



# ESTRELLA™

by  
Newland COMMUNITIES

## **LUCERO**

PLANNED AREA DEVELOPMENT  
AMENDMENT

“Project Narrative”

April 17, 2019

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*\* NOTE: Traffic study submitted under separate cover*



"We have met the desert,  
loved it, lived with it, and  
made it our own."

- Frank Lloyd Wright

# 1. Introduction

## The Current State of Estrella

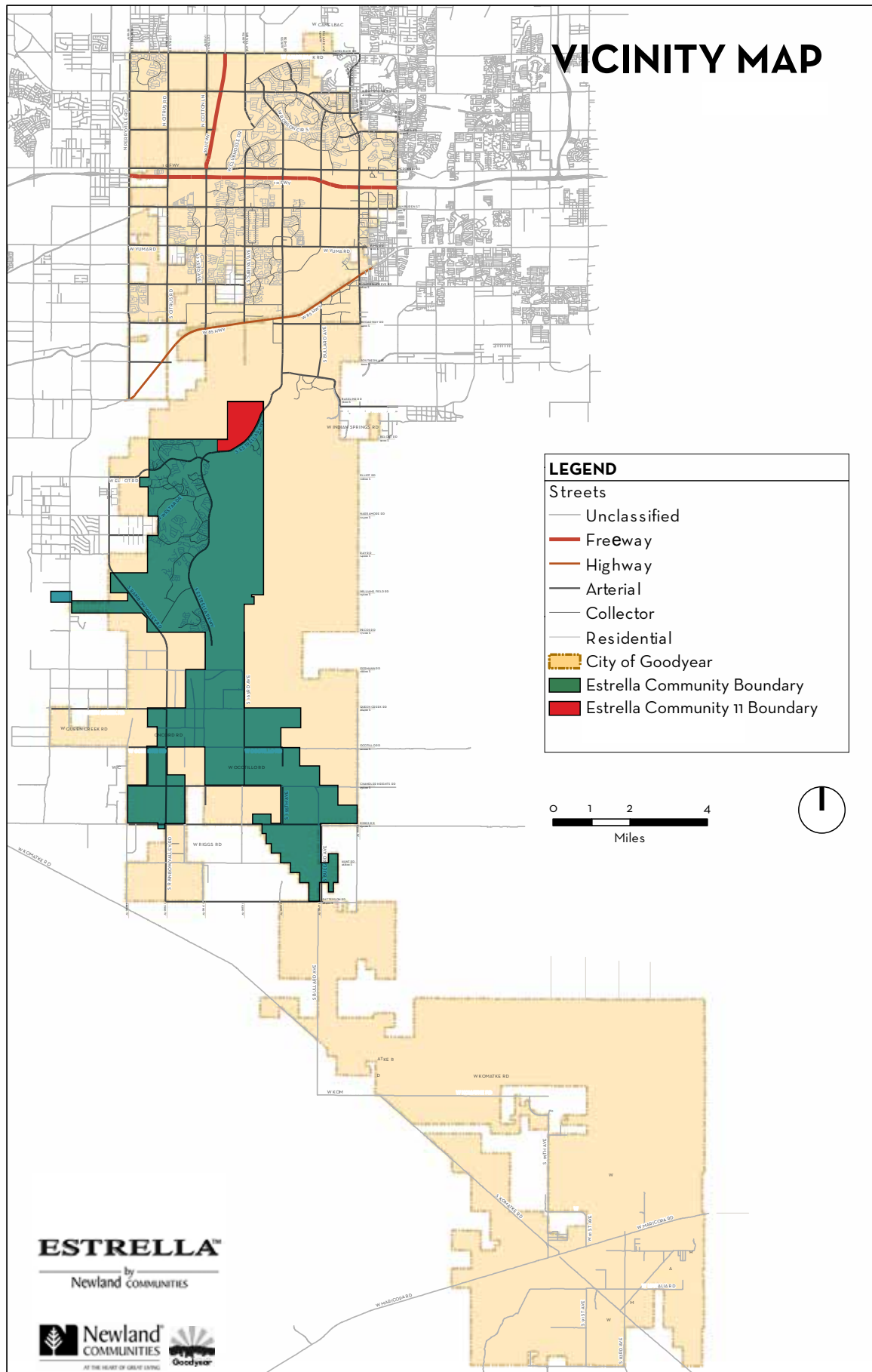
Newland Communities began an engagement with Estrella almost a decade ago and the company continues to help shape the future of one of the Valley's most successful master-planned communities. Headquartered in San Diego, California, Newland is currently developing communities across the country in 14 states and is recognized as one of the premiere master-planned community developers. Most recently in 2010, Builder and Developer Magazine named Newland Communities "Developer of the Year". During both good and bad economic times, Newland is committed long-term to building great places to live, work and play.

The Master Plan for Estrella encompasses 20,000 acres of land and is currently home to nearly 12,000 residents. To date, development has been organized around three villages, Mountain Ranch, Montecito and CantaMia. The careful organization of roadway systems, opens space, 72 surface acres of lakes, community amenities, civic facilities and mixed-use development have resulted in a truly unique living environment within the Sonoran Desert.

**"We love creating incredible places to live."**

*- Newland Communities Vision Statement*





## 2. The Site

### General Context

The aerial context map on the following page provides a visual reference to the location of Lucero, along with the key features and conditions.

The site has an irregular shape based on property ownership as well as the curvilinear alignment of Estrella Parkway. The existing utility easement and power lines associated with SRP, APS and TEP bisect the 617 acres. The topographic landforms and wash corridors provide the basis for considering a sensitive development framework that looks to locate built components in a thoughtful manner. The existing community entry monumentation, including the iconic Star Tower, is located near the north east corner of the proposed development.

### Existing Site Character

The parcel has several significant landforms spread out over the extent of the area. Near the middle of the parcel, there is a high point just west of the power line easement that has an elevation of 1,270 feet. This highpoint is part of a ridgeline formation that extends from the northwest corner of the parcel and traverses across towards the Estrella Parkway. Photograph 2 provides a view of this ridgeline looking westerly from the Star Tower parking lot. North of this ridgeline, the topography can be described as somewhat rugged, but relatively flat. The irregular landform and slopes are bisected by several minor wash corridors as can be seen from the photographs 3 & 4. South of the ridgeline, the topography becomes gently sloping and close to flat as it meets the Parkway. The difference in elevation from the highest point on the parcel to the lowest is approximately 320 feet. The low point of the property is in the northeast corner at an elevation of 950 feet.



1

*Entry sign and Star Tower*

2

*View looking west from Star Tower parking lot*

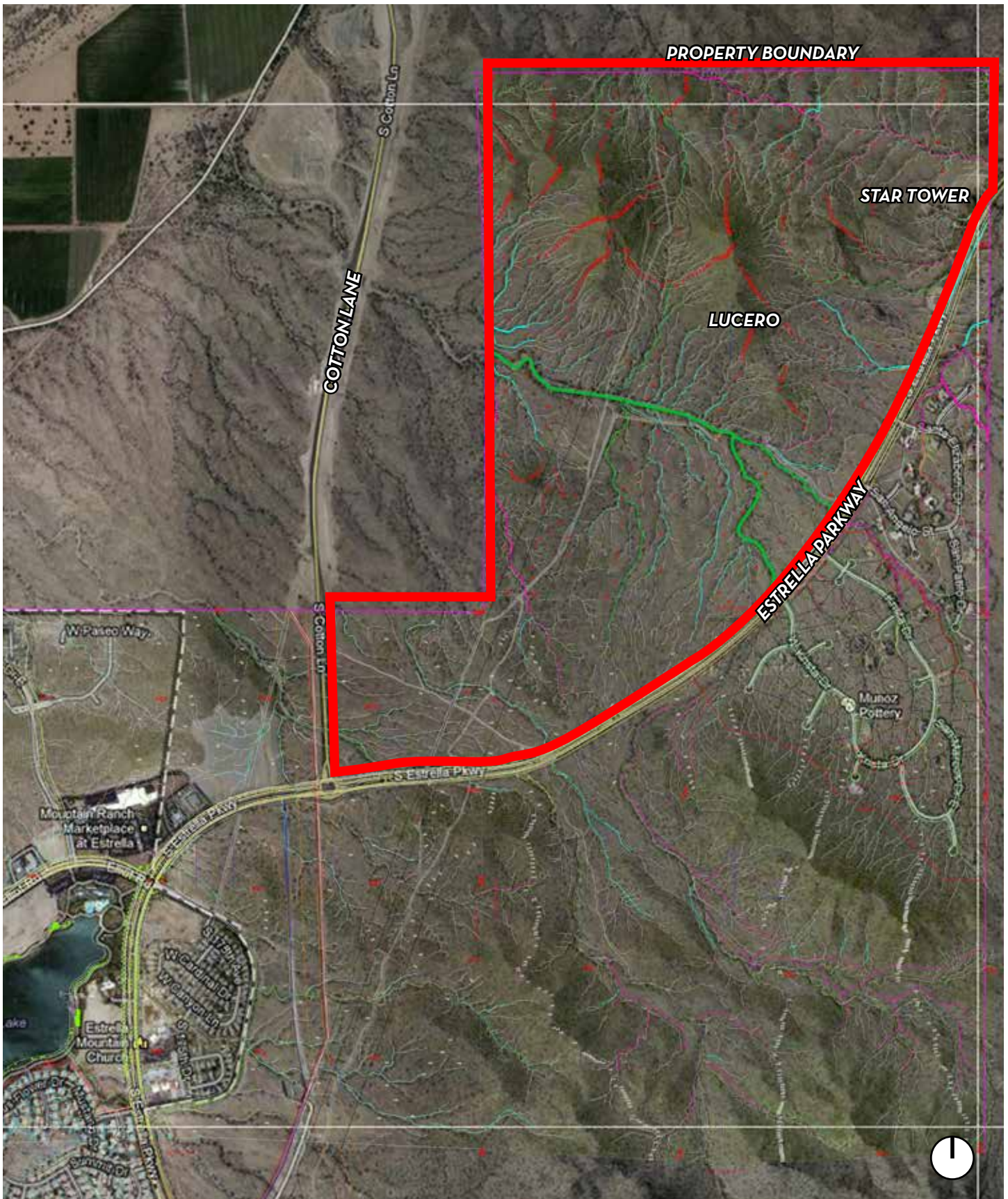
3

*View looking south of ridgeline*

4

*View looking north of ridgeline*







## Specific Features and Conditions

As stated previously, this land represents the visual gateway to the community of Estrella. Much care and consideration has gone into refining the development strategy in order to maintain a strong sense of arrival for the entire community. Protection of open space, careful location of neighborhood clusters and the creative organization of vehicular circulation all play into the strategic orchestration of a highly sensitive land planning and design solution. The top photograph shows the existing character and quality of Estrella Parkway near the northern edge of the parcel. Part of this sensitivity includes the planning and design integration of major washes that cross through the site. These wash corridors, like the one pictured to the right below, provide added character to the quality of the environment as well as assist with technical engineering issues associated with drainage.

In addition, a natural landscape buffer will be maintained between Estrella Parkway and the new development. Perimeter screen walls and view fences will be incorporated with sensitive design solutions. No straight, continuous runs of perimeter wall treatment will be allowed. The landscape buffer will be approximately eighty-feet (80') wide in most cases. In a few instances it may be smaller (approximately 40').



*Major wash corridor at Estrella Parkway*



*Wash corridor*



*Watershed*







### 3. Best Use of the Land

#### Key Considerations

It is very clear that this site, being the entry to the community, is an integral piece in the overall community fabric of Estrella. Its location, orientation and visual exposure requires great care and sensitivity as to its development potential. The current entry arrival into Estrella is characterized by the beautiful scenic desert views along Estrella Parkway, looking westerly into the subject parcel. This positive experience is reinforced by the curving parkway and associated planting in the medians as well as the landscape character along the roadway borders. It will be important to carefully develop these adjoining lands in a manner that doesn't detract from the visual character and quality that exists along the Parkway.

A typical subdivision would not only have a negative impact on the positive attributes of the parcel, but would take away from the overall character and quality of the entire Estrella community. For this reason, much care and sensitivity has gone into the requested PAD amendment and Newland's strong desire to make this particular development a showpiece for the entire community.

The 'Orchestrated Neighborhood vs. Typical Subdivision' illustration on the following page provides a planning and design direction that will embrace sensitive, thoughtful development within the proposed amendment area. Rather than typical subdivision layout, this development will foster a series of orchestrated neighborhoods that include key components to enhance a healthy and vibrant community lifestyle.

These key components are identified and referenced in the legend shown on the following page.

- **Entry Monumentation:** Thoughtful signage that provides an identity to a community's character as well as the identity and character of each neighborhood.
- **Neighborhood I.D:** Complimentary signage that reinforces the identity of neighborhoods.



- **Village Drive:** Road design that responds to the natural terrain with curves rather than over engineered straight lines.
- **Landscape Buffer:** Landscape treatment between lots and collector roads adds to the overall visual quality and character.
- **Neighborhood Green:** Small, passive open space features fronting homes within a neighborhood provides the opportunity for added character.
- **Street Alignment:** Shorter length streets and horizontal alignment with slight curvature provides better visual interest.
- **Desert Treatment:** Rather than always having residential lots back-to-back within an interior neighborhood block, desert treatment of landscape and earth berms provides an attractive buffer from homes backing up to each other.
- **Signature Streets:** Careful consideration of architecture treatment at locations within a neighborhood with high visibility- near entrances, open space, etc.
- **Product/ Lot Diversity:** Inclusion of more diversity in architectural products and character provides more unique character.





- LEGEND**
- ① Entry Monuments
  - ② Neighborhood I.D.
  - ③ Village Drive
  - ④ Landscape Buffer
  - ⑤ Neighborhood Green
  - ⑥ Street Alignment
  - ⑦ Desert Treatment
  - ⑧ Signature Streets
  - ⑨ Product / Lot Diversity

ORCHESTRATED NEIGHBORHOOD



TYPICAL SUBDIVISION LAYOUT

# ORCHESTRATED NEIGHBORHOOD vs. TYPICAL SUBDIVISION

## Vision for the Development

Newland understands the special nature of this land and aspires to make this development a showpiece for the entire community. Because this parcel location represents the entrance to all of Estrella, it is imperative to take great care in being sensitive to the natural landforms, washes and landscape. Unlike most typical subdivisions that look to maximize development pads and units, the proposed strategy is to have a light touch on the land and emphasize the beautiful setting and abundance of nature.

## Development Opportunities and Constraints

The planning and development methodology has been based on an extensive analysis of the land and the careful identification of opportunities and constraints. The accompanying Development Opportunities and Constraints Map illustrates the range of features and elements that have been studied and considered relative to development. The outcome has resulted in the identification of a substantial area of land to remain as open space complemented by a series of planned neighborhood clusters to be connected by an interior village drive.



*Opportunities for great indoor / outdoor spaces*

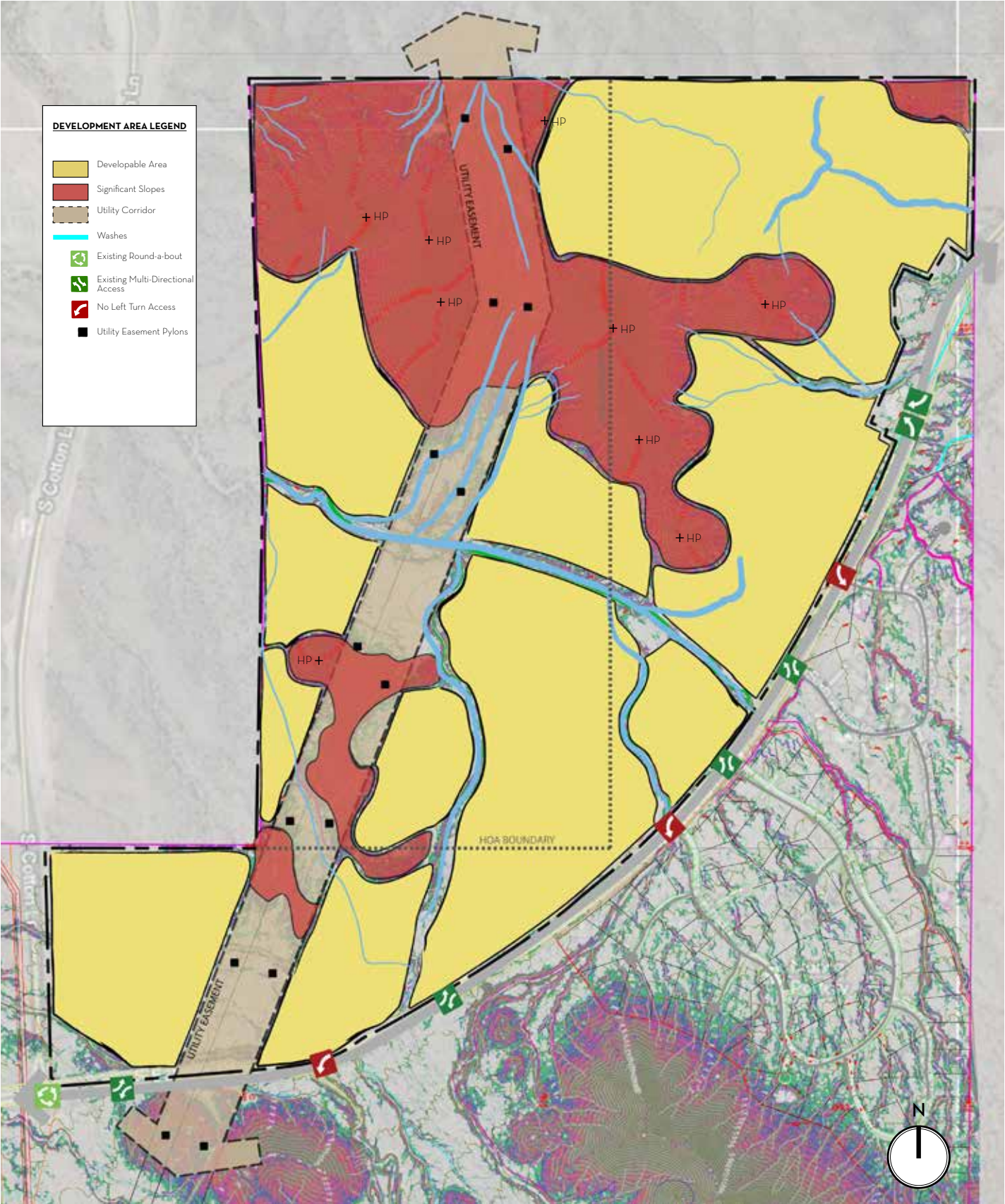


*Roadways designed to have a light touch on the land*



*Site features integrate into the natural character of the land*



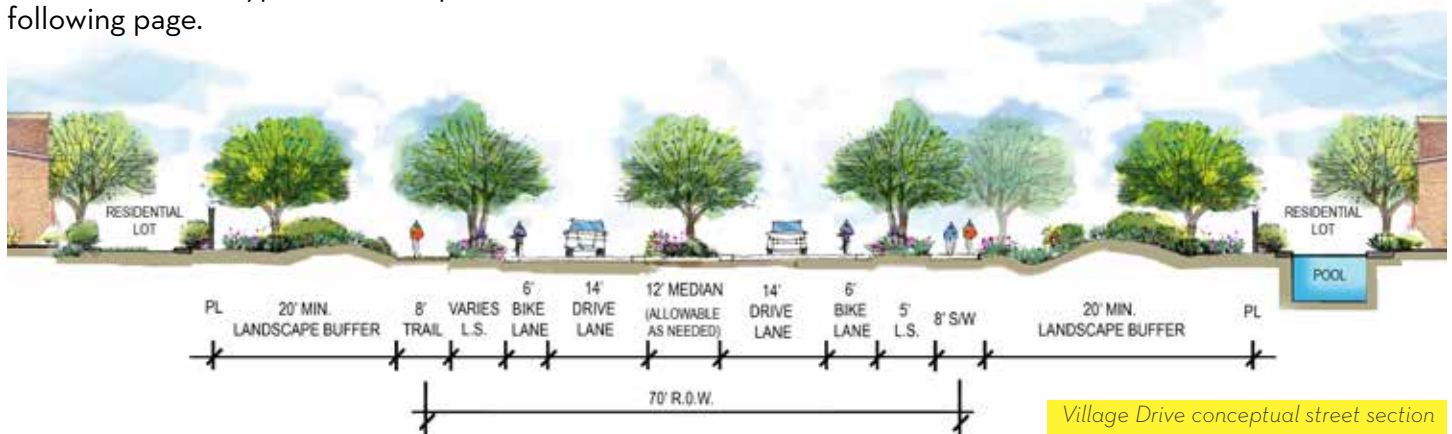


DEVELOPMENT OPPORTUNITIES & CONSTRAINTS

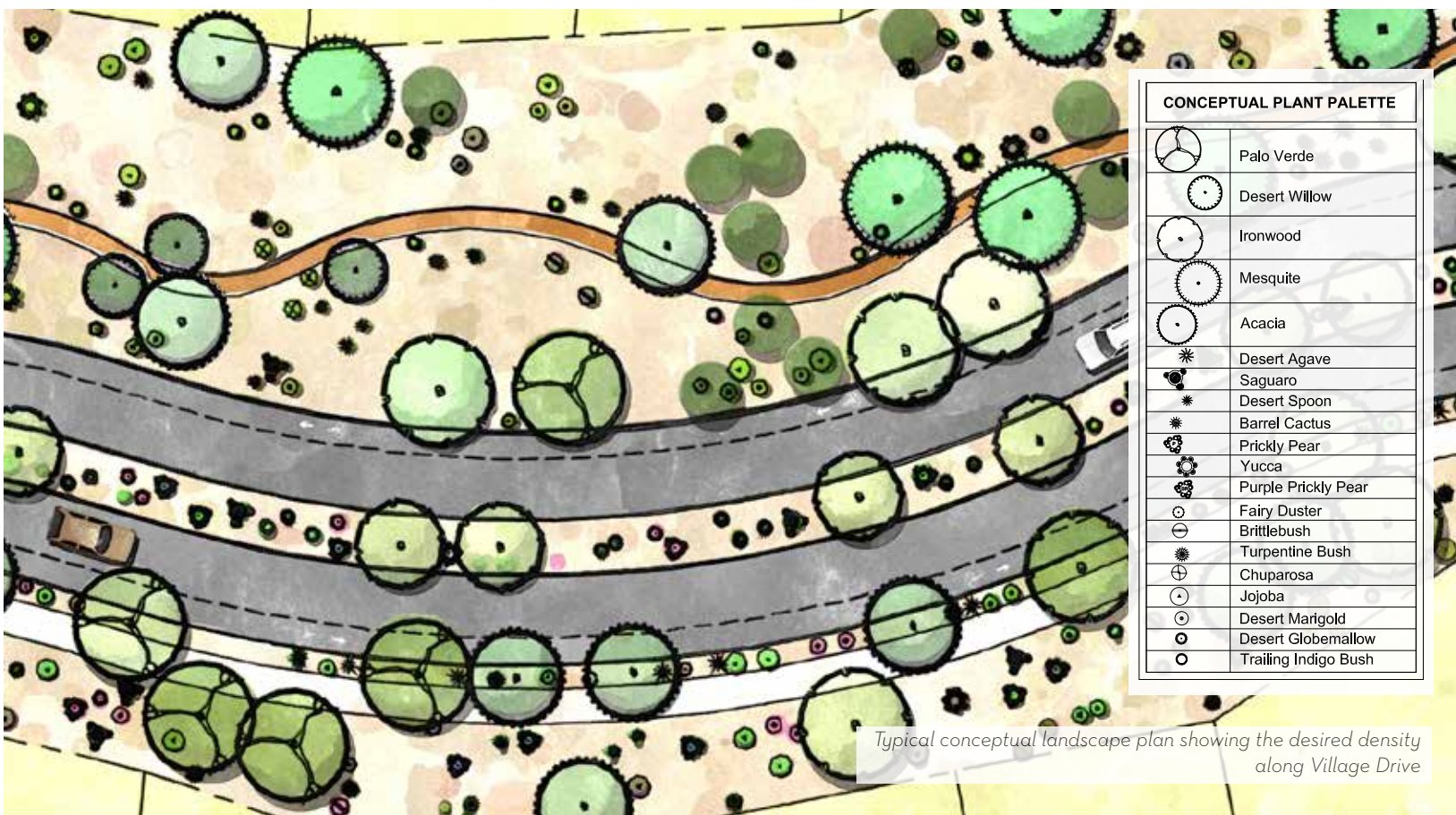


## Village Drive

A major component of the clustered neighborhoods strategy is the careful routing of the proposed interior main roadway system. “Village Drive” has been designed to flow along the landforms in a more natural manner and provide safe, functional and convenient access to all the neighborhoods while both capturing scenic views and minimizing its visual impact from surrounding development. This strategy limits access and egress to Estrella Parkway, helping to maintain the existing visual character and quality of the driving experience. This drive will have significant plantings of native trees and shrubs along with the Village Drive Trail that will provide a major pedestrian link across the property. The green line highlighted on the accompanying graphics shows the conceptual route of the proposed collector road. The section below portrays the intended rural and landscape character of the drive. See Typical Landscape Treatment on the following page.







## TYPICAL LANDSCAPE TREATMENT ALONG VILLAGE DRIVE





## Moving Forward - Cluster Development Strategy

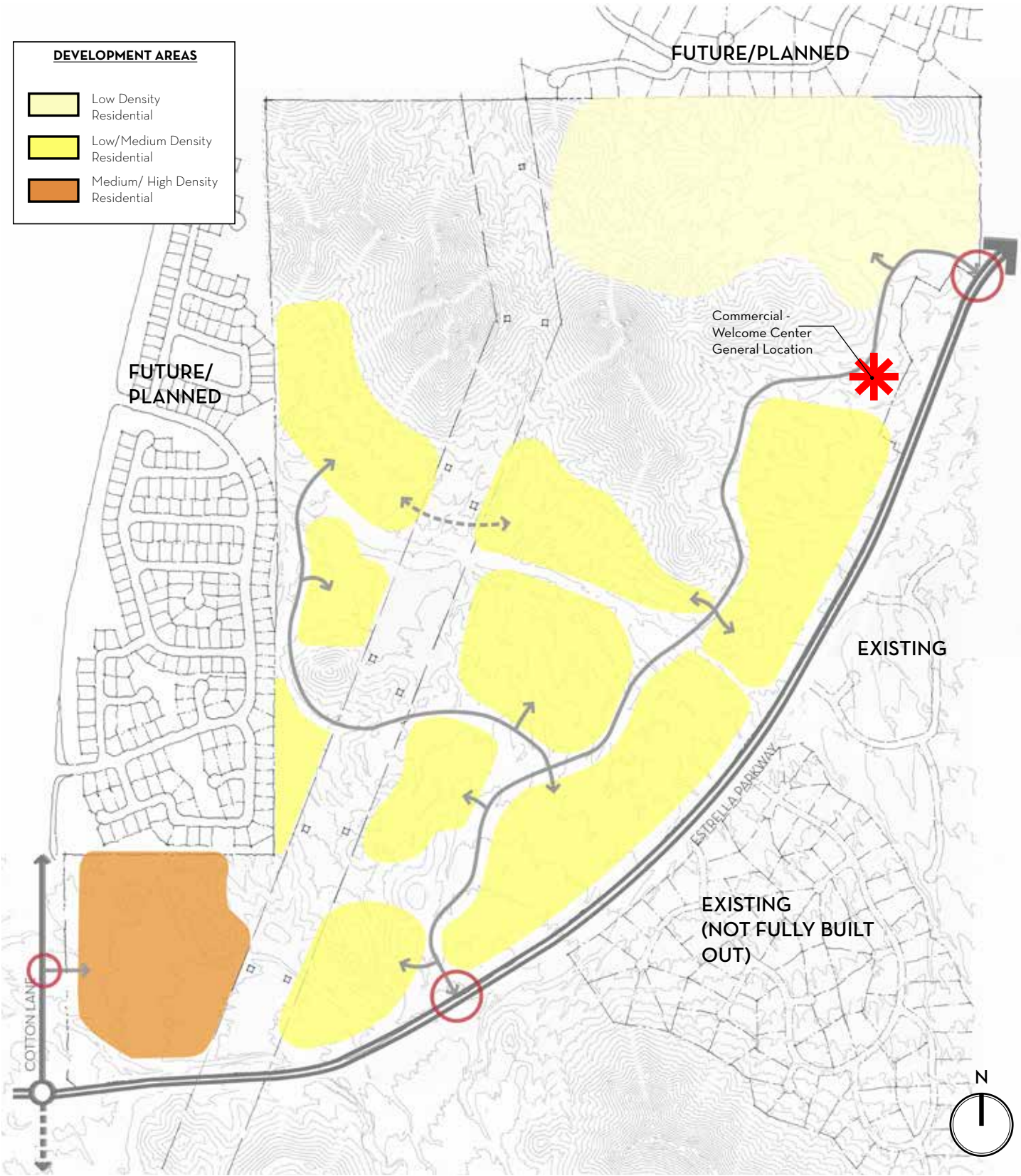
This commitment to a clustered development strategy requires much more sensitivity to natural landforms and the careful placement and orientation of several development pods. Rather than a more typical or traditional scenario of large graded pads for hundreds of homes, this development strategy calls for several clusters of smaller neighborhoods that have been carefully integrated to the attributes of the land. The sketch below shows a perspective view of the existing landform overlaid with the small neighborhood clusters. This illustration provides a clear visual reference to the sensitive nature of the planned development.

The kinds of homes, density and type of housing products have also been organized within the context of the landform in order to limit negative impacts to the land. The lowest density housing will be located towards the northeast end of the property. The highest planned housing density will be located near the southwest end of the property. The center of the parcel will be planned for medium density housing. The range of products associated with these densities will include single-family detached, single-family attached, duplexes, triplexes, townhomes and other attached residential products.



*Conceptual perspective rendering illustrating the careful clustering of neighborhood pods onto the overall landform*





## NEIGHBORHOOD CLUSTER DEVELOPMENT







## 4. Consistency with the General Plan

(Based on the City's previous General Plan and aligns with the newly voter approved 2014 Goodyear General Plan)

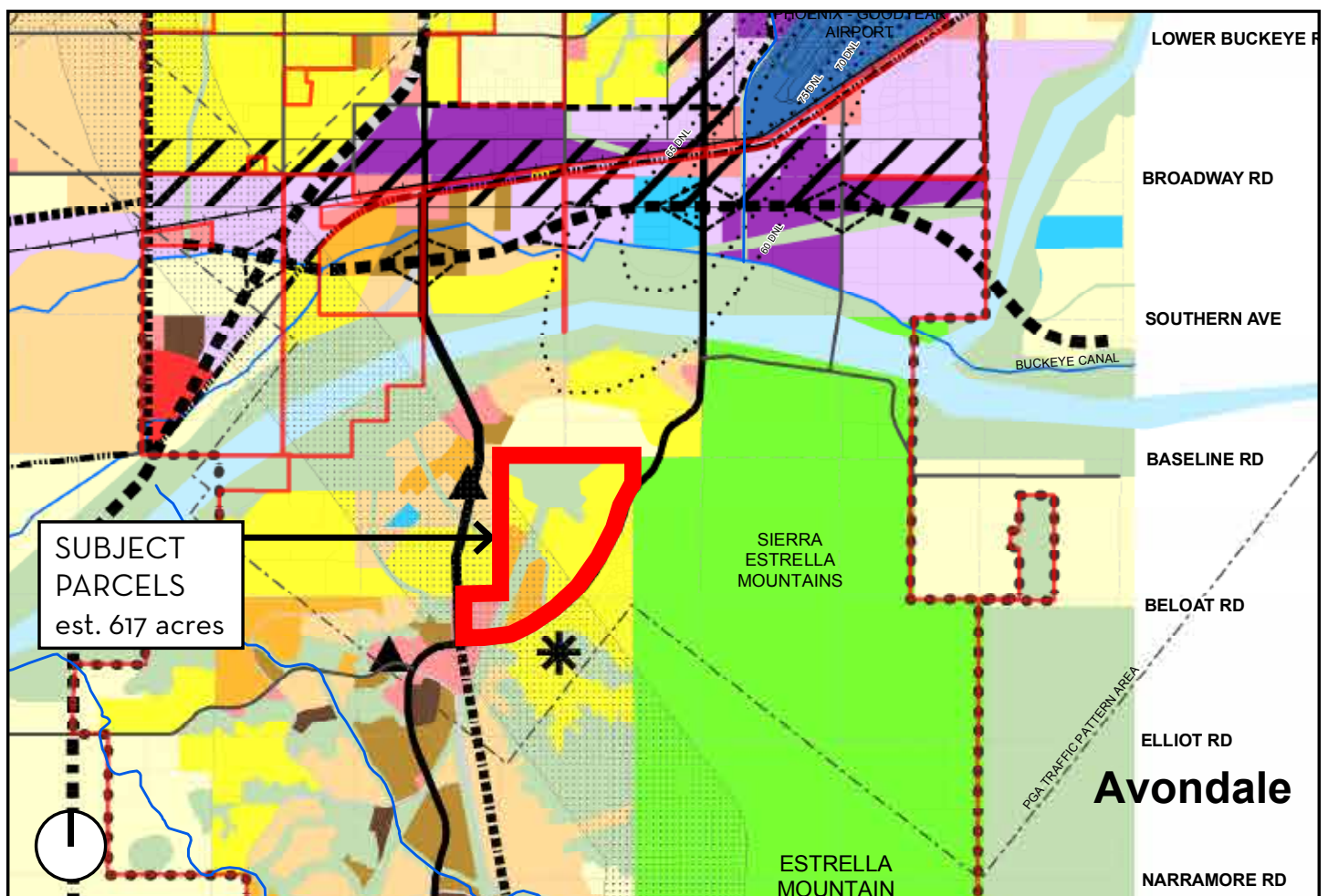
### Role of the General Plan and Relationship to Estrella

The General Plan is a tool to help guide growth and development decisions throughout the entire City boundaries. Newland Communities has long been committed to the process of master planning and commends the quality and depth of the City's General Plan. The proposed PAD amendment and intended development fits right in-line with the goals, objectives and policies set forth in the General Plan. The focus for Goodyear and Newland Communities is to direct growth in a manner that elevates the overall quality of life for all citizens.

### MAP LEGEND

Agricultural Preserve (AP) (1.0 DU/AC)	Freeway (Existing)
Rural Residential (RR) (0 - 2.0 DU/AC)	Freeway (Planned)
Low Density Residential (LDR) (2.0 - 4.0 DU/AC)	Freeway with Frontage Road (Planned)
Low-Medium Density Residential (L-MDR) (4.0 - 6.0 DU/AC)	Parkway (Existing)
Medium Density Residential (MDR) (6.0 - 10.0 DU/AC)	Parkway (Planned)
Medium-High Density Residential (M-HDR) (10.0 - 20.0 DU/AC)	Scenic Arterial (Existing)
High Density Residential (HDR) (20.0 + DU/AC)	Scenic Arterial (Planned)
Community Commercial (CC)	City Center Arterial
Regional Commercial (RC)	Major Arterial/Road of Regional Significance
Light Industrial (LI)	Major Arterial (Existing)
General Industrial (GI)	Major Arterial (Planned)
Mixed Use (MU) (25% Res., 75% Comm.)	Arterial Roads
Luke Compatible Land Use Area (LCLUA)	City Incorporated Area
Public/Quasi-Public (PQP)	Planning Area
Prison (PR)	Canals/Washes
Airport (A)	Regional Park
Open Space (OS) (1.0 DU/AC)	Luke AFB Range Access Routes
High Intensity Mixed Use Corridor Overlay	Aviation Noise Contours (DNL)
City Center (CCTR) Specific Area Plan Adopted 9/25/06 Ord. No. 06-1026	Parcel Boundary
Village Center Overlay	Sonoran Desert National Monument
Resort Development Overlay	Wilderness Area

### GENERAL PLAN MAP (portion)



## Proposed Request Alignment with the General Plan

Specific examples of how the proposed PAD amendment aligns with the General Plan includes the following (organized per the identified Elements of the General Plan):

### Land Use Element

Goal A: “A unique blend of residential and employment uses.”

Objective A-1: “Provide a mix of housing types and densities for all residents.”

Policy A- 1a: “The City shall partner with the development community to provide a wide variety of housing products to suit the needs of existing and future residents.”

***The proposed amendment is anticipated to provide a broader spectrum of housing products and densities based on the anticipated needs and desires of future residents.***





Goal B: "A Compatible Mix of Housing and Jobs."

Objective B-1: "Integrate residential, employment and supportive uses."

Policy B-1a: "...attempt to locate higher density residential and higher intensity employment uses adjacent to high capacity roadways...buffer/protect lower density/intensity uses."

Objective B-2: "Successfully buffer residential and employment uses."

Policy B- 2a: "...utilize landscaping, roadways, open space, compatible land uses between incompatible residential and employment uses."

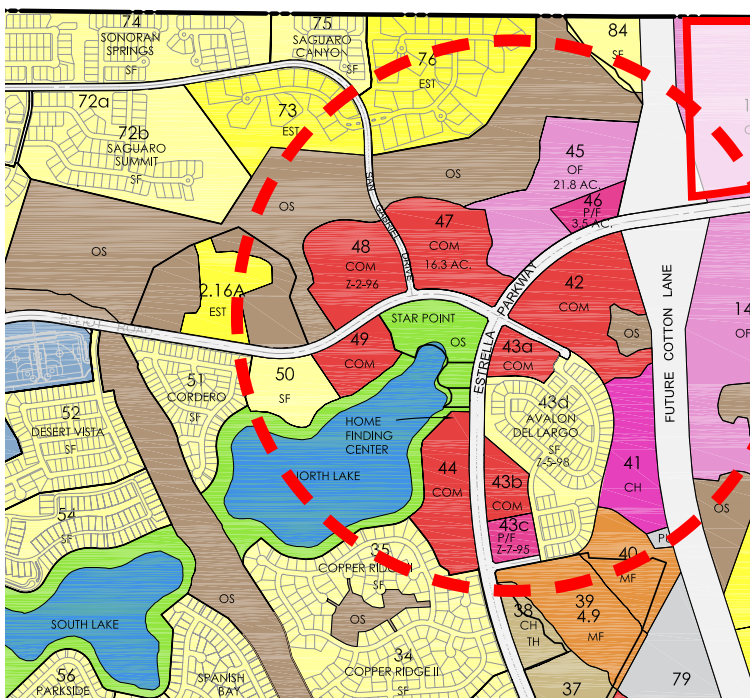
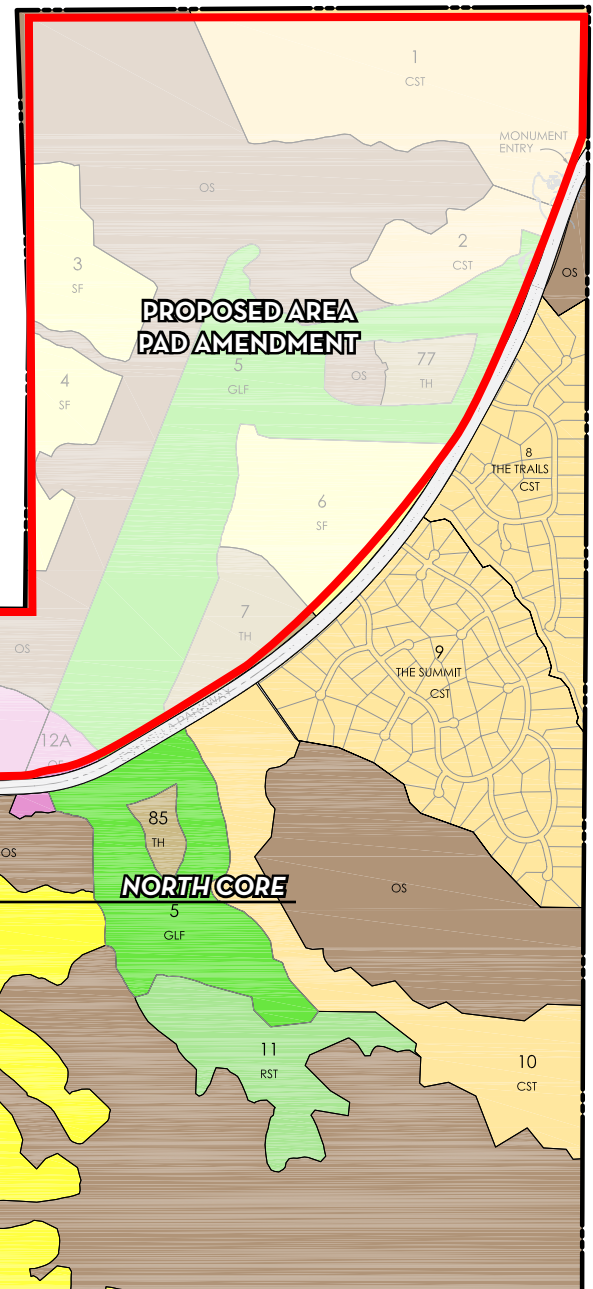


Mountain Ranch Marketplace

#### Mountain Ranch Marketplace

- 120,000 sq ft built
- 50,000 sq ft planned
- LEED certified

***The proposed amendment better balances the range of uses planned throughout this area of the Estrella Community and specifically buffers residential uses in this parcel from commercial development. 120,000 square feet of commercial development currently serves this area of the community with another 50,000 square feet planned in the future.***



Goal E: “Promote a High Quality of Life”

Objective E-1: “Strive to enhance the environmental, economic, and recreational characteristics of a satisfying and safe lifestyle.”

Policy E- 1c: “...explore the use of effective strategies to enhance the provisions of open space.”

***The proposed amendment enhances the provisions of open space in several ways including; expanded native desert areas, greater accessibility to open space through an interconnected trail system and special park features in close proximity to neighborhoods.***





## Circulation Element

Goal A: “A well functioning roadway network that effectively and efficiently serves the City’s residents...”

Objective A-1: “Continue to utilize a functional roadway classification system to provide mobility and access throughout the entire community.”

***The proposed amendment and associated development strategy includes a creative solution for roadway circulation that limits impacts to Estrella Parkway. The proposed Village Drive provides an internal collector road that includes only a north and south entrance from Estrella Parkway. This strategy helps to ensure the current experience on the Parkway.***

Goal D: “A non-motorized network that links neighborhoods with community activity centers.”

***The proposed amendment provides the framework for a carefully orchestrated path and trails system that will link the specific parcel neighborhoods as well as non-motorized connectivity to the entire surrounding areas.***



## Open Space Element

Goal C: “A regionally connected, locally accessible open space system.”

***The proposed amendment includes an interconnected path and trail system that provides both internal pedestrian access and linkage to the entire Estrella Community as well as the regional open space system. The previously planned golf course layout was a potential barrier to the continuous linkage of native open space and associated trail system. The golf component would have prevented the trail system from connecting the North and South portions of the property. In addition, the existing underpass at Estrella Parkway will be utilized as part of the overall trails network.***



## Water Resources Element

Goal C: “A community dedicated to water conservation.”

***Newland is committed to promoting water conservation throughout the Estrella Community. For this particular parcel, the refined strategy of more open space and less irrigated golf course aligns with this water conservation strategy. An additional golf course would make Estrella more dependent on the use of an increasingly strained and already limited natural resource of ground water.***





## Housing Element

Goal A: “A stock of superior designed and well-constructed new neighborhoods.”

Objective A-1: “Continue to foster high quality, attractive neighborhoods.”

Policy A-1c: “The City shall strongly encourage the use of regionally appropriate and diverse architecture and landscape treatments appropriate to the Sonoran desert.”

Policy A-1d: “The City shall continue to strive for neighborhood, community and regional connectivity of its park and open space network.”

***The planned neighborhood cluster development strategy provides the opportunity to integrate creative architecture and landscape architecture solutions within the context of the open space setting and planned paths and trails network.***





Objective A-2: “Provide a diverse stock of housing products.”

Policy A-2a: “The City shall encourage a mix of housing types...”

Policy A-2b: “The City shall evaluate a variety of tools (i.e., density bonuses, clustering, reduced lot sizes, flexible development standards) for proposals that assist in increasing the variety of housing products.”

***The planned amendment proposes a diverse range of housing stock that will likely include: single-family detached, single-family attached, triplex units and townhomes.***





Goal: “A community of connected new and mature neighborhoods.”

Objective C-1: “Ensure that roadways, sidewalks, and trail systems are connected throughout residential parcels and are convenient to public facilities and community uses.”

Policy C-1: “The City shall continue to review development plans to assure their linkage with existing developments, roadways and trails systems.

***The proposed amendment insures a robust system of paths and trails to provide linkage between the planned neighborhoods as well as connections to the overall community. See the proposed trails network on the following page***

Objective C-2: “Utilize streetscapes as unifying elements among existing and new neighborhoods.”

Policy C-2a: “The City shall establish street tree theming on its parkways, major, and arterial roadways to establish gateways and connect residential neighborhoods.”

***The planned amendment proposes a significant investment and commitment to landscape theming and street tree planting. The proposed Village Drive is planned as a meandering tree-lined street that follows the natural character of the landform.***



## Environmental Planning Element

Goal A: "A community responsive to the Sonoran Desert."

Objective A-4: "Minimize the visual impact of development on significant natural features and native vegetation."

Policy A-4a: "...standards to minimize development impacts on steep sloped sites"

***The planned amendment is organized around a clustered development approach that protects significant areas of open space and native vegetation.***

## Community Character Element

Goal A: "A sense of place that provides lifestyle setting choices and amenities..."

Objective A-1: "...an attractive and safe community in which to live, work, play, visit and invest."

***The planned amendment complements the overall Estrella community and will provide a special living environment with a unique sense of place.***





## 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.

## 5. PAD Entitlement History

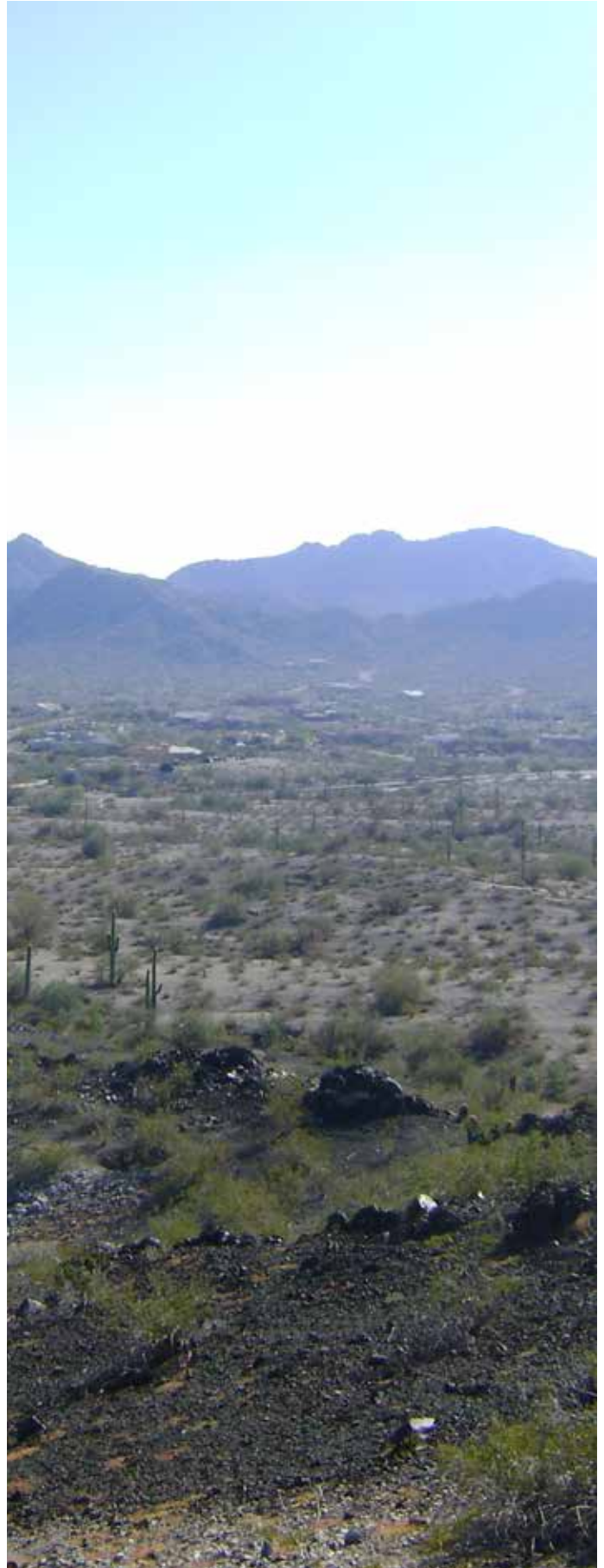
Over the past 27 years, the community of Estrella, and the associated development entity, has followed the City of Goodyear's procedures and requirements for entitling lands associated with planned construction. The initial entitlement efforts began with the Preliminary Planned Area Development (PAD) approved by the City on September 22nd, 1986. This zoning Case, No. Z-4-86, encompassed a change of 8,890 acres of agricultural-urban land to the PAD designation. Over the years, as lands were added and refinements made to the development strategy, a number of amendments have been submitted in order to refine the entitlements and associated zoning. Over the years, several amendments were submitted and approved relative to the development of the community.

A brief listing includes:

- Estrella Preliminary PAD / 1986
- Phase 1 PAD / 1986
- Phase 1 Wash Boundary PAD / 1987
- Phase 1 BLM PAD / 1988
- EMR North Community Core / 2009
- EMR / 2010
- Phase 1 PAD Amendment / 2013
- PAD Amendment / 2016
- PAD Amendment / 2018

The Phase 1 area encompassed 3,385 acres of land area and was evaluated as Case No. Z-4-86.

Although the previously submitted North Core PAD indicated a need for a hospital and assisted living facility within parcel 12, these facilities will not be needed for some time in Estrella as the community is too small to support them currently. They will be better served moving them further south closer to the Canta Mia age restricted community or along the future 303 corridor for better access.



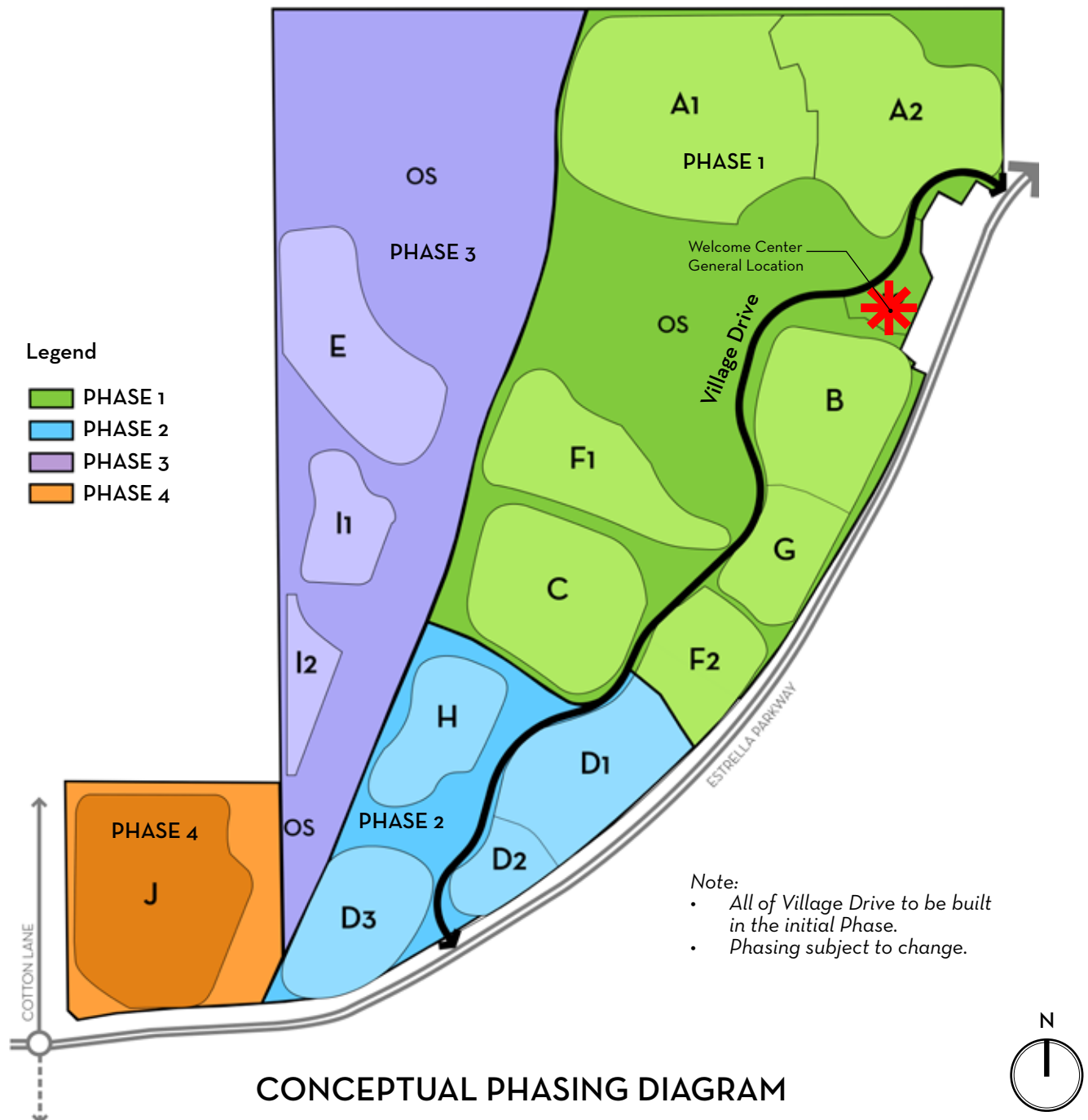


## 6. Phasing

### Relationship to Segmentation and Product Diversity

The proposed amendment and associated development represents a significant investment in capital and requires a sophisticated phasing strategy. Proposed phasing of development must be based on financially sound decisions.

The associated Conceptual Phasing Diagram below provides an anticipated strategy as to the potential phasing for this project. The actual implementation may be impacted by several factors in the future including: economy, product diversity, builder interest and development costs. The current strategy is to initiate the development on the northeastern end of the parcel and work down toward the southwestern end in a series of four phases.



## 7. Amendment Analysis

## Relationship to the Overall Community

The proposed amendment suggests a more refined development strategy that will compliment the overall community framework for all of Estrella. A range of components have been carefully considered including; the size and scale of commercial development within the core of the community, the open space and outdoor recreation opportunities desired by future community members, a sensitive organization of the land within this unique setting and the strategic location of higher density housing products closer to the community core.

## Relationship to Existing and Planned Commercial Development

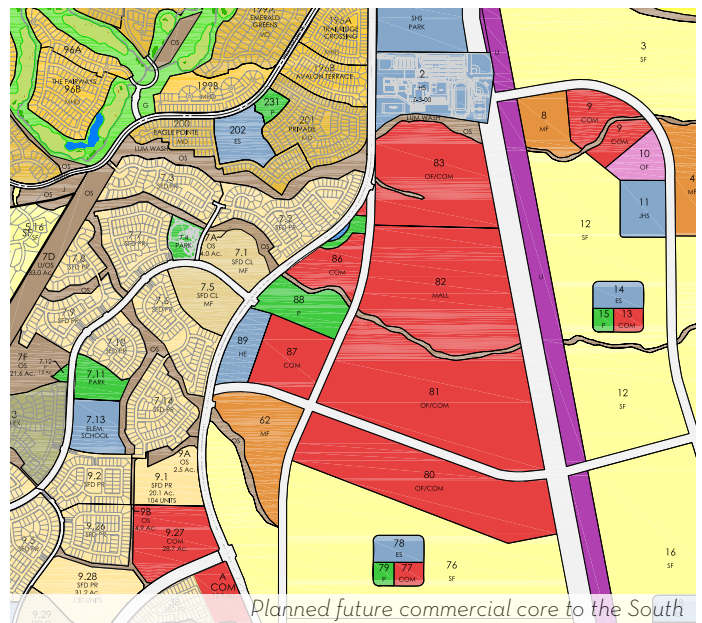
The current land use plan for Estrella and the current core area of the Community provides for an extensive amount of future commercial square footage. The recently completed phase one of the Mountain Ranch Marketplace has approximately 120,000 square feet of commercial and retail space with an additional 50,000 square feet planned for future development. An analysis of all the planned commercial square footage throughout this core could exceed 900,000 square feet. This estimated yield would provide more than ample opportunities for a variety of commercial and employment related development and will take numerous years in the future to completely develop.

In addition, the future phased developments of Estrella planned to the south have also been organized with substantial commercial development. The accompanying exhibit shows the land use strategy for a significant commercial core that is planned in the future in the area bounded by Ray Road to the north, Williams Field Road to the south, Estrella Parkway to the west and Cotton Lane to the east. This area, which has the potential to be built out over the next several decades could accommodate roughly three to five million square feet of mixed-use commercial development.

The proposed change specific to this amendment, approximately 35 acres of medium high density residential along with 25 acres of open space to take the place of 60 acres of mixed-use office, will have no negative impact on the future potential of commercial development within the community. The proposed higher density housing will in fact have a positive impact on the success of the mixed-use core by providing homes with walkable access to current and future commercial development.



Mountain Ranch Marketplace & planned commercial core



Planned future commercial core to the South



## The Future of Golf and the Value of Open Space

Recent trends in master-planned communities have shown that community members value an interconnected open space network, paths and trails over golf courses. National trends also have shown that golf play continues to decline throughout the country including the Southwest. These trends, coupled with the unique character and quality of this specific parcel of land, have led to the desire to maintain a greater amount of native open space for all to utilize and enjoy, rather than the golf, which would have limited benefit for a subset of the Community. Thoughtfully planned open space will provide beautiful views, natural buffers and strategic access related to the proposed paths and trails system. The proposed contiguous open space has been expanded from 143 acres to a total of 311 acres.

Together, the refined development strategy and components defined, provide a clear direction for this important portion of the Estrella community. The development as proposed here in, will have a positive impact on the overall quality of life for residents, visitors and neighboring communities.



## 8. Slope and Drainage

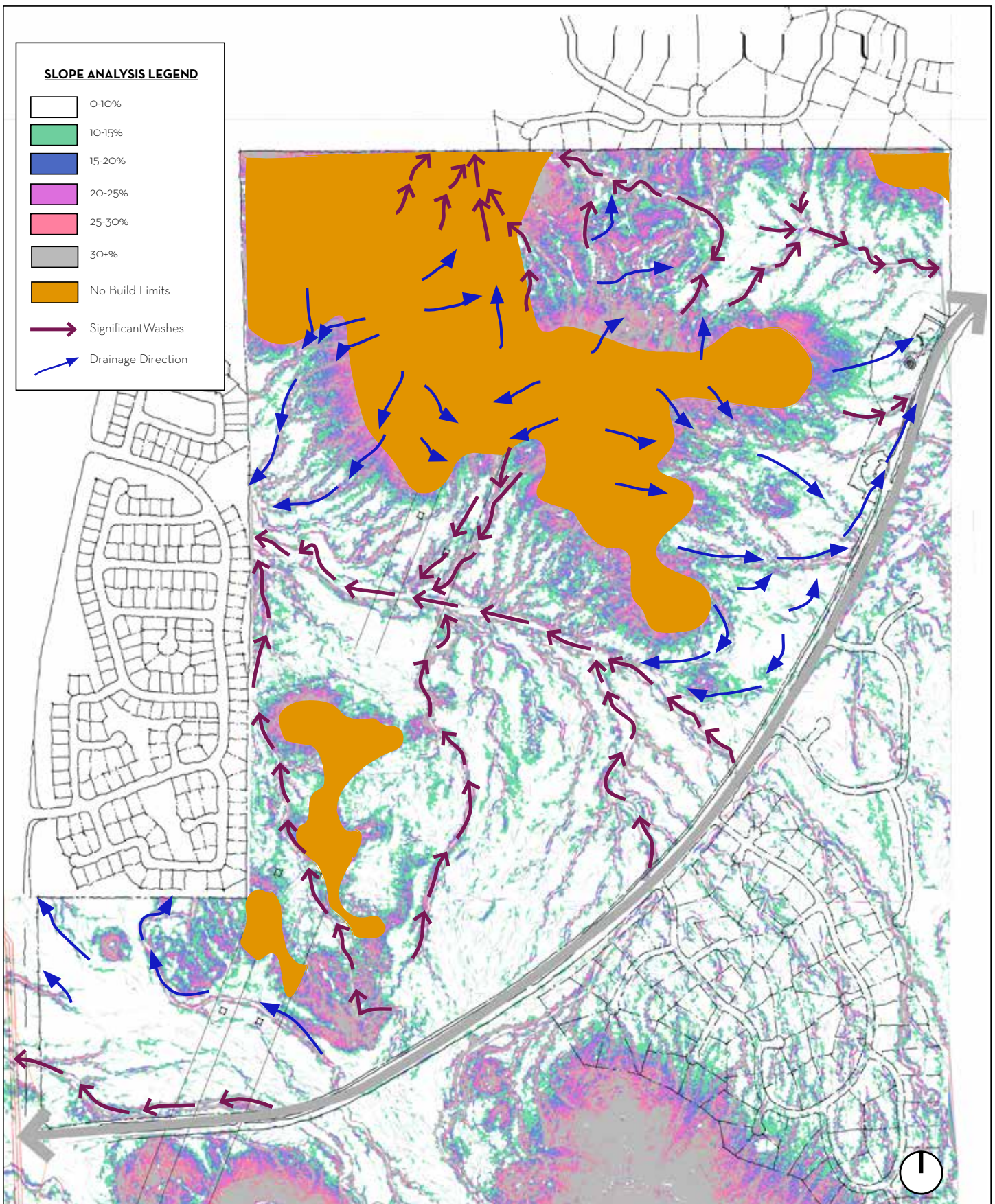
### General Description

The proposed cluster development strategy provides a sensitive development approach to limit impacts to significant slopes. The accompanying Slope Analysis Map identifies the range of slope categories throughout the parcel boundaries. The accompanying legend has been color coded to visually express these ranges. The most significant landforms are located in the northern half of the site. These landforms have elevation high points up to 1270 *ft*. The majority of the parcel to the south of these highpoints is gently sloping toward natural drainage ways. Some of the land area along the northeastern portion of the parcel can be described as rugged and irregular, but relatively flat.

Careful attention has been given to limiting impacts to significant slope areas and major landforms. In several instances, the site includes anomalies or irregularities of landform that are not related to hillside conditions. These anomalies may be found within relatively flat areas and characterized by rock outcroppings, large boulder formations, slopes adjacent to drainage ways, etc. In all cases identified above, these anomalies may consist of significant slopes, but are not part of a hillside condition and therefore shall not be identified as a hillside constraint.







## SLOPE ANALYSIS MAP



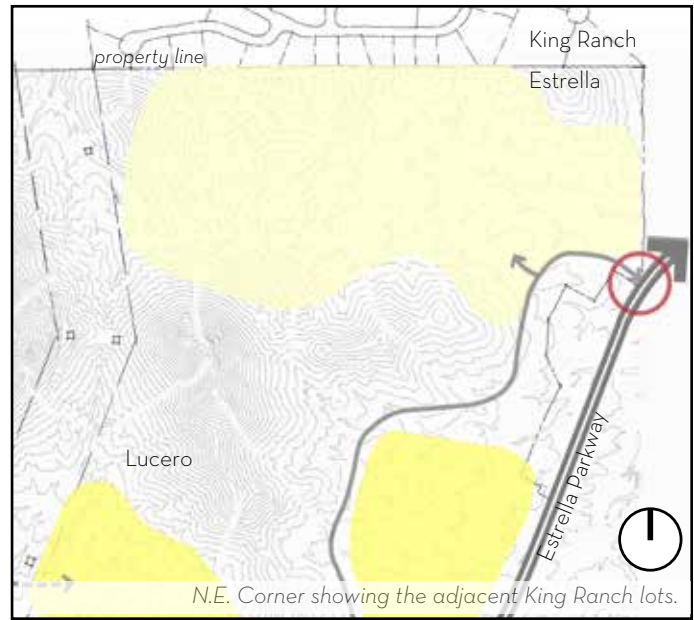
## 9. Adjacent Land Uses

### Description of Adjacent Land Uses

The lands directly north and east of the parcel are currently undeveloped and part of the previously entitled King Ranch PAD, dated June 7, 2005. The planned layout of lots has been shown on the adjacent conceptual land plan exhibits in order to provide the context of potential future development. The identified King Ranch lots to the north are identified as small custom lots (100' x 150'). These likely pre-engineered and pre-graded lots would abut the north property line of the proposed plan. The proposed King Ranch lots abutting the west end of this parcel are identified as production lots of varying sizes. Based on the conceptual plan for this proposed amendment, there would be little to no impact on the future development potential for King Ranch.

The south end of the parcel terminates in the vicinity of the round-a-bout that connects Cotton Lane and Estrella Parkway. As previously described, proposed and existing uses around the circulation route focus on the commercial core. It is anticipated that this area over time will continue to evolve into a mixed-use "town center" type environment. The proposed amendment and described development would complement existing and future uses in this area.

The area directly southeast of the proposed amendment, along the east side of Estrella Parkway has a series of custom home neighborhoods. Some of these homes are complete and some have infrastructure in place with undeveloped lots. Parcel 8, The Summit, has a total of 43 lots, of which 25 have built homes. Parcel 9, The Trails, has a total of 92 lots, of which 15 have homes. The proposed cluster neighborhood development strategy will provide more open space and have less visual impact on the Estrella Parkway and on these neighboring lots.







## 10. Infrastructure & Services

### Water

Lucero public utility services will be provided from the Site 13 and Rainbow Valley water campuses and the Corgett Waste Water Treatment Plant. Reclaimed water will be fed from the non-potable system located thorough out the Estrella property. The Site 13 Water Campus has a 1.5 million gallon storage tank that receives water through two water transmission mains from the north (a 20" main in Cotton Lane, and a 16" in Estrella Parkway), where they merge into a singular line at the Estrella Parkway round-a-bout (Estrella Parkway and Cotton Lane). At that point, the feed is reduced to a singular 16" main that feeds the Site 13 tank. As part of the North Solution Agreement, Newland is in process of installing a parallel 20" main from the round-a-bout to the Site 13 tank. Following completion and acceptance, there will be a dual feed to the campus from the north, as well as a direct gravity feed to the Rainbow Valley Campus. Construction is expected to begin in the next couple months. As part of the North Solution Agreement, work will soon be starting on an upgrade the Site 13 and Rainbow Valley Water Campus Facilities. Additional piping and pumps, chlorinators, etc. will be installed to increase the pumping capacity of each campus. Work is expected to begin in the next couple months. Two water pressure zones are located at the Site 13 campus, zones 1 & 2. These zone(s) will feed the Lucero property. An engineering study including modeling will need to be performed in the future which will best show how to feed the Community in the most efficient, acceptable manner, based on the current piping arrangement. The study will include a detailed analysis using the existing piping configuration and will determine the best scenario to feed the project utilizing the existing and potential new facilities. The study will also look at existing and future pumping capabilities, and water storage.

### Waste Water

Waste Water flows will be directed to the Corgett Waste Water Treatment Plant. The rated capacity of the Corgett plant is 0.8mgd. Influent monitoring shows average days flows of 400,000 to 500,000 gallon per day for the first five months of 2013 (per the City of Goodyear). Flows from the Community are expected to be between 140,000 and 180,000 gallons per day (depending on final unit count). It is possible, depending on the number of units constructed in

Lucero and other regions within the Corgett basin that during the course of the Lucero development, the Corgett plant may require and upgrade. Should this be the case, a design will begin at the appropriate time as determined by the Maricopa County Environmental Services Department, and implemented when needed to accommodate the additional flows. It is expected that if this takes place, it will be in the latter phases of development. An detailed engineering study will need to be performed in the future too better determine the flows and the effect on the plant. The Corgett plant is currently under construction to upgrade several of the existing components including the replacement of the existing effluent filters with a newer, more efficient technology that will produce a consistent A+ effluent for delivery to the HOA community lakes. The effluent generated from this project will be utilized to feed the existing and future grass and landscaping throughout the community. Expected completion is later this year.

There is an 8" gravity sewer main, lift station (lost Lift Station) and force main currently installed within the Lucero property. The gravity main roughly bisects the property running south to north along the wash terminating at the lift station. The force main leaves the lift station and runs along the eastern side of the SRP utility easement for approximately 1000 feet at which point it crosses to the western side and continues until it terminates at the delivery point into the existing sewer main at Estrella Parkway. From that point, the flows gravity feed to the Corgett plant. The gravity line and lift station currently receive flows from parcels 8 & 9, located on the south side of Estrella Parkway. The existing gravity sewer main (paralleling the wash) will be utilized to the greatest extent possible for the property, but additional facilities will be required as discussed below. The Lost lift station was constructed to build out capacity as part of the original install for the area and will likely not require any modifications to accommodate the Lucero flows. Per an email from the City, the current capacity of the lift station is 1 mgd per day. For 2013 the flows reported to Newland have been between .367 and .497 mgd. Based on 1250 homes being constructed in Lucero and using an average of 144 gpdu (from the IWMP, table 3.12), calculated flows will be approximately 180,000 gpd. It is expected that if these flows are correct and the plant hit 80% of the approved capacity, the plant expansion design will need to start.



The topography of the Lucero property falls from the northwestern property line to the east with some high point from the mountains in between. As stated above, the existing sewer main will be utilized the greatest extent possible, but due to the south east portion of the property being lower than the existing main, a second sewer lift station will likely need to be constructed in the southeastern portion of the property to accommodate the waste water flows generated from the northeastern and eastern parcels. For this reason, during the original build of Estrella Parkway, a force main was installed within the Right of Way from roughly the Startower to the existing gravity sewer main (that bi-sects the property). This forcemain may be utilized in conjunction with the new lift station, but other alignments may be explored to see if a more efficient option exists. A study will need to be performed as part of the future engineering to determine the effect the additional waste water generated from Lucero will have on the Corgett plant, the existing infrastructure, and the possibility and timing of an upgrade, if necessary. The property is intended to be phased, which could have an effect on the timing of the upgrade, based on the number of units to be built in each phase.

### **Reclaimed Water**

Reclaimed water will be used to serve the Lucero landscaping. There is currently an existing mainline running in Estrella Parkway adjacent to the Lucero frontage that will be utilized to feed the property. This mainline as well others throughout the community are pressurized from a pump station located on the west side of the North Lake. The pump station is owned and operated by the HOA.

### **Community Association**

Lucero will be subject to private design guidelines established through the Association Covenants, Conditions and Restrictions (CC&R's) that include architecture, materials, color and landscape. All house products design reviews will be reviewed by this committee and coordinated with the City of Goodyear Community Development Department for approval. The association also operates the private residents club, lakes, parks, trails, and activity programs for Estrella. Lucero, as part of the association dues to be paid, will have access to all the amenities including the Starpointe, and future Presidio (to be built in the Montecito community), residence clubs.

### **Police and Fire**

The City of Goodyear will provide police and fire services to the Lucero property. The area will be served emergency and fire services from station 182, located on the northeast corner of Estrella Parkway and Spring Drive. The station is roughly 6500 feet from the Cotton Ln. and Estrella Parkway round-a-bout (southeast corner of the project), and expected to be within the required response time, but remains to be confirmed by the Goodyear Fire Department.

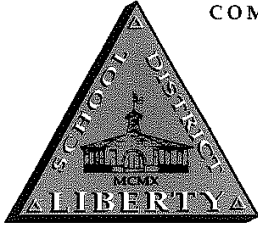
### **Over-flights**

The parcels will be subject to over-flights from Luke Air Force Base and Phoenix-Goodyear Airports. The department of Real Estate Public Sales Report and the final plats for each parcel will include a statement that the parcels are subject to attendant noise, vibration, dust, and all other effects that may be caused by over-flights and by the operation of aircraft landing at or taking off from Luke Air Force Base or Phoenix-Goodyear Airport. The standard aviation easement language will apply to these parcels.

### **Schools**

Students from the Lucero development will attend Estrella Elementary through the Liberty Elementary School District, and Estrella Foothills High School through the Buckeye Union School District. Both districts have been contacted concerning this amendment. Both school districts have been contacted, neither express concerns and said they would be able to accommodate the students. Both have responded in writing which have been included in this amendment.

*\* Refer to the letters on the following two pages from the Superintendents of both the Liberty School District and the Buckeye Union High School District.*



COMMITTED TO STUDENT SUCCESS

June 11, 2013

Sheri Wakefield-Saenz  
Development Services Director  
195 N. 145<sup>th</sup> Avenue  
Goodyear, AZ 85338

RE: Estrella PAD Amendments  
Community 11

Dear Ms. Wakefield-Saenz,

In May of 2013 representatives of Newland Communities sent us updated plans for Community 11. The Liberty Elementary School District will have sufficient capacity within the existing schools at Estrella to accommodate children from these parcels per the zoning changes.

We do face challenges in our enrollment and capacity with continued growth in the entire Estrella Community. The largest barrier to accommodating growth in our school populations is the unwillingness of the state to fund new school construction.

Liberty Elementary School District does not object to the proposed rezoning of the above referenced community. Should you have any questions, please contact us at your convenience. We would like to be notified of any neighborhood meeting or public hearings on these parcels.

Sincerely,

  
Dr. Andy Rogers  
Superintendent

**THE LIBERTY SCHOOL DISTRICT**

19871 West Fremont Road • Buckeye, AZ 85326 • Office (623) 474-6600 • Fax (623) 474-6629



1000 East Narramore Avenue  
Buckeye, Arizona 85326  
P: (623) 386-9700  
F: (623) 386-9923  
[www.buhsd.org](http://www.buhsd.org)



Buckeye Union High School  
1000 E. Narramore Ave.  
Buckeye, AZ 85326  
P: 623-386-4423  
F: 623-386-9711

June 11, 2013

Sheri Wakefield-Saenz  
Development Services Director  
195 N. 145th Avenue  
City of Goodyear, AZ 85338

Dear Ms. Wakefield-Saenz:

In reviewing the conceptual plan for Community 11 provided by Newland Real Estate Group, Estrella Foothills High School would be able to provide educational services to the high school aged student population that potentially could be produced by this new community.

These services would be provided on our existing campus located at 13033 S. Estrella Parkway and the capacity of this campus is such that it would allow for these additional students. If you need additional information please contact me.

Sincerely,

Eric Godfrey  
Superintendent  
[ericg@buhsd.org](mailto:ericg@buhsd.org)



Estrella Foothills High School  
13033 S. Estrella Parkway  
Goodyear, AZ 85338  
P: 623-327-2470  
F: 623-327-2499



Youngker High School  
3000 S. Apache Rd.  
Buckeye, AZ 85326  
P: 623-474-0100  
F: 623-474-0141



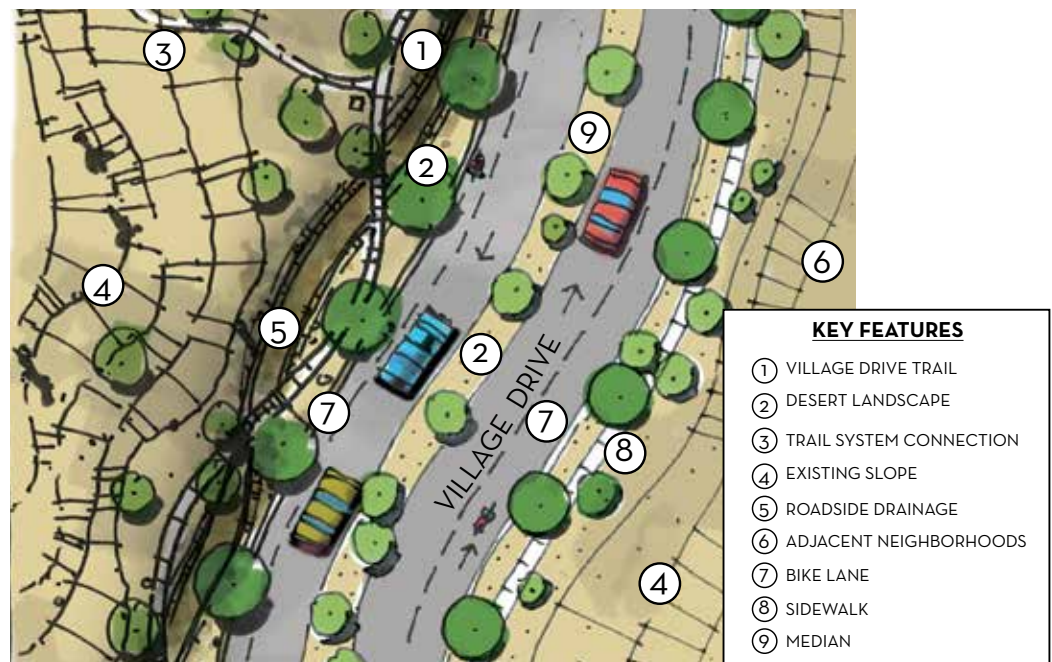
The Learning Center  
751 N. 215th Ave.  
Buckeye, AZ 85326  
P: 623-474-0332  
F: 623-386-1340

## Streets

Access to the parcels will be from Estrella Parkway or Cotton Lane. Great care has been taken to minimize the number of entrances to each, limiting the number of ingress/egress points onto Estrella Parkway, and Cotton. A traffic study has been completed and attached.

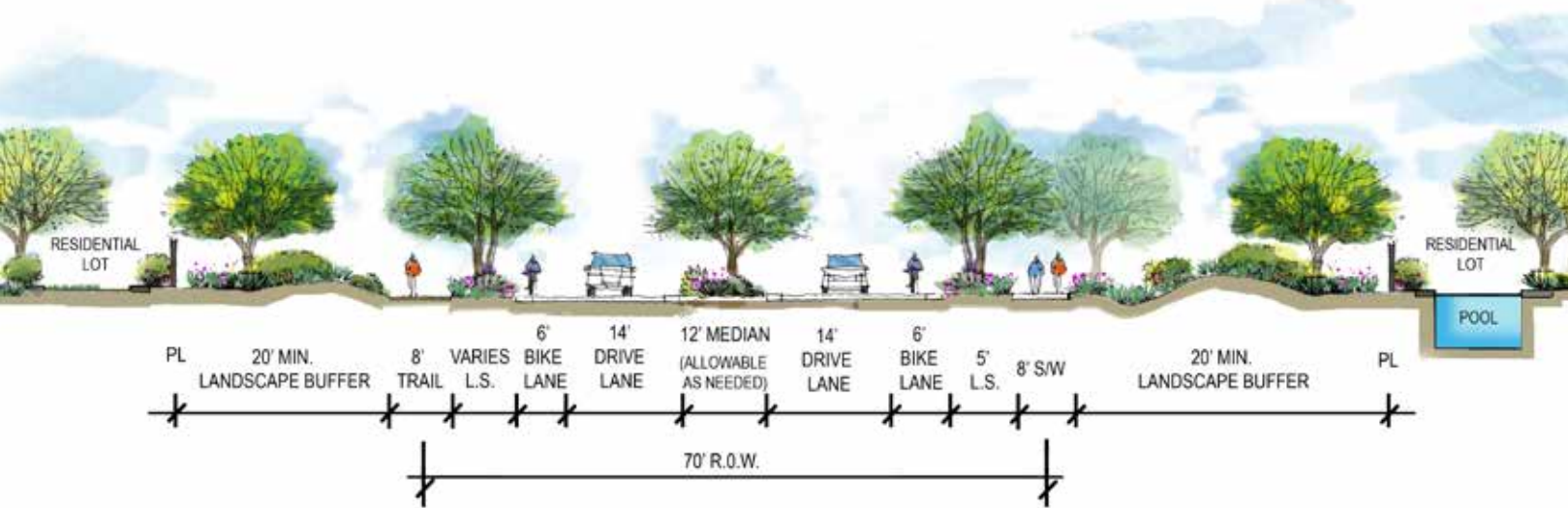
The local streets will be designed to the City standard detail using a 50' right of way section. The developer is requesting consideration of a reduction in sidewalk to one side of the street for these parcels which will give a more relaxed, less utilitarian feel with less concrete and more landscaping. One-way streets (20' wide), may be used within the planned neighborhoods to reduce conflicting turning movements at intersections and increase pedestrian safety. Concept has been discussed with Staff and request for use and approval will be at time of pre-plat submittal or plat. The developer is committed to this by adding in the addition of "neighborhood greens" to give a better sense of arrival as you turn into the parcel, and feel of more open space to the Community. The collector street has been designed to integrate with the surrounding area leaving as much visible open space as possible as you drive along the street. A significant portion of the drive will include mountain views, washes, hillsides, trees, and lush vegetation. Care has been taken to give a sense of arrival to the community with less infrastructure, and more green space, to give a better feel when you arrive at your home. Due to this, the developer will be asking for consideration to the change of the standard collector design by reducing the use of concrete curbs and sidewalks to a minimum, and flexibility in drainage with the use of swales to control the flow of storm run-off along the collector street. These concepts will give some originality to the community and a better feel for open space. Newland is requesting the opportunity to explore an alternate cross section for both the collector and residential parcels during the preliminary plat design phase and understands that the approval of the request is not a guarantee the alternate design will be approved for use. The change to the cross section for the parcels would be limited to sidewalk on one side which will allow for additional landscaping and a softer more relaxed look with the reduction of the concrete. The collector cross section will be explored for reduction in sidewalk and curb which again, it is felt the community will have a much more softer feel upon arrival to the community with this reduction.

Because of the nature of the planned cluster neighborhood development and strategic use of the proposed Village Drive, the Developer is proposing a single sided sidewalk condition for Collector Streets that will be carefully designed to integrated with the open space, neighborhoods and the overall Trails Network. Because of the nature of the planned cluster neighborhood development and the careful organization of small neighborhoods, the Developer is proposing a single sided sidewalk conditions for Local Streets that will provide safe and convenient access from homes to the trail system. See the sketch of page 17, that shows the treatment for the trail with respect to planting design.



VILLAGE DRIVE CONCEPTUAL KEY FEATURES

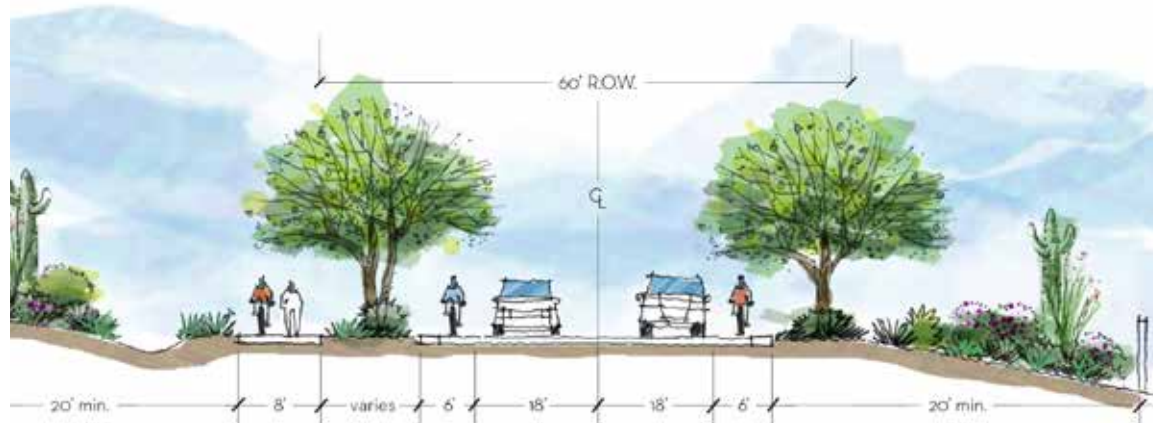




IMPROVED VILLAGE DRIVE (COLLECTOR) STREET SECTION (2016)



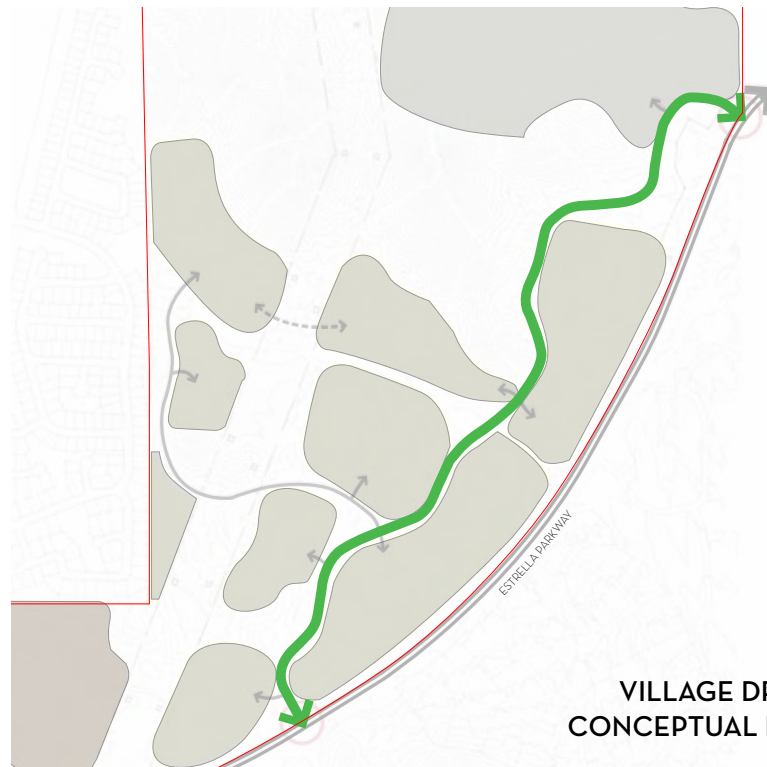
Thoughtful local streetscape design with sidewalks on one side of the street



VILLAGE DRIVE (COLLECTOR) STREET SECTION (Approved PAD 2013)



An example of the proposed visual rural character of Village Drive.



VILLAGE DRIVE  
CONCEPTUAL LAYOUT

## 11. Trails and Open Space

### Celebration of Open Space

Newland Communities has been committed over the years to providing access throughout the Estrella Community with an extensive paths and trails system. The community plan and associated built environment at Estrella provides ample opportunities to access both community amenities and the beautiful native desert setting. As new villages, neighborhoods and developments come on line, additional paths and trails will be introduced that provide greater connectivity for all residents to enjoy. For the proposed amendment, the paths and trail system was a major component in the overall organization of the land and proposed program. Because of the special nature of this land area, Newland understands the strong desire to create an indoor/ outdoor environment for all to enjoy. The circles on the trails network exhibit to the left show the walking distances from every neighborhood to access the paths and trails network. Strategic location of the system of pedestrian routes has resulted in convenient access from anywhere in the development. The goal is to provide easy access with several alternative routes for all residents to enjoy the beautiful outdoors. As part of the proposed pedestrian circulation strategy, a hillside trail is proposed on the northwest side of the main Village Drive. This route serves as the major backbone of trail circulation throughout this area. The mountain trail provides an additional route in more naturalized areas. Major trail nodes have been identified at the Village Park and at Reflection Point. These locations may have key signage, trail information, seating, etc. Mountain trails to be 18" to 24" wide of natural desert pavement. Hillside Trail (at collector street) to be 8' wide concrete pavement (one side). Local streets to have 5' concrete sidewalks (one side)

### Integrated Trail System

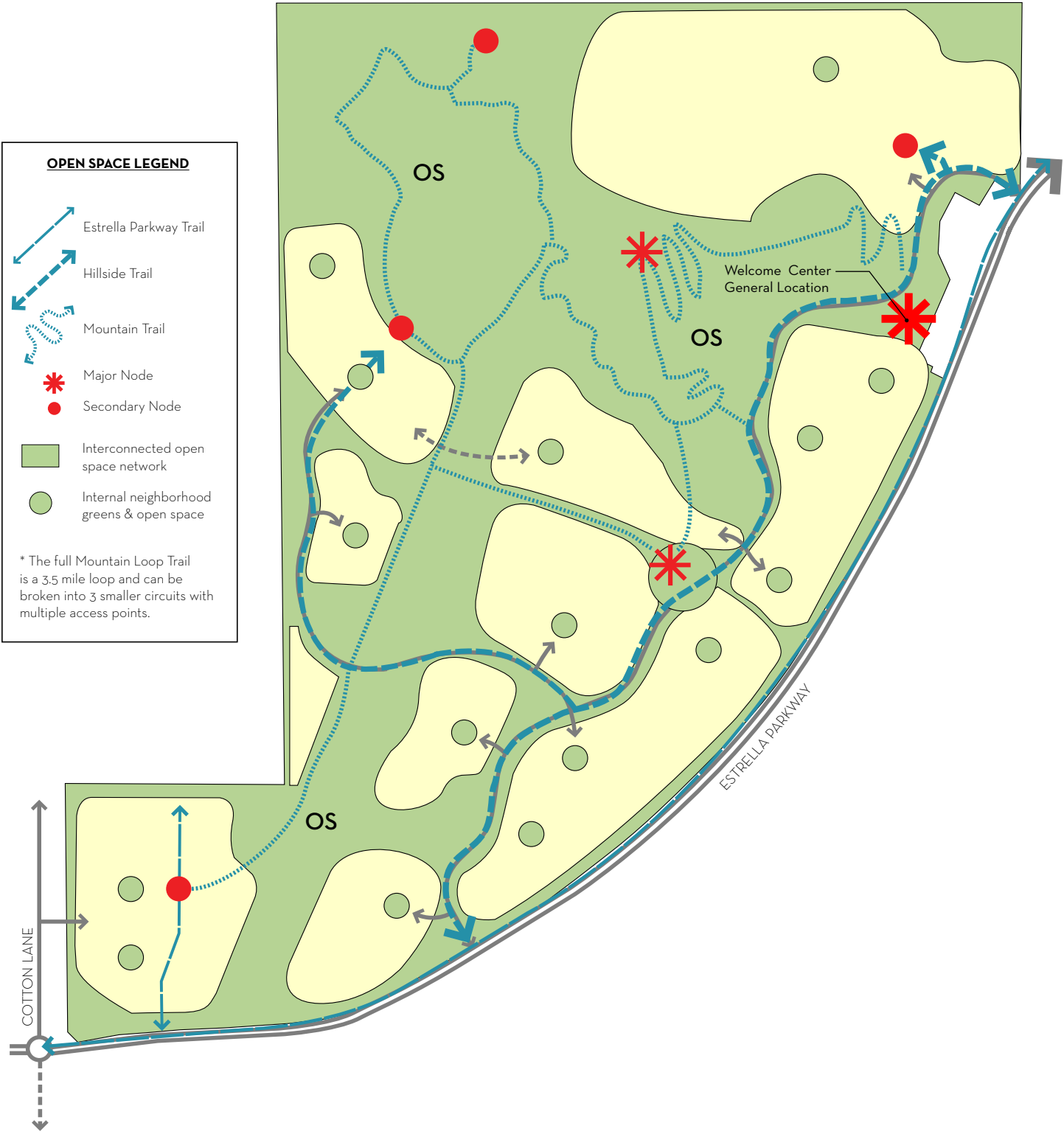
The network of circulation will carefully link to existing paths and trails in order to maintain pedestrian circulation to the entire Estrella community. The trail system will link to the Estrella Parkway trail and the existing underpass.

### Reflection Point

The highest point on the property has been identified for a respite along the mountain trail. This spot has dramatic 360 degree views. Adjacent, natural boulders will be carefully adjusted to provide an informal sitting area. The exhibit on the following page shows in green, the extent of open space proposed in the overall planning strategy.







## OPEN SPACE FRAMEWORK





## 12. Parks

### Relationship to Open Space

The framework of development within the proposed amendment has been described as a series of clustered neighborhoods carefully integrated within the unique setting of naturalized desert open space. The goal is to minimize the impacts to the natural setting in order to preserve open space and integrate it with the series of paths and trails.

### Village Park

A Village Park of approximately 3 acres compliments the significant amount of preserved open space identified. The park is centrally located and provides safe and functional access for all community members. The park is designed to integrate with the major wash corridors that bisect the parcel. It is adjacent to Village Drive and is planned to include a multi-use lawn area as well as a shade structure that provides an opportunity for iconic park architecture. The desire is to provide an outdoor living room for residents and guests. Gardens, terraces, tot-lot, pathways, informal play, modest water feature, sitting areas, and fireplace have been integrated into the park design. The design, features and components of the park will compliment the overall community character and theme.

Any play structure or tot lot shall have a City-approved shade structure over the play equipment.









## Neighborhood Green

In addition to the abundance of open space and Village Park, the planning framework also includes a series of neighborhood greens. These critical pieces of special open space have been strategically located and oriented for maximum value and exposure within each neighborhood. Not intended to be another layer of park program, the greens are intended to provide additional open space relief in each neighborhood. The plan for these areas is to highlight the neighborhood brand and identity and include accents of lush grass, perimeter native desert plantings and a minor sitting area. The intent is to provide a passive area of manicured open space that each neighborhood can embrace as their own. Neighborhood greens may be designed as landscaped depressions that, in part, will capture and retain their own storm water runoff.



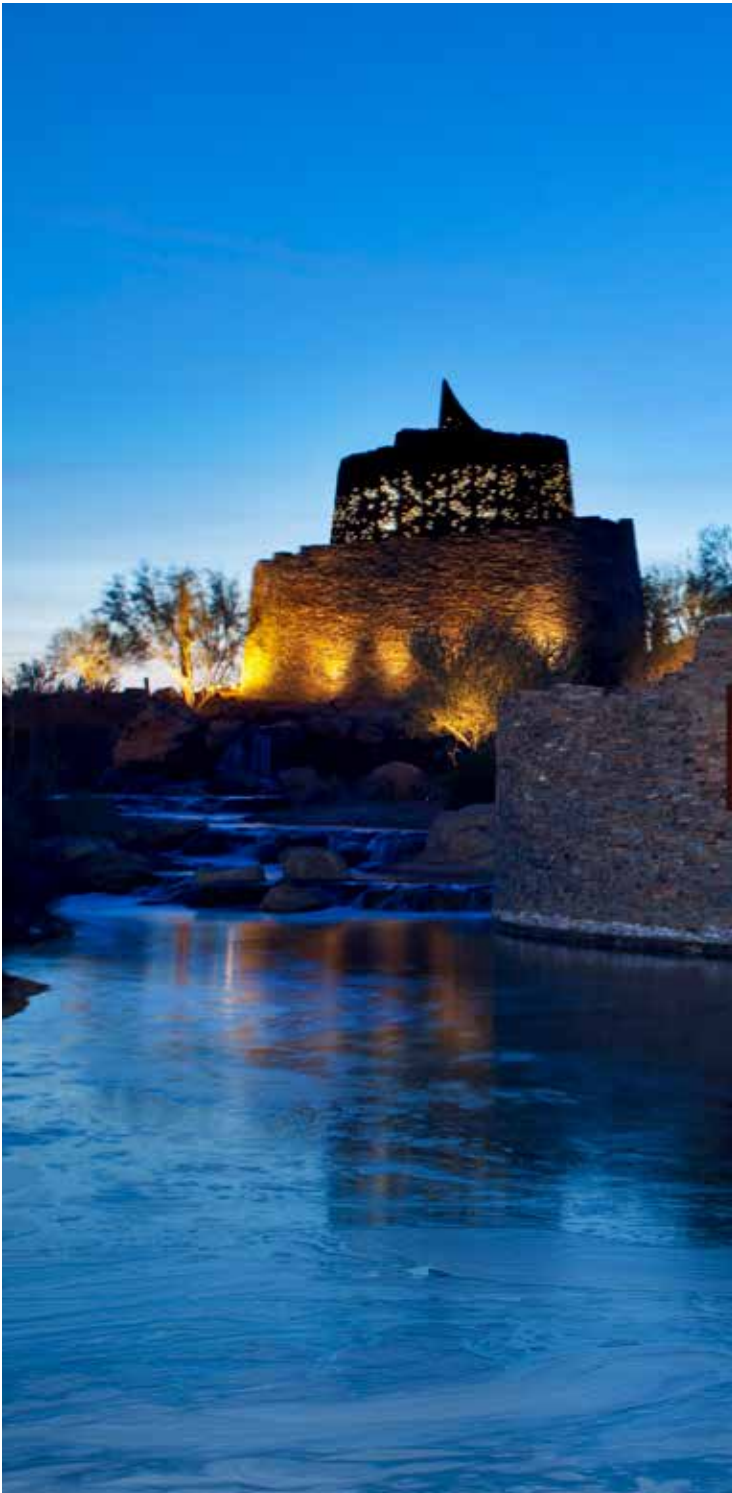






### 13. Entry Monuments

Community identification and monumentation will compliment the existing character and quality of the Estrella Community. Materials, features, and design will focus on a combination of landscape, topography, stone, and metal.

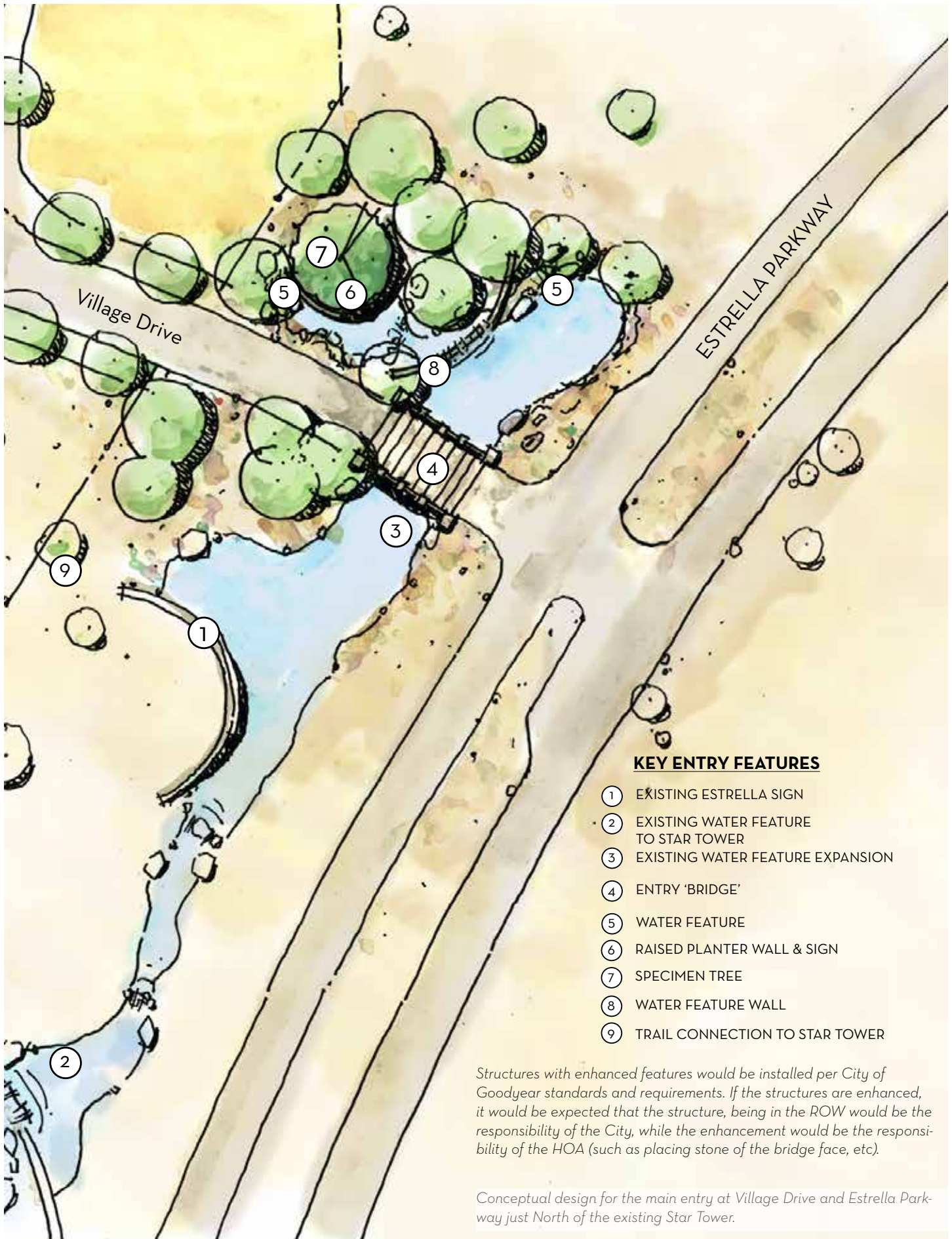






Conceptual sketch at the main entrance crossing looking N.W.





## 14. Utilities & Services

The following will be the providers of the utilities and service to Lucero:

WATER  
SEWER  
ELECTRICITY  
GAS  
REFUSE  
FIRE AND EMERGENCY SERVICES  
POLICE  
SCHOOLS

CITY OF GOODYEAR  
CITY OF GOODYEAR  
ARIZONA PUBLIC SERVICE  
SOUTHWEST GAS CORPORATION  
CITY OF GOODYEAR  
CITY OF GOODYEAR  
CITY OF GOODYEAR  
LIBERTY ELEMENTARY DISTRICT  
BUCKEYE UNION HIGH SCHOOL





## 15. Conclusions

### Hand Crafted Communities

Newland Communities is the largest private developer of planned residential and urban mixed-use communities in the United States. While no two sites or projects are alike, this extensive experience gives Newland the knowledge and unique perspective to understand what it takes to nurture successful developments. For Estrella, Newland understands that this particular parcel of land represents the gateway to the entire community and therefore demands a greater degree of sensitivity and thoughtful planning and design considerations. The proposed refinements to the PAD provide the platform for success, which will compliment the entire community for years to come.

The PAD zoning amendment provides the mechanism to direct these planned refinements in a manner that best aligns with the vision of the community and the entire City of Goodyear. The prepared document clearly provides all the necessary detail, data and justification for the proposed refinement.

The proposed amendment identifies the following:

- Importance of the land within the context of the overall Estrella community and its role as a gateway to the development.
- Sensitive character of the land due to wash corridors and unique landforms, which requires a light touch on the land.
- Articulation of the importance and value of open space relative to interconnected paths and trails.
- Establishment of a design direction that celebrates great neighborhood characteristics and deters typical suburban subdivision layout.
- Desire to minimize impacts to Estrella Parkway and limit the number of new access routes and intersections.
- The existing Estrella planning framework has in place a significant amount of land identified for commercial development (north core) which in the future will continue to foster employment opportunities.
- The proposed amendment strongly aligns with the goals, policies and objectives of the City's General Plan.

All these strategies represent Newland's continued commitment to Estrella and the goal of providing great places to live, work and play.



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