



ESTRELLA™
by
Newland COMMUNITIES

LUCERO
PLANNED AREA DEVELOPMENT
AMENDMENT

“Regulatory Booklet”

April 17, 2019

NEWLAND'S CONTINUED COMMITMENT

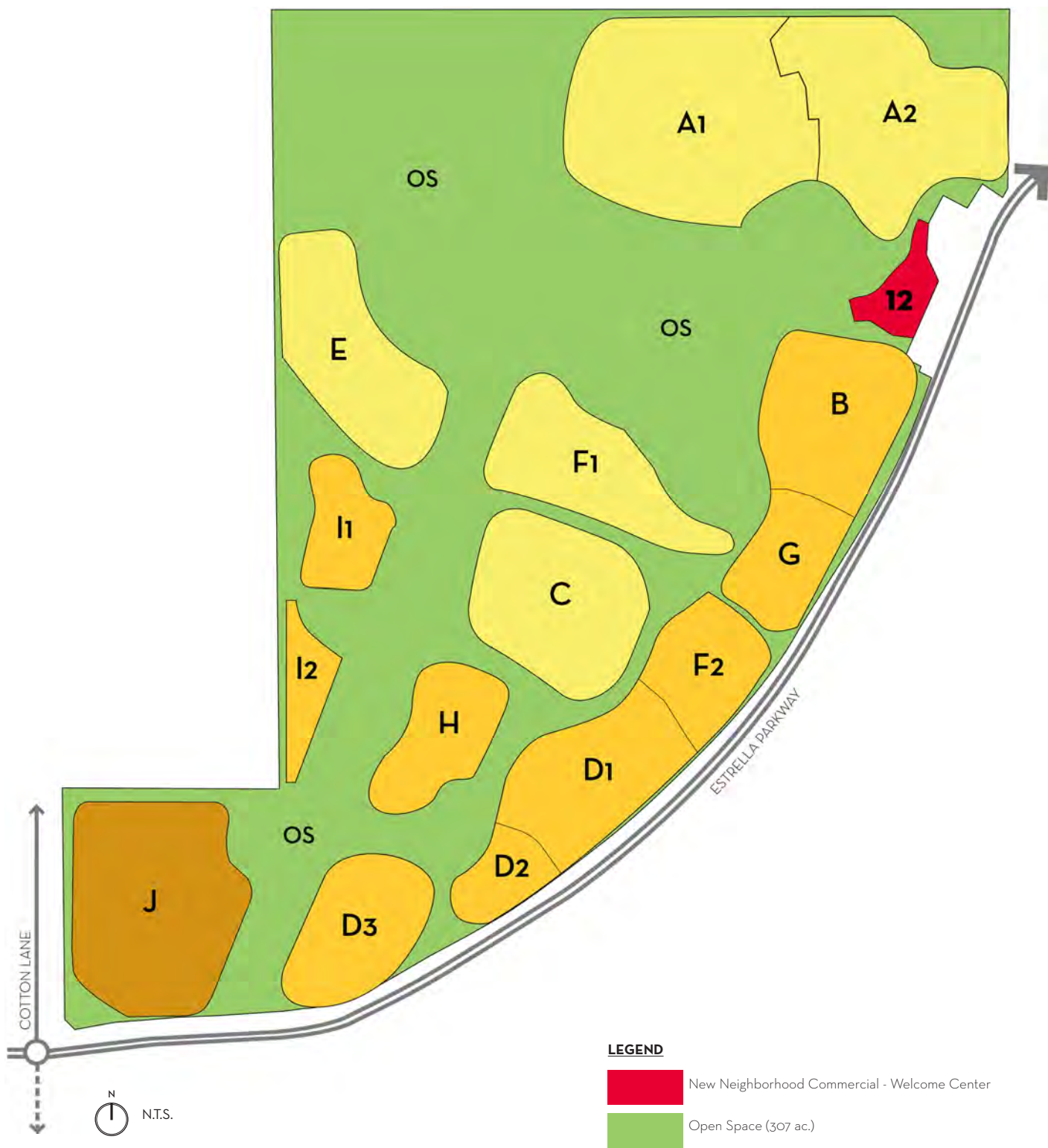
These series of references clearly show how the planned amendment embraces the goals, objectives and policies of the General Plan.

Newland Communities applauds the City for its efforts in establishing a long-term vision for the entire City. We are committed to our partnership with the City and community as Estrella continues to develop over the coming years.

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1. Land Use Plan



Land Use Table

ESTRELLA LUCERO - LAND AREA AND USE TABLE		
PAD PARCEL NUMBER	LAND USE	LAND AREA (ACRES)
A1	Low Density Residential	36
A2	Low Density Residential	44
B & G	Low Medium Density Residential	34
F1	Low Density Residential	22
E	Low Density Residential	25
I1	Low Medium Density Residential	10
C	Low Density Residential	26
D1, D2 & F2	Low Medium Density Residential	38
H	Low Medium Density Residential	13
D3	Low Medium Density Residential	17
I2	Low Medium Density Residential	6
O/S *	Open Space *	307
	SUB TOTAL	est. 577
J	Medium High Density Residential	35
12	Neighborhood Commercial	4
	TOTAL **	est. 617
		1250 lots**

* The 307 acres identified in the Plan Use Table as open space encompasses only those areas highlighted in green on the plan.

** No final decisions have been made at this time on the exact distribution of development types (single family detached, duplex, townhome/ flat, etc) throughout the planned development.

*** Only Parcel J shall include attached housing product and/ or townhomes/ duplexes. All other Parcels shall consist of single family detached housing product.

2. Residential Development Standards Table

Land Use	Low/Low Medium Density Residential				Medium High Density Residential	
LOT SIZE	47' x 90'	47'x110 47'x115' 52'x100' 52'x120' 57'x105	60'x120' 70'x130'		30'x70'	70'x70' 70'x90'
Unit Type	Single Family	Single Family	Single Family	1/2 acre lots	Townhome	Duplex
Lot Size (Sq. Ft.)	4,230	5,170-6,240	7,200-9,100	21,780	2,100	4,900
Max Lot Coverage (6)	60%	60%	50%	30%	50%	50%
Min. Front Yard Setback (1) (2) (7) (8)	18'	18'	18'	20' (16)	18'	18'
Min. Total Both Side Yards	10'	10'	10'	24'	N/A	12'
Min. Side Yard Setback (13) (17)	5'	5'	5'	12'	N/A	5'
Min. Rear Yard Setback (9) (13)	10'	20'	20'	30'	15'	15'
Max. Building Height (3)	30' (2 stories)	30' (2 stories)	30' (2 stories)	30'	35' (2 stories)	35' (2 stories)

** Notes: for all lots*

1. 10' front yard setbacks are permitted for side entry garages and livable space.
2. Detached single family dwellings on adjacent lots shall have front yard setbacks vary by at least three feet. A minimum front yard setback of 18' is permitted to accommodate the 3' building setback differential. Building setbacks should be 18'-21' to face of garage. Sidewalks not to be blocked.
3. The maximum height for any dwelling unit shall be 30 feet except in the Medium High Density Residential area, which shall allow a maximum height of 35 feet.
4. Two story homes shall not be permitted on corner lots or lots backing to an arterial roadway (except for 47'x90' lots), unless a landscape buffer at least 35 feet in width is provided.
5. Two story homes may not be placed on more than three consecutive lots except in the Medium High Density Residential area, which allows attached townhomes, and 47'x90' lots.
6. The maximum residential lot coverage shall be 60% for all lots less than 60 feet in width. The maximum residential lot coverage shall be 50% for all lots with widths of 60 feet or greater.
7. Architectural features like bay window may encroach 5' into the front yard setback, but no closer than 10' to the property line.
8. Front porches may encroach 10' into the front yard setback and 2' into the side yard setback, but the front porch shall not be closer than 10' to the property line.
9. Rear patio covers may encroach 10' into the rear building setback. (For 47'x90' lots, only 5' allowed).
10. Based on rear yard setbacks requested, typical back of lots will have an additional landscape buffer zone of 30' +/- (with the exception of some lots oriented on and next to the neighborhood greens).
11. View fencing shall be provided for lots adjacent to open space.
12. All dwellings shall have four-sided architecture. Front and side elevations (for dwellings on corner lots) that are visible from public areas shall have a greater level of enhancement.
13. Architectural features like bay windows may encroach 5' into the rear yard setback and 2' into the side yard setback.
14. The proposed plan only includes attached sidewalks on one side.
15. A 20' minimum depth between the back of sidewalk and face of the garage (front facing) shall be maintained.
16. Side-entry garages on lots 1/2-acre or larger shall observe a minimum setback of 20 feet.
17. When a side yard tract with a minimum width of 10 feet is incorporated between the side of a lot and adjacent street right-of-way, the minimum internal side yard setback can be used between the home and side yard property line.

3. Applicable Stipulations

1. All development within the subject property shall be in substantial compliance with the development concepts and design standards in the City of Goodyear Design Guidelines as modified, except as modified by the Lucero PAD Amendment;
2. All amendments to the Lucero PAD shall be processed pursuant to the requirements under state law and the City of Goodyear's Zoning Ordinance for rezoning. No amendments to the PAD shall be approved administratively;
3. If the developer fails to comply with any of the stipulations contained in the Ordinance for the Lucero PAD Amendment, or fails to comply with any other City codes and regulations in the development of the property, then the City Engineer, or designee, may suspend the issuance of building and construction permits for the project until the developer cures the item in default. All amendments to the Lucero PAD shall be processed pursuant to the requirements under state law and the City of Goodyear's zoning ordinance for rezoning. No amendments to the PAD shall be approved administratively;
4. The unit count per parcel specified in the PAD Amendment may be adjusted (up or down) provided the resulting unit count does not exceed the maximum total number of units for the project of 1,250 units;
5. All development shall comply with the City of Goodyear Design Guidelines Manual except as modified by the Lucero PAD Amendment;
6. The master drainage, water, sewer and reclaimed water reports and the traffic impact analysis associated with this development shall be completed in accordance with prevailing engineering design standards and to the satisfaction of the City Engineer, or designee. Preliminary plats for this development shall not be submitted to the City until the aforementioned documents have been approved by the Engineering Department;
7. The developer shall be responsible for developing water resources needed to serve the Property including, but not limited to, wells and treatment facilities;
8. The developer shall be responsible for improving existing facilities and/or constructing new facilities needed to serve the Property as identified in the master water, sewer, reclaimed water and drainage plans as approved by the Engineering Department and in accordance with prevailing engineering standards at the time of construction as follows:
 - a) The water system improvements shall include, by way of example but not limitation, all wells, well treatment, transmission and distribution lines, pumps, reservoirs, facilities and appurtenances necessary to serve the development while maintaining the system's existing capacity to serve existing developed parcels;
 - b) The sewer system improvements shall include, by way of example but not limitation, all collection lines, pumps, lift stations, treatment facilities and other appurtenances associated with the treatment and conveyance systems as is necessary to provide sewer services to this development while maintaining the system's existing capacity to serve existing developed parcels;
 - c) The stormwater management improvements shall include, by way of example, but not limitation, retention basins, basin dewatering mechanisms, channel improvements, and other appurtenances associated with the management of stormwater on the property;
9. Improvements for all arterials, collector and local roads within and abutting the development shall be in compliance with the Engineering Design Standards and Policies Manual;
10. The proposed modifications to street cross sections are not being approved with this PAD Amendment. Consideration of any modification to City standard street cross sections will occur at the time of preliminary plat review. Concrete curbs and sidewalks shall be constructed on all street sections and on each side of the street and median per current City standards unless information provided to the Engineering Department at the time of preliminary plat review is sufficient to approve otherwise;

11. All trees within City right-of-way shall be per the City's approved tree list. All other vegetation within the right-of-way shall be per the Arizona Department of Water Resources low water use plant list;
12. The developer shall construct right-turn deceleration lanes and all other intersection improvements identified in the approved traffic impact analysis;
13. The developer shall be responsible for the installation of any traffic signals related to the development. The need and timing of such signal(s) shall be determined during the review of the preliminary plat and either installed at that time, or an in-lieu payment made for future installation;
14. Decorative features on public bridges are not approved with this PAD Amendment. The use of such decorative features may be evaluated at the time of preliminary plat review;
15. The developer shall submit a current Phase I Environmental Survey designating the City of Goodyear as a named party to whom such survey is delivered and to whom such certification is made, together with any additional environmental surveys which the City Engineer deems necessary dependent upon the contents of the Phase I survey. Such survey shall cover publicly dedicated rights-of-way, easements, or other parcels of land dedicated to the public and shall be submitted with the final plat or site plan for the project. Any environmental conditions identified by the Phase I Environmental Site Assessment shall be addressed and remediated to the satisfaction of the City Engineer, or designee, prior to recordation of any final plat for the project;
16. All dwellings shall have four-sided architecture. Front and side elevations (for dwellings on corner lots) that are visible from public areas shall have a greater level of enhancement;
17. Neighborhood greens may be designed as landscaped depressions that, in part, will capture and retain their own storm water runoff;
18. Any play structure or tot lot shall have a City-approved shade structure over the play equipment;
19. Side-entry garages on lots 1/2-acre or larger shall observe a minimum setback of 20 feet;
20. The maximum height for any dwelling unit shall be 30 feet except in the Medium High Density Residential area, which shall allow a maximum height of 35 feet;
21. The maximum residential lot coverage shall be 60% for all lots less than 60 feet in width. The maximum residential lot coverage shall be 50% for all lots with widths of 60 feet or greater;
22. Detached single family dwellings on adjacent lots shall have front yard setbacks vary by at least three feet;
23. Two story homes shall not be permitted on corner lots or lots backing to an arterial roadway (except for 47'x90' lots), unless a landscape buffer at least 35 feet in width is provided. Two story homes may not be placed on more than three consecutive lots except in the Medium High Density Residential area, which allows attached townhomes, and 47'x90' lots;
24. View fencing shall be provided for lots adjacent to open space;
25. A natural landscape buffer shall be placed along Estrella Parkway. The width shall be predominately 80 feet, with no width less than 40 feet;
26. The developer shall submit design guidelines with the preliminary plat for any development proposed in the Medium High Density Residential land use for review and approval of product design, site design and access;

27. For all residential development, the developer shall provide for a waiver agreement, which shall run with the land, for each initial homebuyer to sign, and shall include the following statement in the waiver agreement: “This development is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflights and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport. The owner does release and discharge the City of Goodyear, developer and homebuilder from any liability for any and all claims for future damages and complaints of any kind to persons or property that may arise at any time in the future from the operation of such aircraft near and over the area”; and,

28. For all residential development, the Public Sales Report and final plat(s) shall include a statement that the development is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflights and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/ or the Phoenix-Goodyear Airport.

4. Design Guidelines

Purpose and Overview

The desire and necessity to establish criteria for site planning, architecture, landscape architecture and sustainable concepts envisioned for development related to the proposed amendment is imperative. These design criteria will help to ensure a high quality built environment based on the established vision for this portion of the community.

The primary **goals** of these design guidelines are to:

- Encourage creative and flexible site planning solutions that meet the City's general codes, ordinances and requirements.
- Establish architectural design direction that ensures the community vision and design philosophies are carried out in an orchestrated manner.
- Successfully integrated development within the context of the natural desert setting and surroundings.
- Develop a sustainable, ecological friendly cohesive project that compliments the overall character and quality of Estrella.

Key community planning and design **principles** that shall be the bases for all design initiatives for this development will include the following:

- Communicate a sense of time and tradition.
- Strive for a clear sense of craftsmanship with all development.
- Introduce features and elements that enhance the human scale.
- Open space and enhanced open space shall be integrated into the design.
- Pedestrian oriented development should be the norm.
- A special focus on healthy living environments.



Site Planning

The goal for site planning should be to create integrated, yet distinctive environments that add to the overall quality of the community. Special care with all site-planning issues shall focus on the relationship between the aesthetic of highly visible built elements and the desire to provide an individual residential setting that delivers privacy, is safe and meets the functional needs of each individual home owner.



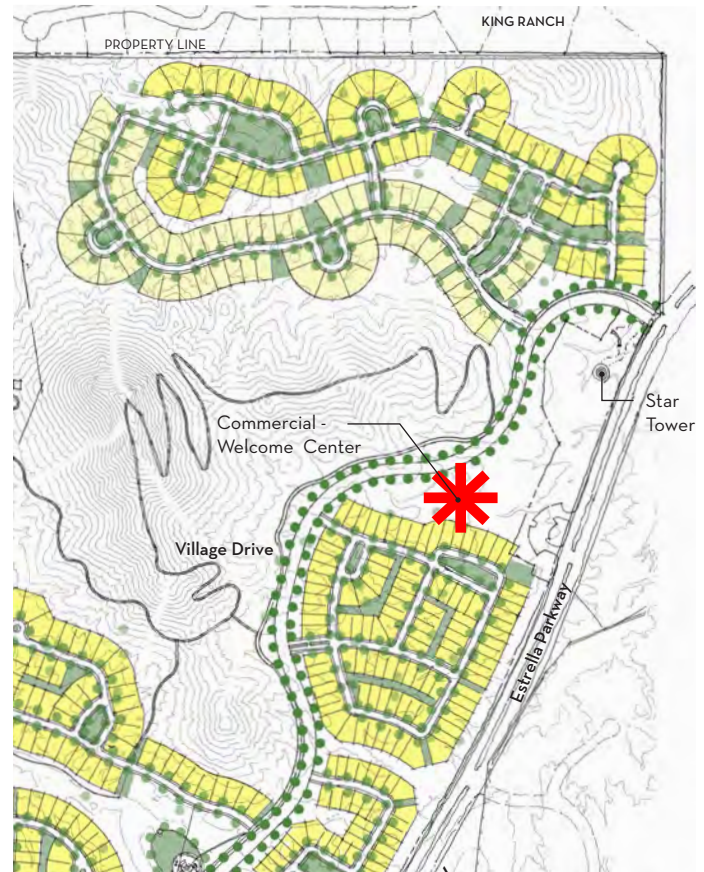
Design Criteria:

1. Integrate development with the site's natural features.
2. Create a strong relationship between each home and the public street.
3. Incorporate transitions of scale into community fabric.
4. Provide pedestrian linkage throughout the development.
5. Integrate new development with existing amenities and connections.
6. Incorporate features for shade to add comfort in the desert setting.
7. Design for compact development with integrated open space.
8. Special design care for corner lots to enhance streetscene.
9. Introduce a variety of floor plans and elevations on each streetscape in order to create more variety and visual interest.
10. Street scenes to provide varied front yard setbacks, floor plans, rooflines, and garage orientation in order to provide visual interest.
11. Where possible, incorporate open space and buffers on backsides of building development.
12. Limit the straight long street alignments.
13. Maintain natural wash corridors and drainage patterns where feasible.
14. Blend new development with existing desert conditions through subtle use of grading, landform, landscape and site features.
15. Incorporate site features, community walls and other elements that complement that desert setting as well as the architectural design character.
16. Utility boxes and mechanical equipment should be screened appropriately.
17. Mail service strategies shall be carefully integrated with all aspects of the site planning and community design.
18. Maintain and frame mountain views in the foreground and background.
19. All development shall comply with the City of Goodyear Design Guidelines Manual except as modified by this amendment.

Neighborhood Commercial - C1

Welcome Center Development Standards

The goal is to create a new Welcome Center for the community that will replace the existing Center that is currently located near the lakefront just South of Elliot Rd. It's planned location adjacent to the Star Tower truly represents the entrance and gateway to the community. Along with the planned development for Lucero, this new facility will provide a warm and friendly environment for guests and all Estrella residents. The facility is envisioned to have a modest café, bike shop and trail head, along with other traditional welcome center components that will provide community information and details. The trailhead theme aligns nicely with the trails planned for Lucero including the connectivity throughout all of Estrella. Included in the overall design will be a series of inviting outdoor gathering spaces for both informal get together as well as small formal events for special functions. These events may include everything from outdoor barbeques, to yoga classes out on the west lawn, to special performances at the adjacent mini-amphitheater. The future use of the building may transition to a retail or community oriented facility. Other future uses will be considered in the future based on the applicable commercial zoning.



Architecture

The architecture for the proposed development shall establish a quality of design excellence. The proposed design direction shall both compliment the overall development within Estrella and also stand on its own with respect to character and visual interest. The following considerations for architecture design are intended to ensure the integrity of the built environment.

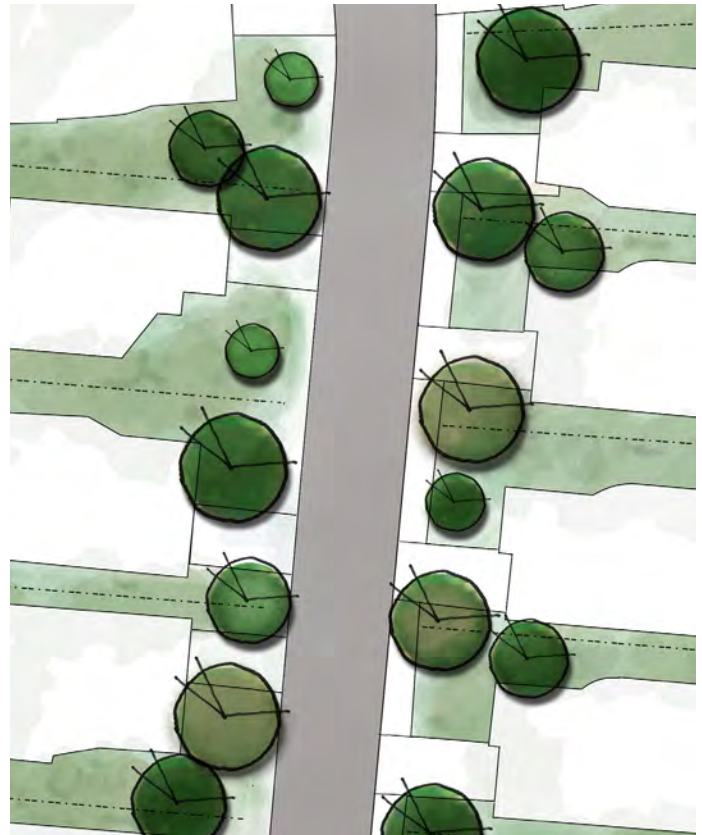


Design Criteria:

1. The design style identified within the following section of this document is intended to establish an overall theme for the architecture in this development. The sophisticated desert ranch theme provides substantial opportunities for creative varieties, designs, features and elements for every house. Variations of the desert ranch style, appropriate to the variety desired include aspects of the following; Southwest Contemporary Ranch, Territorial Ranch and the Farmhouse Ranch.
2. Design and detailing should be a contemporary interpretation that is appropriately adapted to the desert context.
3. Facades that are visible from public areas shall have special articulation. This shall include four-sided architecture.
4. Design features and conditions will address the issues of garage dominance. See exhibits on pages 74 to 79.
5. A variety of facade materials and textures should be used to provide visual interest to the street scene.
6. The preferred color palette shall provide richness to the development that goes beyond typical muted subdivisions colors. Visual clues from the natural Sonoran desert shall provide the basis for house, features and accent colors.
7. Building mass and form shall transition from one to two story elements where possible and appropriate based on architectural style.
8. Porches, patios and courtyards are encouraged.
9. Front entrances shall exhibit a "human scale."
10. Front entrances shall be distinguished with facade highlights.
11. All property lighting shall be shielded "cut-off" light fixtures and types that conceal the source.
12. Spotlights and floodlight are prohibited.
13. Any and all accessory structures shall be designed to integrate with the main residence.

Landscape

This section pertains to the overall standards to the landscape architectural design for all community common areas, private areas and improved areas disturbed during construction. The intent is to create a landscape theme and character for the community that enhances the natural setting of this specific development and to reflect the unique character of the Estrella foothills. Landscape shall be designed to provide visual interest as well as help to create outdoor rooms, and reinforce entrances to the community, the neighborhoods and to specific homes. The landscape character portion of this document provides greater detail on design intent, plant material and use. Special care shall be given to the development edge along Estrella Parkway. The combination of thoughtful land planning, architectural design, new planting and perimeter walls/fences shall be incorporated in a manner that visually enhances the driving experience as one travels south from the property entry (near the Star Tower) to the recently constructed round-a-bout where the Parkway meets Cotton Lane. The conceptual landscape plan on the following page illustrates tree lined streets.



CONCEPTUAL LANDSCAPE ILLUSTRATION
FOR TREE LINED STREETS

Design Criteria:

1. Preserve the existing landscape to the greatest extent possible.
2. Salvage and replant native vegetation per standards and best management practices.
3. Limit exotic ornamentals and areas of turf to special common areas and or courtyards, etc.
4. Use landscape with functional intent; for visual accent, visual buffer/screen, for shade, etc.
5. Utilize low-water use, arid region, native plants.
6. Focus on creating shade and micro-climatic cool zones.
7. Establish attractive tree-lined streets.
8. Landscape lighting to be low-voltage.
9. All light fixtures to have shielded, concealed light source.
10. Privacy walls and view fences shall be designed within the character of the architecture and community.
11. Jog or offset walls and fences to relieve long unbroken lines (max. length of 900').
12. View fencing shall be provided for lots adjacent to open space;



A. Architecture

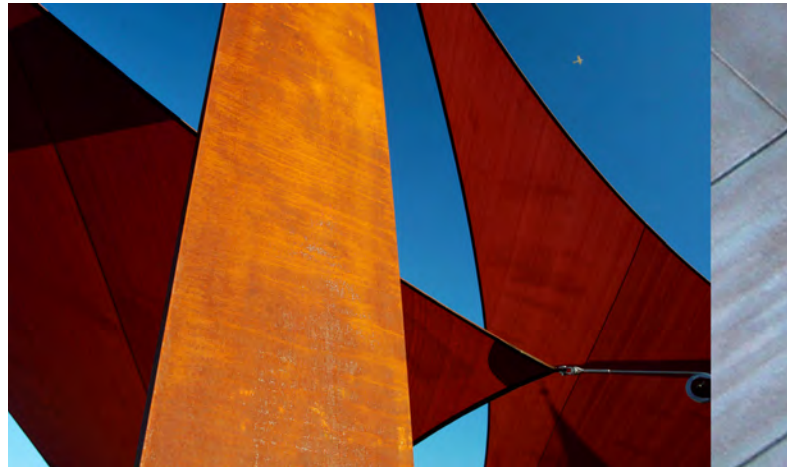
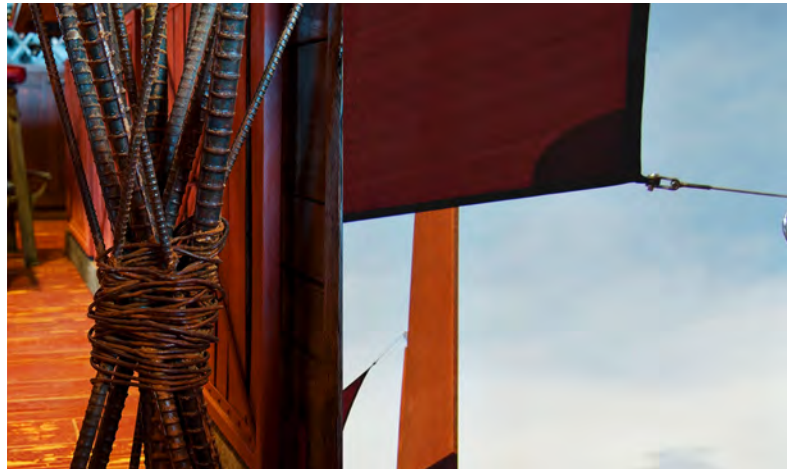
Community Theme and Character

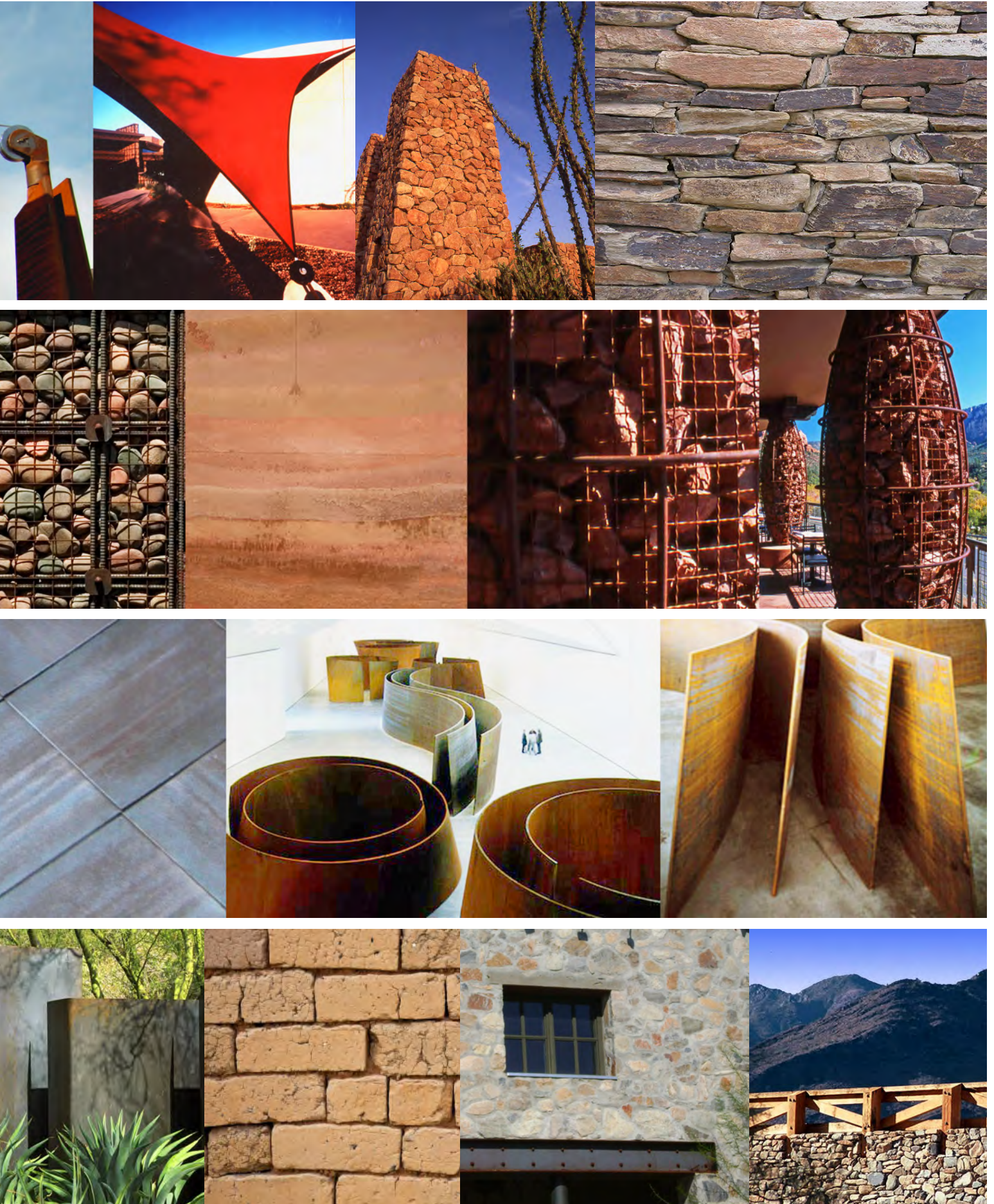
The proposed development provides an opportunity to compliment the overall character of the Estrella Community and to establish a special enhanced quality and theme for development related to the proposed amendment. Because this area represents the “front door” of the Community and also has a very unique setting, Newland is committed to establishing a visual character and theme that celebrates the very best aspects of the desert southwest.

Community features and theming will be organized around as series of materials and desert treatments that take their clues from the adjacent Star Tower. This organic desert theme will look to focus on a range of materials including:

1. RUSTED STEEL
2. NATURAL STONE AND BOULDERS
3. GABIONS

The use of gabions will be limited to the accent of features such as entry monuments and signs. There is no plan to have them as a dominate feature.
4. RAMMED EARTH
5. BOARD FORM CONCRETE
6. TIMBER
7. PAINTED METAL PANELS
8. WROUGHT IRON
9. SLUMP BLOCK





Features and Elements

The desired design forms, features and elements will be more curvilinear in nature and will focus on an eclectic mix of color, materials and fasteners. Organic shapes and forms will be preferred over more formal and axial oriented treatments and will emphasize a layering effect. Community features to be influenced by this design direction include; signage, culverts, landscape, retaining walls, screen walls, view fences, lighting and paving details, benches and park architecture.

The treatment of the perimeter of the parcel along the length of Estrella Parkway will have a significant impact on the visual character and quality at the Community's front door. The typical nondescript suburban screen wall will not be acceptable in this case. Newland is committed to a perimeter wall system that blends with the natural environment as well as the community architecture. The goal will be to introduce a design for the perimeter walls that creates a visual rhythm that compliments the neighborhood clusters proposed.

This visual rhythm and heightened aesthetic will be accomplished through several factors and features including:

1. INCLUSION OF MATERIALS AND DESIGN TREATMENTS ON WALLS.
2. START AND STOP PERIMETER WALL SYSTEMS IN STRATEGIC LOCALS TO PROVIDE VISUAL RELIEF.
3. TRANSITION WALL TREATMENTS NEAR ENTRY POINTS FROM FORMAL WALLS TO VERTICAL LANDSCAPES.



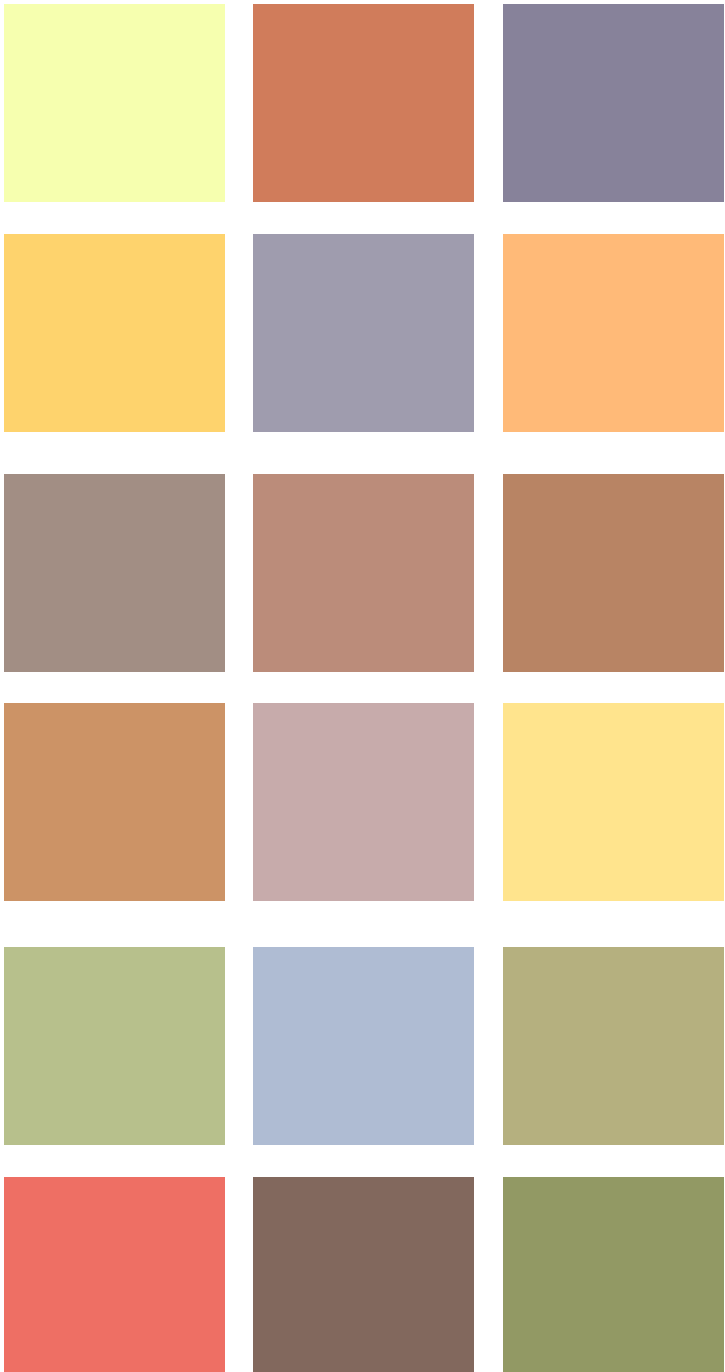


Color Palette

The proposed color palette will take clues from the natural oasis of the Sonoran Desert and the range of highlights and shade & shadow. Particular focus should be given to the vibrant warm range of desert colors visible during the late spring, early summer afternoon and early evening hours.

The design intent is to create a careful balance between the following components:

1. Beautiful natural desert setting
2. Special nature of community elements
3. Treatment of architecture
4. Complimenting the existing visual character of Estrella



Architecture Style

The community theming will be complemented by a *sophisticated desert ranch architecture style* that is simplistic in nature and in character with the uniqueness of the parcel. The desert ranch vernacular evolved from eastern and midwestern working farm home designs that were brought to the desert southwest and refined based on the context of sun, shade, wind and the desire for indoor/outdoor living and working environments. Over time the desert ranch house related to working farms and ranch properties became more popularized and civilized for every day 20th and 21st century living. Simple building masses with broad overhangs, pitched roofs and shed roofs provide opportunities for shade and relief. Natural materials of stone, metal and wood provide attractive visual accents and durability. Strategic placement of windows and building orientation provides the opportunity to capture breezes. The layout of rooms in both the front and back provides opportunities to expand the living area with outdoor porches and terraces.



Anatomy of the Estrella Desert Ranch House:

1. The major building mass is anticipated to be simple in form with painted stucco. Colors previously identified with a focus on the composition of the body, highlights and accents.



2. Simple volumes with low open gable roof forms and secondary hip roofs. Dormers in scale with overall roof mass. Accent roof forms to include shed conditions. Generous overhangs and exposed rafter tails. Shutters and awnings to be used as special highlight and may include metal, clay tile, and or fabric.



3. Facade accents with stone/ clay brick/ adobe or metal clapboard (if cultured materials are approved, treatment must turn full corners in order to end on an interior side). Discourage any final conditions that highlights “floating” stone pier treatment.

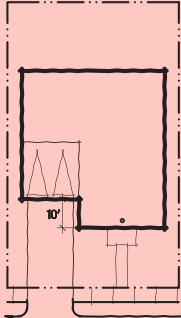
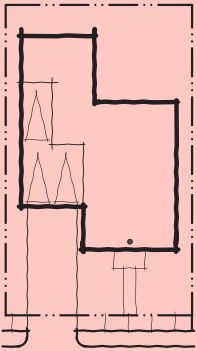
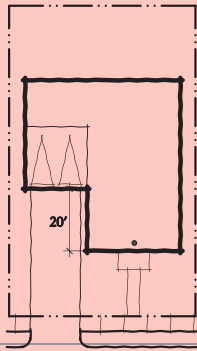
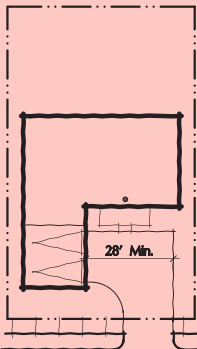


4. Doors and windows with insets, dark trim and strong sill base. Iron accents and insets where appropriate.



5. Garages designed to blend in with the character of the home with deep recesses, (Typical eight inch (8") minimum with the potential for greater depth) overhangs and special carriage door treatments. Extreme care to limit garage dominate street scenes. Homes with front loaded, continuous three-car garages shall be designed so that the third car garage is architecturally separated and offset a minimum of two (2) feet farther from the other garage door.



<i>Mid-Recessed</i>		<i>Tandem</i>	
<i>Deep Recessed</i>		<i>Swing-In</i>	

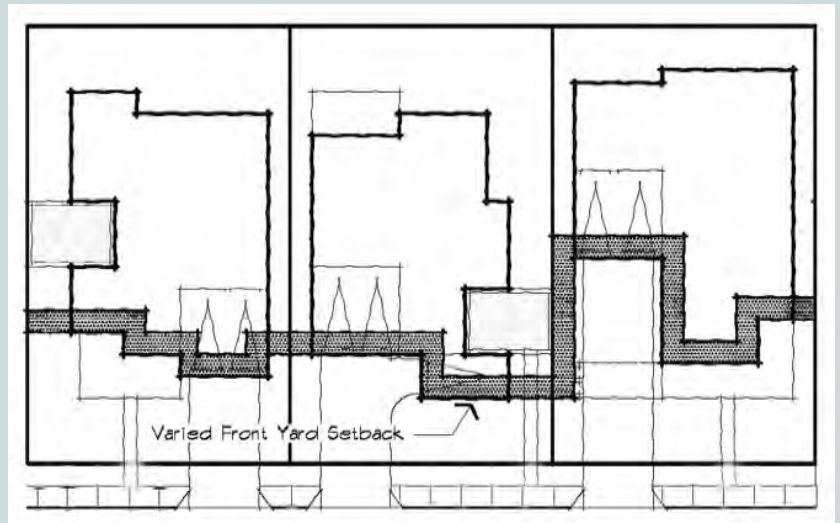
Note: The same care and sensitivity to garage placement, orientation and treatment shall be given to the design of duplexes, triplexes, townhomes, etc.



Several design techniques can be utilized to limit the visual impact of garage doors on the street scene including; color, driveway pavers, shade & shadow, landscape, and door facade treatment. Unit pavers will not be a specific requirement.

Signature Streets

In addition to the range of neighborhood planning elements that have been articulated to prevent typical subdivision sprawl, several design strategies shall be utilized to combat garage dominant street scenes. Together, these strategies add up to the creation of Signature Streets for each series of neighborhoods in the planned development. The focus is not based on the need or requirement of greater side yard setbacks, but on the inclusion of several design features that help to articulate a special nature of each neighborhood- like the unique nature of every individual's signature.



VARIED FRONT YARD SETBACK

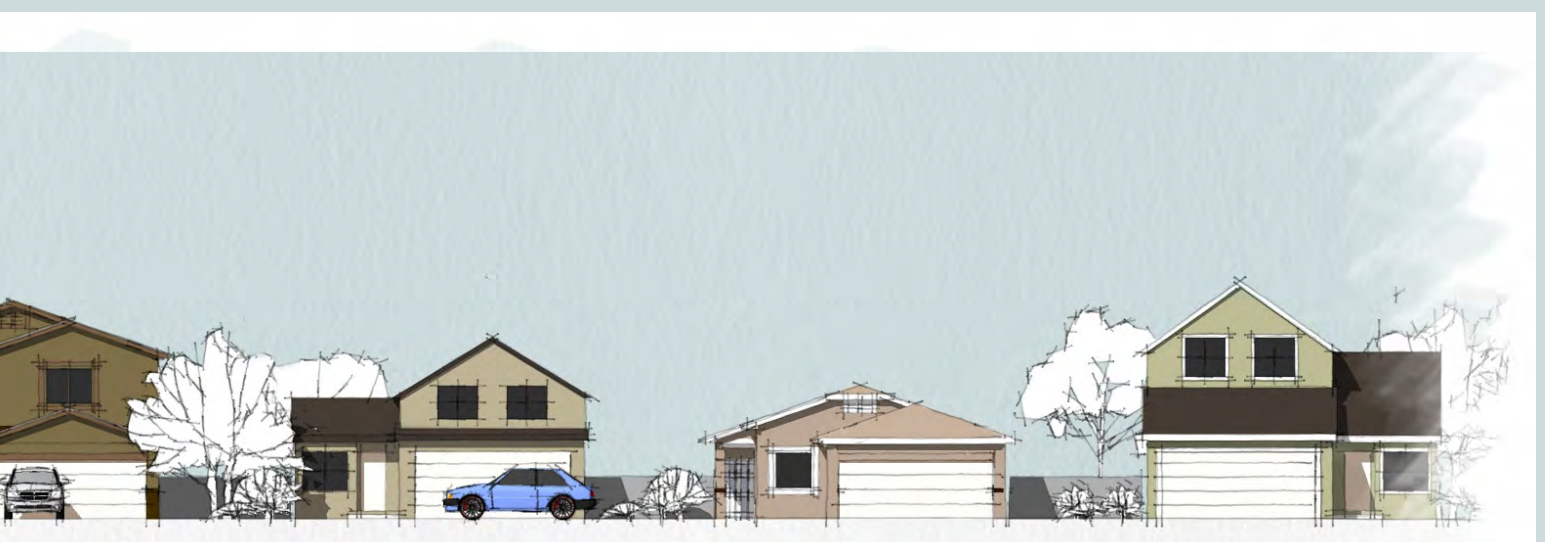


The strategy includes the following:

- Variety of house models and a range of elevations for each that are carefully placed to limit repetition on the street scene, (minimum of three floor plans and three elevations for each builder product line.)
- Careful siting of single story and two story units to create interesting articulation and massing of the street scene.
- Variety of front yard setbacks that allows a more interesting street scene. (See plan sketch on previous page)
- Broad and complementary range of colors to limit the typical suburban repetition.
- Carriage doors and other special treatment of garages that provide a more attractive look.
- Recessed garages that incorporate shade and shadow with a minimum of typical depth between garage door and adjacent building elevation of eight inches (8") with the potential for greater variation.
- Incorporation of an abundance of landscape along the street edge to provide shade, comfort and visual appeal.



5' x 5' SETBACK TYPICAL ELEVATION



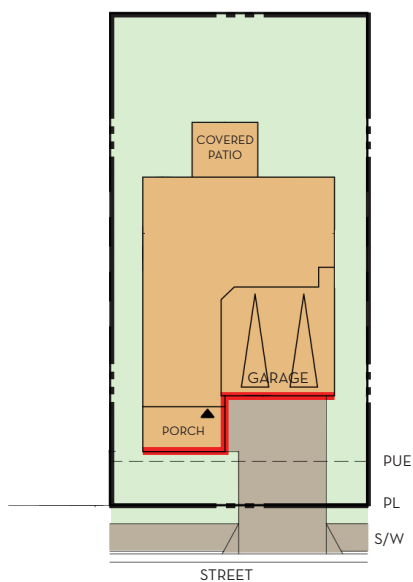
10' & 5' SETBACK TYPICAL ELEVATION

Garage Placement

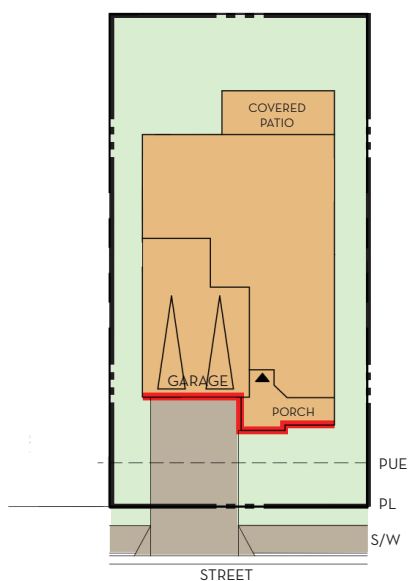
Design Requirements and Example Layouts:

- De-emphasize the garage and emphasize the living areas of the house.
- Include a variety of house models and a range of elevations for each that are carefully placed to limit repetition on the street scene.
- Provide variety of front yard setbacks that allows a more interesting and diverse street scene.
- Design recessed garages that incorporate shade and shadow with a minimum of typical depth between garage door and adjacent building elevation of eight Inches (8") with the potential for greater variation.

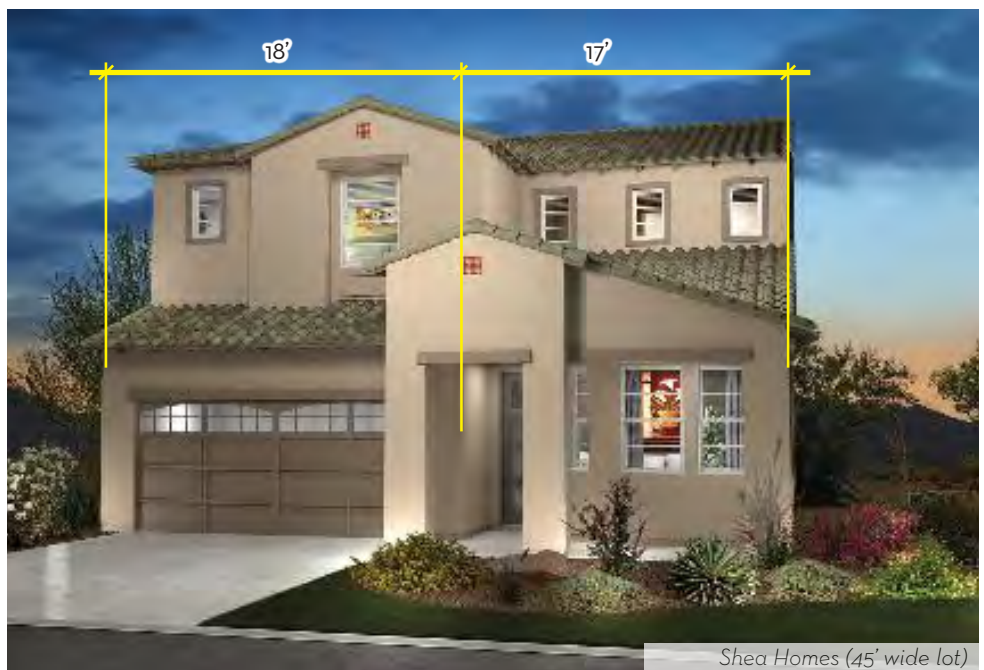
47'X90' LOT (For reference only based on other Phoenix project examples. Lots may be utilized for 1 & 2 story product).



35'X42' PRODUCT - 2 STORY
2,392 SF - 4 BED/ 2.5 BATH - 2 CAR GARAGE



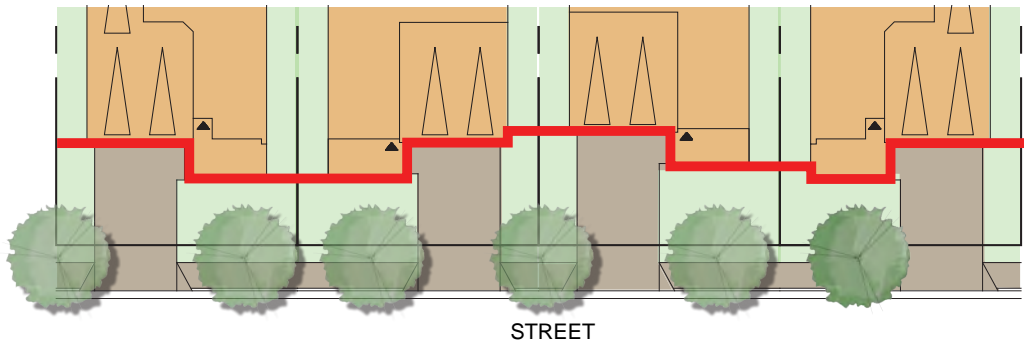
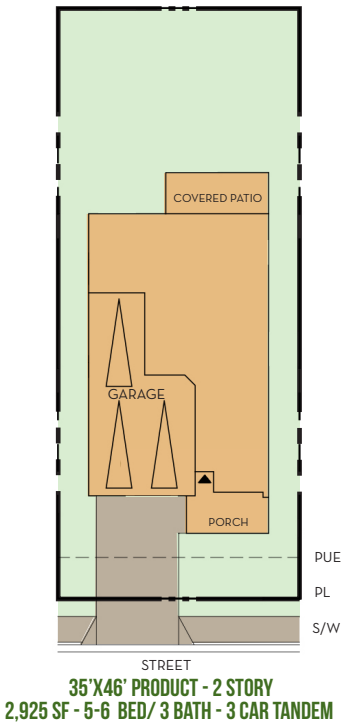
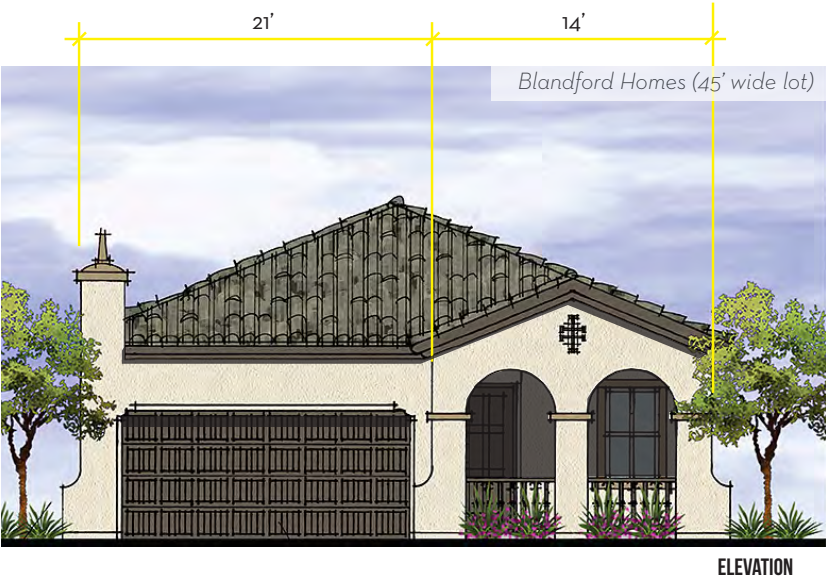
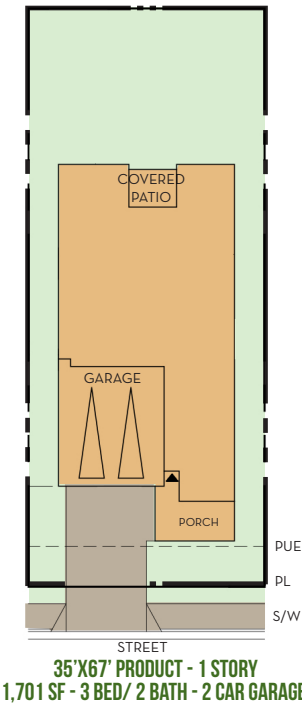
35'X48' PRODUCT - 2 STORY
2,516 SF - 4 BED/ 3 BATH - 2 CAR GARAGE





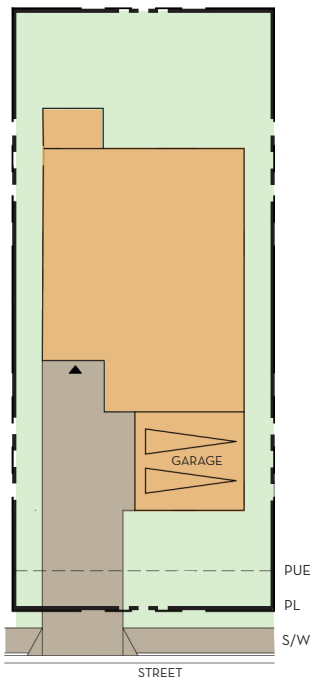
Lennar Homes (35' wide product)

45'X115' LOT (For reference only based on other Phoenix project examples. Lots may be utilized for 1 & 2 story product).



PLAN

52'X 120' LOT (For reference only based on other Phoenix project examples. Lots may be utilized for 1 & 2 story product).

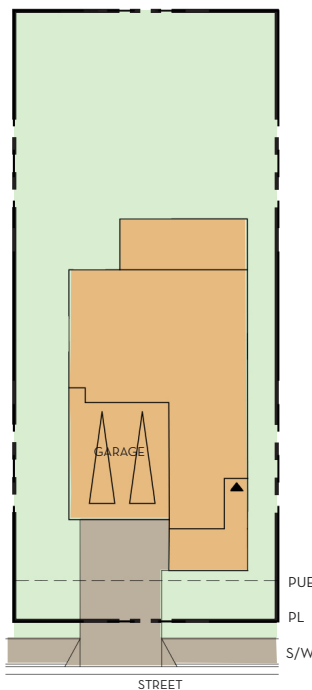


40'X72' PRODUCT - 1 STORY
1,742 SF - 3 BED/ 2 BATH - 2 CAR GARAGE



SWING-IN GARAGE

Ryland Homes (50' wide lot)



35'X51' PRODUCT - 2 STORY
2,800 SF - 4 BED/4.5 BATH - 2 CAR GARAGE



RECESSED GARAGE

Ryland Homes (50' wide lot)



BLANDFORD HOMES - STREETSCENE

Color

LENNAR HOMES (45' WIDE LOT) *(For reference only based on other Phoenix project examples)*



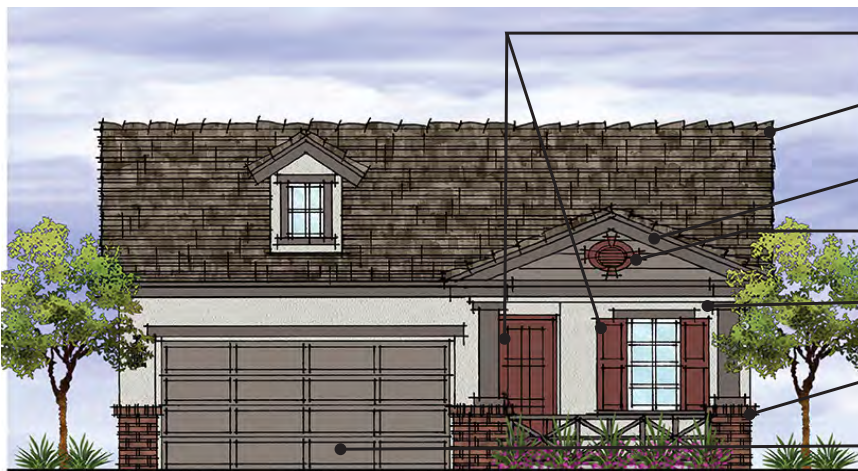
- SHUTTERS & FRONT DOOR: CONTRASTING COLOR
- ROOF TILE: COMPLIMENTS PAINT SCHEME
- FASCIA & TRIM : NEUTRAL OR HIGHLY CONTRASTING COLOR
- MAIN BODY: NEUTRAL COLOR
- GARAGE: DARKER COLOR APPEAR FURTHER RECESSED AND LESS OBSTRUCTIVE

RYLAND HOMES (50' WIDE LOT) *(For reference only based on other Phoenix project examples. Lots may be utilized for 1 & 2 story product)*



- ROOF TILE: COMPLIMENTS PAINT SCHEME
- SHUTTERS & FRONT DOOR: CONTRASTING COLOR
- FASCIA & TRIM : NEUTRAL OR CONTRASTING COLOR
- MAIN BODY: WARM OR NEUTRAL COLOR
- GARAGE: DARKER COLOR APPEAR FURTHER RECESSED AND LESS OBSTRUCTIVE

BLANDFORD HOMES (45' WIDE LOT) *(For reference only based on other Phoenix project examples. Lots may be utilized for 1 & 2 story product)*



- SHUTTERS & FRONT DOOR: CONTRASTING COLOR
- ROOF TILE: COMPLIMENTS PAINT SCHEME
- FASCIA & TRIM : NEUTRAL OR HIGHLY CONTRASTING COLOR
- ACCENT COLOR OR MATERIAL FOR ARCH. DETAILS AND FEATURES
- MAIN BODY: WARM OR NEUTRAL COLOR
- ACCENT COLOR OR MATERIAL FOR ARCH. DETAILS AND FEATURES
- GARAGE: DARKER COLOR APPEAR FURTHER RECESSED AND LESS OBSTRUCTIVE

Details and Accent Features

Design Requirements and Example Layouts:

- Accent materials to reinforce the architectural theme and style.
- Accent materials should complement the overall color scheme.

General Elements:

- Accent materials and features
 - » Exterior lighting
 - » Arch. elements
- Color
- Doors

ACCENT MATERIALS AND FEATURES *(For reference only based on other Phoenix project examples. Lots may be utilized for 1 & 2 story product).*



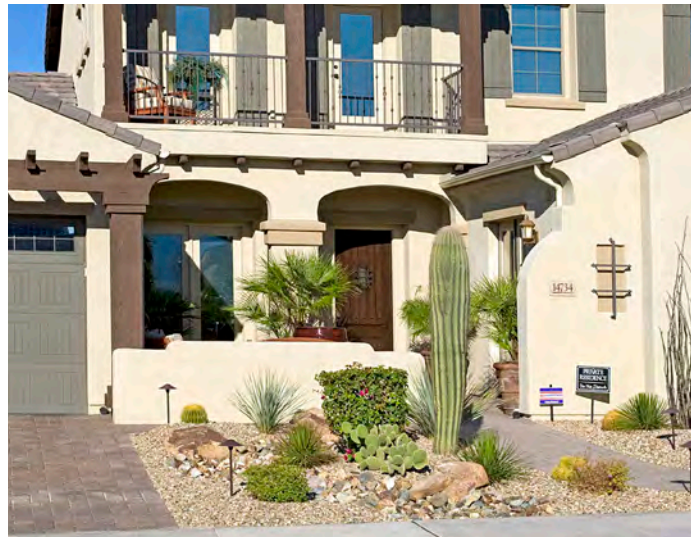
COLOR *(For reference only based on other Phoenix project examples. Lots may be utilized for 1 & 2 story product).*



DOORS *(For reference only based on other Phoenix project examples. Lots may be utilized for 1 & 2 story product).*



6. Perimeter walls and view fences in character with the homes in a simplified manner. Two story homes to have a single story element closest to the front of the house and/ or next to the street. See graphic examples on page 74 for design intent of varied setbacks.





7. Generous native landscape palette with an emphasis on street tree planting for shade, visual appeal and character. View walls will be used wherever possible to create the feel of uninterrupted open space and will be required for homes backing to open space unless there is an issues with headlight intrusion or other privacy related condition.



These specific elements will be complimented by a Signature Streets Program that looks to carefully orchestrate the street scene by varying house plans, house design models, color palettes and a generous tree and front yard planting palette. Based on our extensive study of communities across the Valley and Southwest, additional side yard setbacks don't provide for an enhanced street scene. The commitment to attractive neighborhoods includes the several components previously identified.



B. Landscape Architecture

Overall Theme and Character

The overall landscape strategy for the parcel and associated development will be to celebrate the beautiful setting and compliment any and all new construction with a generous landscape treatment that puts emphasis on the outdoors. The native palette of trees, shrubs and groundcovers will be utilized to establish a strong link to the natural setting. Like the early neighborhood fabric of downtown Phoenix near the turn of the 19th century, tree planting will be utilized to create the major form of street systems and neighborhood layout. The building forms and architectural styles should compliment the landscape form and structure, rather than the typical scenario where landscape is often left to an afterthought.



Neighborhood landscape character



Early map of Phoenix with reference to the "Garden City"

LANDSCAPE TREATMENTS

The existing native Sonoran Desert landscape condition of Estrella Lucero is an invaluable intrinsic asset and should be preserved, maintained, and enhanced to define the unique character of this new community. While preservation is a primary concern, the proposed comprehensive landscape strategy ensures a unified aesthetic while seamlessly blending new construction, signage, walls, and entry features with the surrounding native desert.

The Community Comprehensive Landscape Strategy is comprised of three primary landscape treatments; native, transitional, and enhanced. Each treatment maintains its own identity and consistency of character while sharing plant species and design elements to create smooth transitions between landscape zones. These differing treatments are designed to both promote preservation and allow homeowners flexibility in personal aesthetic within their respective lots while maintaining a unified theme.



LANDSCAPE ZONE MAP

NATURAL LANDSCAPE ZONE



Plants in these zones occur naturally in and around Estrella and embody the native character of the local Sonoran Desert. The natural landscape zone is for areas that are either set aside as preserved open space or are disturbed during construction and re-vegetated to their original condition. Special consideration should be given to the specific habitat in which these plants are typically found. There are two main habitats found within Estrella; Sonoran Desert Scrub (upland foothill areas) and Sonoran Xeroriparian Scrub (desert washes that flood during periods of rain).



NATURAL ZONE PLANT LIST

TREES

Botanical Name	Common Name	Average Mature Size (HxW)
Acacia farnesiana	Desert Sweet Acacia	20x20
Olneya tesota	Ironwood	30x30
Parkinsonia	Blue Palo Verde	35x30
Parkinsonia microphyllum	Foothill Palo Verde	20x20
Parkinsonia praecox	Palo Brea	20x20
Prosopis alba	Argentine Mesquite	30x20
Prosopis chilensis	Chilean Mesquite	30x20
Prosopis velutina	Velvet Mesquite	30x20
Prosopis pubescens	Screwbean Mesquite	20x20
Salix goodingii	Gooding Willow	30x30

SHRUBS

Botanical Name	Common Name	Size (HxW)
Ambrosia deltoidea	Triangle Leaf Bursage	
Atriplex canescens	Four-wing Saltbrush	
Atriplex lentifolius	Quilbush	
Calliandra eriophylla	Pink Fairy Duster	3x4
Cassia wislizenii	Shrubby Cassia	10x6
Dalea puichra	Pea Bush	5x5
Dodonaea viscosa	Hop Bush	12x10
Encelia farinosa	Brittlebush	3x4
Ericameria laricifolia	Turpentine Bush	2x2
Fouquieria splendens	Ocotillo	20x15
Hymenoclea monogyra	Burrobrush	
Hymenoclea salsola	Cheesebrush	
Justicia californica	Chuparosa	6x6
Larrea tridentata	Creosote Bush	8x6
Lycium fremontii	Wolfberry	
Pluchea purpurascens	Arrowweed	
Sphaeralcea ambigua	Desert Globemallow	3x3

Note: All proposed trees in the right of way per the City's approved plant list and all planting in the right of ways per the ADWR low water use plant list.

ACCENTS

<u>Botanical Name</u>	<u>Common Name</u>
<i>Asclepias subulata</i>	Desert Milkweed
<i>Carnegiea gigantea</i>	Saguaro
<i>Dasyliirion wheeleri</i>	Desert Spoon
<i>Echinocereus engelmannii</i>	Strawberry Hedgehog Cactus
<i>Ferocactus acanthodes</i>	Compass Barrel
<i>Ferocactus cylindraceus</i>	Barrel Cactus
<i>Opuntia acanthocarpa</i>	Buckhorn Cholla
<i>Opuntia basilaris</i>	Beavenail Prickly Pear
<i>Opuntia phaeacantha</i>	Engelmann's Prickly Pear
<i>Penstemon eatonii</i>	Firecracker Penstemon
<i>Penstemon parryi</i>	Parry's Penstemon
<i>Penstemon pseudospectabilis</i>	Canyon Penstemon
<i>Penstemon superbus</i>	Superb Penstemon

GROUNDCOVERS/FLOWERS

<u>Botanical Name</u>	<u>Common Name</u>
<i>Baileya multiradiata</i>	Desert Marigold
<i>Cryptantha</i> sp.	Pick-me-not
<i>Dyssodia pentachaeta</i>	Golden Fleece
<i>Melampodium leucanthum</i>	Blackfoot Daisy
<i>Oenothera caespitosa</i>	White Evening Primrose
<i>Palafoxia arida</i>	Desert Palafox
<i>Stephanomeria pauciflora</i>	Desert Straw
<i>Zinnia grandiflora</i> Prairie	Zinnia

TRANSITIONAL LANDSCAPE ZONE

Plants in the Transitional Zone are both native and adapted to the arid landscape in and around Estrella. Transition Zone plantings are appropriate for trails, streets, perimeter of residential lots, and open spaces. Transition plantings blend the native and enhanced zones. Plantings should be a gradient from native conditions to a more embellished treatment. The Transition Zone Plant List shall also include all plants found on the Natural Zone Plant List.



TRANSITION ZONE PLANT LIST

TREES

<u>Botanical Name</u>	<u>Common Name</u>
Acacia aneura	Mulga
Acacia stenophylla	Shoestring Acacia
Pithecellobium flexicaule	Texas Ebony
Sophora secundiflora	Mescal Bean
Vauquellina californica	Arizona Rosewood

SHRUBS

<u>Botanical Name</u>	<u>Common Name</u>
Caesalpinia gilliesii	Desert Bird of Paradise
Caesalpinia pulcherrima	Red Bird of Paradise
Calliandra californica	Baja Red Fairy Duster
Cassia artemisioides	Feathery Cassia
Cassia candolleana	Cassia
Cassia nemophila	Desert Cassia
Cassia phyllodenia	Silver leaf Cassia
Cordia parvifolia	Little-leaf Cordia
Dodonaea viscosa 'purpurea'	Purple Hop Bush
Justica spicigera	Mexican Honeysuckle
Lantana camara	Lantana
Leucophyllum candidum	Cenizo
Leucophyllum frutescens	Texas Sage
Leucophyllum laevigatum	Chihuahuan Sage
Ruellia peninsularis	Baja Ruellia
Salvia chamaedryoides	Mexican Blue Sage
Salvia clevelandii	Chaparral Sage
Salvia greggi	Autumn Sage
Simmondsia chinensis	Jojoba
Tecoma stans 'angustata'	Arizona Yellow Bells

ACCENTS

<u>Botanical Name</u>	<u>Common Name</u>
Agave americana	American Agave
Agave colorata	Mescal Ceniza
Agave parryi	Perry's Agave
Agave vilmoriniana	Octopus Agave
Agave huachuchensis	Huachuca Agave
Agave murpheyi	Hohokam Agave
Agave palmeri	Palmer's Agave
Agave schottii	Amole
Aloe berbadensis	Medicinal Aloe
Aloe ferox	Tree Aloe
Cereus hildmannianus	Hildmann's Cereus
Echinocactus grusonii	Golden Barrel
Echinopsis multiplex	Easter Lily Cactus
Hesperaloe parvifolia	Red Yucca
Lophocereus schottii 'monstrosus'	Totem Pole Cactus
Muhlenbergia rigens	Deer Grass
Opuntia ficus-indica	Indian Fig
Opuntia violacea 'santarita'	Purple Prickly Pear
Stenocereus marginatus	Mexican Organ Pipe
Yucca aloifolia	Spanish Bayonet
Yucca baccata	Banana Yucca
Yucca brevifolia	Joshua Tree
Yucca elata	Soaptree Yucca
Yucca rigida	Blue Yucca

GROUNDCOVERS / FLOWERS

<u>Botanical Name</u>	<u>Common Name</u>
Dalea greggii	Trailing Indigo Bush
Lantana montevidensis	Trailing Lantana
Myoporum parvifolium	Prostrate Myoporum
Oenothera berlandieri	Mexican Evening Primrose
Verbena pulchella	Moss Verbena
Verbena rigida	Sandpaper Verbena

VINES

<u>Botanical Name</u>	<u>Common Name</u>
Bougainvillea brasiliensis	Bougainvillea
Macfadyena unguis-cati	Cat's Claw Vine
Merremia aurea	Yellow Morning Glory Vine

ENHANCED LANDSCAPE ZONE

Enhanced landscape zones are areas immediately surrounding new development and are intended to be a refined but adapted treatment of the Sonoran Desert. Enhanced zones are typically located on roadways, parks, and community entries as well as residential landscapes and community features. Variation in treatment, style and aesthetic are encouraged to compliment the specific character of a home while maintaining the overall theme of the community. Enhanced Zones shall also include all plants found on the Natural and Transition Zone Plant Lists.



ENHANCED ZONE PLANT LIST

TREES

<u>Botanical Name</u>	<u>Common Name</u>
Acacia abyssinica	Abyssinian Acacia
Acacia salicina	Willow Leaf Acacia
Acacia willardiana	Palo Blanco
Caesalpinia cacalaco	Cascalote
Chilopsis linearis	Desert Willow
Leucaena retusa	Golden Ball Lead Tree
Lysiloma microphylla 'watsonii'	Desert Fern
Prosopis glandulosa	Honey Mesquite
Ulmus parvifolia	Chinese Elm
Vitex agnus-castus	Chaste Tree

SHRUBS

<u>Botanical Name</u>	<u>Common Name</u>
Caesalpinia mexicana	Mexican Bird of Paradise
Cordia boissieri	Anachuita
Pyracantha coccinea	Firethorn
Rosmarinus officinalis	Rosemary
Salvia coccinea	Tropical Sage
Salvia farnacea	Mealy Cup Sage
Salvia leucantha	Mexican Bush Sage
Tagetes lemmonii	Copper Canyon Daisy

ACCENTS

<u>Botanical Name</u>	<u>Common Name</u>
Asparagus densiflorus 'myers'	Foxtail Fern
Cycas revoluta	Sago Palm
Dietes bicolor	Fortnight Lily
Trichocereus candicans	Argentine Cactus
Trichocereus huasha	Red Torch Cactus

GROUNDCOVERS / FLOWERS

Botanical Name	Common Name	Size (HxW)
<i>Aquilegia chrysantha</i>	Golden Columbine	3'x3'
<i>Cynodon sp. hybrids</i>	Hybrid Bermuda Grass Sod	Solid sod
<i>Gazania rigens</i>	Gazania	6"x12"
<i>Oenothera caespitosa</i>	White Evening Primrose	1'x2'
<i>Rosmarinus prostratus</i>	Prostrate Rosemary	2'x4'
<i>Stachys coccinea</i>	Texas Betony	1'x2'
<i>Verbena gooddingii</i>	Goodding's Verbena	1'x3'
<i>Verbena peruviana</i>	Peruvian Verbena	8"x3'
<i>Zauschneria californica</i>	Hummingbird Trumpet	1'x4'

VINES

Botanical Name	Common Name	Size (HxW)
<i>Antigonon leptopus</i>	Coral Vine	40'
<i>Campsis radicans</i>	Trumpet Creeper	40'
<i>Podranea ricasoliana</i>	Pink Trumpet Vine	20'
<i>Rosa banksiae</i>	Lady Bank's Rose	20'



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