

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

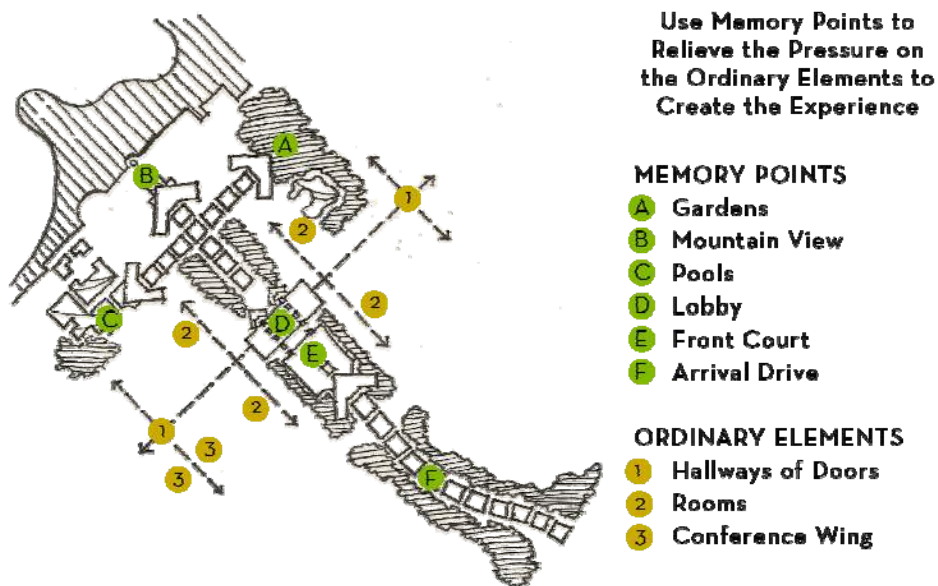
Consistent with the vision for DU 8/9, this area will provide two diverse enclaves of residential neighborhoods for the community. DU 8/9 will be almost exclusively residential in nature and be developed by several different homebuilders coordinated by the enclave developers. The DUDGs for DU 8/9 are 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**

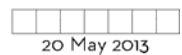
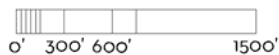


**Exhibit 5.2 – Major Neighborhood Memory Points**



-  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 complement the clubhouse (the Grounds). The clubhouse is anticipated to include a variety of uses, which may include, meeting and multi-purpose rooms, lounge areas, kitchen, and offices for the Association. The clubhouse and Grounds may be four (4) or more acres in size, containing a pool, outdoor gathering spots and activity areas.

AMENDED December 22, 2015 (Minor Amendment to DUP)

#### 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.

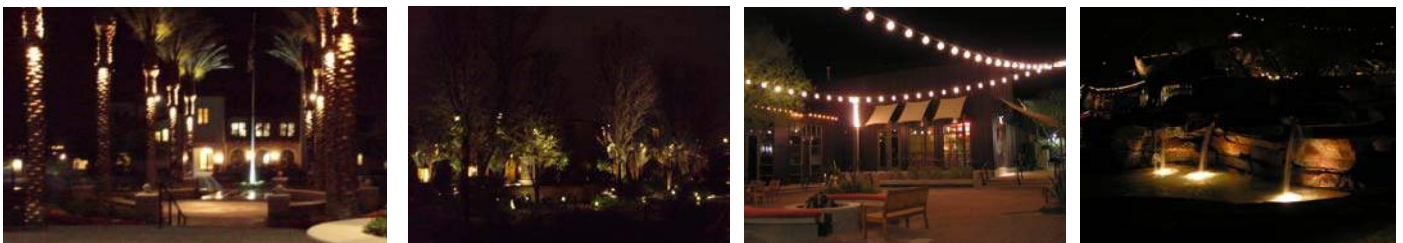


k. Parking

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

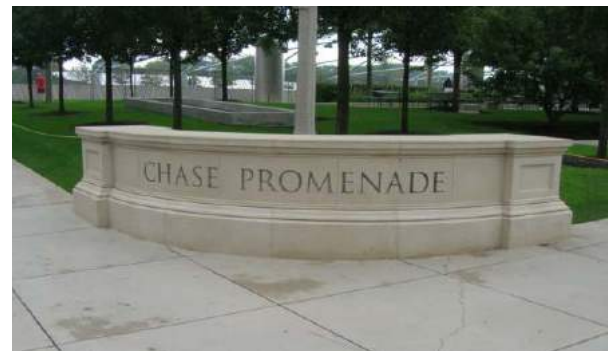
Lighting in the Amenity Center will likely vary dramatically from well lit courts to landscape and architectural lighting that will generally be very appropriate to and respectful of its setting. The Amenity Center may stand out as a bright spot in the community; illuminated as a social beacon. Some 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

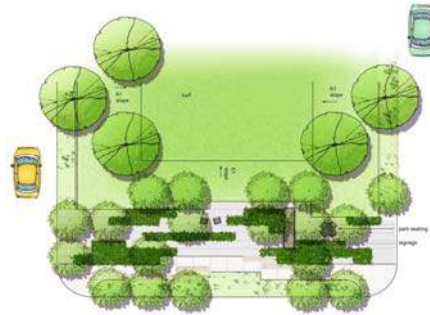
Each Amenity Center typically has a focal element at the location where the entry road meets the Grounds. This element provides foreground for the view into the Grounds, a bit of privacy for the users, separation between the view and those participating in the social activity of the grounds, and it allows 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.



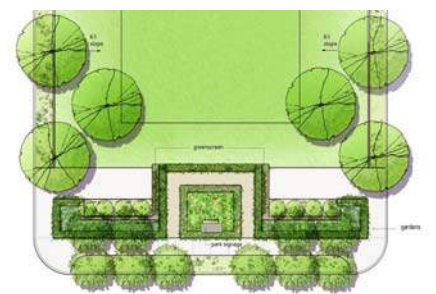
Conceptual Foreground Focal Element (Site Plan)



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f. Adult Attractive Element

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g. Built, Protective Shade

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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.





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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**

