

SECTION 9 PARK, PLAZA AND GREENWAY GUIDELINES

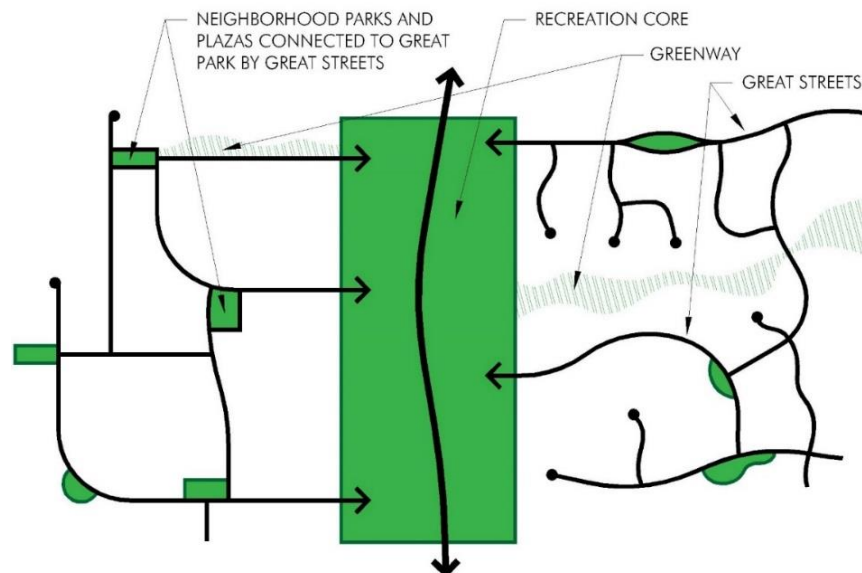
9.1 INTRODUCTION

The parks and open space system within the Property is an essential community and social connective element providing important gathering spots for both active and passive uses. These spaces are linked, providing an important connection for residents, employees and visitors alike. **Exhibit 9.1 – Conceptual Open Space Types and Great Streets Network** depicts three (3) types of open space characterized within the Property. These are:

- A. the Recreation Cores, open space areas that are centrally located community level amenities within the Property that also provide airport protection. Great Streets and pedestrian pathways connect these spaces to surrounding neighborhoods and urban areas.
- B. Neighborhood Parks & Plazas dispersed throughout the community providing needed local gathering nodes and landscape areas.
- C. Greenways, or linear parks, often following a drainage corridor, roadway or utility corridor providing landscape buffers and open space and some wildlife corridors

As further described in Section 4.1C, these Park, Plaza and Greenway General Development Standards apply to and control development on the Property.

Exhibit 9.1 - Conceptual Open Space Types and Great Streets Network



9.2 RECREATION CORES

Recreation Cores are envisioned as community parks with a variety of complementary open space types and compatible open space and civic uses. These areas also restrict non-compatible uses in key areas to protect the Airport's vitality and operations. Deep Well Ranch Park is envisioned to be a multipurpose facility providing opportunities for open space, recreational, educational, civic and social spaces at the heart of a dynamic mixed-use community. By comparison Bottleneck Meadow is envisioned as more agrarian with open areas interspersed with pathways, play fields, native bosques, riparian landscapes and rangeland. Conceptual park Locations and character are depicted in **Exhibit 9.11 – Conceptual Open Space Plan**, **Exhibit 9.2 – Typical Recreation Core Character**, and **Exhibit 9.3 – Typical Rural Park Character**.

It is expected that a multiplicity of uses will be located in and around the Recreation Cores further defining these areas as a community focal points, gathering spots and social hubs. Typical uses may include:

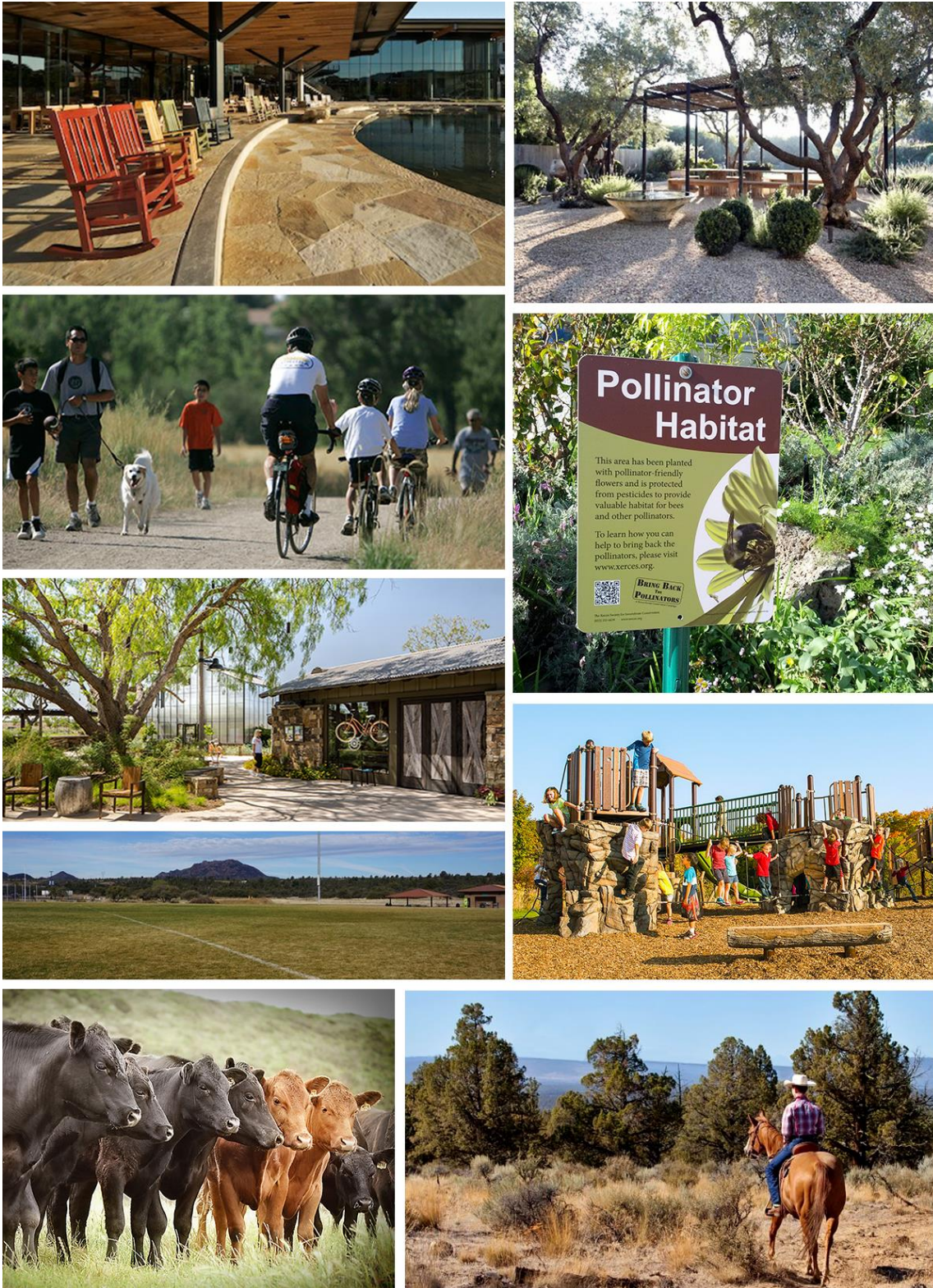
- civic, cultural and community facilities
- ballfields, sports courts and play grounds
- network of pathways
- storm water retention
- parking

Exhibit 9.2 – Typical Recreation Core Character



Note: photos are intended to be representative of the character and quality of the types of parks and plazas and are not intended to express specific design details, colors or materials.

Exhibit 9.3 – Typical Rural Park Character



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Exhibit 9.4 – Typical Neighborhood Park and Plaza Character



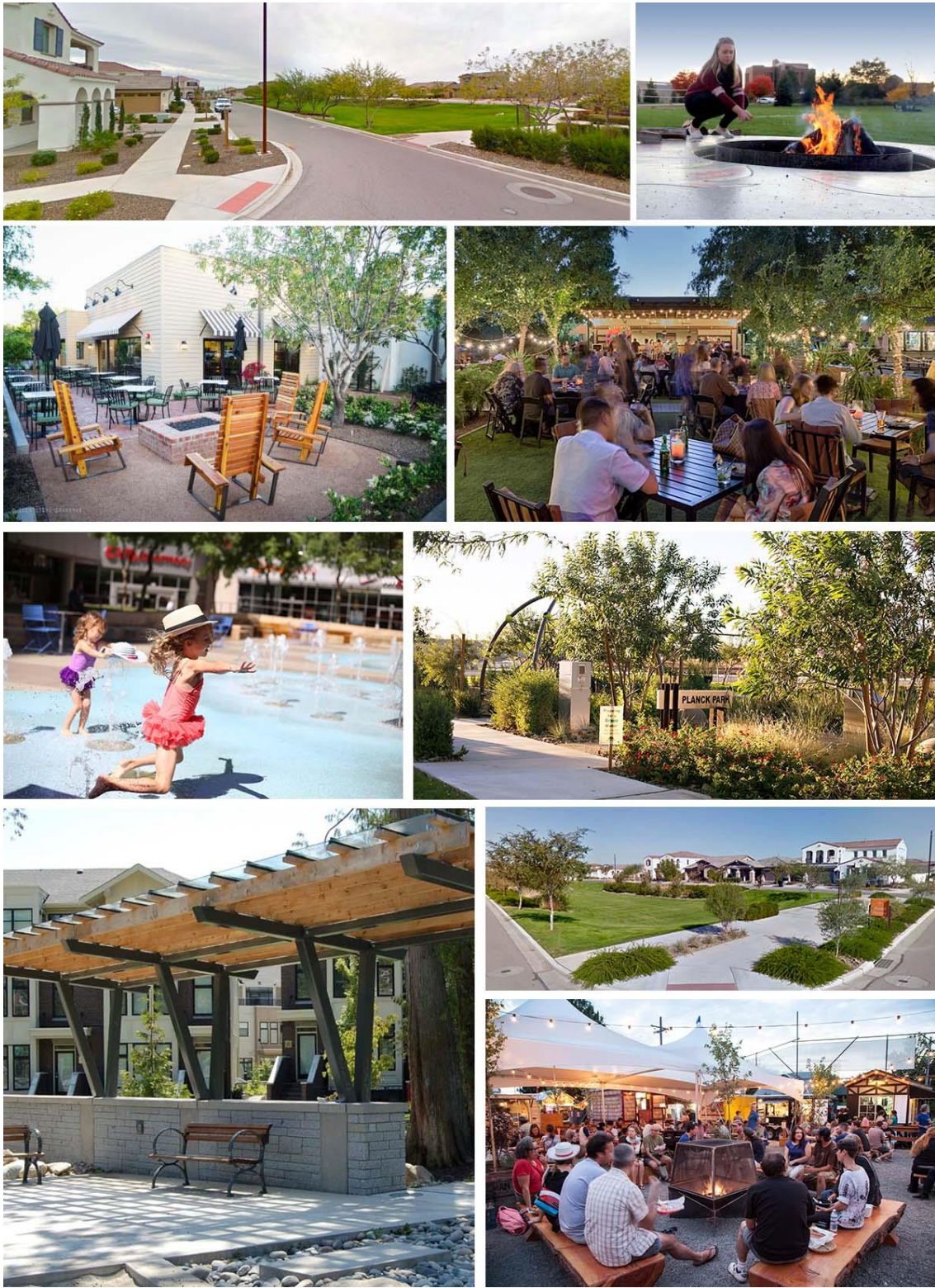
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9.3 NEIGHBORHOOD PARKS AND PLAZAS

Neighborhood Parks and Plazas are smaller more intimate spaces than the community level Recreation Cores and are typically sized between one-quarter (1/4) acre to one and three-quarter (1 3/4) acre in size. Parks and plazas are typically designated as LUG OS or CS and support the other land uses that surround them. These spaces can have a great diversity of character, materials, landscape and amenities that complement the surrounding uses, character and context. In general, a park is characterized with a ground plane primarily of vegetation while a plaza ground plane is primarily hardscape. Inspirational images for these neighborhood parks and plazas are shown in **Exhibit 9.4 – Typical Neighborhood Park and Plaza Character**, **Exhibit 9.5 – Typical Neighborhood Park and Plaza Character**, **Exhibit 9.6 – Conceptual Park Diagrams** and **Exhibit 9.7 – Conceptual Park Diagrams**. Neighborhood park and plaza spaces may be designed with the following characteristics:

- A. Formal, informal or natural design patterns
- B. Location may prominent, or visibility and access are provided if not along a street.
- C. Located within a fifteen (15) minute walking distance of the related use(s)
- D. Typical features include (usually not more than a few for each):
 - 1. walking paths (paved, granite or earthen)
 - 2. play area or feature
 - 3. people attracting elements (water, fire, view, shade, seating, etc.)
 - 4. open play space (level ground)
 - 5. educational area
- E. May include storm water retention which may be used to reduce irrigation needs
- F. Neighborhoods typically named for their local park / plaza
- G. Neighborhood Parks and Plazas are not required to support uses in LUG R or LUG C

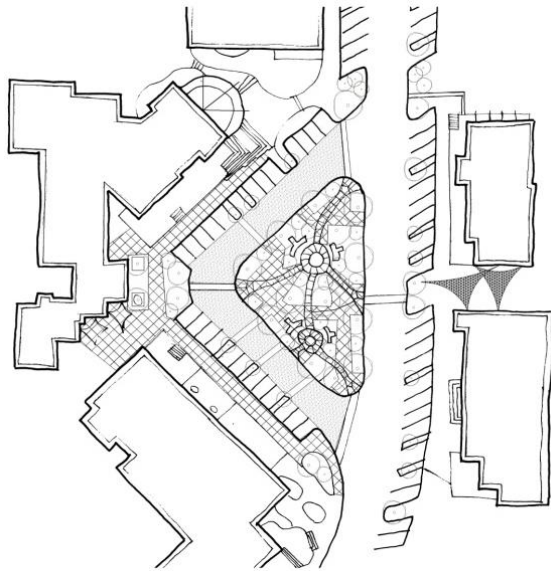
Exhibit 9.5 - Typical Neighborhood Park and Plaza Character



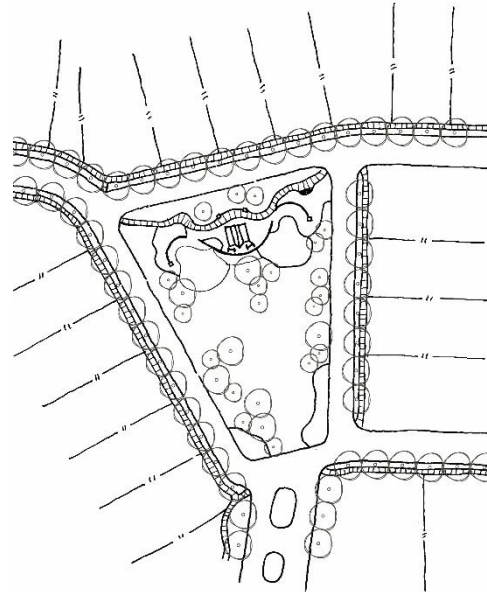
Note: photos are intended to be representative of the character and quality of the types of parks and plazas and are not intended to express specific design details, colors or materials.

Exhibit 9.6 – Conceptual Park Diagrams

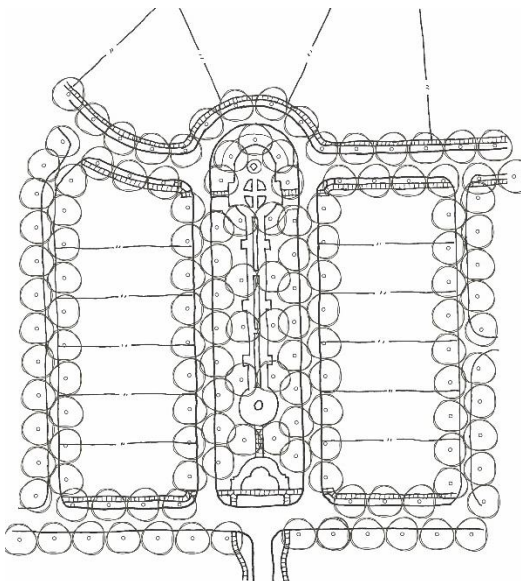
The following diagrams illustrate some of the potential parks and plazas types that could be included throughout the community.



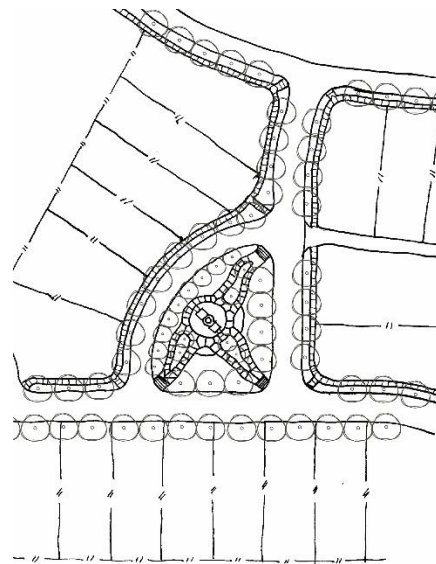
“Market Plaza”
LUGs D, C, R and GU



“Open to View”
LUGs E, V and D



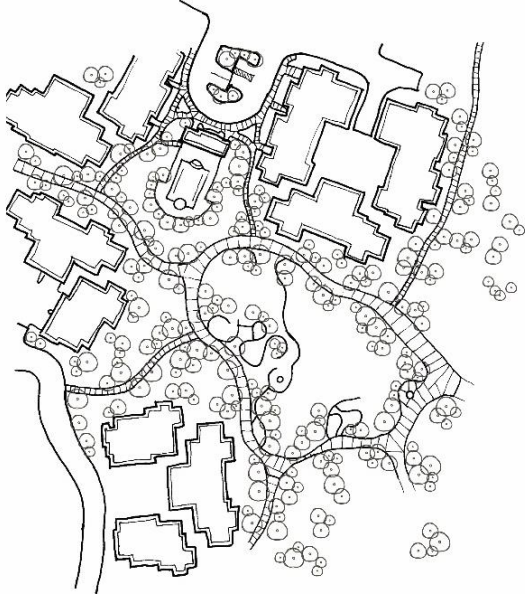
“Formal Park”
LUGs E, V, D, GU



“Postcard Corner”
LUGs E, V, and D

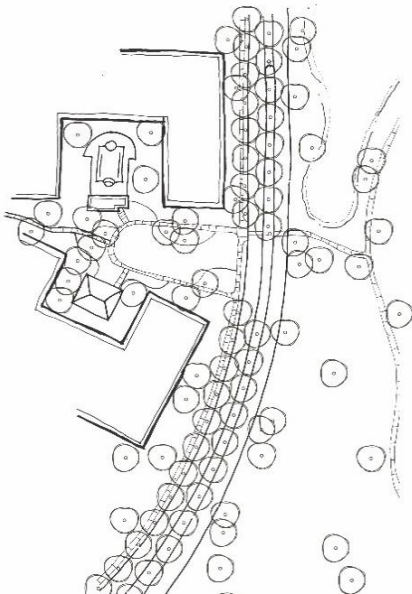
Exhibit 9.7 – Conceptual Park Diagrams

The following diagrams illustrate some of the potential parks and plazas types that could be included throughout the community.



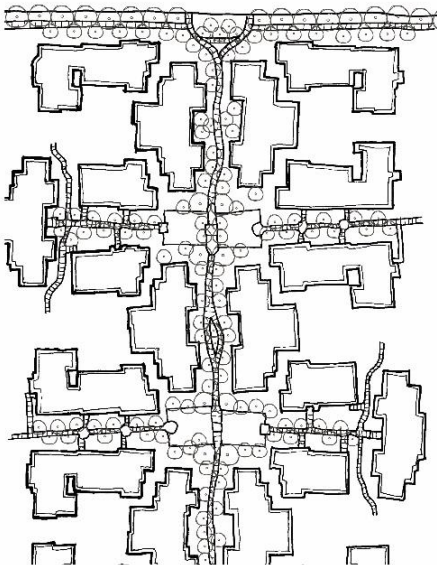
“Organic Park”

LUGs OS, CV, E, V, D, C and GU



“At the edge of larger space”

LUGs OS, CS, D, C, R, and GU



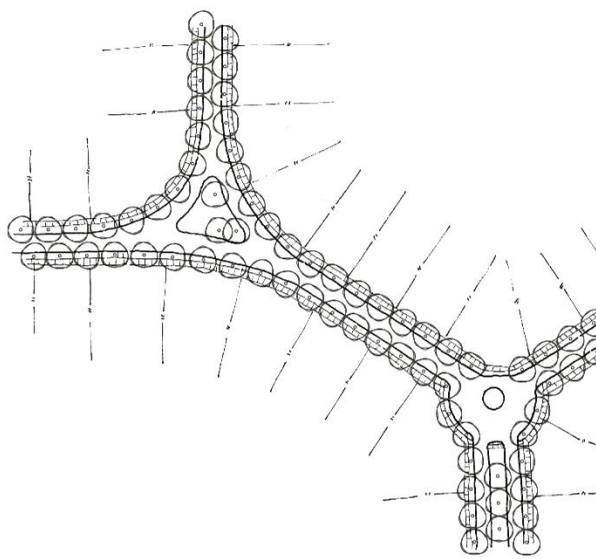
“String of Pearls”

LUGs CS, E, V, D, C, R, and GU

9.4 NEIGHBORHOOD ACCENTS

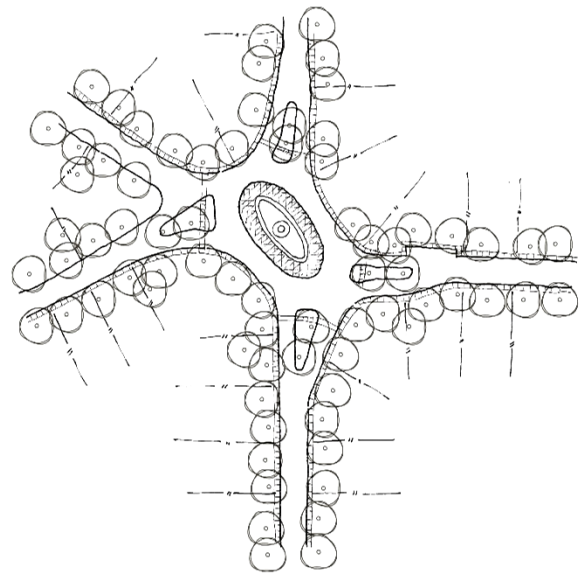
Neighborhood Accents add interest, iconic focal points and variety to great streets and are permitted on neighborhood streets. Neighborhood Accents are generally too small to be neighborhood parks or plazas and are not generally designated as LUG OS, but often have a park-like or plaza-like appearance. Refer to **Exhibit 9.8 – Conceptual Neighborhood Accents** and **Exhibit 9.9 – Conceptual Neighborhood Accent Character** for type and character of neighborhood accents proposed for portions of the community. These accent features may include stormwater retention which may be used to reduce irrigation needs.

Exhibit 9.8 - Conceptual Neighborhood Accents



"Street Wedges"

LUGs OS, CS, E, V, D, C and R



"An Eye"

LUGs OS, CS, E, V, D, C and R

Exhibit 9.9 – Conceptual Neighborhood Accent Character



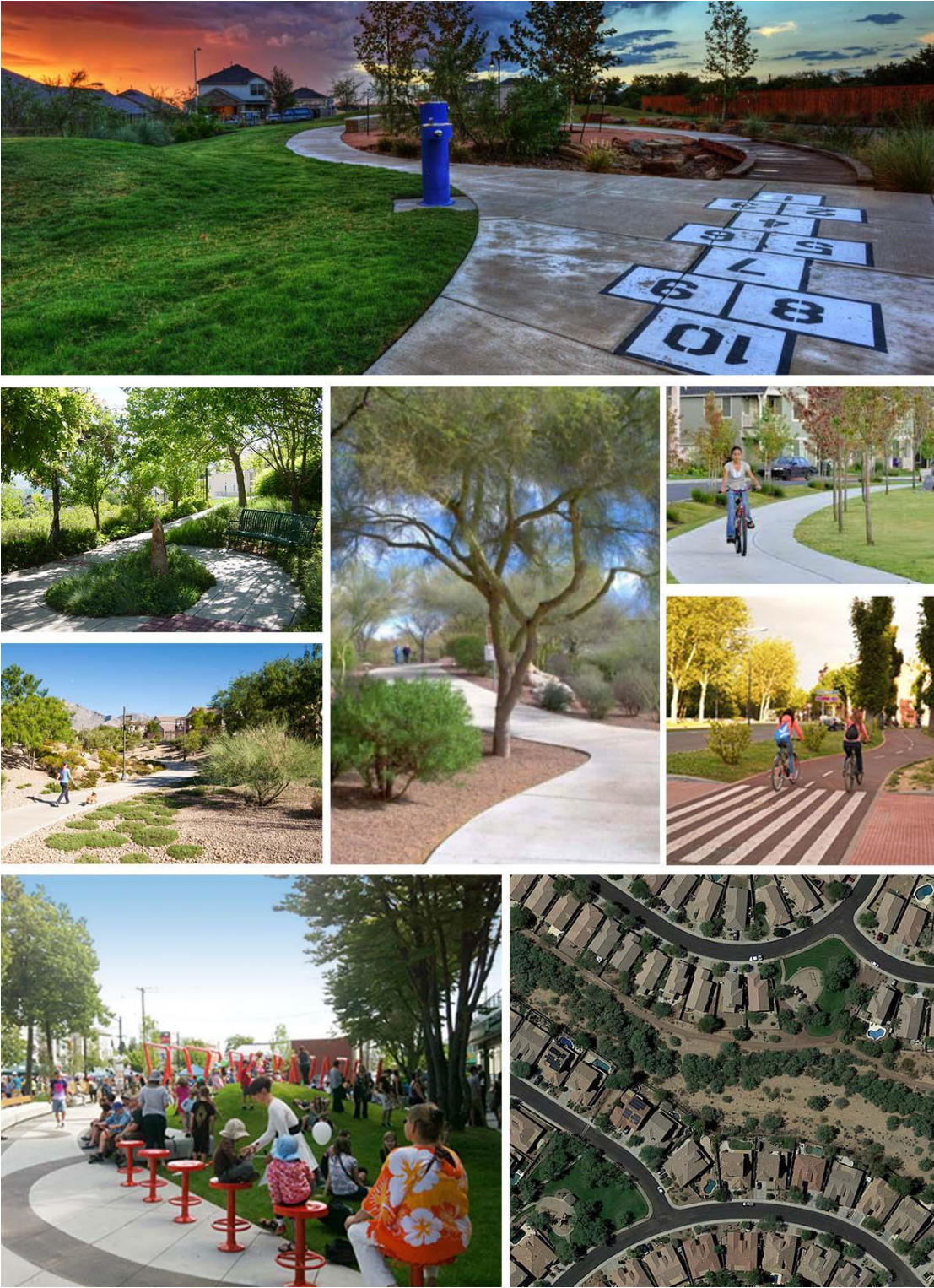
Note: photos are intended to be representative of the character and quality of the types of parks and plazas and are not intended to express specific design details, colors or materials.

9.5 GREENWAYS, LINEAR PARKS AND WILDLIFE CORRIDORS

Greenways, linear parks and wildlife corridors, alternatives to neighborhood parks and plazas, often follow a linear element like a drainage corridor, roadway, or utility corridor. A path or trail within these spaces may be designed to facilitate connectivity within a neighborhood or throughout the community. In addition to a greenway, Bottleneck Wash is envisioned as a wildlife corridor where practical. Inspirational images for these greenways, linear parks and wildlife corridors are shown in **Exhibit 9.10 – Conceptual Greenway Character**. Greenway, linear park and wildlife corridor spaces may be designed to include the following characteristics:

- Design may vary from informal to formal within a greenway
- Areas may be carved out for park and plaza spaces
- “Sides” may be enclosed while ends are open
- Width (between buildings or yard walls) should appear to vary
- Typical features include (usually not more than a few for each):
 - Walking paths (paved, granite or earthen)
 - Play area or feature
 - People attracting elements (view, shade, seating, etc.)
 - Educational area
- May include stormwater retention which may be used to reduce irrigation needs

Exhibit 9.10 – Conceptual Greenway Character

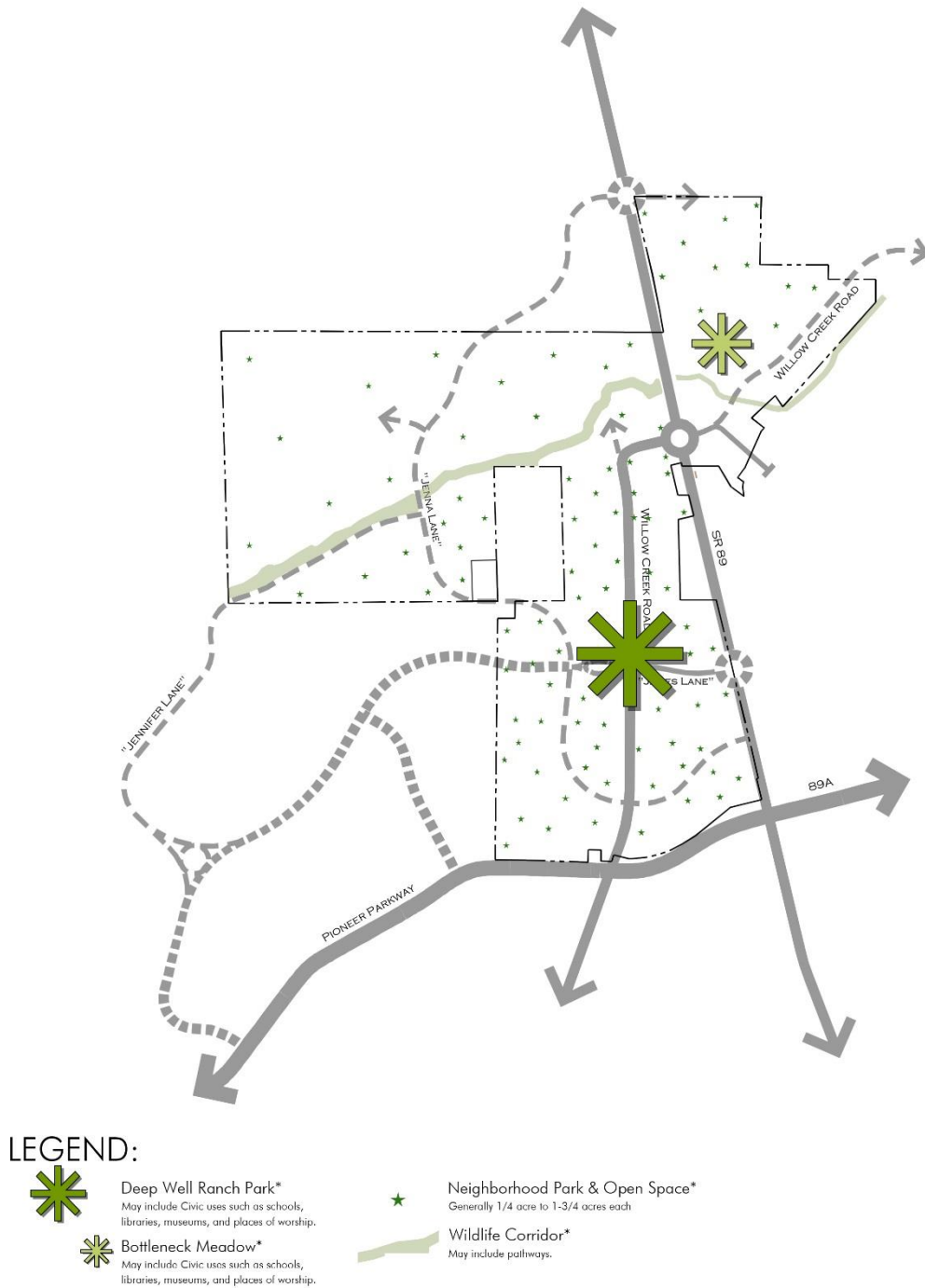


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9.6 CONCEPTUAL OPEN SPACE, PARKS AND PLAZAS

Exhibit 9.11 – Conceptual Open Space Plan generally depicts the locations and makeup of the interconnected and hierarchy of the open space system planned for the community.

Exhibit 9.11 – Conceptual Open Space Plan



Note: open space and park locations shown are conceptual.