



Cadence

AT GATEWAY

Development Unit 3

Development Unit Plan

August 23, 2021



HARVARD INVESTMENTS
A HILL COMPANY

Cadence at Gateway
Development Unit 3—Development Unit Plan
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Section 1 | Development Unit 3—Overview



1.1. Introduction and Purpose

As required by Section 3 of the Pacific Proving Grounds North (now “Cadence”) Community Plan (“Cadence Community Plan”), the Development Unit 3 Development Unit Plan (“Development Unit 3 DUP”) guides development for approximately 19.9 gross acres within the overall 464 acre Cadence community (see [*Exhibit 1.1 – Community Map*](#) and [*Exhibit 1.2 – Development Unit Map*](#)). Development Unit 3 is likely to develop with moderate to high density single-residence homes, with the option to develop with multi-residence development. DU3 also offers the ability for limited neighborhood-scale and other non-residential uses; however, given the limited vehicular accessibility along the street frontages, it is anticipated DU3 will develop with residential uses. DU3 will be integrated into the larger Cadence community through common theming well as pedestrian and vehicular connectivity along the public street system.

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

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

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

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

The DU3 DUP has been developed in furtherance of the goals and objectives set forth in the Cadence Community Plan and promotes cohesive and high quality development that achieves the vision for Cadence through the creation of more detailed design guidelines and design vision. This document, along with the Cadence Community Plan, shall be used as a guide for all development within DU3. Except where specifically noted, this DUP is not intended to create highly prescriptive or regulatory requirements that dictate a particular style or layout, but instead establish a refined set of performance criteria that encourage diversity and creativity in site planning and architectural design with the specific intent to further the overall vision for the community. These performance criteria establish a baseline for the expected quality and level of design. It is the burden of the developer to justify any deviation from these design guidelines and the design vision set forth herein.

As with the Cadence community, the DU3 DUP is intended to be a dynamic document that will evolve with the community and may require amendments from time to time. All amendments to the approved DU3 DUP shall be processed in the manner set forth within the Cadence Community Plan. In the event the DU3 DUP is amended in a manner that makes previously approved and completed improvements no longer

compliant, such improvements shall be considered grandfathered, non-conforming uses. Pursuant to Section 3.2 of the Cadence Community Plan, which provides that the City of Mesa Zoning Ordinance governs zoning requirements, development standards, and regulatory processes that are not specifically articulated within the Cadence Community Plan, the expansion or alteration of non-conforming uses is subject to the provisions of Chapter 36, Non-Conforming Uses, Structures, and Lots, of the City of Mesa Zoning Ordinance.

1.2. Site and Context

Regional Context.

Cadence is comprised of 464 acres that was formerly part of the General Motors Proving Grounds. The Cadence property is located in the southeastern portion of the City of Mesa planning area and is generally bounded by Ellsworth Road to the west, the Williams Gateway Freeway alignment (SR 24) to the south, Signal Butte Road to the east and the Powerline Floodway Channel and Ray Road alignment to the north (*see Exhibit 1.1, Community Map*). Notable neighboring land uses include the Phoenix-Mesa Gateway Airport and the Eastmark master planned community. Development Unit 3 is generally located at the southwest corner of Cadence, bounded by Williams Field Road to the north, Crismon Road to the east, and the SR 24 to the south (*see Exhibit 1.2, Development Unit Map*).

Exhibit 1.1 – Community Map

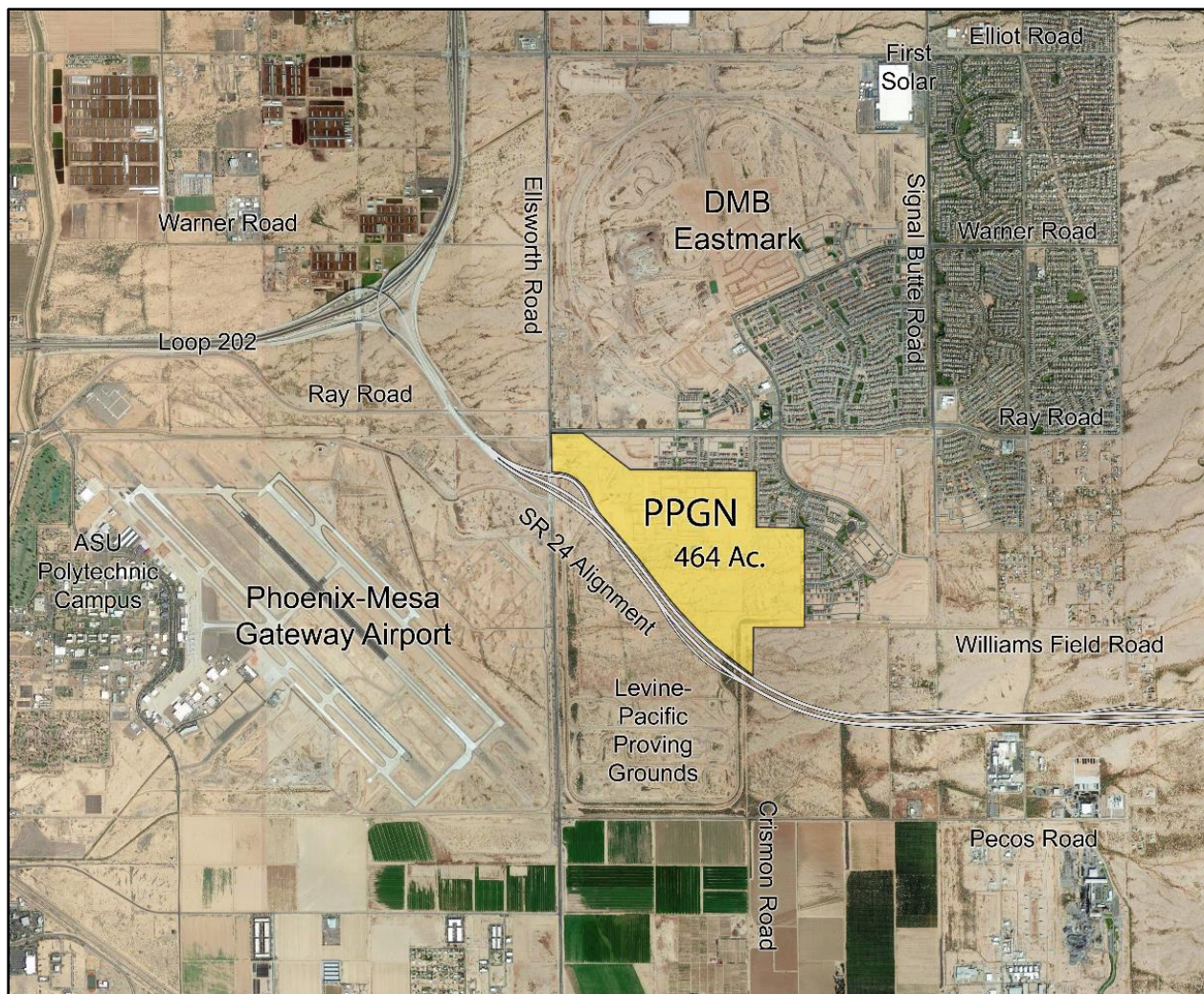
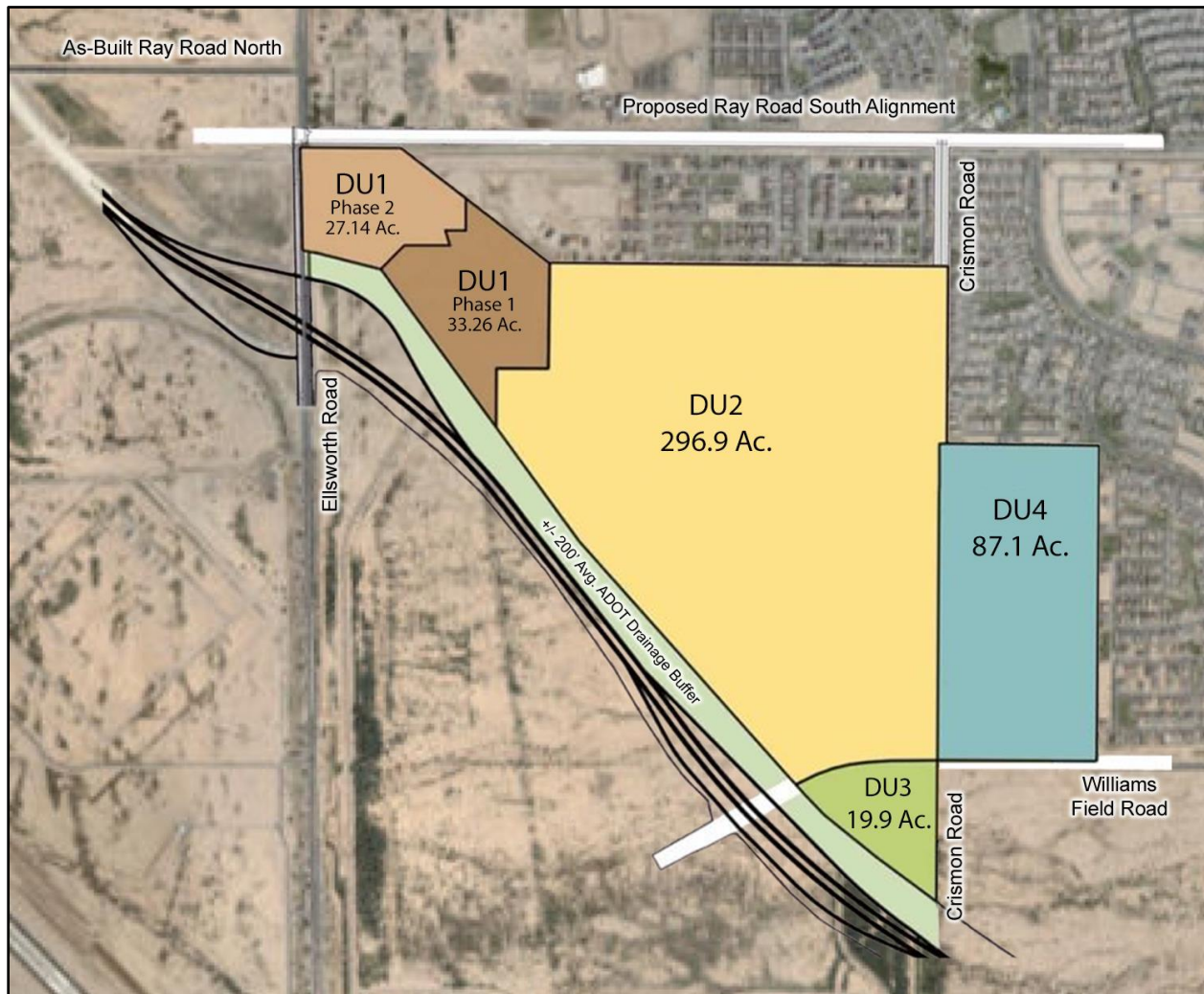


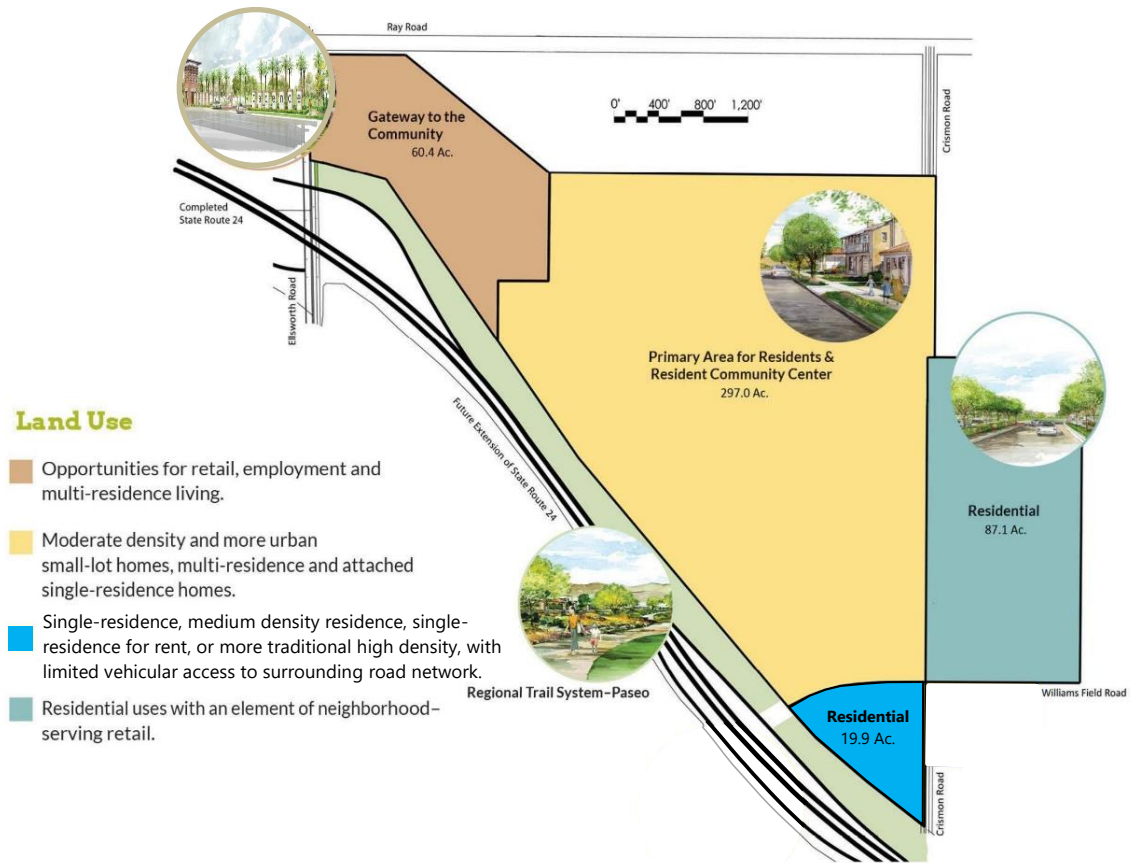
Exhibit 1.2 – Development Unit Map



1.3. Development Unit 3 - Character

The development character for DU3 is planned to be residential, either single-residence at a moderate to higher density or as multi-residence development that could take the form of compact, single-residence bungalows or traditional multi-family. DU3 also offers the ability for limited neighborhood-scale and other non-residential uses. Each of the possible development types are allowed by right pursuant to the Cadence CP. The development framework for DU3 provides dwelling unit and non-residential building area allocations to allow the opportunity for a mix of uses; however, given the limited vehicular accessibility along both street frontages, it is anticipated DU3 will develop solely with residential uses. The anticipated primary entrance to DU3 along for Road will be designed to provide the best possible access to the site, given the constraints imposed by the future elevated crossing over the SR 24 Freeway. Williams Field Road access is not viable due to constraints imposed by the Arizona Department of Transportation access control areas and future regional drainage channel.

DU3. DU3 is comprised of one development parcel located south of Development Unit 2, which is the residential heart of Cadence. Development within DU3 may include residential development that could take a range of development forms, including single-residence development, higher density single-residence (attached or detached), bungalow or villa style single-residence for rent, or more traditional high density, multi-story residential apartments or condominiums, and commercial or mixed-use development. DU3, while separated by Williams Field Road, will be designed to connect to the traditional single-residence development within Development Unit 2 via pedestrian corridors along the public street system. Development within DU3 will include internal amenities appropriate to the specific product type, such as community gathering areas, amenity areas, or passive open space nodes. Connections to the larger Cadence community will occur along the connectivity corridors, Crismon Road, further extending and enhancing the community-wide network of pedestrian corridors, reinforcing Cadence as a connected and walkable community. As with the residential neighborhoods in Development Unit 2, a strong emphasis will be placed on creating active neighborhoods with living and outdoor spaces designed to foster a socially interactive community.



1.4. Planning Framework

The New Traditional Community Concept within Cadence will be implemented within DU3 by utilizing a planning framework that is built upon Cadence's four core structural elements. The core structural elements are:

- a. **Neighborhoods:** Compact, Connected and Walkable Neighborhood Design.
- b. **Streets and Pedestrian Systems:** Active Streetscapes and Interconnected Pedestrian Systems.
- c. **Parks and Open Space:** Parks and Open Space as Community Focal Points.
- d. **Architecture:** Purposeful Architectural Design.

Neighborhoods. DU3 will provide diversity of housing opportunities within Cadence.

As provided within the Land Use Budget for DU3, development within DU3 may take on a wide variety of development forms, which may include traditional single-residence, medium density residential (attached or detached), bungalow or villa style single-residence for rent, more traditional high density, or multi-story residential apartments or condominiums, or commercial and mixed-use development. Residential uses within DU3 may be gated to maximize privacy, security and exclusivity for residents, but will be designed with visually open edges in strategic locations and pedestrian connectivity to neighboring land uses along the Crismon Road corridor to avoid the creation of walled-off enclaves. Residential development will include buildings arranged to enhance a walkable, pedestrian friendly environment with resident amenity areas and open spaces. Residential neighborhoods may include private amenity buildings, on-site non-residential accessory uses, rental offices and maintenance structures. Parking may be accessible via streets, alleys or private access ways and may include on-street parking, private garages, shared parking structures or surface parking lots.

Streets and Pedestrian Systems. Crismon Road will be developed to function as the primary access corridor to DU3 for both vehicles and pedestrians. Internalized pedestrian networks will be included within DU3, whether developed as residential or commercial/mixed-use to provide convenient access to internal amenities and open space areas. These internal networks will be connected to the Crismon Road pedestrian pathways to facilitate accessibility to other neighborhoods and between land uses throughout Cadence.

Parks and Open Space. The parks and open space system within the larger Cadence community is designed to reinforce neighborhood structure and community identity. DU3 will contain internalized social centers, such as amenity areas, passive open space, or small outdoor plazas connected to pedestrian corridors that provide access both locally and to the larger Cadence community along Crismon Road. Open space may also include the drainage channel along Williams Field Road.

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

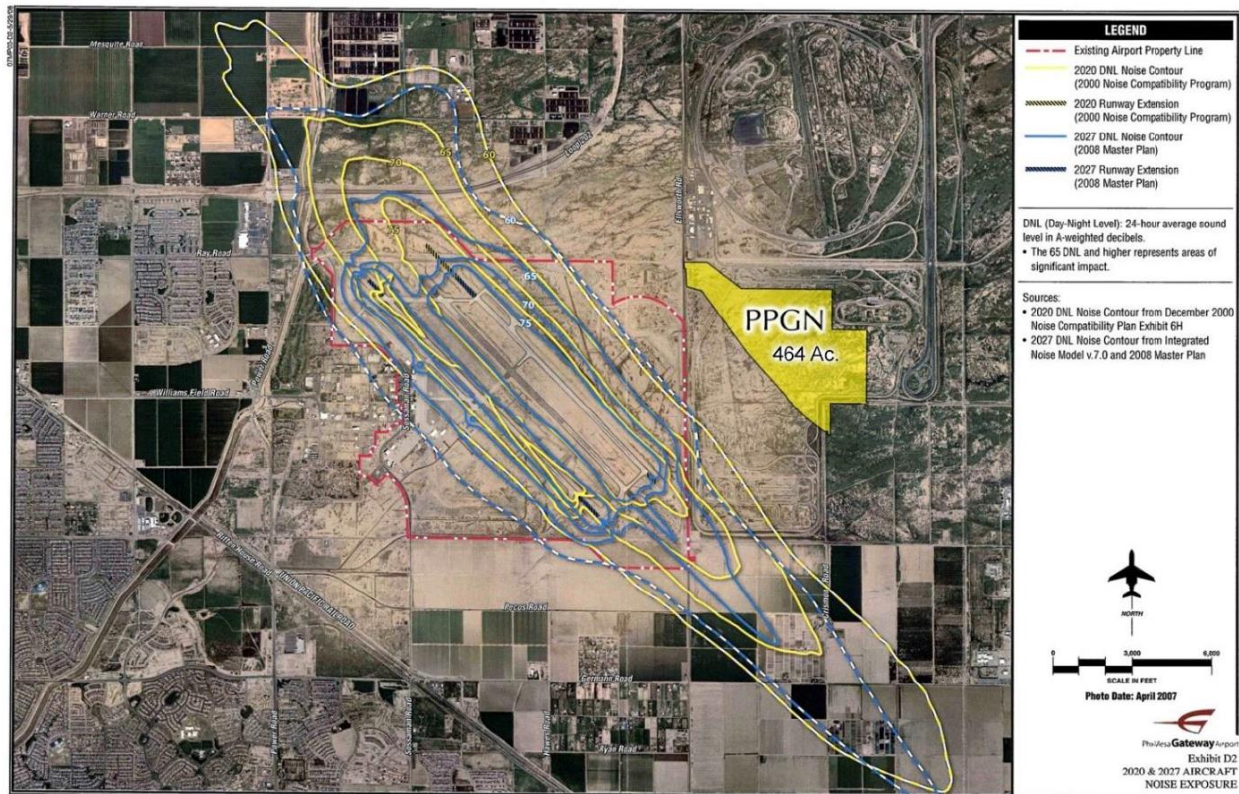
Function: Building designs will be based on simple building blocks and roof forms that have a direct relationship to internal functionality. Building layout will be designed to foster neighborliness and social interaction among community residents while providing privacy for individual residents. Shade elements, which may include landscaping, will be strategically integrated into the building design to provide protection from the desert sun.

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

Visual Appeal: Traditional design elements and architecture with a local flavor will be complimented by well-articulated private outdoor spaces including balconies, courtyards, and patios, meaningful front door design, and thoughtful design and material selection for garage doors or other functional elements. Minimal setbacks will enhance a compact, walkable community design and landscaping will play an important role in creating the overall visual landscape. The built form may include a mix of single story or multi-story structures and will utilize varying building forms and roof lines to provide diversity along the public edges, such as Crismon and Williams Field Roads.

1.5. Compatibility with Phoenix-Mesa Gateway Airport

The Phoenix–Mesa Gateway Airport is a prominent contextual feature that guides development within Cadence. Development of Cadence is specifically intended to compliment and support the current and planned operations at the Airport. DU3 will comply with the airport compatibility measures set forth within the Cadence Community Plan.



Section 2 | Land Use Plan

2.1. Land Use Group Summary and Location

DU3 is expected to develop predominantly utilizing the Community Multi-Residence (“CMR”) land use group; however, the Cadence Community Plan does allow for Community Residential Small Lot (“CRSL”) within DU3. The Community Commercial (“CC”) and Community Mixed Use (“CMU”) land use groups are also allowed within DU3. Each allowed land use group may be utilized anywhere within DU3 up to the maximum allowable percentage of gross land area as set forth within the Cadence Community Plan (see Table 2a below), subject to minimum and maximum residential dwelling unit and non-residential gross floor area limits (see Table 2b below).

The complete Land Use Budget for Cadence is included in Chapter 5 of the Cadence Community Plan. The development standards for each Land Use Group are contained within the Cadence Community Plan in Chapter 7 for residential land uses and Chapter 8 for non-residential land uses. DU3 may be phased if market conditions warrant.

Table 2a – Land Use Group Percentages

	CRSL	CMR	CC	CMU
Development Unit 3 19.9 acres	100%	100%	100%	100%

Table 2b – Dwelling Unit and Floor Area Allocations

	Acres	Residential Dwelling Units		Gross Floor Area Non-Residential	
		Minimum	Maximum	Minimum	Maximum
DU 3	19.9	0	350	0	325,000

Section 3 | Development Parcel Allocation

3.1. Development Parcel Overview

The Land Use Budget included in Chapter 5 of the Cadence Community Plan sets forth minimum and maximum residential units and non-residential gross floor area for each Development Unit within the overall project. As each DUP is approved, and as development progresses, the minimum and maximum residential units and non-residential gross floor area must be allocated within each DU and to individual development parcels. The initial development parcel allocation for DU3 occurs at the time of DUP approval. Subsequent allocations may occur as development parcels are subdivided, and allocations may be transferred among development parcels and Development Units, subject to the provisions in Chapter 5 of the Cadence Community Plan. As required by Chapter 5 of the Cadence Community Plan, the official Development Parcel Allocation for Cadence shall be kept and recorded as Appendix 19.4 to the Cadence Community Plan. Please refer to Appendix 19.4 of the Cadence Community Plan for the most current approved Development Parcel Allocation. The initial Development Parcel Allocation for DU3 is included below for reference.

Development Unit	Parcel No.	Parcel Acreage	Land Use Group	Residential Dwelling Units	Non-Residential G.F.A.
Development Unit 3					
DU3		19.9		Min: 0 Max: 350	Min: 0 Max: 325,000
TOTAL		19.9	CMR	Max: 350	0

Section 4.1 | Community Design & Character

Development within DU3 will continue to expand on the core tenets of Cadence's New Traditional Neighborhood design concepts and will further the primary planning goal of establishing a community whose form, functions, and activities are highly connected and high quality. The design concepts and standards discussed below will be used to ensure consistency and compatibility throughout the community. Development types within DU3 represent a diverse range of land use and lifestyle options, including traditional single-residence, medium density residential (attached or detached), bungalow or villa style single-residence for rent, or more traditional high density, or multi-story residential apartments or condominiums, or commercial and mixed-use development

4.1(a) Residential Design Concepts

DU3 will be planned to create a compact and walkable environment that offers diversified housing opportunities within Cadence. DU3 may include amenities, open space areas and social gathering spaces exclusively for its residents, but will also be connected to the larger Cadence community through visual and physical connectivity corridors along Crismon Road. DU3 will be designed to foster a walkable environment and will include outdoor spaces and amenity areas strategically located and contribute towards creating a socially interactive community.



The following establishes the site planning and neighborhood design standards to guide the organization and layout of within DU3. Specific site layout standards and development standards for the various residential land use groups are included in Section 7 of the Cadence Community Plan.

Scale and Layout.

A basic component of the New Traditional Community concept is a compact and walkable development pattern. This pattern of development is achieved through pedestrian scaled building layout and circulation patterns that provides multiple travel options and foster opportunity for social interaction. DU3 will employ the following design standards for the scale and layout of neighborhood blocks:

- a. Pedestrian Scale Block and Building Lengths. Small lot single-residence or town home developments should be designed such that clusters or blocks of buildings are broken up

by streets, private access ways, pedestrian corridors or open space nodes every 500 to 600 feet. Enclaves of apartments or condominiums, or single-residence for-rent bungalows or villas, should be arranged to create a walkable environment with pedestrian corridors and open space areas located strategically throughout the community. The more traditional neighborhood block pattern utilized throughout Development Unit 2 may not be practical for DU3 given the parcel configuration and will not be required.

- b. Orientation of Residential Units. Orient small lot single-residence or town home units to face primary entryways, pedestrian corridors, walkways, green spaces and open spaces. Residential units should provide pedestrian circulation in the form of private walkways or clearly delineated paths of travel from the sidewalk to the entryway.
- c. Building Layout. Vary building placement to increase variation in facades and create more articulated building edges.

Streetscapes

Streetscapes within DU3 will be designed to support a walkable, pedestrian friendly environment. The neighborhood streetscapes include the public areas outside residential units that may include front yard areas, sidewalks, and open spaces along the streets and the street itself. Streetscapes will be developed to encourage pedestrian activity by using the following standards:

- a. Visually Narrow Streetscape. Neighborhood streets and private access ways should include design elements that reinforce a pedestrian-scale environment such as strategic use of shade elements with prominent pedestrian sidewalk areas. Where appropriate, buildings should be designed to address the street at the ground level with doors, porches, courtyards or front walks.
- b. Shade. Streets, private access ways and sidewalks will be shaded to encourage pedestrian activity and comfort. Shade trees and ornamental plants should be used to define the edges of private residential spaces and increase visual interest to both the public and private realms.
- c. Parking Areas. For development types with internal public streets, on-street parking is encouraged. For development types with centralized resident parking, parking areas should be designed as a meaningful component of the overall site design with thought given to landscaping, the relationship to buildings and pedestrian accessibility. Guest parking should be conveniently located and spaced throughout the development.

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

Open Spaces and Community Gathering Areas

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

- a. Open Space and Amenity Areas. Building clusters and residential units will be organized to be conveniently accessible to a community amenity or other open space area or plaza that functions as a strong organizing element for the site layout.

4.1(b) Non-Residential and Mixed Use Design Concepts

Commercial and mixed-use areas within DU3, if any, will be designed such that they create a unique sense of place and identity for the community and provide opportunities for pedestrian activity while respective DU3's location along two arterial roadway corridors and adjacent to the SR 24 Freeway. Freestanding pads are allowed and should be integrated into the overall site design in a manner that encourages and facilitates pedestrian connections between adjacent buildings (street frontages and pedestrian oriented areas on the site, allowing users to park once and conveniently visit multiple shops. Commercial and mixed-use areas should be designed as an integral component of overall land use mix within DU3 and should facilitate connections to the larger community along Crismon Road.



The following site planning principles and design standards are applicable to non-residential and mixed-use development within DU3.

Site Plan Scale and Layout

- a. Street Pattern and Layout. A clear pattern of streets and driveways will be used to break down the scale of non-residential projects and reinforce the concept of a walkable community. This pattern of streets and driveways will include pedestrian, bicycle and

vehicular linkages between non-residential areas, adjacent activity areas and residential areas.

- b. Transitions to Residential Neighborhoods. Non-residential and mixed-use areas will be designed to transition to adjacent residential areas, if any. Buildings will be sited to reinforce the circulation pattern along the street and promote pedestrian activity.
- c. Intensification Over Time. The pattern of streets and parking should allow for intensification of the site over time.

Neighborhood Streetscape

- a. Visually Narrow Streets. Streets will be both visually narrower and shorter in length than traditional suburban standards to promote slower vehicular speeds and a more intimate streetscape. Elements such as tree-lined streets with prominent pedestrian sidewalk areas, and on-street parking will help visually narrow the street scene.
- b. Streetscape Shade. Streets and sidewalks will be shaded to encourage pedestrian activity. Shade elements may include trees, landscape or shade structures.
- c. On-Street Parking. On-street parking is strongly encouraged.

Parks, Open Space, and Community Activity Areas

- a. Community Spaces. Plazas, courtyards, and other open space areas will be designed as an integral part of non-residential and mixed-use areas to promote a pedestrian friendly community and create active gathering places as appropriate for the type of development ultimately proposed.

Neighborhood Linkages

- a. Pedestrian Connectivity. Continuous pedestrian pathways will be provided to connect all development components and to the sidewalks along the public streets. For Mixed-Use development, active ground level uses will be oriented towards the pedestrian ways and sidewalks.
- b. Building Variety. Buildings will be oriented to create pedestrian connections, create outdoor activity areas and reduce impact of parking separating uses.

Site Development

- a. Parking Areas. Surface parking lots should be designed to provide convenient, accessible and pedestrian friendly parking areas that are spatially defined by buildings, open space areas and other site features, such as landscaping, shade and screening from street view.

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

Section 4.2 | Street Design and Transportation Plan

Street Design Concepts

Streets within Cadence are designed as a core component of the overall planning framework and are integral to the New Traditional Community concept. Street design within Cadence is based upon the “Great Streets” concept, which recognizes that streets are an important public place that are a critical component of overall place-making and should be designed to provide equal access to all modes of transportation as well as place an emphasis on the importance of pedestrian activity along the street.

DU3 is located at the southwest corner of the Crismon and Williams Field Road alignments. Access will likely be limited to Crismon Road, given the limited vehicular accessibility along both street frontages, including along the Williams Field Road alignment to the north at the SR24 interchange due to the Arizona Department of Transportation access control areas and a future regional drainage channel extension, and along Crismon Road due to its future elevated crossing overtop SR24.

Street Types

The roadway system within DU3 is anticipated to include a system of public and/or private streets or access ways. The hierarchy of internal streets gives structure to the overall community and is designed to provide efficient vehicular circulation to the perimeter regional transportation corridors, including Ellsworth, Crismon and Williams Field Roads, and the future SR24 freeway. Access to development within DU3 is anticipated to be accomplished through connections solely to Crismon Road.

Community Collectors. The Community Collectors adjacent to DU3 include Crismon Road and Williams Field Road. The Crismon Road Community Collector will be a four lane median separated roadway, with a landscape area planned immediately at back of curb along the street. The Williams Field Road Community Collector is anticipated to be a six lane median separated roadway, with landscape area planned immediately at back of curb. Along both frontages, sidewalks will be set back from the back of curb to provide a safe pedestrian environment that encourages walking throughout the community. These streetscapes provide a generous canvas for community themed landscaping and street trees. Access to Crismon will include a full access median break at the 660-foot location with any additional driveway access points being right-in and right-out only. No access is anticipated to Williams Field Road.

Private Streets and Access Ways. Streets within DU3 may be public and/or private and may be used to provide internal access to throughout the project and to individual buildings or units. While no specific Cadence cross-section exists for these private streets or access ways, such access corridors will be designed to foster pedestrian accessibility and connectivity.

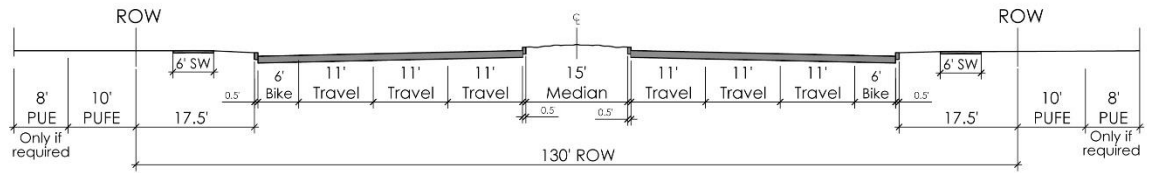
Community Street Cross Sections

Specific street cross sections for Cadence were approved as part of the Cadence Community Plan. Updated cross sections were included with the Development Units 2 and 4 DUPs to provide additional development options for the Community Collector and Local Streets. Specifically these cross sections provide an option where the right-of-way is located back of curb (See *Exhibit 4.2.1 – Community Cross Sections*). Project specific implementation of the alternate cross sections is subject to review and approval by the City Engineer or designee pursuant to Chapter 3.12(c) of the Cadence Community Plan.

Exhibit 4.2.1 – Community Street Sections

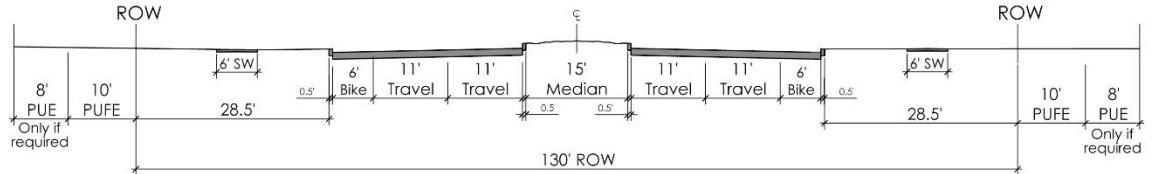
A2

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



B1

Arterial Roadway
(4 Lane)
Crismon Road

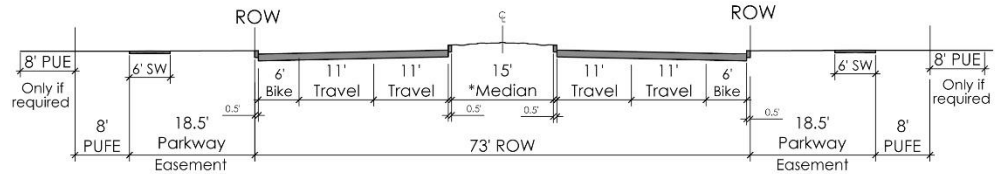


C

Community Collector
(4 Lane)

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

** Parkway width may vary when sidewalk is detached.

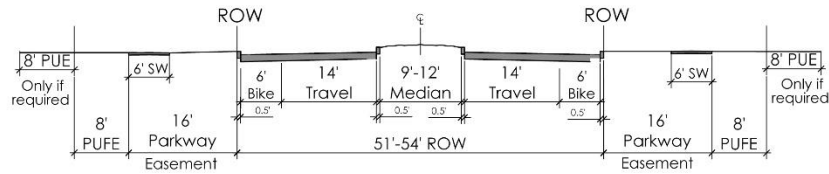


D

Community Collector Road &
Neighborhood Entry (2 Lane)

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

** Parkway width may vary when sidewalk is detached.

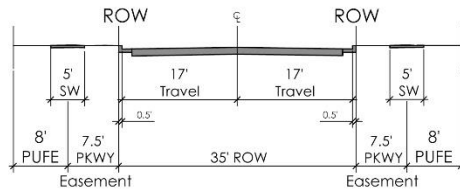


E

Local Street

*On Street Parking Allowed

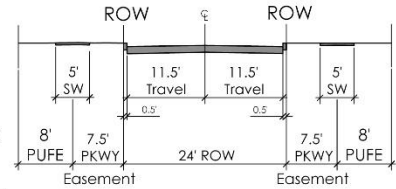
** Parkway width may vary when sidewalk is detached.



F

Local Street

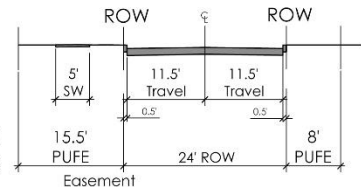
** Parkway width may vary when sidewalk is detached.



G

Local Street

On Street Parking not allowed



Section 4.3 | Social Spaces, Parks and Trails

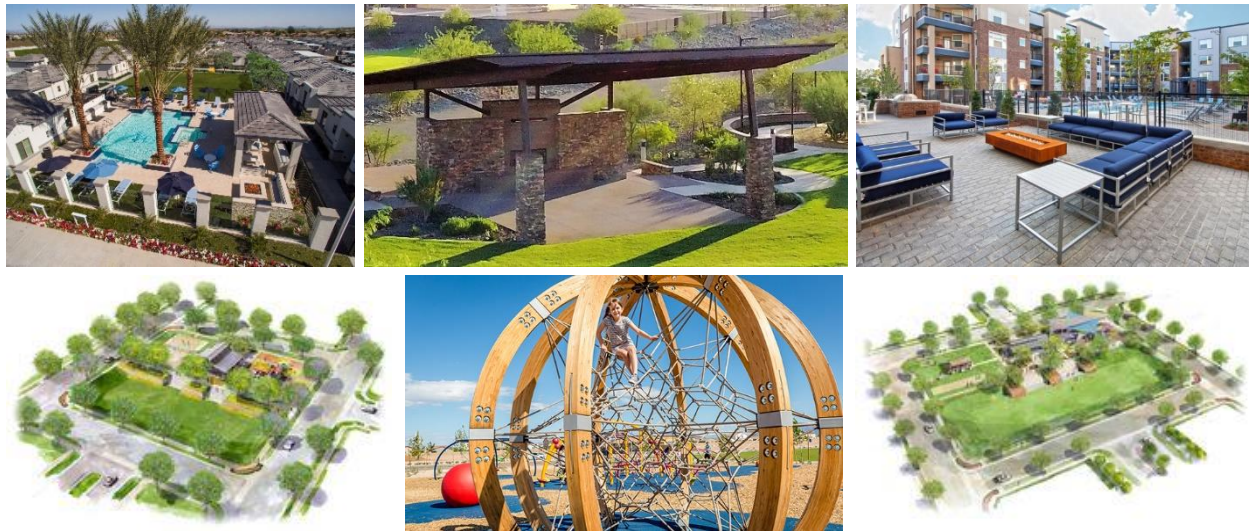
Cadence is planned to be designed with a series of parks, social spaces and open space areas designed to serve as the social nucleus of the community. The community spaces reinforce neighborhood structure and community identity by providing important public and private activity centers and gathering spots that are connected by a comprehensive system of pedestrian linkages. DU3 will include community amenities, open space areas, small parks or plazas, or other resident serving amenities as appropriate for the specific product type. DU3 will include some or all of the following types of park and open space areas depending upon the ultimate form of development.

1. Social Gathering Area
2. Pocket Park

Residential Neighborhood – Social Gathering Area

Residential development within DU3 will include a Social Gathering Area designed to be the outdoor “living room” for an individual development project and designed to serve the needs of surrounding residents. Such amenities will be designed to an appropriate size and scale to match the type of development. This area will play an important role in establishing the social fabric of the community and should have a strong presence by utilizing design concepts such as open edges, streets or sidewalks ringing the open space area, residences or buildings fronting on open space areas and generous uses of trees, landscaping and other shade elements. Generally, Social Gathering Areas will be centrally located, near the community entry, or along other view corridors. Amenities within these areas may include passive amenities such as seating, fountains, fire pits or shade structures and active amenities such as play structures, bocce ball or sport courts, dog parks or multi-purpose lawn areas and outdoor kitchen facilities. Social Gathering Areas may also include community center facilities or buildings if appropriate for the type and scale of development.

There is no prescriptive formula for the type or number of amenities, but instead these items will be selected as appropriate for the scale and type of development.



Residential Neighborhood – Pocket Park

Traditional residential neighborhoods developed within DU3 may include a Pocket Park as an amenity area. This park should be centrally located, often located at the view termini of neighborhood entries or other key connectivity corridors. The Pocket Park within DU3 will serve to complement the other community and neighborhoods parks with Cadence. The Pocket Park will generally be $\frac{1}{4}$ to $\frac{1}{2}$ acre in size, and will have passive open spaces, and may include open turf areas and desert planting.

Sidewalk and Trail Connections

The Pocket Park will be connected to the internal pedestrian network and accessible through other pedestrian linkages and drives internal to DU3. Connections to the larger community will be made through on-street sidewalk along Crismon Road.

Parking

The Pocket Park should be located in close proximity to adjacent residential and may include dedicated parking areas.

Non-Residential and Mixed Use Areas - Community Plazas

Non-residential areas, if any, within DU3 should be designed to include appropriately scaled plazas, outdoor patios and open space areas that will serve as both formal and informal community gathering spots. Community plazas will be both active and passive and may include elements such as seating areas and

shade, outdoor dining amenities, water elements and gardens, or simple hardscape. Community Plazas will be designed to contribute to an active streetscape and a sense of place.



Pedestrian Connectivity

A continuous system of landscaped on-street sidewalks, and off-street pathways providing connections to amenity areas and other destinations will provide interconnectivity throughout DU3. Within DU3, Crismon Road will serve as the primary pedestrian corridor extending to DU2 the north, designed to ensure connectivity within Cadence.



Section 4.4 | Architectural Design and Character

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

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

4.4a Multiple Residence Architectural Design Concepts

Multiple residence and residential mixed-use buildings are encouraged in transitional locations throughout Cadence, adjacent to vehicular thoroughfares, and within mixed-use areas. Multiple residence development may encompass a wide variety of development forms including higher density single-residence (attached or detached), bungalow or villa style single-residence for rent, or more traditional high density, multi-story residential apartments or condominiums. Multi-residence development is envisioned as an integral part of the overall community fabric and will provide an appropriate scale transition to single-residence neighborhoods to the north across Williams Field Road. Clustering of multiple residence structures will help create a density of residents necessary to support existing and planned commercial, employment, and other similar uses in the area. The specific design guidelines and development standards governing multiple residence structures are included within Section 7.8 the Cadence Community Plan. The following architectural design concepts should be employed where appropriate for the specific type of multi-residence development.



Building Entries

- Primary entryways should be clearly identifiable and connected to the larger pedestrian network by a clearly defined walkway. Entryways should incorporate signifying elements such as landscaping, porches or courtyards and canopies or other shade elements.
- The primary entryway for residential units or buildings that front a public street or access way should be accessible from the street or access way.
- Ornamental low-level lighting should be incorporated along pedestrian paths and entrances for security.

Form and Massing

- Unique building materials, accent colors or other design elements should be utilized at buildings corners to articulate the façade and create visual interest.
- Variations in building height, building form or architectural treatment should be employed to prevent a static and repetitive streetscape.

- Buildings should be appropriately scaled to enhance the pedestrian environment.
- Multi-story buildings should incorporate varied roof lines at the upper floors through the use of sloping roofs, modulated building heights, gables, dormers, and innovative architectural techniques such as rooftop patios or other architectural enhancements.

Building Façade

- Employ architectural details to enhance scale and interest by breaking up the facade into distinct planes.
- Provide windows on building facades that front on public streets, private driveways, and internal pedestrian pathways.
- Utilize different textures, colors, materials, distinctive architectural treatments and landscape screening elements to add visual interest while avoiding blank facades.
- Changes in material should be purposefully employed and in a manner corresponding to variations in building mass.
- Windows and balconies should be designed such that they enhance privacy for individual residents.

Private Outdoor Spaces

- Private outdoor spaces for each residential unit should be sized to create usable spaces may take the form of small interior yards, balconies, courtyards and roof decks.
- Private outdoor spaces should be designed to maximize privacy.

Building Colors and Materials

- Variety in colors and building materials is encouraged, but should also compliment the natural desert environment.
- Exterior building colors should be compatible with the surrounding neighborhood setting and should be in keeping with the geographic and climatic conditions specific to Mesa.

4.4b Single Residence Architectural Design Concepts

Traditional single residence neighborhoods within DU3 will employ the following architectural design guidelines. Additional development standards governing single residence development are included within Section 7 the Cadence Community Plan.



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

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

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

Side Elevations.

- Side elevations of homes adjacent to streets or community open space areas, such as neighborhood parks, shall be one story in height. Alternatively, for two-story homes, such side elevations may have a one story element along the exposed lot line and the length of the one story element should be at least 25% of the total side elevation length.
- If more than 25% of a side elevation is exposed and not screened by a solid wall, then the side elevation shall include upgraded architectural details consistent with those required for the front elevation.
- Door and/or window openings are required on side elevations and shall be articulated.

Rear Elevations.

- Rear elevations adjacent to streets or community open space areas shall include articulation to the building mass that consists of a minimum of one of the following:
 - Variation in roof planes.
 - Second story balcony or roof deck with or without a roof element. Roof elements must be consistent in design with the main portion of the building.
 - Covered patio with a roof treatment consistent in design with the main portion of the building.
 - Principal or feature window.
- Two-story rear elevations next to streets or community open space shall have architectural treatments consistent with the front elevation.
- Door and window openings are required on rear elevations and shall be articulated.

Corner Lots.

- Homes on corner lots must be sited and designed to present an attractive elevation to both street frontages employing design strategies that include landscaping elements, house massing, architectural detailing, and wrap-around porches.
- Perimeter wall fences on corner lots that encompass part of the side yard shall not be closer than 20 feet to the front elevation.
- A landscape area is required between a perimeter wall fence on a corner lot and the adjacent public sidewalk and street.

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

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

- The architectural design of garage doors must contribute to a visually interesting street frontage.
- Garage door treatments must reflect the architectural style of the home.
- A variety of compatible garage door designs must be utilized throughout an individual neighborhood block to contribute towards streetscape diversity.
- All garage doors must be recessed a minimum of 12" from the face of the exterior of the garage wall. Pop outs may not be used to achieve the 12" recess.
- No more than two garage doors may face the street, although one may be a two-car garage door. Additional garages must be side loaded or set behind the front façade of the home.
- Garage doors should not be a dominant design features and shall generally comprise less than 50% of the front façade of a house.

Front Porches, Courtyards and Public Spaces.

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

Variation and Diversity.

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

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

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

- A wide variety of roof materials is encouraged. Roof materials such as mission, barrel or s-tiles and standing seam metal roofs are encouraged. Flat roofs are allowed if respectfully designed in response to regional architectural character. A minimum of two different roof tile options in at least two different color schemes must be offered for homes with tile roofs.
- Pitched roofs pitches should range from 3:12 to 8:12, but any other desired pitch is allowed. Flat roofs must have a minimum 24" parapet wall. Rake and eave overhangs must be a minimum of 24".
- Flat roofed areas, which may include roof parapet patios, must be internally drained, or surfaced drained behind a parapet wall to an area not visible from the street. Scuppers or continuous openings for sheet flow are not allowed if visible from the street.
- Rooftop equipment is not allowed in single-residence structures (except for photovoltaic and solar water heating systems) and must be architecturally integrated within the volume of the building and not visible from public streets.
- Photovoltaic and solar water heating systems are encouraged and should be integrated into the roof or building form through color, pitch or distance above the roof surface.

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

- Changes in volume, building plane, sloping roofs or porches should be used to reduce the perceived scale of the structure.
- Basic architectural shapes and volumes, and uncluttered architectural details are encouraged.

Building Materials and Color.

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

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

4.4c Non-Residential Architectural Design Concepts

Non-residential buildings within DU3 may be comprised of neighborhood-serving or community amenity uses. Non-residential uses, if any, should to extend the pattern of meaningful open space and pedestrian areas that are a hallmark of community design within Cadence. Non-residential site planning and building design should contribute meaningfully to the creation of distinctive sense of place. Specific development standards for non-residential land uses are included within Section 8 of the Cadence Community Plan. The following architectural design concepts must be addressed for all non-residential development.



Cohesive Site Design

- Buildings will be designed to contribute to the larger spatial composition and identity of the overall development.
- A clear pattern of streets and pedestrian corridors should be used to break down the scale of the project and to provide pedestrian, bicycle and vehicular linkages to adjacent activity areas.

- Surface parking lots should be designed as outdoor “rooms” that are spatially defined by buildings, open space areas and other site features and should generally be located to the sides and rear of buildings.
- The pattern of streets and surface parking should allow for intensification of the site over time.
- Continuous pedestrian pathways will be provided to connect all development components and with the sidewalks along the public streets. Active ground level uses will be oriented towards the pedestrian ways and sidewalks.
- Plazas, courtyards, pocket parks, and other open space areas will be designed as an integral part of the development to promote a pedestrian friendly community and create active gathering places.
- Service and loading areas must be oriented away from public and pedestrian intensive areas, and screened from public view.

Building Facades and Elevations

- Brand buildings or formulaic “stand-alone” solutions are strongly encouraged to incorporate design themes consistent with the overall project design theme and should also include strong landscape and other streetscape or design elements that help integrate the building into the surrounding development pattern.
- Buildings should have a clear architectural relationship with one another, employing common high-quality building materials or architectural elements, while creating diversity and interest.
- Buildings must include four-sided architecture. Window trim, window recesses, cornices, belt courses, changes in material, or other design elements, should be incorporated into the façade to create an integrated composition. Architectural features of the front façade shall be incorporated into the rear and side elevations.
- Building entries should be easily identifiable and carefully placed in conjunction with the overall pedestrian pathway system.
- Building elevations should employ awnings, canopies, recesses or arcades to provide shade and shelter, and create architectural interest across the length of the building.
- Retail buildings should include transparent storefronts and display windows to create visual interest.
- Small-scaled retail or other ‘storefront’ design features are encouraged along the face or side of larger retail structures, such as big box users, to promote diversity and promote a pedestrian scale.
- Vary exterior building walls in depth and/or direction. Building walls shall exhibit offsets, recesses, or projections with enough depth to create shadow lines and interest, a repeated pattern of offsets, recesses, or projections of smaller depth in a well-integrated composition.

Roof Form

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

Building Form and Massing

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

Adaptable Design

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

Section 4.5 | Landscape Character

Landscape Character

The landscape character envisioned for the Cadence consists of a balanced blend of lush, desert appropriate plant materials arranged in formal and informal patterns along straight and meandering sidewalks, with emphasis on shade and color along the street. Landscape design will be integrated with building design and take into consideration the intended use of the space.

Yard and Common Area Landscaping

Front yards and common areas, in both single and multi-residence developments, serve a dual function and deserve particular attention. These spaces act as both habitable outdoor space for residents and as a visual amenity for the neighborhood and passers-by. Landscaping in these areas should be visually interesting, sustainable, and relatively easy to maintain. Turf grass should be used strategically for limited visual effect or functional purposes. Shade trees may be used to screen blank building facades and shade driveway and parking areas. A diversity of desert appropriate plants is encouraged to provide seasonal color, texture, foliage interest and screening capabilities. Trees within front yards should be located to maximize canopy coverage and shade potential.

Shading of Southern and Western Walls

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

Open Space and Amenity Area Landscaping

Landscaping in parks, open spaces, amenity areas and along pedestrian corridors should include a diversity of desert appropriate plants materials and strategic use of trees to create nodes of shade. Turf should be used only where functionally appropriate for event lawns or playfields, useable open spaces and as a complement to shaded nodes.

Right-of-Way

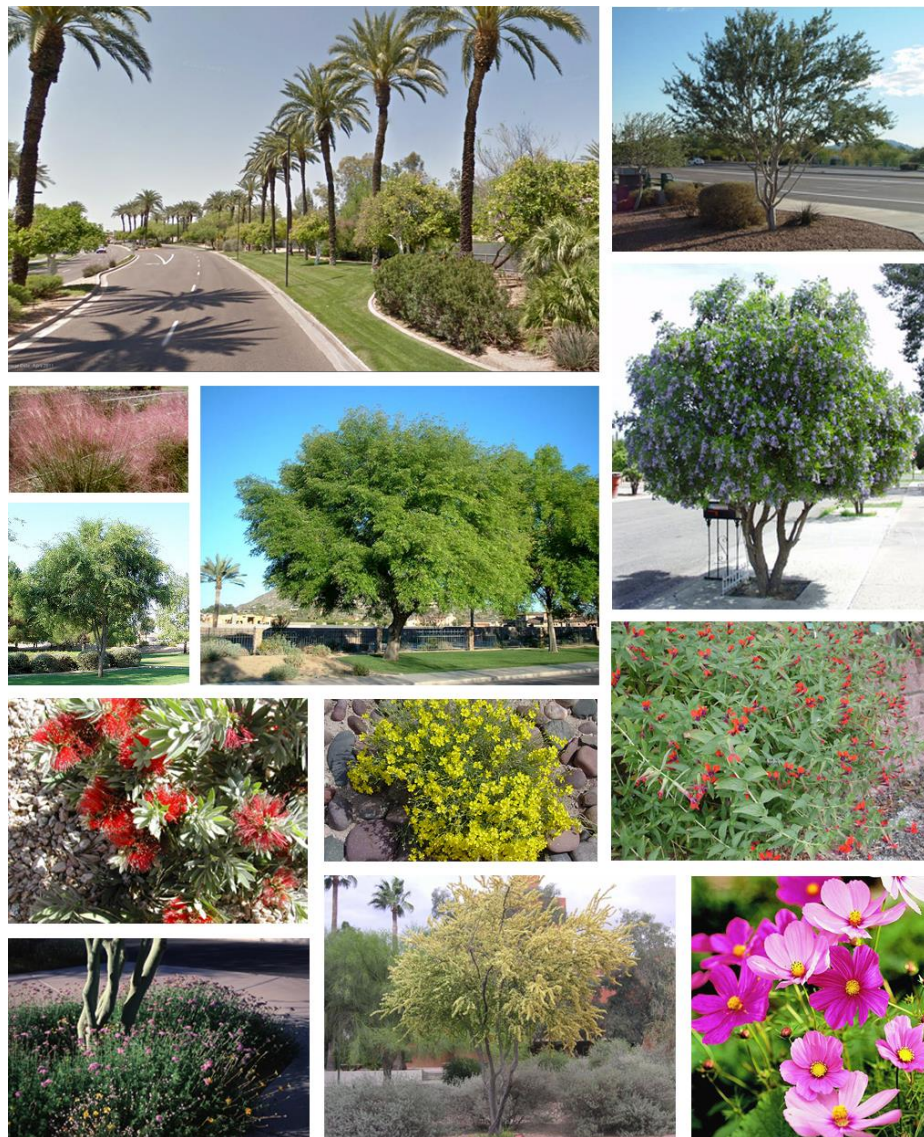
Landscaping in right-of-way should be designed to complement other landscaped rights-of-way within Cadence. Landscaping shall comply with the Landscape Plant Palette.

Groundcover

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

Streetscape Furniture

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



Landscape Standards

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

Landscape Plant Palette

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

TREES

BOTANICAL NAME

COMMON NAME

Acacia aneura 'Mulga'

Acacia Aneura

Acacia greggii

Catclaw

Acacia rigidula

Blackbrush Acacia

Bachcharis salicifolia

Seep Willow

Callistemon viminalis

Bottle Brush Tree

Carya sp.

Pecan

Celtis reticulata

Canyon Hackberry

Cercidium (see Parkinsonia)

Palo Verde

Chilopsis linearis

Desert Willow

Chilopsis linearis 'Bubba'

Desert Willow

Chilopsis linearis 'Lucretia Hamilton'

Desert Willow

Chilitalpa tashkentensis

Chilitalpa

Cupressus arizonica

Arizona Cypress

Dalbergia sissoo

Indian Rosewood

Franxinus uhdei (Wenzig) Lingelsh

Shamel Ash, Tropical Ash

Franxinus velutina

Arizona Ash

Fraxinus velutina 'Bonita'

Bonita Ash

Fraxinus velutina 'Fan-tex'

Fan-tex Ash

Gleditsia tricanthos inermis

Honeylocust

Jacaranda acutifolia / Jacaranda mimosifolia

Jacaranda

Juglans major

Arizona Walnut

Juniperus monospermus

One Seed Juniper

Olea europea 'Wilsonii'

Wilsonii Fruitless Olive

Olneya tesota

Ironwood

Parkinsonia floridum

Blue Palo Verde

Parkinsonia hybrid 'Desert Museum'

Desert Museum Palo Verde

Parkinsonia microphyllum

Foothills Palo Verde

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

Pithecellobium flexicaule	Texas Ebony
Pithecellobium mexicanum	Mexican Ebony
Pithecellobium pallens	Tenaza
Plantanus wrightii	Arizona Sycamore
Prunus armeniaca	Apricot
Prunus cerasifea	Purple Leaf Plum
Prunus persica	Peach
Pyrus calleryana 'Bradford'	Bradford Pear
Pyrus kawakamii	Evergreen Pear
Quercus suber	Cork Oak
Sophora japonica	Japanese Pagoda Tree
Sophora secundiflora	Texas Mountain Laurel
Thevetia peruviana	Mexican Oleander

SHRUBS

BOTANICAL NAME

COMMON NAME

Abutilon palmeri	Indian Mallow
Acacia craspedocarpa	Leather Leaf Acacia
Alyogyne huegelii	Blue Hibiscus
Ambrosia abrosoides	Giant Bursage
Ambrosia deltoidea	Bursage
Anisacathus quadrifidus	Mountain Flame
Atriplex canescens	Fourwing Saltbrush
Atriplex lentiformis	Quail Bush
Buddleia marrubifolia	Woolly Butterfly Bush
Buxus m. japonica	Japanese Boxwood
Caesalpinia gilliesii	Mexican Bird of Paradise
Caesalpinia mexicana	Yellow Bird of Paradise
Caesalpinia pulcherrima	Desert Bird of Paradise
Calliandra californica	Red Fairy Duster
Calliandra eriophylla	Native Fairy Duster
Callistemon citrinus 'Little John'	Little John
Carissa grandiflora 'Compacta'	Natal Plum
Cassia artemisoides	Silver Cassia
Celtis pallida	Desert Hackberry
Cordia parvifolia	Littleleaf Olive
Dalea frutescens	Black Dalea
Dalea pulchra	Indigo Bush

Dodonaea viscosa	Hopbush
Dodonaea viscosa 'Purpurea'	Purple-leafed Hopbush
Encelia farinosa	Brittlebush
Ephedra viridis	Mormon Tea
Ericameria laricifolia	Turpentine Bush
Euphorbia biglandulosa	Gopher Plant
Gaura lindheimeri	Whirling Butterflies 'white'
Hibiscus rosa-sinensis	Hibiscus
Hyptis emoryi	Desert Lavender
Jasminum sambac	Jasmine
Justicia californica	Chuparosa
Justicia spicigera	Mexican Honeysuckle
Larrea tridentata	Creosote
Leucophyllum sp.	Sage (small)
Leucophyllum sp.	Sage (large)
Leucophyllum frutescens	Texas Ranger
Leucophyllum frutescens 'Compacta'	Texas Ranger
Leucophyllum laevigatum	Chihuahuan Sage
Leucophyllum laevigatum 'Rio Bravo'	Chihuahuan Sage
Leucophyllum zygophyllum 'Cimarron'	Cimarron Texas Ranger
Lycium andersonii	Wolfberry
Lycium fremontii	Wolfberry
Myrtus boetica	Twisted Myrtle
Myrtus communis	Myrtle
Nerium oleander Dwarf	Dwarf Oleander
Nerium oleander	Common Oleander
Perovskia atriplicifolia	Russian Sage
Psilostrophe cooperi	Paperflower
Rhus ovata	Sugarbush
Rhus virens	Evergreen Sumac
Rosmarinus officinalis 'Huntington Carpet'	Upright Rosemary
Ruellia brittoniana	Ruellia
Ruellia peninsularis	Baja Ruellia
Russellia equisetiformis	Coral Fountain
Salvia coccinea	Scarlet Sage
Salvia greggii	Autumn Sage
Salvia leucantha	Mexican Bush Sage
Sambucus mexicana	Mexican Elderberry
Senna covesii	Desert Senna

Simmondsia chinensis	Jojoba
Tecomaria capensis	Cape Honeysuckle
Tecoma stans	Yellow Tecoma Stans
Tecoma stans 'Orange Jubilee'	Orange Tecoma Stans
Vauquelinia californica	Arizona Rosewood
Vigueria deltoidea	Goldeneye
Xylosma congesta 'Compacta'	Compact Xylosma
Ziziphus obtusifolia	Grey Thorn

ACCENTS

BOTANICAL NAME

COMMON NAME

Agave americana 'Marginata'	Century Plant
Agave bovicornuta	Cowhorn Agave
Agave desmenttiana	Agave
Agave geminiflora	Twin Flowered Agave
Agave parryi 'Truncata'	Parry's Agave
Agave schidigera 'Durango Delight'	Durango Delight Agave
Agave vilimoriana	Octopus Agave
Agave sp.	Agave
Aloe barbadensis	Yellow Aloe
Aloe x 'Blue Elf'	Blue Elf Aloe
Aloe sp.	Aloe
Asclepias subulata	Desert Milkweed
Asparagus densiflorus 'foxtail'	Asparagus Fern
Carnegiea gigantea	Saguaro
Cereus peruvianus	Night Blooming Cereus
Cycas revoluta	Sago Palm
Dasyllirion quadrangulatum	Toothless Desert Spoon
Dasyllirion texanum	Green Desert Spoon
Dasyllirion wheelerii	Desert Spoon
Dietes bicolor	Fortnight Lily
Echinocactus grusonii	Golden Barrel Cactus
Echinocereus engelmannii	Hedgehog Cactus
Eremophila glabra	Mingenew Gold
Eremophila maculate	Valentine Shrub
Eremophila hygrophana	Blue Bells Shrub
Eremophila prostrata 'outback sunrise'	Outback Sunrise
Erigeron divergens	Fleabane

Euphorbia antisyphilitica	Candelilla
Ferocactus wislizenii	Native Barrel Cactus
Fouquieria splendens	Ocotillo - seed grown
Hemerocallis sp.	Daylily
Hesperaloe funifera	Giant Hesperaloe
Hesperaloe nocturna	Night blooming hesperaloe
Hesperaloe parviflora	Yellow/Red Yucca
Hesperaloe parviflora var 'Brakelight'	Brakelight Red Yucca
Lophocereus schottii fa. Monstrosus	Totem Pole Cactus
Manfreda masculosa	Manfreda
Opuntia sp.	Prickly Pear
Opuntia acanthocarpa	Buckhorn Cholla
Opuntia basilaris	Beavertail Prickly Pear
Opuntia engelmannii	Native Prickly Pear
Opuntia ficus-indica	Indian Fig Prickly Pear
Opuntia fulgida	Chainfruit Cholla
Opuntia santa-rita	Purple Prickly Pear
Opuntia spinosior	Cane Cholla
Pachycereus marginatus	Mexican Organ Pipe
Pedilanthus macrocarpus	Lady Slipper
Rosa sp.	Rose
Stenocereus thurberi	Organ Pipe Cactus
Strelitzia reginae	Tropical Bird of Paradise
Trachelospermum jasminoides	Star Jasmine
Yucca aloifolia	Spanish Bayonet
Yucca baccata	Banana Yucca
Yucca pallida	Pale Leaf Yucca
Yucca recurvifolia	Curve Leaf Yucca
Yucca rostrata	specimen
Yucca rupicola	Twisted Leaf Yucca
Common Succulents	Common Succulents (in pots or defined beds)
Common Fruits and Vegetables	Edible Garden Plants (in pots or defined beds)

PERENNIALS and GROWDCOVERS

BOTANICAL NAME

Acacia redolens
Baileya multiradiata
Bulbine frutescens

COMMON NAME

Prostrate Acacia
Desert Marigold
Bulbine

Convolvulus cneorum	Bush Morning Glory
Dalea captata 'Sierra Gold'	Dalea
Dyssodia acerosa	Shrubby Dogweed
Dyssodia pentachaeta	Dogweed
Echinacea purpurea	Coneflower
Eschscholzia californica sp. Mexicana	Mexican Gold Poppy
Gazania rigens 'Sun Gold'	Gazania sp.
Lantana camara 'New Gold'	Lantana
Lantana montevidensis	Lantana
Lantana camara 'Radiation'	Lantana
Lavender sp.	Lavender
Lippa nodiflora	Frogfruit
Liriope muscari	Lilyturf
Lupinus sparsiflorus	Desert Lupine
Melampodium leucanthum	Blackfoot Daisy
Penstemon parryii	Parry Penstemon
Penstemon sp.	Penstemon
Portulacaria afra	Elephant Food
Ratibida columnifera	Mexican Hat
Rosmarinus officinalis Prostratal	Prostrate Rosemary
Sphaeralcea ambigua	Desert Globemallow
Sphagneticola trilobata	Yellow Dot
Setcreasea pallida	Purple Heart
Tetranauris acaulis	Angelita Daisy
Verbena gooddingii	Native Verbena
Verbena pulchella	Verbena
Zephryanthes candida	White Rain Lily
Common Annuals (to season)	Colorful Annuals (in pots or defined beds)

GRASSES

BOTANICAL NAME

COMMON NAME

Aristida purpurea	Purple Three Awn
Bouteloua curtipendula	Sideouts Grama
Bouteloua gracilis	Blue Grama
Bouteloua gracilis 'Blond Ambition'	Blond Ambition Blue Grama
Cynodon dactylon Hybrid	Hybrid Bermunda
Distichlis spicata	Saltgrass
Lolium sp.	Rye Grass (seasonal only)

Muhlenbergia capillaris	Regal Mist
Muhlenbergia lindheimeri	Lindheimer's Muhly
Muhlenbergia rigens	Deergrass
Muhlenbergia rigens 'Nashville'	Nashville Deergrass
Nolina sp.	Beargrass
Paspalum Vaginatatum	Seashore Paspalum
Sporobolus airoides	Alkali Sacaton
Sporobolus cryptandrus	Sand Dropseed

VINES

BOTANICAL NAME

COMMON NAME

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

PROHIBITED PLANT LIST

BOTANICAL NAME

COMMON NAME

Baccharis sarathroides	Desert Broom
Brassica tournefortii	Saharan Mustard
Bromus rubens	Red Brome grass
Casuarina species	Beefwood
Centaurea melitensis	Malta Starthistle
Chamaecyparis species	False Cypress

Cynodon dactylon	Common Bermuda Grass
Grevillea robusta	Silk Oak
Pennisetum ciliare	Buffel Grass
Tamarix aphylla	Tamarisk or Salt Cedar
Olea Europea	Swan Hill Olive
Morus Alba	White Mulberry

Section 4.6 | Community Lighting Design and Character

Community Lighting

Community lighting is an important public streetscape element that helps define community character and creates an attractive environment while establishing a sense of safety and security. A comprehensive lighting scheme will be utilized throughout DU3 and Cadence as a whole. Lighting standards must comply with those specifically set forth within the Cadence Community Plan, the City of Mesa Zoning Ordinance, and the Outdoor Light Control Ordinance of the City of Mesa. Perimeter arterial streets will be illuminated per the City of Mesa standards.

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

The lighting concept for the Cadence community will complement the thoughtful and formal structure of the community design and respect the New Traditional values that define Cadence. The details and application of lighting will be integrated with the landscape, hardscape, pathways and streets, and will reflect the appropriate amount of detail while not being the center of attention or detracting from landscape design. Outdoor lighting character within the interiors of the Cadence community will be a very low light, non-glow environment with an emphasis on safety and ambience. Lighting should be controlled through shielding, cut-off fixtures, recessed fixtures, and/or by other means to minimize adverse impacts on adjacent properties.

Lighting character within DU3 will generally fall into one of the following lighting character types.

Entry Lighting

Lighting at residential neighborhood and urban residential village entrances, if desired, will generally be ambient in character and may include streetscape, pedestrian, landscape, wall and monument and architectural lighting..

Collector Road Lighting

Lighting along Cadence Parkway will be consistent throughout the community and include an appropriate combination of roadway lighting, pedestrian lighting and landscape lighting to provide a safe yet intimate environment along this important community corridor.

Open Space and Pedestrian Pathway Lighting

Open space areas, social gathering areas, neighborhood parks and pedestrian pathways may be illuminated if intended for nighttime use or if desired as part of the community lighting scheme.

Lighting will be functionally appropriate with an emphasis on providing security while maintaining privacy for nearby residential units.

Parking Area Lighting

Lighting within parking areas and driveways in non-residential areas will be designed to create a safe and functional environment for pedestrian traffic. The maximum height for parking area lighting fixtures should be appropriate for the surrounding context but should generally not be greater than 25 feet except where unique circumstances warrant consideration of a taller fixture. Pedestrian level lighting will be provided along defined pedestrian pathways. Driveways are not required to be lit, but ambient and landscape lighting is encouraged.



Section 4.7 | Community Signage Design and Character

Community Signage

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

Community Signage Design and Character

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

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

Prohibited Signage or Design Specifications

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

Section 4.8 | Sustainability Principles

Sustainability

Planning principles that advocate for a sustainable community are integral to the New Traditional Community concept and are an important foundational element of the Cadence Community Plan. Development within Cadence will advance sustainability through both land planning principles and building techniques and methodology. The following sustainability measures will be incorporated as appropriate and where feasible. Specific design guidelines and development standards that help implement these sustainability principles are incorporated throughout the DU3 and within the Cadence Community Plan.

Economic Viability

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

Local and Regional Economy: Major employment areas are planned within Development Unit 1 Phase 2 and south of the future SR24 Freeway. Housing within DU3 will be in close proximity to these employment opportunities, including significant regional employers, and transportation corridors thus promoting a regional “live, work, play and recreate” environment. Via Crismon Road north to Cadence Parkway and south via the future SR 24 overpass, and Williams Field Road out to SR24, DU3 provides ready and convenient access to the major street network to reduce travel distances and time to move from home to work and back. Final design of the street system and neighborhoods within DU3 will continue to develop these connections.

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

Resource Efficiency

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

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

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

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

- Low-fiber flooring using materials from quickly rejuvenating managed forests eliminates carpet fibers that harbor dust mites, pet dander and other allergens, improving indoor air quality
- Water saving faucets, dramatically cutting water usage while maintaining desired water pressure
- Low-flow toilets which use half the water as regular toilets
- Water-sensing irrigation valve (climate-controlled)
- Reverse osmosis water system at kitchen
- Tankless water heater
- On-demand water recirculation pump at tankless water heater

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

Response to Context and Location

Open Space: Open space areas will be conveniently accessible from all areas within DU3, including as a general rule of thumb that every resident will be within proximity of a park, open space area or trail. Compact and efficient development forms allow more opportunities for community open space areas throughout the community.

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

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