

## COMMUNITY PLAN

The third overriding theme for the Property is to create a community that provides a lasting impression to those who live, work, play and visit. The opportunity to create a 21st century desert urban environment that can provide a setting to "live well over time" builds on multiple facets including: a mixed-use urban center, destination resorts, urban villages, multi-modal transportation network, diverse open spaces, and environmental stewardship.

1. **Urban Centers.** Urban centers should be organized in a mixed-use setting so that live-work-play scenarios can flourish. The opportunity to create urban living opportunities in the heart of these centers can provide a special and unique setting that encourages a vibrant, in-demand lifestyle to cater to a balance of commerce, living, entertainment, and recreation. The cornerstone for the urban centers will be the inclusion of employment and high-density living opportunities. Uses such as restaurants, hotels, the arts, parks and open space, pedestrian friendly streetscapes can add to a dramatic setting. These opportunities should be complemented by a series of support uses that could include: education, research, medical and other specialty facilities.
2. **Urban Villages.** The Urban Villages are intended to be mixed-use environments that are less dense than the urban cores. Urban Villages will be complemented by a series of residential districts and great streets that are organized as a collection of walkable neighborhoods. Each village setting could include traditional uses and activities associated with the center of town including: main street environments, open space and parks, community shopping and associated services, iconic and civic elements, and transit oriented development that provides for some higher density residential living, and horizontal and vertical mixed-uses such as office and retail space.
3. **Great Streets.** The plan and design for Mesa Proving Grounds has been developed to encourage the infusion of a multi-modal transportation system that provides varying levels of connectivity throughout the community when the population supports the development of these systems. A community transit system is envisioned to have future linkage at the regional level. The planning framework and associated standards have been developed to incorporate a bicycle system and pedestrian corridor system along the great streets. The framework allows for and encourages the future development of other transit options such as a shuttle system and a rubber tire street car network.
4. **Open Space.** The park and open space network will be an important element of the community that supports ease of access to many parts of the community and also provides an amenity for recreation and leisure. Development will be organized around an urban park system that provides a contrast to the built environment. The open space will be organized in a hierarchical manner that ranges in size from community scale to neighborhood scale and connected by an intricate system of pedestrian corridors. This range of open space components will provide a setting for numerous civic and community amenities.
5. Sustainability. Sustainability balances the attributes of social, economic and environmental importance in a holistic manner. Fundamentally sound planning principles combined with innovative design strategies will set the framework for sustainable performance at Mesa Proving Grounds. The current disposition of the land and the development vision of creating *21st Century Desert Urbanism* and a center of regional importance inherently provide many sustainability opportunities, based primarily on the proposed density and intensity of use for the community and the region. The Property will be developed as an environmentally responsible community that is committed to creative initiatives relative to sustainable living, such as green building practices, sensitive water usage, strategic energy consumption, creative transportation methodologies and waste reduction. This combined effort will result in a community that provides a true testing ground for others who wish to make a difference to the environment. This strategy of sustainability starts at the large-scale land planning level and includes components such as mixed-use development, density and intensity, jobs to housing balance, micro-climatic considerations of the street grid orientation relative to sun, wind and shade and transit oriented development. The multi-purpose strategy for open space that includes water recharge will complement this framework. The sustainability effort will also include detailed components such as the consideration of reducing street pavement widths, alternative pavement materials that provide more porous surfaces, and alternate parking standards. These aspects of design will provide an alternative to the typical suburban model and celebrate opportunities to promote sustainability. Additionally, the social and physical attributes of the sustainable place making efforts will also continue to add to the identity and longevity of the community over time.

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