



DESTINATION at Gateway

Community Vision Guidelines



COMMUNITY VISION

“The past gives us our identity and the future gives us our promise”

DESTINATION at Gateway - a thematically designed community in Mesa, Arizona, near one of the nation’s fastest growing community areas and the Mesa Gateway Airport. DESTINATION will contain over 700 homes in a variety of types, styles, and land uses. It will be built as a place that brings us back to a simpler time that revolves around family and community.

DESTINATION is where today’s conveniences and styles meet yesterday’s neighborhood comforts. It is a place where families can experience open friendly neighborhoods in a blend of old town elements and modern amenities.

With a well situated commercial center, integrated neighborhoods and a mix of housing types, recreational facilities, and open space amenities, DESTINATION creates a distinctive setting that provides a framework for sophisticated community living and ambitious town building.

Innovative site planning and creative landscaping bring the character and charm of the neighborhoods to life. Organized around a historical city design with a dedication to providing socially interactive and integrated neighborhoods, DESTINATION is a unique place to play, live, and grow.

The Vision for the Neighborhood and amenity plan is guided by the following ideas:

1. EVOLUTION OF “THE PAST GIVES US OUR IDENTITY AND THE FUTURE GIVES US OUR PROMISE”

Create a self-supportive, vibrant, integrated community that encourages interaction among residents, and creates a unique sense of place – a place residents like to call their own. The designed landscape and pure forms create a distinctive ambiance, setting DESTINATION apart from its neighbors.

2. COMMUNITY ACTIVITY CORE

Multiple community cores with non-competing uses serve the daily needs of the residents. These cores serve as nodes of community activity providing a well-balanced mix of retail as well as recreational facilities.

- ❖ Redefine the role of the street as a pedestrian and social space;
- ❖ Provide landscaped parkways where pedestrians, active open spaces and automobiles share the right of way. Create curb appeal to create separate sidewalks to create pleasing and walkable streets.
- ❖ Orient certain housing elements like active living spaces towards the front to houses to help activate the street as a social space.
- ❖ Create a hierarchy of connected pedestrian linkages that lead to walkable destinations within the neighborhood and the subdivision.

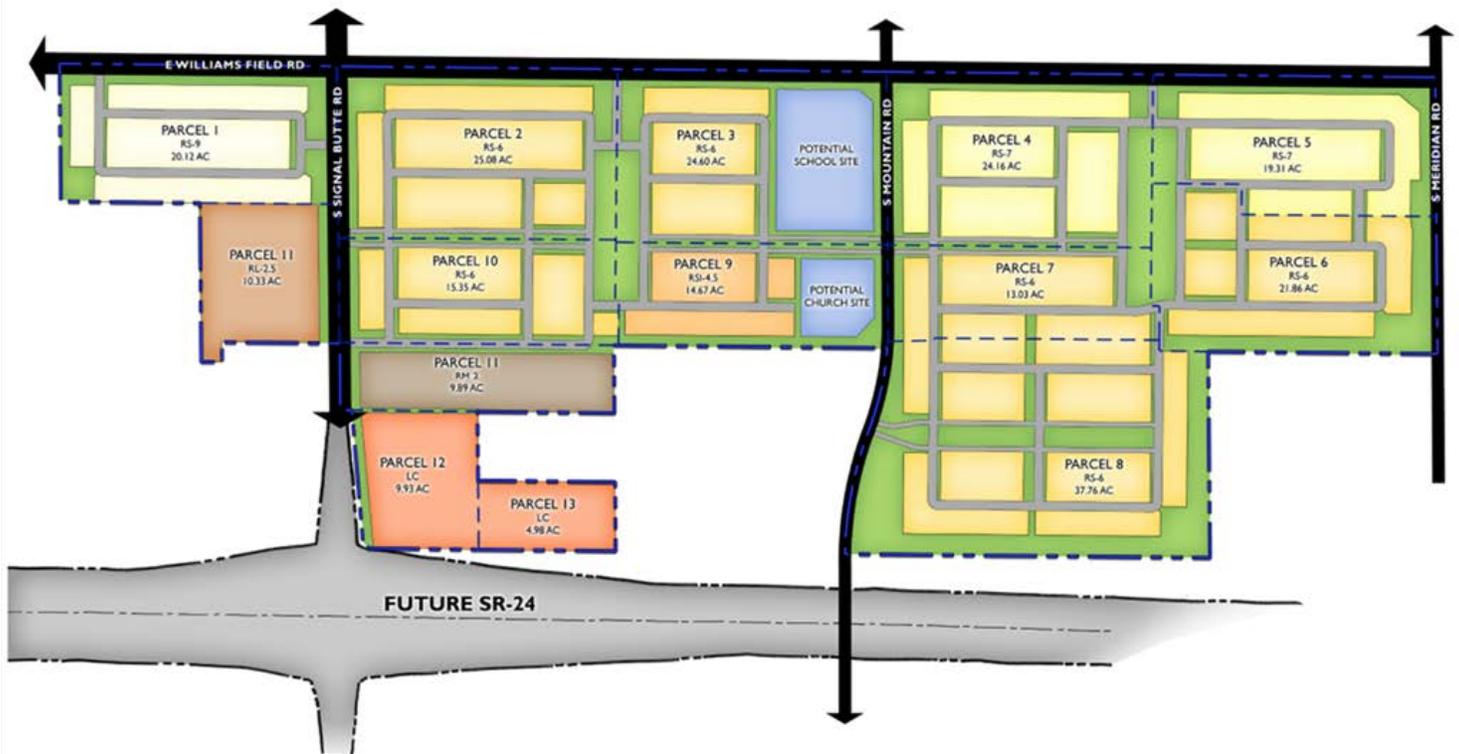
Figure 1 Conceptual Lotting & Activity Cores



3. A RANGE OF RECREATIONAL OPPORTUNITIES

The open space and trails network is interspersed throughout the community. Centrally located “Community Parks” provide a spectrum of recreational facilities for the residents.

Figure 2 Conceptual Site Plan



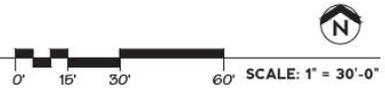
Large lineal (north-south) community parks conveniently located in the center of the two neighborhoods, provide opportunities for neighbors to gather and enjoy amenities, such as the amphitheater, several picnic areas with ramadas, a children’s tot lot, a half-court basketball court, and large open grassy areas suitable for soccer. Community Park “A” (between Signal Butte and Mountain Roads) is 3.35 acres and Community Park “B” (between Mountain and Meridian Alignment) is nearly 4.5 acres in size, both offering a substantial amount of room to play and enjoy the on-site amenities or simply passively sitting in the shade.

Forms will be rectilinear and contain substantial amenity detailing, themed ramadas, play areas, light fixtures and landscape plantings will enhance important nodes and create a warm and welcoming atmosphere, both external and internal to the community.

Figure 3 Park "A" Amenity Details



1 PARK A
PLAN ENLARGMENT





2] PARK A STREET ELEVATION

Examples of typical site amenities are illustrated below:



PLAY STRUCTURE



AMENITY DETAILING



BASKETBALL COURT



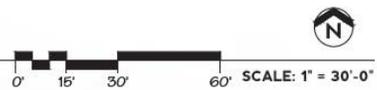
SHADED PLAY AREAS

Dynamic open spaces, will offer such amenities as an amphitheater, basketball courts, tot lot with play structure, ramadas with tables and benches, and large open green spaces for passive and active recreation. Active outdoor open space programmed with the central location of the community's open space parks, as well as extensive pedestrian trails, nodes and connections.

Figure 4 Park "B" Amenity Details



1 PARK B
PLAN ENLARGMENT





2 PARK B ELEVATION FROM RETENTION BASIN

Examples of typical site amenities are illustrated below:



TREE LINED OPEN SPACE SIDEWALK



ACTIVE OUTDOOR AREA FOR PASSIVE SPORTS



AMPHITHEATER

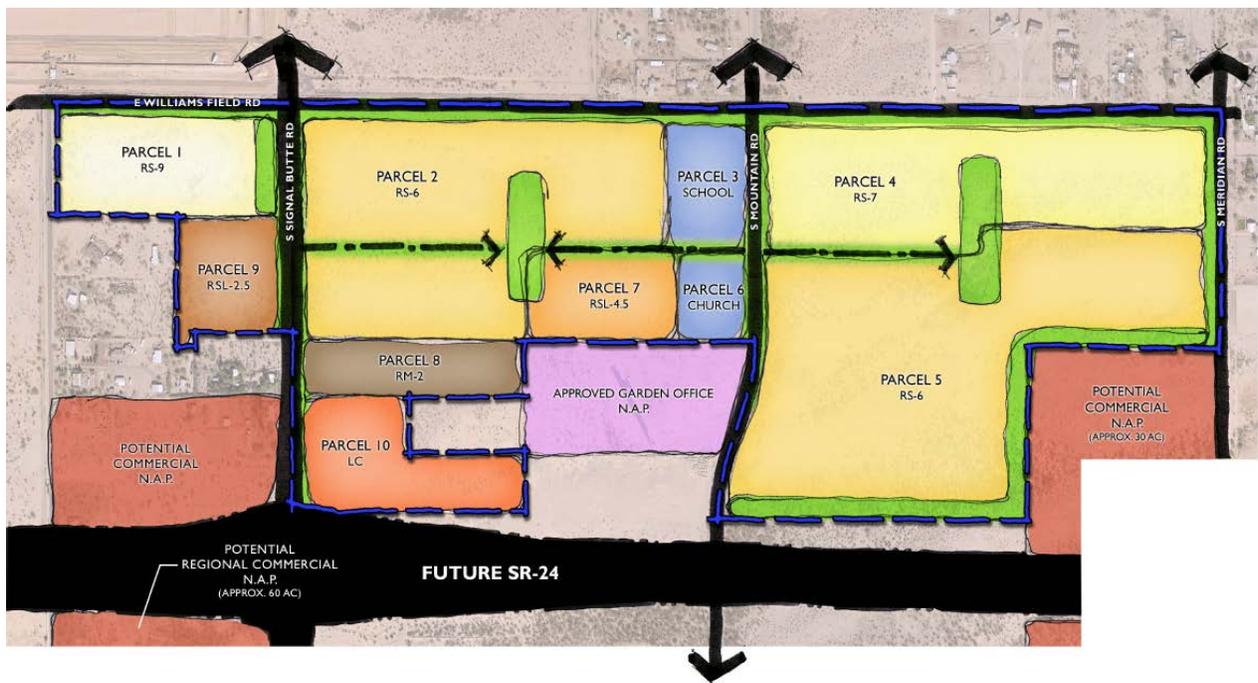


THEMED RAMADAS

4. CREATE A MIX OF USES COMPATIBLE WITH THE AREA

Designed to be mindful of the current and proposed uses in the area. Encourage land uses that blend well with the master plan and communities to the north of the site. Promote linkages from the residential portion of the project to the retail/commercial section of the community. Encourage linkages to the proposed “regional and local commercial/office uses” that abut the site and are buffers from the Williams Gateway Freeway (SR24).

Figure 5 DESTINATION Land Use Framework Plan



5. DIVERSE HOUSING TYPES

Diversity in housing types is provided to cater to varied needs and lifestyles. A lot mix ranging from large lot single-family detached to multi-family will help foster a vibrant and diverse community.

Examples of potential product type are illustrated below:

*Examples of Moderate to Larger Lot Housing Products**



**For illustrative purposes only.*

*Examples of Moderate Sized Lots Housing Products**



**For illustrative purposes only.*

*Examples of Smaller to Moderate Sized Lot Homes**



**For illustrative purposes only.*

Examples of Smallest Lot Housing Products*



SPANISH COLONIAL



DESERT PRAIRIE



ITALIAN VILLA



EUROPEAN COTTAGE



SPANISH COLONIAL



DESERT PRAIRIE



ITALIAN VILLA



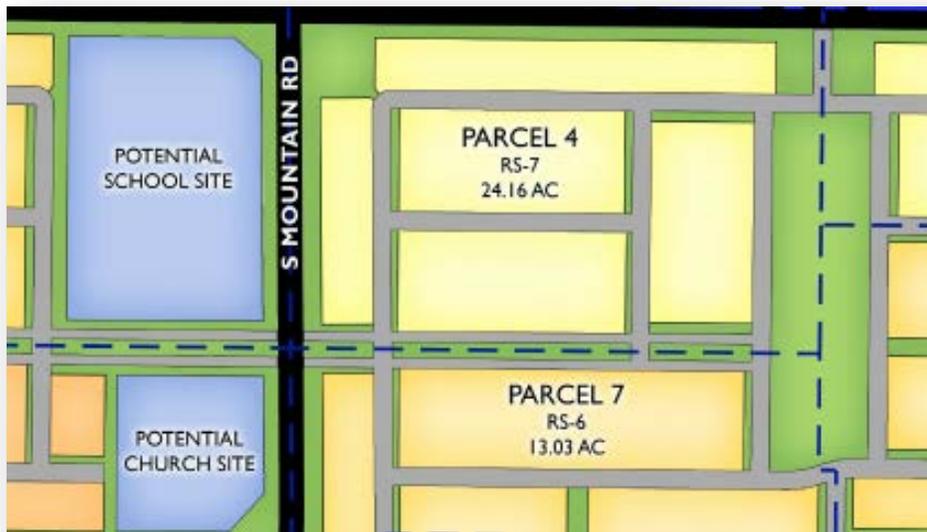
EUROPEAN COTTAGE

*For illustrative purposes only.

6. WALKABLE, PEDESTRIAN-FRIENDLY NEIGHBORHOODS

Create a community with varied and integrated mix of uses, fostering and enhanced level of convenience, walkability and richness of experience. This includes a potential church, school site and large usable open space connectors.

Figure 6 DESTINATION Walkable Mix of Land Uses



TREE LINED STREETS



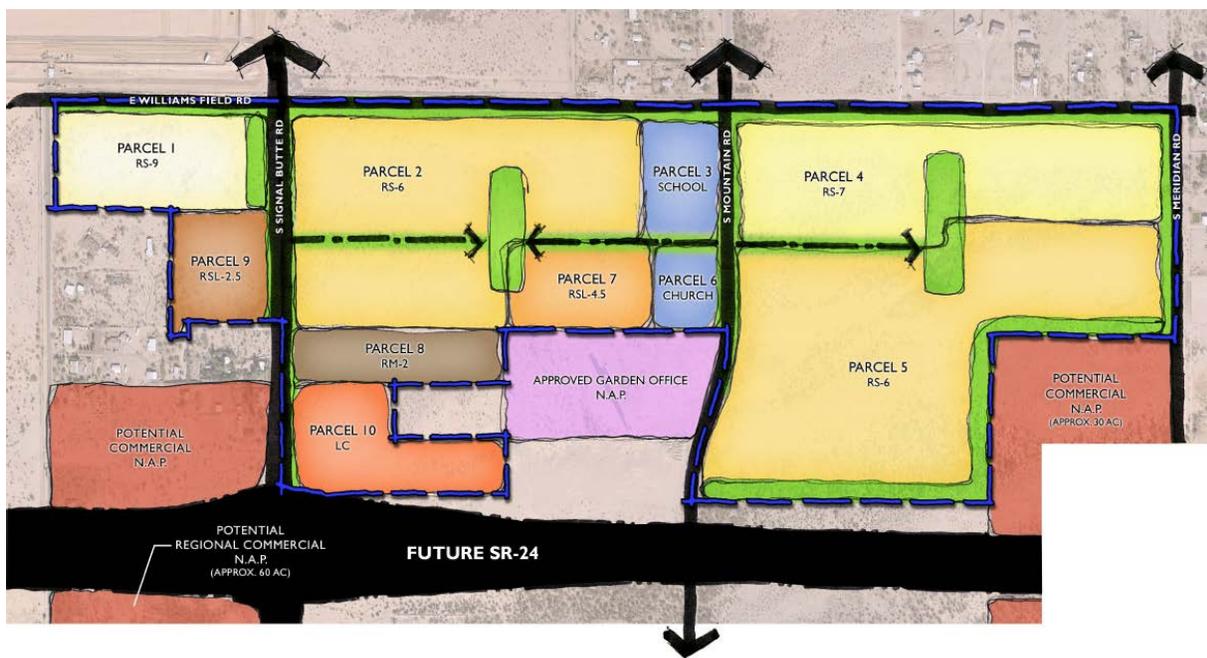
PARKWAY MEDIAN

7. AN INTEGRATED & CONNECTED COMMUNITY

Land use adjacencies, trails, sidewalks and open space elements promote linkage and connectivity resulting in improved access to community facilities and services and an increased level of community interaction.

As the commercial portion of the project develops, the above opportunities for pedestrian connections from the adjacent residential properties will be incorporated into the project.

Figure 7 DESTINATION Connectivity & Integrated Land Uses



8. COMMON AREA MAINTENANCE

Project common facilities, such as landscape tracts, monuments, parks and project amenities will all be maintained, operated by the development's Homeowner's Association (HOA). Individual homeowners will be responsible for the maintenance of their internal lot-line walls. A Property Owner's Association (POA) will maintain the commercial parcel's private facilities.

PROJECT CORNERSTONES

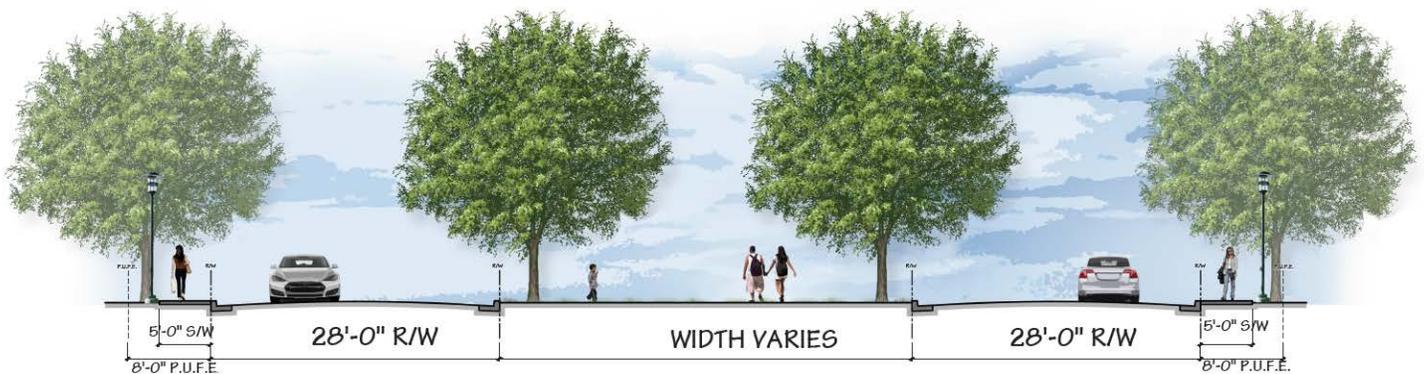
To incorporate and integrate this Vision, Destination has developed some project cornerstones. They are more fully described as follows:

1. ARTICULATE CLEAR AND STRUCTURED NEIGHBORHOODS

- ❖ Use community parks as organizing elements for the neighborhoods.
- ❖ Strategically locate the community parks throughout the community so that they are accessible to each household.
- ❖ Incorporate the “Parkways” to distinguish them as an important link between the neighborhoods and community facilities.

2. REDEFINE ROLE OF THE STREET AS A PEDESTRIAN /SOCIAL SPACE:

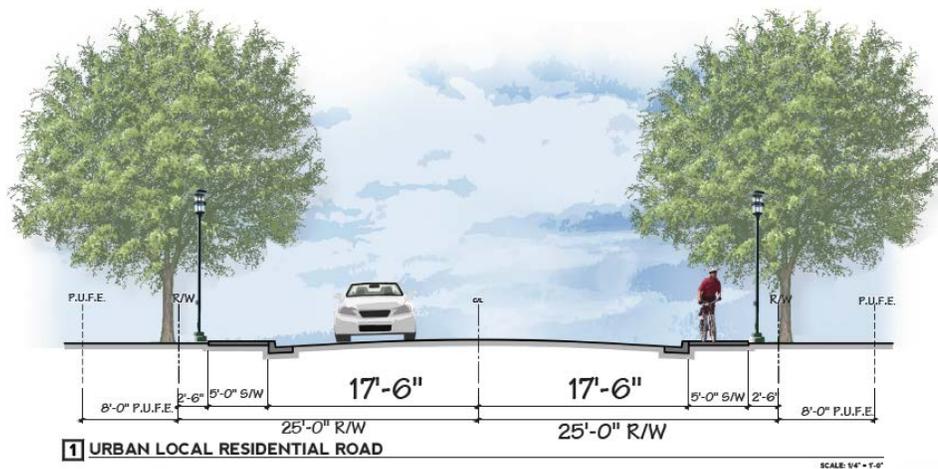
The DESTINATION community boulevard’s theme street tree is the leafed Red Push Pistache which will provide year round, not only great shade with its full umbrella-like crown, but beautiful color with its foliage that in fall turns a spectacular red and orange. A small grove of Red Push Pistache trees stand welcoming at the main entrances to DESTINATION. Evergreen elms and Fantex ash trees round out the other street trees that are located along the other community street sides and landscaped perimeter areas.



Provide landscaped parkways with historical street trees (used in the older neighborhoods) and shared right of way space. Encouraging wide medians with active open space, curb separated sidewalks, and passive and active open spaces to create shared pleasing and walkable streets.

- ❖ Orient elements like porches, or active living spaces, towards the fronts of the house to help activate the street as a social space.
- ❖ Create a hierarchy of connected pedestrian linkages that lead to walkable destinations within the neighborhoods.

Using the site's lineal nature a landscaped boulevard traverses, east to west, through the entire community. The boulevard's theme street tree is the leafed Red Push Pistache. A small grove of Red Push Pistache trees stand welcoming at the main entrances to DESTINATION.



3. DEFINE A SYSTEM OF ENTRY TREATMENTS TO THE PROJECT

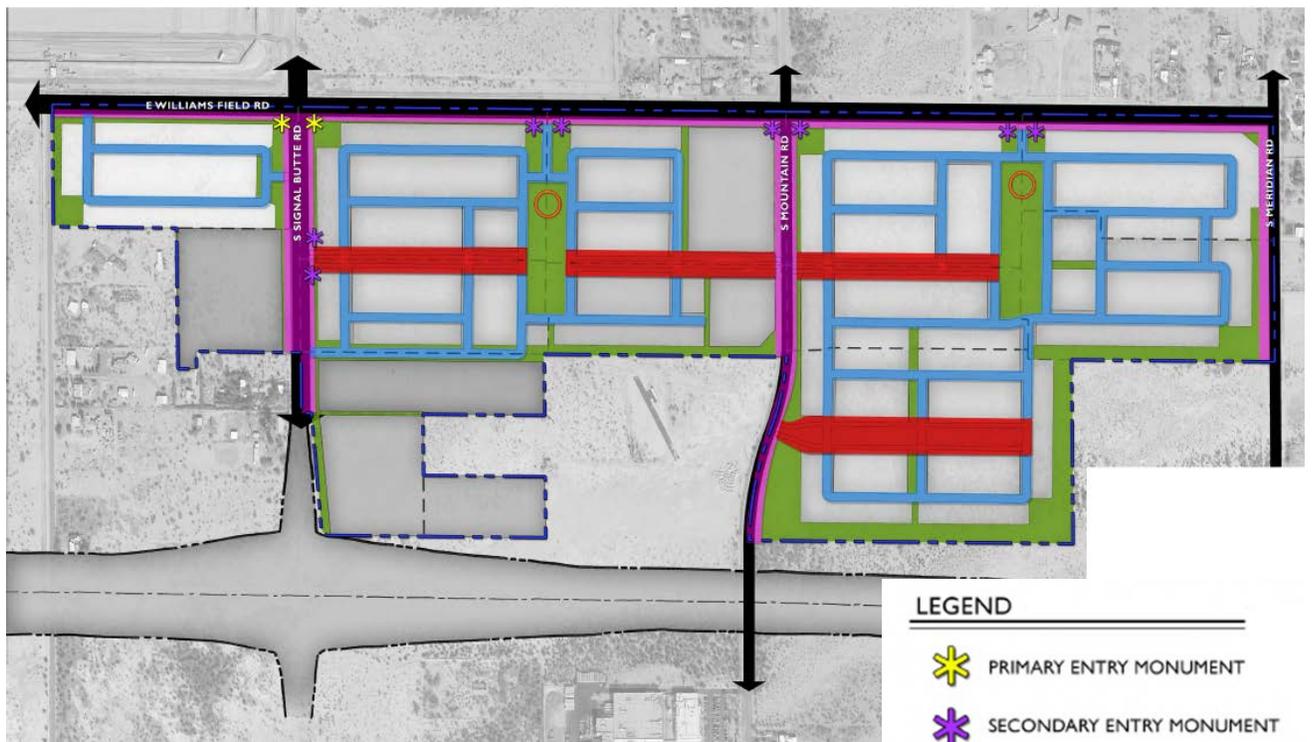
- ❖ Encourage the use of materials that incorporate historical elements used by the City in the past. An example, would be the use of metals in the entry treatments, representing the metal found at Mesa/Gateway airport and the planes that have historically been present.
- ❖ Develop an entry treatment hierarchy for the project.
- ❖ Strategically, incorporate the entry treatments and the hierarchy (Primary, Secondary, and tertiary) into the project.



4. LANDSCAPE DESIGN

Landscape Design plays a major role in creating a true sense of place within the Destination at Gateway project. Community parks anchor the project providing a scale organizing element. Smaller parks within each subdivision, and the large parkways, will further define the hierarchy by breaking down the open space to a pedestrian level. A series of easements and drainage corridors are sensitively designed to integrate them into the community as a resource.

In addition to the Red Push Pistache, selected plant material tree palette consists of the Fantex Ash with Shamel, Arizona and Bonita Ashes, Evergreen Elm, Southern Live Oak, Tipuana Tipu, and the Mulga Trees used as street tree programming in the individual neighborhoods, with the Mondel Pine as an accent tree in various locations in the community's open spaces.



LEGEND

-  PRIMARY ENTRY MONUMENT
-  SECONDARY ENTRY MONUMENT
-  COMMUNITY AMENITY AREA
-  PERIMETER ROADS
Fantex Ash - *Fraxinus velutina*
-  PARCEL STREETS
Alternating: Bonita Ash - *Fraxinus velutina* 'Bonita'
and Evergreen Elm - *Ulmus parviflora*
-  URBAN BOULEVARD
Red Push Pistache - *Pistachia chinensis* 'Red Push'
-  OPEN SPACE/LANDSCAPE AREA
Red Push Pistache - *Pistachia chinensis* 'Red Push'
Fantex Ash - *Fraxinus velutina*
Bonita Ash - *Fraxinus velutina* 'Bonita'
Shamel Ash - *Fraxinus udhei*
Southern Live Oak - *Quercus virginiana*
Mondell Pine - *Pinus eiderica*

5. INTEGRATE A SYSTEM OF PARKS AND OPEN SPACE

Over thirty six acres of the project is open space. Using the site's lineal nature, a landscaped "Boulevard" traverses, east to west, through the entire community. Incorporated into the "Boulevard" is also an 8 foot multi-purpose trail. This trail provides additional pedestrian connectivity throughout the entire community. An additional "Boulevard" is proposed in the southern most portion of the development as well.

Other community design considerations include the following:

- ❖ Locate neighborhood parks within convenient walking distance from the majority of residential units.
- ❖ Develop each neighborhood park as a passive recreational area with flex space, tot-lot or a shade structure.
- ❖ Have the major parks have active programs, an example is a community amphitheater, soccer fields, and barbeque area.

Figure 8 Lots Facing Parks & Boulevards



6. NEIGHBORHOODS DISTINCTIVE CHARACTER & SENSE OF PLACE

The project proposes tree-lined neighborhood residential streets. Each of the parcels contain a specified street-tree that will be planted at a minimum of one per residential lot, installed at time of lot construction. The initial street tree planting will be installed by the homebuilder. Long-term implementation and administration of the street tree program will be under the auspices of the Homeowner's Association and community's CC&R's.

- ❖ Optimize the number of units in each builder parcel to foster a unique character and achieve economies of scale.
- ❖ Encourage a difference in building styles within each neighborhood.
- ❖ Encourage the use of different building materials as well as building elevations in each neighborhood.

The primary monument entrance to the development is located at Signal Butte and Williams Field, while because of the site's linear nature, three other secondary entry monument entrances are located further to the east, including Mountain Road.

Figure 9 Primary Entrance



1 OVERALL STREET ELEVATION



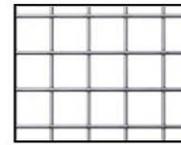
ANGLED CORTEN STEEL
NATURAL FINISH, TO RUST WITH AGE



BOARD FORMED CONCRETE
GRAY CONCRETE WITH
2x6 ROUGH SAWN WOOD FRAME
TO ACHIEVE LOOK



STEEL
PAINTED OR POWDER COATED
COLOR: SW 6328 - FIREWEED



WELDED WIRE MESH
COLOR: NATURAL FINISH

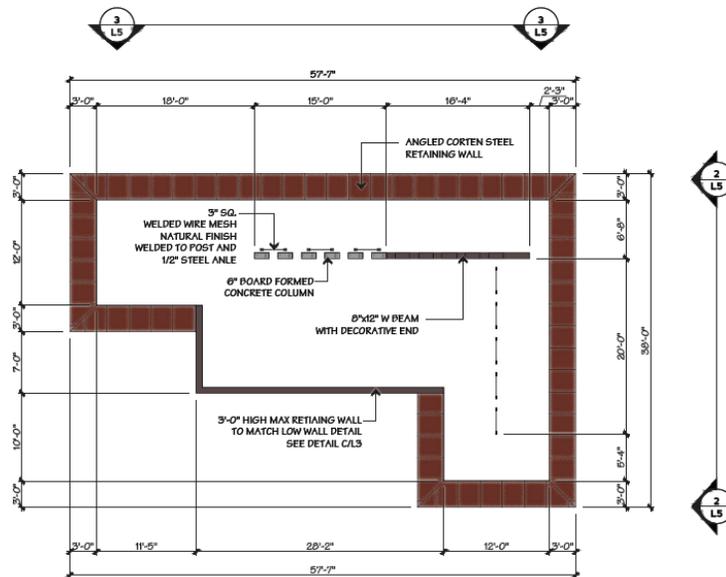
7. NEIGHBORHOOD ENTRIES

Embracing the area's roots of nearby Williams Gateway Air Force Base and historic agricultural use of the property, DESTINATION combines the industrial chic and old-fashioned agrarian with the use of corten steel, wire mesh panels and board formed concrete with a wood sawn look materials for a modern design, with the added visual interest of vertical height for the project's themed entries.



A SITE PLAN
SCALE: 1" = 30'-0"

1 PRIMARY ENTRY MONUMENT



B PLAN VIEW
SCALE: 1/8" = 1'-0"

Figure 10 Primary Entrance Monument Elevations



2 SIDE ELEVATION



3 FRONT ELEVATION

The neighborhood entries to the project and builder parcels shall be designed in a way not to dominate the streetscape. However, upon entering the Community there should be a sense of “place.”

- ❖ Neighborhood entry enhancements are intended to announce arrival into several key areas within the interior of the project:
- ❖ Neighborhood entries (secondary entry treatments) are to be placed on all entries to the project;
- ❖ Interior neighborhood entries may be subtle but more importantly in keeping with the Community Character. The entries shall enhance the Destination community character in a cohesive way to create uniformity. These gateways may also occur at the entries of the designated high density and commercial parcels.
- ❖ Neighborhood entry enhancements may include identifications signs, themed lighting, Destination character elements, enhanced hardscape and plantings which draw from the palette of adjoining streets.

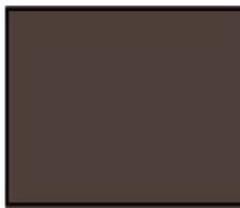
Figure 11 Secondary Entrances



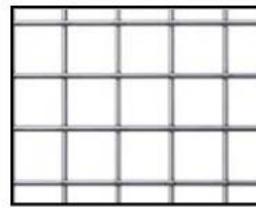
1 OVERALL STREET ELEVATION



BOARD FORMED CONCRETE
GRAY CONCRETE WITH
2x6 ROUGH SAWN WOOD FRAME
TO ACHIEVE LOOK



STEEL
PAINTED OR POWDER COATED
COLOR: SW 632B - FIREWEED



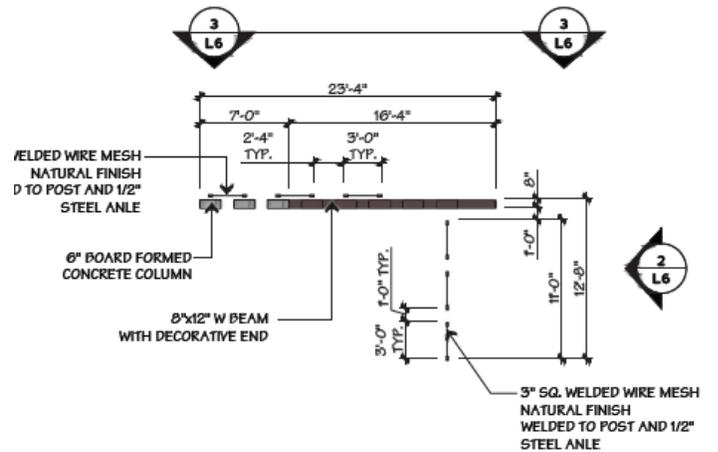
WELDED WIRE MESH
COLOR: NATURAL FINISH

Figure 12 Secondary Entry Monument Details



A TYPICAL SITE PLAN ALONG WILLIAMS FIELD ROAD
SCALE: 1" = 30'-0"

2 SECONDARY ENTRY MONUMENT



B PLAN VIEW
SCALE: 1/8" = 1'-0"

Figure 13 Secondary Entry Monument Elevations



2 SIDE ELEVATION

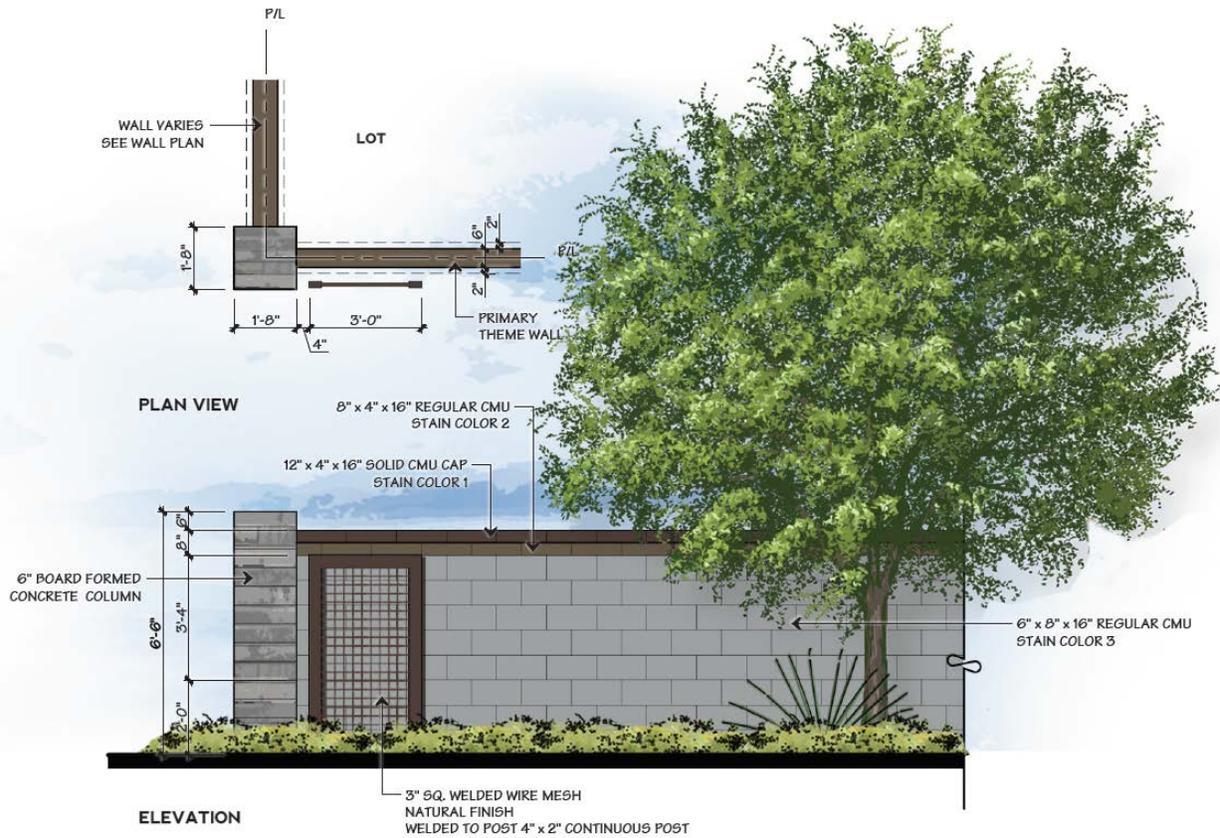


3 FRONT ELEVATION

8. NEIGHBORHOOD EDGES & WALL TREATMENTS

Integrating with the entry monumentation, the project theme walls consist of similar materials, including columns of board formed concrete with the wood sawn look, and the incorporation of wire mesh panel accent pieces. The theme wall will consist of a capped CMU wall, with banding of two colors. The secondary theme and screen walls (located at the amenity areas) are also capped CMU walls with a wired mesh panels and the screen wall also includes shorter board formed concrete decorative columns.

This primary theme wall is located all along the street frontage perimeter areas as shown on the project's fencing plan and the secondary theme walls are located along the southern perimeter and street sides throughout the development.

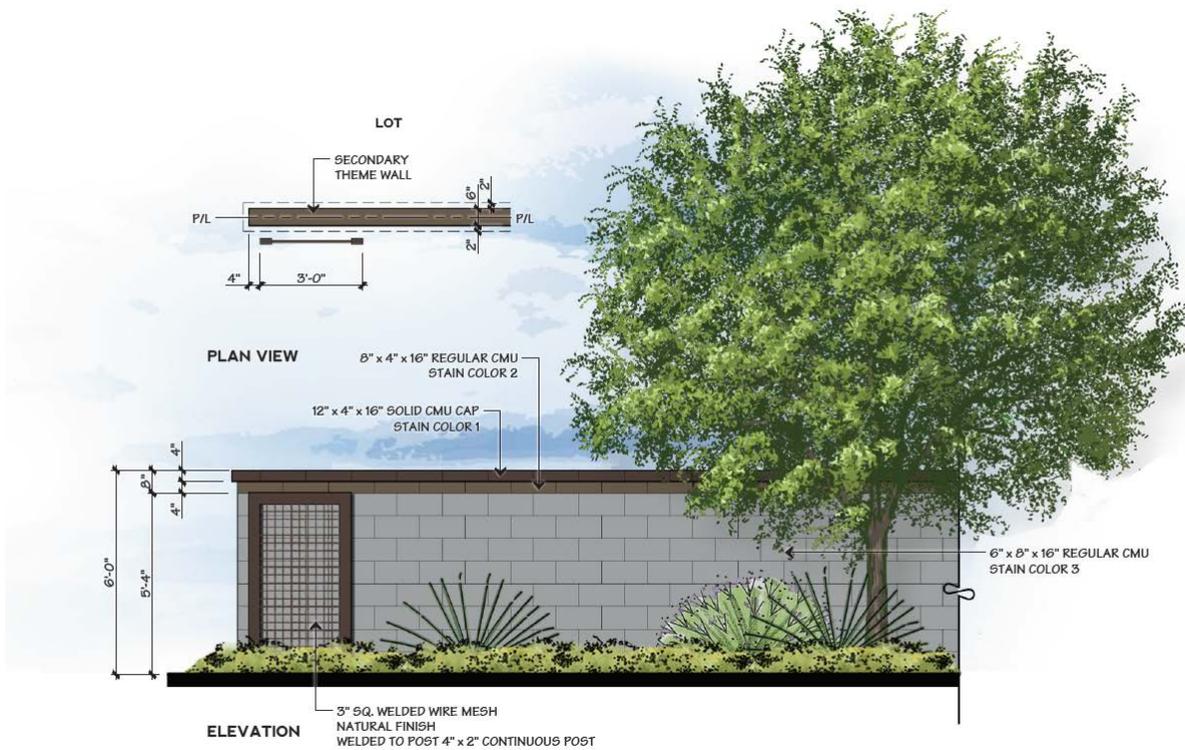


A PRIMARY THEME WALL

SCALE: 3/8" = 1'-0"

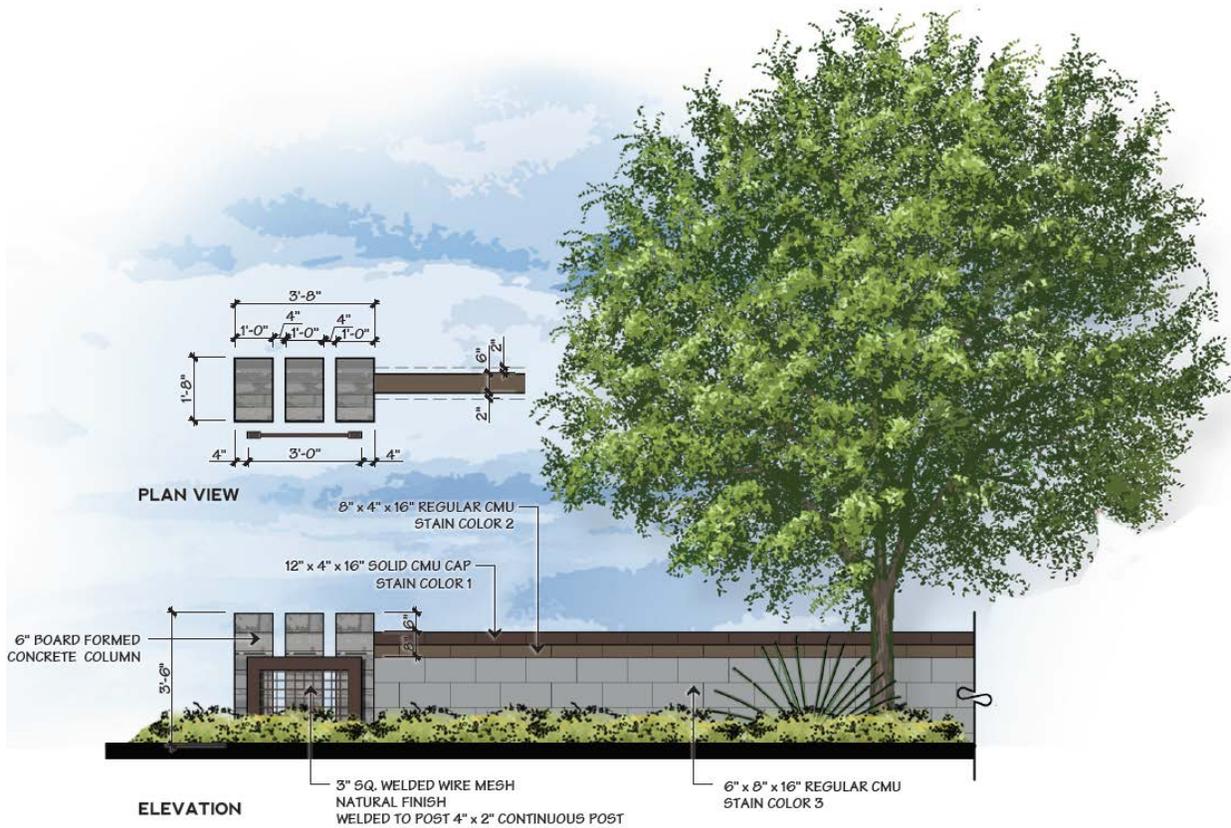
Walls and exterior edges play an integral role in crafting the community identification and character. To define the theme and establish landscape and architectural edge conditions and treatments, the following should be considered:

- ❖ To avoid a continuous “walled” character along the outside perimeter neighborhood edges and the community parkway. The lotting may consider creating open and friendly edges. Special attention should be given to view fencing, low privacy walls, landscape buffers and variable wall alignments.
- ❖ Privacy wall along the periphery of the community shall be of masonry construction of a style compatible with the community theme wall standard design.



B SECONDARY THEME WALL

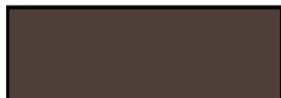
SCALE: 3/8" = 1'-0"



C SCREEN WALL

SCALE: 3/8" = 1'-0"

Materials for elements such as monuments, theme walls, ramadas, and landscape structures will consist of similar materials including columns of board formed concrete with rough-sawn wood materials, and the incorporation of wire mesh panel accent pieces.



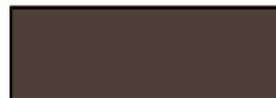
REGULAR CMU (STAINED) COLOR 1
GRAY CMU WITH STAIN
COLOR: SW 6325 - FIREWEED



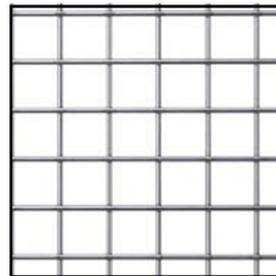
REGULAR CMU (STAINED) COLOR 2
GRAY CMU WITH STAIN
COLOR: SW 9095 - BAKED COOKIE



REGULAR CMU (STAINED) COLOR 3
GRAY CMU WITH STAIN
COLOR: SW 6199 - RARE GRAY



STEEL
PAINTED OR POWDER COATED
COLOR: SW 6325 - FIREWEED



WELDED WIRE MESH
COLOR: NATURAL FINISH

9. NEIGHBORHOOD CRAFTING

DESTINATION has taken the concept that *“the past gives us our identity and the future gives us our promise”* and blended the character of the project to create neighborhoods that are “classic” in nature. The approach to the community design suggests a unique approach away from the “mass produced” garage forward designs to a more environmentally sensitive/community based design.

The use of geometric forms combined with well-articulated pedestrian and vehicular connections, and a balanced mix of compatible uses will help create a vibrant and sustainable community. Such an approach will distinguish Destination from the typical “regular” subdivisions in the East Mesa area.

Below are examples of neighborhoods which have been successful with the Neighborhood Crafting concepts, similar to the community vision of DESTINATION:

