

B a s e l i n e M i x e d U s e
Planned Area Development
Design Booklet

March 10, 2014

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Planned Area Development Design Booklet Overview

The Baseline Mixed Use Planned Area Development ("PAD") Design Booklet establishes the regulatory framework and design vision for a mixed-use project that includes diverse residential living opportunities and supporting retail development. The design guidelines found herein are intended to assist in the implementation of the Baseline Mixed-Use project. The overall community design concept for Baseline Mixed-Use development is to provide an integrated mix of uses including single and multi residence neighborhoods and a neighborhood-serving retail component that are integrated through open space features and pedestrian amenities. A landscaped major spine street – Hawes Road extension – integrates all of these land uses and serves as the community's organizing feature.

Although there are a variety of land uses within the project, the landscape design and architectural character will integrate and unify the overall project and help create a cohesive community for future residents to live and shop, while still allowing the development of the individual land uses to have their own sense of place.

Overall objectives for the Baseline Mixed Use PAD Design Booklet are:

- Provide for the design elements that will result in a high quality development.
- Create a strong horizontal integration of land uses through both automobile circulation and ease of pedestrian access. This will be accomplished through streets, sidewalks, pathways, and open spaces that will easily link all uses.
- Design and theme architectural, landscape and streetscape elements so as to provide for a sense of place throughout the project, while still supplying enough flexibility to offer each development project an ability to express their individuality based on their unique use.

Purpose of the Design Guidelines and PAD Overlay

The purpose of the Design Guidelines is to assist in the implementation of the Baseline Mixed Use development. As part of the rezoning and General Plan update submittal, the Design Guidelines will establish the design intent of the project features, such as the general architectural character, open space elements and landscape treatment. These elements will include: site plan standards, site development features, architectural guidelines, landscape standards and master plant palette.

The standards and exhibits within the Design Guidelines will be used to assist future developers/builders and the City in determining conformance with the intended development approach, community character and quality standards for the future site plan and preliminary plat applications. These Design Guidelines establish a baseline for the expected quality and level of design.

Regulatory Framework

The Baseline Mixed Use PAD has been prepared pursuant to Chapter 22 of the City of Mesa Zoning Ordinance. The Baseline Mixed Use PAD is both superior and supplemental to the development standards and design guidelines of the City of Mesa Zoning Ordinance. In the event of a conflict between a specific provision of the Baseline Mixed Use PAD and the City of Mesa Zoning Ordinance, the Baseline Mixed Use PAD prevails. The City of Mesa Zoning Ordinance governs with regard to development standards and design guidelines not specifically addressed within the Baseline Mixed Use PAD.

Site Plan Review and Approval

The site plan concepts included within the Baseline Mixed Use PAD are conceptual in nature and are intended to convey the general character and quality of future development. Site plan concepts are not regulatory. Pursuant to standard City of Mesa procedures, a specific site plan is required for each development proposal and must be processed through the City's traditional site plan review process.

Land Use Exhibit



Land Use Exhibit
Baseline Mixed-Use Property
Mesa, Arizona
HOUSING TRUST GROUP, LLC



PROJECT VISION AND DEVELOPMENT PLAN

Project Vision

The Baseline Mixed- Use development concept is intended to create a mixed-use neighborhood that strongly ties the residential and commercial land uses together through a central open space area and strong pedestrian connectivity. Each land use component will be planned to foster a cohesive neighborhood experience through coordinated site design, a comprehensive and connected street system and pedestrian circulation patterns, the strategic placement of the community open space areas and amenities, and the placement and design of the commercial area in relation to the residential portions of the site.

Zoning (Land Use Framework)

Zoning

Baseline Mixed Use utilizes the RSL-2.5, RM-4 and LC base zoning districts in combination with a PAD Overlay.

An overall summary of the site area is as follows:

Project Statistics

Single Residence	31.5 acres
Multi-Residence	15.8 acres
Neighborhood Retail	5.1 acres
<hr/>	
Grand total	52.4 acres

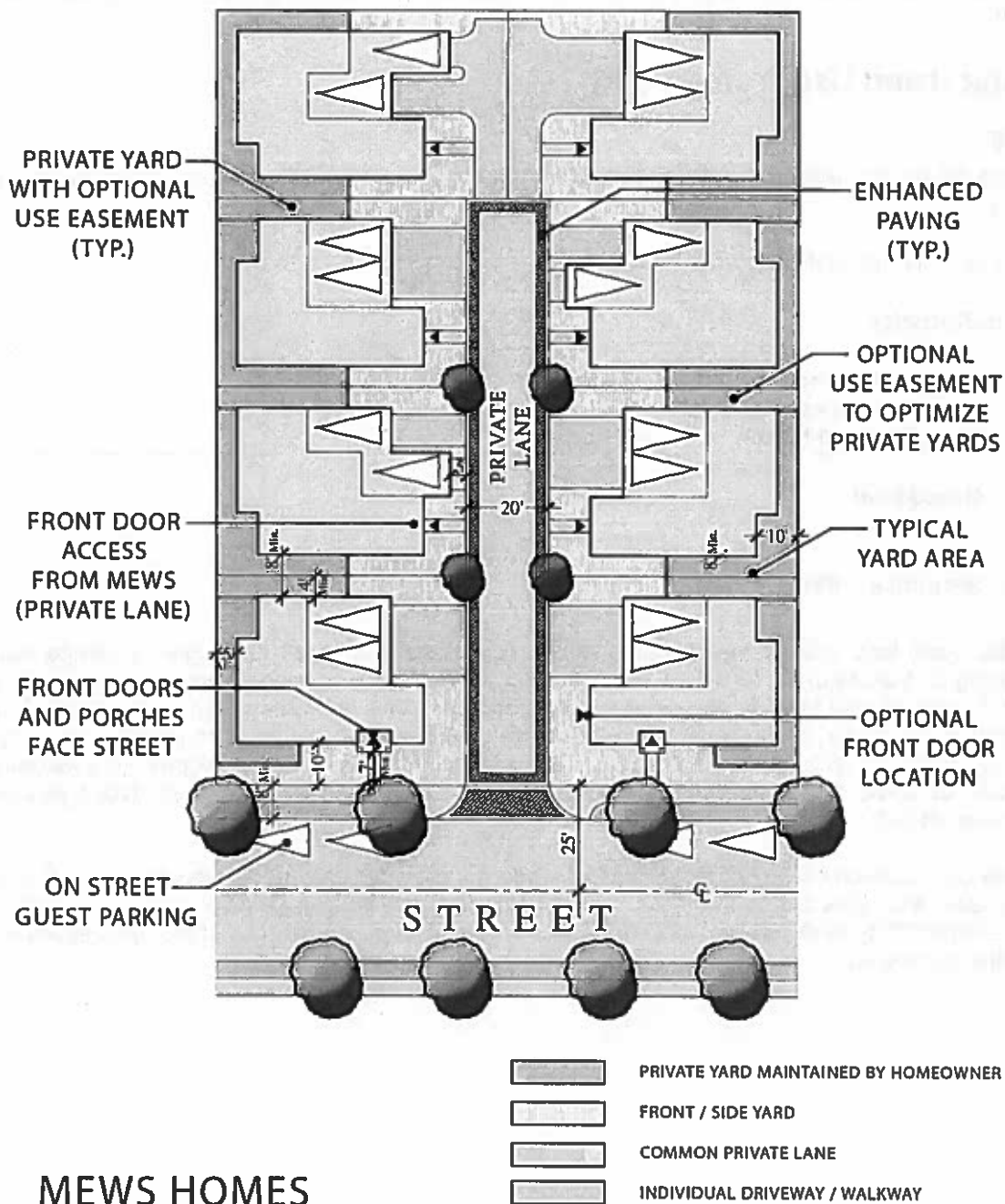
Single Residence – RSL-2.5 Zoning

The dominant land use of the Baseline Mixed Use project is small lot single residence housing. Occupying 31.5 acres of the total 52.4 acres, the Single Residence housing component will use the City's RSL-2.5 zoning as the basis for the development standards. This land use will be located primarily along the western half of the property and will contain more than one product type. The proposed development standards will allow for a variety of small lot residential product types to be developed. The following are examples of some of the possible product types that could develop. Other product types will be considered as well.

The site configuration for any of these product types will allow for easy pedestrian access to the nearby open space, amenities and to the major spine street. This will encourage non-vehicular circulation and provide connectivity to sidewalks and paseos that will facilitate pedestrian use of the open space system within the community.

MEWS HOMES

The first configuration, called **Mews Homes**, is typically characterized by short private lanes, or "mews". The "mews" will provide access to an enclave of 6-8 homes. Garages, front door entries and porches face onto the mews or onto a local street and the floor plan design lives similarly to a conventional Single Residence detached home with private yard in the rear of the house/lot. The landscaping for the front and street facing side yards that are visually exposed to the streets and private lanes will be installed by the homebuilder and may be maintained by the homeowner's association, while the private yards located behind the walls and fences will be installed and maintained by the individual homeowners.



Example Neighborhoods:

- **Edgewood - Chino, CA**
- **San Marcos - Irvine, CA**



San Marcos Site Plan



Renderings of Edgewood Homes



San Marcos Rendering

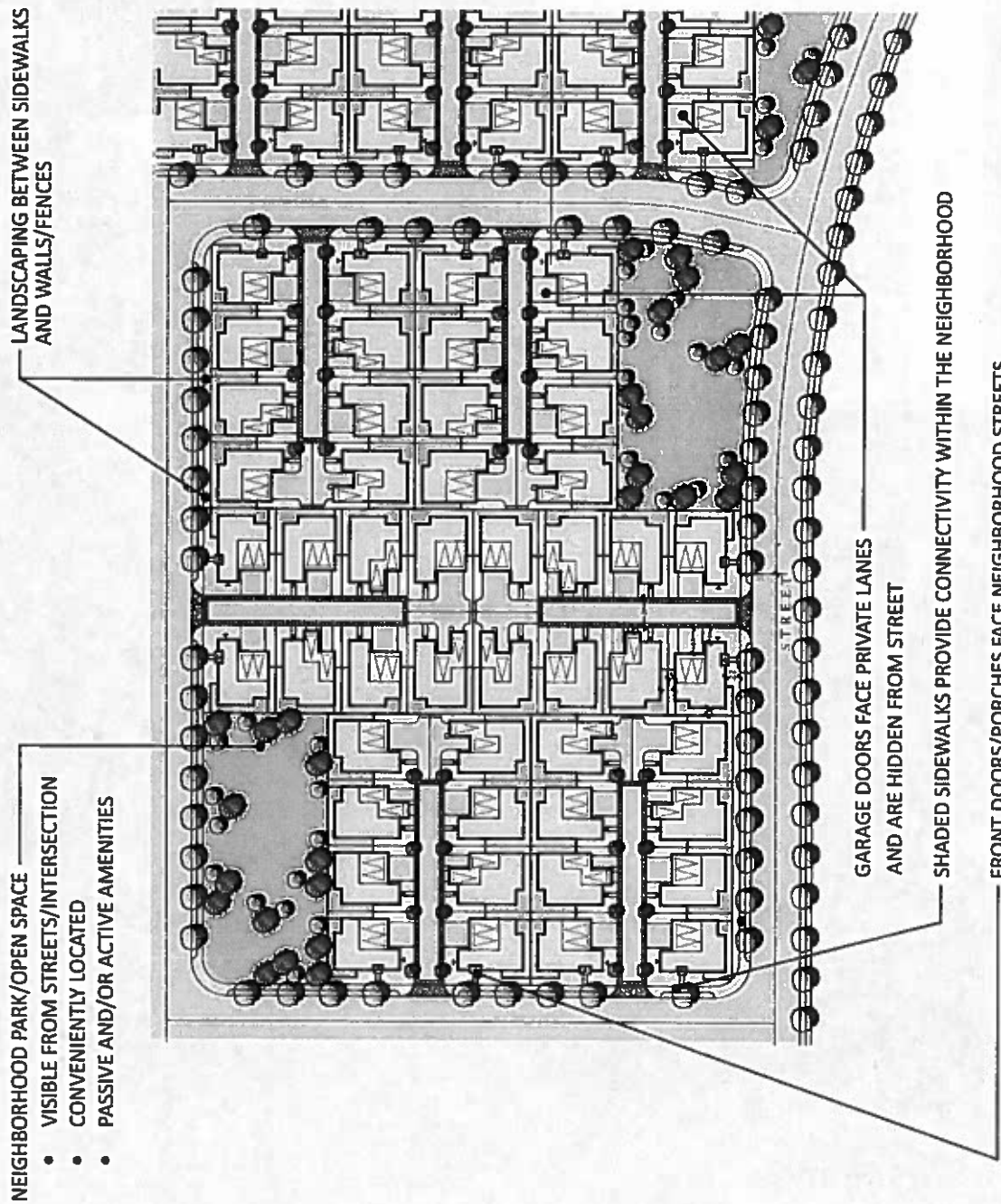


**Edgewood
Street-scene**



San Marcos Aerial View

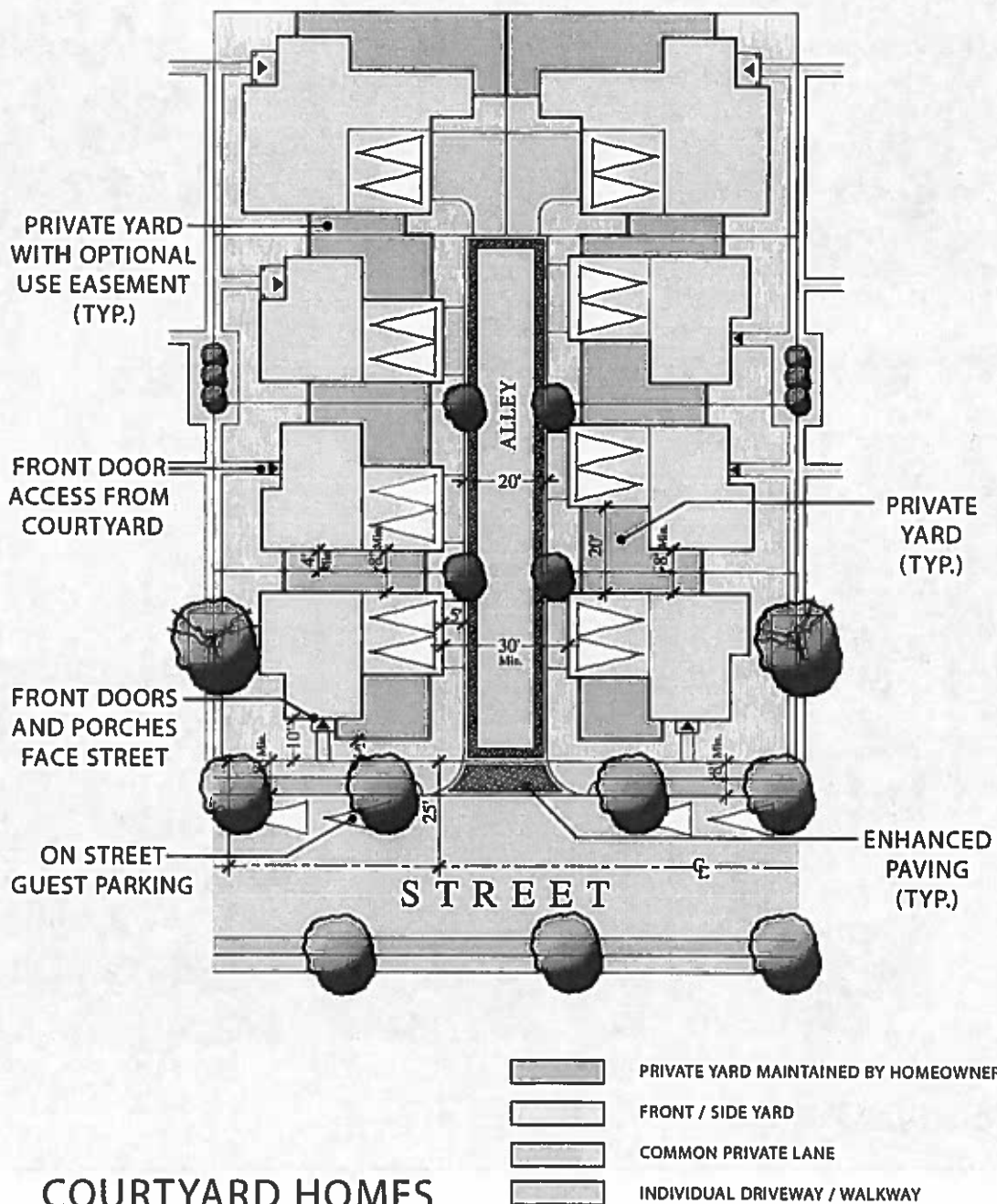
Mews Homes



MEWS HOMES

COURTYARD HOMES

The second product, called **Courtyard Homes**, also typically utilizes a private lane to serve an enclave of up to eight homes; however the private lane accesses only the garages of the homes like a short alley. The front entries to the homes are oriented onto a common courtyard and walkway. The floor plan design of these homes may utilize use easements or a zero-lot line configuration with private yards located on the active side of the home. The landscaping for the front, corner side yards and rear yards that are visible from the streets, private lanes and paseos will be installed by the homebuilder and may be maintained by the homeowner's association, while the private yards located behind the walls and fences will be installed and maintained by the individual homeowners.



COURTYARD HOMES

Example Neighborhoods:

- **The Cove at Vincenz - Gilbert AZ**
- **Crismon Creek Courtyard Homes - Mesa, AZ**



Crismon Creek View



Views of The Cove at Vincenz

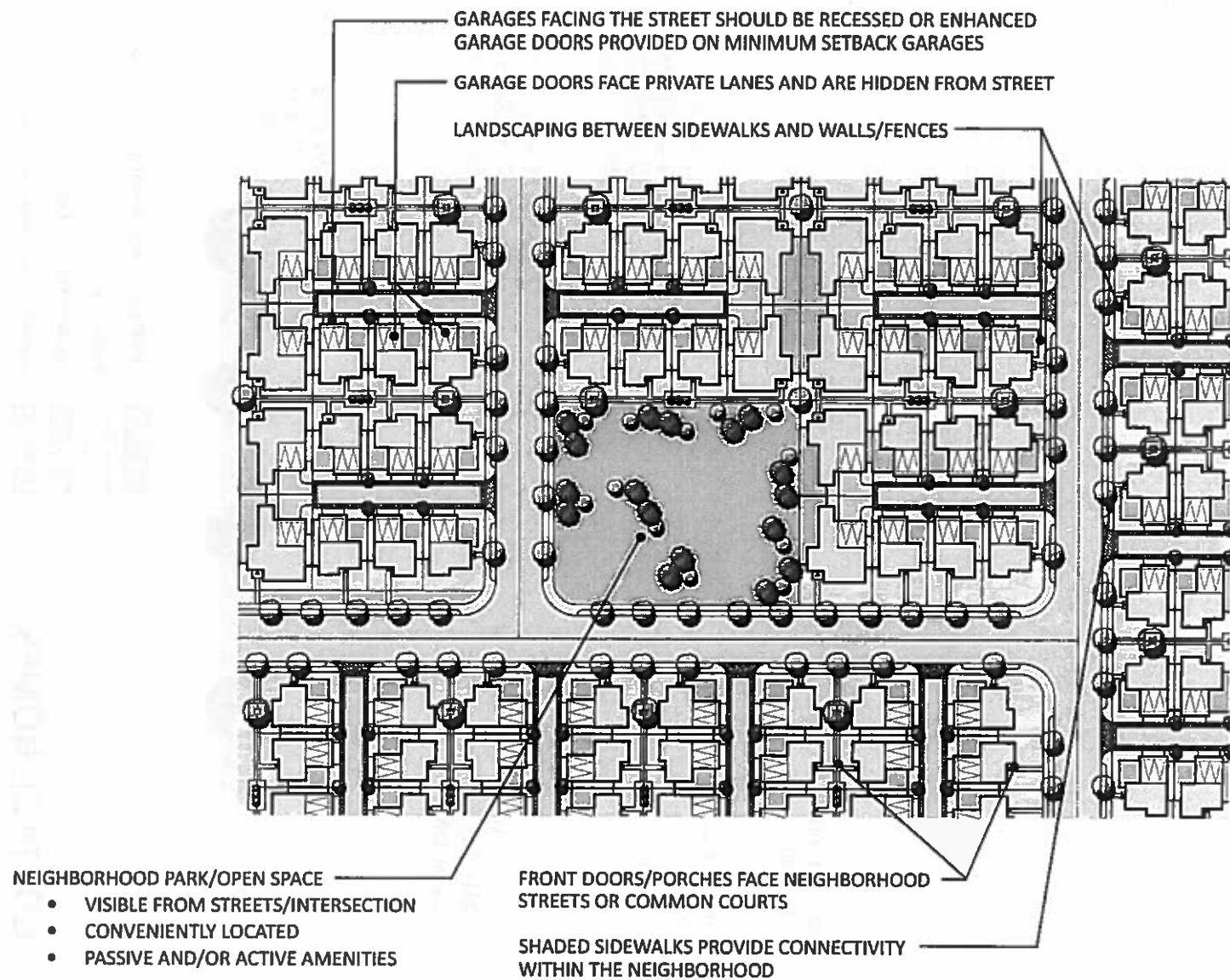


Crismon Creek Aerial Views



Courtyard Homes at Crismon Creek

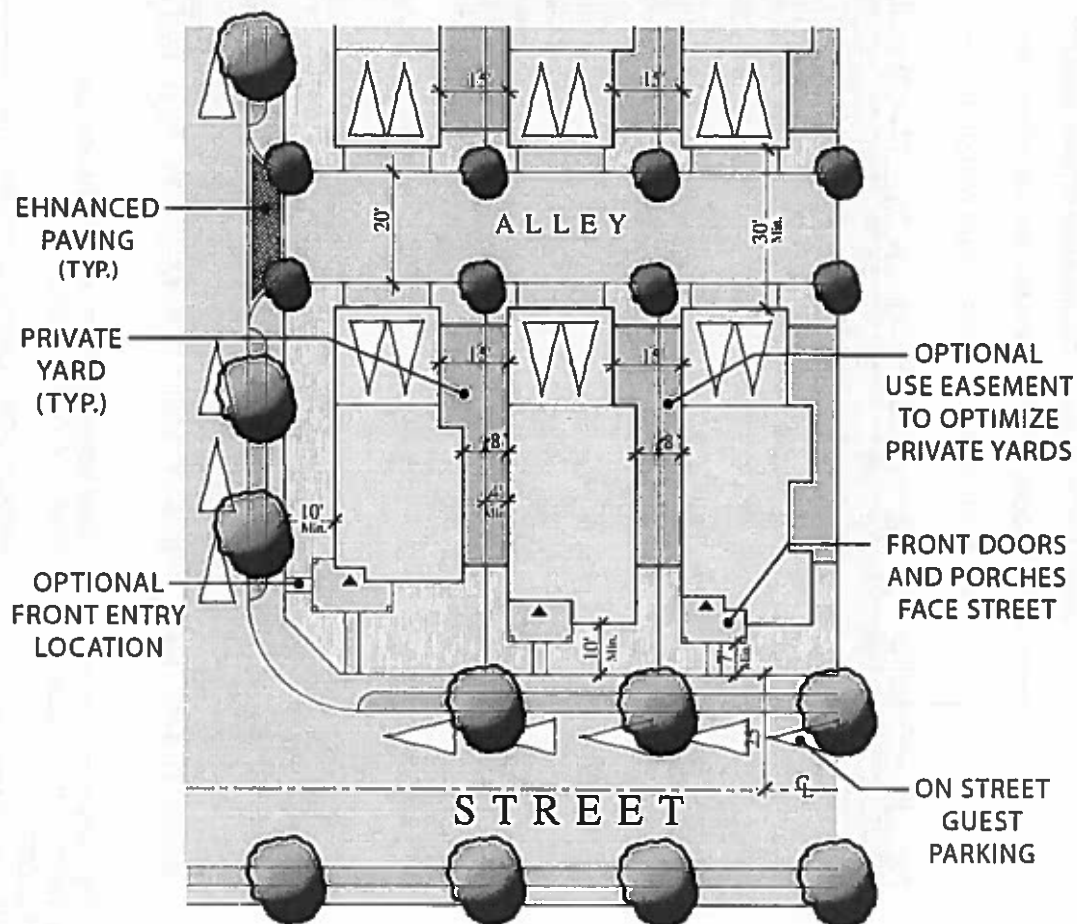
Courtyard Homes



COURTYARD HOMES

COTTAGE HOMES

Cottage Homes are a very common home type found in older neighborhoods that typically have alleys in the rear of the home/lot and streets in the front. The front door of the home is usually oriented to face the street and the rear of the lot is oriented towards the alley. These homes will commonly orient most of the living areas towards the side yards and may utilize use easements or a zero-lot line configuration with private yards located on the active side of the home. The landscaping for the front, corner side yards and rear yards that are visible from the streets will be installed by the homebuilder and may be maintained by the homeowner's association, while the private side and rear yards located behind the walls and fences will be installed and maintained by the individual homeowners.

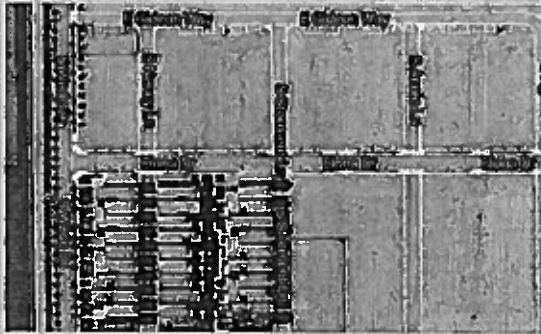


COTTAGE HOMES

	PRIVATE YARD MAINTAINED BY HOMEOWNER
	FRONT / SIDE YARD
	COMMON PRIVATE LANE
	INDIVIDUAL DRIVEWAY / WALKWAY

Example Neighborhoods:

- **Santa Fe at Cooley Station - Gilbert AZ**
- **Crismon Creek Heritage Homes - Mesa, AZ**



Santa Fe at Cooley Station Aerial View



Santa Fe at Cooley Station Elevations

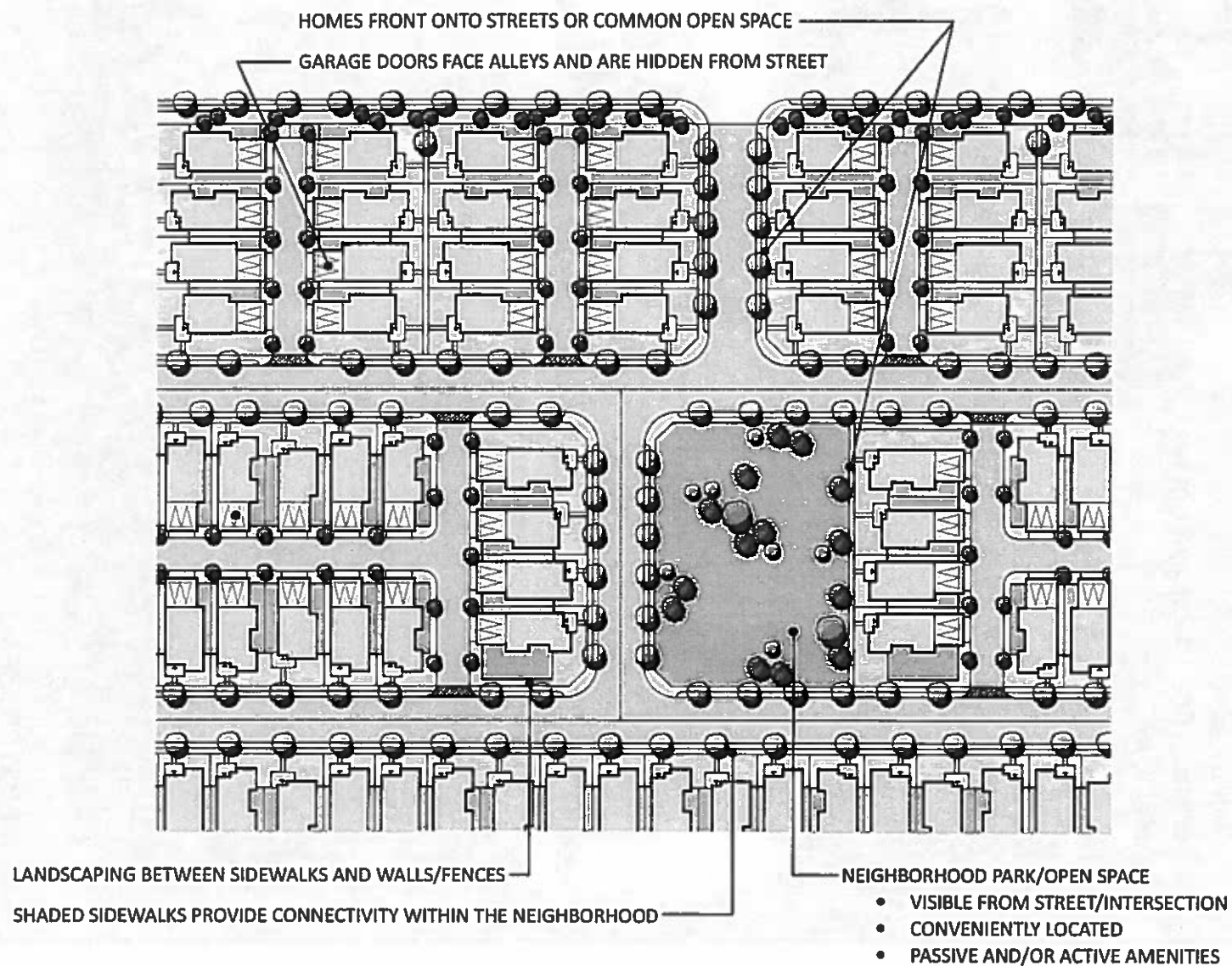


Crismon Creek Street-scene



Crismon Creek Aerial Views

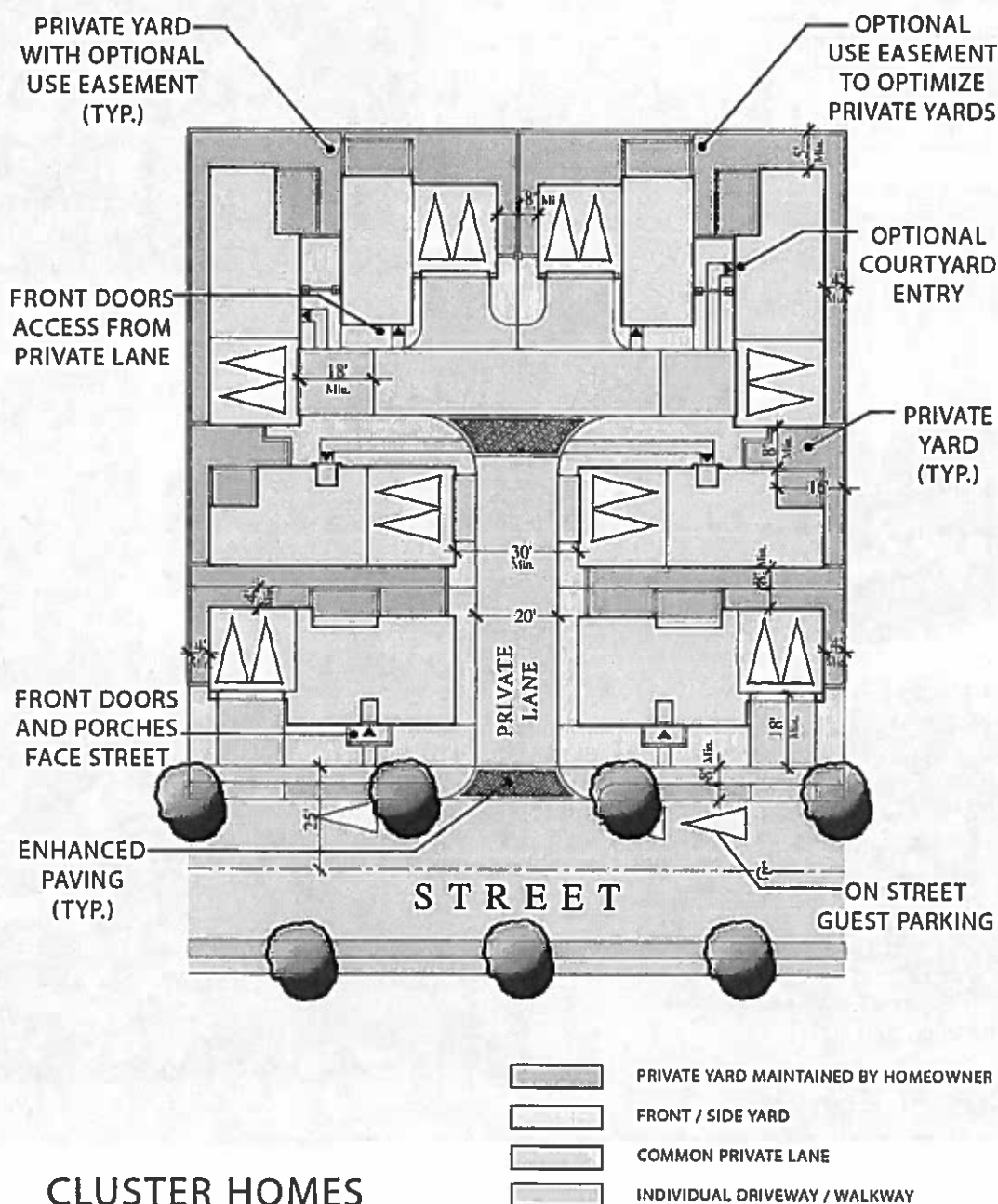
Cottage Homes



COTTAGE HOMES

CLUSTER HOMES

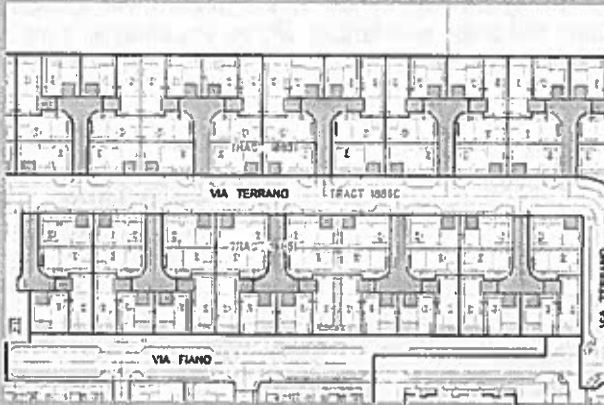
A fourth potential product for the Baseline Mixed Use community is the **Cluster Homes**. The Cluster Home product is typically designed as a private enclave with up to eight units per cluster. The homes on the street orient towards the street with their front doors and driveways using the street as access. The internal units share the common private lane for both auto access and front door access and lives like a small cul-de-sac. This configuration allows for a majority of the units to have full 18' driveways. The Cluster Home configuration may utilize use easements or a zero-lot line configuration with private yards located on the active side of the home. The landscaping for the front, and side yards that are visible from the streets will be installed by the homebuilder and may be maintained by the homeowner's association, while the private side and rear yards located behind the walls and fences will be installed and maintained by the individual homeowners.



CLUSTER HOMES

Example Neighborhoods:

- **Dakota at Parkside – Ontario, CA**
- **The Villas at Alta Mesa - Mesa, AZ**



Dakota Site Plan



Dakota Elevations



The Villas Rendering



The Villas Aerial View



The Villas Street View

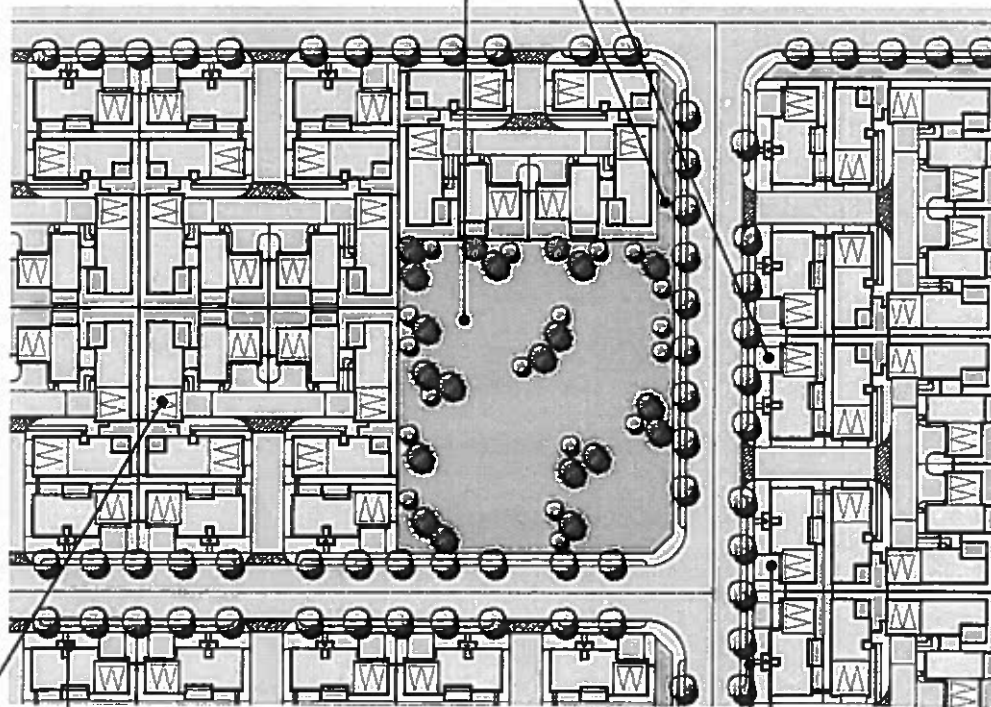
Cluster Homes

NEIGHBORHOOD PARK/OPEN SPACE

- VISIBLE FROM STREET/INTERSECTION
- CONVENIENTLY LOCATED
- PASSIVE AND/OR ACTIVE AMENITIES

LANDSCAPING BETWEEN SIDEWALKS AND WALLS/FENCES

GARAGE DOORS LESS THAN 40% OF ELEVATION FACING STREET



SHADED SIDEWALKS PROVIDE CONNECTIVITY
WITHIN THE NEIGHBORHOOD

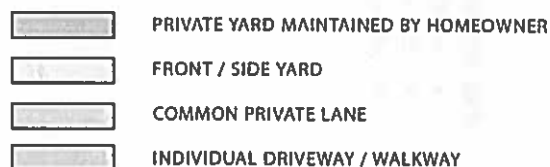
FRONT DOORS/PORCHES FACE NEIGHBORHOOD STREETS

MOST GARAGES ARE HIDDEN FROM STREET

GARAGES FACING THE STREET SHOULD BE RECESSED OR
ENHANCED GARAGE DOORS PROVIDED ON MINIMUM SETBACK GARAGES

CLUSTER HOMES

The 2-Pack home is a very creative solution that is similar to the common single family home. The unique offset lot line allows a more attractive house on a narrower lot. Alternating garages are placed at the back of the lot to minimize their visual impact along the street, creating a much more aesthetically pleasing street scene. Two homes are typically designed to "puzzle-fit" together and may utilize use easements or a zero-lot line configuration with private yards located on the active side of the home. The landscaping for the front and street facing side yards that are visually exposed to the streets will be installed by the homebuilder and may be maintained by the homeowner's association, while the private yards located behind the walls and fences will be installed and maintained by the individual homeowners.



2-PACK HOMES

Example Neighborhoods:

- Cypress in Oakcreek – Irvine, CA
- San Michelle - Mesa, AZ



San Michelle Aerial



San Michelle Elevations



San Michelle Street-scene Renderings



Cypress in Oakcreek Street View



Cypress In Oakcreek Aerial View

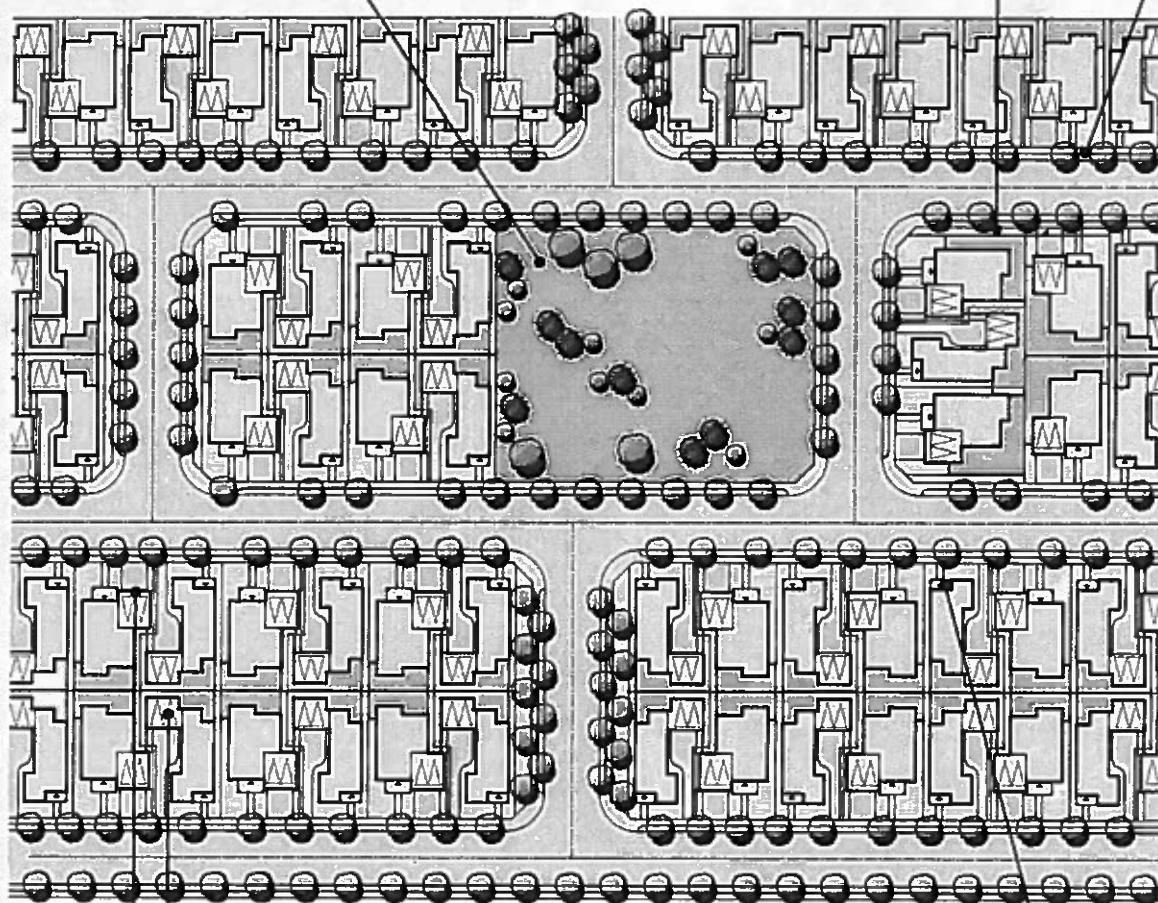
2-Pack Homes

NEIGHBORHOOD PARK/OPEN SPACE

- VISIBLE FROM STREET/INTERSECTION
- CONVENIENTLY LOCATED
- PASSIVE AND/OR ACTIVE AMENITIES

SHADED SIDEWALKS PROVIDE CONNECTIVITY WITHIN THE NEIGHBORHOOD

LANDSCAPING BETWEEN SIDEWALKS AND WALLS/FENCES



FRONT DOORS/PORCHES FACE NEIGHBORHOOD STREETS

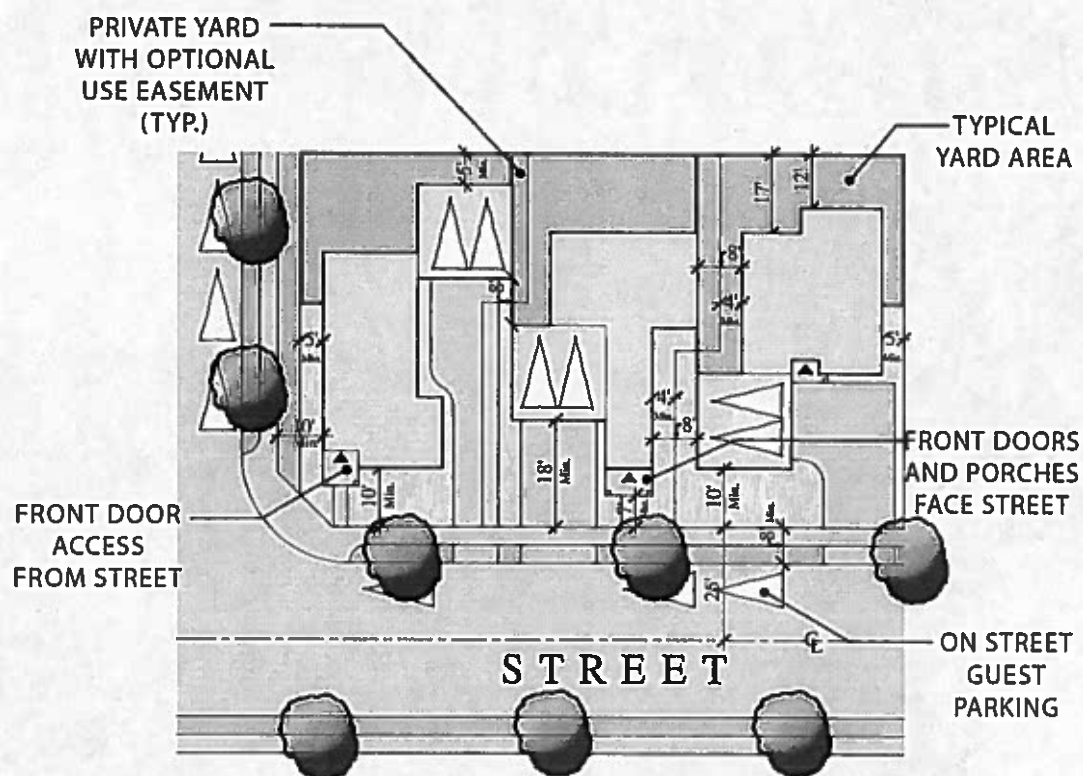
50% OF GARAGES ARE HIDDEN (DEEPLY RECESSED) FROM STREET

GARAGES FACING THE STREET SHOULD BE RECESSED OR
ENHANCED GARAGE DOORS PROVIDED ON MINIMUM SETBACK GARAGES

2-PACK HOMES

3-PACK HOMES

The 3-Pack home is similar to the 2-Pack in that this configuration also alternates the location of the garage along the street. The 3-pack typically recesses one garage to the back of the lot and adds a third home that allows for a side oriented garage. The variety of garage orientations minimizes the visual impact of garages along the street, creating a much more aesthetically pleasing street scene. Three homes are typically designed to "puzzle-fit" together and may utilize use easements or a zero-lot line configuration with private yards located on the active side of the home. The landscaping for the front and street facing side yards that are visually exposed to the streets will be installed by the homebuilder and may be maintained by the homeowner's association, while the private yards located behind the walls and fences will be installed and maintained by the individual homeowners.



3-PACK HOMES

	PRIVATE YARD MAINTAINED BY HOMEOWNER
	FRONT / SIDE YARD
	COMMON PRIVATE LANE
	INDIVIDUAL DRIVEWAY / WALKWAY

Example Neighborhoods:

- Linden at Quail Hill – Irvine, CA
- Pennington Square – Chandler, AZ



Linden at Quail Hill Aerial View



Linden at Quail Hill Street-scene Views

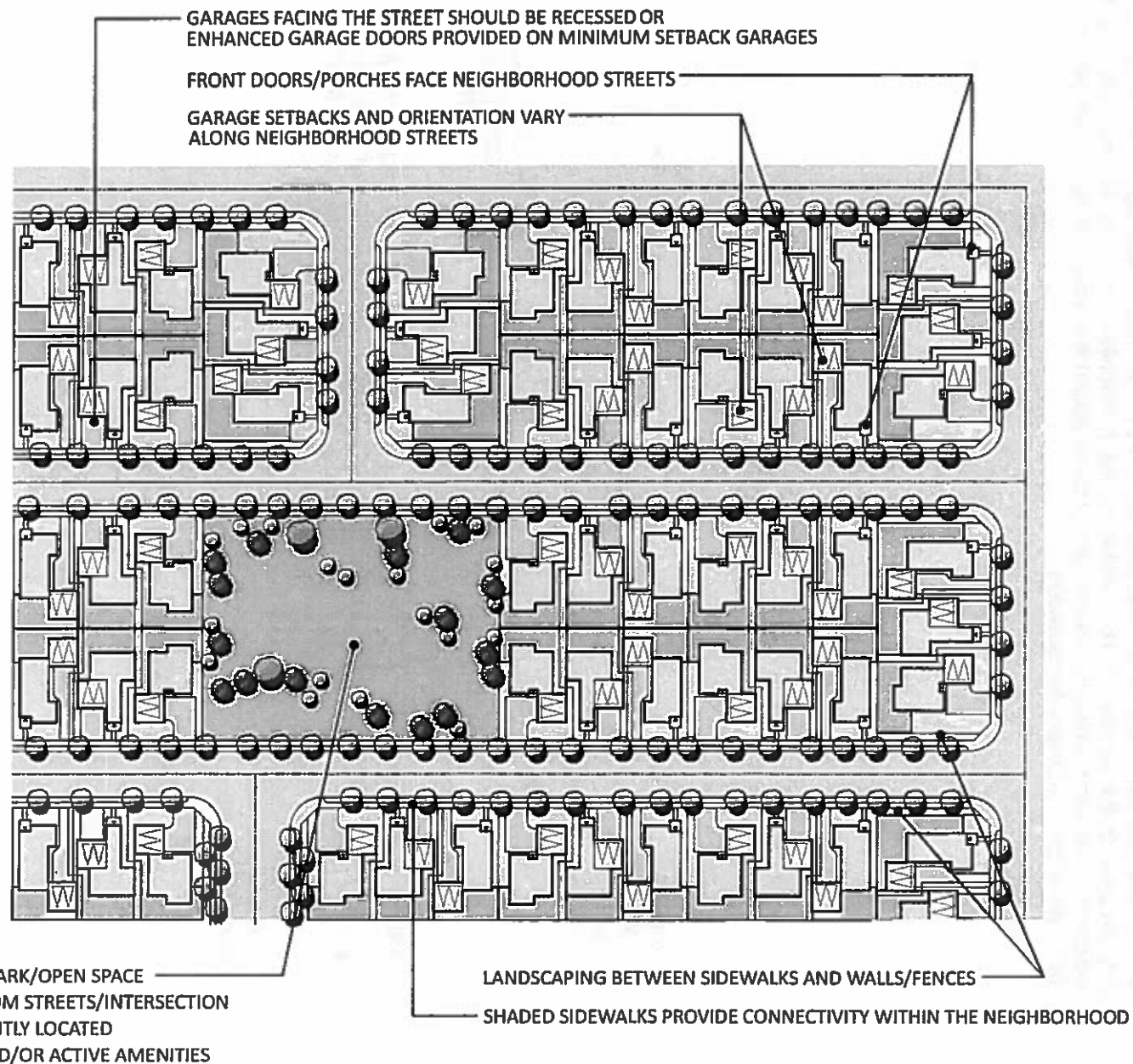


Pennington Square
View



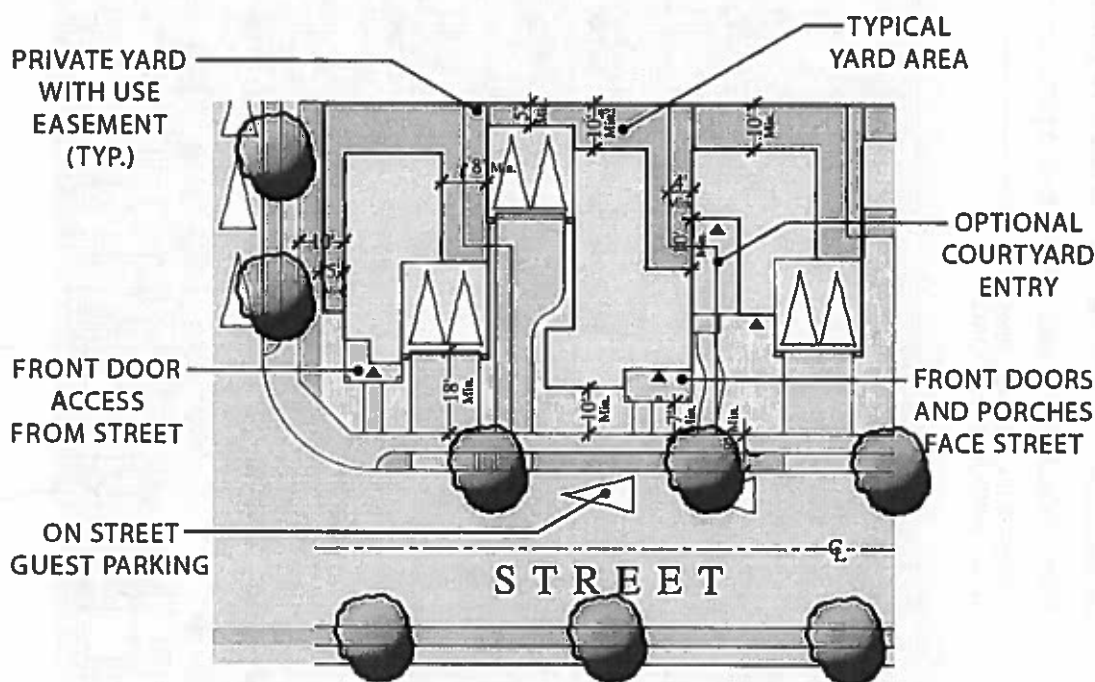
Pennington Square Aerial View

3-Pack Homes







ZERO / Z LOTS

Zero/Z-Lots are a seventh potential product type and is a flexible variation of the 2-pack and 3-pack. This configuration typically utilizes the same offset side yard property line to minimize the visual impact of garages along the street and to optimize the usable private yard area. The homes are generally designed to "puzzle-fit" together and may utilize use easements or a zero-lot line configuration with private yards located on the active side of the home. The landscaping for the front and street facing side yards that are visually exposed to the streets will be installed by the homebuilder and may be maintained by the homeowner's association, while the private yards located behind the walls and fences will be installed and maintained by the individual homeowners.



ZERO / Z-LOT HOMES

	PRIVATE YARD MAINTAINED BY HOMEOWNER
	FRONT / SIDE YARD
	COMMON PRIVATE LANE
	INDIVIDUAL DRIVEWAY / WALKWAY

Example Neighborhoods:

- **Montserrat - Newport Beach, CA**
- **Amador - Mesa, AZ**



Montserrat Street Views



Montserrat Aerial View



Amador Street-scene Rendering



Amador Aerial View



Amador Street View

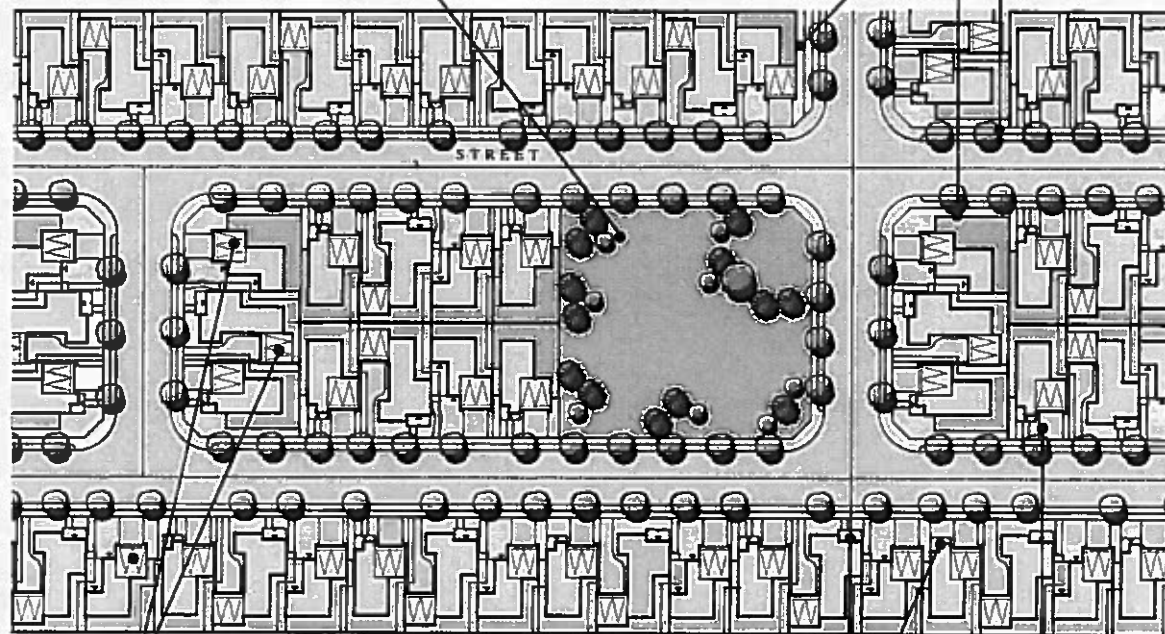
Zero/"Z" Lot Homes

NEIGHBORHOOD PARK/OPEN SPACE

- VISIBLE FROM STREET/INTERSECTION
- CONVENIENTLY LOCATED
- PASSIVE AND/OR ACTIVE AMENITIES

SHADED SIDEWALKS PROVIDE CONNECTIVITY
WITHIN THE NEIGHBORHOOD

LANDSCAPING BETWEEN SIDEWALKS
AND WALLS/FENCES



GARAGE SETBACKS AND ORIENTATION VARY
ALONG NEIGHBORHOOD STREETS

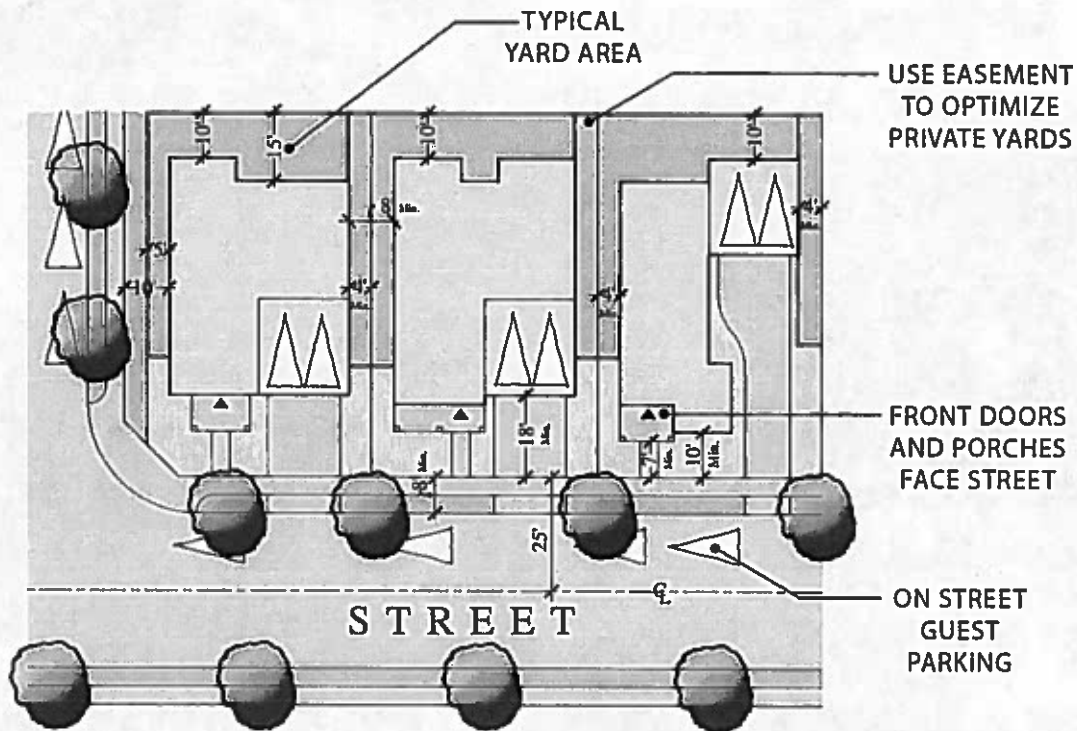
FRONT DOORS/PORCHES FACE NEIGHBORHOOD STREETS

GARAGES FACING THE STREET SHOULD BE RECESSED OR
ENHANCED GARAGE DOORS PROVIDED ON MINIMUM SETBACK GARAGES

Z-LOT HOMES

COMPACT LOTS

An eighth potential product type is the **Compact Lot** home style. This product is typically designed to provide the same attractive streetscape as a conventional lot with a 50' width. A wide/shallow floor plan allows for a more shallow lot depth (70' to 90'). This product type is compact by definition but viewed as a conventional home from the street. The home designs allow for standard garage lengths of 18' or extended driveways pushed to the back of lot. The homes may utilize use easements or a zero-lot line configuration with private yards located on the active side of the home. The landscaping for the front and street facing side yards that are visually exposed to the streets will be installed by the homebuilder and may be maintained by the homeowner's association, while the private yards located behind the walls and fences will be installed and maintained by the individual homeowners.



COMPACT LOT HOMES

	PRIVATE YARD MAINTAINED BY HOMEOWNER
	FRONT / SIDE YARD
	COMMON PRIVATE LANE
	INDIVIDUAL DRIVEWAY / WALKWAY

Example Neighborhoods:

- **The Willows Manor Homes - Gilbert AZ**
- **Settler's Landing - Mesa, AZ**



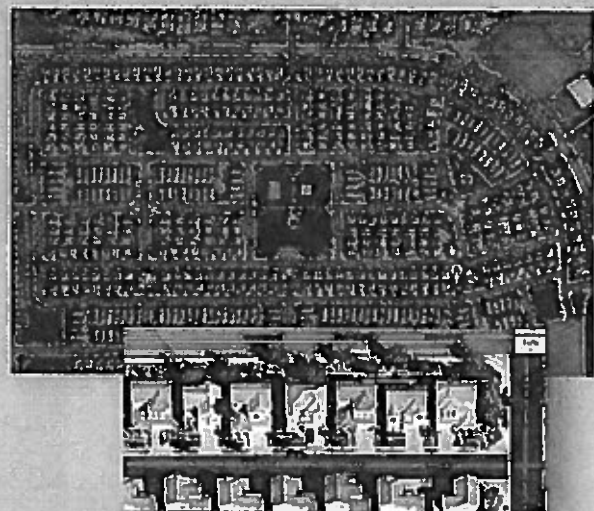
Settler's Landing Site Plan



Settler's Landing Renderings



Manor Homes at The Willows Street-scene



**Aerial View of The Willows
with Manor's Vignette**

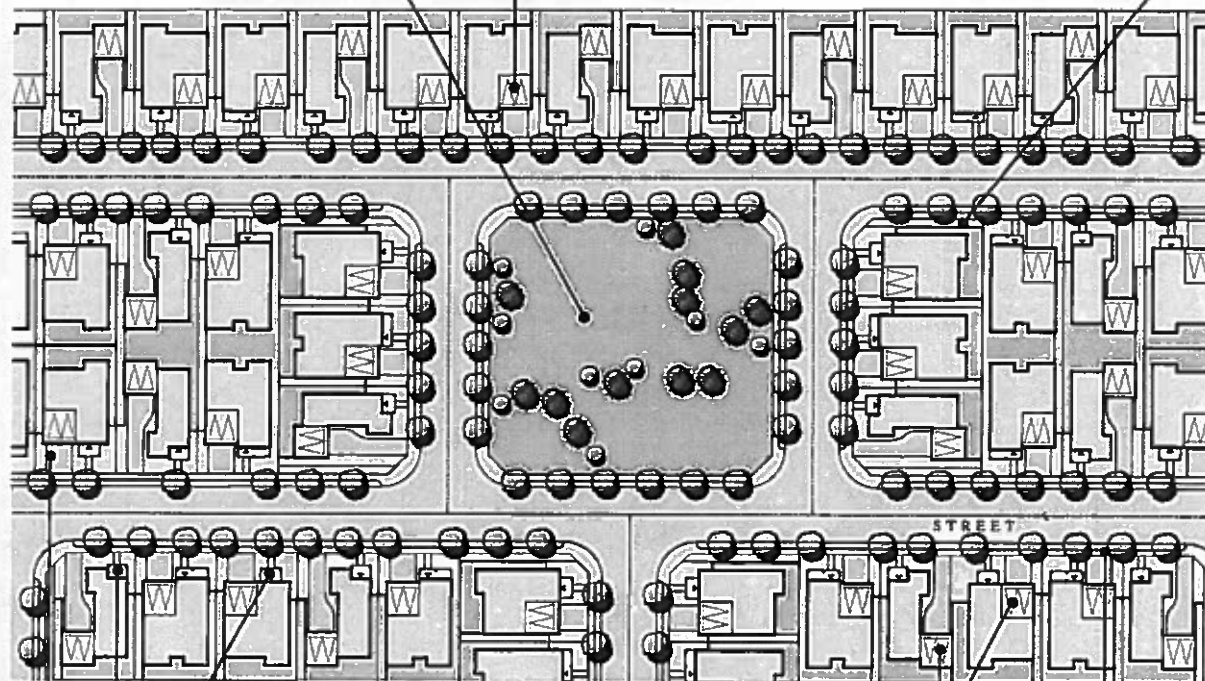
Compact Lot Homes

NEIGHBORHOOD PARK/OPEN SPACE

- VISIBLE FROM STREET/INTERSECTION
- HOMES FACES ONTO PARKS
- CONVENIENTLY LOCATED
- PASSIVE AND/OR ACTIVE AMENITIES

LANDSCAPING BETWEEN SIDEWALKS AND WALLS/FENCES

GARAGE DOORS LESS THAN 40% OF ELEVATION
FACING STREET OR RECESSED



GARAGE SETBACKS VARY ALONG NEIGHBORHOOD STREETS

SHADED SIDEWALKS PROVIDE CONNECTIVITY WITHIN THE NEIGHBORHOOD

FRONT DOORS/PORCHES FACE NEIGHBORHOOD STREETS

GARAGES FACING THE STREET SHOULD BE RECESSED OR
ENHANCED GARAGE DOORS PROVIDED ON MINIMUM SETBACK GARAGES

COMPACT LOT HOMES

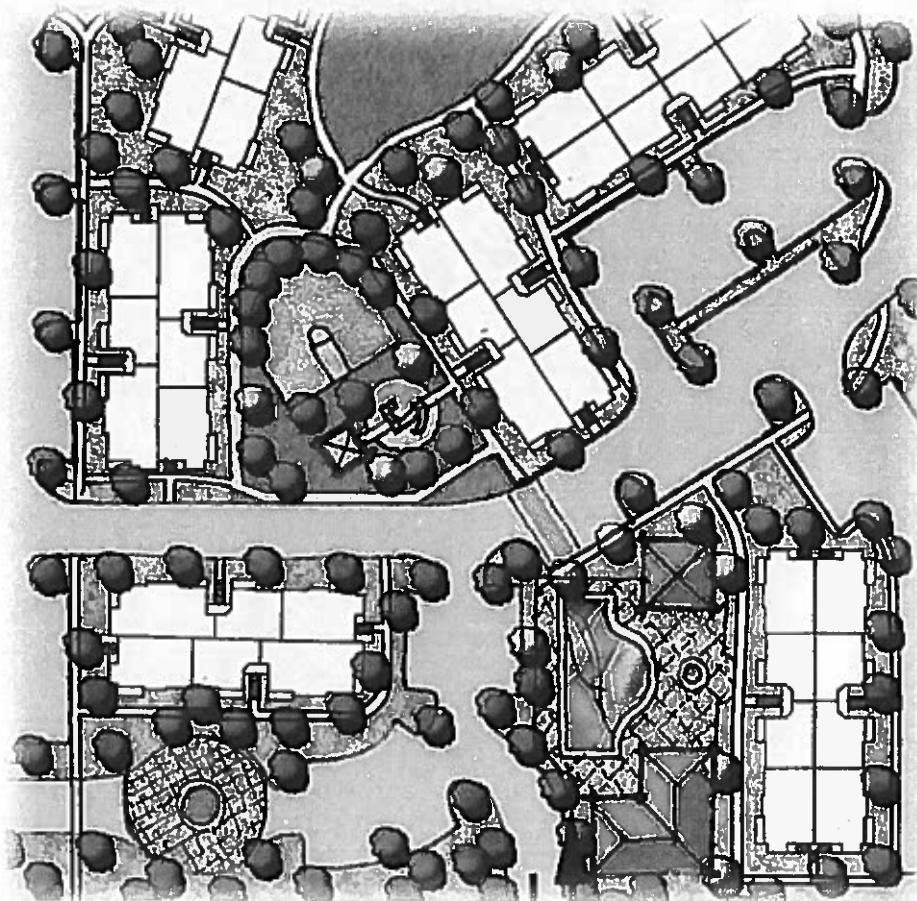
Multi-Residence – RM-4 Zoning

Located along the easterly boundary of the project is the Multi-Residence residential portion of the development. This 15.8-acre parcel will contain two to three story residential buildings oriented around private open space areas and conveniently accessible to adjacent parking for residents and guests. The buildings will accommodate 1, 2 and 3 bedroom units. The overall density will be between 20-25 du/ac.

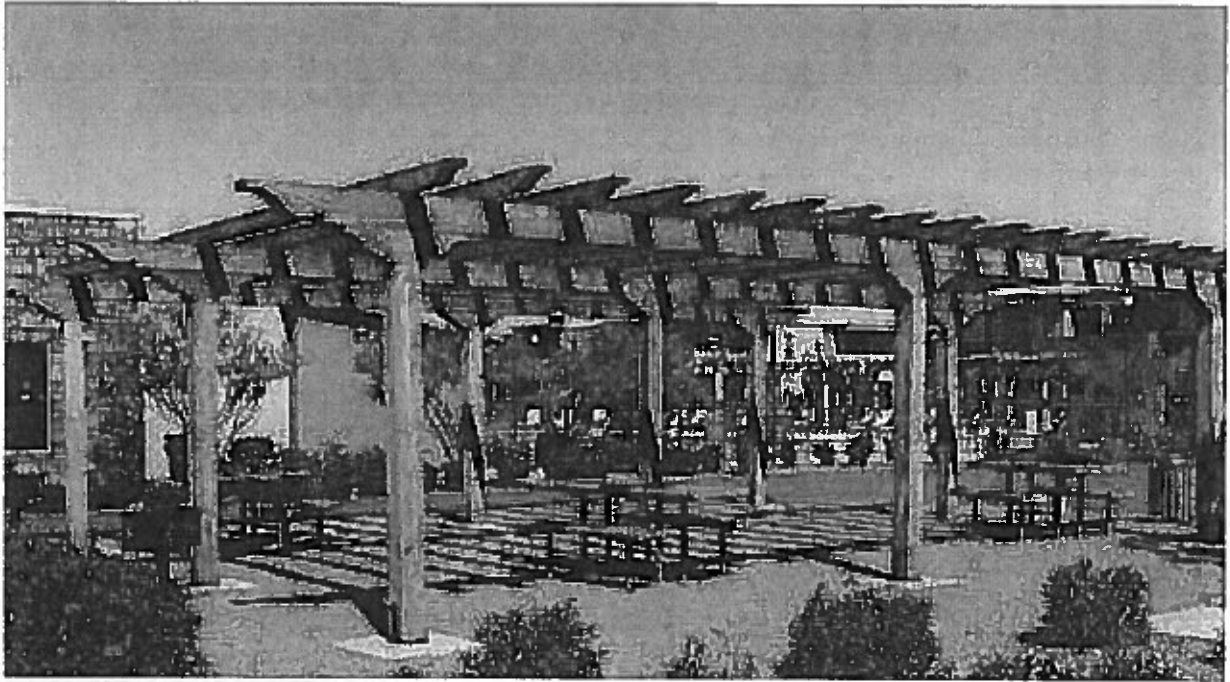
The Multi-Residence development will be designed to promote a 'neighborhood' environment and will benefit from shared open space and pedestrian amenities with the rest of the Baseline Mixed Use project. The Multi-Residence site will generally have an open feel, allowing pedestrians to walk freely from parking areas to their units or from their units to the recreation amenities within the project. Additionally, residents will circulate easily from their neighborhood to the adjacent retail, for convenient access to accomplish some of their daily shopping needs. This connection will help to minimize auto dependency.

Along with the overall open space elements found within the Baseline Mixed Use community, the Multi-Residence project will contain a variety of special open space and recreation features unique to their project, such as: mini parks for BBQ's and gathering, pools, tot lots for children and sport courts for exercising. All these amenities will be available to the residents of the Multi-Residence project.

Illustrative Vignette of Multi-Residence



Photos Typical of Multi-Residence





Multi-Family Homes

As an amenity to the project and surrounding neighborhood, the primary land use located on the corner of Baseline Road and Hawes Road will be the Neighborhood Retail center – LC Zoning. This 5.1-acre parcel will allow for a variety of commercial uses including convenience and service retail to accommodate the needs of both the new community and surrounding residents.

The architectural character of the Neighborhood Retail component of Baseline Mixed Use community will be harmonious with the surrounding residential neighbors, but will be implemented in an appropriate scale and detail to retail and commercial use.

An aerial photograph of a commercial development site. The image shows a large parking lot with several rows of parking spaces, some of which are occupied by cars. A road runs along the top and right sides of the site. There are several buildings or structures, some of which are labeled with text. The labels include 'Retail' in two locations, 'Ret.' in one location, and 'Rest.' in one location. The site is surrounded by trees and landscaping. A road with the number '140' is visible on the left side of the image.



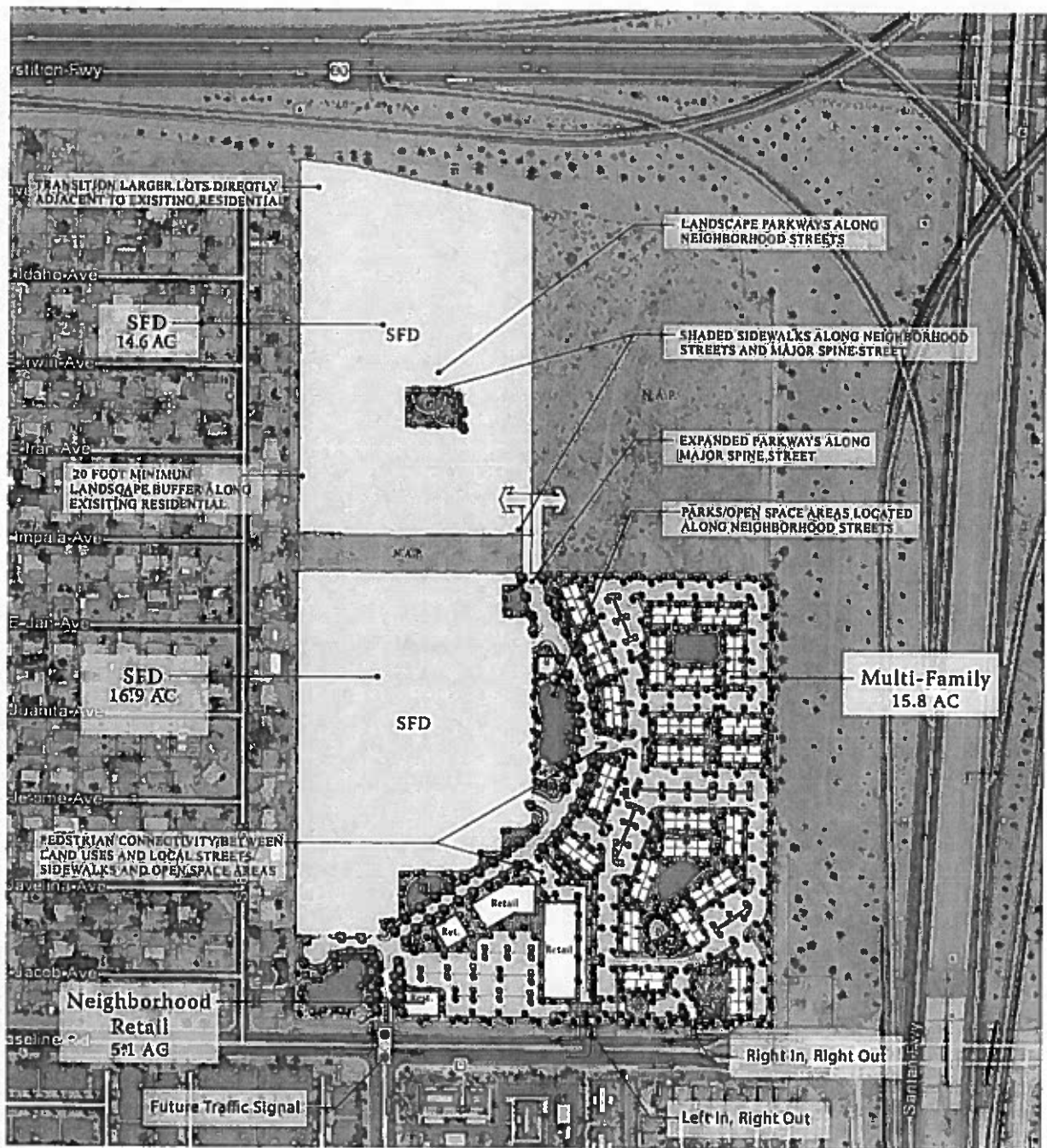
Neighborhood Commercial

NEIGHBORHOOD DESIGN QUALITY STANDARDS

The neighborhood design standards for Baseline Mixed Use include components of traditional neighborhood design. Site planning principles outlined below promote a mixture of residential units linked by a system of internal pedestrian trails connecting residents to open space, recreational areas, and neighborhoods throughout the development.

- Reinforce a pattern of walkable neighborhoods (Section 11-56-7);
 - The community has been designed to provide easy connectivity throughout the entire development with convenient resident access pockets of open space or pedestrian connections that grant access to the entire community.
- Create a framework of well-designed streets that are safe and secure for pedestrians and bicyclists;
 - The community is designed with a circulation network that provides a high level of connectivity through its traditional neighborhood street network and trails.
- Provide neighborhoods with variety of housing types to serve the needs of a diverse population;
 - One lot size, pursuant to the Development Standards Tables for lot size, may be provided throughout the development.
 - A minimum of two (2) product types that include a variety of elevations, floor plans and color schemes will be provided throughout the development and will be inter-woven with each other in clusters creating opportunities for varied and interesting street scenes.
- Neighborhood Design;
 - Neighborhoods will be designed utilizing uncomplicated neighborhood layouts to promote efficient use of land and foster a more integrated neighborhood experience. The scale of neighborhoods should be designed so that individual homes are in close proximity to integrated neighborhood open space, recreational facilities, and pedestrian pathway connections. Individual neighborhoods will be interconnected and the use of cul-de-sacs will be limited to only locations where a through-street connection cannot be provided or where the cul-de-sac provides a safe connection point to an open space area, park or pedestrian circulation amenity.
- Architectural Design Standards;
 - It is critical to the quality of the development that there is diversity in the character of the architecture. To ensure that there is diversity throughout the community the following architectural design standards must be met for each distinct product type.
- Building Design Variation and Diversity;
 - Each neighborhood block will contain a variety of floor plans and building elevations to create a diverse streetscape. A mix of single and two story buildings should be integrated within each block, and a mix of materials, colors and façade treatments should be employed. Variation of front yard setbacks is required to introduce diversity within each neighborhood block
 - A minimum of three (3) different floor plans must be offered for each housing product in a subdivision. A minimum of three (3) building elevations will be provided in the subdivision. Front porches will be required on at least two (2) floor plans for each housing product.

- A minimum of two (2) distinct architectural styles must be offered for a housing product of 100 units or less. One (1) additional architectural style will be required for each housing product offered over 100 units.
- Each architectural style is required to have a minimum of two (2) different color schemes. The inclusion of decorative/integral color masonry consistent with the architectural style may be considered a different color scheme. All the colors and materials used shall be true to the architectural style.
- A single story floor plan will be offered as an option.
- No two (2) homes with the same building elevation will be permitted immediately next door.
- Garage doors should be of high quality materials/design consistent with the house.
 - The visual impact of the garage door along the street should be minimized.
 - Garage doors should be oriented onto private drives or alleys or enhanced to reinforce the architectural character of the house and provide more interest along the street.
 - A garage door may be enhanced by recessing the garage door behind the face of the home, orienting the garage door so it is not facing the street, enhancing the garage door opening or trim and surrounding architectural trim/detail and/or adding decorative elements such as accent windows, carriage door detailing, ornamental hardware or decorative color applications to reinforce the intended architectural character of the house subject to the review and approval of the Planning Division.
- Front Yard Landscaping;
 - Front yard landscaping or those areas visible from a private lane, alley or street as identified within each product type shall be maintained by a homeowners association.
- Compact Block Lengths;
 - Block lengths (the distance along a block face from one intersection to another, excluding open space areas and parks) are encouraged to not exceed 600 feet in length.
- Neighborhood Integration;
 - Continuity between neighborhoods and differing land use will be achieved through the use of a consistent pattern of landscaping, shading elements, decorative paving, street furniture, architectural themes, and pedestrian connectivity systems. These design elements will help link individual neighborhoods into the greater community.
 - A hierarchy of streetscape landscaping/theme trees (main street boulevard or Hawes Road extension, secondary streets, private lanes, alleys, etc.) shall be established creating a sense of place within a neighborhood as well as integration into the larger development. A homeowners association(s) shall maintain these streetscapes.
- Neighborhood linkages;
 - The sidewalk system along streets, supplemented with off-street trails and trails through open space areas, will provide connections from each neighborhood to other neighborhoods, larger community parks, and commercial and mixed-use areas.
 - A pedestrian circulation plan for each of the areas (subdivision, commercial, and multi-family) showing how each will interconnect with the larger development shall be created.



Illustrative Plan
Baseline Mixed-Use Property
Mesa, Arizona
HOUSING TRUST GROUP, LLC



**Planning Framework:
Site Planning Component**



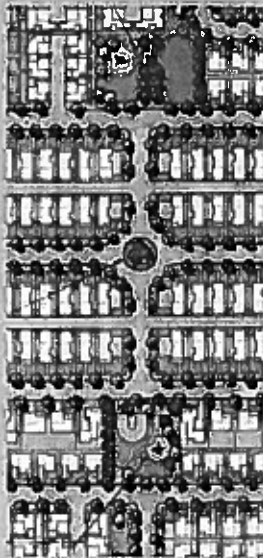
Visual axis orients onto open space.

Front doors face onto streets/open space.

Visible open space.

Community entry/arrival.

Create a hierarchy of streets within each neighborhood.



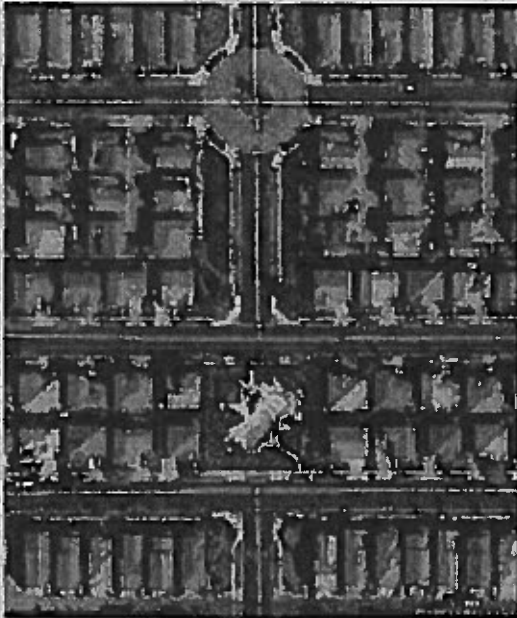
Optimize lot orientation to allow desirable solar access to usable outdoor areas.



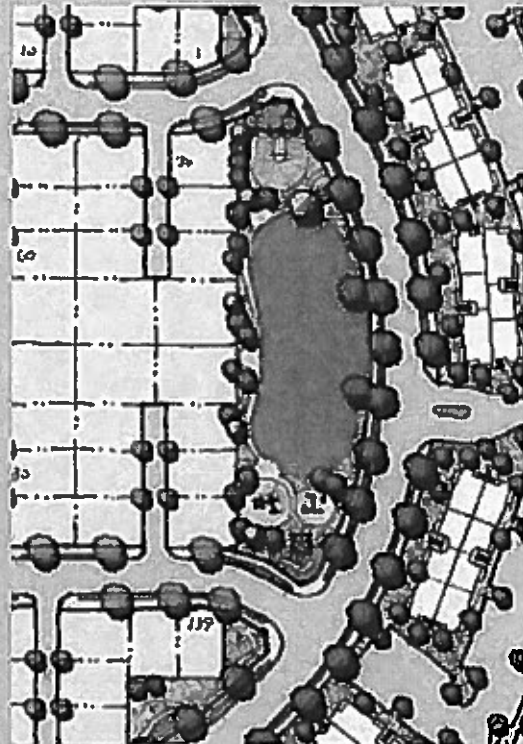
Provide a safe and efficient street system that promotes walkability and connectivity.

Site Planning Component

**Planning Framework:
Neighborhood Edge Component**



Locate open space and greenbelts to be visibly and physically accessible along community roadways.



Open space and greenbelts should encourage connectivity with other uses.



Provide visual access and connections along neighborhood edges.



Design neighborhood edges to reinforce activity and encourage pedestrian friendly transitions between complementary uses.

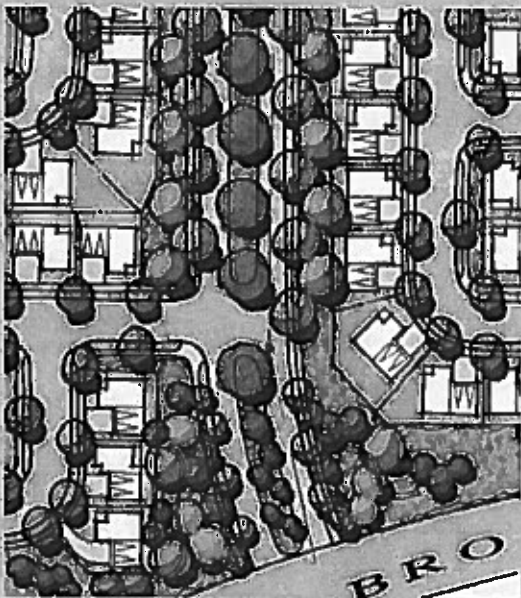
Visual connection to other neighborhoods.

Sidewalk/walkway connection to adjacent uses.

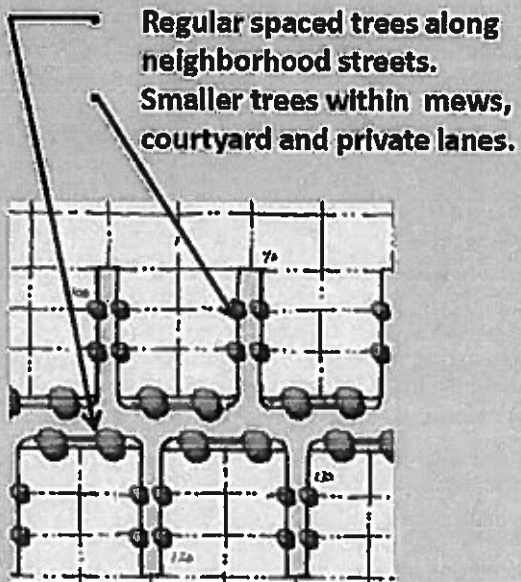
Open space buffer between areas.

Neighborhood Edge Component

Planning Framework: Streetscape Component



Use focal landscaping and monuments/
signage to reinforce community
character.

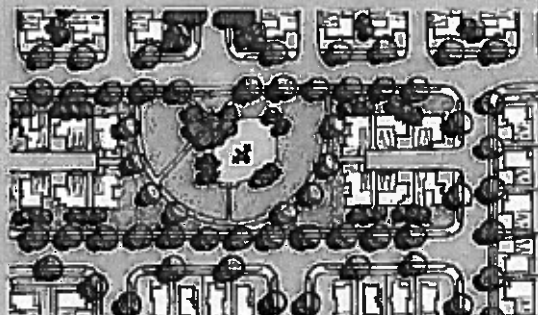


Regular spaced trees along
neighborhood streets.
Smaller trees within mews,
courtyard and private lanes.

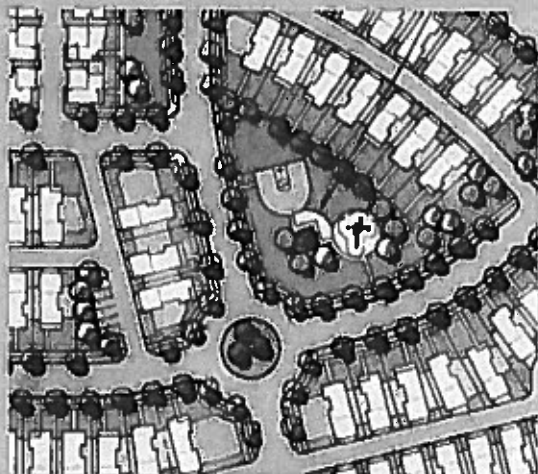
Streetscape Component



Locate open space and greenbelts to
be visibly and physically accessible
along community roadways.



Provide a variety of homes /building
orientations facing open space areas.

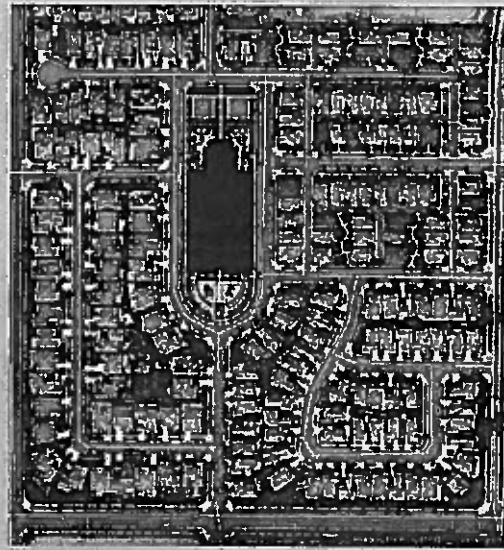


Use soft curves and other traffic calming
features to promote pedestrian friendly
streets.

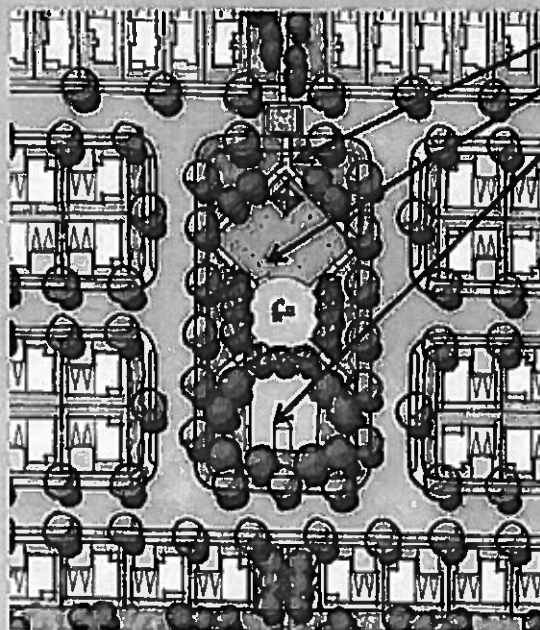
**Planning Framework:
Open Space Component**



Locate open space and greenbelts to be visibly and physically accessible along community roadways.

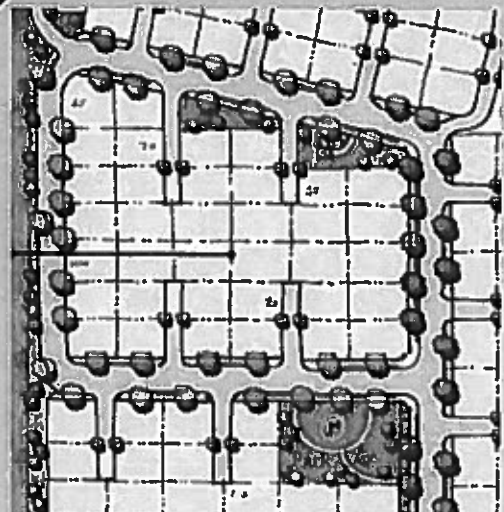


Use primary open space elements to provide the central core between neighborhoods.



Plan open space to provide physical and visual access from local streets.

Tree-lined open space.
Passive play area.
Active Recreational Amenities.



Provide a hierarchy of open space including pocket parks and small gathering spaces.

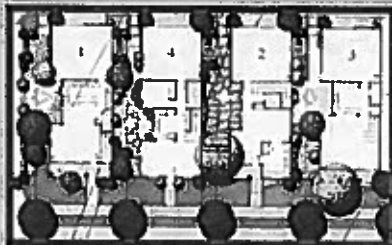
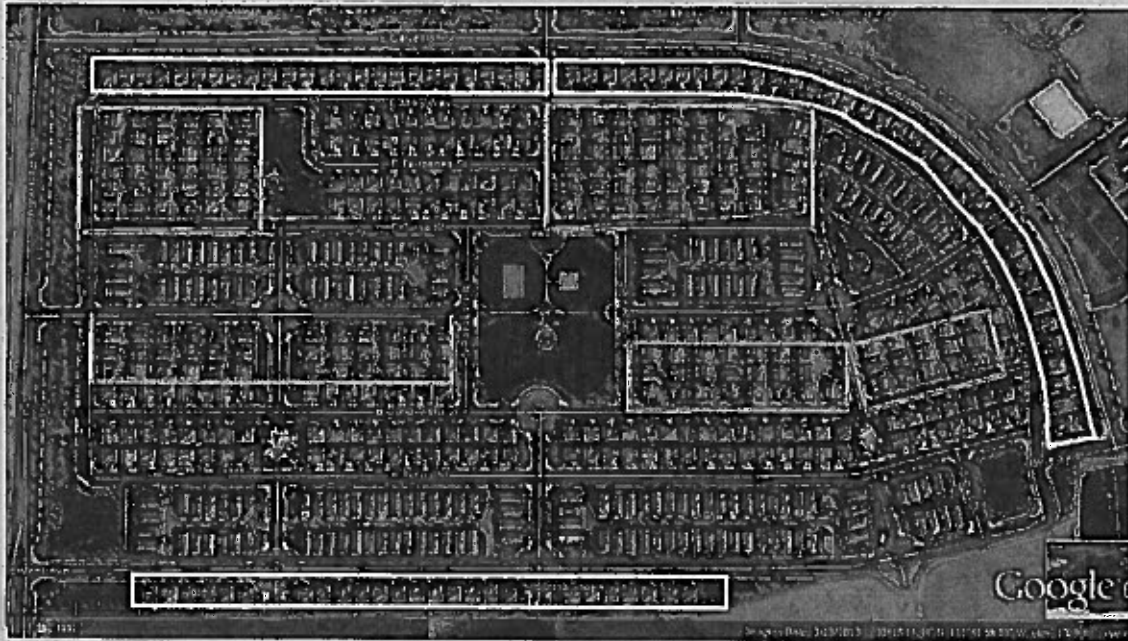
Open Space Component

**Example Neighborhood:
The Willows, Gilbert, AZ**

- **Courtyard Homes**
- **Cottage Homes**
- **Compact Lot Homes**



Streetscene
View of
Manors Home

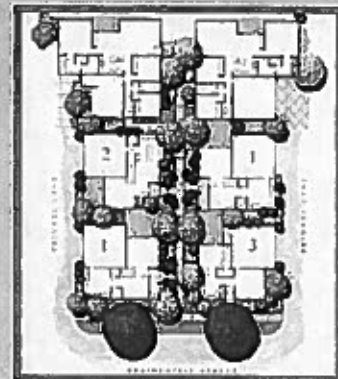


Cottage Home Concept
and Street View



Street View of
Courtyard Homes

The Willows Neighborhood



Courtyard Homes
Concept

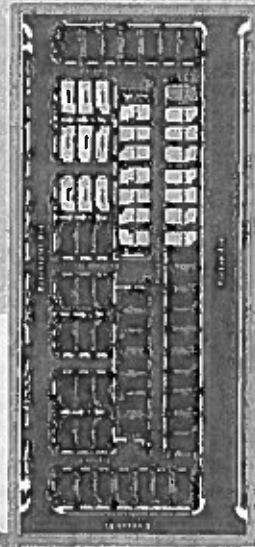
The Willows – Gilbert, AZ

Example Neighborhood:

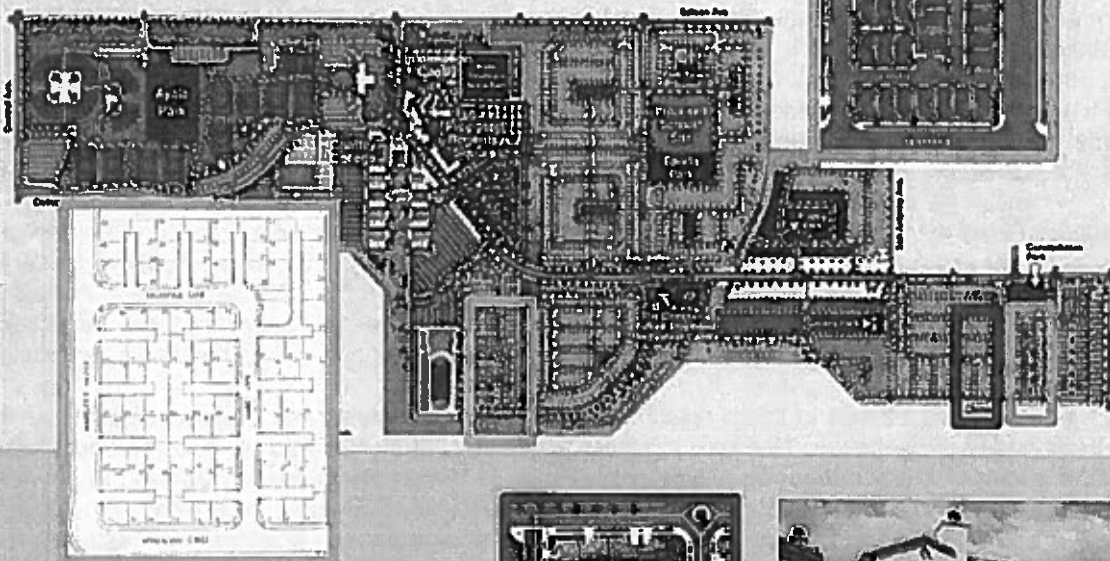
College Park, Chino, CA

- Mews Homes - Edgewood
- Cottage Homes - Auburn
- Cluster Homes - Berkeley Square

Auburn
Site Plan



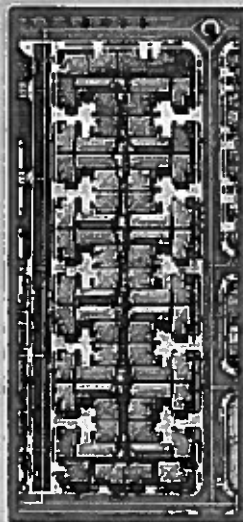
College Park Neighborhood Site Plan



Edgewood Site Plan



Berkeley Square
Street View



Berkeley Square
Aerial View



Auburn
Street View

College Park - Chino, AC

Vehicular Circulation

The form and function of a neighborhood gets its life from the pattern created by streets and blocks. The street network in this community will be laid out in a manner to focus views and activity to the key gathering locations within the neighborhood. A design will be used that provides a strong visual connection along the internal streets from one land use area to another. These street designs will also incorporate the key open space, amenity, and commercial gathering spaces making it easy to move throughout the neighborhood. Drive aisles within the multi-residence area will be made to line up with a corresponding street in the single residence area to give at least the visual appearance of the opportunity to walk between the uses along one street. Given the curve proposed for the extension of Hawes Road, a radial pattern of streets from this primary street will provide the best means of accomplishing this objective.

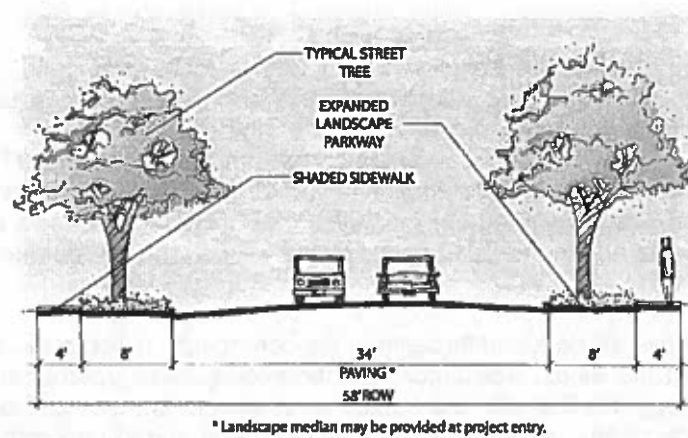
Since the site is completely surrounded by existing development and the adjacent freeway interchange, it has limited access along Baseline Road. The proposed vehicular circulation system will be designed to serve the project's traffic and its connectivity to the existing roadway as well as providing a landscaped open space element that, 1) unifies the overall development, and 2) enhances the pedestrian experience within the project. Since Baseline Road is the boundary along the southern edge of the property, and is the only means of ingress/egress for the entire site, the project proposes additional vehicular access points along Baseline.

The Hawes Road extension from Baseline Road will serve as the major spine road and primary access for the entire project area. The additional access points from Baseline Road will additionally serve two individual land uses – one being the Neighborhood Retail center and the other being the Multi-Residence housing site. The street section for Baseline Road will also serve as the buffer on the southern edge of the community and be landscaped to be both a pleasing design element and inviting for pedestrians.

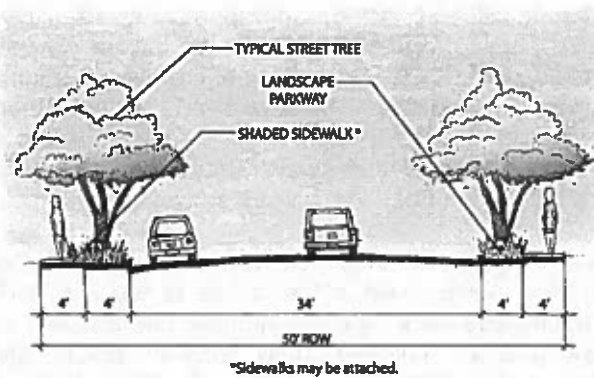
The project's primary access to the Single Residence residential areas and major circulation will be the future Hawes Road extension. This new intersection will require signalization to accommodate the traffic coming in and out of the community. The street section of Hawes Road will be designed to provide both landscaping along the traffic lanes and a pedestrian sidewalk that meanders within the landscaped parkway area. In addition to the vehicular access points shown on the Development Master Plan, there will be a number of other access points to the Single Residence residential neighborhoods and the Multi-Residence neighborhood from Hawes Road extension – the project's major spine road.

Within the Single Residence areas of the Baseline Mixed Use community, a local residential street system will be designed to circulate the vehicles from Hawes Road extension – the major spine street – to the private Alleys/Mews. The local residential streets will have a 50-foot ROW in conformance with the City of Mesa's standards for their local residential street section. From this local residential street, private Alleys/Mews' will be designed to allow access to the individual Single Residence garages. These Alleys/Mews' will be a minimum of 20-feet wide, consistent with City of Mesa's standards for fire safety. Both the local residential streets and the Alleys/Mews will have a street tree program of no greater spacing than 30-feet on center, so as to provide ample shading.

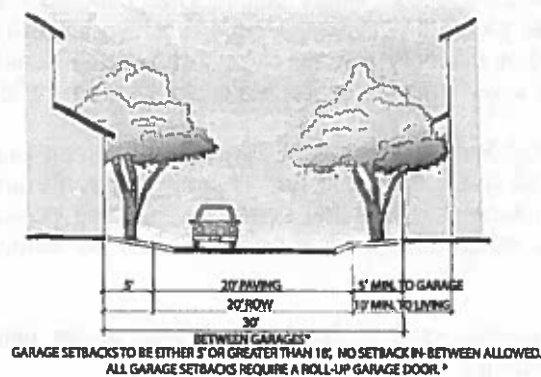
Major Spine Street Section – Hawes Road Extension



Local Residential Street Section



Private Alley/Mews Illustration



Open Spaces & Pedestrian Circulation

Open Space

The overall urban design concept for Baseline Mixed Use is to be open and integrated. The street network will be designed to provide both visual and actual connection to bring the neighborhood areas together and focus activity on the open space, amenities, and commercial area. Pedestrian circulation will be focused on the streets, but may be supplemented with paths or trails. The primary streets will include shade trees placed to provide substantial shading at maturity of the sidewalks. The open space and pedestrian circulation system will include amenities that encourage passive and active recreational use. On-site retention areas and visual open space areas will be landscaped and complement the open space elements of the plan.

Various open space features will be found throughout the community, which may serve a dual purpose as required retention. Within the Single Residence neighborhoods, these open space features will include small green spaces/pocket parks that are appropriate for residents to meet, gather, or relax. The pocket parks are typically the size of one of the lots in the neighborhood and will be conveniently located within 500 feet of an individual home. They will be connected by a sidewalk or landscaped walkway to other open space elements. These types of open spaces will generally include landscape amenities such as meandering walkways, shaded seating or benches and focal landscaping. Pocket parks may also include architectural elements such as a shade structure, a gazebo or a pedestrian arcade. They will be located along the major spine street, where all the residents within Baseline Mixed Use can access them easily.

The residential neighborhoods will also include appropriately sized active "neighborhood" parks, with a minimum size of .25 acres. These neighborhood parks will include landscape and architectural features and recreational amenities such as shade structures, seating areas, children's play facilities, BBQs, open turf and informal play areas, walkways and focal landscaping. Neighborhood parks will be centrally located within 500 feet of individual homes or other open space element such as a pocket park and will be connected by a sidewalk or landscaped walkway. They will be visible from the major spine street, and located so that all the residents within Baseline Mixed Use can easily access them.

The Single Residence land use area will also include a larger "central" park with a minimum size of .50 acres, located along the major spine street in the middle of the Single Residence neighborhood. The central open space park will include landscape and architectural features and recreational amenities such as shade structures, seating areas, children's play facilities, BBQs, and a large turf play area that provides a centralized visual and recreational open space for the overall project. This central open space will include focal landscaping to reinforce the overall community character. This open space park will also be centrally located within 500 feet of many individual homes or other open space elements such as a pocket park or neighborhood park and will be connected by a sidewalk or landscaped walkway. The central open space will be located adjacent to the major spine street so that all the residents within Baseline Mixed Use will have visual and physical access to this feature, which is the focus of the project.

Within the Multi-Residence neighborhood, there will be additional open space features that are to be designed as private recreation spaces. These will include children's play areas, pool facilities, and outdoor green spaces for recreational activities. There are also larger open areas, passive community areas, and retention areas that will include features such as shaded seating, benches and landscaping. These open space areas will specifically serve the tenants and guests of the Multi-Residence project.

Also, within the Neighborhood Retail center, a small gathering plaza will be developed to allow for the customers of the retail tenants to sit, relax and eat if food services are provided. This space will include ample shading and plant material to make the space inviting and conducive to longer-term gathering. This space, along with the other open space elements, will be connected to a clearly discernable pedestrian path system.

The key design concepts, as discussed in detail above, that will be utilized to design the open space system and create a framework for neighborhood design include:

- Most homes will be within approximately 500' of a usable outdoor common area open space.

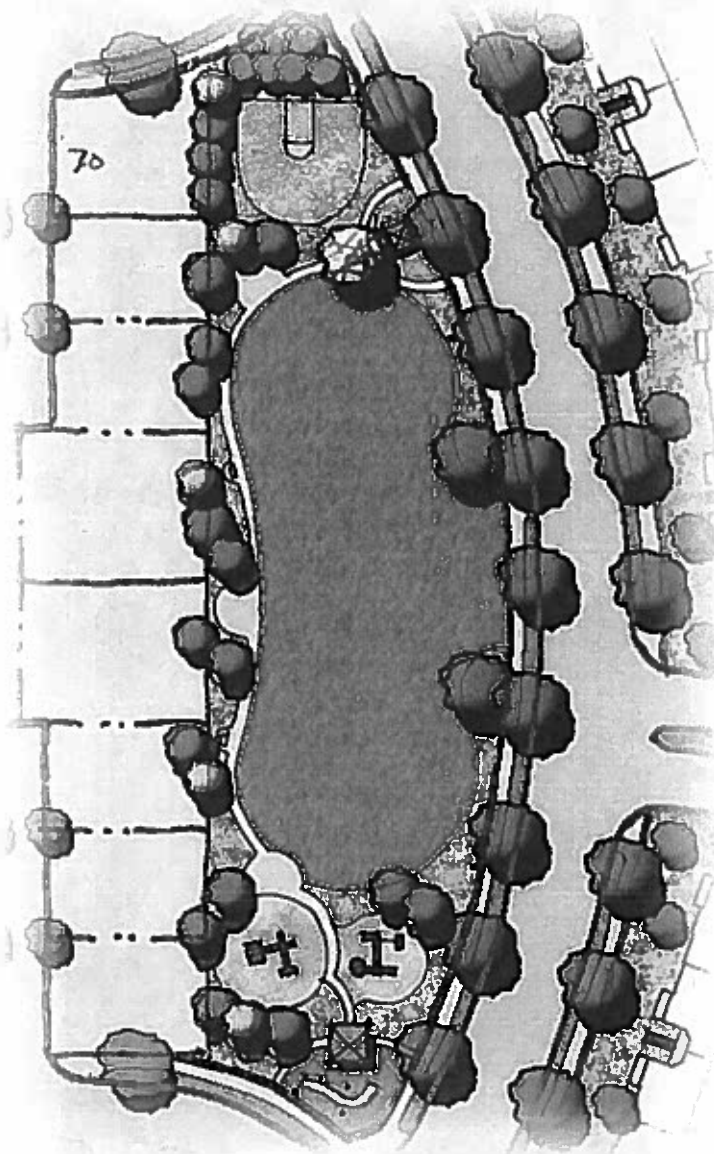
- Common open spaces will be designed such that the front of homes on at least one side face onto the open space.
- Pocket parks, open space areas about the same size as the surrounding lots, will be the smallest common open spaces within the single-residence areas. These spaces will include at a minimum, a central design feature, seating, and shade.
- At least 2 neighborhood parks of at least .25 acres each will be provided at key locations within the single residence areas. These neighborhood parks will include landscape and architectural features and recreational amenities such as shade structures, seating areas, children's play facilities, BBQ's, etc. They will be located to be central to the two neighborhood components of the site and placed so that they are easily accessed along major streets.
- Within the multi-residence neighborhood there will be additional open space areas for the community residents. These open spaces will be designed within the residential blocks designed to function as a central courtyard and shall be linked by an internal pedestrian circulation system.
- A larger central park, at least .5 acres, will be provided in a location where the single-residence, multi-residence and commercial areas come together along Hawes Road. Radiating streets into the residential areas will help bring residents to the park and commercial area.
- Within the neighborhood retail center, open space will be provided in the form of a small plaza or outdoor courtyard area that will allow for outdoor activities and dining. This space will be connected to the central park and function as an extension of that park space.



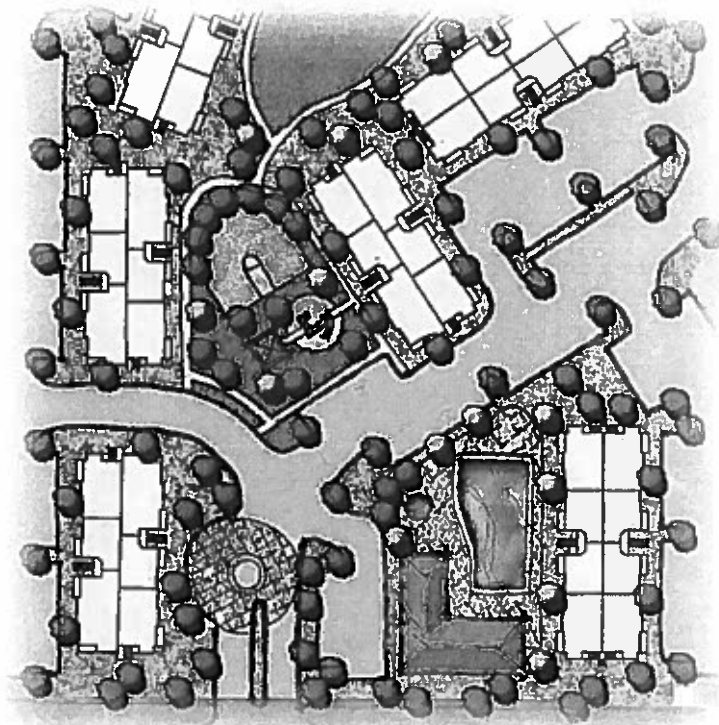
Conceptual Landscape Plan Baseline Mixed-Use Property Mesa, Arizona HOUSING TRUST GROUP, LLC



Open Space Vignette – Single Residence



Open Space Vignette – Multi-Residence



Photos of Open Space



Pedestrian Circulation

In keeping with the overall design theme for the development of this new neighborhood, the streets and drive aisles will be organized and connected to provide a consistent pedestrian system throughout the project. Additional pedestrian paths or trails may be added to supplement the on-street system. The circulation system will visually and physically connect all the areas of the neighborhood to the central park and neighborhood retail area. This will allow for a safe and convenient pedestrian circulation system that encourages all the residents and guests to use the option of walking as a means of mobility rather than the automobile. These walkways will be appropriately lighted per City of Mesa's codes.

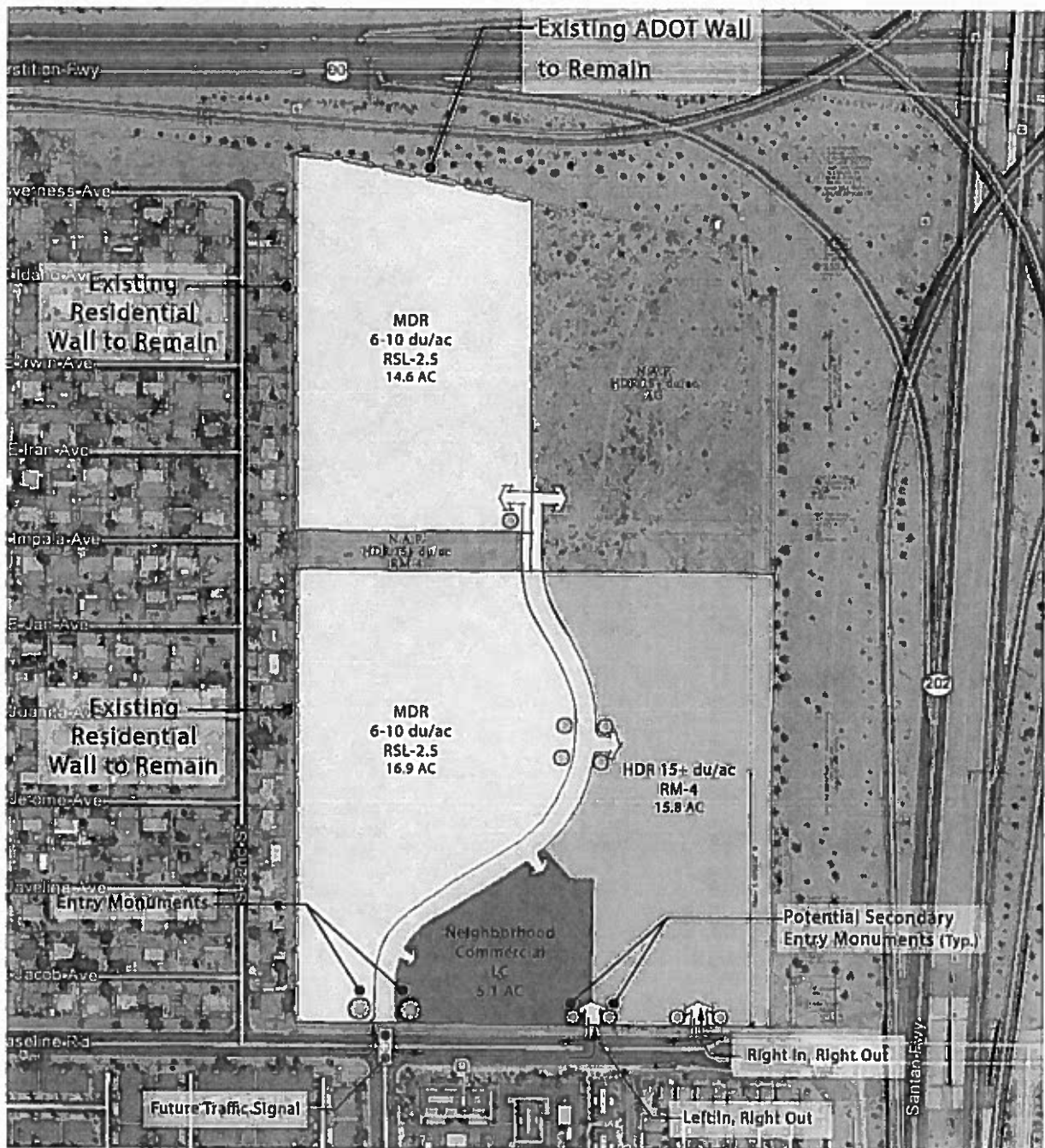
Hawes Road extension will serve as the major organizing element of the community and will serve as the backbone of the pedestrian circulation system. All uses included in the community: Single Residence, Multi-Residence and Neighborhood Retail uses will have a clear pedestrian access-way to and from each use. Additionally, once inside each land use, the individual projects will clearly connect their own individual system to Hawes Road extension. This system will encourage the pedestrian to understand that from their home or apartment, they can travel by foot to any other land use within their community and beyond to the neighboring residential areas.

STREETSCAPE DESIGN QUALITY STANDARDS

Entry Features

The primary entry feature for the Baseline Mixed Use community will be located at a new, signalized intersection of Baseline Road and Hawes Road. Secondary auto access locations along Baseline Road, to individual projects such as the Multi-Residence parcel and the Neighborhood Retail parcel are also proposed.

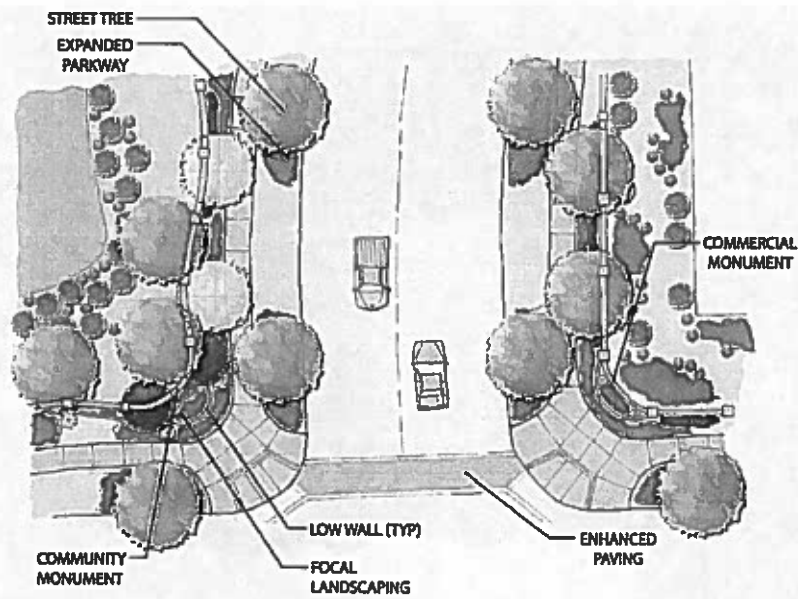
The primary entry at Hawes and Baseline will compliment the overall Community theme for the project and will reinforce architectural character of the residential and commercial developments within the project. The entry will include focal landscaping, community monuments with signage opportunity and enhanced planters and low walls that reflect the intended community character. All entry features will contain design elements that reinforce the overall community character and quality. These entry features will be developed to the current City of Mesa's standards.



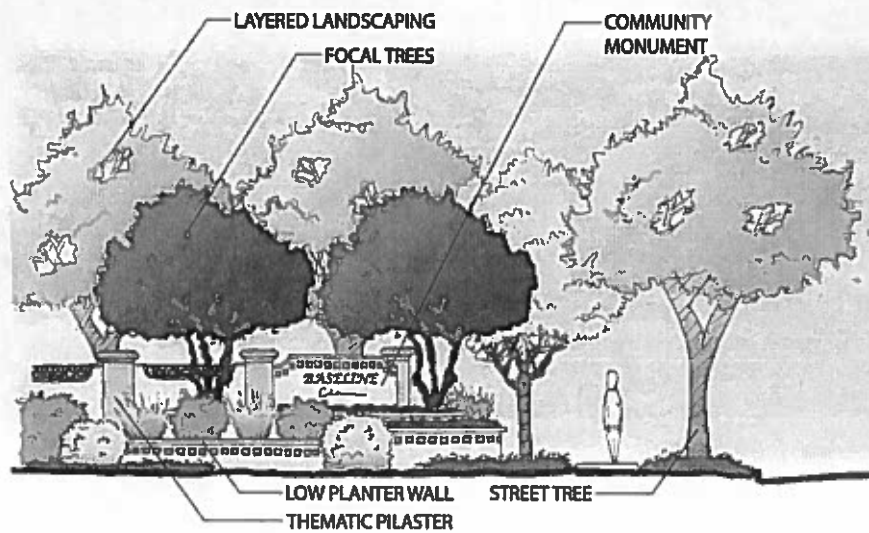
Conceptual Monument & Signage Master Plan
Baseline Mixed-Use Property
Mesa, Arizona
HOUSING TRUST GROUP, LLC



Community Entry Street Plan



Community Entry Elevation



Walls & Fences

The goal along Hawes Road is to have an open feeling where the buildings and activities engage the street. In the multi-residence area, buildings will be lined up along the east side of the street with view fencing in between the buildings so that the buildings themselves can provide the primary site security. On the west side, open space and lots sided into Hawes Road will reduce the length of walls used along this side of the street. Other means will be used to hide or reduce the appearance of security fence on the west and south sides of the multi-residence area to help it integrate into the larger neighborhood.

A variety of different walls and fences are anticipated as part of the implementation of Baseline Mixed Use. Although the community is to be designed with an overall open feeling which allows for maximum views and access for pedestrians, there are a number of locations that will require walls or fences to secure private property and enclose or screen specific activities. All walls and fences will be designed to be harmonious with the overall community theme and will be consistent with current City of Mesa codes. All internal privacy walls will be designed to promote the architectural design theme as outlined herein. View fences are allowed and encouraged where appropriate.

ARCHITECTURAL QUALITY STANDARDS

General Concept

The Baseline Mixed Use community will include a variety of land uses and will have a unifying architectural character that is aesthetically pleasing and visually appropriate for implementing the overall project. Generally speaking, the architectural character will reflect styles indicative of residential neighborhoods in the region including Mediterranean, Spanish, Ranch, Traditional and Craftsman influences among others. Although some of the commercial uses may have larger building footprints, their elevations will be compatible with the residential architectural character and will include details that create a residential and pedestrian friendly scale consistent with the surrounding residential neighborhoods.

The overall urban design concept for Baseline Mixed Use is to be pedestrian friendly. Architecture and landscape design elements will incorporate a safe and attractive pedestrian walkway system including sidewalks, walkways and courtyard paseos to encourage a quality pedestrian experience. Building heights and massing will adhere to City of Mesa's development regulations. All land uses will require a refinement of massing, color and details consistent with the Architectural Guidelines set forth herein.

Building Materials & Finishes

- **Architectural Exteriors** –Stucco or EIFS will be the primary exterior and soffit finish; composite siding, brick, natural stone and cultured stone are encouraged as accent materials.
- **Architectural Details** – Precast concrete columns, decorative surrounds, and caps are allowed if sealed and painted or stained. Prefinished metal is acceptable for roofs, copings, trim, and flashings. Ceramic or Porcelain tile is encouraged for detailing on buildings and landscape elements.
- **Colors** – A well-designed color palette will help create a sense of place, add interest to details and bring an additional overall quality to the development. The color scheme for Baseline Mix Use will be focused on earth tones and will include vibrant accents to enliven the residential and retail components.
- **Roofing Materials** - Reinforced concrete tiles either round or flat, standing seam metal roofing, and architectural grade shingles with approval from Design Review Board.
- **Discouraged Materials & Finishes** – Discouraged materials include vinyl siding, corrugated metal, wood siding and trim (wood fascia is acceptable), and metal siding, unless used as a design element approved by City of Mesa's staff and Design Review Board.

Additional materials that are not outlined above may be approved if they are a durable and sustainable material that is resistant to fading or warping due to heat and sun exposure. All materials shall be approved by City of Mesa's staff and Design Review Board.

Sustainability

The "Leadership in Energy and Environmental Design" (LEED) Green Building Rating System is presently a voluntary standard for developing high-performance sustainable buildings.

- The Neighborhood Retail center and Multi-Residence areas should work towards, but are not required to, providing some of the following sustainable development guidelines below.
 1. Building design and orientation should provide for passive and active solar opportunities.

2. Building designs should respond to the harsh southwest climate by incorporating materials and design methods suitable for this region.
 3. Use roofing materials that specify a high Solar Reflectance Index for a minimum of 75% of the roof surface area.
 4. Safe and efficient paths of travel should be accommodated for pedestrians.
 5. Front entries should be covered or shaded from the sun as much as feasible.
 6. Shade trees should be planted in parking lot areas and in areas where pedestrian and gathering activity is anticipated.
 7. Bike racks should be provided convenient to buildings.
 8. Exclusive parking signed for electric and/or alternative energy fueled vehicles is encouraged.
 9. Design for effective use of energy efficient appliances and HVAC systems by demonstrating reductions in on-going power consumption.
 10. Design for effective water usage and conservation methods in buildings by using low flow plumbing fixtures using minimal amounts of potable water.
 11. Irrigation shall utilize low flow bubblers and spray heads where applicable to reduce the probability of water run off and overspray.
 12. The irrigation controller shall be equipped with soil moisture sensor, rain shut off and wind shut off capabilities. The controller shall be able to adjust station run times to daily evapotranspiration updates. Utilizing these tools, management of the irrigation system will be automated and will reduce the labor required to provide system adjustments based on seasonal change. It will also reduce the volume of water applied to planting areas otherwise wasted using typical time clock controllers.
 13. Drought tolerant plant materials encouraged. Turf in common landscaped areas should be limited to active use areas, play areas, and picnicking areas.
- The Single Residence areas should work towards, but are not required to, providing some of the following sustainable development guidelines below.
 1. Building designs should respond to the harsh southwest climate by incorporating materials and design methods suitable for this region.
 2. Use roofing materials that specify a high Solar Reflectance Index for a minimum of 75% of the roof surface area.
 3. Safe and efficient paths of travel should be accommodated for pedestrians.
 4. Shade trees should be planted to shade the homes as well as in areas where pedestrian walk and gather for activities.
 5. Front entries should be covered or shaded from the sun as much as feasible.
 6. Design for effective use of energy efficient appliances and HVAC systems by demonstrating reductions in on-going power consumption.
 7. Design for effective water usage and conservation methods by using low flow plumbing fixtures using minimal amounts of potable water.

8. Within common open space areas irrigation shall utilize low flow bubblers and spray heads where applicable to reduce the probability of water run off and overspray – “Smart” irrigation control systems.
9. The irrigation controller shall be equipped with soil moisture sensor, rain shut off and wind shut off capabilities. The controller shall be able to adjust station run times to daily evapotranspiration updates. Utilizing these tools, management of the irrigation system will be automated and will reduce the labor required to provide system adjustments based on seasonal change. It will also reduce the volume of water applied to planting areas otherwise wasted using typical time clock controllers.
10. Drought tolerant plant materials encouraged. Turf in common landscaped areas should be limited to active use areas, play areas, and picnicking areas.

Building Signage

- Signage design must be comprehensive and in harmony with the style and character of the development. Signage is an integral design component to the building architecture, building materials, landscaping, and overall site development.
- Entry monumentation is anticipated at the project entries on Baseline Road.
- Internal signage will provide coherent and fundamental wayfinding to enhance both the pedestrian and vehicular experience.

Lighting

- Pedestrian scale lighting will be included in pedestrian oriented areas to compliment the buildings and provide a safe nighttime environment.
- Parking, drives and paths will be lit for safety as well as ambiance.
- Care shall be taken with overall site lighting to preserve the integrity of the night sky so that it can be observed and enjoyed while on site.
- Lighting should be placed and shielded to limit glare and to limit the emission of light beyond the boundary of the property.
- Consistent or complimentary lighting should be used throughout the public areas of the site.

Refuse Enclosures, Loading & Service Areas

All refuse enclosures will be in conformance with the City of Mesa's standards. Additionally, the materials and colors used for the enclosures will be acceptable to the Architectural Guidelines found herein. The screening materials will be complimentary to the project architecture and will include appropriate types and amounts of plant material so as to blend in with adjacent land use.

Loading and service areas will be screened from offsite views by walls or plant materials where needed. All service areas will be clearly marked and used for unloading goods and storing vehicles used for businesses while on site.

LANDSCAPE STANDARDS

Appropriate plant selection and landscape design techniques will help preserve the natural environment and meet water conservation goals as set forth by the City of Mesa. Therefore, the master plant palette below is based on drought tolerant plants that are either native or naturalized plants, which will help ensure the plant's survival. Additionally, the design of the landscaped areas such as the entry monuments, streetscape, and parks should be in keeping with the Baseline Mixed Use project's overall theme. This will reinforce the community character through the architecture as well as through the landscaping design. Additional plant materials may be added as the design theme for Baseline Mixed Use is further refined, but will not include plants located on the City's prohibited plant list.

Master Plant Palette

Trees

Acacia farnesiana	Sweet Acacia
Acacia rigidula	Blackbush Acacia
Acacia salicina	Willow Acacia
Cercidium hybrid	Desert Museum
Cercidium praecox	Palo Brea
Chilopsis linearis	Desert Willow
Dalbergia sissoo	Indian Rosewood
Eucalyptus erythrocorys	Red-cap Gum
Fraxinus uhdei	Shamel Ash
Jacaranda mimosifolia	Jacaranda
Lagerstroemia Indica 'Red'	Crape Myrtle Standard
Olneya tesota	Desert Ironwood
Phoenix dactylifera	Date Palm
Phoenix roebelenii	Pigmy Date Palm
Pithecellobium flexicaule	Texas Ebony
Prosopis chilensis	Chilean Mesquite
Ulmus parvifolia	Evergreen or Chinese Elm

Shrubs

Anigozanthos flavidus	Kangaroo Paw
Anisacanthus quadrifidus	Flame Honeysuckle
Asparagus sprengeri	Sprenger Asparagus
Buddleia marrubifolia	Woolly Butterfly Bush
Calliandra californica	Baja Fairy Duster
Cassia artemisioides	Green Feathery Senna
Dalea versicolor	Weeping Dalea
Encelia farinosa	Brittlebush
Ephedra nevadensis	Desert Tea
Eremophila maculata	Red Eremophila
Ericameria laricifolia	Turpentine Bush
Hamelia patens	Firecracker Bush
Justicia californica	Chuparosa
Lantana camara	Bush Lantana
Leucophyllum candidum 'Silver Cloud'	Silver Cloud Sage
Leucophyllum frutescens	Texas Sage
L. frutescens 'Green Cloud'	Green Cloud Sage
Leucophyllum laevigatum	Chihuahuan Sage
Lysiloma microphyllum var. thomberi	Desert Fern
Maytenus phyllanthoides	Mangle Dulce
Ruellia peninsularis	Baja Ruellia
Simmondsia chinensis	Jojoba
Tagetes palmeri	Mountain Marigold
Tecoma stans var. angustata	Yellow-trumpet Bush

Conceptual Master Plant List

Groundcovers

Acacia redolens	Trailing Acacia
Asclepias subulata	Desert Milkweed
Baccharis hybrid	Trailing Desert Bloom
Cephalophyllum 'red spike'	Red Spike Ice Plant
Dalea greggii	Trailing Indigo Bush
Euphorbia rigida	Blue Euphorbia
Lantana hybrid	Yellow-Orange Lantana
Lantana montevidensis	Trailing Lantana
Malephora crocea	Gray Ice Plant
Oenothera berlandieri	Mexican Evening Primrose
Oenothera caespitosa	Tufted Evening Primrose
Oenothera stubbei	Saltillo Primrose
Rosemarinus officinalis	Trailing Rosemary

Vines

Bougainvillea 'Barbara Karst'	Bougainvillea
Jasminum mesnyi	Primrose Jasmine
Lonicera japonica	Japanese Honeysuckle

Accents

Agave geminiflora	Twin-flowered Agave
Agave parryi	Parry's Agave
Agave vilmoriniana	Octopus Agave
Aloe barbadensis	Aloe Vera
Aloe ferox	Tree Aloe
Aloe saponaria	African Aloe
Dasylinion wheeleri	Desert Spoon
Echinocactus grusonii	Golden Barrel
Fouquieria splendens	Ocotillo
Hesperaloe parviflora	Red Yucca
Justicia brandegeana	Shrimp Plant
Opuntia phaeacantha	Engelmann's Prickly Pear
Pachocereus marginatus	Mexican Organ
Trichocereus candicans	Trichocereus

Conceptual Master Plant List

Development Standards

Table A: Development Standards – RSL – 2.5 Residential Small Lot Single Dwelling District

Standard	RSL-2.5	MEWS	COURT YARD	COTTAGE	CLUSTER	SEE NOTES
Lot Standards						
Minimum Average Lot Area of Subdivision (sq. ft.)	2,500	2,500	2,500	2,500	2,500	
Minimum Individual Lot Area (sq. ft.)	2,000	2,000	2,000	2,000	2,000	
Minimum Lot Width – Interior Lot (ft.)	25	25	25	25	25	
Minimum Lot Width – Corner Lot (ft.)	30	30	30	30	30	
Minimum Lot Depth (ft.)	75	60	60	75	60	
Building Form and Location						
Maximum Height (ft.)	30	30	30	30	30	
Maximum Number of Stories	2	2	2	2	2	Note: 1
Minimum Setbacks (Yard sizes) (See Notes: 8 & 9)						
Front – Building Wall (ft.)	12	7	10	10	10	
Front – Garage (ft.)	20	5 or ≥18	5 or ≥18	n/a	5 or ≥18	Notes: 2, 3, 4
Front – Porch (ft.)	7	3	7	7	7	
Street Side (ft.)	10	10	10	10	10	
Interior Side: Minimum Each Side (ft.)	3	4	4	4	4	Note: 5
Interior Side: Minimum aggregated of 2 sides (ft.)	8	8	8	8	8	Note: 6
Rear (ft.)	15	5	5	5	5	
Minimum Usable Outdoor Open Space (sq. ft.) per unit	400	400	400	400	400	Note: 7
Rear or Side – Garage (ft.)	13	n/a	5 or 18	5 or 18	5 or 18	
Additional Standards:						
Open Space: Section 11-5-4 (B) 4a ii	To count towards the required open space, porches must be a minimum of 5-feet in depth.					
Open Space: Section 11-5-4 (B) 4a iii	Minimum dimension of the open space is 7-feet.					
Open Space: Section 11-5-4 (B) 4b iv (2)	Common area usable dimension must be a minimum width of 50 feet in both directions.					
Open Space: Section 11-5-4 (B) 4b iv (5)	All lots must be within 600 feet of common open space.					

GENERAL COMMENTS:

- All setbacks are measured to property lines/street ROW/private lanes or alleys.
- Current City of Mesa zoning ordinances shall apply for development standards not otherwise discussed herein.
- The RSL-2.5 development standards as set forth within Section 11-5-4 of the Mesa Zoning Ordinance are the default development standards to be utilized when the Baseline Mixed Use PAD is silent or does not otherwise supply an alternate development standard.

NOTES:

- A third story may be permitted if meets specific standards. See 11-5-4(B)(1).
- Garage driveway setbacks to be either 5-feet or greater than/equal to 18-feet, no setback in-between allowed.
- All garage setbacks require a roll-up garage door. Garage doors shall be setback a minimum of 3-feet from the front façade of the building for those homes not fronting a Private Lane. Front/forward facing porches may be utilized to accomplish the 3-foot differential requirement with the garage doors. This provision shall not apply to alley loaded garages.
- On-street guest parking within 150-feet of the front door of unit must be provided when a 5-foot setback is utilized at a rate of 0.70 spaces per unit that contains only a 5' driveway.
- See 11-5-4 (B)(2), See 11-5-4 (B)(3).
- See 11-5-4 (B)(2).
- See Modified Open Space standards below.
- An optional side yard wall or fence will need to be reviewed and approved by the City and the homebuilder will need to demonstrate that a wall or fence is acceptable with 4'4" side yard setbacks.
- A homebuilder may locate homes along an interior public street within 7-feet in order to create more interaction with the street, a more interesting streetscape, and to limit the amount of walls along the street.

Table B: Development Standards – RSL – 2.5 Residential Small Lot Single Dwelling District

Standard	RSL-2.5	2-PACK	3-PACK	ZERO/2 LOT	COMPACT LOT	SEE NOTES
Lot Standards						
Minimum Average Lot Area of Subdivision (sq. ft.)	2,500	2,500	2,500	2,500	2,500	
Minimum Individual Lot Area (sq. ft.)	2,000	2,000	2,000	2,000	2,000	
Minimum Lot Width – Interior Lot (ft.)	25	25	25	25	25	
Minimum Lot Width – Corner Lot	30	30	30	30	30	
Minimum Lot Depth (ft.)	75	75	75	75	75	
Building Form and Location						
Maximum Height (ft.)	30	30	30	30	30	
Maximum Number of Stories	2	2	2	2	2	Note: 1
Minimum Setbacks (Yard sizes) (See Notes: 8 & 9)						
Front – Building Wall (ft.)	12	10	10	10	10	
Front – Garage (ft.)	20	5 or ≥18	5 or ≥18	5 or ≥18	5 or ≥18	Notes: 2, 3, 4
Front – Porch (ft.)	7	7	7	7	7	
Street Side (ft.)	10	10	10	10	10	
Interior Side: Minimum Each Side (ft.)	3	4	4	4	4	Note: 5
Interior Side: Minimum aggregated of 2 sides (ft.)	8	8	8	8	8	Note: 6
Rear (ft.)	15	10	10	10	10	
Minimum Usable Outdoor Open Space (sq. ft.) per unit	400	400	400	400	400	Note: 7
Rear or Side – Garage (ft.)	13	5	5 or 10	5	5 or 10	
Additional Standards:						
Open Space: Section 11-5-4 (B) 4a ii	To count towards the required open space, porches must be a minimum of 5-feet in depth.					
Open Space: Section 11-5-4 (B) 4a iii	Minimum dimension of the open space is 7-feet.					
Open Space: Section 11-5-4 (B) 4b iv (2)	Common area usable dimension must be a minimum width of 50 feet in both directions.					
Open Space: Section 11-5-4 (B) 4b iv (5)	All lots must be within 600 feet of common open space.					

GENERAL COMMENTS:

- All setbacks are measured to property lines/street ROW/private lanes or alleys.
- Current City of Mesa zoning ordinances shall apply for development standards not otherwise discussed herein.
- The RSL-2.5 development standards as set forth within Section 11-5-4 of the Mesa Zoning Ordinance are the default development standards to be utilized when the Baseline Mixed Use PAD is silent or does not otherwise supply an alternate development standard.

NOTES:

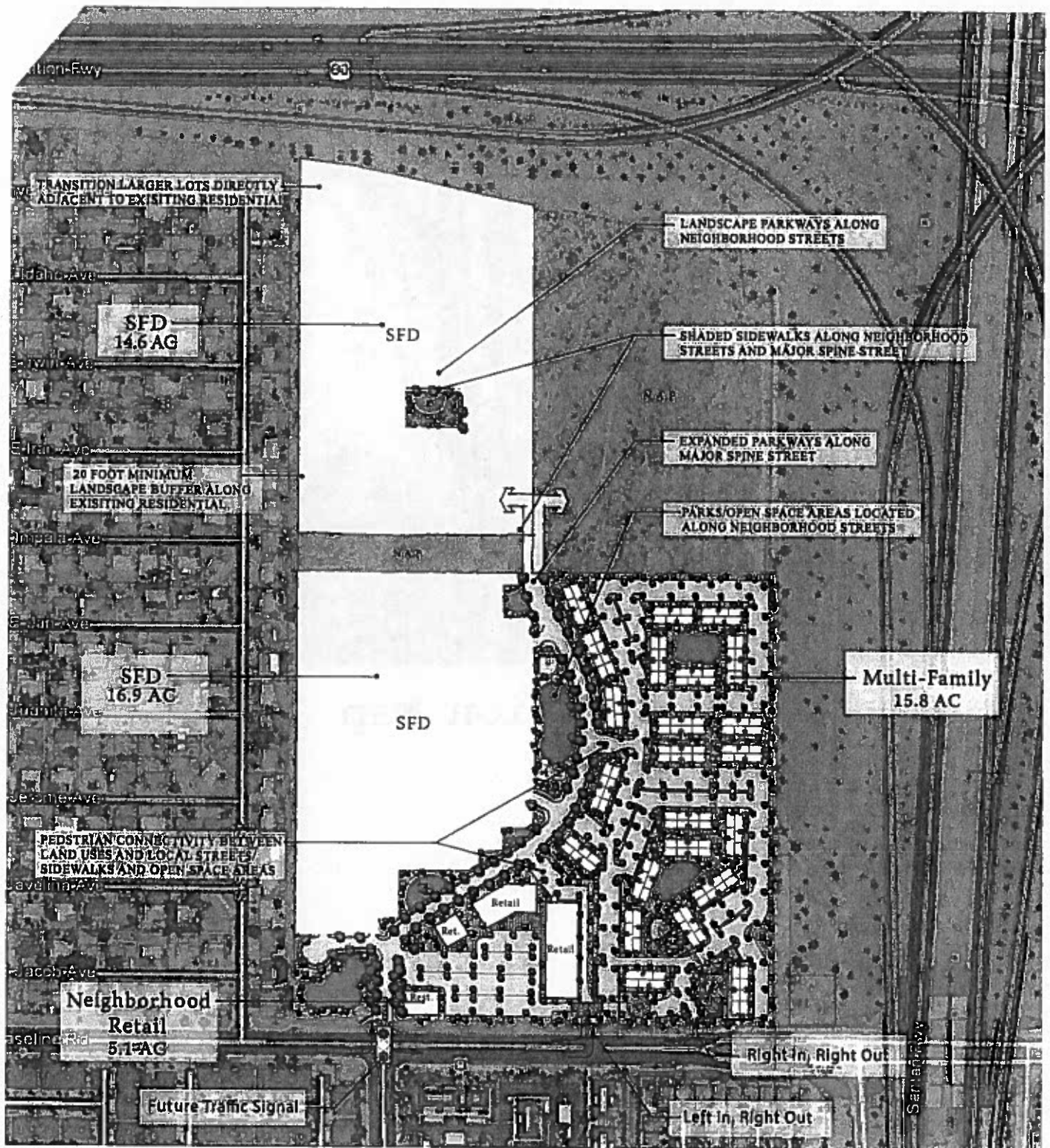
- A third story may be permitted if meets specific standards. See 11-5-4(B)(1).
- Garage driveway setbacks to be either 5-foot or greater than/equal to 18-feet, no setback in-between allowed.
- All garage setbacks require a roll-up garage door. Garage doors shall be setback a minimum of 3-feet from the front façade of the building for those homes not fronting a Private Lane. Front/forward facing porches may be utilized to accomplish the 3-foot differential requirement with the garage doors. This provision shall not apply to alley loaded garages.
- On-street guest parking within 150-feet of the front door of unit must be provided when a 5-foot setback is utilized at a rate of 0.70 spaces per unit that contains only a 5' driveway.
- See 11-5-4 (B)(2), See 11-5-4 (B)(3).
- See 11-5-4 (B)(2).
- See Modified Open Space standards below.
- An optional side yard wall or fence will need to be reviewed and approved by the City and the homebuilder will need to demonstrate that a wall or fence is acceptable with 4'4' side yard setbacks.
- A homebuilder may locate homes along an interior public street within 7-feet in order to create more interaction with the street, a more interesting streetscape, and to limit the amount of walls along the street.

Open Space Standards for Baseline Mixed Use RSL-2.5 Development.

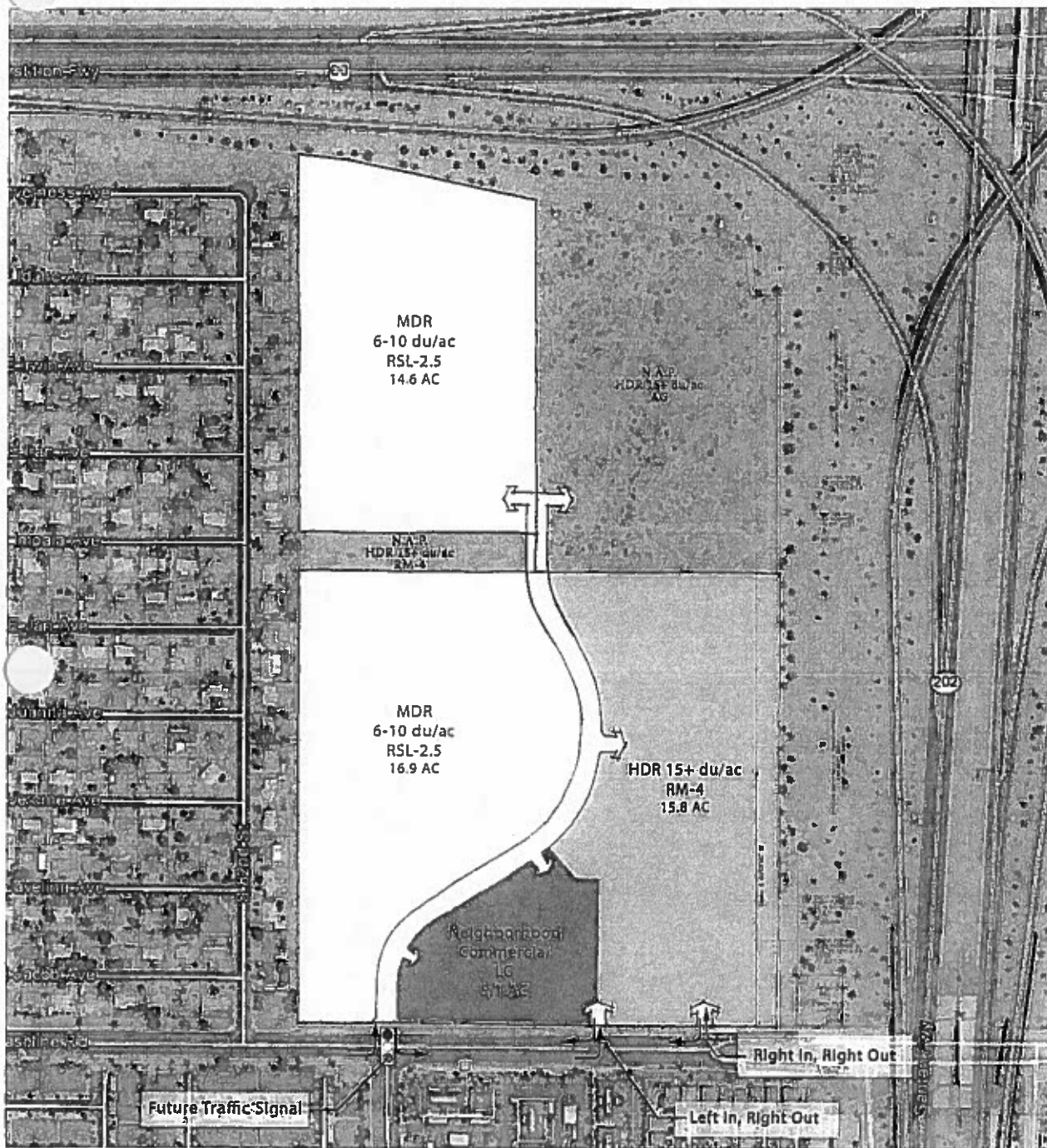
The following language replaces Section 11-5-4(b)(4) of the Mesa Zoning Ordinance in its entirety.

Open Space. The open space requirement may be met in one of two ways:

- a. A minimum of 400 square feet of open space shall be provided on each lot. The following criteria apply to the provision of this open space:
 - i. The open space may be contained in one large area, or multiple areas. No single space shall be smaller than 80 square feet for yards, patios, and courtyards and a minimum of 40 square feet for upper story balcony, porch, or patios.
 - ii. To count toward the required open space, the open space must have a minimum depth of at least 5 feet as an upper story balcony, porch or patio and 10-feet as a private yard, courtyard, or landscaped area.
 - iii. Items such as covered porches or patios, open on two sides; or designated courtyards with two sides defined by a knee wall of not more than 3-feet in height may be considered as open space when located in front and street-side facing yards, provided the minimum dimension of the open space in any direction is 7-feet.
- b. A combination of open space provided on the lot and in a common open space areas.
 - i. The open space requirement may be met by providing at least 280 square feet of private open space on each lot and providing common open space areas to serve the development at a rate of 120 square feet per lot.
 - ii. The standards provided in Item 2a, above, shall apply to the size and location of the on-lot open space.
 - iii. To qualify as common open space, all of the following standards must be met:
 - (1) The area shall be readily accessible and open to the community intended to benefit from the open space;
 - (2) The common area must be at least 50 feet in any direction.
 - (3) The open space must be at least 50 percent open to the sky. At least 75 percent of open space areas that are open to the sky and not otherwise used as active recreation facilities shall be landscaped and maintained with live plant materials.
 - (4) Open space areas shall be improved with facilities that provide for active and/or passive recreation, such as benches, paths, playground equipment, ball courts, picnic tables, barbeque facilities, turf play areas, and landscaped gardens.
 - (5) All lots must be within 600 feet of common open space.



Illustrative Plan
Baseline Mixed-Use Property
Mesa, Arizona
HOUSING TRUST GROUP, LLC



Land Use Exhibit
Baseline Mixed-Use Property
Cesa, Arizona
HOUSING TRUST GROUP, LLC

