Setbacks – Rear/Side*</b>	Consistent with CP *****
	<b>Building Setbacks – Service Lane*</b>	Consistent with CP *****
	<b>Block Character</b>	Consistent with CP
	<b>Circulation Character</b>	Consistent with CP The urban fabric may be extended with visual and pedestrian connections, and not always with through vehicular streets.
	<b>Service Areas</b>	Consistent with CP
	<b>Landscape Character</b>	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.
<b>Lighting Character****</b>	Consistent with CP	
<b>Signage Character</b>	Consistent with CP	

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

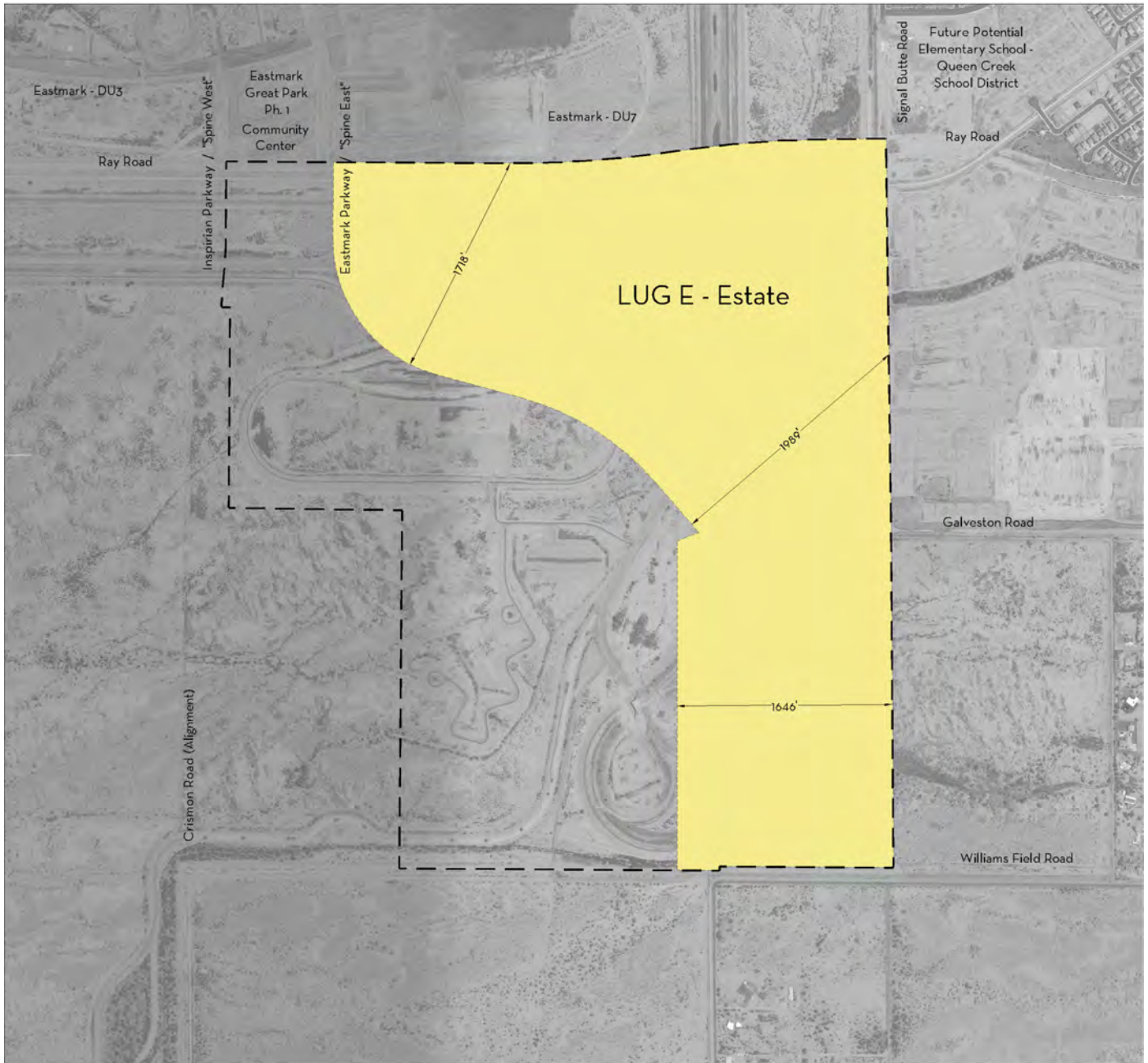
\*\* For details refer to Section 7.16 - Permitted Uses of the CP

\*\*\* 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

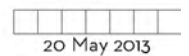
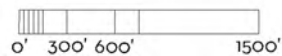
\*\*\*\*\* See Exhibit 3.12 - Wall Placement

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**

<b>LUG D – District</b>		
	<b>General Character***</b>	Consistent with CP
	<b>Typical Uses**</b>	Consistent with CP
	<b>Typical Building Height*</b>	Consistent with CP
	<b>Maximum Building Height*</b>	Consistent with CP, limited to 40' within 150' of Signal Butte Road
	<b>Minimum Lot/Parcel Size*</b>	Consistent with CP
	<b>Maximum Residential Density*</b>	Consistent with CP
	<b>Floor Area Ratio (FAR) Range*</b>	Consistent with CP
	<b>Minimum Lot/Parcel Width/Depth*</b>	Consistent with CP
	<b>Building Setbacks – Street*</b>	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)
	<b>Building Setbacks – Rear/Side*</b>	Consistent with CP *****
	<b>Building Setbacks – Service Lane*</b>	Consistent with CP *****
	<b>Block Character</b>	Consistent with CP Two-way streets may be used around parks and plazas to accommodate fire concerns.
	<b>Circulation Character</b>	Consistent with CP The urban fabric may be extended with visual and pedestrian connections, and not always with through vehicular streets.
	<b>Service Areas</b>	Consistent with CP
	<b>Landscape Character</b>	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.
<b>Lighting Character****</b>	Consistent with CP	
<b>Signage Character</b>	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

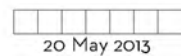
Exhibit 3.11 - LUG D - District



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.



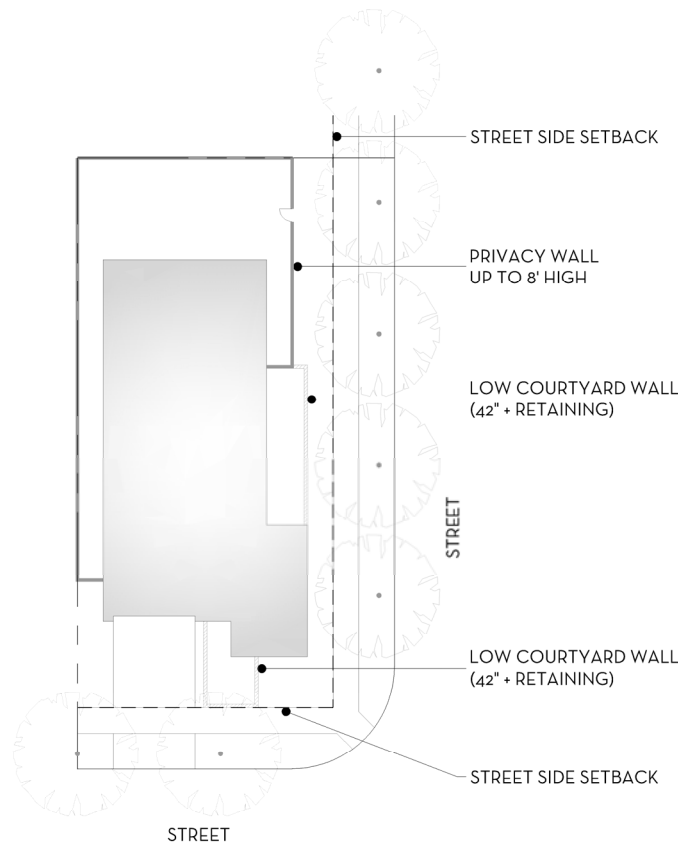
**Exhibit 3.12 – Wall Placement**

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

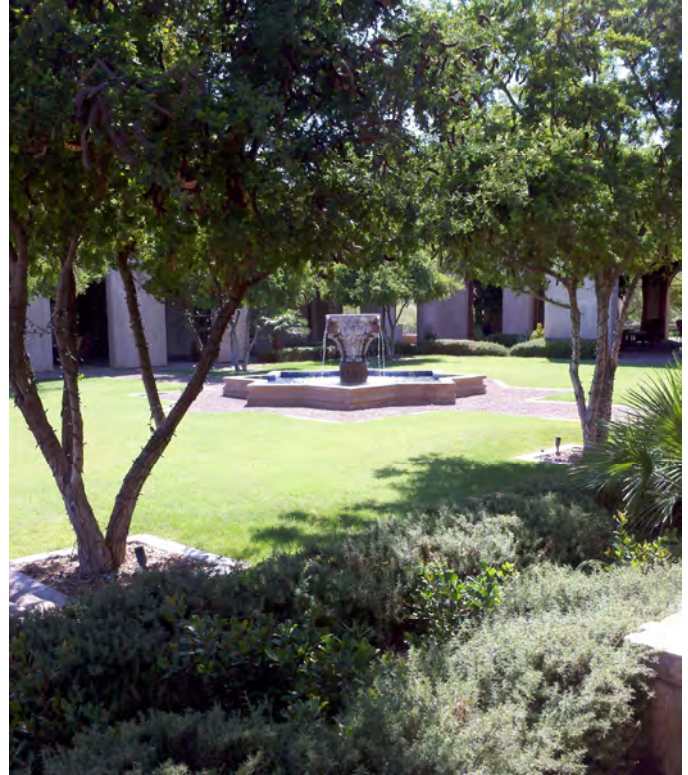


### 3.3 Major Roadways

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

## Section 4 DU Transportation Plan

In addition to the text of this section refer to “Eastmark Transportation Plan for Development Units 8 and 9,” dated May 20, 2013 – prepared by AECOM and as updated and approved by the City of Mesa Traffic Engineer.

In DU 8/9, all of the perimeter streets will be public roadways. In the Active Adult Enclave all internal streets will be public while in the Executive Enclave all will be private behind a gate. The streets that are internal to the Active Adult Enclave of the DU will generally be local neighborhood streets, and accessible to the public. The streets that are internal to the Executive Enclave of the DU will generally be modified local neighborhood streets allowing a tighter cross section (with parking on both sides) and accessible only by those provided access through the vehicular gates. The internal streets will provide access from Eastmark Parkway / “Spine East” or the “Active Adult Loop” into the DU. The internal streets will also provide access across the DU for local users. The internal streets will provide access to the parking lots, buildings, private driveways and potentially a few truck loading areas. While not anticipated at this time, internal streets in the Active Adult Enclave may be gated and/or secured to allow only users and guests to access the internal areas of the Enclave so long as the gates do not significantly interfere with access as determined by the City of Mesa Traffic Engineer. Streets inside private gates will be private streets.

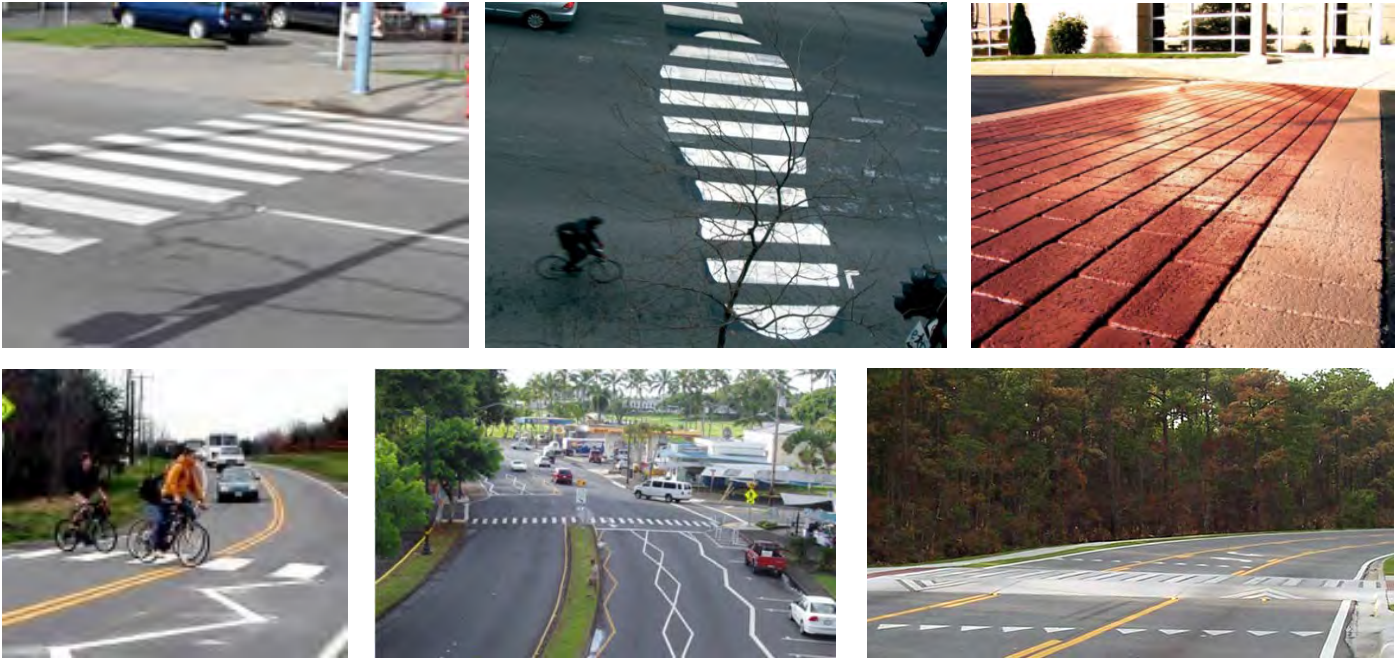
### 4.1 Pedestrian Corridors

Pedestrian corridors are an essential element of DU 8/9 as they provide the human scale linkages for its residents. Pedestrian corridors will be located throughout the central neighborhoods, providing connections for residents to the two Amenity Centers; neighborhood parks; the Active Adult trail system; the social, civic, recreational and educational uses of Great Park to the north; potential adjacent commercial to the southwest and other parcels outside of the Eastmark community.

#### A. District and Arterial Streets

Pedestrian corridors will be located on the perimeter of DU 8/9 and will provide access to the core of the DU. They will generally follow perimeter roadways along Signal Butte Road, Ray Road, Williams Field Road, and Inspirian Parkway / “Spine West” as well as Eastmark Parkway / “Spine East” which divides the two Enclaves. They will also access the core as shown on **Exhibit 4.1 – Pedestrian Corridors**. Additional pedestrian access points are neither prohibited nor discouraged, but may be limited due to the ability of pedestrians to cross the major perimeter streets. Pedestrian sidewalks along the perimeter streets will be a minimum of six (6) feet wide. The sidewalk will generally parallel the roadway. The required minimum sidewalk setback from face-of-curb will generally be six (6) feet. However, the areas between back-of-curb and the sidewalk setback that do not contain vegetation may be paved as well. This additional paved area may include tree wells and/or street furniture and may be paved with pavers, stamped concrete or pored concrete and may be different paving material(s) than the sidewalk. In areas with landscape corridors along the major roadways, such as the visual extension of the Eastmark Great Park on the south side of Eastmark Parkway, the sidewalk may be detached from the roadway to engage the pedestrian in the landscape. Access points between the roadway adjacent pathways should be provided for access from the roadway when needed and the pedestrian route can not be placed so far from the roadway that it is inconvenient for pedestrians following the roadway (as determined by the City of Mesa Traffic Engineer). Crosswalks are encouraged at all intersections that provide pedestrian access into the interior of DU 8/9. Landscaping along the pedestrian corridors will be installed and maintained to create a comfortable, shaded walking environment and the sidewalk may be off set in some areas to create visual interest for pedestrians. Paved areas around pedestrian ramps and intersections should be minimized in favor of landscaped areas when ever possible.

Bus stops and “far-side” bus pullouts should be located, when possible, to correspond to pedestrian entries from the perimeter roadways, major social amenities, focal points in the pedestrian network (see **Exhibit 4.1 – Pedestrian Corridors** for such locations). The location of bus stops and bus pullouts will be coordinated with the City Staff. Bus stops at these locations can facilitate and encourage future transit use by residents within DU 8/9 and their guests. Crosswalks are also encouraged at these locations/intersections to facilitate the use of bus stops on the far side of the street. Crosswalks may be simple painted stripes, stamped or colored pavement, decorative pavement or grade changes in the roadway pavement to denote the pedestrian corridor. All traffic controls suggested here require the approval of the City of Mesa Traffic Engineer.



**B. Internal Streets**

Internally to the DU, the pedestrian network will primarily rely on the local roadway network. Heavy pedestrian activity is anticipated traveling northwest-southeast across the neighborhoods between the Eastmark Great Park (on the north), the two Amenity Centers (in the center) and the Linear Arroyo (on the east and south). In addition to the local roadway network, an extension of the Eastmark Great Park multi-use path and the trail system through the Active Adult Enclave will accommodate this activity and provide through pedestrian access across DU 8/9. Heavy pedestrian activity is also anticipated on routes between the neighborhoods and the Activity Centers at the core of each Enclave. Sidewalks within the neighborhoods will be a minimum of five (5) feet wide. Some pedestrian routes are anticipated to have little to no activity. In these areas, sidewalks may be provided on only one (1) side of the street with the approval of the City Traffic Engineer. Paved areas around pedestrian ramps and intersections should be minimized in favor of landscaped areas when ever possible.

Internal streets will not be served by buses. If neighborhood shuttles are provided, they will stop at the Amenity Centers of the Enclaves, along Eastmark Parkway, along the Active Adult Loop or at the gates in the Executive Enclave.

1. Standard Neighborhood Streets

Along standard neighborhood streets, five (5) foot wide sidewalks will be located on both sides of the road. These may be separated from the roadway by a tree lined parkway. Sidewalks will typically parallel the roadway.

2. "Active Adult Loop"

"Active Adult Loop" will be designed to provide simple convenient vehicular access to the neighborhoods. Five (5) foot wide sidewalks will be located on both sides of the road. These will be separated from the roadway by a tree lined parkway. Sidewalks will typically parallel the roadway.

3. Park Streets

Parks and open spaces are designed to be destinations in the pedestrian circulation system. Along parks, sidewalks along the roadway surrounding the park will typically only be provided on the home side. Sidewalks generally will not be included on the park side except at entries or across the ends of the parks to facilitate pedestrian connectivity as depicted in the CP and as approved by the City Traffic Engineer.

C. Active Adult Trail System

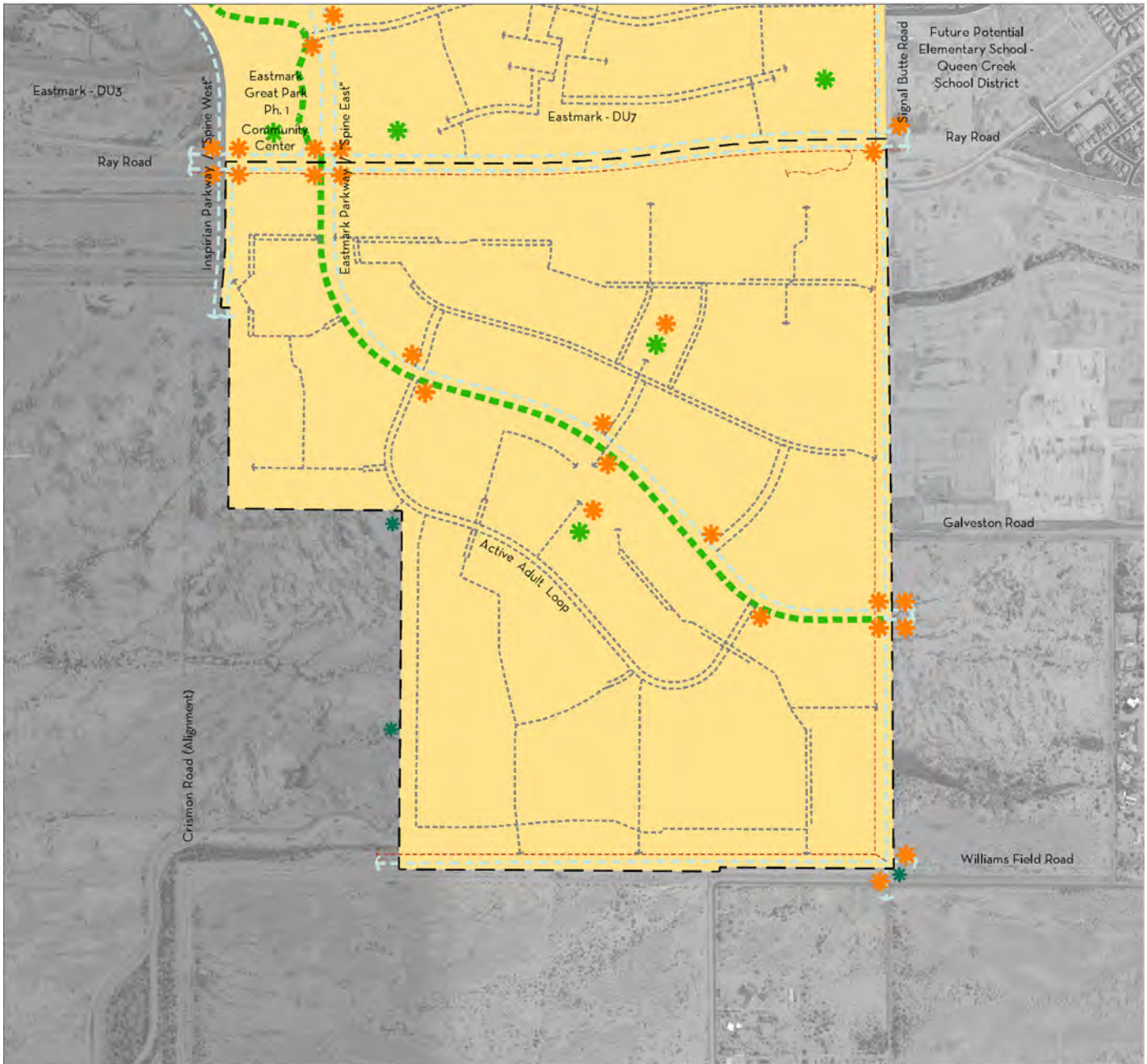
Walking is anticipated to be the number one amenity for the Active Adult Enclave. To accommodate this, internal to Enclave, in addition to the sidewalks along the local roadway network a trail system will be provided. There will be two hierarchies of trails including a paved path for primary passage and a stabilized decomposed granite trail for secondary passage. Roadside sidewalks through out the system will be illuminated by the continuous street lights. The trails through open spaces between lots (not along roadways) may be lit in areas where night time pedestrian use is high or pedestrian safety is a concern, however, due to the lack of rear and side yard privacy walls, the trails between homes are very visible and benefits from general illumination from adjacent homes. Additional lighting encouraging nighttime use in these areas is likely undesired by adjacent residents. If lighting is incorporated along a trail in the open space between homes, it should be placed and designed to minimize the nuisance to adjacent homes. See **Exhibit 5.3 - Active Adult Trail System** for typical cross sections along the trail in the open space between homes.

D. Regional Trail Segments


At the perimeter of DU 8/9 segments of a large regional trail system will be a part of the pedestrian circulation. Along Ray Road, the trail will generally follow the north bank of the Powerline Floodway south of the road. Along Signal Butte Road, the trail will generally follow the 69kv power lines west of the road. Along Williams Field, the trail will generally follow the drainage channel, but will be primarily located outside of the drainage area. These decomposed granite trails will typically be six (6) feet wide or wider. While not required, portions of the trail may be paved. These trails will not typically be illuminated and may parallel roadside sidewalks.



**Exhibit 4.1 - Pedestrian Corridors**



-  Additional Pedestrian Corridors Typically Required if LUG D
-  Minimum 8' Multi - Use Path
-  Minimum 6' Wide Sidewalk
-  Minimum 5' Wide Sidewalk
-  Minimum 6' Wide Trail
-  Potential Bus / Transit Stop

-  Potential Connection to Adjacent Property (Outside Eastmark)

Notes: Crosswalks encouraged at all intersections that provide pedestrian access into the interior 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.



## 4.2 Primary Public and Private Streets and Extended Access Ways

Refer to Exhibit 4.2 – Major Roadways and Exhibit 4.3- DU 8/9 Transportation Plan

### A. Ray Road

- North boundary of DU 8/9
- Six Lane Perimeter Arterials
- 65' – 75' wide 1/2 street ROW (other half part of DU7)
- Raised and/or landscaped median
- Vertical Curb
- No Parking
- Very high volume vehicular traffic street
- Little pedestrian activity moving along the length of the street
- No neighborhood entries into DU 8/9 are anticipated
- Not likely to have a tight urban cross-section because of the adjacent Powerline Floodway on the south and non-commercial uses on the north. A tight urban cross-section is encouraged with adjacent commercial, civic or religious uses when possible and may incorporate a liner street to provide access and parking.
- Bus stops may be located near the intersections with Eastmark Parkway / "Spine East" and Inspirian Parkway / "Spine West" to accommodate the Eastmark Great Park users. If bus service is provided along the length of Ray Road, bus stops may also be located to align with neighborhood entries east and west of Everton Terrace / "DU7 Drive" to the north. Bus service shall be as determined by the transit authority.

### B. Signal Butte Road

- East boundary of DU 8/9
- Six Lane Perimeter Arterials
- 65' – 75' wide 1/2 street ROW
- No raised or landscaped median per City of Mesa
- Vertical Curb
- No Parking
- Very high volume vehicular traffic street
- Little pedestrian activity moving along the length of the street. Some potentially along the linear arroyo as a walking/jogging loop
- No neighborhood entries are anticipated
- Not likely to have a tight urban cross-section because of the adjacent parallel linear arroyo
- Bus stops may be located at the intersection with Eastmark Parkway / "Spine East" to provide access to the neighborhoods as well as at the intersection with Williams Field Road to provide access to future potential neighborhood serving commercial, civic and/or religious facilities at this location. Bus service shall be as determined by the transit authority.

C. Williams Field Road

- South boundary of DU 8/9
- Six Lane Perimeter Arterials
- 65' – 75' wide 1/2 street ROW (other half part of DU7)
- Raised and/or landscaped median
- Vertical Curb
- No Parking
- Very high volume vehicular traffic street
- Little pedestrian activity moving along the length of the street. Some potentially along the linear arroyo as a walking/jogging loop
- No neighborhood entries are anticipated
- Not likely to have a tight urban cross-section because of the adjacent parallel linear arroyo
- Bus stops may be located at the intersection with Signal Butte Road to provide access future potential neighborhood serving commercial, civic and/or religious facilities at this location. Bus service shall be as determined by the transit authority.

D. Inspirian Parkway / "Spine West"

- Western boundary of DU 8/9
- Two-Way Four Lane District Street
- ROW will be located at back of curb (approximately 67' back of curb to back of curb)
- 12' Raised and/or landscaped median
- Vertical Curb
- 6' Bike Lanes
- High volume, low speed vehicular traffic street
- High pedestrian activity moving along the length of the street to the Eastmark Great Park
- No neighborhood entries are anticipated
- Not likely to have a tight urban cross-section because of the uses on either side - a tight urban cross-section is encouraged with adjacent commercial, civic or religious uses when possible and may incorporate a liner street to provide access and parking
- Bus stops may be located near the intersections with Ray Road to accommodate the Eastmark Great Park users. Bus service shall be as determined by the transit authority.

E. Eastmark Parkway / "Spine East"

- Located between the two Enclaves of DU 8/9 – generally running northwest-southeast from Ray Road to Signal Butte Road
- Two-Way Four Lane District Street
- ROW will be located at back of curb (approximately 71' back of curb to back of curb)
- 15' Raised and/or landscaped median
- Vertical Curb
- 6' Bike Lanes
- High volume, low speed vehicular traffic street
- High pedestrian activity moving along the length of the street to the Eastmark Great Park as well as activity crossing the street between the two Enclaves and their Activity Centers
- Several neighborhood and parcel entries with full turning intersections are anticipated
- Not likely to have a tight urban cross-section because of the uses on either side
- Bus stops may be located near the intersections with Ray Road to accommodate the Eastmark Great Park users. Bus service may be provided along the length of Eastmark Parkway / "Spine East" with bus stops typically located to align with neighborhood entries and adjacent Amenity Centers. Bus service shall be as determined by the transit authority.

F. Internal Streets

- Neighborhood Streets and potential Service Lanes
- ROW typically at back of curb (when provided)
- Various road sections
- Potentially gated (gated streets will be private streets)
- Generally gated and private in the Executive Enclave
- Generally public in the Active Adult Enclave

1. Internal Streets - "Active Adult Loop"

- In the middle of the Active Adult Enclave – generally southwest of and parallel to Eastmark Parkway / "Spine East" – provides looped access from Eastmark Parkway / "Spine East" from two locations
- Two-Way Neighborhood Street
- ROW may vary and will be located at back of curb (approximately 23' – 57' back of curb to back of curb)
- Optional Landscaped Median
- Vertical or Ribbon Curb
- No Parking
- Medium volume, low speed vehicular traffic street
- Pedestrian activity moving along the length of the street – Several crossings for pedestrian access are anticipated, sidewalks will be provided on both sides of the road
- Several neighborhood entries are anticipated
- No bus stops likely, but informal "flag" bus stops may be provided - Bus service shall be as determined by the transit authority

2. Internal Streets - Entry Drives

- Provide access to neighborhoods from perimeter streets and “Active Adult Loop”
- Two-Way Neighborhood Street
- ROW will be located at back of curb (approximately 23’ back of curb to back of curb)
- No Median
- Vertical Curb
- No Parking
- No Bike Lanes
- Medium volume, low speed vehicular traffic street
- Pedestrian activity moving along the length of the street varies
- Roadways often tee into cross traffic on the neighborhood end or transition to standard neighborhoods streets after crossing a neighborhood park or open space corridor
- Bus stops may be located at intersections with major streets - Bus service shall be as determined by the transit authority

3. Internal Streets – Standard Neighborhood Streets – Active Adult Enclave

- Standard Neighborhood Street section
- Two-Way Neighborhood Street
- ROW will be located at back of curb (approximately 35’ back of curb to back of curb)
- No Median
- Rolled Curb (typical), with option for vertical or ribbon curb
- Parking on both sides
- No Bike Lanes
- Medium to low volume, low speed vehicular traffic street
- Pedestrian activity moving along the length of the street varies based on location
- No bus stops - Bus service shall be as determined by the transit authority

4. Internal Streets – Standard Neighborhood Streets – Executive Enclave

- **Amended** Standard Neighborhood Street section
- **Amended** Two-Way Neighborhood Street
- **Amended** ROW will be located at back of curb (approximately 32’ back of curb to back of curb)
- No Median
- Rolled Curb (typical), with option for vertical or ribbon curb
- Parking on both sides – If parking becomes an issue as determined by the City of Mesa Fire Marshal, Chief of Police or Engineer, the Master Developer will work with the City to sign one side of street as “No Parking” in issue area. If issue persists, the Master Developer will work with the City to install painted curbs to denote “No Parking” Zone on one side of street in issue area.
- Standard Neighborhood Street sections with parking on one side or without parking may also be used
- No Bike Lanes
- Medium to low volume, low speed vehicular traffic street
- Pedestrian activity moving along the length of the street varies based on location
- No bus stops - Bus service shall be as determined by the transit authority

## 5. Internal Streets – Park Side Streets

- Provide access to along and around neighborhood parks, Activity Centers and open spaces
- Two-Way Neighborhood Street
- ROW will be located at back of curb (smaller R.O.W. approximately 28' back of curb to back of curb is allowed)
- No Median
- Rolled Curb (typical) on side opposite the park, Vertical Curb along park/open space
- Parking on side opposite the park/open space
- No Bike Lanes
- Medium to low volume, very low speed vehicular traffic street
- High Pedestrian activity moving along the length of the street and crossing the streets to access the park/open space
- Roadways often transition to standard neighborhoods streets at intersections
- No Bus stops anticipated – if neighborhood circulator provided, informal/"flag" bus stop in close proximity to the built shade structure (when present) would be desired - Bus service shall be as determined by the transit authority

## 6. Internal Streets – Block End Streets

- Provide connections between blocks in DU 8/9, used to visually open neighborhoods to perimeter roadways and landscape areas, used to provide pedestrian connectivity without providing automobile connectivity
- Two-Way Neighborhood Street
- ROW will be located at back of curb (smaller R.O.W. approximately 23'-35' back of curb to back of curb is allowed)
- No Median
- Rolled Curb (typical)
- No Parking required, Parking may be provided on one or both sides
- No Bike Lanes
- Medium to low volume, low speed vehicular traffic street
- Pedestrian activity moving along the length of the street varies based on location but is often low when Block End Streets are used to visually open up the neighborhood to perimeter streets or along open spaces or to provide through pedestrian only access.
- Roadways are often short and typically have limited driveway conflicts
- No Bus stops anticipated - Bus service shall be as determined by the transit authority

### 4.3 Intersections

DU 8/9 shall be accessed primarily from the Perimeter Roadways and the "Active Adult Loop" as shown on **Exhibit 4.3 – DU 8/9 Transportation Plan**. Several separate entry drives/intersections to access DU 8/9 may be provided for various vehicle types and users and may be signed appropriately. Drives/intersections accessing the interior of DU 8/9 may be secured and/or gated in one or more locations but typically should not limit through access within each Enclave of the DU. It is anticipated that the Executive Enclave will be gated and that the Active Adult Enclave will not. Streets inside private gates will be private streets. It is further anticipated that:

- at least three (3) drives will access the Executive Enclave of DU 8/9 from Eastmark Parkway / "Spine East"
- at least one (1) drive will access the Active Adult Enclave of DU 8/9 from Eastmark Parkway / "Spine East"

## DU 8/9 DUP

- the "Active Adult Loop" will intersect Eastmark Parkway / "Spine East" in two locations and provide access to at least eight (8) drives
- at least one (1) fire access drive between the Active Adult Enclave and the property outside of Eastmark to the west

If the traffic counts warrant a traffic signal at intersections as shown on **Exhibit 4.3 – Transportation Plan**, they shall be provided to ease access to the DU.

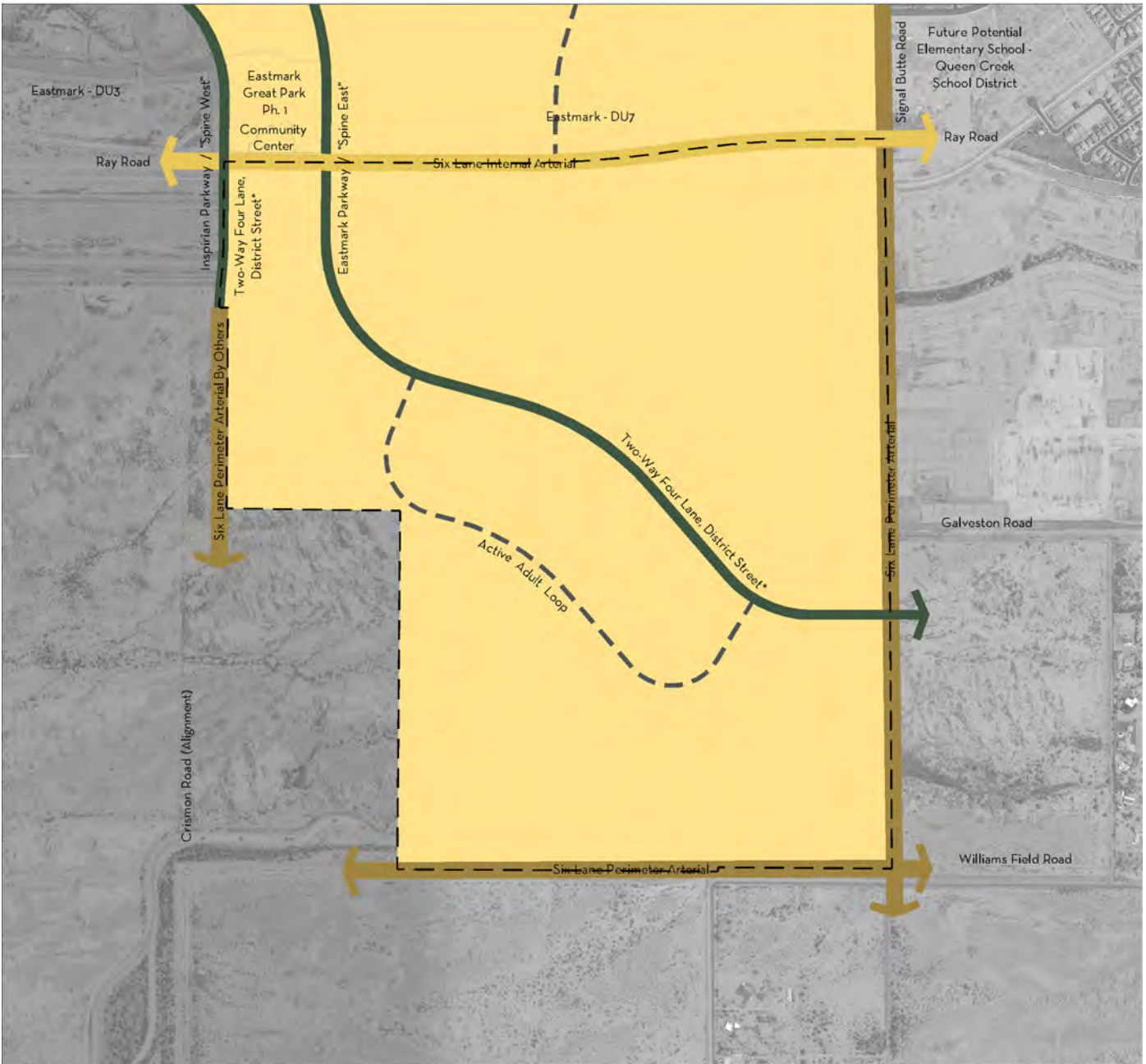
## 4.4 Street and Circulation Phasing

Street and circulation improvements shall be phased and developed with adjacent development as shown on **Exhibit 4.4 - Street and Circulation Phasing**. It is anticipated that the Inspirian Parkway / "Spine West" road improvements will not be necessary to accommodate the use anticipated in DU 8/9 however it will be developed along with the adjacent parcels. It is anticipated that traffic demands will not require additional capacity on Ray Road during the first phases of development and that with the north half already installed and providing two-way traffic the installation of the south half of Ray Road can be delayed until the second phase of development in DU 8/9. Specific phasing and timing of the road construction will be coordinated with the City of Mesa. Temporary locations to turn around traffic may be required by the City of Mesa Traffic Engineer at the ends of phases that do not provide an un-gated, public through route for traffic. These turn around locations may require additional, temporary pavement or temporary striping.







**Exhibit 4.2 - Major Roadways**



Note: 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.

-  Six Lane Perimeter Arterial
-  Six Lane Internal Arterial
-  Two-Way Four Lane, District Street with Raised Median\*
-  Two-Way Two Lane, District Street with Raised Median\*





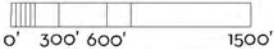

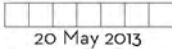
\*raised and/or landscaped median optional; on-street parking, bike lanes or other options at perimeter of roadway permitted



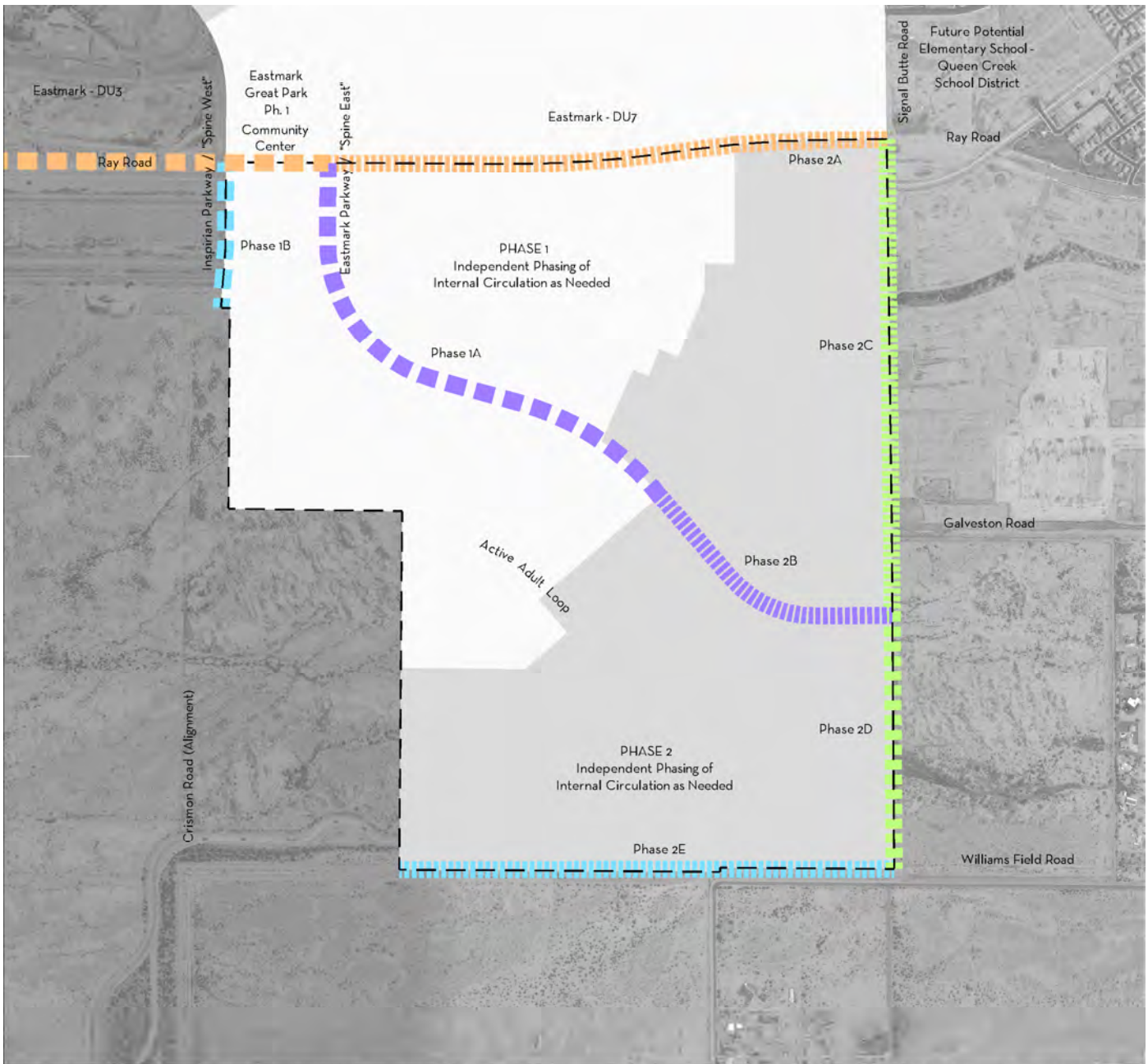
**Exhibit 4.3 - DU 8/9 Transportation Plan**



Note: 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.

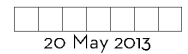
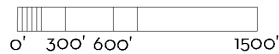
	Perimeter Roadways		Interior Roadways, Driveways and Access*
	Potential Signalized Intersection	*Public, interior circulation shown here conceptually for reference - additional streets may be provided	
	Potential Bus / Transit Stop		
			
			

**Exhibit 4.4 - Streets and Circulation Phasing**



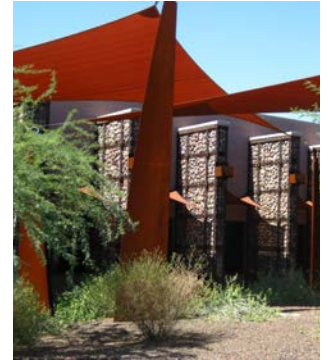
Note: The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes and locations may differ from those shown. Specific Phasing and Timing May be Altered Based Upon Approvals by the City of Mesa

- Phase 2A - Ray Road - south half
- Phase 2B - Eastmark Parkway / "Spine East"
- Phase 2C - Signal Butte Road - west half north
- Phase 2D - Signal Butte Road - west half south
- Phase 2E - Williams Field Road- north half
- Phase 1A - Eastmark Parkway / "Spine East"
- Phase 1B - Inspirian Parkway / "Spine West"
- Phase 1C - Ray Road - south half



## Section 5 DU Design Guidelines (“DUDG”)

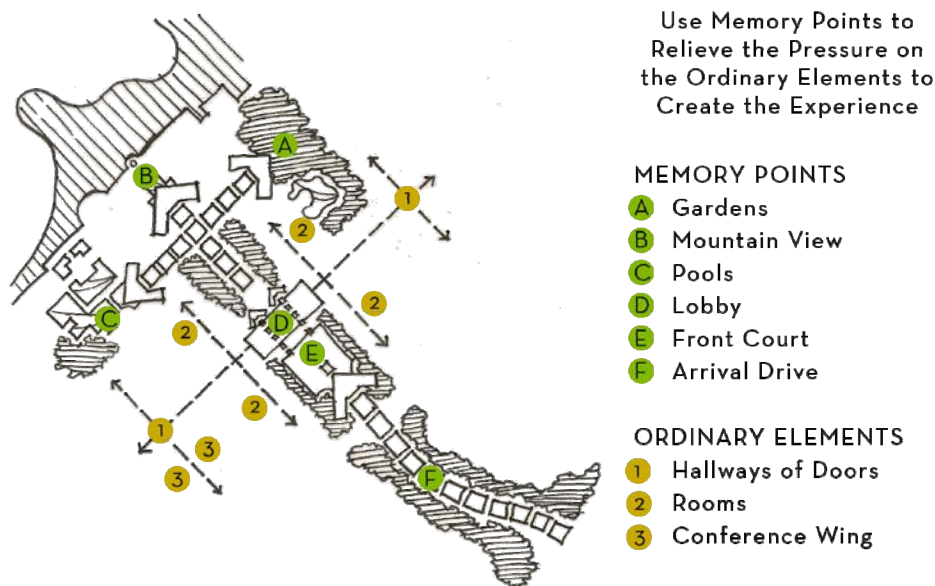
Consistent with the vision for DU 8/9, this area will provide two diverse enclaves of residential neighborhoods for the community. DU 8/9 will be almost exclusively residential in nature and be developed by several different homebuilders coordinated by the enclave developers. The DUDGs for DU 8/9 are designed to create two distinct Enclaves, to integrate the neighborhoods within each Enclave with each other and tie the neighborhoods to the Amenity Center at the core of each enclave. The DUDGs are also designed to link the Enclaves to the Eastmark Great Park and its associated social, cultural, recreational and educational uses. In addition to the integration within Eastmark, they are also designed to buffer and, when and where appropriate, engage the planned adjacent neighborhoods and commercial centers outside of Eastmark. All of which are essential to Eastmark’s community goal of “living well over time”.



To create incredible neighborhoods, the DUDGs for DU 8/9, like Eastmark’s other residential neighborhoods, rely on using two concepts symbiotically: memory points and ordinary elements. The mass of any neighborhood is made of ordinary elements – homes, local streets and simple open spaces. These elements are much like the rooms, hallways and conference rooms of a resort (refer to **Exhibit 5.1 – Memory Points and Ordinary Elements Diagram**). They make up the mass of the resort, are nicely appointed, but they are not what is remembered about the resort experience. Within DU 8/9 quality homes, mostly in traditional architectural styles, will make up the mass of the Ordinary Elements. These will be linked together by tree lined streets and simple, open space corridors.






Our memory of places such as resorts is made up of the arrival experience and court, the grand lobby, the resort pools and gardens, and the distant views. In the neighborhoods of DU 8/9, these memory points are the neighborhood entries, the two Amenity Centers, the visual extension of the Eastmark Great Park along Eastmark Parkway and the natural extensions of the Eastmark Great Park in the form of the linear arroyos at the edges of the DU (see **Exhibit 5.2 – Major Neighborhood Memory Points**). The quality design, construction and maintenance of these important spaces relieve the pressure on the design of the ordinary elements.

**Exhibit 5.1 – Memory Points and Ordinary Elements Diagram**

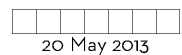
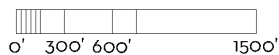


**Exhibit 5.2 – Major Neighborhood Memory Points**



-  Amenity Center
-  Conceptual Eastmark Great Park Visual Extension
-  Active Adult Trail Network
-  Linear Arroyo
-  Entry Drives

**Notes:**  
 Neighborhood Connecting Paths shown include both roadways and pedestrian corridors  
 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.



## 5.1 Pedestrian Corridors

See Section 4 of this DUP.

## 5.2 Common Areas

Within DU 8/9, common areas will typically take on two forms: Amenity Centers and the trail system in the Active Adult Enclave. In addition to these, the Eastmark Great Park to the north will be a social and recreational center for the entire Eastmark community, and is designed to accommodate a wide range of functions. Unlike the Eastmark Great Park, the Amenity Centers will each be the social center for individual enclaves. They may host community wide events on occasion, but they will be designed to regularly serve the needs of each enclave's community.

### A. Amenity Centers

The Amenity Centers will be designed to be the iconic Memory Point in each Enclave. The Amenity Centers will be designed to ensure that they play a primary role in the social fabric of each Enclave. Key elements of each center may change over time to respond to the needs of the enclave's residents. This will ensure that they "live well over time." The design of each center must include the following considerations.

#### 1. Executive Enclave Amenity Center

In the Executive Enclave, the Amenity Center will be the "formal living room" for the Enclave. It is anticipated that this center will be the social and recreational hub from the families of the enclave, many with older children as well as a location to impress clients and co-workers with a board meeting or holiday party.

The Amenity Center will be composed of two major parts, the clubhouse and the park-like setting of outdoor recreational and social uses that surround the clubhouse (the Grounds). The clubhouse is anticipated to include uses such as fitness facilities, meeting and multi-purpose rooms, lounge areas, kitchen, and offices for the Association. The Grounds may be six (6) or more acres in size, containing a pool, outdoor gathering spots and activity areas.

#### a. Grounds

To stress the importance of the Amenity Center to the community, the Grounds will be lined by tree-lined neighborhood streets. The streets ringing or lining the Grounds are not required to have sidewalks on the Grounds side of the street, but an ADA compliant accessible route(s) to the clubhouse and its recreational amenities is required. The sidewalks in the community are used to draw people to the club, but are not needed to circle the Grounds. Turf or gravel walkways coming up to the edge and paved pathways connecting pedestrians at intersecting streets into the core of the Grounds are common. The Grounds are most often not fenced but rather open to the Enclave to encourage use from all directions, however fencing may be present for screening or security reasons. Individual recreational uses such as courts and pools may require fencing. Portions of the Amenity Center may be fenced or secured from use by the general public as it is a private amenity for the residents of the enclave. While the Grounds will not typically be fenced at the perimeter, the Grounds are located within the larger walled, gated and secured Executive Enclave.

b. Center of Community Focus

Most people come and go from the community by automobile or by a transit system using the regional road network. The design of the Executive Enclave of DU 8/9 positions the Amenity Center at the main vehicular entry to the community. In this way, much like an individual home, one arrives first to the living room and then goes off to other parts of the home if invited to do so. This places great importance on the living room as the formal social center of the home. In a similar way, the Amenity Center for the Executive Enclave is situated to greet residents and visitors when they return home. The placement heightens the exclusivity of the club. The Amenity Center will be designed to create a distinct sense of arrival.

c. Adjacent Homes

In the Executive Enclave, homes surrounding the Grounds have been designed to face the grounds, stressing the Amenity Center's importance as a community space. Homes facing the Grounds also prevent conflicts that tend to arise when the private portions of the home or the lot (typically the rear) are in close proximity to the public spaces of the Grounds.

d. Streets Extend the Amenity Center

Neighborhood streets and open space corridors will be designed to tie the neighborhoods to the Amenity Center (visually and physically). When residents can walk out into the narrow, tree-lined streets in front of their home and see the Amenity Center at the end of the street, it provides a greater sense of ownership. That type of bond between the house and the Amenity Center help to ensure that in the mind of the residents that "home" is something bigger than their house.

e. Tree Lined

The edges of the Grounds will most often be tree-lined. The trees provide enclosure for the outdoor rooms of the Grounds and shade for the casual users of the Grounds. Trees may be used at the edge to reduce the visual width of the various elements of the Grounds. This may include a multiple rows of trees enclosing areas of the Grounds.

f. Open Flat Lawn

The open flat lawn is often the largest and simplest part of the Grounds. The open flat lawn is often used for larger occasional events. The flat lawn may be used evenings and on the weekend for outdoor events, pickup field games and the lawn is often sunken to retain both soccer balls and storm water. The sunken lawn also provides the opportunity to look over the event from the edges, inviting onlookers into the event below. The lawn also provides a large open middle ground in the aesthetic composition of the Grounds.



g. Adult Attractive Element

To attract adults, often this element must have the same effect as sitting by a fire. A fire pit, a small water feature or a piece of kinetic art tends to draw the attention of adults for hours. The clubhouse itself will be the grandest Adult Attractive Element, providing a safe and comfortable place to encourage people to linger. Small additions such as outlets, ceiling fans and dim-able lights in shade elements add to the usability of the Grounds and eventually make the Amenity Center one of the most desirable places to spend the evening. The adult attractive elements shall typically be located throughout the Grounds to encourage use of the full grounds by the community and permit several social and recreational events to occur at the same time.



h. Built, Protective Shade

The Amenity Center will be designed to feel as safe, comfortable and secure as one's own living room. The clubhouse will provide the primary need for built, protective shade. While not required, each zone of the Grounds may include additional built, protective shade elements at major gathering locations. This may be accomplished with a covered ramada with open walls that anchor the building solidly to the ground. The structure should provide sitting areas that are sheltered not only from the weather, but also from the view of others. Sitting in the structure, one should not feel visually exposed. The structure should have some visible openness for safety, but it should not feel weak, temporary or fragile. The structure should feel like the hearth of the community. The built, protective shade may take on many different forms and is not required to look like a building. Shade sails may be used in conjunction with landscape, walls and terraces; a green house may be appended onto the ruined remains of an architectural wall, a pool cabana and a vine covered arbor just to name a few variations on the theme.







i. Outdoor Activity Area

Within the Grounds, some Outdoor Activity Areas will be located near a built, protective shade and adult attractive element. This location will ensure that activities occur in close proximity to the areas the adults naturally will want to gather and linger in the grounds. The Outdoor Activity Areas should not be complicated play structures, but rather structures that can sit quietly in the grounds and not draw attention to themselves. Outdoor Activity Areas could potentially includes (but not be limited to) uses as such jungle gym, pool, tennis, pickle ball, bocce ball, lawn bowling and horseshoes. Some outdoor activity areas will be removed from the primary amenity structures to minimize potential activity conflicts.



j. Events

In DU 8/9 the Amenity Centers will be home to many neighborhood events and celebrations. To accommodate these, the Amenity Centers will need to be designed so that they are easy to find and flexible to accommodate a wide variety of uses. Design will include special considerations for electricity, water and temporary catering and restroom facilities. The design should also encourage small business, grass root events and classes that might be offered for a fee.

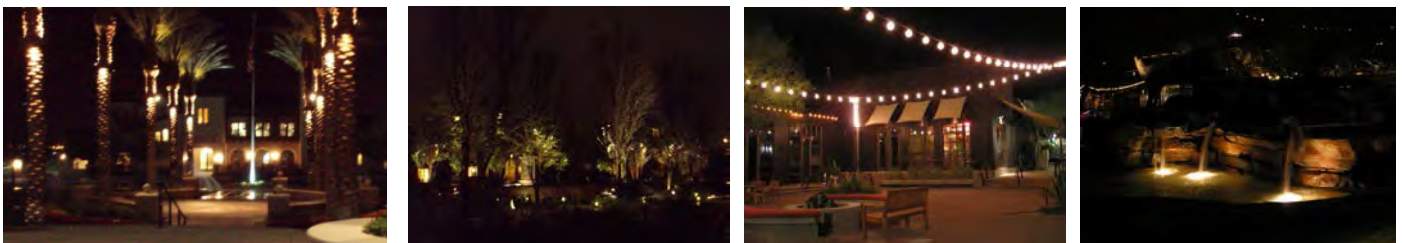


k. Parking

Parking for the Amenity Center will be handled with a combination of on-street and small parking lots, but the intent is to maximize the open space and recreational uses in the Grounds while not creating parking problems for guests and adjacent residents. In the Executive Enclave, the intent of these parking solutions is to accommodate regular use while encouraging most guests to walk to the park. For occasional events, the intent in the Executive Enclave is not to provide ample parking for all guests, rather to encourage most local residents to walk and to utilize on-street parking in the immediate area. Lawn areas may be utilized for parking large events on a limited basis.

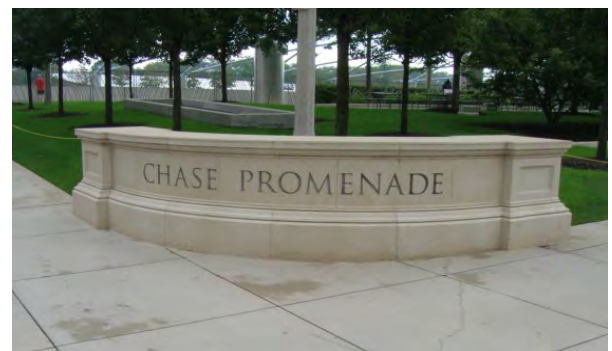
l. Lighting

Lighting in the Amenity Center will likely vary dramatically from well lit courts to landscape and architectural lighting that will generally be very appropriate to and respectful of its setting. The Amenity Center may stand out as a bright spot in the community; illuminated as a social beacon. Some walkways within the Grounds may be illuminated. Similarly, sport courts and the large lawns may be illuminated for nighttime play. Yard lights should be discouraged except for emergency or temporary uses. In zones with a lot of activity, lighting for nighttime use is encouraged. In these areas, lights strung across patios and walkways, up lighting of buildings and trees, moonlighting down through trees or with pattern filters, all might be used.



m. Signage

The Amenity Center will likely need signage to name it and provide direction to it for guests. Naming signage may be free standing in the landscape or attached to buildings, fences or walls. Signage must be appropriate to its setting and may be and colorful, simple, civic and/or pastoral in nature. In accordance with the Eastmark CP, Signage in the form of banners on streetlights and poles may be incorporated to advertise community or Enclave events. Streetlights with banners must be designed to support the wind loads of attached banners. Because of the social importance of the Amenity Center in the community, Eastmark standard directional signage may be used to direct guest to the Amenity Center. Similarly, signage announcing the Amenity Center, its associated commercial uses and the Enclave that surrounds it may be located not only on the Grounds, but also at the intersections of Ray Road and Eastmark Parkway, Signal Butte Road and Eastmark Parkway and at key entries to the Enclaves. Such enclave or Amenity Center naming signage may take on vertical expressions similar to those approved for the civic and social elements of the Eastmark Great Park (see the Eastmark Comprehensive Master Sign Plan), or may be incorporated into entry monumentation or other forms of entry/arrival notice.



## 2. Active Adult Enclave Amenity Center

In Active Adult Enclave, the Amenity Centers will be the “family room” of the enclave. It is anticipated that this center will be social hub for active adults to gather with their friends and others in the Enclave to engage in common activities. The center will be programmed to accommodate an active lifestyle engaging the residents in a variety of health, fitness and social opportunities.

The Amenity Center will be composed of two major parts, the clubhouse and the park-like setting of outdoor recreational and social uses that surround the clubhouse (the Grounds). The clubhouse will be designed to facilitate group events and is anticipated to include uses such as fitness facilities, meeting and multi-purpose rooms, lounge areas, kitchen, and offices for the Association. The grounds may be nine (9) or more acres in size, containing a pool, outdoor gathering spots and activity areas with such uses as tennis and pickleball courts.

### a. Grounds

The Grounds stretch from the Active Adult Loop to Eastmark Parkway through the core of the Enclave. The Grounds may be irregularly shaped and may utilize land that is less suitable for other uses to maximize the efficiency of the community. The streets lining the Grounds are not required to have sidewalks on the Grounds side of the street, but an ADA compliant accessible route(s) to the clubhouse and its recreational amenities is required. The sidewalks in the community are used to draw people to the club, but are not needed to circle the Grounds. Turf or gravel walkways coming up to the edge and paved pathways connecting pedestrians at intersecting streets into the core of the Grounds are common. The Grounds are generally not fenced but rather open to the Enclave to encourage use from all directions, however fencing may be present for screening or security reasons. Individual recreational uses such as courts and pools may require fencing. While not required, the Amenity Center may be fenced or secured from use by the general public as it is a private amenity for the residents of each enclave.

### b. Center of Community Focus

In the Active Adult Enclave the Amenity Center is not located as part of the automotive arrival sequence to the homes. It is placed at the core of the enclave with strong connectivity to all neighborhoods via the integrated walking trails that string through the community, landscape tracts, and detached sidewalks in the neighborhoods and along the Active Adult Loop. This location in the social center of the community provides easy pedestrian access, neighborhood electric vehicle (NEV) access and easy access for those active adults who feel more comfortable driving an automobile to the center for events. The placement of the Amenity Center in the Active Adult community emphasizes its role as the “family room” of the enclave, fostering a less formal and potentially more social environment. Its location along Eastmark Parkway will also provide a strong visual relationship between the Amenity Center and the Eastmark Great Park.

### c. Adjacent Homes

Because the Amenity Center in the Active Adult Enclave is not in a formal setting, homes surrounding the Grounds may face, side or back up to the grounds. To prevent conflicts that tend to arise when the private portions of the home or the lot (typically the rear) are in close proximity to the public spaces of the Grounds, adjacent homes will include privacy walls between the homes and the Amenity Center Grounds.

d. Foreground Focal Element

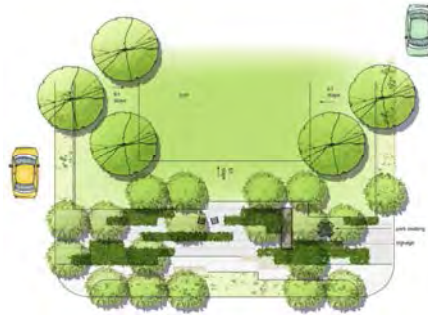
Each Amenity Center typically has a focal element at the location where the entry road meets the Grounds. This element provides foreground for the view into the Grounds, a bit of privacy for the users, separation between the view and those participating in the social activity of the grounds, and it allows the Amenity Center to reveal itself slowly. This foreground element can be simple while still making a statement of arrival. It is often no more than a picturesque seating area, an arbor, a sculptural tree or artistic sculpture.



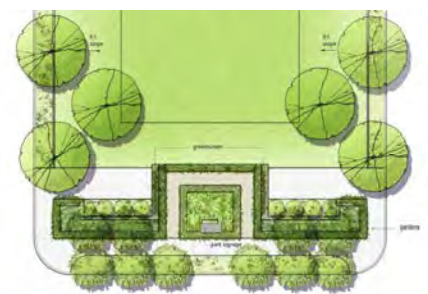
Conceptual Foreground Focal Element (Site Plan)



Conceptual Foreground Focal Element (Site Plan)



Conceptual Foreground Focal Element (Site Plan)



Conceptual Foreground Focal Element (Site Plan)

e. Open Flat Lawn

The open flat lawn is often the largest and simplest part of the Grounds. The open flat lawn is often used for larger occasional events. The flat lawn may be used evenings and on the weekend for outdoor events. The lawn is often sunken to retain both balls and storm water. The sunken lawn also provides the opportunity to look over the event from the edges, inviting onlookers into the event below. The lawn provides a large open middle ground in the aesthetic composition of the Grounds.



f. Adult Attractive Element

To attract adults, often this element has to have the same effect as sitting by a fire. A fire pit, a small water feature or a piece of kinetic art tends to draw the attention of adults for hours. The clubhouse itself will be the grandes Adult Attractive Element, provide a safe and comfortable place to encourage people to linger. Small additions such as outlets, ceiling fans and dim-able lights in Built, Protective Shade elements add to the usability of the Grounds and eventually make the Amenity Center one of the most desirable places to spend the evening. The adult attractive elements shall typically be located throughout the Grounds to encourage use of the full grounds by the community and permit several social and recreational events to occur at the same time.



g. Built, Protective Shade

The Amenity Center will be designed to feel as safe, comfortable and secure as one's own living room. The clubhouse will provide the primary need for built, protective shade. While not required, each zone of the Grounds may include additional built, protective shade at major gathering locations. This may be accomplished with a covered ramada with open walls that anchor the building solidly to the ground. The structure should provide sitting areas that are sheltered not only from the weather, but also from the view of others. Sitting in the structure, one should not feel visually exposed. The structure should have some visible openness for safety, but it should not feel weak, temporary or fragile. The structure should feel like the hearth of the community. The built, protective shade may take on many different forms and is not required to look like a building. Shade sails may be used in



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conjunction with landscape, walls and terraces; a green house may be appended onto the ruined remains of an architectural wall, a pool cabana and a vine covered arbor just to name a few variations on the theme.





h. Outdoor Activity Area

Within the Grounds, typically an Outdoor Activity Area will be located near a built, protective shade and adult attractive element. This location will ensure that activities occur in close proximity to the areas the adults naturally will want to gather and linger in the grounds. The Outdoor Activity Areas should not be complicated elements, but rather structures that can sit quietly in the grounds and not draw attention to themselves. Outdoor Activity Areas could potentially includes (but not be limited to) uses as such tennis, pickle ball bocce lawn bowling and horseshoes.



i. Events

In DU 8/9 the Amenity Centers will be home to many neighborhood events and celebrations. To accommodate these, the Amenity Centers will need to be designed so that they are easy to find and flexible to accommodate a wide variety of uses. Design may include special considerations for electricity, water and temporary catering and restroom facilities. The design should also encourage small business, grass root events and classes that might be offered for a fee.

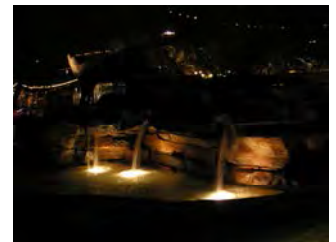
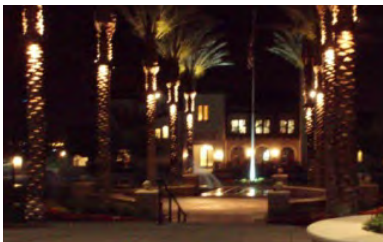


j. Parking

Parking for Amenity Centers in DU 8/9 will be placed in convenient proximity to the Amenity Center entry points, but the intent is to maximize the open space and recreational uses in the Grounds while not creating parking problems for guests and adjacent residents. In the Active Adult Enclave it is anticipated that additional ADA handicap parking spaces will be added to accommodate residents and bicycle parking may be less utilized. Parking lot size will meet or exceed the standards set in the CP.

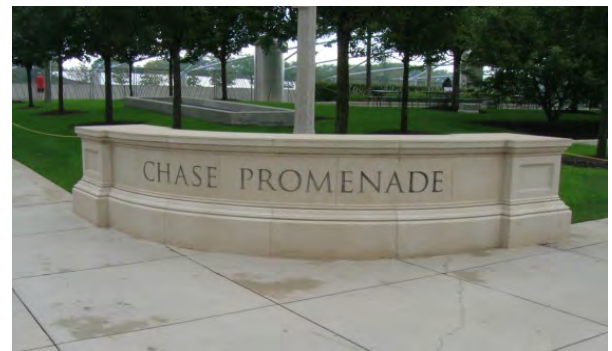
k. Lighting

Lighting in the Amenity Center may vary dramatically from well lit courts to landscape and architectural lighting that will generally be very appropriate to and respectful of its setting. The Amenity Center may stand out as a bright spot in the community; illuminated as a social beacon. Some walkways within the Grounds may be illuminated. Similarly, sport courts and the large lawns may be illuminated for nighttime play. Yard lights should be discouraged except for emergency or temporary uses. In zones with a lot of activity, lighting for nighttime use is encouraged. In these areas, lights strung across patios and walkways, up lighting of buildings and trees, moonlighting down through trees or with pattern filters, all might be used.



I. Signage

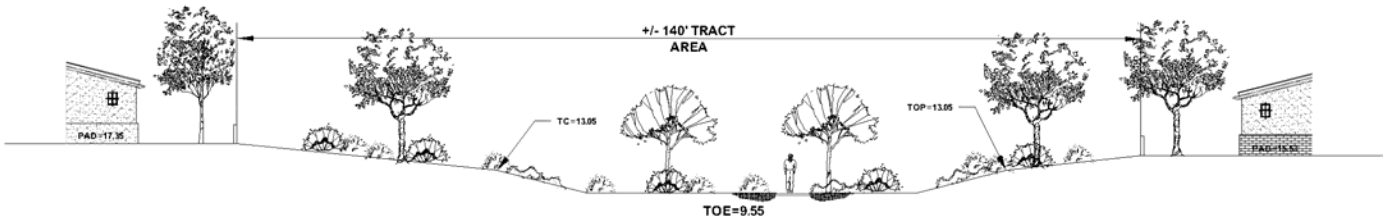
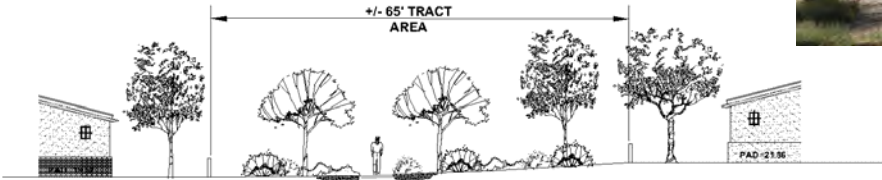
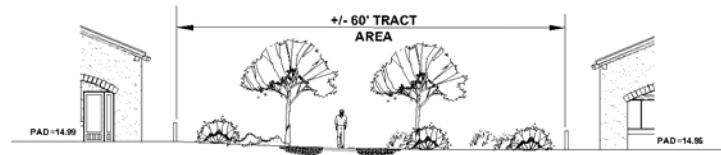
The Amenity Center will likely need signage to name it and provide direction to it for occasional guests. Naming signage may be free standing in the landscape or attached to buildings, fences or walls. Signage must be appropriate to its setting and may be and colorful, simple, civic and/or pastoral in nature. Signage in the form of banners on streetlights and poles may be incorporated to advertise community or Enclave events. Streetlights with banners must be designed to support the wind loads of attached banners. Because of the social importance of the Amenity Center in the community, Eastmark standard directional signage may be used to direct guest to the Amenity Center. Similarly, signage announcing the Amenity Center, its associated commercial uses and the Enclave that surrounds it may be located not only on the Grounds, but also at the intersections of Ray Road and Eastmark Parkway, Signal Butte Road and Eastmark Parkway and at key entries to the Enclaves. Such enclave or Amenity Center naming signage may take on vertical expressions similar to those approved for the civic and social elements of the Eastmark Great Park (see the Eastmark Comprehensive Master Sign Plan), or may be incorporated into entry monumentation or other forms of entry/arrival notice.



## B. Active Adult Open Space Trail Network

An extensive walking system is an important component of the active adult community. The Active Adult trail network is designed integrate shaded street-side walkways and trails through open spaces between lots to create a private extension of the walking paths of the Eastmark Great Park to the north. The trail system will be arranged so that it connects the various neighborhoods of the Active Adult Enclave with the Amenity Center, the Eastmark Great Park and other adjacent uses (outside of Eastmark) (see Exhibit 4.# - Pedestrian Corridors). Its open space corridors will provide a diverse walking experience where residents can go for a stroll and engage with neighbors. The trail network will be designed to encourage and accommodate walking clubs with picturesque places to sit and gather along the way at key trail nodes. At the nodes the open space corridors will take on a grove-like or formal character and relax into more organic planting patterns in large drifts of botanical plant massing in between. The width of the open space between homes will also vary, often incorporating grade changes and stormwater retention (see **Exhibit 5.3 - Active Adult Trail System**). Along Eastmark Parkway the open space character will be a visual extension of the Eastmark Great Park and it will include an eight (8) foot wide multi-use path. Most of the trail system, however, will be composed of smaller walkways and may provide a wide variety of trail surfaces (paved and unpaved) and a variety of widths for interest. The pathways will also connect to the unpaved regional (East Valley) trail system at key points for those would like a longer walking experience.

Exhibit 5.3 - Active Adult Trail System



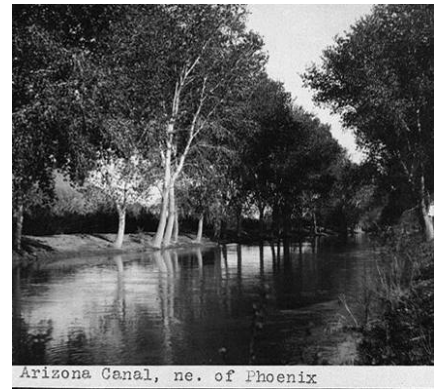
### 5.3 Landscaping

Section 3.2 B of the CP, describes the “Desert” component of the 21<sup>st</sup> Century Desert Urbanism character of Eastmark. The character of the community’s landscape is most heavily influenced by this component. The CP describes the “Desert” component as an enduring place that capitalizes on location and climate emphasizing shade, shadows and the importance of water. The landscape character of DU 8/9 is intended to support pedestrian oriented streets, human comfort, integrated design and the element of surprise. It is inspired by garden city landscapes of “Old Arizona.” In the early 1900’s the Salt River Valley was described as a “city of garden and trees” with ordered garden, orchards and tree lined streets that provide tunnels of shade. These landscapes, while typically composed of low water use plants, provided a lush, often agrarian, look due to the deep green year-round color of the foliage selected and the formal planting patterns used. Trees are often planted in windrows, bosques or groves. These landscapes typically used color planted in mass or in hedgerows usually as shrubs or ground cover. To provide height and a sense of enclosure, these landscapes often included tall palms and/or desert appropriate pines, complemented by indigenous desert trees. For artistic accent, these garden landscapes often included sculptural forms such as agave, prickly pear or other succulents planted in mass, in rows or as clustered accents. The juxtaposition of regional low water use habitat next to formal, ordered garden streetscapes was often used.



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The urban landscapes of “Old Arizona” were also accented by natural landscapes that celebrated the path of water. Moving water shaped the Salt River Valley, and in the desert, it is clear where water is or has been present. Within DU 8/9 parks, linear arroyos and when practical parkways shall remind residents and guests of the path of water even when storm water or irrigation are not present. These “path of water” landscapes typically have depressions in the landscape to hold the water and are often more lush at the lowest points, or along the edges of a water pathway. These edges can take on both planted, formal patterns and natural organic forms. The “path of water” landscapes can vary greatly from dry arid plantings that only occasionally receive water to irrigated tree lined lawns that hold water during storm events to the edges of irrigation lakes in the Eastmark Great Park. These landscapes can be used to foster environments for abundant wildlife throughout the community within riparian habitats, along the path of water, through parks and dense urban areas. In built form, these landscapes may include the collection and re-use water from building condensate, fountains and channels, landscape canals and paved floodways.



### A. Landscape Standards

Landscape standards including minimum plant size and quantity, parking area landscape and street perimeter landscape shall be per Section 12 – Landscape Standards, of the CP. Due to the fast growing nature of some of the desert trees in the DU 8/9 plant palette, the minimum size for trees may be smaller if exchanged for an additional quantity of trees (i.e. one (1) twenty-four (24) inch box tree for two (2) fifteen (15) gallon trees). The following plant palette and landscape characters shall be applied to public spaces. Private yards and landscapes may use any of the following landscape characters, but it is anticipated that most will be the Shaded Parkways or Parks and Gardens character. Yards or landscape areas enclosed by privacy walls and generally not visible from public areas shall not be limited.

### B. Landscape Plant Palette

Landscape palette within DU 8/9 is generally broken into five (5) landscape characters:

- Shaded Parkways
- Shaded Boulevards
- Parks and Gardens
- Linear Arroyos
- Riparian

The plants permitted in each of these landscape characters are charted in **Exhibit 5.9 – DU 8/9 Plant Palette**. Plants not found on this plant palette may be considered as part of the site plan review and approval if they generally meet, complement or enhance the corresponding landscape character for that portion of DU 8/9. In addition to these, landscape areas may include limited areas of decorative plants not on the approved plant list and limited areas of

## DU 8/9 DUP

plants that may be water intensive (in public or private areas) where they are placed to encourage the use of outdoor spaces or in areas that are very heavily used by pedestrians. Turf will have the potential to be used at entries, areas of visual impact, trail nodes and focal points within the community. Turf will be appropriately sized for the location and proposed use. Artificial lawns may be used anywhere within DU 8/9 but must be designed, installed and maintained to appear realistic when standing on the artificial turf.

All non-paved, non-turf areas shall be covered by dark one half (1/2) inch to one and one half (1-1/2) inch gravel with minus and some larger two (2) inch stones in the mix or four (4) inch to six (6) inch cobble such as "Express Brown," "Express Carmel," "Apache Brown," "Black Cherry," "Table Mesa Brown," or "Saddleback Brown" and shall be planted. Other decorative rock gradations may also be allowed if appropriate to their setting. Compacted decomposed granite may also be used as a paving material for walkways (such walkways if used for a required ADA route must be ADA compliant).



## 1. Tree Classes

Different types or classes of trees are required to create the diverse garden city landscape look of "Old Arizona." There are four (4) tree classes that may be used in each of the various landscape character areas: Evergreen, Canopy, Accent and Palm. The plants permitted in each of these tree classes are charted in **Exhibit 5.9 – DU 8/9 Plant Palette**. The use, placement and combination of these tree classes along with the tree species, the understory planting and the ground plain treatments create the differences between the landscape characters. While any tree species may be included in more than one tree class, each tree class has a particular role for which it is typically used.

### a. Evergreen

The Evergreen tree class includes pines and trees that provide full green color year around without significant loss of leaves seasonally. This tree class is used to hold the green, vibrant look of the streetscape when other trees drop their leaves. This class is also used to screen views of adjacent uses and is often used in a grouping or as part of a larger pattern.

### b. Canopy

The Canopy tree class is the workhorse tree providing the mass of the streetscape. This class includes a wide variety of trees ranging from native desert to formal garden. Mesquite, Palo Verde, Acacia, Olive, Oak, Elm, and Ash are all typical of this tree class. This tree class is used to provide a majority of the broad shade needed for the pedestrian experience, grows formally enough to be planted in parkways without destroying the pavement, and provides a full, solid look to visually enclose the streetscape for a majority of the year.

### c. Accent

The Accent tree class provides the visual accent and playful fun to the landscape setting. This class includes a wide variety of trees ranging from native desert to formal garden. Trees with colorful foliage, seasonal flowering displays, unique bark color or interesting architectural forms make up this class. This tree class is used to accent the Memory Points in the community and is often used at neighborhood entries, parks, places that are socially important or other places where people gather. This tree class is also used to provide general interest as a highlight in large masses of other tree classes.

### d. Palms

The Palm tree class provides the vertical accent and vertical enclosure of the streetscape. This class also includes palms that are appropriate to the urban Sonoran Desert setting. These trees are typically used in a grouping or as part of a larger pattern. This tree class is used to accentuate Memory Points in the community and may be used at neighborhood entries, parks, places that are socially important or other places where people gather. This tree class may also be used to enclose or create outdoor rooms and to direct the eye in the streetscape. This tree class is also used to provide wayfinding or a placemaking hierarchy in the community.

2. Plant and Landscape Character

Landscape within DU 8/9 is generally broken into five (5) landscape characters: Shaded Parkways, Shaded Boulevards, Parks and Gardens, Linear Arroyos, and Riparian as shown generally on **Exhibit 5.4 - Landscape Character - Public Spaces**. In addition to these, landscape may include decorative plants not on the approved plant list, plants that may be water intensive and lawn may be used in public or private areas that are placed to encourage the use of outdoor spaces or are very heavily used by pedestrians.

a. Shaded Parkways

The Shaded Parkways landscape character is inspired by the turn of the century garden city neighborhoods of “Old Arizona” and Central Phoenix. These landscapes are used to create a pedestrian dominated streetscape. This character narrows the perceived width of the pavement, slows traffic and shades sidewalks. The corresponding plant palette is selected to work in the narrow parkways while providing a tunnel of shade and color accents. The palette also includes evergreens that may be used to accentuate seasonal changes. Palms may also be a part of this landscape character. Their height helps to enclose the streetscape and dominate the space to reduce speed. Understory planting in this character area must be able to handle some foot traffic as people walking to and from parked cars along the parkway. Understory plantings must also be versatile to be able to grow in both heavily shaded and sunny settings. Plants that go dormant seasonally should be mixed with evergreen vegetation so that the visual space of the roadway is pleasant year round. These landscape character areas often include paved/hardscape areas under the tree canopies.



b. Shaded Boulevards

The Shaded Boulevards landscape character is inspired by old county highways that make their way through tree covered areas to provide access to near-town neighborhoods. Like Shaded Parkways, these landscapes are used to narrow the perceived width of the pavement, slow the traffic and shade the adjacent sidewalks. The corresponding plant palette is selected to work in the narrow spaces along the street while providing edges of green landscape to enclose the road. The palette includes evergreens to accentuate the seasonal changes and palms whose height helps to enclose the streetscape and provide vertical accent. Vertical forms of vegetation may be used specifically to screen adjacent uses from the streetscape. Understory plantings must be versatile to be able to grow in both heavily shaded and sunny settings. Plants that go dormant seasonally should be mixed with evergreen vegetation so that the visual space of the roadway is pleasant year round. These landscape character areas often include paved/hardscape areas under the tree canopies. This landscape character area is typically designed to be experienced from an automobile, but may have more detail, focus and a formalization of planting patterns at neighborhood entries. Neighborhood entries may also be accented with plantings, walls and columns that compress the space creating a distinctive entry to the neighborhood.



D. DU 8/9 Ownership and Maintenance Responsibilities

In private landscapes within DU 8/9, maintenance shall be the responsibility of the landowner. In public landscapes within DU 8/9, maintenance responsibilities shall be as outlined in Section 3.6, (c) of the Pre-Annexation Development Agreement between the City of Mesa and DMB Mesa Proving Grounds LLC.

E. Landscape Architecture Theme(s) and Design Standards for Landscaping

The landscape architecture themes shall be as outlined in **Section 5.3 B.2. - Plant and Landscape Character** of this DUP. The design standards for landscaping including fences, walls and sentinels, within DU 8/9 can be found throughout **Section 5.3 – Landscaping**. In addition to these standards are the following:

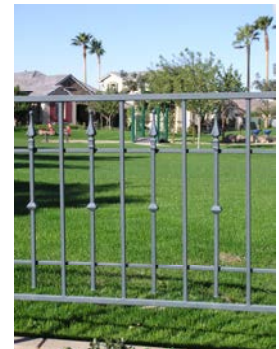
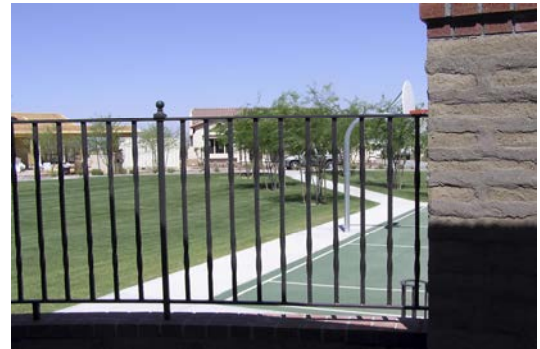
1. Fences and Walls

Fences or walls visible from publicly accessible areas, right-of-way or adjacent properties must meet the following requirements:

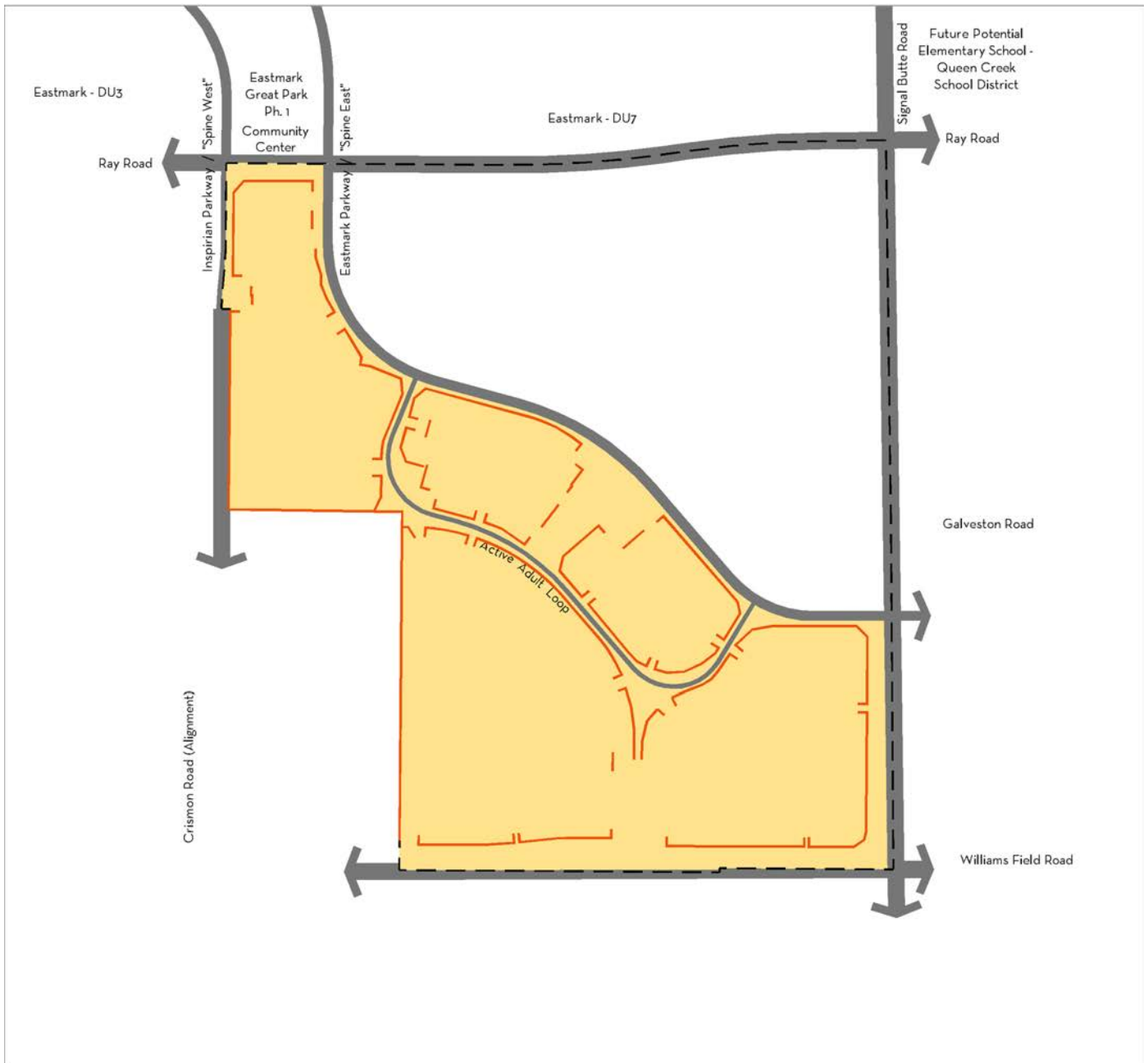
- Fences must be constructed of decorative materials such as wrought iron – wood, plastic or vinyl fences are typically not permitted
- Fences with metal posts must be capped
- Fences as solitary elements in the landscape are not permitted; they must be screened with some vegetation (regular foundation planting, vines, tall hedge)
- Metal fences should have a dark, finish (paint or coating)
- Corners and ends require columns that are larger (height and width) than the mass of the fence or wall
- Fence or wall material and color must a.) blend with the landscape setting using colors that do not contrast with the vegetation OR b.) be complementary and compatible with the building architecture
  
- Walls are typically constructed of masonry units, concrete, or similar product
- Walls must be made or faced with materials such as stone, brick, slump block, and patterned block; or must be finished with a sand finished stucco
- Perimeter/privacy / rear yard walls between six (6) and ten (10) feet in height shall be permitted along District and Arterial streets. These walls shall not exceed a total exposed height of ten (10) feet and typically should not exceed an eight (8) foot high privacy wall on top of (in addition to) the retaining portions of the wall. (i.e. 2' retaining wall + 8' privacy wall or 4' retaining wall + 6' privacy wall) Six (6) to eight (8) foot high walls shall be permitted in other areas



- Privacy walls are typically not permitted on individual lots in the Active Adult Enclave except as generally shown on **Exhibit 5.8 - Active Adult Perimeter Walls** to screen homes from roadways and high activity areas, such as the Amenity Center. Fences to provide required pool enclosures are permitted (enclosing the rear or side yards). Knee high walls and retaining walls are permitted on rear and side property lines to define the private property and provide grade changes
- Chain link fence is not permitted
- Fences or walls taller than forty-two (42) inches are not permitted in the minimum required "building setback – street" per the CP (see **Exhibit 3.12 - Wall Placement**)
- Fence and wall locations should be placed or sized to respect sight distance restrictions
- Electrical or mechanical yards that may be screened by a wall must also use vegetation to partially screen the wall. These solid enclosure walls are not permitted to be a dominate design element. Equipment that is taller than the wall that encloses them must be masked or complemented by landscape of similar height and form to lessen the visual impact of the taller equipment



**Exhibit 5.8 - Active Adult Perimeter Walls**



- Conceptual Privacy Wall Locations
- Active Adult Enclave

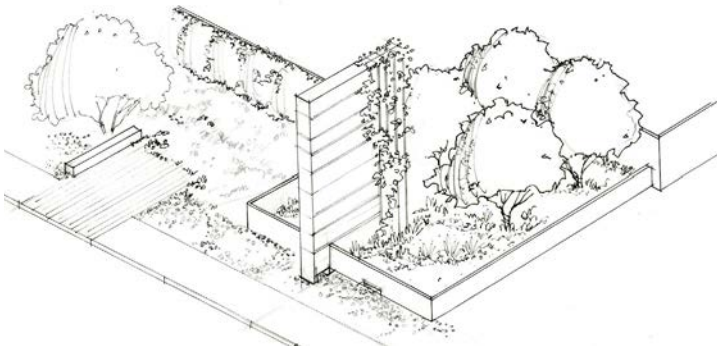
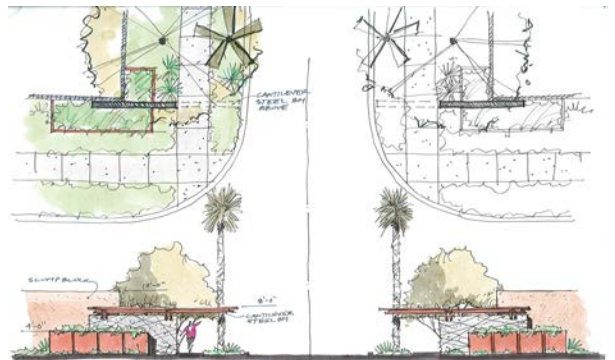
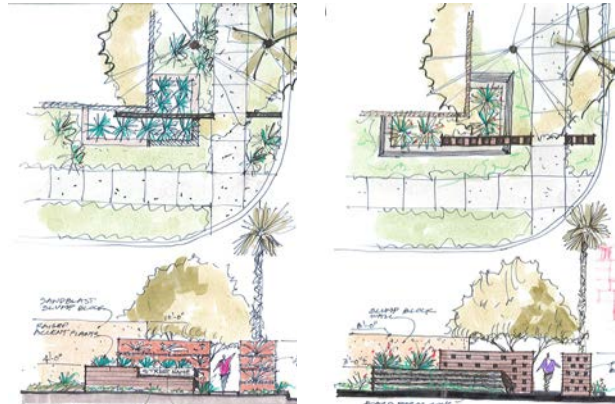
Notes:  
 The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes and locations may differ from those shown.

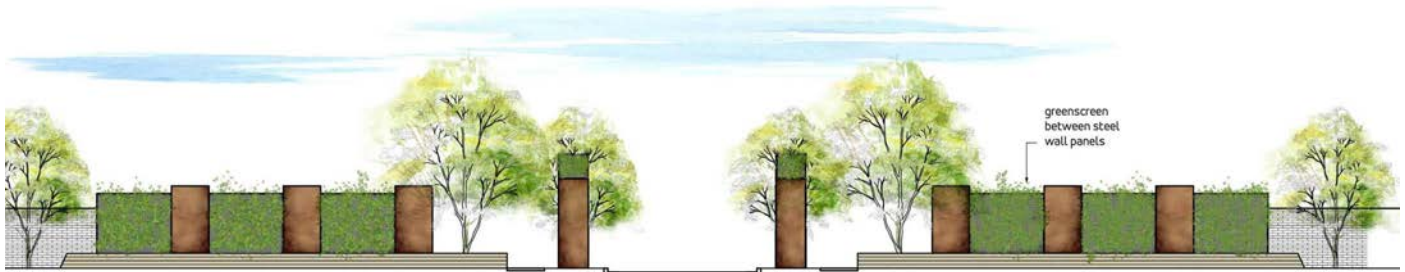


2. Sentinels

At enclave entries and at the major entries to DU 8/9, sentinels may be positioned to create a threshold. Sentinels may take the form of decorative wall extensions, decorative columns or a combination of such elements. Within DU 8/9 Sentinels or community walls at Enclave entries from Eastmark Parkway may include signage that expresses the name of the Enclave (**see Exhibit 5.13 – Potential Signage**).

- Sentinels must be constructed of permanent, long lasting, decorative materials
- Sentinels may be illuminated or visually accented by material or color choice
- Sentinel material and color must complement or artistically contrast their landscape and architectural setting
- Sentinels may be much higher than adjacent fences or structures
- Sentinels may visually narrow/compress the roadway and may have vertical elements located two feet from back of curb on either side
- Sentinels should be placed or sized to respect sight distance restrictions





F. Miscellaneous Streetscape and Open Space Elements

The streetscape and open space landscape characters are described throughout Section 4 of the DUP. The streetscapes in DU 8/9 are designed as outdoor rooms whose landscape character is described in detail in **Section 5.3 C. – Plant types within the Public Right-of-Way (ROW)** and **Section 4.1 – Pedestrian Corridors**. The open space areas of DU 8/9 will be comprised primarily of the Activity Centers and Active Adult Trail Network whose composition is described in detail in **Section 5.2 – Common Areas** and Section 4.1 C. – Active Adult Trail System.

Because open spaces outside of the streetscapes in DU 8/9 are primarily park spaces, the landscape character of open spaces will be primarily Parks and Gardens as described in **Section 5.3 B.2. – Plant and Landscape Character**. The park areas in DU 8/9 will also include pockets of natural desert to contrast the formal park plantings. These natural pockets will likely occur at the edges and corners of the park spaces, and will draw plants from the Linear Arroyo landscape character. The parks may also include low lying areas especially when the park is also used to store stormwater. These areas will likely incorporate plants from the Riparian landscape character. These two additional landscape characters may be used anywhere in the parks of DU 8/9.



## 1. Hardscape

Hardscape in the streetscape and open spaces of DU 8/9 will primarily be standard gray concrete. In walkways, the hardscape may be scored to create two (2) by two (2) to three (3) by three (3) panels to reduce the visual size of the pavement. Colored or textured concrete is not required but may be used in the private open spaces, neighborhood parks and the extension of the Eastmark Great Park. The use of alternative paving materials such as brick, flag stone, paving stones, and concrete pavers in areas where people gather and linger should be encouraged. The use of alternative paving materials in the roadways is not anticipated, but may be permitted with the approval of the City Engineer and City Traffic Engineer and may be used to strengthen the threshold effect at neighborhood entries or to slow traffic and draw attention to important social locations.

## 2. Street Furniture

Street furniture along the streetscape in DU 8/9 shall not be required but is permitted in the styles complementary to the overall landscape and architectural styles described in this DUDG. Street furniture in open spaces will vary dramatically and should complement the landscape and architectural setting. Typically furniture will be one of two types. The first type will be legacy pieces positioned to have importance and of a quality that will last for decades. While these pieces may be few, they are provided intentionally to create a long term bond with their users. The second type will be very functional furniture. These pieces may be light weight, of lesser quality materials, which are still durable. These pieces are placed for convenience and are typically easy to move and re-locate to serve the ever changing needs of the open space user.

Landscape walls whenever appropriate should be designed to be additional built-in furniture. Wall heights and tops should be designed to encourage their use as a seat wall or as high cocktail seat (allowing the user to lean on the wall with a bent knee and the foot resting on the vertical surface of the wall). Designs that discourage sitting on the wall should be discouraged.

Furniture such as trash receptacles and bike racks should be simple, practical design solutions similar to those found in a typical commercial setting. These pieces may be artful or custom creations, when appropriate additions to their setting, but should otherwise be dark finished and not call attention to themselves.

## 3. Public Art

While public art is not required in DU 8/9, there are many locations where the addition of public art could be incorporated. Public art can most easily and appropriately be added to focal points in open space settings. At these key locations, the artwork can be appreciated by users of the open space who have time to linger and experience the artwork. Art can also be incorporated in the design of the neighborhood sentinels or the landscape surrounding the entry thresholds. In these locations the art work will not likely be experienced at a pedestrian level, but rather would be a sign of wealth, power or pride for the neighborhood strengthening community stewardship. Public art should not be placed randomly or without relationship to its context in the along the streetscapes or in the open spaces of DU 8/9.

## 4. Shade Structures

Shade structures along the streetscape such as bus stops and in open spaces such as ramadas or gazebos should be designed in a character as described in **Section 5.2 A.1.h – Built, Protective Shade** of this DUP. These structures should be designed to be a substantial and integral part of their landscape setting. Even when these elements are iconic or focal, they should be dominated or surrounded by the landscape that surrounds them.

## 5. Playground Equipment

Playground Equipment in DU 8/9 is not required but when present will be appropriate to its setting. Simple play structures such as swings and slides complimented by the occasional small, decorative play structure are more fitting for open spaces in DU 8/9. The grand regional activities and spaces of the Eastmark Great Park to the north are more appropriate for grand, age targeted play structures. In the Eastmark Great Park setting, colors may also be bolder, drawing attention to imaginative structures artfully placed in the landscape. Whenever possible, these structures should be incorporated into or surrounded by landscape elements so they are not a void in the natural fabric of the community.

## 6. Water Features, Ponds and Fountains

Within DU 8/9, Water features, ponds and fountains are only anticipated in open spaces, and are not typically a part of the streetscape unless a window into adjacent open spaces is provided.

Ponds are not anticipated in DU 8/9.

Fountains are not required in DU 8/9, but may be a regular part of open space settings. When present in Activity Centers or open space areas, fountains should be scaled appropriately to the size of the space and provide tranquil locations to linger in the park. Fountains should generally anchor human activity centers or accentuate socially important locations within the community.

Splash pads or other water play areas are anticipated within the Activity Centers of DU 8/9 and may also be located in areas of typically high pedestrian activity and at community gathering points.

## 7. Foundation Base (Landscape)

Along the streetscapes of DU 8/9, all non-paved landscape areas shall be planted, providing a foundation base for perimeter walls. This foundation base is not required at the neighborhood entries around the sentinels. In these locations, plaza or sidewalk paving may extend to the base of the sentinels.

In open spaces in DU 8/9 hedges and shrub masses shall be used to create outdoor rooms. Around architecture within these open spaces, foundation base plantings are not required, but should be used when plazas or sidewalks do not extend to the base of the architecture. Foundation base plantings should be used at the base of the architecture unless patios, plazas and sidewalks that extend to the base of the architecture can provide useful outdoor space for walking or sitting. Architecture within open space entirely surrounded by pavement should be complemented by planted pots at the base of columns and framing building entries.

8. Street Perimeter Landscape Standards

Landscape standards including minimum plant size and quantity, parking area landscape and street perimeter landscape shall be per Section 12 – Landscape Standards, of the CP. Within DU 8/9 Street trees will predominately line the roadways (in organic or formal patterns) and be planted very close to the back of curb to minimize the visual width of the roads. As such, in most cases the minimum required Street Perimeter Landscaping will be provided by these street trees and the landscape planted beneath them in the parkways. Because private driveways, parking lots and pedestrian plazas are anticipated throughout DU 8/9, large portions of the landscape under the trees may paved, turf or planted in flower beds. The remaining vegetation areas should be heavily planted so that they appear to be well kept garden spaces or dense natural clusters. Planting in these areas, while not required to exceed the minimum requirements, may often need to be much denser (one plant per twenty (20) square feet) to create this overall effect. Landscape within walled courts or yards that are not visible from adjacent public areas is not required. Such courts may be enclosed by walls, gates, fences or dense vegetation hedges.

9. Minimum Plant Size






Landscape standards including minimum plant size and quantity, parking area landscape and street perimeter landscape shall be per Section 12 – Landscape Standards, of the CP. Due to the fast growing nature of desert trees in the DU 8/9 plant palette, the minimum size for required trees may be smaller if exchanged for an additional quantity of trees (i.e. one (1) twenty-four (24) inch box tree for two (2) fifteen (15) gallon trees.






When hedges are used in the landscape, to ensure that trees utilized for “hedge” purpose have sufficient opportunity to be trained via controlled pruning and maintenance, it is appropriate to reduce the “typical” standard minimum plant size to allow for fifteen (15)-gallon minimum plant size in DU 8/9 in exchange for an additional quantity of trees. An example of this is a hedge planted at a density of one (1) tree per twelve (12) linear feet of hedge with fifteen (15) gallon trees for the “Street Perimeter Landscaping”.

















**Exhibit 5.9 – DU 8/9 Plant Palette**








A. Trees

BOTANICAL NAME	COMMON NAME	Landscape Character					Tree Class				
		Shaded Parkway	Shaded Boulevards	Parks and Gardens	Linear Arroyos	Riparian	E=Evergreen D= Deciduous	Canopy	Accent	Palm	
Acacia aneura 'Mulga' 	Acacia Aneura	x	x	x			F	x	x		
Acacia greggii 	Catclaw			x	x	x	E		x		
Acacia rigidula 	Blackbrush Acacia	x	x	x	x		E	x	x		
Baccharis salicifolia 	Seep Willow	x	x	x		x	D				
Callistemon viminalis 	Bottle Brush Tree	x	x	x			E		x		
Carya sp.	Pecan	x	x	x			E	x			







BOTANICAL NAME	COMMON NAME	Landscape Character					Tree Class			
		Shaded Parkway	Shaded Boulevards	Parks and Gardens	Linear Arroyos	Riparian	E=Evergreen D= Deciduous	Canopy	Accent	Palm
Celtis reticulata 	Canyon Hackberry	x	x	x	x	x	D	x		
Cercidium(see Parkinsonia)	Palo Verde									
Chilopsis linearis 	Desert Willow	x	x	x	x	x	D	x	x	
Chilopsis linearis 'Bubba' 	Desert Willow	x	x	x	x	x	D	x	x	
Chilopsis linearis 'Lucretia Hamilton' 	Desert Willow	x	x	x	x	x	D	x	x	
Chitalpa tashkentensis 	Chitalpa	x	x	x			D	x	x	
Cupressus arizonica	Arizona Cypress			x			E			







		Landscape Character					Tree Class				
		Shaded Parkway	Shaded Boulevards	Parks and Gardens	Linear Arroyos	Riparian	E=Evergreen D= Deciduous	Canopy	Accent	Palm	
BOTANICAL NAME	COMMON NAME										
											
<i>Dalbergia sissoo</i>	Indian Rosewood			x			D	x			
											
<i>Fraxinus uhdei</i> (Wenzig) Lingelsh	Shamel Ash, Tropical Ash	x	x	x			D	x			
<i>Fraxinus velutina</i>	Arizona Ash	x	x	x		x	D	x			
											
<i>Fraxinus velutina</i> 'Bonita'	Bonita Ash	x	x	x			D	x			
											
<i>Fraxinus velutina</i> 'Fan-tex'	Fan-tex Ash	x	x	x			D	x			
											
<i>Gleditsia tricanthos inermis</i>	Honeylocust	x	x	x			D	x			
											
<i>Jacaranda acutifolia</i> <i>Jacaranda mimosifolia</i>	Jacaranda	x	x	x			D	x	x		
											






BOTANICAL NAME	COMMON NAME	Landscape Character					Tree Class			
		Shaded Parkway	Shaded Boulevards	Parks and Gardens	Linear Arroyos	Riparian	E=Evergreen D=Deciduous	Canopy	Accent	Palm
Juglans major 	Arizona Walnut			x			D	x		
Juniperus monosperma 	One Seed Juniper			x	x	x	E			
Olea europa 'Swan Hill' 	Swan Hill Olive	x	x	x			E	x		
Olneya tesota 	Ironwood	x	x	x	x	x	E	x	x	
Parkinsonia floridum 	Blue Palo Verde	x	x	x	x	x	D	x	x	
Parkinsonia hybrid "Desert Museum" 	Desert Museum Palo Verde	x	x	x	x	x	D	x	x	
Parkinsonia microphyllum 	Foothills Palo Verde			x	x	x	D		x	
Pinus eldarica	Afgan Pine, Eldarica Pine	x	x	x			E	x		








		Landscape Character					Tree Class			
		Shaded Parkway	Shaded Boulevards	Parks and Gardens	Linear Arroyos	Riparian	E=Evergreen D= Deciduous	Canopy	Accent	Palm
BOTANICAL NAME	COMMON NAME									
Pinus halepensis 	Aleppo Pine	x	x	x	x	x	E	x		
Pistacia atlantica x Intergerrima 	Red Push Pistache	x	x	x			D	x	x	
Pistacia vera L. 	Pistachio			X			D	x		
Populus fremontii 	Cottonwood			x		x	D	x		
Prosopis glandulosa 	Honey Mesquite	x	x	x	x	x	D	x		
Prosopis hybrid 'Phoenix' 	Phoenix Mesquite, Argentine Mesquite, Thorn-less South American Mesquite, Chilean Mesquite	x	x	x			D	x		
Prosopis pubescens 	Screwbean Mesquite		x	x	x	x	D	x		













BOTANICAL NAME	COMMON NAME	Landscape Character					Tree Class			
		Shaded Parkway	Shaded Boulevards	Parks and Gardens	Linear Arroyos	Riparian	E=Evergreen D=Deciduous	Canopy	Accent	Palm
Prosopis velutina 	Velvet Mesquite	x	x	x	x	x	D	x		
Quercus emoryii 	Emory Oak	x	x	x			E	x		
Quercus virginiana 	Live Oak	x	x	x			E	x		
Salix exigua 	Coyote Willow				x	x	D			
Salix gooddingii 	Goodding's Willow			x	x	x	D	x		
Tipuana Tipu 	Tipu			x			D	x	x	






		Landscape Character					Tree Class			
		Shaded Parkway	Shaded Boulevards	Parks and Gardens	Linear Arroyos	Riparian	E=Evergreen D= Deciduous	Canopy	Accent	Palm
<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>									
Ulmus parvifolia 	Chinese Elm	x	x	x			D	x		
Ulmus parvifolia Allee 	Chinese Elm Allee, Chinese Elm Bosque	x	x	x			D	x		
Vitex agnus-castus 	Chaste Tree	x	x	x			D	x	x	
Brahea armata 	Mexican Blue Palm	x	x	x	x		E		x	x
Chamaerops humilis 	Mediterranean Fan Palm	x	x	x			E		x	
Phoenix canariensis 	Canary Island Date Palm	x	x	x			E	x	x	x


BOTANICAL NAME	COMMON NAME	Landscape Character					Tree Class			
		Shaded Parkway	Shaded Boulevards	Parks and Gardens	Linear Arroyos	Riparian	E=Evergreen D=Deciduous	Canopy	Accent	Palm
Phoenix dactylifera 	Date Palm	x	x	x	x		E	x	x	x
Washingtonia filifera 	California Fan Palm, Hybrid Fan Palm (wide trunk)	x	x	x	x	x	E	x	x	x
Acacia willardiana 	Palo Blanco	x	x	x	x		E		x	
Bauhinia blankeana 	Hong Kong Orchid Tree	x	x	x			D	x	x	
Bauhinia lunaroides 	Anacacho Orchid	x	x	x	x	x	D		x	

		Landscape Character					Tree Class				
		Shaded Parkway	Shaded Boulevards	Parks and Gardens	Linear Arroyos	Riparian	E=Evergreen D= Deciduous	Canopy	Accent	Palm	
BOTANICAL NAME	COMMON NAME										
Caesalpinia cacalaco 	Cascalote	x	x	x	x		E	x	x		
Cercis canadensis v. 'Mexicana' 	Mexican Redbud	x	x	x			D	x	x		
Chorisia speciosa 	Silk Floss Tree	x	x	x			D	x	x		
Citrus sp. 	Citrus Tree	x	x	x			E		x		
Cordia boissierii 	Texas Olive	x	x	x	x		E		x		
Cupressus sempervirens 	Italian Cypress	x	x	x			E		x		
Diospyros texana 	Texas persimmon			x			D	x	x		

		Landscape Character					Tree Class			
		Shaded Parkway	Shaded Boulevards	Parks and Gardens	Linear Arroyos	Riparian	E=Evergreen D=Deciduous	Canopy	Accent	Palm
<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>									
Fraxinus greggii 	Littleleaf Ash	x	x	x	x		E		x	
Nerium oleander 'Sister Angus' 	Giant White Oleander	x	x	x			E		x	
Lagerstroemia indica 	Crape Myrtle	x	x	x			D	x	x	
Laurua nobilis 	Bay Laurel	x	x	x			E	x	x	
Pistacia lentiscu 	Mastic Tree	x	x	x			E	x	x	

BOTANICAL NAME	COMMON NAME	Landscape Character					Tree Class				
		Shaded Parkway	Shaded Boulevards	Parks and Gardens	Linear Arroyos	Riparian	E=Evergreen D= Deciduous	Canopy	Accent	Palm	
 Pithecellobium flexicaule	Texas Ebony		x	x	x		E	x	x		
 Pithecellobium mexicanum	Mexican Ebony		x	x	x		E	x	x		
 Pithecellobium pallens	Tenaza		x	x	x		E	x	x		
 Platanus wrightii	Arizona Sycamore		x	x	x	x	D	x			
Prunus armeniaca	Apricot			x			D		x		
 Prunus cerasifea	Purple Leaf Plum	x	x	x			D	x	x		

BOTANICAL NAME	COMMON NAME	Landscape Character					Tree Class			
		Shaded Parkway	Shaded Boulevards	Parks and Gardens	Linear Arroyos	Riparian	E=Evergreen D=Deciduous	Canopy	Accent	Palm
Prunus persica	Peach			x			D		x	
Pyrus calleryana 'Bradford' 	Bradford Pear	x	x	x			D	x	x	
Pyrus kawakamii 	Evergreen Pear	x	x	x			D	x	x	
Quercus suber 	Cork Oak		x	x	x		E	x		
Sophora japonica 	Japanese Pagoda Tree			x			D	x	x	
Sophora secundiflora 	Texas Mountain Laurel	x	x	x	x		E		x	

		Landscape Character					Tree Class			
		Shaded Parkway	Shaded Boulevards	Parks and Gardens	Linear Arroyos	Riparian	E=Evergreen D= Deciduous	Canopy	Accent	Palm
<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>									
Thevetia peruviana 	Mexican Oleander	x	x	x			E D		x	



## G. Shrubs

BOTANICAL NAME	COMMON NAME	Landscape Character					Tree Class			
		Shaded Parkways	Shaded Boulevards	Parks and Gardens	Linear Arroyos	Riparian	E=Evergreen D=Deciduous	Canopy	Accent	Palm
<i>Abutilon palmeri</i>	Indian Mallow	x	x	x	x		D		x	
<i>Acacia craspedocarpa</i>	Leather Leaf Acacia	x	x	x	x		E		x	
<i>Alyogyne huegelii</i>	Blue Hibiscus		x	x			E		x	
<i>Ambrosia ambrosoides</i>	Giant Bursage					x	E			
<i>Ambrosia deltoidea</i>	Bursage		x	x	x	x	E			
<i>Anisocathus quadrifidus</i>	Mountain Flame		x	x	x	x	E		x	
<i>Atriplex canescens</i>	Fourwing Saltbrush					x	E			
<i>Atriplex lentiformis</i>	Quail Bush					x	E		x	
<i>Buddleia marrubifolia</i>	Woolly Butterfly Bush		x	x	x	x	E		x	
<i>Buxus m. japonica</i>	Japanese Boxwood	x	x	x			E			
<i>Caesalpinia gilliesii</i>	Mexican Bird of Paradise		x	x	x		D		x	
<i>Caesalpinia mexicana</i>	Yellow Bird of Paradise		x	x	x		E		x	
<i>Caesalpinia pulcherrima</i>	Desert Bird of Paradise		x	x	x		D		x	
<i>Calliandra californica</i>	Red Fairy Duster		x	x	x		E		x	
<i>Calliandra eriophylla</i>	Native Fairy Duster	x	x	x	x	x	E		x	
<i>Callistemon citrinus</i> 'Little John'	Little John	x	x	x			E		x	
<i>Carissa grandiflora</i> 'Compacta'	Natal Plum	x	x	x			E			
<i>Cassia artemisoides</i>	Silver Cassia		x	x	x	x	E		x	
<i>Celtis pallida</i>	Desert Hackberry				x	x	E			
<i>Cordia parvifolia</i>	Littleleaf Olive		x	x			D		x	
<i>Dalea frutescens</i>	Black Dalea	x	x	x	x		D		x	
<i>Dalea pulchra</i>	Indigo Bush		x	x			D		x	
<i>Dodonaea viscosa</i>	Hopbush		x	x	x	x	E			
<i>Dodonaea viscosa</i> 'Purpurea'	Purple-leafed Hopbush		x	x			E		x	
<i>Encelia farinosa</i>	Brittlebush		x	x	x	x	E		x	
<i>Ephedra viridis</i>	Mormon Tea			x	x	x	D			
<i>Ericameria laricifolia</i>	Turpentine Bush	x	x	x	x	x	E			
<i>Euphorbia biglandulosa</i>	Gopher Plant	x	x	x			E		x	
<i>Gaura lindheimeri</i>	Whirling Butterflies 'white'	x	x	x			D		x	
<i>Hibiscus rosa-sinensis</i>	Hibiscus			x			E		x	
<i>Hyptis emoryi</i>	Desert Lavender				x	x	E			
<i>Jasminum sambac</i>	Jasmine	x	x	x			E		x	
<i>Justicia californica</i>	Chuparosa		x	x	x	x	E		x	
<i>Justicia spicigera</i>	Mexican Honeysuckle		x	x			E		x	
<i>Larrea tridentata</i>	Creosote		x	x	x	x	E			
<i>Leucophyllum</i> sp.	Sage (small)	x	x	x	x		E		x	

BOTANICAL NAME	COMMON NAME	Landscape Character					Tree Class				
		Shaded Parkways	Shaded Boulevards	Parks and Gardens	Linear Arroyos	Riparian	E=Evergreen D= Deciduous	Canopy	Accent	Palm	
Leucophyllum sp.	Sage (large)		x	x	x		E		x		
Leucophyllum frutescens	Texas Ranger		x	x			E		x		
Leucophyllum frutescens 'Compacta'	Texas Ranger	x	x	x			E		x		
Leucophyllum laevigatum	Chihuahuan Sage		x	x	x		E		x		
Leucophyllum laevigatum 'Rio Bravo'	Chihuahuan Sage		x	x	x		E		x		
Leucophyllum zygophyllum 'Cimarron'	Cimarron Texas Ranger	x	x	x	x		E		x		
Lycium andersonii	Wolfberry				x	x	E				
Lycium fremontii	Wolfberry				x	x	E				
Myrtus boetica	Twisted Myrtle		x	x			E				
Myrtus communis	Myrtle	x	x	x			E				
Nerium oleander Dwarf	Dwarf Oleander	x	x	x			E		x		
Nerium oleander	Common Oleander		x	x			E		x		
Perovskia atriplicifolia	Russian Sage		x	x	x		D		x		
Psilostrophe cooperi	Paperflower		x	x	x	x	D		x		
Rhus ovata	Sugarbush		x	x			E				
Rhus virens	Evergreen Sumac		x				E				
Rosmarinus officinalis 'Huntington Carpet'	Upright Rosemary	x	x	x			E				
Ruellia brittoniana	Ruellia	x	x	x			E		x		
Ruellia peninsularis	Baja Ruellia	x	x	x			E		x		
Russellia equisetiformis	Coral Fountain	x	x	x			E		x		
Salvia coccinea	Scarlet Sage	x	x	x			E		x		
Salvia greggii	Autumn Sage	x	x	x			E		x		
Salvia leucantha	Mexican Bush Sage	x	x	x			E		x		
Sambucus mexicana	Mexican Elderberry		x	x	x	x	E				
Senna covesii	Desert Senna				x	x	D		x		
Simmondsia chinensis	Joboba		x	x	x	x	E				
Tecomaria capensis	Cape Honeysuckle	x	x	x			D		x		
Tecoma stans	Yellow Tecoma Stans		x	x	x	x	E		x		
Tecoma stans 'Orange Jubilee'	Orange Tecoma Stans		x	x	x	x	E		x		
Vauquelinia californica	Arizona Rosewood		x	x	x	x	E				
Vigueria deltoidea	Goldeneye		x	x	x	x	D		x		
Xylosma congesta 'Compacta'	Compact Xylosma	x	x	x			E				
Ziziphus obtusifolia	Grey Thorn				x	x	D				

## H. Accents

		Landscape Character					Tree Class			
		Shaded Parkways	Shaded Boulevards	Parks and Gardens	Linear Arroyos	Riparian	E=Evergreen D=Deciduous	Canopy	Accent	Palm
<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>									
Agave americana 'Marginata'	Century Plant	x	x	x	x		E		x	
Agave bovicornuta	Cowhorn Agave		x	x	x		E		x	
Agave desmentiana	Agave		x	x	x		E		x	
Agave geminiflora	Twin Flowered Agave	x	x	x			E		x	
Agave parryi 'Truncata'	Parry's Agave	x	x	x	x	x	E		x	
Agave schidigera 'Durango Delight'	Durango Delight Agave	x	x	x			E		x	
Agave vilimoriana	Octopus Agave	x	x	x			E		x	
Agave sp.	Agave	x	x	x	x	x	E		x	
Aloe barbadensis	Yellow Aloe	x	x	x	x		E		x	
Aloe x 'Blue Elf'	Blue Elf Aloe	x	x	x	x		E		x	
Aloe sp.	Aloe		x	x	x		E		x	
Asclepias subulata	Desert Milkweed	x	x	x	x	x	E		x	
Asparagus densiflorus 'foxtail'	Asparagus Fern			x			E		x	
Carnegiea gigantea	Saguaro			x	x	x	E		x	
Cereus peruvianus	Night Blooming Cereus		x	x			E		x	
Cycas revolta	Sago Palm			x			E		x	
Dasyliirion quadrangulatum	Toothless Desert Spoon		x	x			E		x	
Dasyliirion texanum	Green Desert Spoon		x	x			E		x	
Dasyliirion wheelerii	Desert Spoon		x	x	x		E		x	
Dietes bicolor	Fortnight Lily	x	x	x			E		x	
Echinocactus grusonii	Golden Barrel Cactus		x	x			E		x	
Echinocerus engelmannii	Hedgehog Cactus		x	x	x	x	E		x	
Eremophila prostrata 'outback sunrise'	Outback Sunrise	x	x	x			E		x	
Erigeron divergens	Fleabane	x	x	x	x	x	E		x	
Euphorbia antisyphilitica	Candelilla	x	x	x	x		E		x	
Ferocactus wislizenii	Native Barrel Cactus			x	x	x	E		x	
Fouquieria splendens	Ocotillo – seed grown		x	x	x	x	E		x	
Hemerocallis sp.	Daylily	x	x	x			E		x	
Hesperaloe funifera	Giant Hesperaloe		x	x			E		x	
Hesperaloe nocturna	Night blooming hesperaloe		x	x			E		x	
Hesperaloe parviflora	Yellow/Red Yucca		x	x			E		x	
Hesperaloe parviflora var 'Brakelight'	Brakelight Red Yucca	x	x	x			E		x	
Lophocereus schottii fa. Monstrosus	Totem Pole Cactus		x	x	x		E		x	
Manfreda masculosa	Manfreda	x	x	x			E		x	

BOTANICAL NAME	COMMON NAME	Landscape Character					Tree Class				
		Shaded Pathways	Shaded Boulevards	Parks and Gardens	Linear Arroyos	Riparian	E=Evergreen D=Deciduous	Canopy	Accent	Palm	
Opuntia sp.	Prickly Pear		x	x	x	x	E		x		
Opuntia acanthocarpa	Buckhorn Cholla			x	x	x	E		x		
Opuntia basilaris	Beavertail Prickly Pear		x	x	x	x	E		x		
Opuntia engelmannii	Native Prickly Pear		x	x	x	x	E		x		
Opuntia ficus-indica	Indian Fig Prickly Pear		x	x			E		x		
Opuntia fulgida	Chainfruit Cholla			x	x	x	E		x		
Opuntia santa-rita	Purple Prickly Pear		x	x	x		E		x		
Opuntia spinoslor	Cane Cholla			x	x	x	E		x		
Pachycereus marginatus	Mexican Organ Pipe			x	x		E		x		
Pedilanthus macrocarpus	Lady Slipper	x	x	x	x		E		x		
Rosa sp.	Rose		x	x			D		x		
Stenocereus thurberi	Organ Pipe Cactus	x	x	x	x	x	E		x		
Strelitzia reginae	Tropical Bird of Paradise			x			E		x		
Trachelospermum jasminoides	Star Jasmine	x	x	x			E		x		
Yucca aloifolia	Spanish Bayonet		x	x			E		x		
Yucca baccata	Banana Yucca				x	x	E		x		
Yucca pallida	Pale Leaf Yucca	x	x	x	x		E		x		
Yucca recurvifolia	Curve Leaf Yucca	x	x	x	x		E		x		
Yuccan rostrata	specimen		x	x			E		x		
Yucca rupicola	Twisted Leaf Yucca	x	x	x			E		x		
Common Succulents	Common Succulents (in pots or defined beds)	x	x	x			E		x		
Common Fruits and Vegetables	Edible Garden Plants (in pots or defined beds)				x		D				

I. Perennials and Groundcovers

		Landscape Character					Tree Class			
		Shaded Pathways	Shaded Boulevards	Parks and Gardens	Linear Arroyos	Riparian	E=Evergreen D=Deciduous	Canopy	Accent	Palm
<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>									
Acacia redolens	Prostrate Acacia	x	x	x			F			
Baileya multiradiata	Desert Marigold				x	x	D		x	
Bulbine frutescens	Bulbine	x	x	x			F		x	
Convolvulus cneorum	Bush Morning Glory	x	x	x			F		x	
Dalea captata 'Sierra Gold'	Dalea	x	x	x			F		x	
Dyssodia acerosa	Shrubby Dogweed		x	x	x		D		x	
Dyssodia pentachaeta	Dogweed		x	x	x		D		x	
Echinacea purpurea	Coneflower		x	x	x		D		x	
Eschscholzia californica sp. Mexicana	Mexican Gold Poppy				x	x	D		x	
Gazania rigens 'Sun Gold'	Gazania sp.	x	x	x			F		x	
Lantana camara 'New Gold'	Lantana	x	x	x			D		x	
Lantana montevidensis	Lantana	x	x	x			D		x	
Lantana camara 'Radiation'	Lantana	x	x	x			D		x	
Lavender sp.	Lavender	x	x	x			F		x	
Lippa nodiflora	Frogfruit	x	x	x			F		x	
Liriope muscari	Lilyturf	x	x	x			F		x	
Lupinus sparsiflorus	Desert Lupine				x	x	D		x	
Melampodium leucanthum	Blackfoot Daisy	x	x	x			F		x	
Penstemon parryii	Parry Penstemon				x	x	D		x	
Penstemon sp.	Penstemon	x	x	x	x	x	D		x	
Portulacaria afra	Elephant Food		x	x			F		x	
Ratibida columnifera	Mexican Hat				x	x	D		x	
Rosmarinus officinalis Prostrata	Prostrate Rosemary	x	x	x			F			
Sphaeralcea ambigua	Desert Globemallow	x	x	x	x	x	D		x	
Sphagneticola trilobata	Yellow Dot	x	x	x			F		x	
Setcreasea pallida	Purple Heart	x	x	x			F		x	
Tetranauris acaulis	Angelita Daisy	x	x	x	x	x	F		x	
Verbena gooddingii	Native Verbena	x	x	x	x	x	F		x	
Verbena pulchella	Verbena	x	x	x	x		F		x	
Zephyranthes candida	White Rain Lily	x	x	x			F		x	
Common Annuals (to season)	Colorful Annuals (in pots or defined beds)	x	x	x			D		x	

J. Grasses

		Landscape Character					Tree Class			
		Shaded Parkways	Shaded Boulevards	Parks and	Linear Arroyos	Riparian	E= Evergreen D= Deciduous	Canopy	Accent	Palm
<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>									
<i>Aristida purpurea</i>	Purple Three Awn				x	x	D		x	
<i>Bouteloua curtipendula</i>	Sideoats Grama	x	x	x	x		D		x	
<i>Bouteloua gracilis</i>	Blue Grama	x	x	x	x		D		x	
<i>Bouteloua gracilis</i> 'Blond Ambition'	Blond Ambition Blue Grama	x	x	x	x		D		x	
<i>Cynodon dactylon</i> Hybrid	Hybrid Bermunda	x	x	x			D			
<i>Distichlis spicata</i>	Saltgrass				x	x	D		x	
<i>Lolium</i> sp.	Rye Grass (seasonal only)	x	x	x			D			
<i>Muhlenbergia capillaris</i>	Regal Mist		x	x			D		x	
<i>Muhlenbergia lindheimeri</i>	Lindheimer's Muhly		x	x			D		x	
<i>Muhlenbergia rigens</i>	Deergrass		x	x			D		x	
<i>Muhlenbergia rigens</i> 'Nashville'	Nashville Deergrass	x	x	x			D		x	
<i>Nolina</i> sp.	Beargrass		x	x			E		x	
<i>Sporobolus airoides</i>	Alkali Sacaton				x	x	D		x	
<i>Sporobolus cryptandrus</i>	Sand Dropseed				x	x	D		x	

K. Vines

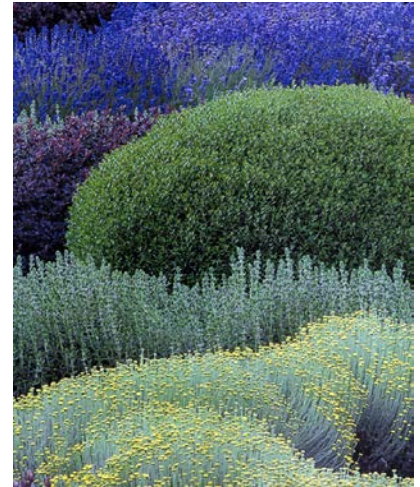
		Landscape Character					Tree Class			
		Shaded Pathways	Shaded Boulevards	Parks and Gardens	Linear Arroyos	Riparian	E=Evergreen D=Deciduous	Canopy	Accent	Palm
<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>									
Antigonon leptopus	Queen's Wreath Vine		x	x	x	x	D		x	
Bougainvillea spp.	Bougainvillea		x	x	x		D		x	
Campsis radicans	Trumpet Vine		x	x			D		x	
Ficus pumila	Creeping Fig Vine	x	x	x			E		x	
Gelsemium sempervirens	Caroline Jasmine	x	x	x			E		x	
Hardendergia violacea	Lilac Vine	x	x	x			D		x	
Lonicera japonica 'Halliana'	Hall's Honeysuckle	x	x	x			E		x	
Macfadyena unguis-cati	Cat's Claw	x	x	x	x	x	E		x	
Mascagnia macroptera	Yellow Orchid Vine	x	x	x			E		x	
Parthenocissus sp. Hacienda	Hacienda Creeper	x	x	x	x		E		x	
Passiflora caerulea	Passion Vine	x	x	x			E		x	
Podranea ricasoliana	Pink Trumpet Vine	x	x	x			E		x	
Rosa banksiae	Lady Banks Rose	x	x	x			D		x	
Solanum jasminoides	White Potato Vine	x	x	x			E		x	
Trachelospermum jasminoides	Star Jasmine	x	x	x			E		x	
Vigna caracalla	Snail Vine	x	x	x			D		x	
Vitis sp. 'Roger's Red'	Roger's Red Vine (grape)		x	x			D		x	

L. Prohibited Plant List

Baccharis sarathroides	Desert Broom	
Brassica tournefortii	Saharan Mustard	
Bromus rubens	Red Bromegrass	
Casuarina species	Beefwood	
Centaurea melitensis	Malta Starthistle	
Chamaecyparis species	False Cypress	
Cynodon dactylon	Common Bermuda Grass	
Grevillea robusta	Silk Oak	
Morus alba	White Mulberry	
Olea europea	Olive (fruiting)	
Pennisetum ciliare	Buffel Grass	
Tamarix aphylla	Tamarisk or Salt Cedar	

c. Parks and Gardens

The Parks and Gardens landscape character is inspired by the turn of the century parks and gardens. Like well kept front yards, this landscape character creates outdoor rooms and space for long term enjoyment by users. The scale of these spaces can range dramatically from small front yards to intimate neighborhood parks to the expanse of the Eastmark Great Park. Similarly, the plant type can vary dramatically from arid desert clusters to sprawling tree-lined lawns to lush, oasis-like planting in heavily used kinetic areas. The corresponding plant palette is broad to handle these various types of planting. This landscape character in large areas is often combined with pockets of Linear Arroyo or Riparian landscape character areas. Vertical forms of vegetation, including palms, pines, or other distinctive vertical elements may be used specifically to screen adjacent uses and lighting or to enclose larger open areas. Understory plantings must be versatile to be able to grow in both heavily shaded and sunny settings. Plants that go dormant seasonally should be mixed with evergreen vegetation so that the space is inviting to users year round. These landscape character areas may include paved/hardscape areas under the tree canopies, open lawns, bodies of water or large recreational uses. Dramatic grade changes (in excess of ten (10) feet) are permitted in this landscape character and often the landscape may be depressed to contain drainage to use as natural supplemental irrigation. In this character area, boulders of the same color as the ground plain treatment may be included, but should typically be partially buried unless used as an artistic statement. These areas may be designed to provide an experience from an automobile, but this landscape character area is primarily intended to provide engaging pedestrian experiences. The level of detail and focus will likely vary through the character area with emphasis put on areas that attract heavy kinetic use by residents and guests. Plantings may be formal or organic in form and may intentionally provide dramatic juxtaposition of the two forms. Planting in this landscape character may also include vegetable and flower gardens including many species not included in the plant palette. This landscape character may also include Shaded Parkway or Shaded Boulevard landscapes at its edges where it interacts with the surrounding streetscapes.





DU 8/9 DUP



d. Linear Arroyos

The Linear Arroyo landscape character is inspired by the arroyos of the Sonoran Desert. These landscapes are intended to transport and hold storm water and to provide natural landscape habitat for local animal species. The corresponding plant palette is selected to work in the linear spaces along the street while providing variation to create a natural setting. The palette includes palms whose height may be used to enclose an adjacent streetscape, provide camouflage for tall, nearby 69 KV power poles or to provide vertical accent. Fencing and planted hedges may be incorporated into this landscape character to provide buffers from adjacent uses. Plants in this landscape character may be primarily ground cover and shrubs including Creosote, Bursage, Mormon Tea, Ocotillo, Turpentine Bush, Jojoba, Brittle Bush. Wildflower seed is will be used in floodways and may be used in other areas to enhance this character and may be watered to encourage growth and seasonal flowering. Appropriate wildflowers include Showy Golden Eye, Desert Marigold, Desert Lupine, Mexican Gold Poppy, Desert Bluebells, Desert Globe Mallow. Ironwood, Mesquite, Foothill and Blue Palo Verde trees are often found as large overgrown shrubs in this landscape character. While this landscape is typically an organic composition, it may transition to formal patterns at edges, entries and at interfaces with urban forms. Decomposed gravel in these areas should vary dramatically in size and include minus imitating the natural Sonoran Desert cobble. In this character area boulders of the same color as the ground plain treatment may be included, but should typically be partially buried unless used as an artistic statement. Compacted decomposed granite may also be used as a paving material for walkways (such walkways if used for a required ADA route must be ADA compliant). This landscape character area is typically designed as a natural environment. Entries may also be accented with plantings, walls and columns that compress the space creating a threshold to heighten the sense of arrival. While this Character can be created in a minimum six (6) foot parkway on either side of a road, its effects are heightened when it is ten (10) to twenty (20) feet on either side of a road or a thirty (30) to fifty (50) foot wide landscape corridor. These spaces may be enclosed by landscape walls, privacy walls, fences or buildings.





e. Riparian

The Riparian landscape character is inspired by the riparian landscapes of the Sonoran Desert. These landscapes are intended to hold storm water, to provide natural landscape habitat for local animal species and to provide natural edges to larger bodies of water. The corresponding plant palette is selected to work in the linear spaces often along other open spaces while providing variation to create a natural setting. The palette includes palms whose height may be used to provide vertical accent. Fencing and planted hedges may be incorporated into this landscape character to provide buffers from adjacent uses. Mesquite, Willow and Ash and Cotton Wood trees are often unmaintained in this landscape character. While this landscape character is typically an organic composition, it may transition to formal patterns at edges, entries and at interfaces with urban forms. Decomposed gravel in these areas should vary dramatically in size and include minus imitating the natural Sonoran Desert cobble. In this character area, boulders of the same color as the ground plain treatment may be included, but should typically be partially buried unless used as an artistic statement. Compacted decomposed granite may also be used as a paving material for walkways (such walkways if used for a required ADA route must be ADA compliant). This landscape character area is typically designed as a natural environment – a wild place to explore. Entries may also be accented with plantings, walls and columns that compress the space creating a threshold to heighten the sense of arrival.



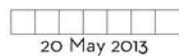
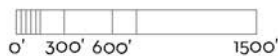
**Exhibit 5.4 - Landscape Character - Public Spaces**



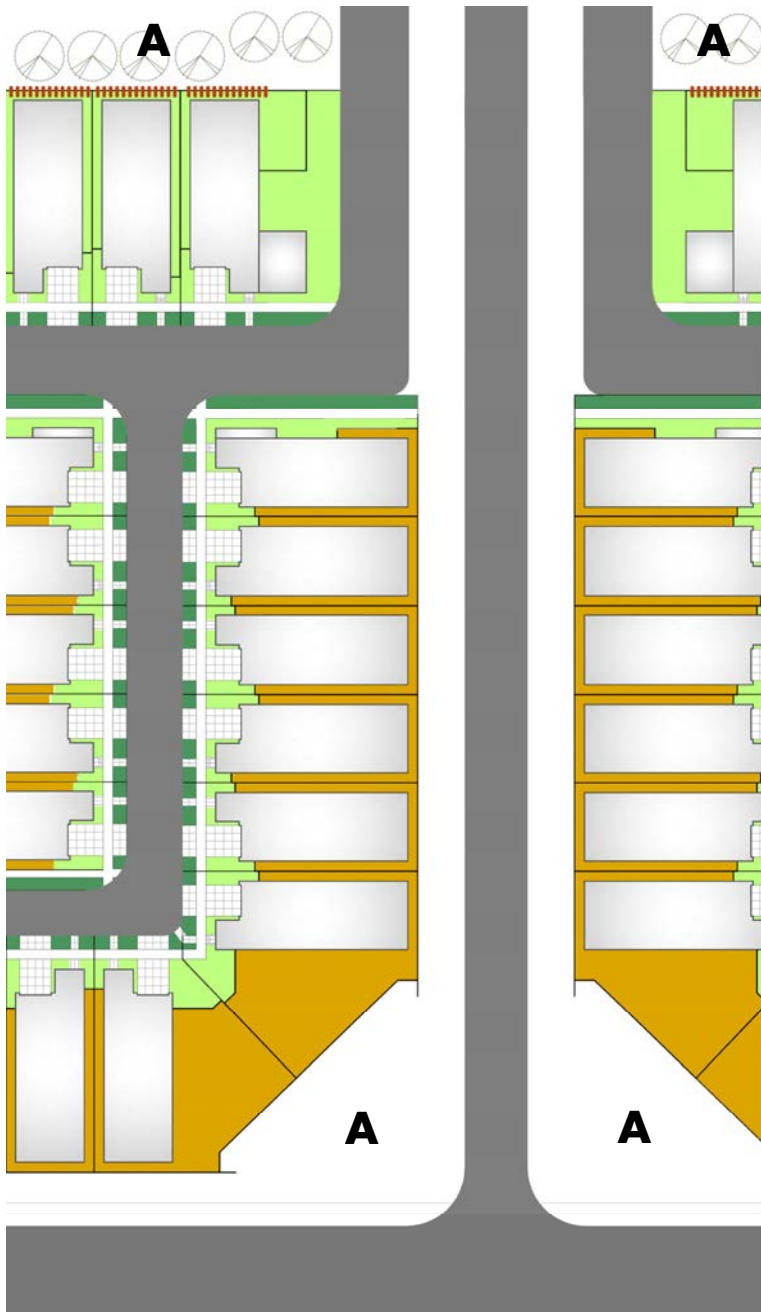
-  Shaded Parkways
-  Shaded Boulevards
-  Parks and Gardens
-  Linear Arroyos
-  Riparian

Notes: Lush landscape including lawn permitted in common areas and when placed to encourage the use of outdoor spaces

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 5.5 – Landscape Character – Private Spaces – Executive Enclave**



N.T.S

-  View Fence or Low Wall
-  Shaded Parkway
-  Parks and Gardens\*
-  Private Yards

Notes:

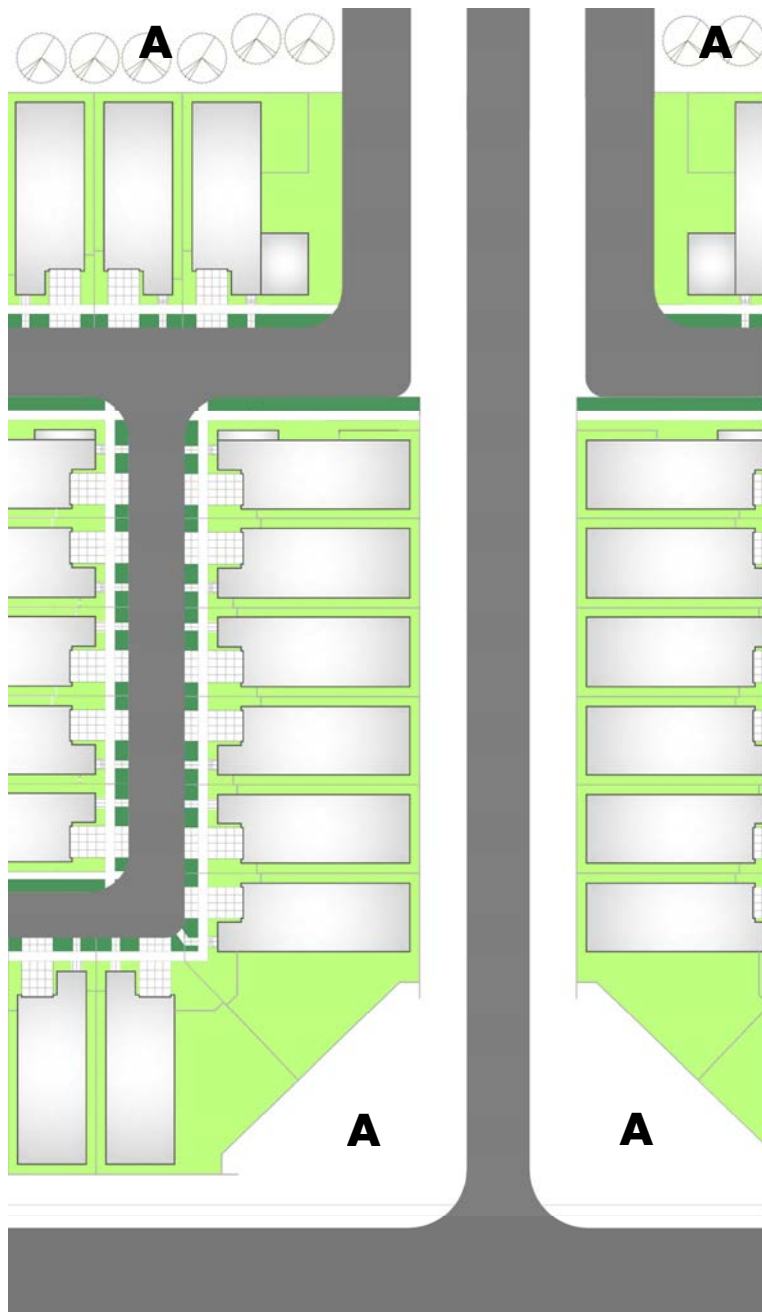
A – Public open space area, see Exhibit 5.4 – Landscape Character – Public Spaces for landscape character

\* - The Parks and Gardens landscape type may be substituted for any other landscape character provided it is complementary to the architecture and appropriate to the setting as approved by the Eastmark Master Developer Design Review Board.

Private Yards (enclosed by architecture or privacy walls) are not restricted. Private Yards visible through “view fence” or over low walls shall be landscaped with the Parks and Gardens landscape type

The pattern of development is iconic only. Driveway placement, scoring, wall locations, lot layout, building placement, sidewalk location, and street geometry are all for referencing landscape locations and character only. Buildings shown depict single family detached homes, but the same landscape zones would apply to single family attached, multi family or commercial structures. The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, shapes, sizes and locations may differ from those shown.

**Exhibit 5.6 – Landscape Character – Private Spaces – Active Adult Enclave**



N.T.S

-  View Fence or Low Wall
-  Shaded Parkways
-  Parks and Gardens\*
-  Private Yards

**Notes:**

A – Public open space area, see Exhibit 5.4 – Landscape Character – Public Spaces for landscape character

\* - The Parks and Gardens landscape type may be substituted for any other landscape character provided it is complementary to the architecture and appropriate to the setting as approved by the Eastmark Master Developer Design Review Board.

Private Yards (enclosed by architecture or privacy walls) are not restricted. Private Yards visible through “view fence” or over low walls shall be landscaped with the Parks and Gardens landscape type

The pattern of development is iconic only. Driveway placement, scoring, wall locations, lot layout, building placement, sidewalk location, and street geometry are all for referencing landscape locations and character only. Buildings shown depict single family detached homes, but the same landscape zones would apply to single family attached, multi family or commercial structures. The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, shapes, sizes and locations may differ from those shown.

### C. Plant Types within the Public Right-of-Way (ROW)

Within the public right-of-way, the landscape character shall be as described below and as shown in **Exhibit 5.7 – Landscape within Public Right of Way**. Sidewalks shall be provided in the landscape area within the right-of-way as described below and as shown in **Exhibit 4.1 - Pedestrian Corridors**. The sidewalks shall be paved as described in the Pedestrian Circulation section of this DUP.

All non-paved areas shall be covered by a natural desert cobble or dark 1/2 inch to 1-1/2 inch gravel with minus and some larger two (2) inch stones in the mix or four (4) inch to six (6) inch cobble such as “Express Brown,” “Apache Brown,” “Black Cherry,” “Table Mesa Brown” or “Saddleback Brown” and shall be planted. The understory planting must be shrubs, succulents or cactus planted organically, in large formal masses or in hedgerows as described below. Shrub/succulent planting shall be dense and not less than one (1) plant every five (5) feet (planted approximately one (1) plant per twenty-five (25) square feet).

The grading of non-paved landscape areas in the right-of-way should be depressed below the curb and adjacent pavement to collect rainwater and channel it toward vegetation.

An optional tall, decorative rear yard/neighborhood perimeter fence may be provided approximately ten (10) feet behind the sidewalk along Ray Road, Eastmark Parkway/“Spine East,” Inspirian Parkway/“Spine West,” and the “Active Adult Loop”. These walls shall not exceed a total exposed height of ten (10) feet and typically should not exceed an eight (8) foot high privacy wall on top of (in addition to) the retaining portions of the wall. (i.e. 2’ retaining wall + 8’ privacy wall or 4’ retaining wall + 6’ privacy wall) Side yard privacy fences may be provided a minimum of three (3) feet (in limited locations) and typically five (5) feet behind the sidewalk along Neighborhood Streets and Parkside Streets

#### 1. Ray Road

The Ray Road landscape character was set by the adjacent DU7 DUP and is included here for reference.

On Ray Road as shown in **Exhibit 5.7a – Landscape within Public Right of Way – Ray Road**, the right-of-way includes approximately eighteen (18) feet behind face of curb. This space is part of the Shaded Boulevards landscape character, but interfaces with the Parks and Gardens landscape character near the Eastmark Great Park and the Linear Arroyos landscape character near Signal Butte Road and “DU7 Drive.” Along the roadway, there is typically a broken double row of street trees behind curb and a single row down the middle of the median. The first row of trees behind the curb will typically be 3’ behind back of curb and the second 3’ behind the sidewalk. Of the four (4) tree classes, the Canopy class will do the majority of the work in the median and the first row behind the curb. The Canopy class trees may transition slowly through various kinds of canopy trees over the length of the roadway. The other classes may also be mixed into these rows to create the effect they are each suited for: Evergreen – winter greenery and screening, Palm – enclosure and vertical accent, and Accent for color and visual interest. In the back row of trees (which is behind the sidewalk), the Evergreen tree class will become a greater part of the streetscape. This row may be composed entirely of Evergreen and Canopy trees, providing the backdrop to Accent trees in front. This back row of trees will help to define the roadway as a separate and distinct space from the neighborhoods adjacent to it. Landscape within the median shall be planted per the Shaded Boulevards landscape character. The median shall be planted with trees typically thirty (30) to forty (40) feet on center in the middle of the median. Typically streetlights will be located in the median to minimize their visual impact and light spill onto adjacent properties. The first two (2) feet behind back of curb in the median may be paved with pavers or stamped concrete. Tree placement and type may become more formal and accented as the roadway approaches neighborhood entries, intersections and the Eastmark Great Park.

Six (6) foot sidewalks will be provided along both sides of the street. Sidewalks on both sides will be detached from the curb typically by at least six (6) feet of landscape from face-of-curb. While the sidewalks will be generally parallel to the roadway, they may include staggered offsets to provide interest for the pedestrian. Additional paving (sidewalk width) shall be incorporated in LUG GU areas. Such sidewalks while generally wider will typically be interrupted by planters, pots, patio enclosures and street furniture.



**Exhibit 5.7a - Landscape within the Public Right of Way - Ray Road**



Along the Eastmark Great Park



At Intersections with Linear Arroyos



Along Residential Neighborhoods

## 2. Signal Butte Road

This streetscape as shown in **Exhibit 5.7b – Landscape within Public Right of Way – Signal Butte Road**, in the future will likely be dominated by the tall, rust colored 69kv power line poles on the west side of the roadway as it is just north of DU 8/9. Just beyond the power lines a significant regional floodway is planned. Half of Signal Butte Road falls within Eastmark and the right-of-way includes approximately eighteen (18) feet behind face of curb. This space is part of the Shaded Boulevards landscape character, but interfaces the entire length with the adjacent Linear Arroyos landscape character in the floodway. Within this space, the Palm or Evergreen tree class may be incorporated to minimize the visual effect of the power poles on the skyline. It is likely that the Canopy, Accent and Evergreen tree types along this segment of Signal Butte will take on a more desert character to blend with adjacent floodway. This segment may also include a fence and hedge to complement and extend the look of the streetscape in front of First Solar's manufacturing facilities to the north.

Landscaped medians on Signal Butte Road are typically not permitted by the City. Streetlights may be placed behind back of curb on the west side of the roadway typically located in the parkway (six (6) foot landscape area between face of curb and edge of sidewalk.

Six (6) foot sidewalks will be provided along both sides of the street. Sidewalks on both sides will be detached from the curb typically by at least six (6) feet of landscape from face-of-curb. While the sidewalks will be generally parallel to the roadway, they may include staggered offsets to provide interest for the pedestrian. If permitted by Salt River Project (SRP), a regional trail of varying width shall be located within the power line easement west of the ROW. This will likely be an un-paved trail.

## 3. "Active Adult Loop"

The right-of-way shall be located at back of curb and shall not include landscaped areas except for landscaped medians if present. This local roadway may vary in cross section from a narrow neighborhood street without parking to a divided roadway with a raised median. Landscape beyond the right-of-way is intended to be planted per the Shaded Boulevards landscape character in the parkways and median and the Parks and Gardens landscape character in the wider landscape areas as shown in **Exhibit 5.7c – Landscape within Public Right of Way – "Active Adult Loop"**. Five (5) foot sidewalks will be provided along both sides of the street and will be detached from the curb typically by at least six (6) feet of landscape from the face-of-curb. While the sidewalks will be generally parallel to the roadway, they may include staggered offsets to provide interest for the pedestrian. The street will be lighted the entire length and may have street lights in the landscape median or approximately three (3) to four (4) feet behind back of curb.

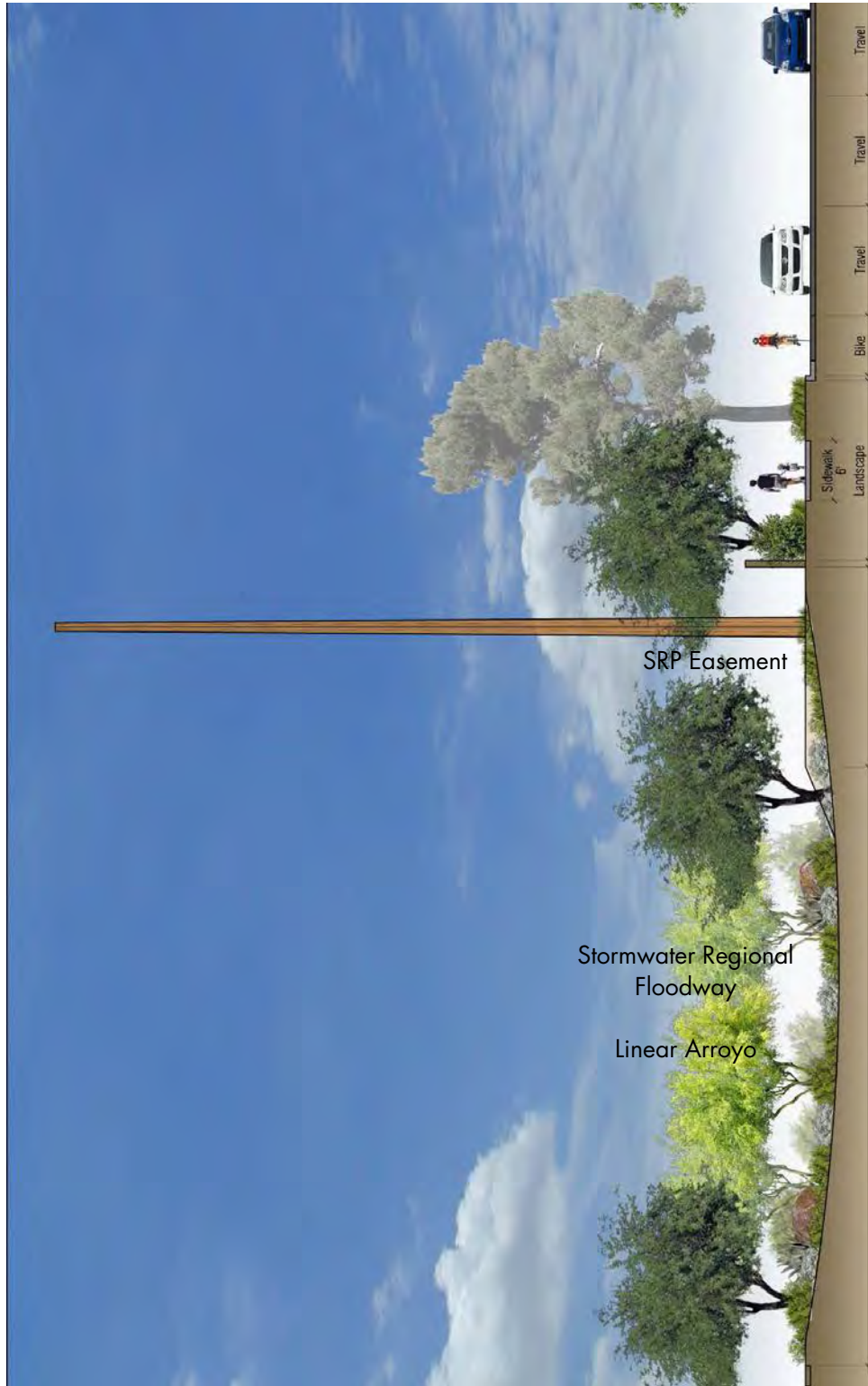
## 4. Eastmark Parkway / "Spine East"

The right-of-way shall be located at back of curb and shall not include landscaped areas except a fifteen (15) foot wide (face-of-curb to face-of-curb) raised landscaped median. Landscape within the median will be planted per the Shaded Boulevards landscape character. The median is intended to be planted with trees typically thirty (30) to forty (40) feet on center in the middle of the median. Typically streetlights will be located in the median to minimize their visual impact. The first two (2) feet behind back of curb in the median may be paved with pavers or stamped concrete. Landscape beyond the right-of-way shall typically be planted per the Shaded Boulevards landscape character in the parkways and median and the Parks and Gardens landscape character in the wider landscape areas as shown in **Exhibit 5.7d – Landscape within Public Right of Way – Eastmark Parkway / "Spine East" & Inspirian Parkway / "Spine West"**. Riparian landscape character areas may come in close proximity to the right-of-way on the visual extension of the Eastmark Great Park side of the road.

## DU 8/9 DUP

A six (6) foot wide sidewalk will be provided along the northwest side of the street and an eight (8) foot wide multi use path will be provided along the southwest side from Ray Road to Signal Butte Road. Sidewalks will be detached from the curb typically by at least six (6) feet of landscape from face-of-curb. The sidewalk in the area of the Eastmark Great Park extension may meander far from the road edge to engage the uses within or adjacent to the park or adjacent open space corridor. Such sidewalks should not meander so far that "cross country," unpaved routes are created and used by "through" pedestrians desiring a direct route.

**Exhibit 5.7b - Landscape within the Public Right of Way - Signal Butte Road**



**Exhibit 5.7c – Landscape within the Public Right of Way – “Active Adult Loop”**

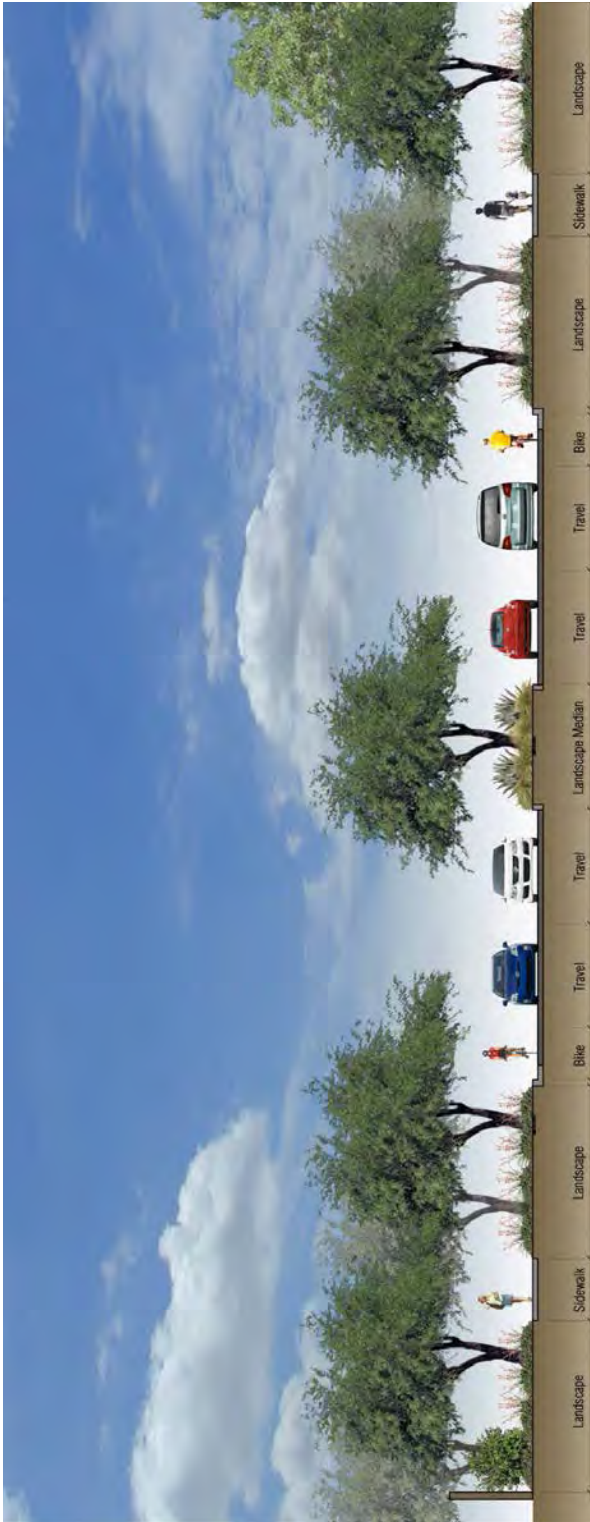


Narrow Roadway

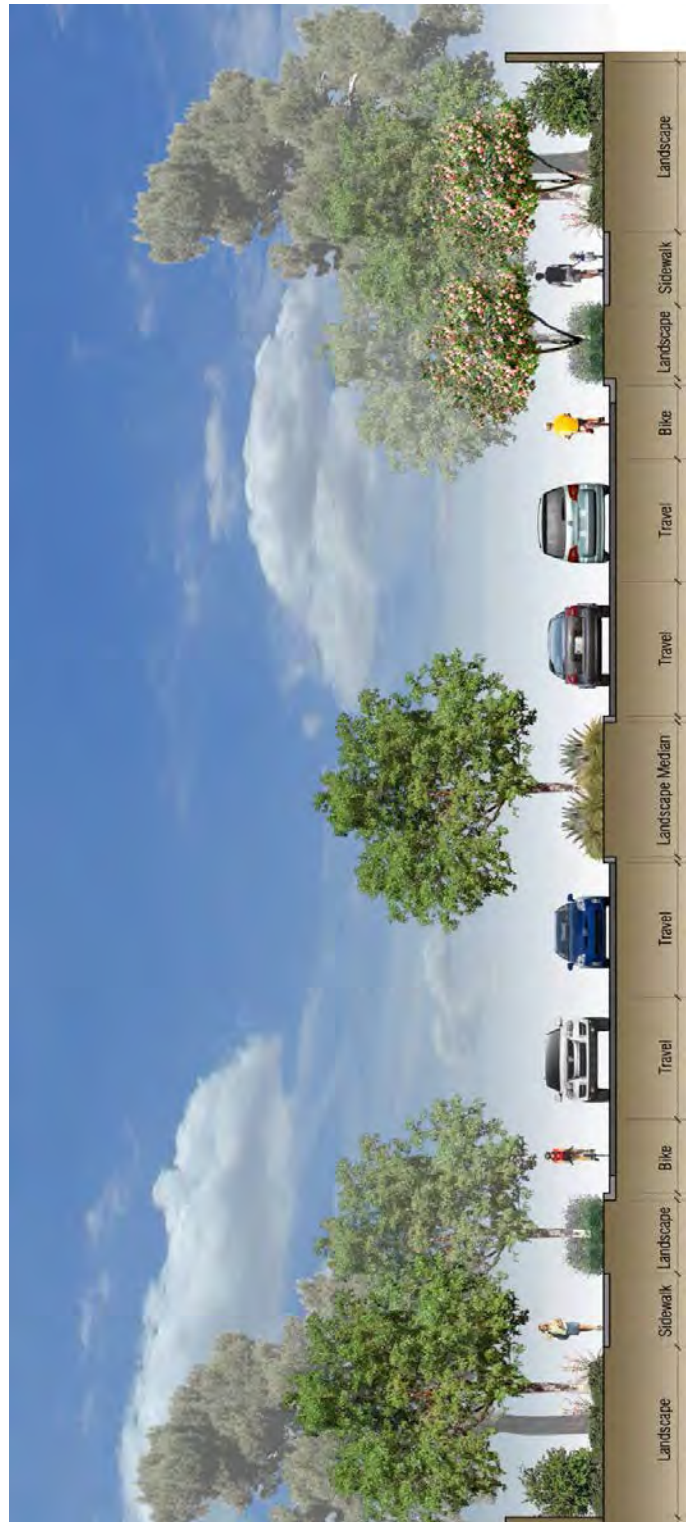


Landscape Median in the Roadway

**Exhibit 5.7d - Landscape within the Public Right of Way -  
Eastmark Parkway / "Spine East" & Inspirian Parkway / "Spine West"**



General Landscape along the Roadway



Accent Landscape along the Roadway

## 5. Inspirian Parkway / "Spine West"

The right-of-way shall be located at back of curb and shall not include landscaped areas except a twelve (12) foot wide (face-of-curb to face-of-curb) raised landscaped median. Landscape within the median shall be planted per the Shaded Boulevards landscape character. The median is intended to be planted with trees typically thirty (30) to forty (40) feet on center in the middle of the median. Typically streetlights will be located in the median to minimize their visual impact. The first two (2) feet behind back of curb in the median may be paved with pavers or stamped concrete. Landscape beyond the right-of-way shall typically be planted per the Shaded Boulevards landscape character in the parkways and median and Parks and Gardens landscape character in the wider landscape areas as shown in **Exhibit 5.7d - Landscape within Public Right of Way - Eastmark Parkway / "Spine East" & Inspirian Parkway / "Spine West"**.

Six (6) foot sidewalks will be provided along both sides of the street. Sidewalks on both sides will be detached from the curb typically by at least six (6) feet of landscape from face-of-curb.

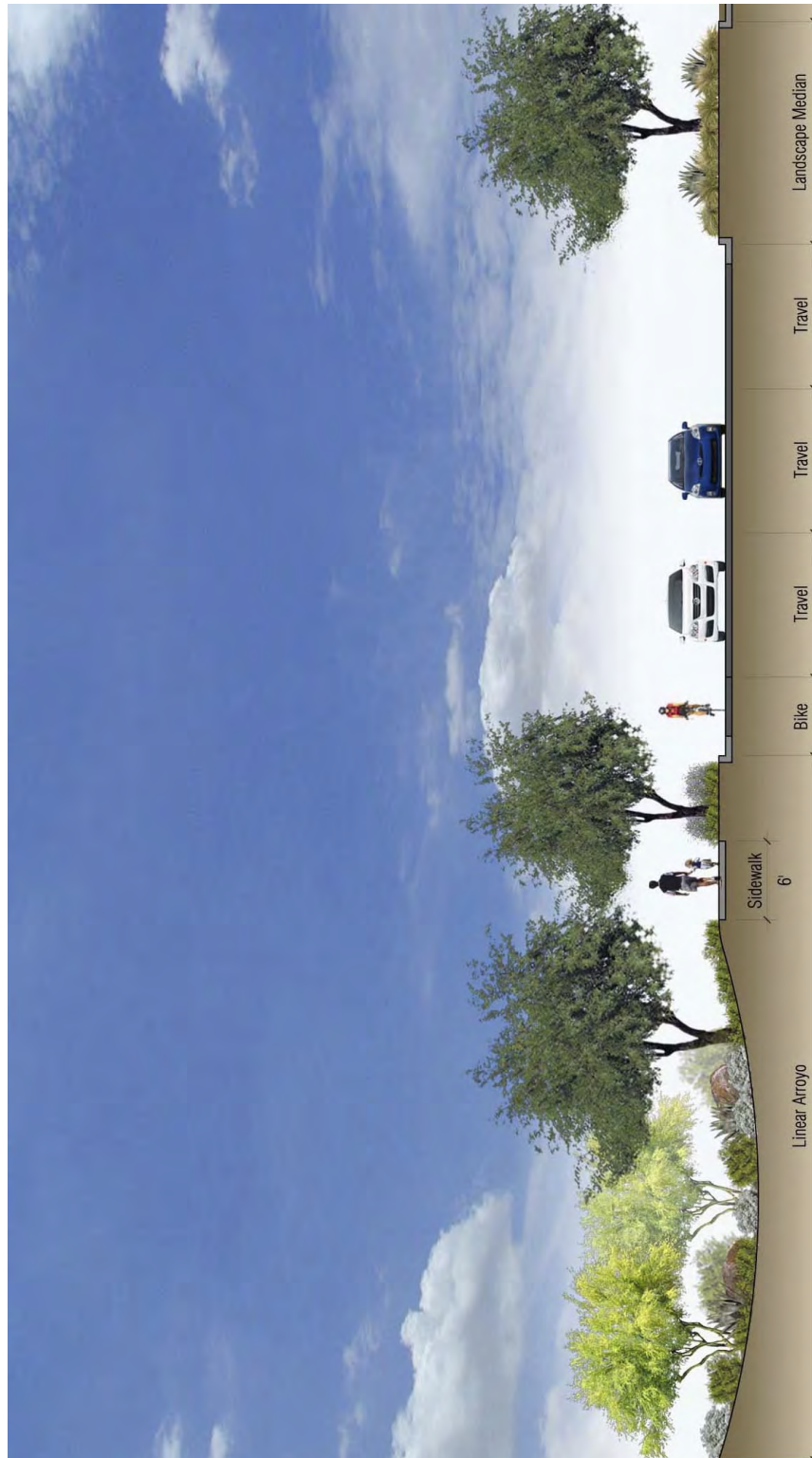
## 6. Williams Field Road

This streetscape as shown in **Exhibit 5.7e - Landscape within Public Right of Way - Williams Field Road**, in the future will likely be dominated by the tall, rust colored 69kv power line poles on the south side of the full ROW. Just north of the ROW a significant regional floodway is planned. Half of Williams Field Road falls within Eastmark and the right-of-way includes approximately eighteen (18) feet behind face of curb. This space is part of the Shaded Boulevards landscape character, but interfaces the entire length with the adjacent Linear Arroyos landscape character in the floodway. Within this space, the Palm or Evergreen tree class may be incorporated to minimize the visual effect of the power poles on the skyline. It is likely that the Canopy, Accent and Evergreen tree types along this segment of Williams Field Road will take on a more desert character to blend with adjacent floodway. This segment may also include a fence and hedge to extend the landscape character found along the roadway on along other parts of the floodway within Eastmark.

Landscape within the median shall be planted per the Shaded Boulevards landscape character. The median is intended to be planted with trees typically thirty (30) to forty (40) feet on center in the middle of the median. Streetlights may be placed behind back of curb on the north side of the roadway typically located in the parkway (six (6) foot landscape area between face of curb and edge of sidewalk).

A six (6) foot sidewalk will be provided along the street. Sidewalks will be detached from the curb typically by at least six (6) feet of landscape from face-of-curb. While the sidewalks will be generally parallel to the roadway, they may include staggered offsets to provide interest for the pedestrian. A regional trail of varying width shall be located within the floodway north of the ROW. This will likely be an un-paved trail.

**Exhibit 5.7e - Landscape within the Public Right of Way - Williams Field Road**





7. Neighborhood Streets / End Block Streets / Neighborhood Entries

The right-of-way shall be located at back of curb and shall not include landscaped areas. Landscape beyond the right-of-way shall typically be planted per the Shaded Parkways landscape character. Five (5) foot sidewalks will be provided along the sides of the street that engage the front of a home, an adjacent use or on at least one side of street when the street connects two blocks together. Sidewalks will typically be detached from the curb by at least six (6) feet of landscape from face-of-curb. The sidewalks will typically be parallel to the roadway. See Neighborhood Streets as shown in **Exhibit 5.7f – Landscape within Public Right of Way – Neighborhood Streets.**

8. Parkside Streets

The right-of-way shall be located at back of curb and shall not include landscaped areas. Landscape beyond the right-of-way is intended to typically be planted per the Shaded Parkways landscape character in parkways and Parks and Gardens landscape character in wider landscape areas as shown in **Exhibit 5.7g – Landscape within Public Right of Way – Parkside Streets.** Five (5) foot sidewalks will be provided along the house side of the street. Sidewalks will typically be detached from the curb typically by at least six (6) feet of landscape from face-of-curb. The sidewalks will typically be parallel to the roadway except on the park side where the sidewalk may meander far from the road edge to engage the uses within the park or open space corridor. Such sidewalks should not meander so far that “cross country,” unpaved routes are created and used by “through” pedestrians desiring a direct route.

**Exhibit 5.7f – Landscape within the Public Right of Way – Neighborhood Streets**



Along parking sections



Along no-parking sections

**Exhibit 5.7g – Landscape within the Public Right of Way – Parkside Streets**



With Lawn along the Parkside/Open Space Corridor



With Planting Beds along the Parkside/Open Space Corridor

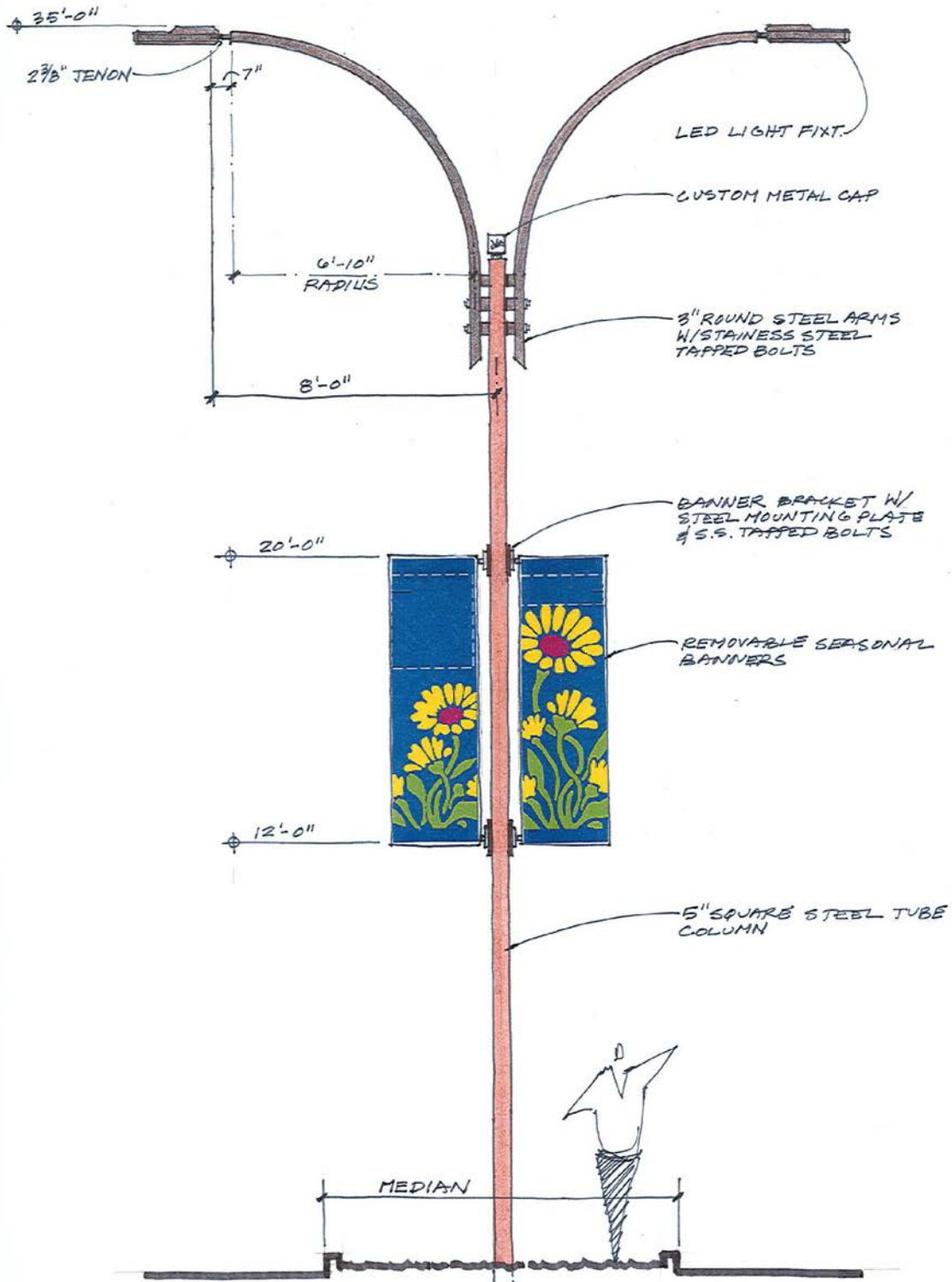
## 5.4 Lighting

Lighting within the right-of-way along Ray Road, Eastmark Parkway / "Spine East," and Inspirian Parkway / "Spine West," shall typically be placed in center of the raised median. In the right-of-way along Signal Butte Road and Williams Field Road the lighting shall be placed behind the curb on the west side.

Light fixtures, poles and traffic lights in the right-of-way shall typically be of the character depicted here as shown in **Exhibit 5.9 - Major Street Lighting** or will be painted or power coated in a dark bronze or copper hue unless another color is chosen by the Master Developer as part of an overall streetscape design package and approved by the City of Mesa. The right-of-way of perimeter streets shall be illuminated per City of Mesa standards. The use of slim L.E.D street lighting fixtures is encouraged in the right-of-way to be consistent with Eastmark's Vision for sustainability.

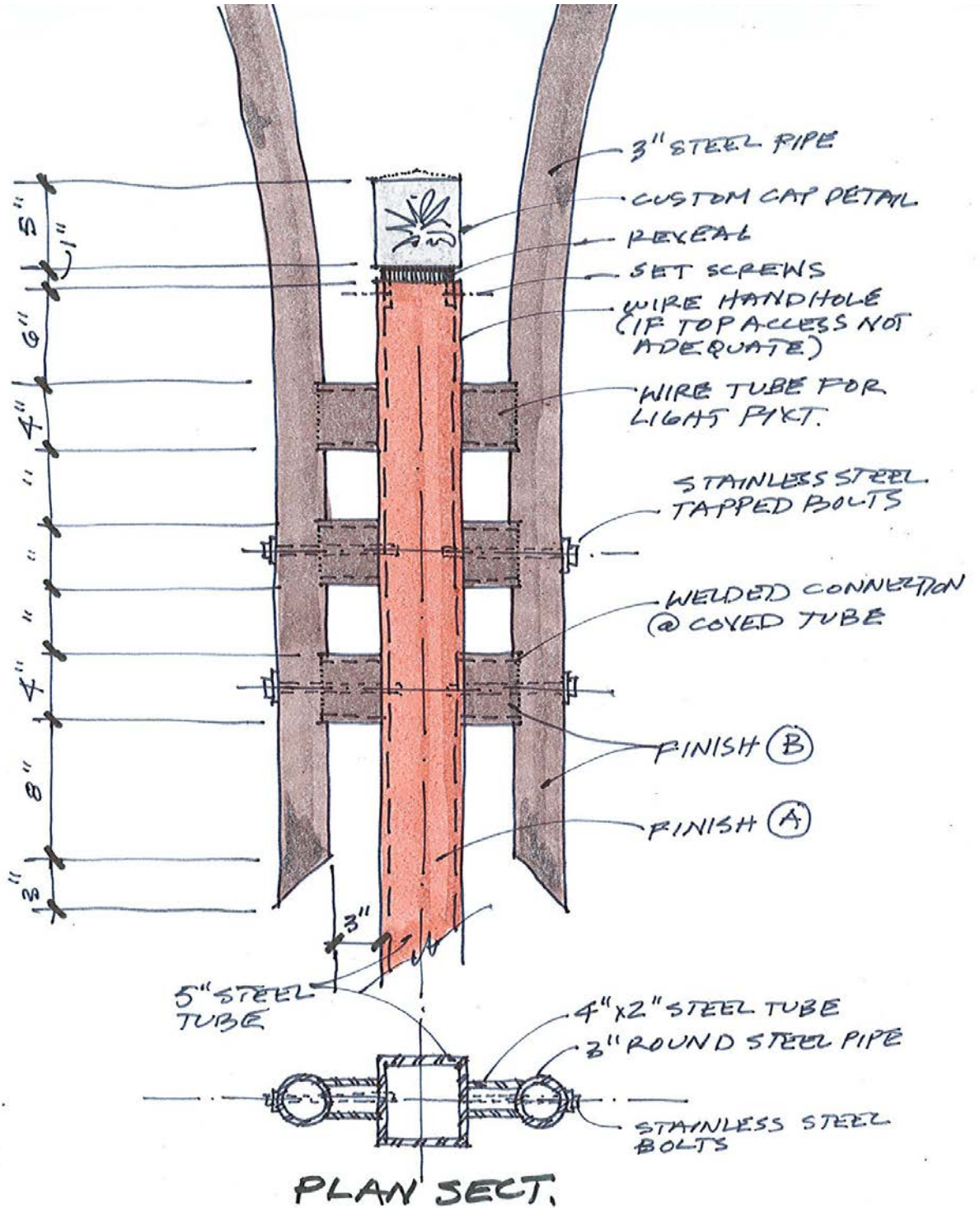
Interior Roadways in the Executive Enclave of DU 8/9 will typically be dark and only lighted at intersections. Interior Roadways in Active Adult Enclave of DU 8/9 will be consistently lighted the entire length. When these intersections are at a neighborhood park or open space corridor, the light fixture should be located behind the curb opposite the park/open space. Light fixtures, poles and traffic lights in the right-of-way shall typically be of the character depicted here as shown in **Exhibit 5.10 - Interior Roadway Lighting** or will be painted or power coated in a dark bronze or copper hue unless another color is chosen by the Master Developer as part of an overall streetscape design package and approved by the City of Mesa. The use of slim L.E.D street lighting fixtures is encouraged in the right-of-way to be consistent with Eastmark's Vision for sustainability.

Exhibit 5.9a - Major Street Lighting



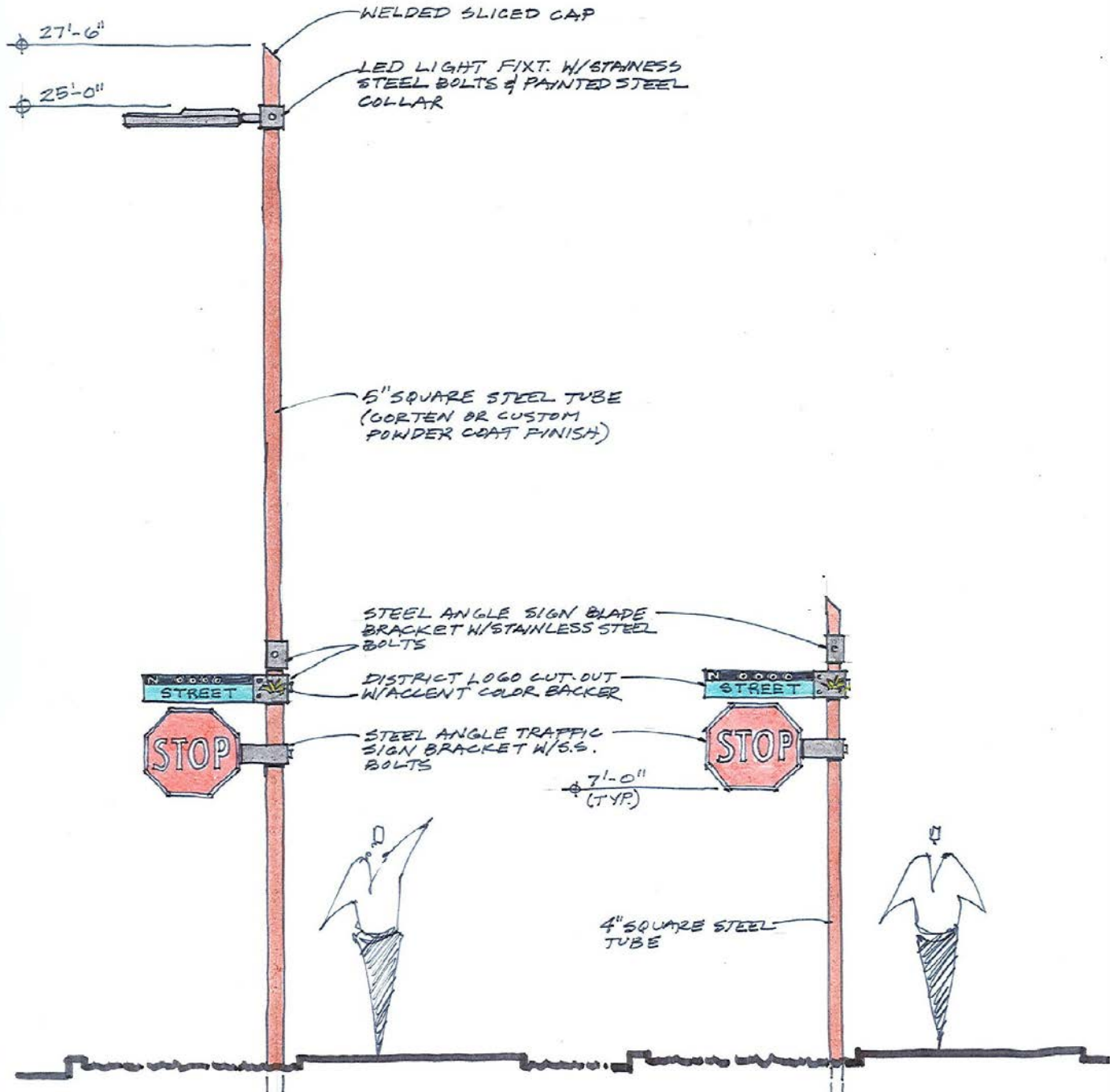
(Concept shown here; specific details must be approved by City of Mesa.)

Exhibit 5.9b - Major Street Lighting - Details



(Concept shown here; specific details must be approved by City of Mesa.)

Exhibit 5.10 - Interior Roadway Lighting



(Concept shown here; specific details must be approved by City of Mesa.)

Areas within DU 8/9 in addition to the perimeter road right-of-ways and the internal roadway right-of-ways, shall generally fall into one of four lighting character zones as depicted on **Exhibit 5.11 – Lighting Character**. Light fixtures and poles in the interior areas of DU 8/9 shall typically be of the character depicted here or will be painted or power coated in a dark bronze or copper hue. Metal elements of these fixtures shall not be reflective and should have a matte finish. Maximum standard heights shall be appropriate to the surrounding context. Metal halide lamps and slim LED fixtures are encouraged; high-pressure sodium lamps are discouraged.

A. Entry Drive, Park and Open Space Lighting

Entry Drive, Park and Open Space Lighting is not required, but may be located at the neighborhood entrances to DU 8/9. Lighting in these areas is generally ambient and may include architectural, wall, roadway, sidewalk and landscape lighting. Landscape up-lighting in this zone is encouraged, but not required. Architecture in these areas may be illuminated not only for regular use but to create a beautiful accent at night. This may be created through uplighting on the building façade, lighting sconces or lighting glowing from inside. Landscape walls in these areas may be washed with light to illuminate a name or just to accent the wall in the landscape. Lighting fixtures in addition to the required right-of-way lighting at intersections may be decorative or festive including fixtures strung across the roadway.

B. Parking Lot and Driveway Lighting

The Parking Lot and Driveway Lighting zone is applied in portions of DU 8/9 where driveways and parking fields are anticipated to support Amenity Centers. Lighting in these zones is intended to make the walk to and from vehicles comfortable and safe. Lighting fixtures shall typically be mounted at or below twenty-five (25) feet above adjacent grade.

C. Ballfield and Court Lighting

Ballfield Lighting is not anticipated in DU 8/9, but will likely be a part of the Eastmark Great Park to the north. Courts (such as tennis, pickleball, etc.) or event lawns (for parties, croquet, lawn bowling, etc.) as part of the Amenity Centers may be lighted.

D. Continuous Neighborhood Street Lighting

In the Active Adult Enclave of DU 8/9 it is anticipated that the interior streets will consistently lighted the entire length with ambient neighborhood street lighting. The fixtures in this zone should be designed, placed and illuminated as described above for Interior Roadways.

E. Dark/Security Lighting

The large areas of DU 8/9 outside of the right-of-ways and the lighting character zones described above typically do not require additional lighting, but are encouraged to have coach and/or front door lights on the buildings along the roadways. Such fixtures when possible should be on a dusk to dawn sensor, providing an ambient glow throughout the neighborhood at night. Open landscape areas without programmed use will generally not be illuminated at night.

Refer to Section 15 – Lighting Standards of the CP for additional lighting requirements.



**Exhibit 5.11 - Lighting Character**

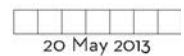


-  Entry Drive and Park Lighting
-  Parking Lot and Driveway Lighting
-  Ball Field and Court Lighting
-  Continuous Neighborhood Street Lighting

**Notes:**

Other areas outside the ROW are generally not illuminated except for general building illumination, artistic landscape illumination and minor parking lot illumination. Lighting fixtures shall typically have a dark bronze or copper hue and a matte finish. High-pressure sodium lamps are prohibited.

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.



## 5.5 Design Character

Building design and the built environment in DU 8/9 are intended to live well over time and are characterized by “High Performance Living”. Design in this DU is the careful combination of artful and sustainable development as described in Exhibit 8.2 of the CP. The design character of DU 8/9, while typically small or residential in scale includes careful consideration of the following design characteristics:

- Material Integration
- Building Intensity
- Urban Integration
- Rhythm and Balance
- Color and Texture
- Shade and Shadow
- Scale and Proportion
- Water Conservation
- Green Building Concepts
- Energy Efficiency
- Renewable Energies



### A. Neighborhood Form

The design character of DU 8/9 is based on the **Exhibit 5.1 - Memory Points and Ordinary Elements Diagram** and **Exhibit 1.4 - DU 8/9 Enclaves of Neighborhoods**. The majority of each enclave will be composed of blocks of smaller building masses (homes). With the exception of the Activity Centers, the homes in DU 8/9 are designed to be background structures, tied together by the landscape of the streetscape and the network of open spaces. Most of these background buildings will be low structures, one to two stories in height, with setbacks that allow them to get close to the street. The Activity Center and other Memory Points will be designed, massed and arranged as described in Section 5.2 - Common Areas. Each secluded enclave will be walled off from the perimeter streets, Eastmark Parkway and the Active Adult Loop. To accommodate this need for seclusion, walls along these routes will complement the deep natural desert tones and covered with or screened with vegetation so that they recede into the background of the experience.

As residential neighborhoods, each enclave will take the form of a series of neighborhoods well connected by pedestrian routes to Amenity Centers at their cores (see **Exhibit 1.4 - DU 8/9 Enclaves of Neighborhoods**). The basic street fabric will echo the Amenity Center of the Executive Enclave into the neighborhoods, but will not always provide connections through automobile routes. These open spaces at the center of each enclave will provide the ability to capture long views to watch the light show on the distant peaks.

The rhythm of DU 8/9 is mostly expressed through the pattern of the blocks, echoed in the individual buildings and accented by the open spaces. This pattern is created as a result of using the streets or open spaces to extend the Activity Centers into the Enclaves and by using Eastmark Parkway to extend the Eastmark Great Park visually into the community.

Within DU 8/9 the play of shade and shadow will be most noticeable in the street tree experience. The landscape palette blends soft round shapes with strong pointed ones. This complexity of form is intentional to create fine-grain shadow patterns that can play against the repetitive teeth of the building canvas. The play of shadow will be contrasted against the open lawns and recreation areas of the Grounds. The play of shade and shadow will also be expressed as an accent in the neighborhood form in built elements such as awnings, shadow lines, eaves and trellises.

## DU 8/9 DUP

The design character of DU 8/9, expressed in its landscape character and palette, is designed to conserve water. It is the landscape character that provides the strongest sustainable elements in the neighborhood form with the inclusion of:

- continuous street trees – shades homes and street
- stormwater retention – located to augment open space irrigation needs, retain all stormwater within DU 8/9
- streets and open space corridors that encourage walking – encourages neighborhood fitness

### B. Building Form

Design Intent	Potential Practical Application / Solutions
Building forms must reflect quality design that incorporates appropriate scale and proportion, architectural character and detailing.	<ul style="list-style-type: none"> <li>▪ columns must appear large enough to hold up the mass above</li> <li>▪ shutters must be large enough to cover adjacent windows</li> <li>▪ style appropriate window grids</li> <li>▪ eaves must be appropriate in size and form to the architectural style</li> <li>▪ stone or exposed masonry materials must wrap exposed corners and terminate only at interior corners or intersecting privacy walls.</li> </ul>
Buildings must incorporate an appropriate amount of detail on rear/side elevations, if rear/side elevations are visible from adjacent streets or common areas.	<ul style="list-style-type: none"> <li>▪ subtle changes in building/roof mass</li> <li>▪ recessed windows</li> <li>▪ style appropriate window grids</li> </ul>
Each building must be designed to create a visually interesting and balanced composition within the context of the location in the community. Elevation diversity is encouraged. Monotonous look-a-like homes are not allowed. Individual homes maybe designed to be part of an overall street composition which may have less variation in individual buildings.	<ul style="list-style-type: none"> <li>▪ varying building forms, building to building</li> <li>▪ varying building volume, building to building</li> <li>▪ varying building massing, building to building</li> <li>▪ varying building heights, building to building</li> <li>▪ varying building roof styles, building to building</li> <li>▪ limiting plotting of similar building elevations or massing next to each other</li> </ul>
The use of solar panels are permitted in the landscape and on roofs in areas hidden by parapets or when they can be artfully incorporated into the building architecture. The use of other renewable energy sources in the site, landscape, parks and building are also encouraged and may provide visible expressions of the importance of sustainability.	<ul style="list-style-type: none"> <li>▪ provide clear areas for large, contiguous areas of solar panels (rather than vents breaking up the mass causing complex panel patterns)</li> <li>▪ encourage use of “stealth” solar or other “green” elements designed to appear as traditional architectural elements</li> <li>▪ consider the placement of large overhangs or awnings in the original building design to encourage passive solar applications</li> </ul>
The buildings within DU 8/9 should incorporate modern integrated buildings systems whenever possible and efficient. Construction systems and techniques that can be recycled in future generations are also encouraged.	<ul style="list-style-type: none"> <li>▪ support the use of low-water and low-energy appliances, making minor architectural exceptions to incorporate them when needed</li> <li>▪ support the use of recycled/recyclable materials, making minor architectural exceptions to incorporate them when needed</li> </ul>

DU 8/9 DUP

The following images are examples of building forms which could be a part of the community:



DU 8/9 DUP



## 5.6 Signage

There are eight (8) distinct categories of signage anticipated in DU 8/9:

- Eastmark Community Entry Monuments / Urban Marketing Directionals
- Community Directional, Builder Directional and Security Signs
- Neighborhood Park Identification Monuments
- Sentinel / Enclave Signage
- Private User Signage in Neighborhoods
- Amenity Center and Associated Uses – On and Off-site Detached Freestanding/Monument Signs
- Streetscape Banners
- Construction Screening


Per the CP and Eastmark Master Comprehensive Sign Plan (MCSP), all signs shall be appropriately sized to fit on the building or wall mass to which they are attached or the opening in which they are hung. Directional signage shall typically be sized for readability of users on adjacent roadways or sidewalks. Sign placement in DU 8/9 is anticipated as shown on **Exhibit 5.13 – Potential Signage**. Other sign types such as temporary retail/portable signs, window signs, applied signs and menu signs/boards/cabinets are not permitted except in LUG OS, CS, and D. These types may be permitted on a temporary basis at model home sales complexes. Address signage is permitted on the building in all LUGs or as part of Detached Freestanding/Monument Signs in LUG OS, CS, and D. Refer to Section 16 – Sign Standards of the CP and the MCSP for additional signage requirements by sign type and permitted sign area by LUG.

### A. Sign Categories

1. Eastmark Community Entry Monuments / Urban Marketing Directionals
  - Design per the MCSP
  - Location anticipated as shown on Exhibit 4.13 – Potential Signage
2. Community Directional, Builder Directional and Security Signs
  - Community Directional, Builder Directional design and location per the MCSP
  - Security Signs design and location per the CP
3. Neighborhood Park Identification Monuments
  - Design per the MCSP
  - Location anticipated as shown in zones on Exhibit 4.13 – Potential Signage
4. Sentinel / Enclave Signage
  - Design and scale appropriate to location integrated into the landscape setting
  - Signage to include name and/or logo of the Enclave
  - Signage may be incorporated in/with Sentinel Element (see Section 5.3 E.2. – Sentinels)
  - Location anticipated as shown on Exhibit 4.13 – Potential Signage
  - Only a Sentinel / Enclave Signage or Eastmark Community Entry Monument may be used at each location where they are shown together on Exhibit 4.13 – Potential Signage. One of each sign at each location is not permitted
5. Private User Signage in Neighborhoods
  - Design and location per the CP
  - Location anticipated as shown in zones throughout the DU on private property (see Exhibit 4.13 – Potential Signage)

6. Amenity Center and Associated Uses – On and Off-site Detached Freestanding/Monument Signs
  - Because of the social importance of this “private” use, this use is permitted additional off-site detached freestanding/monument signs (landscape).
  - Size, design and location similar to the Civic Center – Identification Monument (Detached Sign) of the MCSP
  - On site signage shall be designed and located per CP and as generally located on Exhibit 4.13 – Potential Signage
  - Design may relate to the architecture of the building
  - Location anticipated as shown on Exhibit 4.13 – Potential Signage
7. Streetscape Banners
  - Design and location per the MCSP
8. Construction Screening
  - Design and location per the MCSP

B. Permitted Sign Types

1. Community Signage shall be designed by the Master Developer and approved by the City of Mesa. It may match or complement community signage elsewhere in Eastmark. Per the CP, Community signage may be placed within the right-of-way or public easements by the Master Developer with the permission of the City of Mesa. An encroachment permit may be required. Community Signage may be graphic in nature or iconic in the form of a structure or object in the landscape. Community Signage is not required.
2. Attached Wall-Mounted Signs are allowed to be high on the building elevation but must be below the parapet height in LUG OS, CS, and D. Signage must be designed holistically to create a single artful expression in the landscape and on the building façade even though it may include several sign elements (as demonstrated in Section 16 of the CP). Multiple (more than one) stand alone, unrelated adjacent signs are not permitted. Sign type, color and materials must complement the materials of the surface the sign is mounted to. Halo lighted signs are encouraged when illumination is used although other lighting forms are permitted in the appropriate context. Multiple building mounted signs are permitted on the same building façade in LUG OS, CS, and D. Attached Wall-Mounted Signs may also include mural, artistic neon, cabinet sign or canopy sign types. Signs must meet the signage requirements for DU 8/9 below. Wall mounted subdivision entry signs are permitted in LUGs OS, CS, E, V and D.
 
3. Detached Freestanding/Monument Signs are permitted in the landscape typically at entrances to DU 8/9 from perimeter streets in LUG OS, CS, and D. Sign type, color and materials must complement the materials of the surface the sign is mounted to. Halo lighted signs are encouraged when illumination is used, but alternate forms of illumination are permitted if complementary to the design of the sign or if halo lighting is not consistent with the sign lettering. Multiple signs are permitted on the same blade or wall structure. Vertical sign expressions in the landscape are encouraged. These signs must meet the signage requirements provided for DU 8/9 below. Signage types that refer to attachment to the building façade may also be applied to Detached Freestanding/Monument signs when attached to a base or blade. This sign type is generally not permitted in LUG E and V except for simple, permanent, non-internally illuminated monuments that do not exceed three (3) square feet. Freestanding /Monuments Signs in public easements may require an encroachment permit from the City of Mesa.

## DU 8/9 DUP

4. Directional Signs are permitted in the interior and at entrances to DU 8/9. Directional signage shall be sized appropriate to ensure the convenient readability. This signage is not permitted to advertise tenants or occupants, but is permitted to provide directions to individuals and groups moving through the DU. Directional signage may be illuminated but typically shall not be backlit. These signs must meet the signage requirements for DU 8/9 below. Signs in public easements or right-of-way may require an encroachment permit from the City of Mesa.



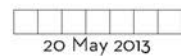
**Exhibit 5.13 - Potential Signage**



- Private Signage in Neighborhoods
- Neighborhood Park Identification Monument
- ✱ Detached Freestanding/Monument Signs (landscape) (Amenity Center and Associated Uses)
- ✱ Eastmark Community Entry Monument / Urban Marketing Directionals
- △ Sentinel / Enclave Signage

Notes: Internal directional and security signage may be used throughout 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. Design Requirements

All signage must comply with the following design principles for quality, color and contrast, illumination, size and quantity, graphic content, locations, and permit requirements:

1. Quality
  - a. Signage must be an integral design feature of the base building design
  - b. Signage shall be designed to complement the base building or wall design
  - c. Designs, materials and fabrication must reflect the quality of the architecture and its construction and should add to the overall experience of the community
2. Color and Contrast
  - a. Sign colors should complement or be in context with colors used on the base building
  - b. A clear contrast between signage and background must be provided
  - c. Signs shall not be placed on a background material that detracts from the finish and appearance of the sign
3. Illumination
  - a. Illumination of signage although not required may be either internal, external, or both
  - b. Lighted signs shall be installed to avoid any glare or reflection into any adjacent use
  - c. All signage lighting must remain on and in good operating order during the hours of operations at night
  - d. All signage lighting must be installed on a 24/7 time clock
  - e. Use of exposed neon is generally not permitted except in the following conditions:
    - Commercial applications in LUG D visible on/from district and arterial street
    - Limited to one sign per frontage per tenant
    - Must be an artistic expression – no store bought / pre-made neon signs
  - f. Halo Illumination
    - Lamp must be contained entirely within a reverse pan-channel sign and/or individual letters
    - Elements of the sign must be raised from the background
    - The source of illumination must not be visible
  - g. Care must be taken to provide even illumination and to avoid “hot spots” of light versus dark areas
  - h. All lighting, including that for signage, must comply with the Lighting Section of these design guidelines
4. Size and Quantity
  - a. The quantity of signs is not specifically limited, but shall be in appropriate quantities, proximate to locations shown on **Exhibit 5.13 – Potential Signage**, to create a holistic artful expression in the landscape and on the building façade
  - b. Margins left by the sign size described below should generally be in balance around the sign
  - c. To encourage design creativity, no maximum letter size has been established

D. Prohibited Signage

1. Signs that are installed without written approval from the Master Developer, or that are inconsistent with approved drawings
2. Signs mounted to the roof of the Building
3. Signage with an exposed raceway or electrical connections
4. Individual metal channel letters with illuminated Plexiglas® faces
5. Face lit Acrylic (or similar material) individual letter or cabinets
6. Luminous vacuum formed type plastic letters
7. Signs with gold or silver plastic trim caps
8. Typical cabinets of Acrylic, Plexiglas®, or plastic-faced panels with surface or second-surface applied or painted graphics, internally backlit in a standard geometric shape
9. Cabinet signs with the face panel routed out with Plexiglas® or similar material, laminated behind
10. Standard flat front cabinet signs
11. Change-panel signs
12. Freestanding, flashing, moving, rotating, chasing, audible or odor producing signs
13. Signs that are not professional in appearance
14. Painted or hand lettered signs or newspaper advertisements
15. Cloth, paper, cardboard and other large stickers, decals, or other temporary signs
16. Placards, posters, playbills, postings, signs in any public right-of-way and fixed balloons in any location
17. Inflatable signs or graphic devices
18. Pre-fabricated neon "open", "closed" or other "off-the-shelf" pseudo neon looking window graphics
19. Triple Message Signs
20. Signage considered rude, obscene, and offensive that is not in conformance with the CAP code of the British Code of Advertising or similar regulations by a similar regulating body (see Graphic Content Section for CAP guidelines)

## Section 6 DU Drainage Plan

The DU 8/9 area will be designed in compliance with City of Mesa Standards as amended by the CP. Drainage may be taken across parcel lines and/or collected in common retention basins, but the retention requirements for DU 8/9 shall be accommodated within the DU. The Great Park was previously planned to be a regional retention facility.

Refer to "Master Drainage Report update for Eastmark," dated February 04, 2013 – prepared by Wood, Patel & Associates, Inc.

Refer to "Master Drainage Report for Development Units 8&9 at Eastmark," dated February 04, 2013 – prepared by Wood, Patel & Associates, Inc.

DU 8/9 DUP

## Section 7 DU Potable Water Plan

Refer to "Master Water Report Update for Eastmark," revised February 04, 2013 - prepared by Wood, Patel & Associates, Inc.

Refer to "Master Water Report for Development Units 8&9 at Eastmark," dated February 04, 2013 - prepared by Wood, Patel & Associates, Inc.

DU 8/9 DUP

## Section 8 DU Wastewater Plan

Refer to "Master Wastewater Report Update for Eastmark," revised February 04, 2013 - prepared by Wood, Patel & Associates, Inc.

Refer to "Master Wastewater Report for Development Units 8&9 at Eastmark," dated February 04, 2013 - prepared by Wood, Patel & Associates, Inc.



DU 8/9 DUP

## Section 9 Master Non-potable Water Plan

The use of non-potable water is currently contemplated in the Great Park but not in DU 8/9 at this time. The use of non-potable water for landscape irrigation is encouraged whenever it can practically be used. If non-potable water is utilized in DU 8/9, the Master Non-Potable Water Plan will be updated and a non-potable water plan for DU 8/9 will be prepared and submitted to the City of Mesa.

Refer to "Eastmark Master Non-Potable Water Report Update," February 04, 2013 - prepared by Wood, Patel & Associates, Inc.

DU 8/9 DUP