

# Exhibit 4 - Open Space Guidelines

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### **Open Space Requirements in General**

- Open space areas shall be connected via parks and trails such that residents and visitors can traverse the entire project without use of an automobile, including residential and non-residential areas.
- The Open Space in each Specific Plans shall employ a similar design in order to provide a cohesive public open space throughout the Project.
- All Open Space in the Project (i.e. Community Park, Neighborhood Parks, Urban Plazas and other open space) shall be connected by open space trails, themed street trails, and on-street trails. All dwelling units and businesses shall be within one quarter of a mile walking distance from open space and open space trails.

### **Requirements Specific to Parks**

- Each park shall have a minimum of four (4) of the park amenities described below. The type of amenities and the location of the amenities shall be determined at the time of site plan review or preliminary plat approval.
  - a. List of possible amenities or

Community Park	Neighborhood Park	Pocket Park
Pavilion/Ramada	Pavilion/Ramada	Pavilion/Ramada
Play Structures	Play Structures	Play Structures
Kids Water Play Area	Basketball	Basketball
Basketball	Sand Volleyball	Sand Volleyball
Sand Volleyball	Bocce	Bocce
Bocce	Fireplace	Open Play/Turf
Fireplace	Open Play/Turf	Dog Park
Open Play/Turf	Community Garden	
Community Garden	Dog Park	
Dog Park		

- b. An alternative amenity or amenities of equal to or greater than the amenities listed above, as determined by the Planning Director, in the Planning Director's sole discretion.
- All children's play equipment and parental seating areas in community and neighborhood parks shall be shaded either by structural shade or adequate trees. Child play surfaces shall meet national safety and industry standards.

### **Community Parks.**

- Each Community Park shall be a minimum of four acres of land.
- Amenities in each Community Park shall include active recreation areas such as ball fields, sport courts, and play areas, as well as passive recreation amenities such as ramadas, open turf areas, grills, and amphitheaters.
- Each Community Park shall be directly accessed via a combination of Open Space Trails, Theme Street Trails, and On-street Trails. Community Parks may be located on local streets but are more preferably located on collector or even arterial streets (except the Community Park in Village 6 shall not be located on an arterial). Where local streets abut a Community Park, it is preferable for homes to front on to the park.
- Required Community Park in Village 6. Village 6 is required to have a dedicated Community Park on property zoned RSL-2.5 that is a minimum of 6.4 contiguous acres. The Community Park in Village 6 must be located on one or more collector streets. It shall not be located on an arterial street. The conceptual location of the Community Park is identified on the Open Space Master Plan. The first Specific Plan for Village 6 shall identify the exact location, size and

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configuration of the Community.

- **Neighborhood Parks** shall be a minimum of one acre and shall include both active recreation amenities (i.e. play structures, ball courts, fitness stations) and passive recreation amenities (i.e. open turf areas, ramadas, etc...). The parks shall accommodate small neighborhood gatherings, informal team sports, and individual activities. Neighborhood parks shall be located on local or collector streets and shall be accessible via at least one Open Space Trails, Theme Street Trails or On-street trails. Where possible, surrounding homes should front onto Neighborhood Parks. Neighborhood Parks should be accessible via at least one Open Space Trail, Theme Street Trail or On-street trail.
- **Pocket Parks** are small parks that are intended to service the homes on the same or nearby streets, therefore they shall be located on local streets such that no home is more than 600 feet from the nearest Pocket Park. Each Pocket Park shall have shaded play areas and structures as well as seating areas.
- **Urban Plazas:** Within each Specific Plan, regardless of size, and Hawes Crossing as a whole, a minimum of 2% of the gross Hawes Crossing Mixed-Use development area shall be dedicated to urban plazas as a part of a minimum 10% non-residential open space. Urban Plazas are intended to be formal open space areas located in the public domain accessed directly from collector and arterial streets in both residential and non-residential areas. These plazas diversify the streetscape, add to the unique character of Hawes Crossing, provide seating areas, and generally enhance the community. Benches, trash receptacles, shade structures, landscape lighting and paving materials contribute significantly to the character and amenity of the public environment. These elements will be incorporated where appropriate along community streets and in public areas.
- A cohesive design theme shall be employed across all Urban Plazas.
- These plazas are located along the primary internal thoroughfare within Hawes Crossing, the quarter section alignment between Hawes Road and 80<sup>th</sup> Street.
- Urban plazas may range from 2,000 square feet to a third of an acre. However, the specific size shall be proportionate/appropriate to the scale of the surrounding uses, number of trails and non-motorized connections, and roadway size.
- Exhibit P, Urban Park Concept (from the Hawes Crossing Narrative which is on file with the City of Mesa Planning Department), is a conceptual rendering of the type of park envisioned for Hawes Crossing.

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#### **Requirements Specific to Trails**

- All of the trails located in a residential area must be located adjacent to the front yard of a home or in a landscape tract.
- Trails shall be a combination of paved and non-paved trails and sidewalks ranging from 4 feet wide walking paths to 12 feet wide multi-use trails.
- All trails in residential areas will be adjacent to landscaping either in front yards of homes or landscaped tracts. Trails will be predominantly linear in nature to relate to the logical and efficient forms within the Hawes Crossing District but include ample shade through a creative blend of evergreen and deciduous trees, structured shade and generous landscape. It will be important to broadcast the logical and very comprehensive nature of the system through the use of well-designed signage and way finding programs. Use of educational signage and amenities such as exercise training circuit stations is encouraged.
- All trails shall use a similar style of theming elements for the area such as lighting, signage, paving, hardscape, and seating. The initial Specific Plan approved within Hawes Crossing shall establish the style unless a Master HOA has already been formed and a comprehensive design guideline created.
- Seating areas, trash receptacles, and lighting within a development shall be provided along multi-use and theme street trails.