Cadence

AT GATEWAY

Development Unit 4

Development Unit Plan

November 8, 2018

HARVARD INVESTMENTS

A HILL COMPANY

PPGN Development Unit 4 – Development Unit Plan
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Section 1 | Development Unit 4 DUP Overview

1.1. DU4 Introductory and Purpose

As required by Section 3 of the Proving Grounds North (now "Cadence") Community Plan ("Cadence Community Plan"), the Development Unit 4 Development Unit Plan ("Development Unit 4 DUP") is being established for approximately 87 acres within the overall 484 acre Cadence community (see *Exhibit 1.1 – Community Map* and *Exhibit 1.2 – Development Unit Map*). Development Unit 4 is a secondary residential core within Cadence. Development Unit 4 is dominated by traditional residential uses that are supported by a neighborhood commercial node and integrated open space and pedestrian connectivity systems.

Administration of the Development Unit Plan. Cadence is subject to the terms and provisions of the Cadence Community Plan, which establishes the regulatory framework for development of the overall community. The Cadence Community Plan sets forth a hierarchy of governing documents as outlined below.

> Community Plan. The Cadence Community Plan is the initial planning and regulatory document that establishes the overall project vision, regulatory framework, administrative procedures, and

development controls including land use groups, permitted uses, general development standards, a land use budget, and general design guidelines and concepts. The Cadence Community Plan also includes the master plans for public infrastructure and divides the master plan into distinct Development Units ("DU"), which represent the various phases or development areas within the project. The core regulatory components of the Cadence Community Plan are the unique development standards and planning processes that will be used to govern all future development.

Development Unit Plans. Development Unit Plans ("DUPs") represent the second level of planning and establish a more detailed planning framework that is specific to each DU within the overall Community Plan. A DUP will include detailed design guidelines specific to each DU, the general location and approximate acreage for each LUG to be used, and updates to master infrastructure reports, as necessary. A DUP may also include refinements to the General Development Standards and modifications to Engineering Standards, if approved by the City Engineer and/or City Traffic Engineer, or designee.

Site Plans and Subdivision Plats. The final level of planning includes Site Plan and Design Review for all non-single residence projects and Subdivision Plat review for all single residence and non-single residence projects within Cadence that are subject to subdivision approval through the City of Mesa. Site Plans and Subdivision Plats establish the specific location of each allowed LUG, details of individual parcels, including lot layout and building placement as appropriate, Development Parcel Allocations, and must demonstrate compliance with requirements of both the Community Plan and the applicable DUP.

The Development Unit 4 DUP has been developed in furtherance of the goals and objectives set forth in the Cadence Community Plan and promotes a cohesive, high quality development that achieves the vision for Cadence as a compact, connected and pedestrian friendly community through the creation of more detailed design guidelines and design vision. This document, along with the Cadence Community Plan, shall be used as a guide for all development within DU4. Except where specifically noted, this DUP is not intended to create highly prescriptive requirements that dictate a particular style or layout, but instead establish a refined set of performance criteria that encourage diversity and creativity in site planning and architectural design with the specific intent to further the overall vision for the community. These performance criteria, however, establish a baseline for the expected quality and level of design. It is the burden of the developer to justify any deviation from these design guidelines and the design vision set forth herein.

As with the Cadence community, the Development Unit 4 DUP is intended to be a dynamic document that will evolve with the community and may require amendments from time to time. All amendments to the approved Development Unit 4 DUP shall be processed in the manner set forth within the Cadence Community Plan. In the event the Development Unit 4 DUP is amended in a manner that makes previously

approved and completed improvements no longer compliant, such improvements shall be considered grandfathered, non-conforming uses. Pursuant to Section 3.2 of the Cadence Community Plan, which provides that the City of Mesa Zoning Ordinance governs zoning requirements, development standards, and regulatory processes that are not specifically articulated within the Cadence Community Plan, the expansion or alteration of non-conforming uses is subject to the provisions of Chapter 36, Non-Conforming Uses, Structures, and Lots, of the City of Mesa Zoning Ordinance.

1.2. DU4 Site and Context Discussion

Regional Context.

Cadence is comprised of 484 acres that was formerly part of the General Motors Proving Grounds. The Cadence property is located in the southeastern portion of the City of Mesa planning area and is generally bounded by Ellsworth Road to the west, the Williams Gateway Freeway alignment (SR 24) to the south, Signal Butte Road to the east and the Powerline Floodway Channel and Ray Road alignment to the north (*see Exhibit 1.1, Community Map)*. Notable neighboring land uses include the Phoenix-Mesa Gateway Airport and the Eastmark master planned community. Development Unit 4 is located within the central portion of Cadence with Crismon Road as its western boundary and the SR 24 Freeway alignment/Williams Field Road to the south (*see Exhibit 1.2, Development Unit Map)*.

Exhibit 1.1 – Community Map

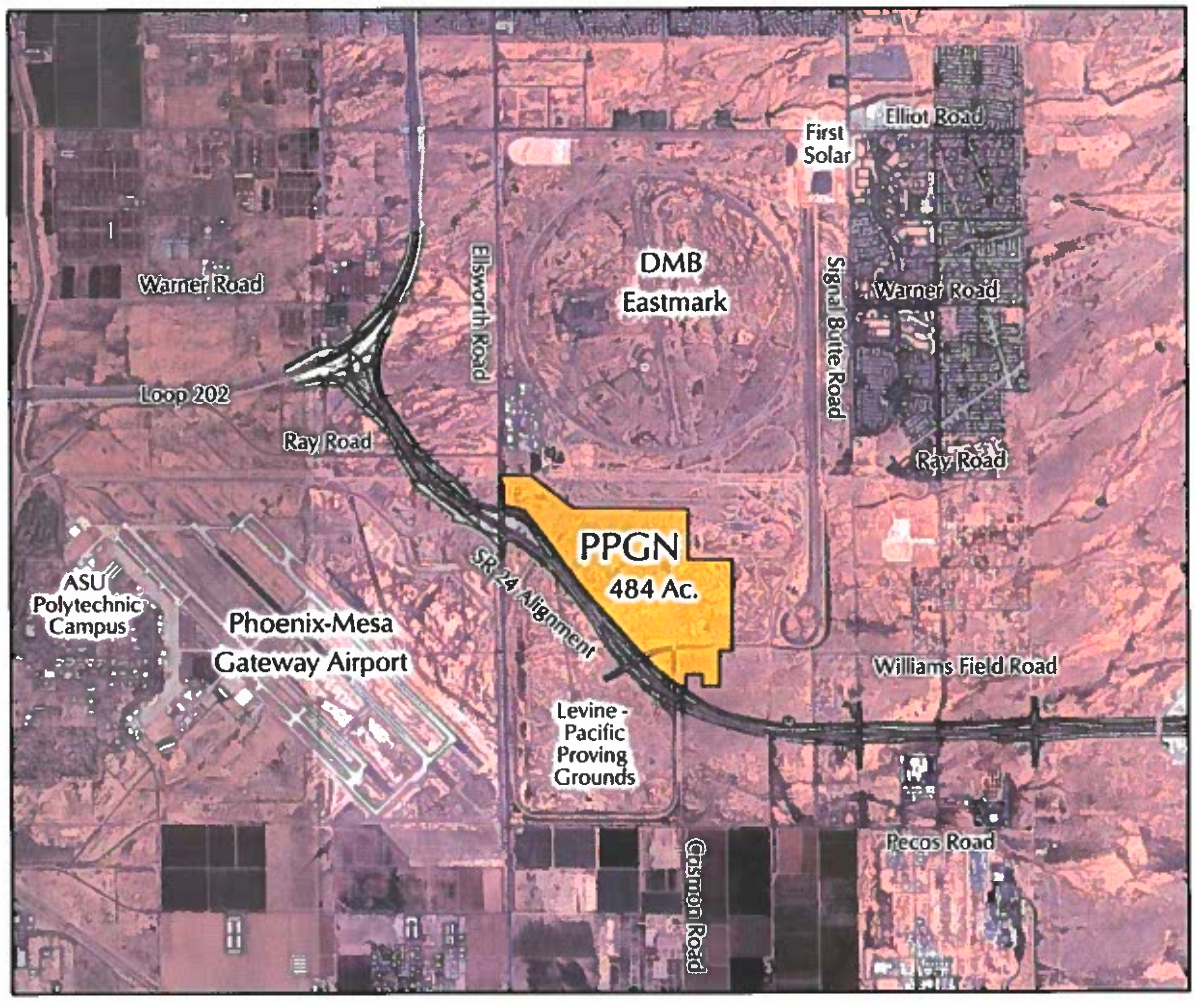
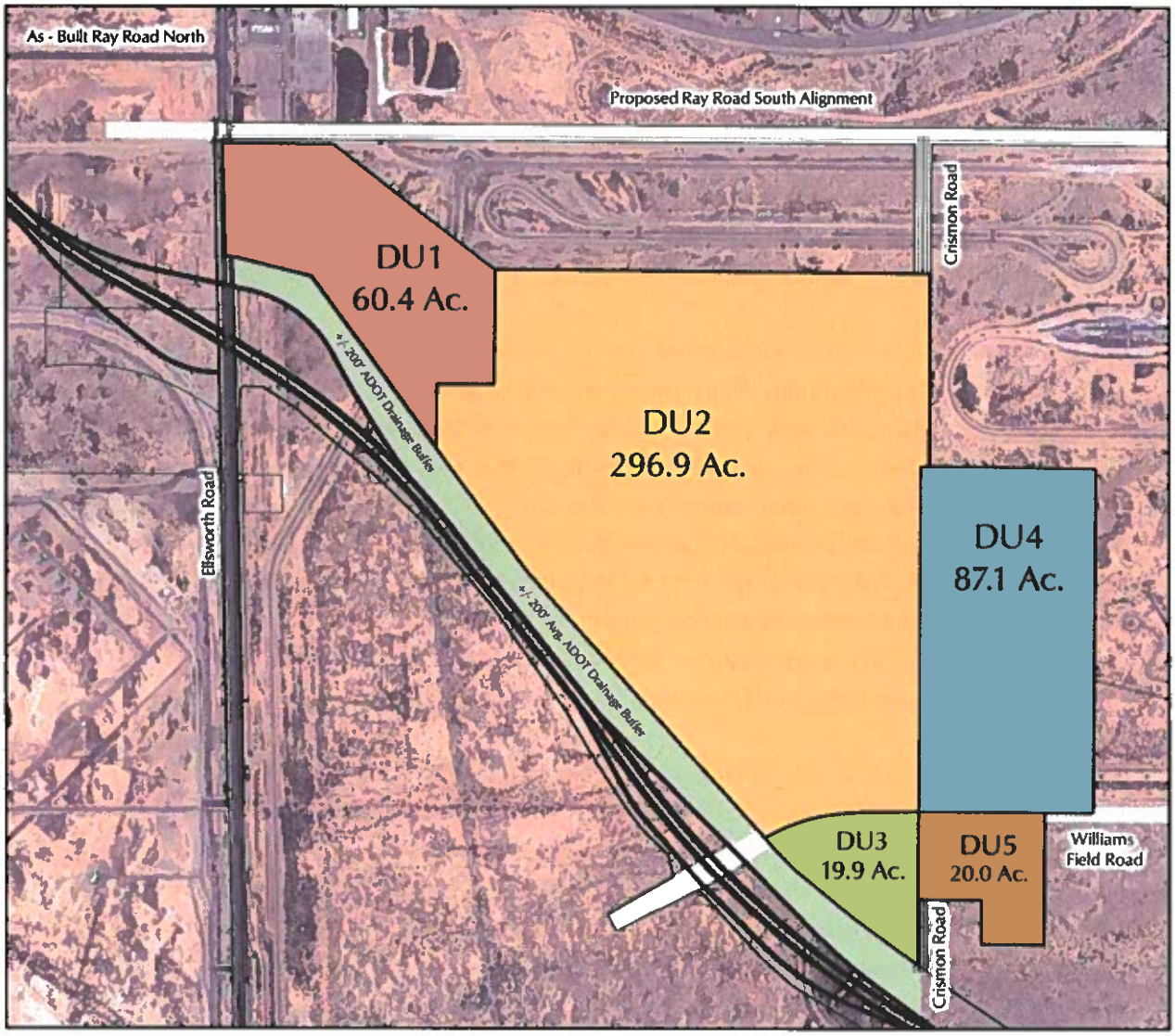


Exhibit 1.2 – Development Unit Map



1.3. Development Unit 4 Character

Development Unit 4 consists of 87 acres and is an extension of the residential neighborhoods within Development Unit 2. Development Unit 4 is generally located east of the Cadence community core and community center with Crismon Road serving as its western border and Williams Field Road as its southern border. The northern and eastern boundaries are shared with the adjacent Eastmark development.

Pursuant to the Cadence Community Plan, Development Unit 4 will be comprised of a variety of moderate density and compact single residence homes and neighborhood serving commercial. Predominant land uses within Development Unit 4 include single residence and neighborhood retail. Opportunities also exist for higher density single residence and multi-residence land uses if warranted by the market.

The land use fabric within Development Unit 4 will be organized through a hierarchy of planning areas that includes Intimate Neighborhoods and Residential Villages designed to blend into the larger Cadence Community through connectivity corridors, open space systems and design cohesiveness. Intimate Neighborhoods are individual residential neighborhoods that are targeted to be approximately 15 to 20 acres in size and will be organized around and have convenient access to a neighborhood focal element such as a park, open space, connectivity corridor or other community gathering space. Residential Villages represent an organic collection of Intimate Neighborhoods that are within a walkable distance and are connected through the community's pedestrian pathway system. Residential Villages will generally include one or more destination amenities such as notable open space area or neighborhood serving retail uses. The Cadence community represents the entire 484 acre Cadence planning area.

Intimate Neighborhoods within Cadence are planned to be compact, connected and pedestrian friendly. Each Intimate Neighborhood will be planned and around have convenient access to a focal park and will include a system of pedestrian pathways and community open spaces that are interconnected with other Intimate Neighborhoods and Residential Villages within the Cadence community, and outside Cadence where feasible. Strong emphasis will be placed on creating an active streetscape with homes and outdoors spaces oriented towards the public realm to foster a socially interactive community. The community recreation center within Development Unit 2 is planned as the social and activity heart of all Residential Villages and will include both indoor and outdoor amenities located within a seven to ten acre park setting. Connectivity will be provided across Crismon Road to ensure convenient access for Development Unit 4 residents to the community recreation center. Development Unit 4 is anticipated to accommodate an intimate neighborhood retail center near Williams Field and Crismon Roads. The retail center will be carefully integrated, both visually and physically, within the surrounding Residential Villages to encourage easy and informal access to the retail center for residents. The development framework for Development Unit 4 allows the opportunity for higher density housing to material; however, the overall vision for Cadence anticipates high density uses within Development Unit 1, which is adjacent to the commercial core.

1.4. Cadence New Traditional Community Vision

The City of Mesa has a long history characterized by its agricultural roots and suburban beginnings. Mesa continues to evolve and thrive as one of the fastest growing cities in the nation. Mesa's growth, in particular, has been focused on the burgeoning area surrounding the Phoenix-Mesa Gateway Airport ("Gateway Area"). As part of this evolution, a vision has emerged for Mesa's Gateway Area through the Mesa-Gateway Strategic Development Plan and input of the City, Airport and Stakeholders. This vision leaves behind the Gateway Area's former identity as a sprawling airport-related industrial area and instead embraces a holistic approach to land use that promotes a sustainable and integrated mixed-use environment that focuses on creating a nationally recognized place for people to live, work, learn and recreate. An important component of the Gateway Area vision includes the creation of high quality residential environments strategically located in close proximity to existing and future job centers. The Cadence Community Plan was designed to respond to this vision by establishing the structure for a master planned community in close proximity to jobs and regional transportation corridors that is built upon a framework of compact, connected and pedestrian friendly Residential Villages. Cadence, as a New Traditional Community, balances modern planning ideals with market trends, and is a perfect complement to the Gateway Area vision.

Definition of a New Traditional Community.

A New Traditional Community reflects a modern, marketable and livable community planning ideal that draws influence from modern smart growth principles as well as uncomplicated and timeless American neighborhoods that are designed to respond to the core needs of residents. In a New Traditional Community, the simplicity of these early American neighborhoods has been combined with modern smart growth principles such as compact, walkable neighborhoods, dynamic streetscapes that have a positive influence on the public realm, strong connectivity through pedestrian and bicycle systems to maximize mobility, integrated and accessible open space, and community centers within walking distance. The result is a modern planning ideal that responds to consumer and market expectations, and fulfills municipal planning goals. This New Traditional Community planning ideal is the basis for community design at Cadence.

1.5. DU4 Cadence Planning Framework

The New Traditional Community Concept within Cadence will be implemented within Development Unit 4 by utilizing a planning framework that is built upon four core structural elements. The core structural elements are:

a. **Neighborhoods:** *Compact, Connected and Walkable Neighborhood Design*.

b. **Streets and Pedestrian Systems:** *Active Streetscapes and Interconnected Pedestrian Systems*.

c. **Parks and Open Space:** *Parks and Open Space as Community Focal Points*.

d. **Architecture:** *Purposeful Architectural Design*.

An integral component of the Cadence planning framework is to establish a community whose form, functions, and activities are highly connected and integrated resulting in a natural transition from neighborhood to neighborhood and from land use to land use throughout the community. Connectivity and integration will occur at many levels and is a primary aspect of the overall design. Connectivity will start with the design and development of great streets, which are the backbone of the community and will be used to bring people together and create memorable places. Each core structural element of the Cadence Planning Framework will incorporate design concepts that will lead to a connected and integrated community.

Neighborhoods. The Intimate Neighborhoods and Residential Villages within Cadence form the core of the overall community design and are planned to create a compact and walkable environment that offers a diversity of housing opportunities and integrated commercial centers. Tree-lined streets will provide a shade-laden vegetated canopy complimented by homes, businesses and outdoor spaces oriented towards the street to foster a socially interactive community. The Intimate Neighborhoods will be designed so that residential lots and other adjacent land uses front to the street or open space areas directly. The placement of rear yards next to streets and open spaces should be minimized. Each Intimate Neighborhood will be organized around and will have convenient, walkable access to a neighborhood park or open space area that functions as a strong organizing element and community identifier. Further, individual Intimate Neighborhoods, through the use of the Residential Village concept, will have strong linkages to larger community parks and the community recreation center within Development Unit 2. Smaller pocket parks and playgrounds will be tucked throughout the individual Intimate Neighborhoods. Streets and pedestrian pathways will provide connectivity throughout the entire Cadence community and will be designed to provide walkable and bike-friendly connections between Intimate Neighborhoods, the community recreation center, and community retail centers.

A key characteristic of Cadence neighborhood design will be compact block lengths and uncomplicated neighborhood layouts to promote efficient use of the land and foster a more intense pedestrian experience. Block sizes, open spaces, parks and neighborhood amenities will be scaled at a walkable, pedestrian scale to provide frequent choices of activities, and encourage alternate connections. When feasible, perimeter walls will be discouraged, and activities will be encouraged to front or side next to one another, with streets, parks and open spaces being used as the "places between."

Neighborhoods within Cadence will include a variety of residential homes at varying densities and on varying lot sizes as well as opportunities for attached single residence homes and multi-residence apartment homes. The Intimate Neighborhoods will be complimented by commercial centers that are visually integrated and physically connected within Residential Villages and the larger Cadence community as a whole. The creation of a seamless transition between differing land uses is a primary neighborhood planning goal within Cadence. In order to foster a community environment that encourages a mix of uses, the Cadence Community Plan also provides opportunities for home occupations in residential areas and neighborhood serving commercial in places such as the community recreation center and adjacent to larger community parks.

Streets and Pedestrian Systems. The streets within Cadence have been designed not only to function as movement corridors, but also as an important component of the public realm that contribute to the overall sense of place and social life of the community. Neighborhood planning will be closely coordinated with the streetscape design to promote an active, lively street scene that is complimented by homes oriented towards the street with public places such as porches, patios and courtyards designed to enliven the front yard experience. Non-residential areas will include design elements such as shaded sidewalks, outdoor seating and dining, buffer areas for protection from vehicles, and distinctive and functional design elements that create interesting places along the streets. Parking areas will be visually minimized. This will be accomplished through parking areas located so as to minimize disruption of the pedestrian network. Buildings, landscaping and other architectural design elements may also be used to screen parking areas.

The street system will be both formal and simple, providing uncomplicated access within Intimate Neighborhoods and between Residential Villages to establish a strong backbone for landscaping throughout the community. Streets will be visually narrowed through the use of classic, formal tree-lined streets and other design elements such as landscape buffering and medians. The signature feature of the Cadence street system is a network of focal roundabouts that will act as both a formal terminus for each internal roadway segment and as an important community identity element. The roundabouts will be complimented by adjacent parks that are positioned to accent these special community features and identify recreational nodes.

The streets are also designed to extend and enrich the open space system and network of pedestrian pathways throughout the Cadence community. A comprehensive sidewalk system is planned and will be

interconnected to the off-street pedestrian and bicycle pathways, and to land adjacent to the Cadence community. These pathways are designed to promote walkability and provide an amenity for each Intimate Neighborhood while forging strong links with surrounding Intimate Neighborhoods and the larger Residential Villages.

Parks and Open Space. The parks and open space system within Cadence is designed as the nucleus of the Cadence community and reinforces neighborhood structure and community identity. Every Intimate Neighborhood will contain a park or open space area, along with pedestrian corridors, as a focal point and will include resident serving amenities and direct pedestrian linkages. Homes within Intimate Neighborhoods will be oriented towards parks, open space areas and community trails, which will become a natural extension of private open space areas and integral to the social structure of each Intimate Neighborhood. A comprehensive system of passive and active recreational facilities will contribute to a logical hierarchy of open spaces that provide a diversity of spatial experiences for Cadence residents within the Residential Villages. Large parks and playfields will offer active recreational opportunities. Smaller neighborhood parks will be used to contribute to a sense of community. Open spaces and plazas will provide destinations for social gatherings and informal social interaction. A neighborhood school and community park will act as a unifying element. The community recreation center will function as the social heart of the community. A continuous system of landscaped sidewalks, trails and paseos will provide on and off-street interconnectivity throughout the community and tie the parks and open space systems together.

Architecture. Building architecture plays an important role in creating the backdrop for the public places and the streetscape within the Cadence community, but is equally important in establishing the overall community identity. Architecture within Cadence will promote core architectural values that place strong emphasis on function, durability and visual appeal.

Function: Building designs will be based on simple building blocks and roof forms that have a direct relationship to internal functionality. Buildings will be designed with a strong street orientation including porches, front entries and other public areas designed to foster neighborliness and social interaction among community residents. Shade elements will be architecturally integrated into the building design to provide protection from the desert sun.

Timelessness: Building articulation, materials, landscaping and color schemes will have a relationship to the desert southwest and be selected to create a sense of timelessness and enduring quality within the community.

Visual Appeal: Traditional design elements and architecture with a local flavor will be complimented by well-articulated public spaces including porches and patios, meaningful front door design, and thoughtful design and material selection for garage doors. Minimal setbacks will be utilized to promote a compact, walkable neighborhood and landscaping will play an important role in creating the overall visual landscape for each home, street and neighborhood.

Neighborhoods will include a mix of single story and two story homes to provide diversity in the street façade.

This approach to architectural direction will apply to all structures, including schools, recreational facilities and non-residential buildings. It is envisioned that this more honest approach to core architectural values will create a unique and refreshing persona for the Cadence community as well as provide a set of tools for the building designers and architects that allow them to be more respectful to time tested architectural styles.

1.6. DU4 Compatibility with Phoenix-Mesa Gateway Airport

The Phoenix–Mesa Gateway Airport is a prominent contextual feature that guides development within Cadence. Development of Cadence is specifically intended to compliment and support the current and planned operations at the Airport. Development Unit 4 will comply with the airport compatibility measures set forth within the Cadence Community Plan.

Section 2 | Development Unit 4 Land Use Plan

2.1. DU4 Land Use Group Summary and Location

Development Unit 4 is a primary location for residential neighborhoods within Cadence and an extension of the residential neighborhoods within Development Unit 2. Development Unit 4 will generally be comprised of single residence homes complimented by a neighborhood commercial center. Individual neighborhoods will be linked to one another through the neighborhood parks, open spaces, and a system of on-street sidewalks with secondary off-street trail connections.

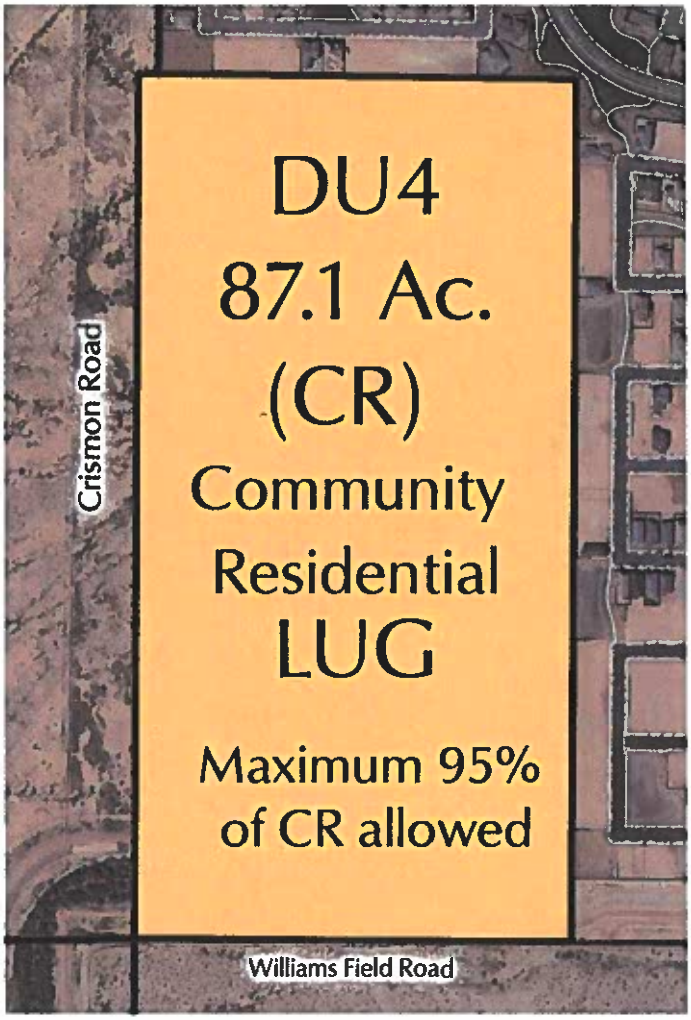
Development Unit 4 will predominantly be comprised of the Community Residential ("CR") and Community Residential Small Lot ("CRSL") Land Use Groups. Other Land Use Groups that will be utilized within Development Unit 4 may include Community Multi-Residence ("CMR"), Community Commercial ("CC") and/or Community Mixed Use ("CMU"). While high density residential is allowed, the vision for Cadence anticipates the development of high density residential uses within Development Unit 1 near the commercial core. Each Land Use Group may be utilized within Development Unit 4 up to the maximum allowable percentage of gross land area as set forth within the Cadence Community Plan, subject to minimum and maximum residential dwelling unit and non-residential gross floor area limits. Within Development Unit 4, a minimum of 200 dwelling units is required with a maximum of 600 allowed. A minimum of 50,000 sf of non-residential development is required with a maximum of 125,000 sf allowed. Non-residential square footage includes commercial and employment uses, schools, recreation facilities, community centers and other similar uses. The complete Land Use Budget for Cadence is included in Chapter 5 of the Cadence Community Plan. The development standards for each Land Use Group are contained within the Cadence Community Plan in Chapter 7 for residential land uses and Chapter 8 for non-residential land uses. Development Unit 4 may be phased if market conditions warrant, but is likely to be developed as a single, cohesive phase.

The following chart sets forth the maximum allowable acreage percentage of each Land Use Group within Development Unit 4:

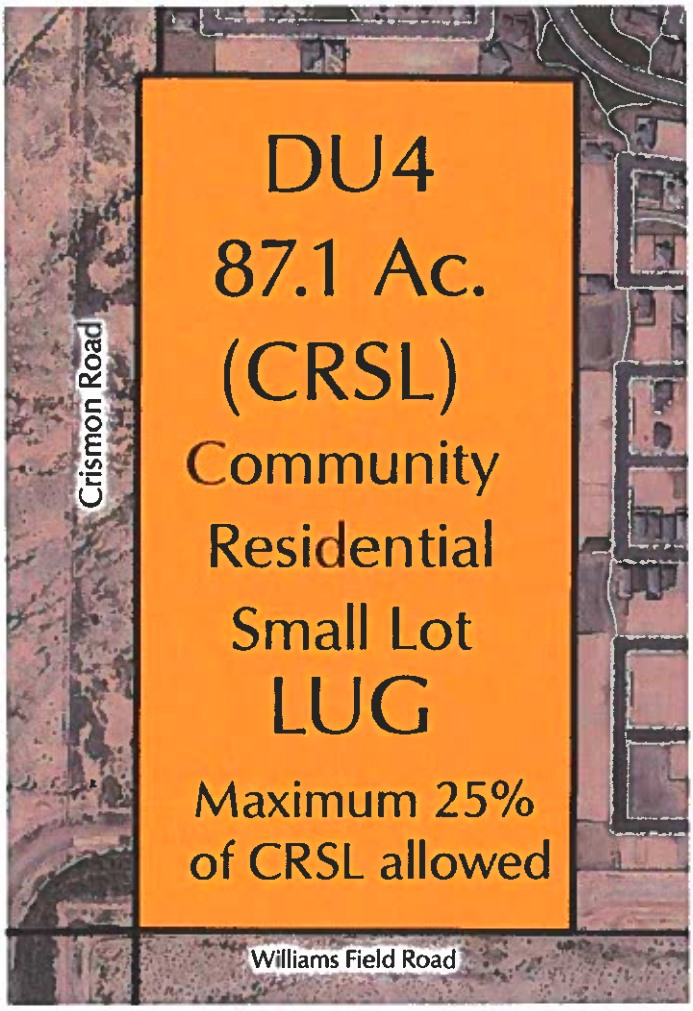
	CR and/or CRSL	CMR	CC	CMU
Development Unit 4 87.1 acres	95% 82.75 ac	25% 21.78 ac	25% 21.78 ac	25% 21.78 ac

The following exhibits set forth the allowed locations for each Land Use Group within Development Unit 4, subject to the limitations described above.

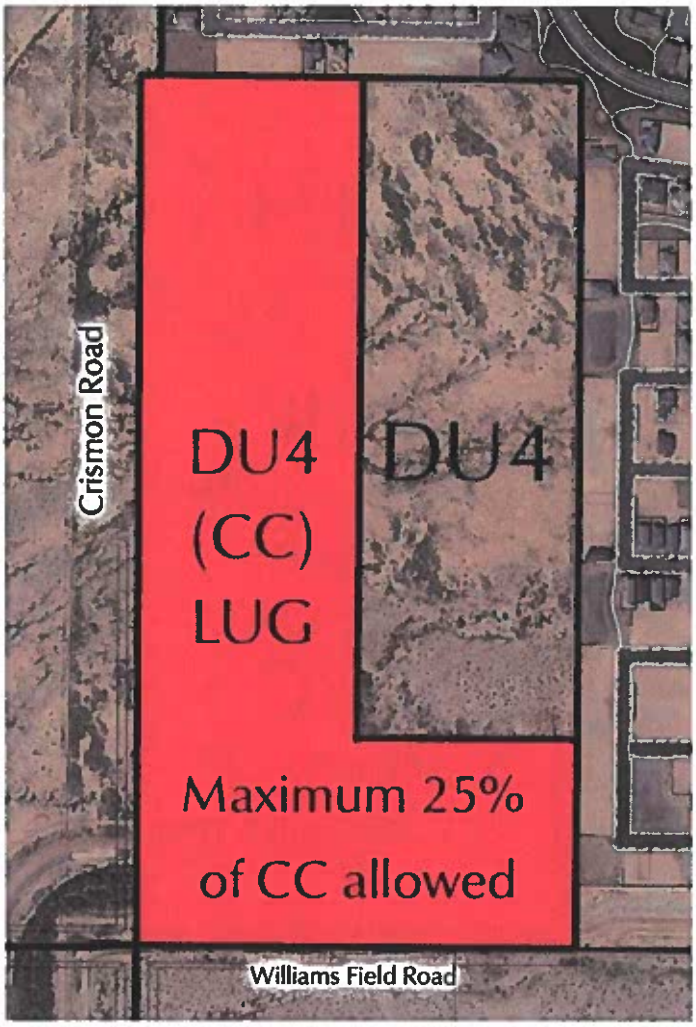
Community Residential (CR) Land Use Group



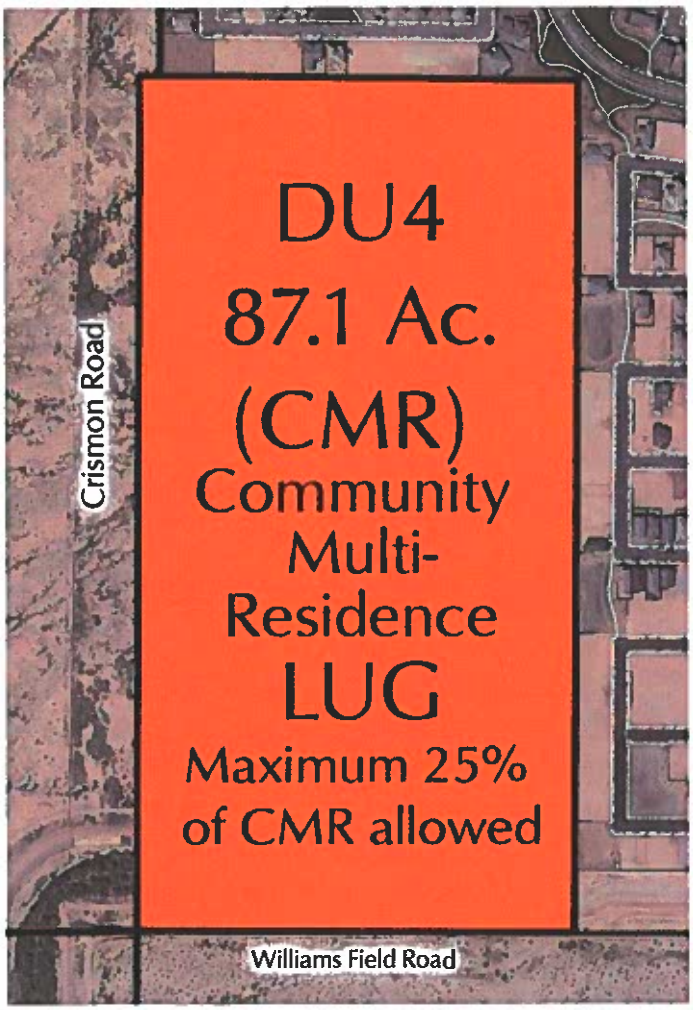
Community Residential Small Lot (CRSL) Land Use Group



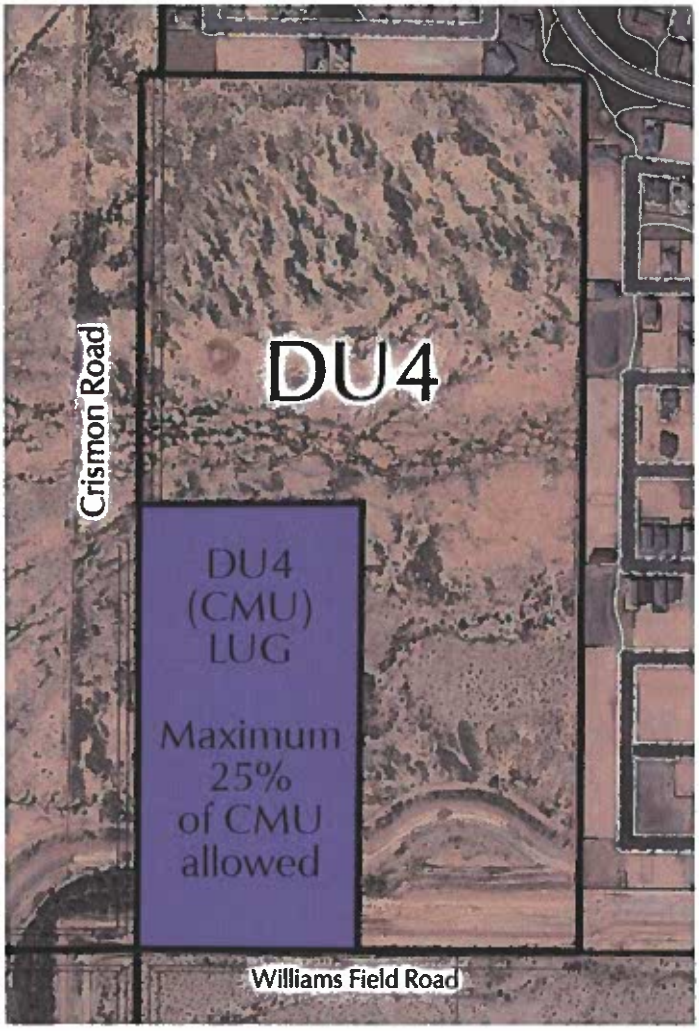
Community Commercial (CC) Land Use Group



Community Multi-Residence (CMR) Land Use Group



Community Mixed Use (CMU) Land Use Group



Section 3 | Development Parcel Allocation

3.1. Development Parcel Overview

The Land Use Budget included in Chapter 5 of the Cadence Community Plan sets forth minimum and maximum residential units and non-residential gross floor area for each Development Unit within the overall project. As each DUP is approved, and as development progresses, the minimum and maximum residential units and non-residential gross floor area must be allocated within each DU and to individual development parcels. The initial development parcel allocation for DU 4 occurs at the time of DUP approval. Subsequent allocations may occur as development parcels are subdivided, and allocations may be transferred among development parcels and Development Units, subject to the provisions in Chapter 5 of the Cadence Community Plan. As required by Chapter 5 of the Cadence Community Plan, the official Development Parcel Allocation for Cadence shall be kept and recorded as Appendix 19.4 to the Cadence Community Plan. Please refer to Appendix 19.4 of the Cadence Community Plan for the most current approved Development Parcel Allocation.

Section 4.1 | DU4 Neighborhood Design and Character

Development within DU4 will be designed and developed such that the individual single-residence and non-residential areas of the community are integrated into the desired New Traditional Neighborhood pattern in a seamless way. While Intimate Neighborhoods and Residential Villages within the community may take on a distinctly residential or non-residential character, the design concepts listed below will be used to ensure that the different areas are brought together using consistent design elements and standards to form a complete, connected community that brings life to the streets and public spaces.

Residential Neighborhood Design Concepts.

The Intimate Neighborhoods and Residential Villages within Development Unit 4 are an extension of the primary residential core located within Development Unit 2. These neighborhoods are planned to create a compact and walkable environment that offers a diversity of housing opportunities such that families, seniors, single workers, young couples, and students have opportunities to live in close proximity to each other and develop a rich and diverse neighborhood fabric. Individual residential neighborhoods will be approximately 15 to 20 acres in size will be organized to include and conveniently located within walking distance of an open space, park or other community gathering element. These neighborhood parks or open spaces will establish an identity for each neighborhood are designed to encourage social interaction among residents (the Intimate Neighborhoods). All Intimate Neighborhoods will have compact block lengths, tree-lined streetscapes, and easy pedestrian access to recreational amenities. Sidewalks and trails will be provided throughout Development Unit 4 to provide connectivity between Intimate Neighborhoods, Residential Villages and to the larger Cadence community and the region as a whole. Outdoor spaces, both public and private, and commercial areas will be strategically located and contribute towards creating a socially interactive community.

The following establishes the site planning and neighborhood design standards to guide the organization and layout of Intimate Neighborhoods and Residential Villages within Development Unit 4. Multi-residence areas within Residential Villages, if any, should utilize as many of the same design principles as described for single residence neighborhoods as feasible. Multi-residence development will be designed into the surrounding pattern of commercial and single-residence development as an integral part of the fabric of

the community. Specific site layout standards and development standards for multi-residence development is included in Section 7.8 of the Cadence Community Plan.

Neighborhood Scale and Layout.

A basic component of the New Traditional Community concept is a compact and walkable development pattern. This pattern of development is achieved through shorter block lengths and a grid street pattern that provides multiple travel options and gives more opportunity for social interaction. Development Unit 4 will employ the following design standards for the scale and layout of neighborhood blocks:

a. Compact Block Lengths. Block lengths (the distance along a block face from one intersection to another) are encouraged to be less than 500 feet in length.

b. Neighborhood Identity Element. Each neighborhood area will have an identifying or organizing element such as a small park, open space, or recreational facility, which may be shared with other Intimate Neighborhoods, which will provide a place for nearby residents to gather and foster a sense of place for each neighborhood.

c. Cul de Sacs. Cul de sacs should be used minimally and strategically to provide connections, or 'windows' to open spaces areas and pedestrian trails.

Neighborhood Streetscape.

Neighborhood streetscapes within Development Unit 4 are important public spaces that will be designed to bring community residents together. The neighborhood streetscapes include the public areas outside resident's front doors, including front yards, sidewalks, trails and open spaces along the streets and the street itself. Plans detailing the neighborhood streetscapes, including streetscape landscaping, amenities, monument and wall design, signage, and lighting, will be submitted for review in conjunction with the first preliminary plat applications in order to establish the overall neighborhood streetscape theme. Streetscapes will be developed to encourage pedestrian activity by using the following standards:

a. Street Design. All streets within Development Unit 4 must comply with the approved street cross sections included in Section 5, subject to approval by the City of Mesa. Specific street cross sections will be determined at the time of Preliminary Plat.

b. Visually Narrow Streets. Neighborhood streets will be both visually narrower and shorter in length than traditional suburban standards to promote slower vehicular speeds and a more intimate streetscape. Elements such as tree-lined streets with prominent pedestrian sidewalk areas and on-street parking may be used to help visually narrow the street. The

utilization of a grid pattern for neighborhood layout and compact block lengths that are generally 500' or less will be used to create shorter street and block lengths.

c. Streetscape Shade. Streets and sidewalks will be shaded to encourage pedestrian activity. An emphasis on shade elements, such as landscaping, trees or shade structures, will be provided at key nodes where pedestrian activity is more likely to occur, such as at the confluence of sidewalks and trails, and near open space or recreation areas.

d. On-Street Parking. On-street parking is encouraged within residential neighborhoods.

e. Public Neighborhood Landscape. Public neighborhood landscape areas, including front yards, open space and park areas, and right-of-ways, will be controlled and defined by specific plant and tree palettes, tree planting locations and maintenance expectations to assure the neighborhoods are both attractive and designed with a cohesive theme to sustain value and visual appeal long term. Specific landscape theme and planting palettes will be developed prior to the submittal of initial improvement plans.

Neighborhood Parks and Open Spaces.

Neighborhood parks and open spaces will be provided within each neighborhood to encourage social interaction and provide a sense of identity to each neighborhood using the following standards:

a. Neighborhood Parks. Each neighborhood will be organized to include and be conveniently accessible to a park or other open space amenity that functions as a strong organizing element and community identifier. Individual Intimate Neighborhoods may share a park or open space amenity to further encourage social interaction between residents. Each neighborhood park will help establish an identity for that neighborhood area as a whole. Neighborhood parks will be strategically and centrally located to act as a strong visual identity element for the neighborhood and ensure convenient access for residents.

b. Homes Fronting on Parks. Neighborhood parks and community parks will be framed with public streets residential units along those streets will front onto these open spaces except in unique design circumstances. Rear yards should not abut parks or active recreation areas except in very unique design circumstances.

c. Walking Distance to Open Spaces. As a general rule, residential units shall be within 300 feet of an open space area (including community parks, neighborhood parks, passive open space areas, off-street community trails or paseos).

Neighborhood Linkages.

To form a unified, pedestrian-friendly community of new traditional neighborhoods, the individual neighborhoods will designed to be linked together and flow smoothly from one to another in a seamless way. The following standards will be used to accomplish this objective:

a. Neighborhood Integration. Continuity between Intimate Neighborhoods and Residential Villages will be achieved through the use of a consistent pattern of landscaping, shading elements, decorative paving, street furniture, architectural themes, and pedestrian connectivity systems. Further, differing land uses will be planned to transition seamlessly from one to another while minimizing hard edges. These design elements will help link Intimate Neighborhoods and Residential Villages into the greater Cadence community. A cohesive palette of public streetscape elements is required throughout Development Unit 4.

b. Neighborhood Linkages. The sidewalk system along streets, supplemented with off-street trails and trails through open space areas, will provide connections from each Intimate Neighborhood to other Intimate Neighborhoods, to other Residential Villages, larger community parks, the community recreation center, and commercial and mixed-use areas.

c. Perimeter Walls. Perimeter walls around entire Intimate Neighborhoods or individual projects are strongly discouraged and will only be allowed as an exception to the rule. Where necessary for privacy in individual yards, or for screening or security, perimeter walls can be used and will be designed with distinct architectural characteristics that complement the architecture on the property.

d. Neighborhood Connections. Each Intimate Neighborhood shall have at least two street connections to two different streets. More connections are encouraged.

PPGN Core Neighborhood Characteristics
Compact block lengths complimented by a formal grid street system to promote walkability and neighborhood connectivity.
Incorporate unique hardscape & shade elements along collector roads.
Locate useable open space & passive areas on community roads to activate road edges & provide visual diversity along parkways.
Continuous sidewalks providing connectivity to on-street and off-street pedestrian systems.
On Street Parking
Provide wide useable trail corridors and landscape zones along collector streets.
Orient cul-de-sacs to provide pedestrian access to open spaces and or adjacent neighborhoods.
The Master Plan is concieved to keep residential blocks to a shorter/safer length to reduce vehicular speed and maximize neighborhood intamacy.
Neighborhood Park
Design simple and direct entries into neighborhoods with theme character consistent with community design theme.
Provide a variety of housing orientations to open up neighborhood exposure to open spaces.
Carefully place open space areas to act as visual terminus and increase relationship with open space.
Utilize either a formal parkway or informal front yard street tree program to maximize street shade and foster front yard neighborhood interaction

Non-Residential and Mixed Use Design Concepts.

Commercial and mixed-use areas within Development Unit 4 will be designed such that they create a unique sense of place and identity for the community and provide opportunities for pedestrian activity and social interaction. Freestanding pads are allowed, but must be integrated into the overall site design in a manner that encourages and facilitates pedestrian connections between adjacent buildings (street frontages and pedestrian oriented areas on the site, allowing users to park once and conveniently visit multiple shops. Commercial and mixed-use areas will be designed as an integral component of Residential Villages and also will be used to tie Cadence to the larger community.




The following site planning principles and design standards are applicable to non-residential and mixed-use development within Development Unit 4.

Site Plan Scale and Layout

a. Street Pattern and Layout. A clear pattern of streets and driveways will be used to break down the scale of non-residential projects and reinforce the concept of a walkable community. Consistent with the Intimate Neighborhoods, block lengths should generally be 500' as a maximum. This pattern of streets and driveways will include pedestrian, bicycle and vehicular linkages between non-residential areas and adjacent activity areas and Intimate Neighborhoods.

b. Transitions to Residential Neighborhoods. Non-residential and mixed-use areas will be designed to transition to adjacent Intimate Neighborhoods. Buildings will be sited to reinforce the circulation pattern along the street and promote pedestrian activity.

c. Intensification Over Time. The pattern of streets and parking should allow for intensification of the site over time.

Neighborhood Streetscape

a. Street Design. All streets within Development Unit 4 must comply with the approved street cross sections included in Section 5, subject to approval by the City of Mesa.

b. Visually Narrow Streets. Streets will be both visually narrower and shorter in length than traditional suburban standards to promote slower vehicular speeds and a more intimate streetscape. Elements such as tree-lined streets with prominent pedestrian sidewalk areas, and on-street parking will help visually narrow the street scene. Street lengths and block lengths should generally be 500' or less.

c. Streetscape Shade. Streets and sidewalks will be shaded to encourage pedestrian activity. Shade elements may include trees, landscape or shade structures.

d. On-Street Parking. On-street parking is strongly encouraged.

Parks, Open Space, and Community Activity Areas

a. Community Spaces. Plazas, courtyards, pocket parks, and other open space areas will be designed as an integral part of non-residential and mixed-use areas to promote a pedestrian friendly community and create active gathering places.

Neighborhood Linkages

a. Pedestrian Connectivity. Continuous pedestrian pathways will be provided to connect all development components and with the sidewalks along the public streets. Active ground level uses will be oriented towards the pedestrian ways and sidewalks.

b. Land Use Integration. The integration of non-residential and mixed-use areas with neighboring land uses, including residential neighborhoods, will be achieved through thoughtful site design that minimizes hard edges between projects and promotes a sense of seamlessness throughout the community. Traditional neighborhood design principles that encourage pedestrian activity and promote variety and interest along the street will be utilized to achieve this goal.

c. Building Variety. Buildings will be oriented to create pedestrian connections, create outdoor activity areas and reduce impact of parking separating uses.

Site Development

a. Parking Areas. Surface parking lots should be designed as outdoor "rooms" that are spatially defined by buildings, open space areas and other site features, such as landscaping, shade and screening from street view.

b. Service Areas. Service and loading areas must be oriented away from public and pedestrian intensive areas, and screened from public view

Street Design Concepts

Streets within Cadence are designed as a core component of the overall planning framework and are integral to the New Traditional Community concept. The streets will be designed to function as efficient movement corridors that play an important role in shaping the sense of place and social life of the community. Street design within Cadence is based upon the "Great Streets" concept, which recognizes that streets are an important public place that are a critical component of overall place-making and should be designed to provide equal access to all modes of transportation as well as place an emphasis on the importance of pedestrian activity along the street.

The street system is designed to be both formal and simple, providing uncomplicated access to the various land uses and establishing a strong backbone for landscaping throughout the community. Streets will be visually narrowed through strategic use of formal tree-lined streets and other design elements such as landscape buffering and medians. A signature feature of the Cadence street concept is a network of focal roundabouts that act as both a formal terminus for each internal roadway segment and as an important community identity element. The roundabouts will be complimented by adjacent parks that are positioned to accent these special community features and both identify and connect recreational nodes.

Neighborhood planning will be closely coordinated with the streetscape design to promote an active, lively street scene that is complimented by homes and buildings oriented towards the street with public places such as porches, patios and courtyards designed to enliven the front yard experience. Non-residential areas will include design elements such as shaded sidewalks, outdoor seating and dining, buffer areas for protection from vehicles, and distinctive and functional design elements that create interesting places along the streets. Parking areas will be visually minimized and located to the side or behind buildings where possible. On street parking is encouraged both in residential and non-residential areas.

The streets within Cadence will also be designed to extend and enrich the open space system and network of pedestrian pathways throughout the community. A comprehensive on-street sidewalk system is planned that will be interconnected to a secondary off-street pedestrian trails and paseos. Pedestrian pathways will be designed to promote walkability and provide an amenity for each neighborhood while forging strong links with surrounding neighborhoods. The trail and paseo system will include direct linkages to the on-street connectivity system, resulting in a highly accessible and connected community designed to serve the varying needs of all residents and users.

Street Types

The roadway system within Development Unit 4 is comprised of three main roadway classifications, 1) Arterials, 2) Community Collectors, and 3) Local Streets. The hierarchy of internal streets gives structure to the overall community and is designed to provide efficient vehicular circulation to the perimeter regional transportation corridors, including Ellsworth, Crismon and Williams Field Roads, and the future SR24 freeway. Access to Development Unit 4 will be accomplished through a primary street connection at Crismon Road with other secondary connections as warranted and appropriate.

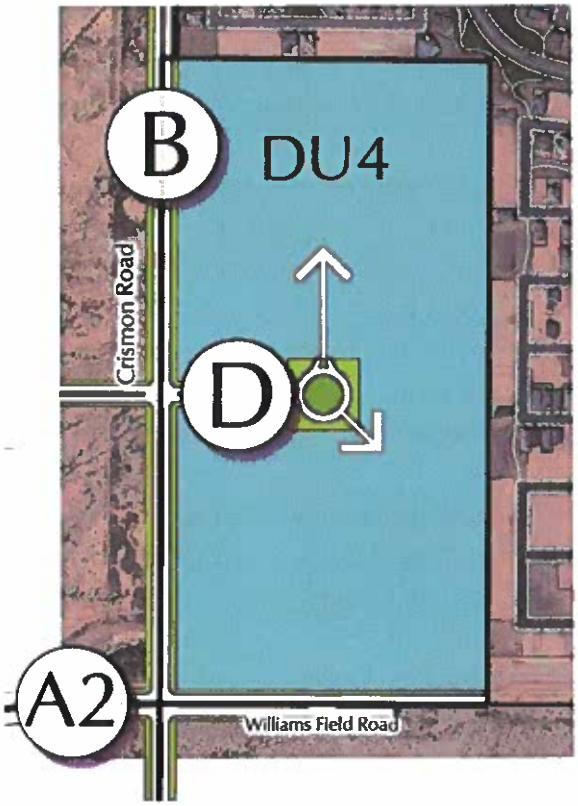
Arterial Streets. Arterial streets adjacent to Development Unit 4 include Crismon Road to the west and Williams Field Road to the south. The arterial roadways are high traffic volume streets that establish community edges. Crismon Road as it turns north becomes the Inspirian Parkway alignment within the Eastmark community. Crismon Road is an important arterial within the community as it bisects Development Units 2 and 4. Care will be taken provide both a physical and visual transition between Development Units 2 and 4 to ensure that cohesive community character is maintained. The Arterial Streets will be designed to City of Mesa standards.

Community Collectors. The Community Collector, Cadence Parkway, is planned as a signature design element within Cadence and forms the backbone of the vehicular and pedestrian circulation system. The Community Collector is comprised of a series of straight, formal roadway segments punctuated by focal roundabouts that act as both a formal terminus for each internal roadway segment and as an important community identity element. The Community Collector is two lane median separated roadway within Development Units 2 and 4 that transitions to a four lane median separated roadway within Development Unit 1. The two lane Community Collector cross section may also be used for neighborhood entries. Landscape areas are planned immediately back of curb along the streets and provide a generous canvas for community themed landscaping and street trees. Sidewalks are set back a minimum of ten feet from the back of curb to provide a safe pedestrian environment that encourages walking throughout the community.

Local Streets. Local Streets are the primary street type within the neighborhoods throughout Cadence and will connect individual homes, buildings and community amenities. Local Streets are designed to accommodate significant pedestrian traffic and provide sidewalk connections to community amenities such as parks, open spaces and pedestrian trails. Local Streets may include on-street parking, which will contribute to visually narrowing the street corridor.

The following Street and Circulation Plan identifies the general planned location for various street types.

Streets & Circulation Plan



A2 Arterial Roadway (6 Lane)
Williams Field Road

B Arterial Roadway (4 Lane)
Crismon Road

D Community Collector (2 Lane)

Traffic Impact Analysis

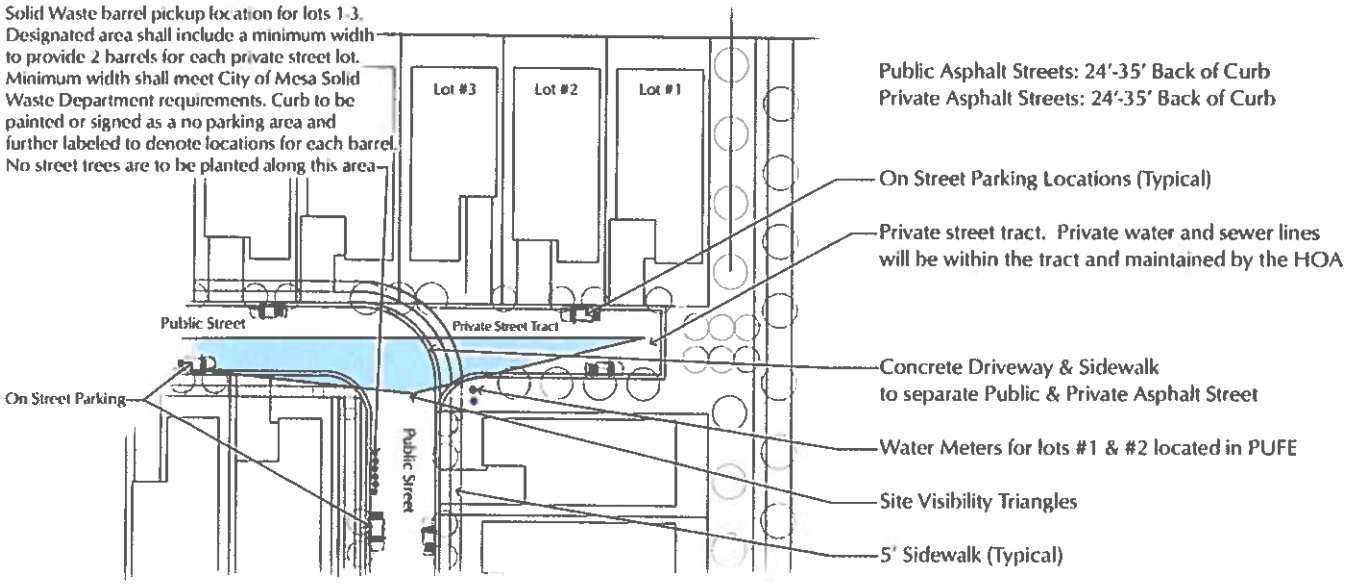
As part of the Cadence Community Plan, a Master Traffic Impact Analysis ("Master TIA") was prepared and approved by the City of Mesa in September 2014. A revised Master TIA was prepared in coordination with this Development Unit Plan for DU2 to reflect a reduction in overall density. The Master TIA analyzes the entire Cadence development plan based on maximum allowable densities and estimates traffic generation and traffic distribution and establishes lane configurations and traffic control needs both internal to Cadence and at adjacent intersections and roadways.

Private Street Segments

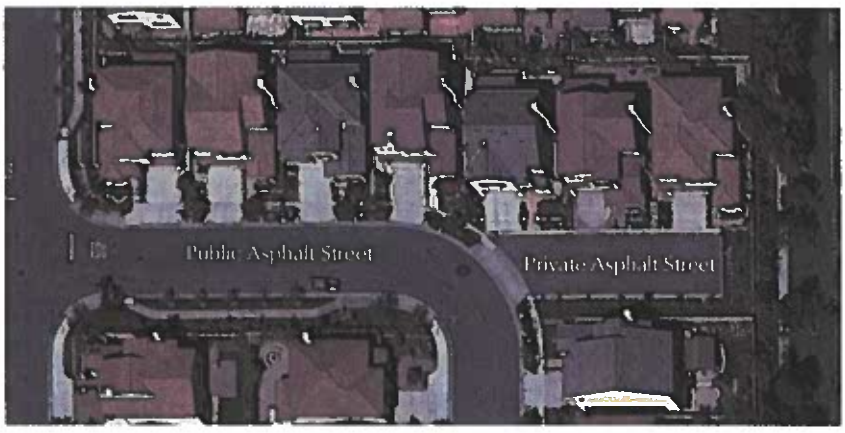
Certain locations within the residential portions of Cadence may include private street segments that are intended to be a visual extension of the public street system, but function like a shared private drive for generally two to four homes. These private street segments will be differentiated from the public street

by a concrete drive strip and sidewalk. Utilities within the private street segments will also be private, and maintained by the HOA. Homes beyond 150' from the public right-of-way must include fire sprinkles as determined by the City of Mesa Fire Department, and the asphalt surface within the private street segment will be designed and constructed with a pavement width of 24' – 35', similar to the public streets. See *Exhibit 4.2.2 – Private Street Segments* for a typical detail and notes regarding design requirements for the private street segments.

Exhibit 4.2.2 – Private Street Segments



*Site visibility triangles as shown are conceptual and must be submitted with plans for all approaches from all directions.
** Homes beyond 150' from the edge of fire access street must be sprinklered.



Public/Private Asphalt Streets Example

Pacific Proving Grounds North Typical Residential Dead End Street Exhibit

Community Street Cross Sections

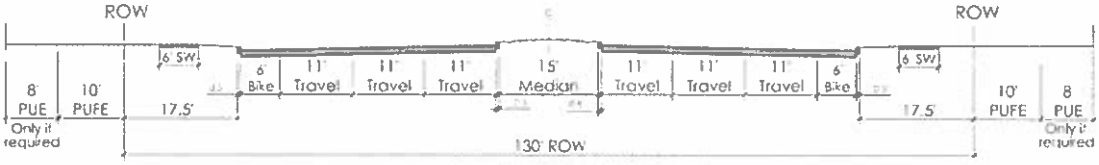
Specific street cross sections for Cadence were approved as part of the Cadence Community Plan. Updated cross sections have been included within the Development Unit 4 DUP to provide additional development options for the Community Collector and Local Streets. Specifically these cross sections provide an option where the right-of-way is located back of curb (See *Exhibit 4.2.3 – Community Cross Sections*). Project specific implementation of the alternate cross sections within Development Unit 4 is subject to review and approval by the City Engineer or designee pursuant to Chapter 3.12(c) of the Cadence Community Plan.

Street Improvement Phasing

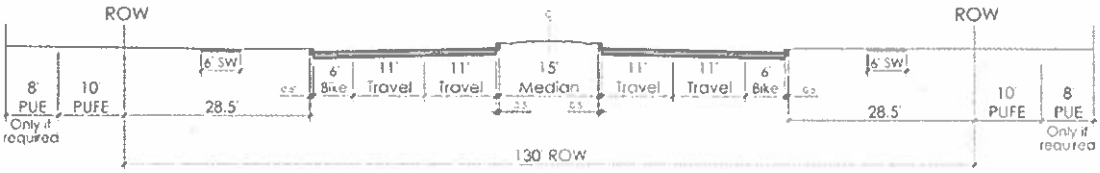
Street improvements within Development Unit 4 will be phased as necessary to support overall development phasing. The Community Collector and roundabout will be developed with Phase 1. Requirements for secondary access will be coordinated with the City of Mesa as necessary. Specific phasing and timing of all street improvements will require approval by the City of Mesa.

Exhibit 4.2.3 – Community Street Sections

A2
Arterial Roadway
(6 Lane)
Williams Field Road
& Crismon Road



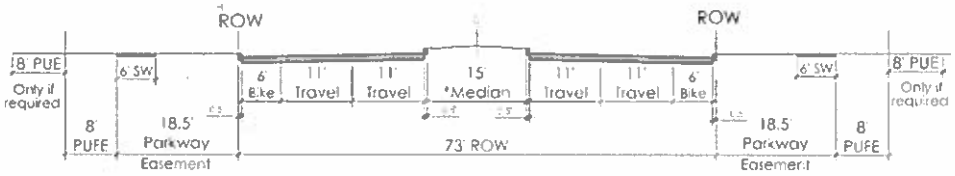
B1
Arterial Roadway
(4 Lane)
Crismon Road



C
Community Collector
(4 Lane)

*Medians may be located within a private tract with a PUFE or Parkway Easement in certain locations upon review and approval by the Engineering Department.

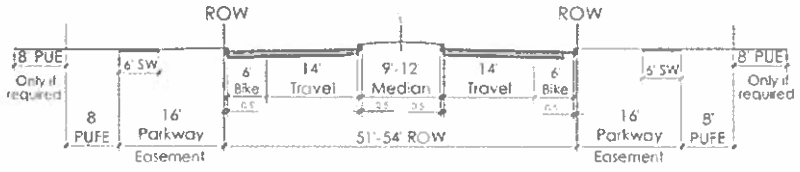
** Parkway width may vary when sidewalk is detached.



D
Community Collector Road &
Neighborhood Entry (2 Lane)

*Medians may be located within a private tract with a PUFE or Parkway Easement in certain locations upon review and approval by the Engineering Department.

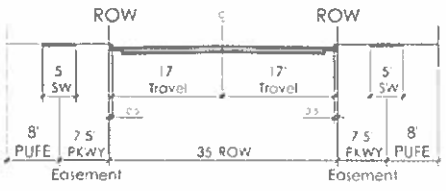
** Parkway width may vary when sidewalk is detached.



E
Local Street

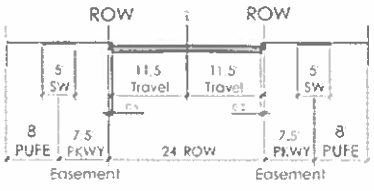
*On Street Parking Allowed

** Parkway width may vary when sidewalk is detached.

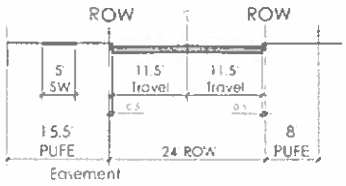


F
Local Street

** Parkway width may vary when sidewalk is detached.



G
Local Street
On Street Parking not allowed



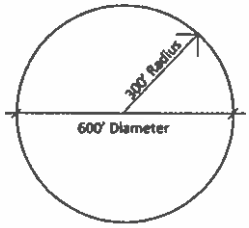
Section 4.3 | Parks and Open Space

The parks and open space system within Cadence is designed as the social nucleus of the community and reinforces neighborhood structure and community identity by providing important activity centers and gathering spots that are connected by a comprehensive system of pedestrian linkages. A signature feature of the parks and open space system is that every resident will have convenient, walkable access to a park, open space area or off-street trail or paseo. Every Intimate Neighborhood will be within close proximity to a park as a focal point or other resident serving amenities such as direct pedestrian linkages to the larger trail and open space system. The parks and open space network will contain both passive and active recreational facilities that contribute to a logical hierarchy of open spaces and provide a diversity of spatial experiences for the residents. Homes within Intimate Neighborhoods will be oriented towards parks and open space areas to reinforce the importance of these amenities and expand the public realm such that parks and open spaces become a natural extension of private open space areas and integral to the social structure of each neighborhood. The Development Unit 4 Parks and Open Space system has been designed to ensure that every resident will generally be within 300 feet of a park, open space or trail connection. Although located within Development Unit 2, the Community Recreation Center is a community-wide recreational amenity that provides active recreation and social opportunities for residents within Development Unit 4. The Trail and Paseo Network provides connectivity corridors designed to provide convenient access to the Community Recreation Center for residents of Development Unit 4.

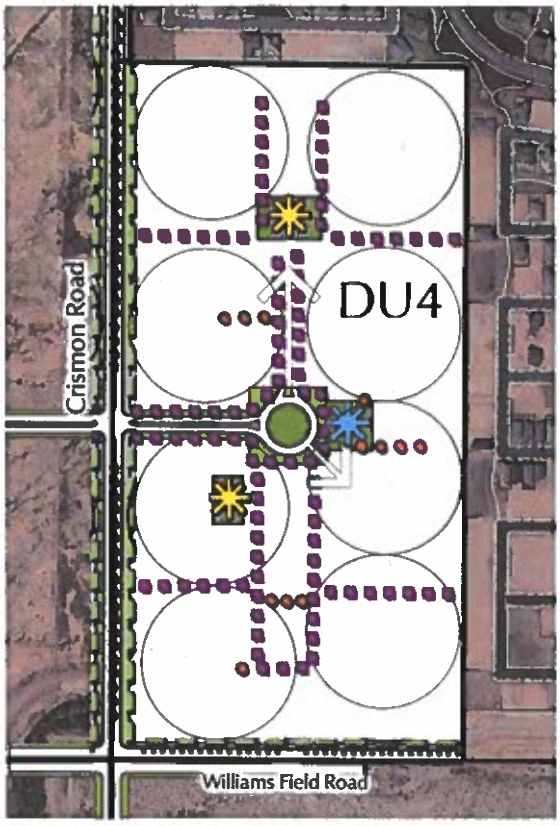
Development Unit 4 contains each of the following types of park and open spaces areas, which are defined in detail within Chapter 10 of the Cadence Community Plan:

1. Neighborhood Parks.
2. Focal Parks.
3. Pocket Parks.
4. Community Plazas.
5. Trail and Paseo Network.

Pedestrian Connectivity Plan



Typical 600' Park Adjacency



Neighborhood Parks

Pocket Parks

Community Paseo Trails

Community Park Trail

Perimeter Road Trail

Internal Road Trails

The following guidelines focus on the programming potential and desired character and treatment of these parks and open spaces.

Neighborhood Parks and Pocket Parks

A centrally located Neighborhood Park, between ½ acre and one-acre in size, is strategically located as an extension of the neighborhood entry corridor at the terminus of Cadence Parkway. This Neighborhood Park is planned as the main neighborhood gathering spot and social center within Development Unit 4. The Neighborhood Parks will be strategically located at neighborhood entries or at central locations within or between neighborhoods and will act as a strong identification element for each neighborhood area. Importantly, residential homes will be designed to engage the Neighborhood Park, and where feasible to front on the park, so that the park becomes a natural extension of private open space areas and integral to the social structure of each neighborhood.

Pocket Parks will provide neighborhood scale recreation amenities and will be located throughout Development Unit 4. Pocket Parks will function as intimate open space areas designed to serve individual neighborhoods. Pocket Parks will generally be ¼ to ½ acre in size and will be located near secondary neighborhood entries or adjacent to linear parks and paseos. All pocket parks will have passive open spaces, and may include open turf areas and desert planting.

Potential Recreational Uses

The Neighborhood Park will be designed to include some combination of passive open spaces, ramadas, shade structures, playground areas, open turf play areas and sport courts. Other unique amenities may include outdoor dining areas, formal and informal seating areas and community gardens. Pocket Parks will be more passive in nature, but could include small play structures, formal and informal seating areas, open turf areas and community gardens.

Sidewalk and Trail Connections

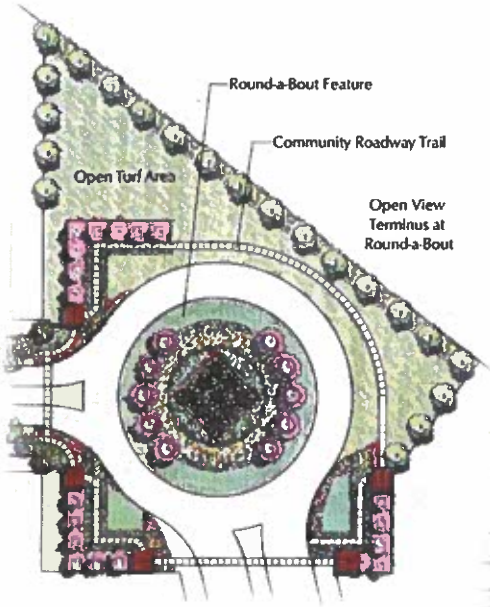
Neighborhood Parks and Pocket Parks will be connected to the larger open space and trail system and accessible through pedestrian linkages, residential streets, and linear park and paseo trails. Connections to the larger community will be made through on-street sidewalk and off-street trail connections to the arterial roadway network.

Parking

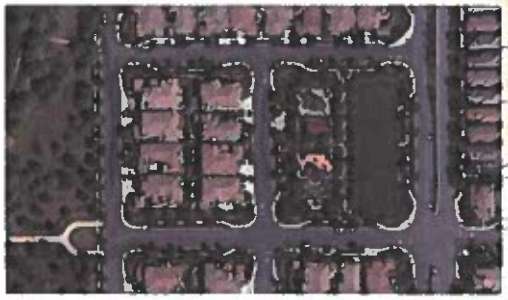
Larger Neighborhood Parks will include parallel parking on the street at the perimeter of the park. Smaller Neighborhood Parks and Pocket Parks that are located in close proximity to adjacent residential will not include dedicated parking areas.

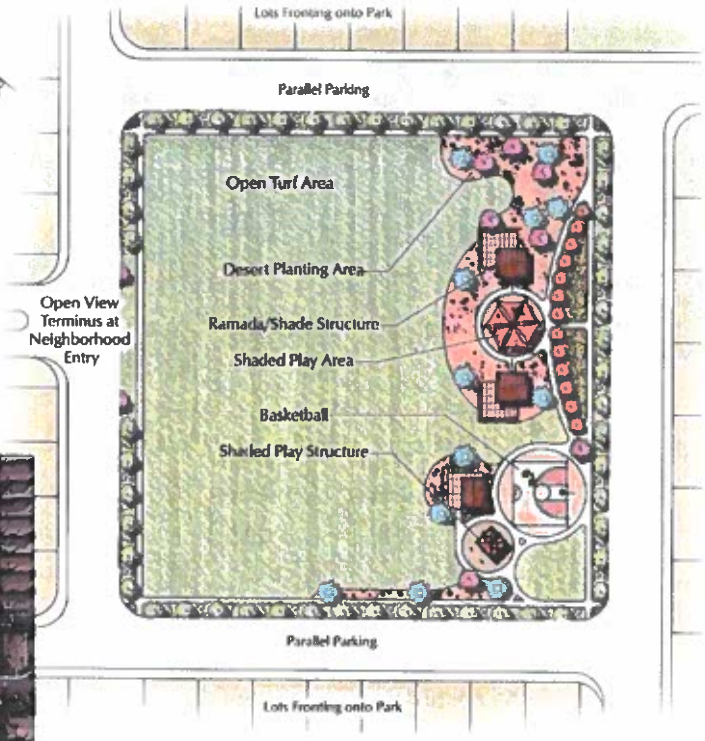
Focal Parks

A Focal Parks is located on the view terminus of the community collector at the entrance to Development Unit 4. The Focal Parks are passive open space areas that will serve an important role as signature community identification elements in concert with the iconic roundabouts. The Focal Parks will be accessible through pedestrian linkages, community streets, and linear park and paseo trails. Focal Parks will have passive landscaped open spaces, and may include a street side trail and informal seating areas.



Conceptual Focal/
Passive Park Site Design





Conceptual Neighborhood Park Site Design

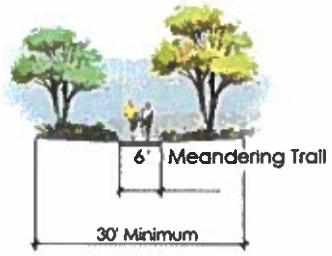
Community Plazas

Non-residential areas within Development Unit 4 will be designed to include appropriately scaled plazas and open space areas that will serve as both formal and informal community gathering spots. Community Plazas will be both active and passive and may include elements such as seating areas and shade, outdoor dining amenities, water elements and gardens, or simple hardscape. Community Plazas will be designed to contribute to an active streetscape and a sense of place.

Pedestrian Sidewalk, Trail and Paseo System

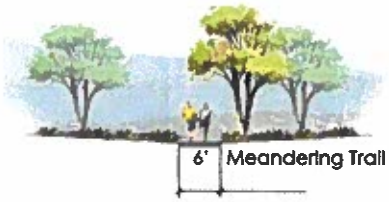
A continuous system of landscaped on-street sidewalks, and off-street trails and paseos will provide interconnectivity throughout the community and will extend and enrich the community-wide parks and open space system. A comprehensive on-street sidewalk system is planned along all community streets. An extensive system of off-street pedestrian and bicycle trails and paseos will be directly connected to the on-street sidewalk system to ensure comprehensive and uninterrupted connectivity throughout the community and to destinations outside of Cadence. This pedestrian sidewalk, trail and paseo system is designed to promote walkability and provide an amenity for each neighborhood while forging strong links with surrounding neighborhoods. Development Unit 4 utilizes four different types of sidewalks and trails as shown on the exhibit on the following page. They include: Community Paseo Trails, Community Park Trails, Internal Road Trails, and Perimeter Road Trails.

Communuity Paseo Trail



The Community Paseo Trail will serve as off street, non-vehicular connections through the community. This trail system serves to physically and visually tie the various neighborhoods and Development Units together while also providing regional open space connectivity. The internal paseo trail network will be designed to provide safe and convenient connections between open spaces and land uses.

Community Park Trails

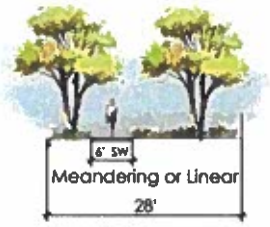


Meandering Community Park Trails work directly with all of the Community Park designs. This trail system serves to physically tie the park system to the adjacent neighborhoods and paseo trail connectivity. Park trails will be designed to provide safe and convenient connections between open spaces and land uses.

Internal Road Trail

The Internal Roadway Trails connect all community neighborhoods and land uses along the Community Collector Roads. All Parks, paseos, and neighborhoods can be accessed by the linear pathways. The trails will be placed between formal landscape areas to provide shade in a safe pedestrian environment.

Perimeter Road Trail



Perimeter Road Trails connect to nearby communities and meander along major arterial or collector roadways. This trail system may connect to neighborhoods and paseo trails adjacent to the major roadways.

Section 4.4 | Architectural Design and Character

Building architecture plays an important role in creating the backdrop for the public places and the streetscape within the Cadence community, but is equally important in establishing the overall community identity. Architecture within Cadence will promote core architectural values that place strong emphasis on function, timelessness and visual appeal.

Function: Building designs will be based on simple building blocks and roof forms that have a direct relationship to internal functionality. Buildings and residences will be designed to activate the street frontage with a strong street orientation including porches and front entries designed to foster neighborliness and social interaction among community residents. Shade elements will be thoughtfully integrated to provide protection from the desert sun.

Timelessness: Building articulation, materials, landscaping and color schemes will have a relationship to the desert southwest and be selected to create a sense of timelessness and enduring quality within the community.

Visual Appeal: Traditional design elements and timeless architecture will be complemented by well-articulated public spaces including porches and patios, outdoor dining spaces, meaningful front door and building entry design, and thoughtful design and material selection for all building elements. Buildings will be designed to engage the street and promote a compact, walkable neighborhoods. Landscaping will play an important role in creating the overall visual landscape for the entire community. Residential neighborhoods and commercial/mixed-use areas will include a mix of single story and multi-story buildings to provide diversity in the street façade.

These core architectural values will be employed in the design of all structures within Cadence as implemented through the following architectural design concepts. Architectural diversity is strongly encouraged throughout the community. There is no singular architectural style that is representative of Cadence's architectural vision. The following design guidelines more fully articulate the core architectural values and must be applied to the design of all buildings within Development Unit 4. Specific development standards for each land use and building type are located within the Cadence Community Plan. Compliance with these guidelines and the additional requirements of the Cadence Community Plan related to architectural design will be evaluated during Home Product Review for single residence homes and during Site Plan Review for all other buildings.

4.4a Single Residence Architectural Design Concepts

Street Presence. Homes will be designed as distinctive buildings that compose, as a group within an individual block, a cohesive street presence. Homes must be well detailed and articulated, and will incorporate the following design concepts:

Front Elevations. Front elevations must incorporate a combination of the following design elements sufficient to achieve the overall architectural design goals of Function, Timelessness and Visual Appeal:

- Front elevation outdoor living spaces, such as a front porch, patio or entry courtyard.
- Garage located within the rear half of the lot.
- Traditional roof forms such as sloping roofs with gables, hips and dormers or flat roofs forms that respect regional architectural heritage.
- A principal or feature window that is recessed a minimum of 12" behind the plane of the wall in which the window is located.
- A signature architectural or design element that provides unique identity to the home, such as a focal front entry, highly detailed window treatment and articulation, or unique garage door design or treatment.

Side Elevations.

- Side elevations of homes adjacent to streets or community open space areas, such as neighborhood parks, shall be one story in height. Alternatively, for two-story homes, such side elevations may have a one story element along the exposed lot line and the length of the one story element should be at least 25% of the total side elevation length.

- If more than 25% of a side elevation is exposed and not screened by a solid wall, then the side elevation shall include upgraded architectural details consistent with those required for the front elevation.

- Door and/or window openings are required on side elevations and shall be articulated.

Rear Elevations.

- Rear elevations adjacent to streets or community open space areas shall include articulation to the building mass that consists of a minimum of one of the following:
    - Variation in roof planes.

- Second story balcony or roof deck with or without a roof element. Roof elements must be consistent in design with the main portion of the building.
- Covered patio with a roof treatment consistent in design with the main portion of the building.
- Principal or feature window.

- Two-story rear elevations next to streets or community open space shall have architectural treatments consistent with the front elevation.

- Door and window openings are required on rear elevations and shall be articulated.

Corner Lots.

- Homes on corner lots must be sited and designed to present an attractive elevation to both street frontages employing design strategies that include landscaping elements, house massing, architectural detailing, and wrap-around porches.

- Perimeter wall fences on corner lots that encompass part of the side yard shall not be closer than 20 feet to the front elevation.

- A landscape area is required between a perimeter wall fence on a corner lot and the adjacent public sidewalk and street.

Terminus Lots. Homes on lots that terminate streets or view corridors should be designed to take advantage of site specific conditions and should be particularly well composed and articulated.

Garage Treatment. Garage doors are an architecturally important element of the home. Design treatments such as stepping back garage doors from the main front elevation, splitting up garages, articulating garage doors, and creatively addressing where cars are parked can help minimize the dominance of the garage, but also incorporate the garage as a meaningful component of both the building and the streetscape. Specific standards regarding garage door setbacks are included in Section 7.7(a)(i).

- The architectural design of garage doors must contribute to a visually interesting street frontage.

- Garage door treatments must reflect the architectural style of the home.

- A variety of compatible garage door designs must be utilized throughout an individual neighborhood block to contribute towards streetscape diversity.

- All garage doors must be recessed a minimum of 12" from the face of the exterior of the garage wall. Pop outs may not be used to achieve the 12" recess.

- No more than two garage doors may face the street, although one may be a two-car garage door. Additional garages must be side loaded or set behind the front façade of the home.

- Garage doors should not be a dominant design features and shall generally comprise less than 50% of the front façade of a house.

Front Porches, Courtyards and Public Spaces.

- Utilize shaded, usable front porches, patios or entry courtyards to encourage activity within the public realm of the front yard and that contribute meaningfully towards creating a socially interactive street. Specific requirements for useable outdoor open space are in Section 7.4(b) of the Cadence Community Plan.
- Encourage house designs that have active use areas at the front of the house to increase use of the front porch, patio, or courtyard.

Variation and Diversity.

- Each block shall contain a variety of floor plans and building elevations to create a diverse streetscape. A minimum separation of at least three lots should be maintained for any model with similar elevation, colors or materials. A minimum of three different floor plans and three different architectural styles must be offered for each product line.

- A mix of single, one and one-half, and two-story buildings should be integrated within each block.

- A mix of materials, colors and façade treatments shall be employed within each residential neighborhood block. A minimum of three distinct color schemes must be offered for each architectural style.

Roof Forms. A variety of roof forms and roof materials will be used within each block length to promote diversity within the streetscape. Roof forms should be functional and purposeful in design.

- A wide variety of roof materials is encouraged. Roof materials such as mission, barrel or s-tiles and standing seam metal roofs are encouraged. Flat roofs are allowed if respectfully designed in response to regional architectural character. A minimum of two different roof tile options in at least two difference color schemes must be offered for homes with tile roofs.

- Pitched roofs pitches should range from 3:12 to 8:12, but any other desired pitch is allowed. Flat roofs must have a minimum 24" parapet wall. Rake and eave overhangs must be a minimum of 24".

- Flat roofed areas, which may include roof parapet patios, must be internally drained, or surfaced drained behind a parapet wall to an area not visible from the street. Scuppers or continuous openings for sheet flow are not allowed if visible from the street.

- Rooftop equipment is not allowed in single-residence structures (except for photovoltaic and solar water heating systems) and must be architecturally integrated within the volume of the building and not visible from public streets.

- Photovoltaic and solar water heating systems are encouraged and should be integrated into the roof or building form through color, pitch or distance above the roof surface.

Building Height and Massing. Building height and massing must be designed to reinforce a cohesive and visually interesting streetscape by incorporating the following design techniques.

- Changes in volume, building plane, sloping roofs or porches should be used to reduce the perceived scale of the structure.

- Basic architectural shapes and volumes, and uncluttered architectural details are encouraged.

Building Materials and Color.

- Building materials and colors should reflect the architectural character or historical reference of the home.

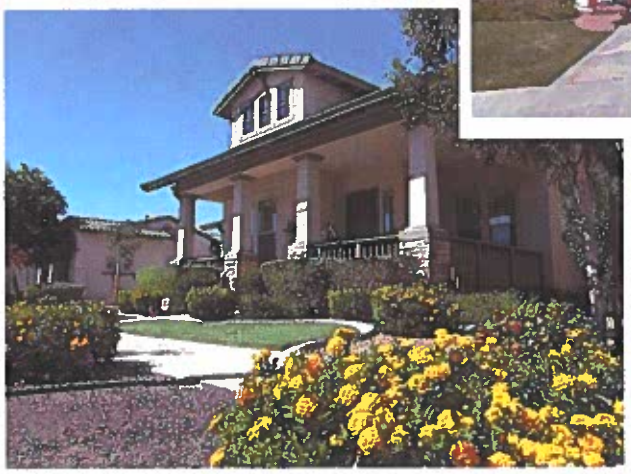
- Variety in buildings materials and colors is encouraged within a neighborhood, but should also compliment the natural desert environment. A minimum of three distinct color schemes must be offered for each architectural style.

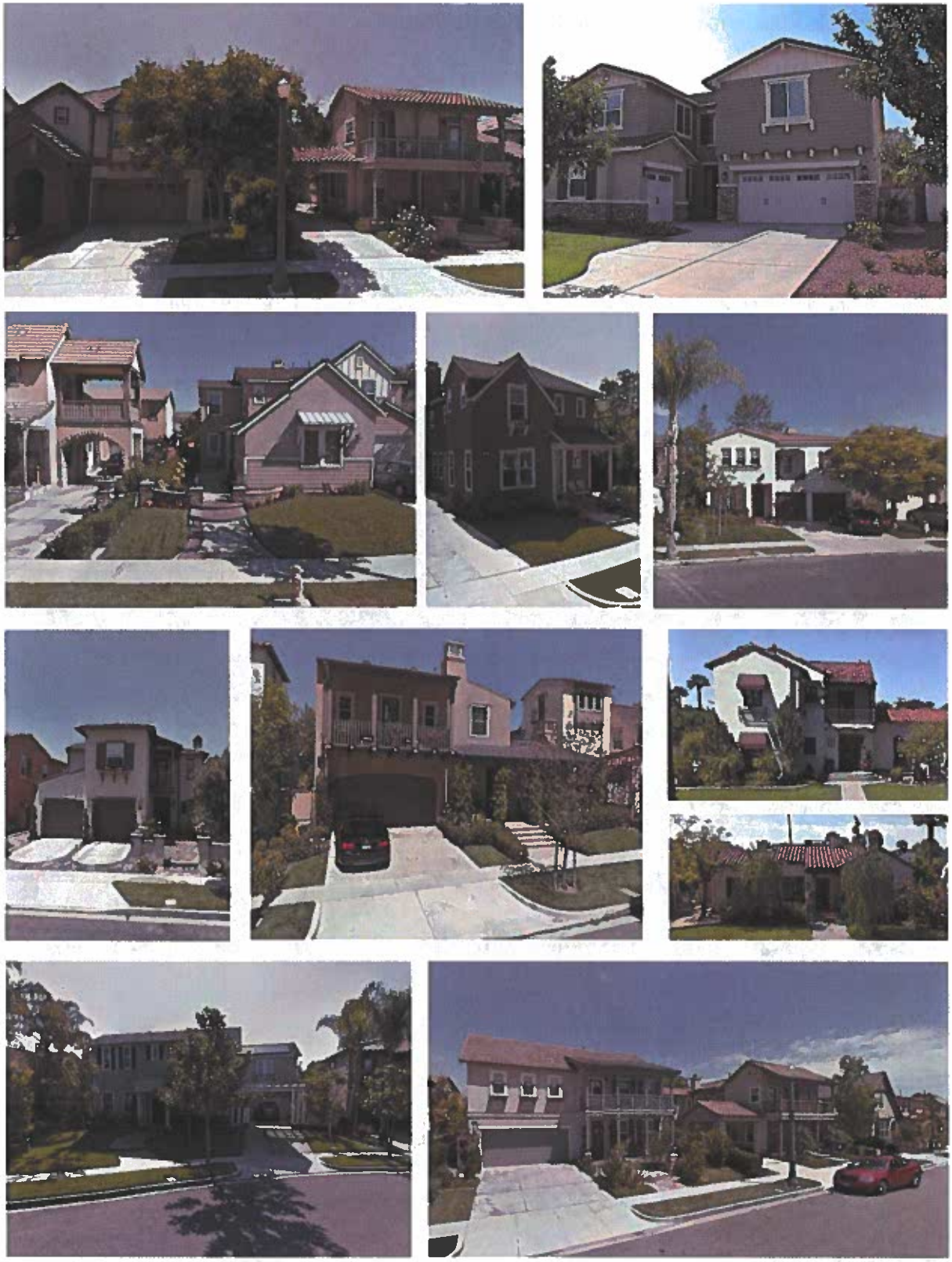
- A simple and harmonious application of materials is encouraged. Materials changes should occur when there is a change in volume or plane, or other logical change.





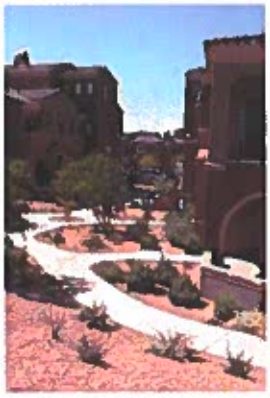




4.4b Multiple Residence Architectural Design Concepts

Multiple residence and residential mixed-use buildings are encouraged in transitional locations throughout Cadence, adjacent to transit thoroughfares, and within mixed-use areas. Multiple residence structures are envisioned as an integral part of the overall community fabric and will continue the fabric of pedestrian friendly streets and provide an appropriate scale transition to single-residence neighborhoods. Clustering of multiple residence structures will help create activity centers and density of residents necessary to support commercial, restaurants and other amenities in designated mixed-use centers. The specific design guidelines and development standards governing multiple residence structures are included within Section 7.8 the Cadence Community Plan.



4.4c Non-Residential Architectural Design Concepts

Non-residential buildings within Development Unit 4 will generally be comprised of neighborhood serving commercial uses and community amenities such as the community center. Non-residential uses are expected to extend the pattern of meaningful open space and pedestrian areas that are a hallmark of community design within Cadence. Non-residential site planning and building design should contribute meaningfully to the creation of distinctive sense of place. Specific development standards for non-residential land uses are included within Section 8 of the Cadence Community Plan. The following architectural design concepts must be addressed for all non-residential development within Development Unit 4.

Cohesive Site Design

- Buildings will be designed to contribute to the larger spatial composition and identity of the overall development.
- A clear pattern of streets and pedestrian corridors should be used to break down the scale of the project and to provide pedestrian, bicycle and vehicular linkages to adjacent activity areas.
- Surface parking lots should be designed as outdoor "rooms" that are spatially defined by buildings, open space areas and other site features and should generally be located to the sides and rear of buildings.
- The pattern of streets and surface parking should allow for intensification of the site over time.
- Continuous pedestrian pathways will be provided to connect all development components and with the sidewalks along the public streets. Active ground level uses will be oriented towards the pedestrian ways and sidewalks.
- Plazas, courtyards, pocket parks, and other open space areas will be designed as an integral part of the development to promote a pedestrian friendly community and create active gathering places.
- Service and loading areas must be oriented away from public and pedestrian intensive areas, and screened from public view.

Building Facades and Elevations

- Brand buildings or formulaic "stand-alone" solutions are strongly encouraged to incorporate design themes consistent with the overall project design theme and should also include strong landscape and other streetscape or design elements that help integrate the building into the surrounding development pattern.
- Buildings should have a clear architectural relationship with one another, employing common high-quality building materials or architectural elements, while creating diversity and interest.

- Buildings must include four-sided architecture. Window trim, window recesses, cornices, belt courses, changes in material, or other design elements, should be incorporated into the façade to create an integrated composition. Architectural features of the front façade shall be incorporated into the rear and side elevations.

- Building entries should be easily identifiable and carefully placed in conjunction with the overall pedestrian pathway system.

- Building elevations should employ awnings, canopies, recesses or arcades to provide shade and shelter, and create architectural interest across the length of the building.

- Retail buildings should include transparent storefronts and display windows to create visual interest.

- Small-scaled retail or other 'storefront' design features are encouraged along the face or side of larger retail structures, such as big box users, to promote diversity and promote a pedestrian scale.

- Vary exterior building walls in depth and/or direction. Building walls shall exhibit offsets, recesses, or projections with enough depth to create shadow lines and interest, a repeated pattern of offsets, recesses, or projections of smaller depth in a well-integrated composition.

Roof Form

- Provide architectural interest at the skyline and accentuate appropriate building elements. Vary building height so that a significant portion of the building has a noticeable change in height; or roof forms are varied over different portions of the building through changes in pitch, plane, and orientation.

Building Form and Massing

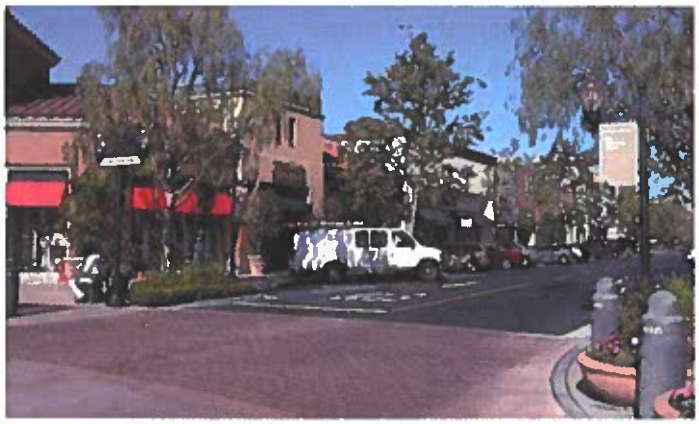
- Buildings should be appropriately scaled to create pedestrian friendly and inviting public spaces.

- Building mass should be broken up to reduce the visual impact of larger buildings. Variations in building mass should be used to create an attractive, pedestrian friendly building elevation at the street level.

Adaptable Design

- Building design should be flexible to accommodate resource efficient change over time and permit reuse by other tenants. Highly specialized buildings suitable for only one tenant are discouraged.







Section 4.5 | Development Unit 4 Landscape Character

Landscape Character

The landscape character envisioned for the Cadence Community supports the New Traditional Community theme and vision. Landscape for the community consists of a balanced blend of lush, and desert appropriate plant materials arranged in formal and informal patterns along straight and meandering sidewalks, with emphasis on shade and color along the street. Neighborhood entries will be highlighted by unique portal elements framed by large shade trees. Community walls will be designed to complement both a traditional and modern aesthetic and will incorporate elements reminiscent of classic neighborhoods. Individual homebuilders will incorporate this character into individual neighborhood landscape themes.

Private Residential Landscaping

A diversity of plant materials is encouraged on private residential lots. Landscapes will include a variety of desert appropriate plants to provide seasonal color, texture, foliage interest and screening capabilities. Trees within front yards should be located to maximize canopy coverage and shade potential.

Shading of Southern and Western Walls

Trees should be used on southern and western wall exposures to maximize shading of buildings. Trees selected for such use in these areas will be ones whose typical mature height will be sufficient to provide shading.

Park Landscaping

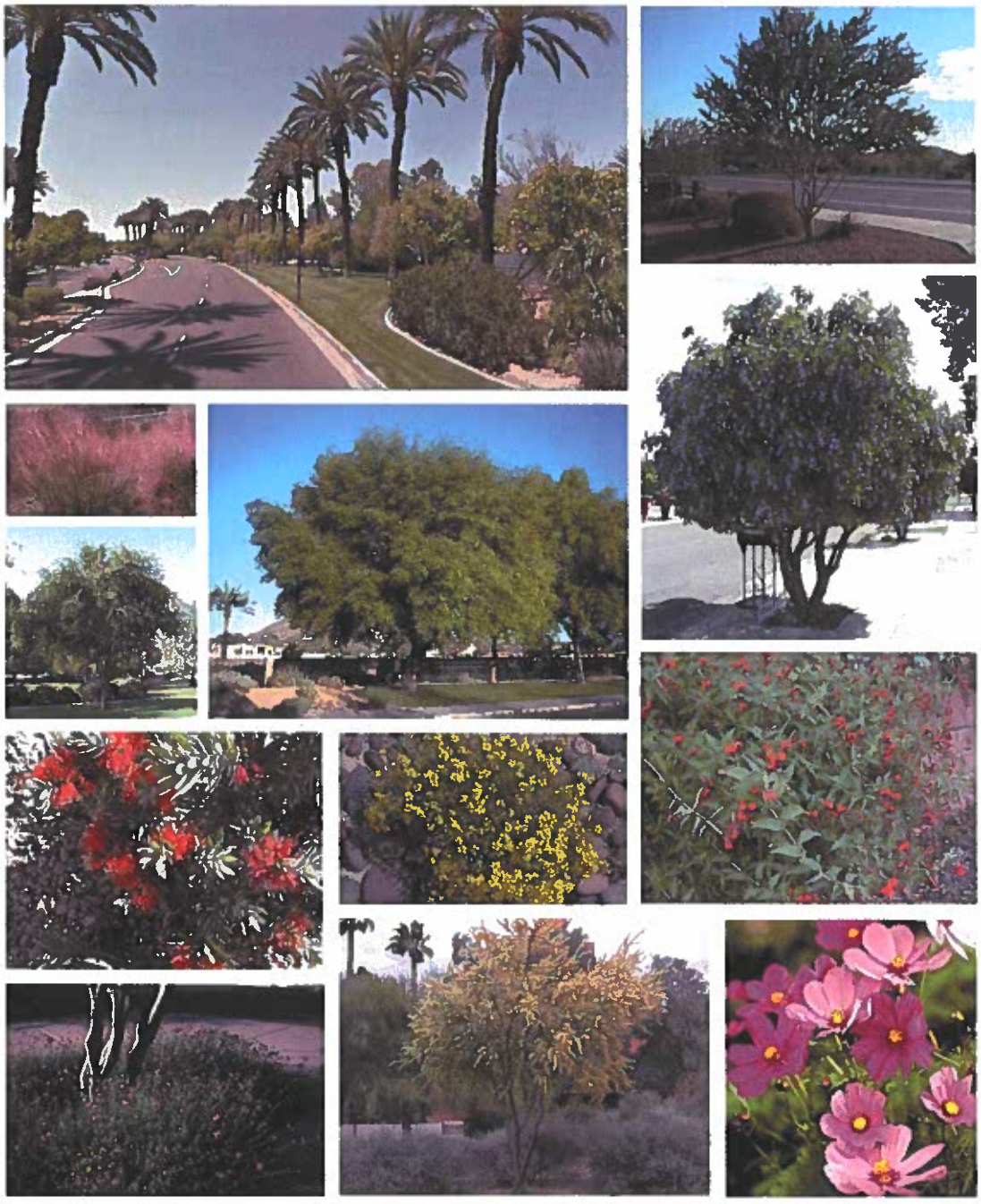
Landscaping in parks, open spaces and pedestrian trail areas shall include a diversity of desert appropriate plants materials and strategic use of trees to create nodes of shade. Turf should be used only where functionally appropriate for recreational fields, useable open spaces and as a complement to shaded nodes.

Groundcover

All exposed and unpaved natural soil within developed areas will be planted with turf, groundcover or covered with decomposed granite. Turf will be sensitively used in deference to the desert environment, but may be strategically used as part of the community streetscape and at community entries as well as within both passive and active open space and recreation areas.

Streetscape Furniture

Benches, trash receptacles, shade structures, landscape lighting and paving materials contribute significantly to the character and amenity of the public environment. These elements will be incorporated where appropriate along community streets and in public areas. A consistent style of public streetscape elements will be used throughout Cadence to reinforce the overall community theme.



Landscape Standards

The specific landscape standards for use throughout Cadence are included in Chapter 14 of the Cadence Community Plan. These standards include minimum plant sizes and quantity, standards for parking area landscaping, foundation base landscaping and streetscape landscaping.

Landscape Plant Palette

The following plants are approved for use in all areas throughout Cadence.

TREES

BOTANICAL NAME	COMMON NAME
Acacia aneura 'Mulga'	Acacia Aneura
Acacia greggii	Catclaw
Acacai rigidula	Blackbrush Acacia
Bachharis salicifolia	Seep Willow
Callistemon viminalis	Bottle Brush Tree
Carya sp.	Pecan
Celtis reticulata	Canyon Hackberry
Cercidium (see Parkinsonia)	Palo Verde
Chilopsis linearis	Desert Willow
Chilopsis linearis 'Bubba'	Desert Willow
Chilopsis linearis 'Lucretia Hamilton'	Desert Willow
Chiltalpa tashkentensis	Chiltalpa
Cupressus arizonica	Arizona Cypress
Dalbergia sissoo	Indian Rosewood
Franxinus uhdei (Wenzig) Lingelsh	Shamel Ash, Tropical Ash
Franxinus velutina	Arizona Ash
Fraxinus velutina 'Bonita'	Bonita Ash
Fraxinus velutina 'Fan-tex'	Fan-tex Ash
Gleditsia tricanthos inermis	Honeylocust
Jacaranda acutifolia / Jacaranda mimosifolia	Jacaranda
Juglans major	Arizona Walnut
Juniperus monospermus	One Seed Juniper
Olea europea 'Wilsonii'	Wilsonii Fruitless Olive
Olneya tesota	Ironwood
Parkinsonia floridum	Blue Palo Verde
Parkinsonia hybrid 'Desert Museum'	Desert Museum Palo Verde
Parkinsonia microphyllum	Foothills Palo Verde
Pinus eldarica	Afgan Pine, Eldarica Pine

Pinus halepensis	Aleppo Pine
Pistacia atlantica x Intergerrima	Red Push Pistache
Pistacia vera L.	Pistachio
Populus fremontii	Cottonwood
Prosopis glandulosa	Honey Mesquite
Prosopis hybrid 'Phoenix'	Phoenix Mesquite, Argentine Mesquite, Thornless South American Mesquite, Chilean Mesquite
Prosopis pubescens	Screwbean Mesquite
Prosopis velutina	Velvet Mesquite
Quercus emoryii	Emory Oak
Quercus virginiana	Live Oak
Rhus lancea	African Sumac
Salix exigua	Coyote Willow
Salix gooddingii	Goodding's Willow
Tipuana Tipu	Tipu
Ulmus parvifolia	Chinese Elm
Ulmus parvifolia Allee	Chinese Elm Allee, Chinese Elm Bosque
Vitex agnus-castus	Chaste Tree
Brahea armata	Mexican Blue Palm
Chamaerops humilis	Mediterranean Fan Palm
Phoenix canariensis	Canary Island Date Palm
Phoenix dactylifera	Date Palm
Washingtonia filifera	California Fan Palm, Hybrid Fan Palm (wide trunk)
Acacia willardiana	Palo Blanco
Bauhinia blankeana	Hong Kong Orchid Tree
Bauhinia lunaroides	Anacacho Orchid
Caesalpinia cacalaco	Cascalote
Cercis canadensis v. 'Mexicana'	Mexican Redbud
Chorisia speciosa	Silk Floss Tree
Citrus sp.	Citrus Tree
Cordia boisserii	Texas Olive
Cupressus sempervirens	Italian Cypress
Diospyros texana	Texas persimmon
Fraxinus greggii	Littleleaf Ash
Nerium oleander 'Sister Agnes'	Giant White Oleander
Lagerstroemia indica	Crape Myrtle
Laurua nobilis	Bay Laurel
Pistacia lentiscu	Mastic Tree
Pithecellobium flexicaule	Texas Ebony
Pithecellobium mexicanum	Mexican Ebony
Pithecellobium pallens	Tenaza
Plantanus wrightii	Arizona Sycamore
Prunus armeniaca	Apricot

Prunus cerasifea	Purple Leaf Plum
Prunus persica	Peach
Pyrus calleryana 'Bradford'	Bradford Pear
Pyrus kawakamii	Evergreen Pear
Quercus suber	Cork Oak
Sophora japonica	Japanese Pagoda Tree
Sophora secundiflora	Texas Mountain Laurel
Thevetia peruviana	Mexican Oleander

SHRUBS

BOTANICAL NAME	COMMON NAME
Abutilon palmeri	Indian Mallow
Acacia craspedocarpa	Leather Leaf Acacia
Alyogyne huegelii	Blue Hibiscus
Ambrosia abrosoides	Giant Bursage
Ambrosia deltoidea	Bursage
Anisicathus quadrifidus	Mountain Flame
Atriplex canescens	Fourwing Saltbrush
Atriplex lentiformis	Quail Bush
Buddleia marrubifolia	Woolly Butterfly Bush
Buxus m. japonica	Japanese Boxwood
Caesalpinia gilliesii	Mexican Bird of Paradise
Caesalpinia mexicana	Yellow Bird of Paradise
Caesalpinia pulcherrima	Desert Bird of Paradise
Calliandra californica	Red Fairy Duster
Calliandra eriophylla	Native Fairy Duster
Callistemon citrinus 'Little John'	Little John
Carissa grandifolora 'Compacta'	Natal Plum
Cassia artemisoides	Silver Cassia
Celtis pallida	Desert Hackberry
Cordia parvifolia	Littleleaf Olive
Dalea frutescens	Black Dalea
Dalea pulchra	Indigo Bush
Dodonaea viscosa	Hopbush
Dodonaea viscosa 'Purpurea'	Purple-leafed Hopbush
Encelia farinosa	Brittlebush
Ephedra viridis	Mormon Tea
Ericameria laricifolia	Turpentine Bush
Euphorbia biglandulosa	Gopher Plant
Gaura lindheimerii	Whirling Butterflies 'white'
Hibiscus rosa-sinensis	Hibiscus

Hyptis emoryi	Desert Lavender
Jasminum sambac	Jasmine
Justicia californica	Chuparosa
Justicia spicigera	Mexican Honeysuckle
Larrea tridentata	Creosote
Leucophyllum sp.	Sage (small)
Leucophyllum sp.	Sage (large)
Leucophyllum frutescens	Texas Ranger
Leucophyllum frutescens 'Compacta'	Texas Ranger
Leucophyllum laevigatum	Chihuahuan Sage
Leucophyllum laevigatum 'Rio Bravo'	Chihuahuan Sage
Leucophyllum zygophyllum 'Cimarron'	Cimarron Texas Ranger
Lycium andersonii	Wolfberry
Lycium fremontii	Wolfberry
Myrtus boetica	Twisted Myrtle
Myrtus communis	Myrtle
Nerium oleander Dwarf	Dwarf Oleander
Nerium oleander	Common Oleander
Perovskia atriplicifolia	Russian Sage
Psilostrophe cooperi	Paperflower
Rhus ovata	Sugarbush
Rhus virens	Evergreen Sumac
Rosmarinus officinalis 'Huntington Carpet'	Upright Rosemary
Ruellia brittoniana	Ruellia
Ruellia peninsularis	Baja Ruellia
Russellia equisetaformis	Coral Fountain
Salvia coccinea	Scarlet Sage
Salvia greggii	Autumn Sage
Salvia leucantha	Mexican Bush Sage
Sambucus mexicana	Mexican Elderberry
Senna covesii	Desert Senna
Simmondsia chinensis	Jojoba
Tecomaria capensis	Cape Honeysuckle
Tecoma stans	Yellow Tecoma Stans
Tecoma stans 'Orange Jubilee'	Orange Tecoma Stans
Vauquelinia californica	Arizona Rosewood
Vigueria deltoidea	Goldeneye
Xylosma congesta 'Compacta'	Compact Xylosma
Ziziphus obtusifoloia	Grey Thorn

ACCENTS

BOTANICAL NAME	COMMON NAME
Agave americana 'Marginata'	Century Plant
Agave bovicornuta	Cowhorn Agave
Agave desmenttiana	Agave
Agave geminiflora	Twin Flowered Agave
Agave parryi 'Truncata'	Parry's Agave
Agave schidigera 'Durano Delight'	Durango Delight Agave
Agave vilimoriana	Octopus Agave
Agave sp.	Agave
Aloe barbadensis	Yellow Aloe
Aloe x 'Blue Elf'	Blue Elf Aloe
Aloe sp.	Aloe
Asclepias subulata	Desert Milkweed
Asparagus densiflorus 'foxtail'	Asparagus Fern
Carnegiea gigantea	Saguaro
Cereus peruvianus	Night Blooming Cereus
Cycas revolta	Sago Palm
Dasylirion quadrangulatum	Toothless Desert Spoon
Dasylirion texanum	Green Desert Spoon
Dasylirion wheelerii	Desert Spoon
Dietes bicolor	Fortnight Lily
Echinocactus grusonii	Golden Barrel Cactus
Echinocerus engelmanii	Hedgehog Cactus
Eremophila glabra	Mingenew Gold
Eremophila maculate	Valentine Shrub
Eremophila hygrophana	Blue Bells Shrub
Eremophila prostrata 'outback sunrise'	Outback Sunrise
Erigeron divergens	Fleabane
Euphorbia antisyphilitica	Candelilla
Ferocactus wislizenii	Native Barrel Cactus
Fouquieria splendens	Ocotillo - seed grown
Hemerocallis sp.	Daylily
Hesperaloe funifera	Giant Hesperaloe
Hesperaloe nocturna	Night blooming hesperaloe
Hesperaloe parviflora	Yellow/Red Yucca
Hesperaloe parviflora var 'Brakelight'	Brakelight Red Yucca
Lophocereus schottii fa. Monstrosus	Totem Pole Cactus
Manfreda masculosa	Manfreda
Opuntia sp.	Prickly Pear

Opuntia acanthocarpa	Buckhorn Cholla
Opuntia basilaris	Beavertail Prickly Pear
Opuntia engelmannii	Native Prickly Pear
Opuntia ficus-indica	Indian Fig Prickly Pear
Opuntia fulgida	Chainfruit Cholla
Opuntia santa-rita	Purple Prickly Pear
Opuntia spinoslor	Cane Cholla
Pachycereus marginatus	Mexican Organ Pipe
Pedilanthus macrocarpus	Lady Slipper
Rosa sp.	Rose
Stenocereus thurberi	Organ Pipe Cactus
Strelitizia reginae	Tropical Bird of Paradise
Trachelospermum jasminoides	Star Jasmine
Yucca aloifolia	Spanish Bayonet
Yucca baccata	Banana Yucca
Yucca pallida	Pale Leaf Yucca
Yucca recurvifolia	Curve Leaf Yucca
Yuccan rostrata	specimen
Yucca rupicola	Twisted Leaf Yucca
Common Succulents	Common Succulents (in pots or defined beds)
Common Fruits and Vegetables	Edible Garden Plants (in pots or defined beds)

PERENNIALS and GROUNDCOVERS

BOTANICAL NAME	COMMON NAME
Acacia redolens	Prostrate Acacia
Baileya multiradiata	Desert Marigold
Bulbine frutescens	Bulbine
Convovulus cneorum	Bush Morning Glory
Dalea captata 'Sierra Gold'	Dalea
Dyssodia acerosa	Shrubby Dogweed
Dyssodia pentachaeta	Dogweed
Echinacea purpurea	Coneflower
Eschscholzia californica sp. Mexicana	Mexican Gold Poppy
Gazania rigens 'Sun Gold'	Gazania sp.
Lantana camara 'New Gold'	Lantana
Lantana montevidensis	Lantana
Lantana camara 'Radiation'	Lantana
Lavender sp.	Lavender
Lippa nodiflora	Frogfruit
Liriope muscari	Lilyturf
Lupinus sparsiflorus	Desert Lupine

Melampodium leucanthum	Blackfoot Daisy
Penstemon parryii	Parry Penstemon
Penstemon sp.	Penstemon
Portulacaria afra	Elephant Food
Ratibida columnifera	Mexican Hat
Rosmarinus officinalis Prostratal	Prostrate Rosemary
Sphaeralcea ambigua	Desert Globemallow
Sphagneticola trilobata	Yellow Dot
Setcreasea pallida	Purple Heart
Tetranauris acaulis	Angelita Daisy
Verbena gooddingii	Native Verbena
Verbena pulchella	Verbena
Zephryanthes candida	White Rain Lily
Common Annuals (to season)	Colorful Annuals (in pots or defined beds)

GRASSES

BOTANICAL NAME	COMMON NAME
Aristida purpurea	Purple Three Awn
Bouteloua curtipendula	Sideouts Grama
Bouteloua gracilis	Blue Grama
Bouteloua gracilis 'Blond Ambition'	Blond Ambition Blue Grama
Cynodon dactylon Hybrid	Hybrid Bermunda
Distichlis spocate	Saltgrass
Lolium sp.	Rye Grass (seasonal only)
Muhlenbergia capillaris	Regal Mist
Muhlenbergia lindheimeri	Lindheimer's Muhly
Muhlenbergia rigens	Deergrass
Muhlenbergia rigens 'Nashville'	Nashville Deergrass
Nolina sp.	Beargrass
Paspalum Vaginatum	Seashore Paspalum
Sporobolus airoides	Alkali Sacaton
Sporobolus cryptandrus	Sand Dropseed

VINES

BOTANICAL NAME	COMMON NAME
Antigonon leptopus	Queen's Wreath Vine
Bougainvillea spp.	Bougainvillea
Campsis radicans	Trumpet Vine
Ficus pumila	Creeping Fig Vine
Gelsemium sempervirens	Caroline Jasmine
Hardendergia violacea	Lilac Vine
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Macfadyena unguis-cati	Cat's Claw
Mascagnia macroptera	Yellow Orchid Vine
Parthenocissus sp. Hacienda	Hacienda Creeper
Passiflora caerulea	Passion Vine
Podranea ricasoliana	Pink Trumpet Vine
Rosa banksiae	Lady Banks Rose
Solanum jasminoides	White Potato Vine
Trachelospermum jasminoides	Star Jasmine
Vigna caracalla	Snail Vine
Vitis sp. 'Roger's Red'	Roger's Red Vine (grape)

PROHIBITED PLANT LIST

BOTANICAL NAME	COMMON NAME
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
Pennisetum ciliare	Buffel Grass
Tamarix aphylla	Tamarisk or Salt Cedar
Olea Europea	Swan Hill Olive
Morus Alba	White Mulberry

Section 4.6 | Community Lighting Design and Character

Community Lighting

Community lighting is an important public streetscape element that helps define community character and creates an attractive environment while establishing a sense of safety and security. A comprehensive lighting scheme will be utilized throughout Development Unit 4 and Cadence as a whole. Lighting standards must comply with those specifically set forth within the Cadence Community Plan, the City of Mesa Zoning Ordinance, and the Outdoor Light Control Ordinance of the City of Mesa. Perimeter arterial streets will be illuminated per the City of Mesa standards.

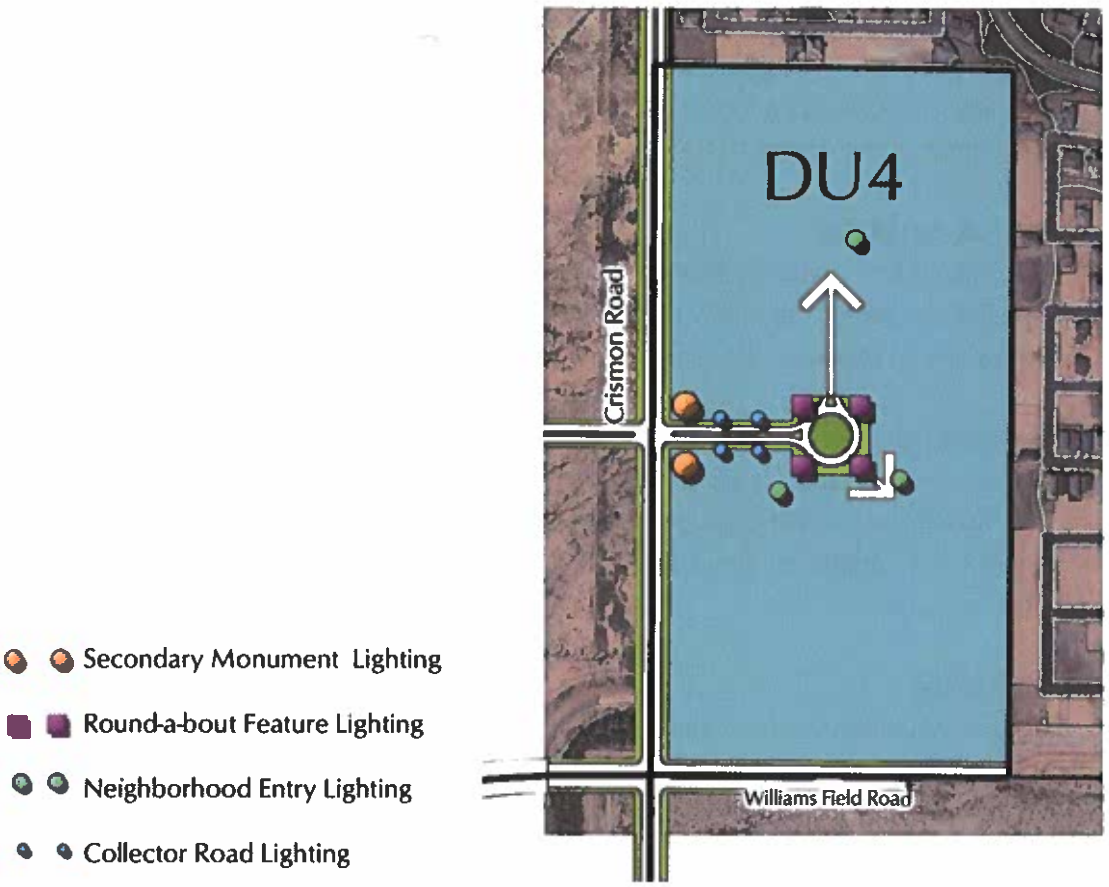
Lighting throughout the Cadence community will focus on two key goals: 1) Provide a safe and comfortable night environment along key community roadways, trails and public spaces, and 2) create an enticing ambient setting that invites outdoor activity well into the Sonoran desert evening.

The lighting concept for the Cadence community will complement the thoughtful and formal structure of the community design and respect the New Traditional values that define Cadence. The details and application of the lighting family is critical, yet lighting is a part of a larger orchestration of landscape, hardscape, pathways and streets, and will reflect the appropriate amount of detail while not being the center of attention or detracting from landscape design. Outdoor lighting character within the interiors of the Cadence community will be a very low light, non-glow environment. Lighting will be utilized wisely and spaced to achieve the previously stated goals of safety and ambience. Lighting layout and design will be closely coordinated with proposed landscaping to maximize light distribution and avoid conflicts.

A lighting hierarchy for Development Unit 4 that includes Primary Monument and Icon Lighting, Collector Road Lighting, Neighborhood Lighting, Parking Area Lighting, and Park, Open Space and Trail Lighting forms the framework of the community lighting scheme as shown on *Exhibit 4.6.1 – Lighting Master Plan*.

Exhibit 4.6.1 – Lighting Master Plan

Lighting Master Plan



Lighting character within Development Unit 4 shall generally fall into one of the following lighting character types.

Secondary Monument Lighting
Lighting at the Secondary Monument entrance on Crismon Road at Cadence Parkway will be comprised of a scaled down version of the lighting concepts utilized at the Primary Monument located in DU1 at Cadence Parkway and Ellsworth Road and will incorporate similar design elements and materials. Lighting will be used to enhance monument signage to create a nighttime focal point along Crismon Road.

Round-A-Bout Feature Lighting
The signature round-a-bouts, which are passive focal open space areas within the community, will include landscape and feature lighting that subtly enhances the round-a-bout design elements and enhances the both the pedestrian and vehicular experience along the roadway system.

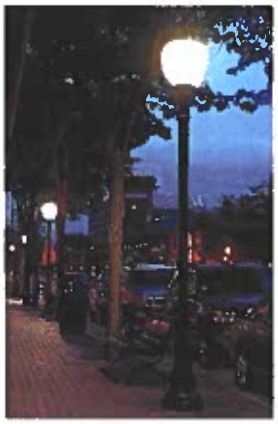
Neighborhood Entry Lighting
Lighting at neighborhood entrances within Development Unit 4, if desired, will generally be ambient in character and may include streetscape, pedestrian, landscape, wall and monument and architectural lighting. Neighborhood streets will be lit utilizing fixtures that complement the collector road lighting fixtures.

Collector Road Lighting
Lighting along the signature collector roadway shall be consistent throughout the community and include an appropriate combination of roadway lighting, pedestrian lighting and landscape lighting to provide a safe yet intimate environment along this important community corridor.

Park, Open Space and Trail Lighting Community parks, open spaces and trails may be illuminated if intended for nighttime use or if desired as part of the community lighting scheme. Active recreation areas and community parks are allowed to have sports field lighting as necessary for turf recreation areas and sports fields. Maximum illumination limits shall not apply to sports field lighting (except as restricted by the Mesa City Code), but restrictions on hours of operation may be imposed by the Cadence Master Homeowner's Association

Parking Area Lighting
Lighting within parking areas and driveways in non-residential areas will be designed to create a safe and functional environment for pedestrian traffic. The maximum height for parking area lighting fixtures shall be appropriate for the surrounding context but should generally not be greater than 25 feet except where unique circumstances warrant consideration of a taller fixture. Pedestrian level lighting will be provided

along defined pedestrian pathways. Driveways are not required to be lit, but ambient and landscape lighting is encouraged.



Section 4.7 | Community Signage Design and Character

Community Signage

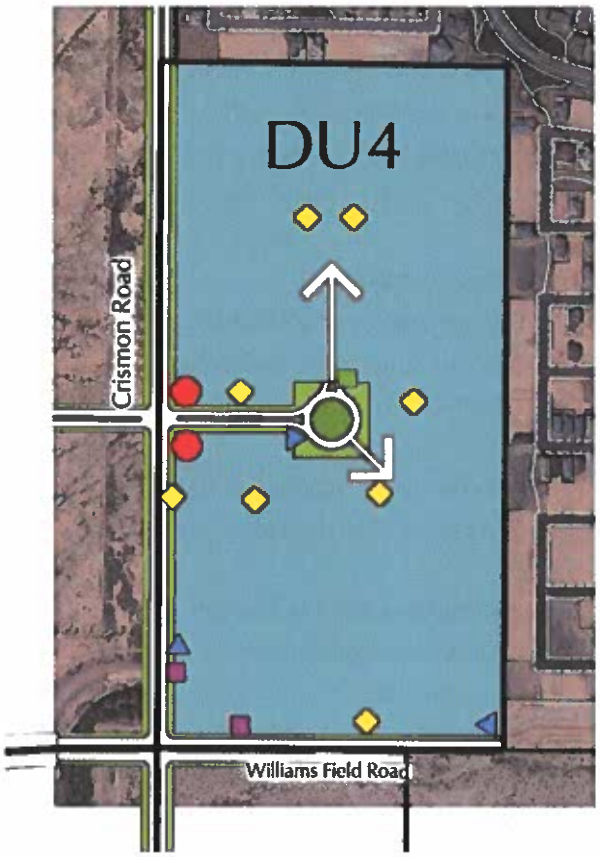
Community Signage within Cadence is an important component of the overall community theme and identity and relates to all aspects of the built environment. Signage plays a vital role in communicating to residents and visitors alike, both at the pedestrian level and along roadway corridors. The base signage standards and criteria for Cadence are those set forth in the Mesa Zoning Ordinance except as modified within the Cadence Community Plan, or as approved through the Cadence Master Comprehensive Sign Plan. All permanent signage within Cadence must be reviewed and approved as part of the Master Comprehensive Sign Plan or an Individual Comprehensive Sign Plan. Certain temporary signs are subject to approval of a Temporary Comprehensive Sign Plan. These requirements are discussed fully within Chapter 15 of the Cadence Community Plan.

The signage family within Development Unit 4 will include a broad spectrum of sign types with a clear hierarchy of sign presentation as outlined below:

1. Entry Monumentation (Minor)
2. Builder Signage
3. Facility/Identity Signage
4. Non-Residential Signage
5. Directional Signage

The following Monument and Signage plan provides general locations for signage within Development Unit 4. Signs are not limited to the number or location shown. Support and temporary signage will be limited in number and location as approved within a Comprehensive Sign Plan to avoid signage clutter along streetscape.

Monument & Signage Plan



- Entry Monumentation (Minor)
- Non-Residential Signage
- Facility/Identity Signage
- Directional Signage
- Builder Signage

Community Signage Types

Entry Monumentation (Minor)

Entry Monumentation will act as a memorable signifier informing residents and guests of their arrival within Development Unit 4 of the Cadence community. Entry Monumentation within Development Unit 4 will be located at strategic entry points at the perimeter of the community.

Builder Signage

Builder identification will play an important role in establishing a marketing presence for the various builders and individual subdivisions within Cadence. Builder identification must be designed in harmony with the overall signage theme for Cadence as outlined in the approved Master Comprehensive Sign Plan for Cadence.

Facility/Identity Signage

Facility/Identity Signage will be developed to promote key community amenities such as larger neighborhood parks, the Community Activity Park and Elementary School, and Community

Recreation Park as well as employment and retail centers. Facility/Identity Signage will be held to the same design quality standards and themes established for Entry Monumentation and as further articulated within the approved Master Comprehensive Sign Plan for Cadence.

Non-Residential Signage

Non-residential signage, including wall signs and freestanding monument signs may be used in a variety of applications throughout Cadence for amenities and non-residential applications. All such signage must be consistent with the approved Master Comprehensive Sign Plan for Cadence or an Individual Comprehensive Sign Plan pursuant to Chapter 15 of the Cadence Community Plan.

Directional Signage

Directional signs are permitted as necessary and appropriate throughout Cadence. Directional signage must be sized appropriately to promote readability and may not advertise tenants or occupants.

Specific standards for all signage types within Cadence are outlined in Chapter 15 of the Cadence Community Plan and within the approved Master Comprehensive Sign Plan for Cadence.

Community Signage Design and Character

As with all aspects of design throughout Cadence, the design character of Community Signage shall reflect the New Traditional vision of the overall community theme, which reflects a modern planning ideal that draws influence from uncomplicated and timeless American neighborhoods. Signage may reflect an eclectic design aesthetic and are not limited to one single style or font, and may include both a traditional and modern design elements. The following general design standards are applicable to all signs:

- Sign colors must compliment both the adjacent buildings and surrounding site design.
- Signs should provide simple, understandable color contrasts between base materials and letter fonts to promote readability.
- Signs must be scaled to fit appropriately on the surface or wall in which it is intended. Scale and proportion is important to allow successful readability while not over powering a street scene or building design.
- Signs may be internally or externally lighted.
- Sign lighting must be manageable via hour control.
- The use of exposed neon is limited to commercial uses and must be approved as part of a Comprehensive Sign Plan.
- Sources of signage light must not be visible except where lighting is an integral part of the signage design, and only as approved as part of a Comprehensive Sign Plan.
- Reverse pan channel sign lighting is allowed provided the light source is hidden and evenly distributed.

- Signs shall be unique and well designed to reflect the outstanding nature of the Cadence community.

Prohibited Signage or Design Specifications

- Signs not approved as part of a Comprehensive Sign Plan.
- Reflective materials and trimming.
- Plexiglas backing material.
- Front lighted acrylic letters.
- Roof mounted signs.
- Change panel configurations.
- Exposed electrical wiring, conduit and connections.
- Hand painted letters
- Inflatable signs or other attention grabbers.
- Neon "open" or "closed" signs.
- Paper/vinyl letters, decals or printed temporary signs.
- Freestanding, blinking kinetic or arduous signs.
- Signs with any offensive graphic depiction or verbal material.

Section 4.8 | Sustainability Principles

Sustainability

Planning principles that advocate for a sustainable community are integral to the New Traditional Community concept and are an important foundational element of the Cadence Community Plan. Development within Cadence will advance sustainability through both land planning principles and building techniques and methodology. The following sustainability measures will be incorporated as appropriate and feasible within Development Unit 4. Specific design guidelines and development standards that direct implementation of these sustainability principles are incorporated throughout the Development Unit 4 DUP and the Cadence Community Plan.

Economic Viability

Marketability: Cadence will encourage the use of sustainability strategies and technologies that homebuilders can incorporate to increase the affordability of homes. This may include the use of new technologies, energy efficient building methods and materials, and green building techniques.

Local and Regional Economy: Major employment areas are planned in close proximity to Development Unit 4, south of the future SR24 Freeway. Housing within Development Unit 4 will be in close proximity to these employment opportunities, including significant regional employers, and transportation corridors thus promoting a regional "live, work, play and recreate" environment. Via the community collector road out to Crismon and the multiple off-site street connections to regional transportation corridors, Development Unit 4 provides ready and convenient access to the major street network to reduce travel distances and time to move from home to work and back. Final design of the street system and neighborhoods within Development Unit 4 will continue to develop these connections.

Stability Through Diversity: Diversity in housing types, densities and lot sizes will be offered and will provide a wide spectrum of living opportunities that appeal to a diverse socioeconomic and demographic cross section.

Resource Efficiency

Land Use: A compact, pedestrian-oriented development form that helps reduce urban sprawl is a primary planning goal within Cadence. A mix of housing types and sizes will be developed to accommodate a strong demographic cross-section of residents. Further, the Community Plan is designed to encourage a mix of non-single residence land uses that includes high density residential, commercial and employment.

Transportation: Streets will be designed to take into consideration the needs of pedestrians and will incorporate "Great Streets" concepts. Bike and pedestrian connectivity will be provided throughout the community, including convenient and secure areas for bike and scooter parking to encourage alternative modes of transportation.

Water: Efficient use of water will be encouraged through landscaping techniques such as low water use plant selection and efficient irrigation systems. Water efficient toilets, showerheads, faucets, clothes washers and dishwashers will be strongly encouraged as a community standard.

Building Materials: The use of recycled, local or regionally produced building materials will be encouraged along with the reuse or recycle of construction waste. Fluorescent and LED lighting is encouraged along with high performance windows, insulation and HVAC systems. Builders will be encouraged incorporate LEED or other green building techniques and strategies (such as Energy Star or Home Energy Rating System standards). Some specific energy efficiency and environmentally-friendly building techniques that builders may offer include:

- MERV8 air filtration system
- Low VOC interior paint
- CRI-green label carpet and pad
- Central vacuum system, promoting indoor air quality by carrying dust-laden air directly to canister in garage
- 100% Fluorescent lights throughout the home - interior and exterior
- Occupancy sensors
- Advanced programmable thermostat
- Radiant barrier roof sheathing
- Energy-efficient HVAC air conditioners
- Innovative attic insulation made from recycled material that enhances energy efficiency and promotes cleaner air and increased noise reduction
- Dual Low-E spectrally selective glass windows, which reduce heat and ultraviolet (UV) rays and provide optimal insulation
- Recycled cellulose insulation — R-38 Attic & R-19 Wall System
- Solar-ready components to Arizona utility company specifications
- Roof integrated solar electric powered system generating solar electricity for your home (on select homes and exteriors)
- ENERGY STAR® low-water, energy-saving, front-loading washing machines and dryers
- ENERGY STAR® refrigerator

- ENERGY STAR® dishwasher
- Tankless water heater with control panel for temperature adjustments
- CRI-green label carpet and pad made from recycled material in choice of designer-selected colors
- Engineered wood that resists warping, splitting and shrinking, while preserving our forests
- Low-fiber flooring using materials from quickly rejuvenating managed forests eliminates carpet fibers that harbor dust mites, pet dander and other allergens, improving indoor air quality
- Water saving faucets, dramatically cutting water usage while maintaining desired water pressure
- Low-flow toilets which use half the water as regular toilets
- Water-sensing irrigation valve (climate-controlled)
- Reverse osmosis water system at kitchen
- Tankless water heater
- On-demand water recirculation pump at tankless water heater

As an allowed alternative to meet the requirements of the City's adopted Energy Code, builders may choose to utilize an alternate HER's rating. Documentation of the intent to meet the alternate rating must be submitted at the time of Home Product Review and the builder must commit to third party inspections during construction.

Response to Context and Location

Open Space: A continuous community open space system that includes a balance of passive and active open spaces areas is a signature design feature of the Cadence community. Open space areas will be conveniently accessible from all areas within the community, including as a general rule of thumb that every resident will be within 300' of a park, open space area or trail. Compact and efficient development forms allow more opportunities for community open space areas throughout the community.

Solar Intensity and Temperature: Solar orientation will be considered to maximize efficiency within buildings. This includes consideration regarding the solar orientation of single residence lots as well as individual buildings. Thoughtful consideration in the selection of building materials and colors is encouraged to reduce overall heat gain. Shade for outdoor activity areas such as connecting walkways, gathering areas and courtyards is strongly encouraged and may be supplemented with a variety of design elements and landscaping for a cooling effect.

Landscaping: Landscaping guidelines encourage the utilization of low water, desert appropriate plant materials to provide natural shade and cooling.