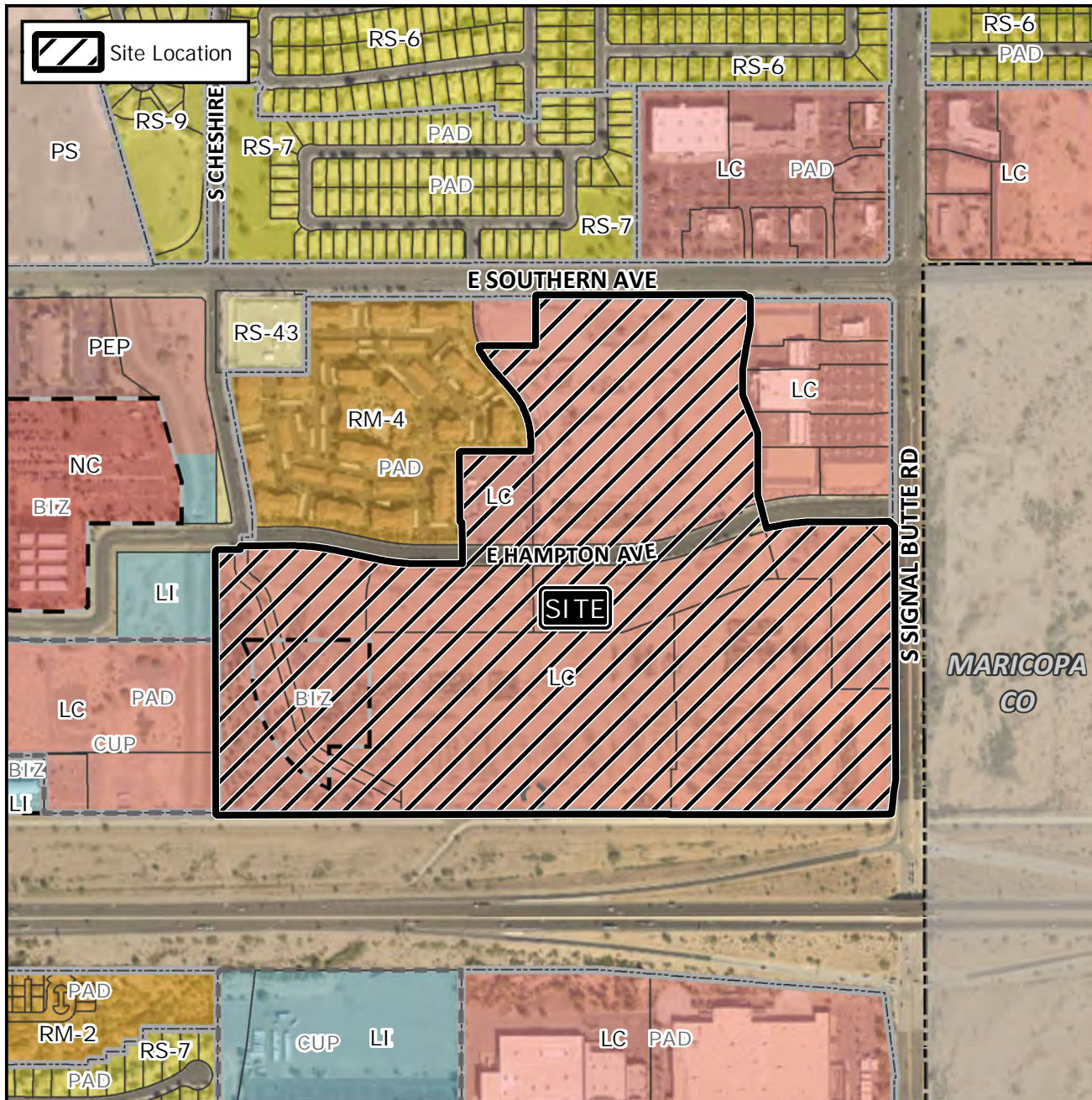


Design Review Vicinity Map: DRB19-00962

Case Details



Case:

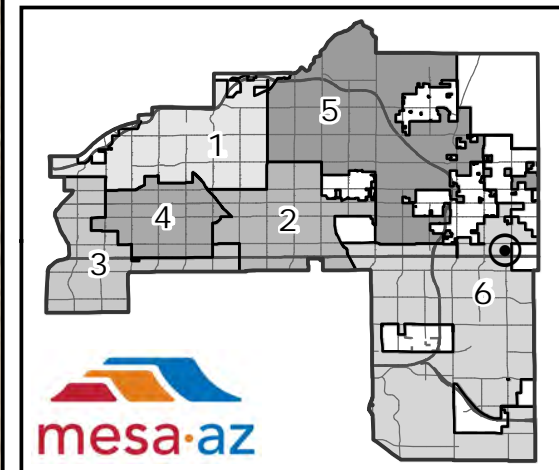
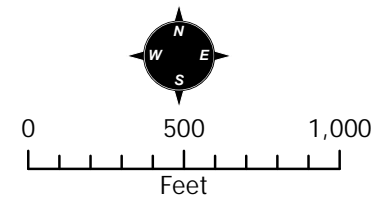
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Site / Address:

District 6. Within the 1400 to 1600 blocks of South Signal Butte Road (west side); within the 10500 to 10700 blocks of East Southern Avenue (south side); within the 10300 to 10800 blocks of East Hampton Avenue (south side).

Request:

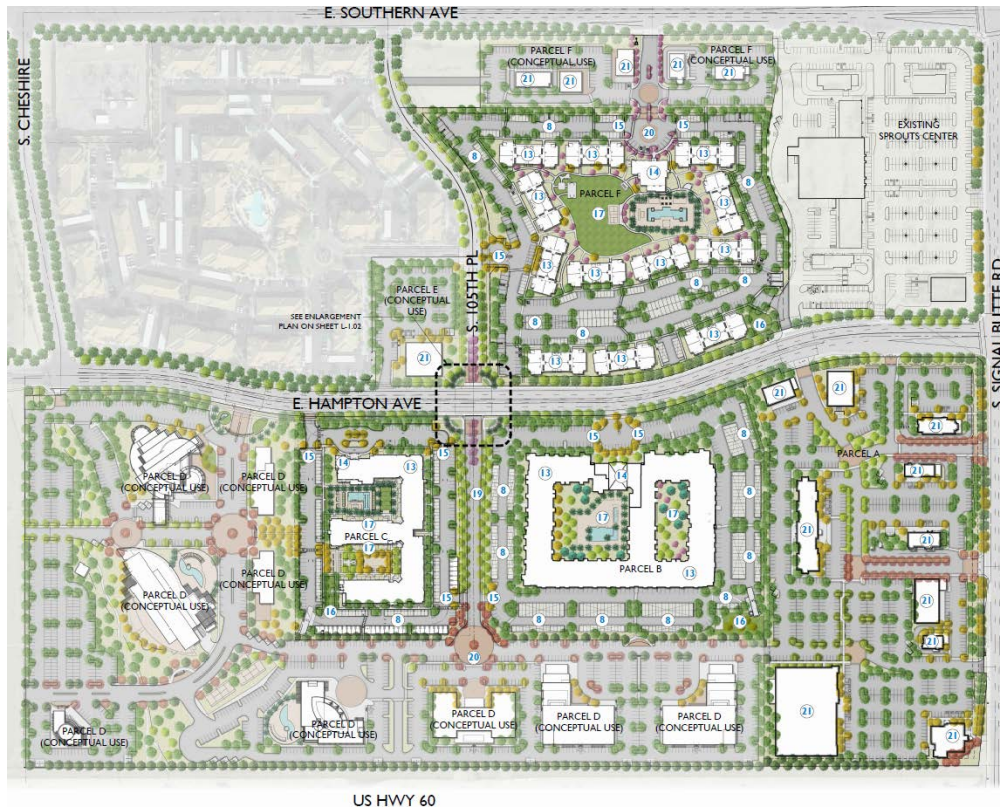
Requesting the review of the Mountain Vista Master Plan Design Guidelines.



Mountain Vista Master Plan

Design Guidelines

April 27, 2020



Mountain Vista Master Plan

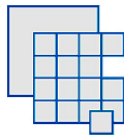
Master Developer

Bela Flor Communities
Hudd Hassell
1635 N. Greenfield Rd.
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1130 N. Alma School Rd.
Suite 120
Mesa, AZ 85201



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1 MASTER PLAN VISION

1.1 Introduction

Mountain Vista is a 79.45 net acre mixed-use project consisting of Retail, Commercial, Office, and Multi-Family Residential uses in Mesa, Arizona. The site is located at the eastern edge of Mesa adjacent to US-60 along the west side of Signal Butte Road. The master planned area is accessible from Southern Avenue and Signal Butte Road with primary access provided from Hampton Avenue and 105th Place. The site lies within a broader Mixed-Use Activity area which includes nearly 350 acres and stretches between Signal Butte Road on the east and Cheshire on the west and from Baseline Road on the south to slightly north of Southern Avenue on the north.

The intent of Mountain Vista is to develop a cohesively designed Master Planned project linking various uses through the integration of architecture, landscape, and site design elements and by providing a comfortable pedestrian network with easy vehicular circulation. Mountain Vista is intended to provide services, employment, and housing for the local community including providing services for the staff and patrons of the nearby Mountain Vista Hospital.

The design quality of Mountain Vista will exceed the typical standards found in traditional retail and residential districts in the Phoenix metro. By providing unifying architecture, landscaping, and pedestrian networks, Mountain Vista will create a community with a strong sense of place and consistency while allowing future construction to maintain autonomy and diversity.

End users within Mountain Vista who are proposing new construction of a building or site will submit a design review application to the Planning Director of the City of Mesa for approval prior to development. These Mountain Vista Design Guidelines are intended to be the basis for the character established on each parcel.

With a deep appreciation for the importance of placemaking and a desire to create authenticity through thoughtful building design, the Master Developer of Mountain Vista, together with its Development Consortium, have conceived what will prove to be an exciting mixed-use center.

For a lucky few, Mountain Vista will serve as home. Whether staying overnight at a hotel or living within the richly amenitized luxury apartments, Mountain Vista's options to rest and reside will be outstanding. For businesses and corporations who recognize the benefits of the personal wellness and happiness of its employees, the project's integrated multifamily residential offerings may prove invaluable when deciding to also call Mountain Vista their home.

1.2 Compliance with City of Mesa Zoning Ordinance and Quality Development Design Guidelines

The Mountain Vista Design Guidelines are intended to provide supplemental quality enhancements and details in addition to the newly adopted City of Mesa Quality Development Design Guidelines (hereinafter, the "Mesa QDDG") and associated zoning ordinance amendments, effective February 10, 2020. The Mountain Vista Design Guidelines will not replace

the Mesa QDDG, but will provide for (i) an overall development theme through the use of specific and complementary building materials, colors and themes, consistent and complementary landscaping and a mechanism for enhanced design and creativity, which will create a cohesive and unique design throughout the project.

Thus, not every aspect of the Mesa QDDG are duplicated in this document. For example, the subjects of (i) Character and Image, (ii) Massing and Scale, (iii) Building Entrances, (iv) Access, Circulation and Parking, are adequately covered in the Mesa QDDG and thus do not need to be repeated here.

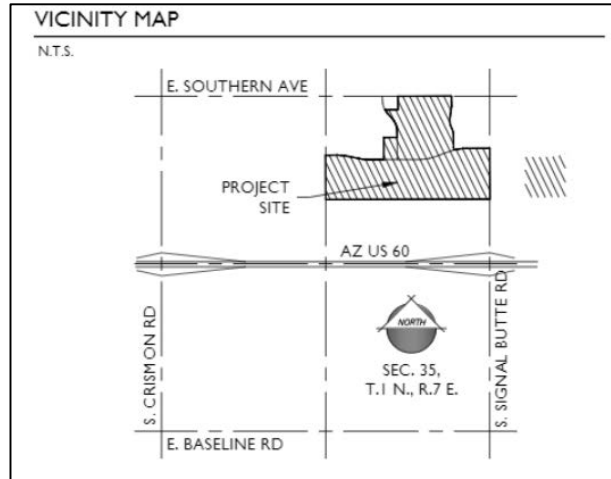
Where there is a conflict between the Mountain Vista Design Guidelines and the Quality Development Design Guidelines and associated zoning ordinance amendments, the stricter requirement should apply, except in cases of good cause to be determined by the City of Mesa Planning Director or the Director's designee. When standards are ambiguous, Mesa QDDG should be adhered to at a minimum, unless clearly modified by these Design Guidelines, or as determined by the City of Mesa Planning Director.

1.3 What does it look like?

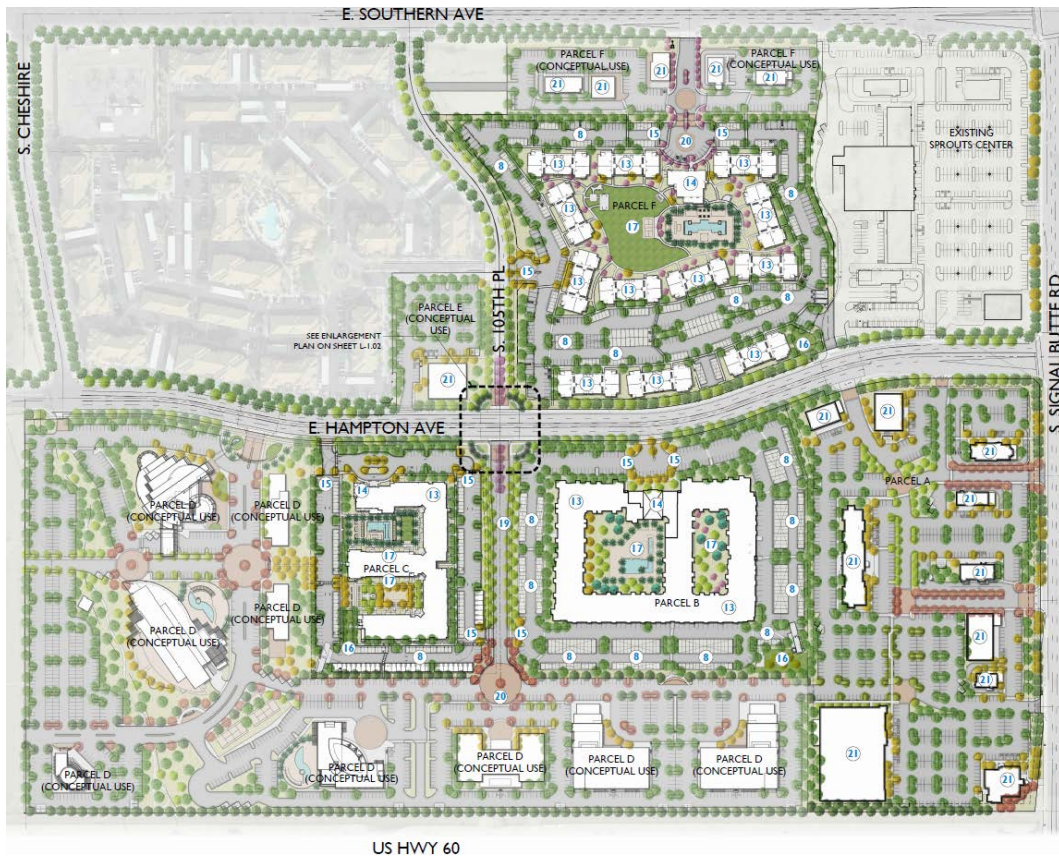


2 SITE INFORMATION

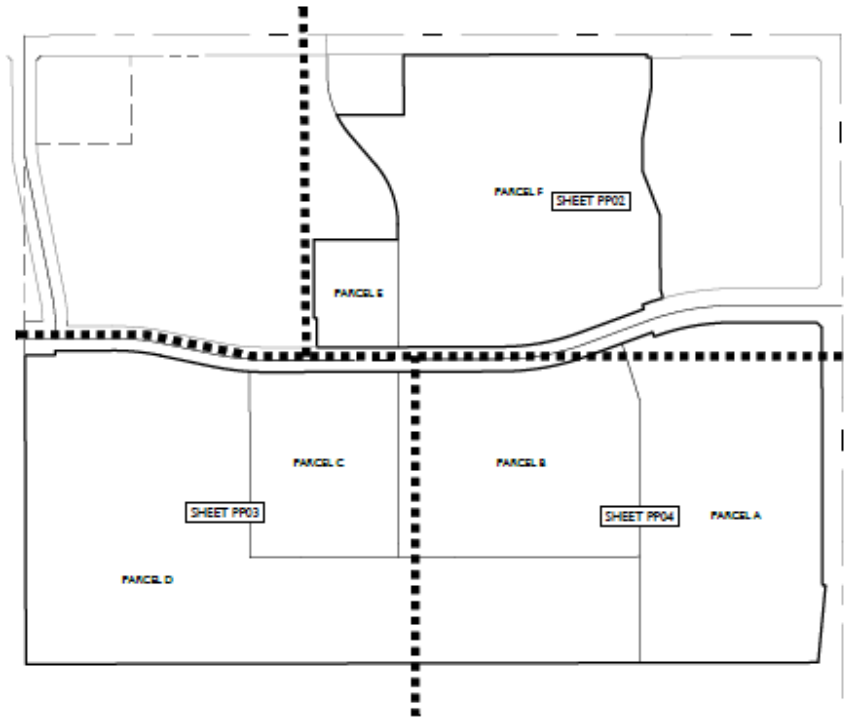
2.1 Vicinity Map



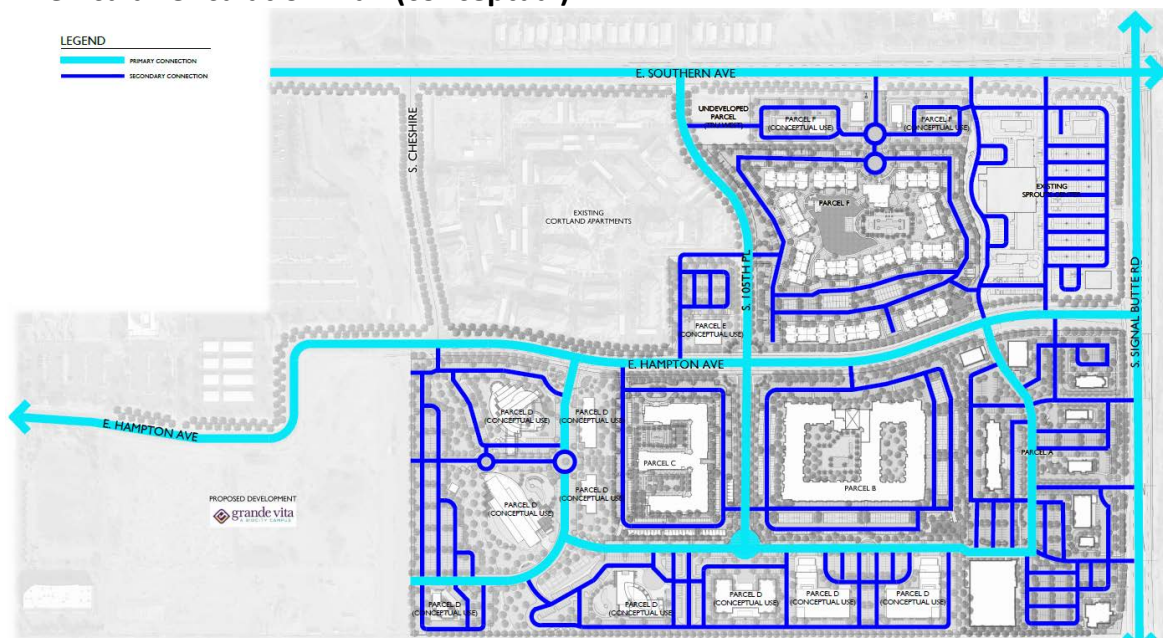
2.2 Illustrative Master Site Plan (conceptual)



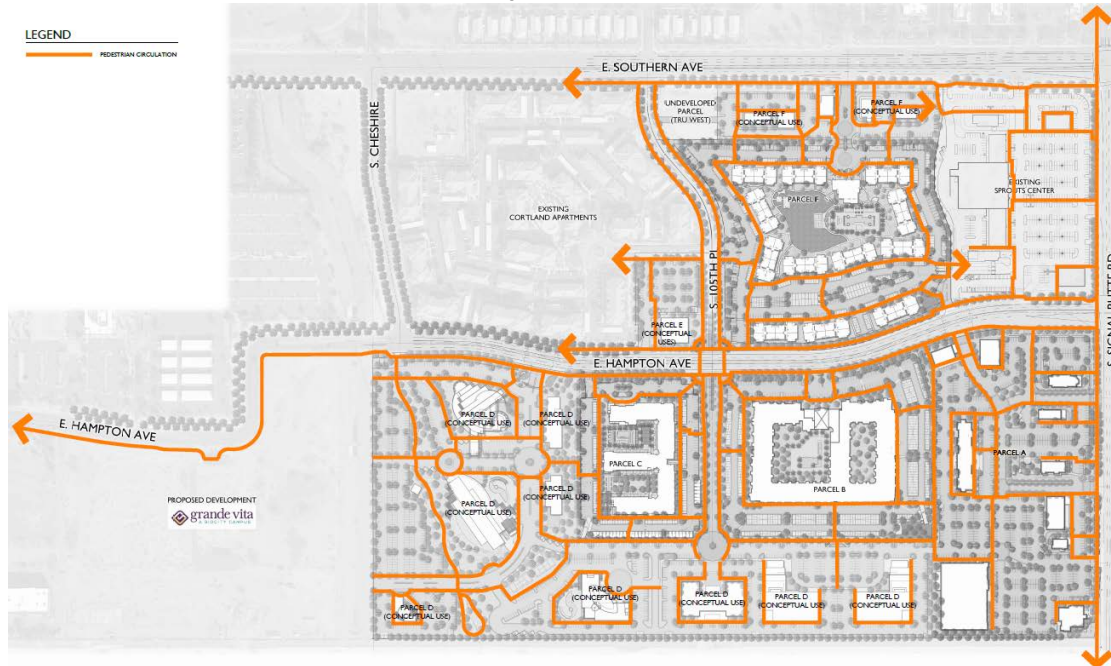
2.3 Preliminary Plat Plan (cover sheet)



2.4 Vehicular Circulation Plan (conceptual)



2.5 Pedestrian Circulation Plan (conceptual)



3 ARCHITECTURAL DESIGN GUIDELINES

3.1 Architectural Vision

Mountain Vista’s development team has established an architectural design ethos that encourages artistic creativity, the use of authentic materials and the creation of welcoming spaces for people to gather. The design ethos is intended to establish unified design themes for the Mountain Vista development which serves to establish character and a sense of place.

Heritage, Warm Modern, and Contemporary are the primary building styles prescribed for use at Mountain Vista. Although these styles may refer, by name or description, to a known architectural movement or building category, these references should be considered unique descriptors for the allowable “Building Styles” within Mountain Vista. These Building Styles, as illustrated by the photos on the following pages, along with the established set of materials and design elements will together produce a rich contextual palette which tenants and patrons want to occupy, experience and explore.



3.2 Building Styles

3.2.1 Warm Contemporary

Warm Contemporary balances the sleek, pure, uncluttered qualities of modern architecture with the use of stucco, stone, wood, brick, and other richly textured materials to create an inviting built environment well suited for today's businesses and homes. The basic fundamentals of modern architecture, represented through clean and simple lines, can also be contrasted creatively through the use of traditional materials such as decorative tile and regionally appropriate materials. Exposed and painted steel elements can be used to reinforce the modern aesthetic, while ample glazing allows building interiors to be filled with natural light. Buildings generally have neutral color palettes, to emphasize the visual appeal of material and texture. Bolder accent colors through paint or alternate materials when used judiciously can add pop and contrast. Warm Contemporary architecture embraces the simplicity of form with an intricacy of pattern and texture. These qualities are interwoven to create design that is inviting and open with an uncomplicated clarity. Characteristics of this style include:

- Simple and balanced building massing that pays homage to modern architectural precedent through the use of present-day, state-of-the-art materials.
- Articulation that places an emphasis on building elements, rather than ornate details.
- The use of building materials to convey warmth and texture and contrast with the use of unadorned faces of stucco, EIFS or other similar materials.
- Ample use of glass, placed with careful consideration to solar orientation, glazing type and shading.
- Projections from building faces, through canopy and/or cantilever, that create changing patterns of shadows.
- Subtle, neutral and timeless color palettes, which can be harmonized with pops of bolder color and materials in carefully considered locations.



3.2.2 Heritage

Heritage applies an older aesthetic to new buildings with turn of the century inspired details and materials appropriate for a more pedestrian scale context. Characteristics of this style include:

- Use of brick masonry, stone, stucco (EIFS), concrete, painted metal or wood storefront system.
- Variations in brick coursing (e.g., Running, Stacked, Soldier, English, Flemish).
- Use of paint over brick masonry or stucco, may be sand blasted to achieve a weathered aesthetic.
- Cornices at tops of parapets, above or around storefronts/glazing, and/or wainscot height
- Frieze elements above storefronts to accommodate signage.
- Awnings at tops of windows to introduce shade and opportunities for accent color.
- Column pop outs with capital elements.
- Antique accent lighting above signage or at columns between window.



3.2.3 Warm Modern

Warm Modern introduces a contemporary language of pure, abstract forms the starkness of which becomes balanced with the use of warm materials. Characteristics of this style include:

- Emphasis on the use of simple, abstract rectangular forms and cantilevered or folded planes.
- Use of horizontal and vertical lines such as well-defined planes and vertical forms juxtaposed against horizontal elements for dramatic effect.
- Relationships between interior spaces and adjacent exterior spaces with the use of large expanses of glass.
- Use of modern materials and systems such as steel, block, brick, stone, concrete and limestone in exposed applications.
- The use of ornament is eliminated, such as decorative cornices or trims, giving way to a clean aesthetic where materials meet in simple, well-executed joints.
- Whites, creams and light gray primary building colors with warm, approachable accent or secondary colors such as light golden brown, orange and yellow. Hues of gray to black may serve as accent and steel colors.
- The integration of wood is encouraged as a warming accent.



3.3 Materials

Visual interest should be created using high-quality authentic building materials enhanced by accent materials, which are discussed in more detail below. These Design Guidelines not intended to limit creative solutions. Conditions may exist where strict compliance to site planning and design standards set forth in these Design Guidelines are impractical or impossible, or where maximum achievement can only be obtained through alternative compliance. Where justified, alternative compliance does allow a reduction in the requirements of these Design Guidelines, including the applicable chapters and/or sections of the zoning code. Alternative compliance allows development to satisfy the principals, goals and ideals set forth in these Design Guidelines by providing similar or comparable standards in a creative way.

- A. Requests for alternative compliance may be accepted for any application to which these Design Guidelines apply. A written request must be provided in conjunction with the applicable land use application describing how the proposed alternative meets the criteria below.
- B. The approving body shall find that the request meets one (1) or more of the following criteria:
 1. Topography, soil, vegetation or other site conditions are such that full compliance is impossible or impractical; or improved environmental quality would result from alternative compliance.
 2. Space limitations, unusually shaped lots, existing conditions and prevailing practices in the surrounding neighborhood, may justify alternative compliance for some parcels.
 3. Safety considerations that make alternative compliance necessary.
 4. The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the project and/or meets or exceeds the design objectives of these Design Guidelines and the Mesa QDDG.

It is the intent of the Mountain Vista Design Guidelines to create four-sided architecture for all buildings on each parcel in Mountain Vista. Provided, however, there are two limited exceptions to the application of Secondary Materials, as follows:

1. Buildings over 3 stories in height are allowed to reduce the percentage of Secondary Materials to 10% for the portion of the building 3 stories or above. This reduction can be spread over the entire elevation but it no event can the lower 2 stories contain less than the required Secondary Material(s).
2. When a building is located in such a manner that a side is not visible from either a public street or a private drive, then the requirement for the application of Secondary Material(a) may, at the discretion of the Planning Director or designee, be removed. This removal is justified based on the Mountain Vista design guidelines required Secondary Materials percentages being higher than the materials percentages required under the standard Mesa QDDGs.

3.3.1 Primary Materials

“Primary Materials” include integrally tinted and textured/decorative masonry (including nichiha), concrete (including precast concrete), stucco and synthetic stucco (EIFS), brick, stone (natural & synthetic), and wood (natural & synthetic). Other similar materials may be approved by the City of Mesa Planning Director or the Director’s designee if such materials are in keeping with the intent and quality of these Design Guidelines. Glass / Glazing is generally thought of as a secondary material due to the geographic location of Mesa, but is a critical component of a building as set forth in these Design Guidelines.

Additional descriptions, limitations and scope of use relating to the foregoing Primary Materials, including which of these should be use more sparingly, as Secondary Materials, are discussed below in more detail.

3.3.2 Building Materials – Multifamily Residential – Generally

Exterior walls of multifamily residential buildings must contain at least two (2) kinds of exterior Primary Materials, that are distinctively different in (i) texture or masonry pattern, and (ii) color. A maximum of 75% of the exterior multifamily residential building walls shall be covered with the same Primary Material and/or the same color. The balance of the exterior multifamily residential building walls (a minimum of 25%) shall be covered in a distinctively different Primary Material (hereinafter, a “Secondary Material”). The foregoing requirement to provide a Secondary Material shall not apply to internal walls and courtyards not visible from public streets, although it is encouraged.

The percentages set forth above are further clarified and refined below in the subsequent section entitled “Secondary Materials – Percentage Clarification”.

Notwithstanding the foregoing requirements to provide certain maximum and minimum percentages of Primary Materials on exterior building elevations, the primary building façade (i.e., the primary entrance façade for the public and/or residents), shall contain at least 30% Secondary Materials, which should include Limited Finish Materials and/or Architectural Metals.

Limited Finish materials are discussed below in more detail, but allow owners and users rich opportunities to weave their signature elements into Mountain Vista’s design aesthetic. Colored encaustic tile, fabric awnings, ornamental metals, and etched glass are just a few examples of the type of material whose limited use provides additional richness. These materials should be used with modest restraint, as accents and/or in limited applications.

Architectural Features are discussed below in more detail and at least two (2) architectural features are required on residential and commercial buildings.

Architectural Metals include bronze, brass, copper and wrought iron, may be used sparingly on any façade of a building as accents. However, on the primary facade of any multifamily residential building, architectural metals should not exceed fifty percent (50%) of the area set aside for the Secondary Materials.

Other materials than the foregoing may be evaluated by the Planning Director or Designee to determine whether the proposed materials are equal to or superior than the required Primary Materials set forth in these Design Guidelines.

3.3.3 Building Materials – Commercial– Generally

Exterior walls of commercial buildings must contain at least three (3) kinds of exterior Primary Materials, that are distinctively different in texture or masonry pattern.

A maximum of 50% of the exterior commercial building walls shall be covered with the same Primary Material and/or the same color. The balance of the exterior commercial building walls shall be covered in distinctively different Primary Material(s) and color(s) (hereinafter, the “Secondary Material(s)”). The foregoing requirement to provide Secondary Materials shall not apply to internal walls and courtyards not visible from public streets, although it is encouraged. Secondary Materials may include Limited Finish Materials and/or Architectural Metals, as defined above.

Predominant façade(s) colors shall be consistent with these Design Guidelines. The use of high-intensity colors as the predominant building color, such as black or fluorescent colors, are prohibited. Building trim and accent areas may feature brighter colors, consistent with these Design Guidelines. Accent colors shall cover no more than five percent (5%) of street-facing facades. Buildings larger than 10,000 square feet shall be finished with more than one (1) color on all elevations that are visible from a public street.

Unless otherwise set forth in these Design Guidelines, all commercial buildings shall comply with the base and top treatment requirements found in the Mesa QDDG.

Architectural detailing on facades may vary depending on visibility and orientation; however, all publicly visible facades shall provide equivalent architectural detailing commensurate with the main façade.

Other materials than the foregoing may be evaluated by the Planning Director or Designee to determine whether the proposed materials are equal to or superior than the required Primary Materials set forth in these Design Guidelines.

Pre-engineered metal buildings are not allowed in the commercial and mixed-use districts. All visible pitched roofs shall consist of metal seam, clay tile, concrete tile, or a similar grade of roofing material.

3.3.4 Building Materials – Guidelines for Design and Application

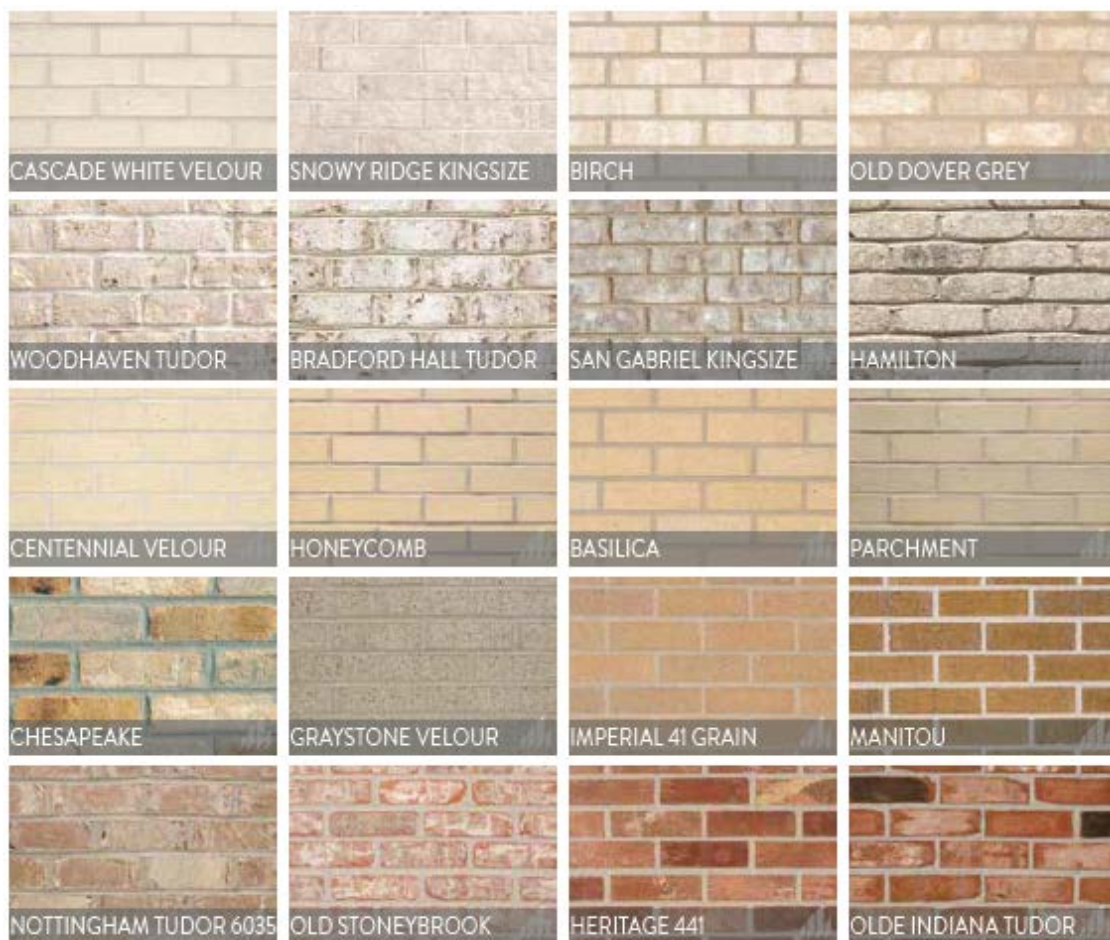
When applying the allowed building materials, the following additional building material design guidelines should be applied:

- Materials should be selected that have proven durability in extreme heat and under high amounts of sun exposure.

- When continuing a material around a corner from a front to side elevation, it should be terminated by an architectural element such as an offset, column, intersecting wall or fence.
- Material changes should occur at a change in wall plane where the changes tend to appear substantial and integral to the structure, preferably at an inside corner.
- Exterior building colors should be compatible with these Design Guidelines, recognizing the specific geographic and climatic conditions of Mesa.
- Change in color should be accompanied by a change in plane and separated by a façade element, enhanced architectural detail or other means.

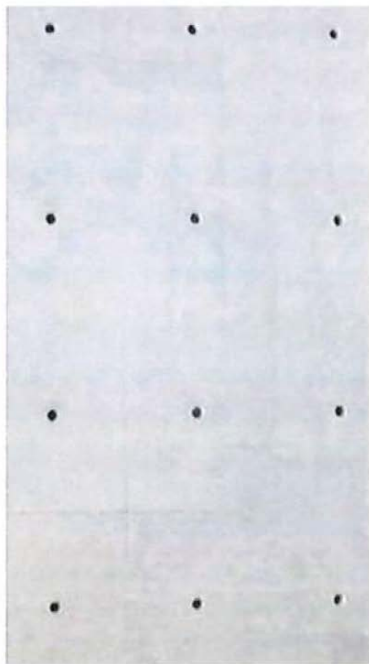
3.3.5 Brick

While brick is listed a Primary Material, brick should generally be used as a Secondary Material to accent Primary Materials, unless otherwise called for by the architecture style of the building. Careful, craftsman-like attention to detail is required at all connections and transitions to other materials. Edge details must present visible unfinished edges, and as a general rule, brick should not terminate at outside corners. The following brick options are approved within Mountain Vista, but others may be requested provided they are in keeping with the overall theme and quality of these Design Guidelines:



3.3.6 Concrete

Concrete is generally a Primary Material depending upon the style of architecture. Concrete can also be used in a limited fashion as a Secondary Material to accent Primary Materials and showcase and Limited Finish Materials. Cast-in-place, board-formed and precast architectural concrete as illustrated below are acceptable materials, but other styles and colors may be requested provided they are in keeping with the overall theme and quality of these Design Guidelines:



CAST-IN-PLACE



BOARD FORMED



PRECAST

3.3.7 Decorative Masonry

Decorative Masonry could be a Primary Material depending upon the style of architecture, but is generally considered a Secondary Material to be used to accent other Primary Materials and Limited Finish Materials. Careful, craftsman-like attention to detail is required at all connections and transitions to other materials when using Decorative Masonry. Edge details must prevent visible unfinished edges. The following decorative masonry options are approved for use within Mountain Vista, but others may be requested provided they are in keeping with the overall theme and quality of these Design Guidelines:

TRENWYTH MASONRY BLOCKS: MESASTONE



MISSION WHITE



PEBBLE BEACH



PEARL



DURANGO



MALIBU SAND



SOUTHWEST GOLD

TRENWYTH MASONRY BLOCKS: CORDOVA STONE (GROUND FACE ONLY)



BUFF



LIMESTONE



ALABASTER

3.3.8 Glazing / Glass

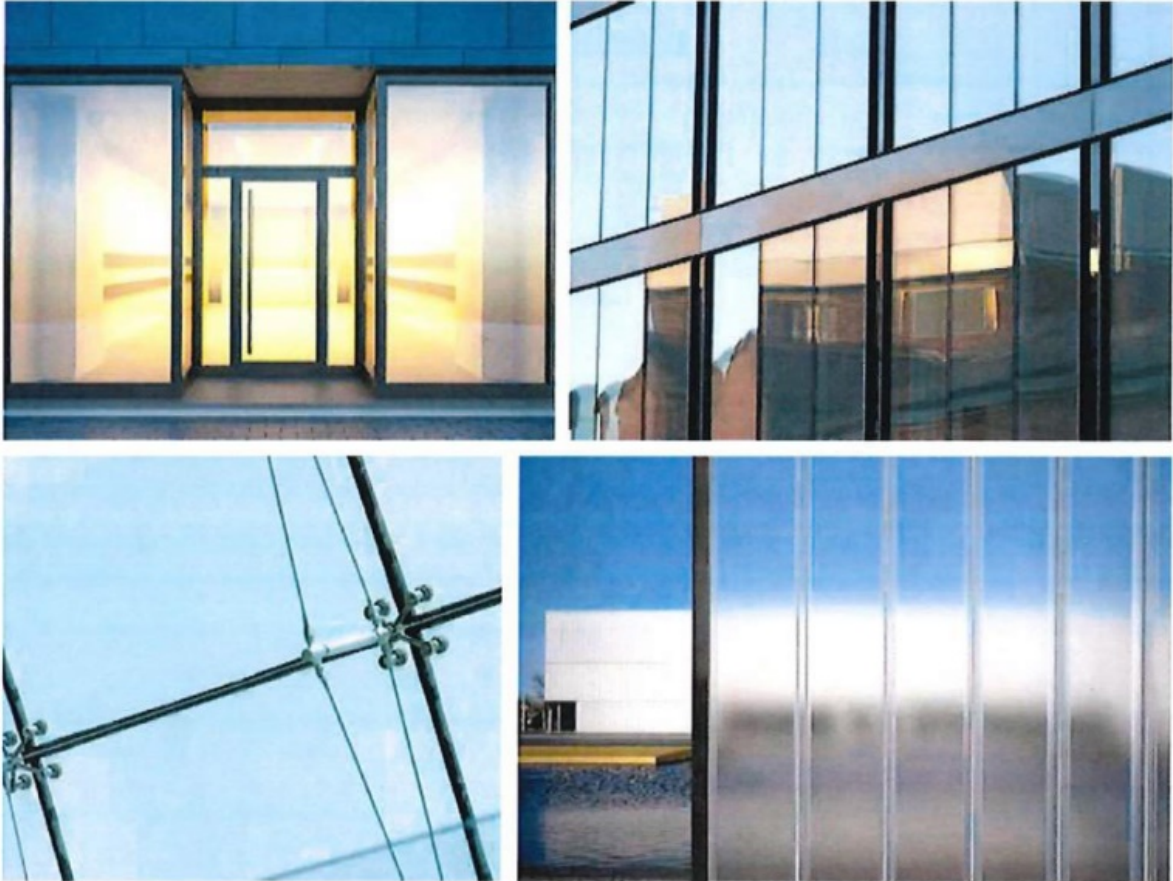
Glass is vital for interior–exterior dialogue, and therefore should be carefully considered to optimize uses and enhance connectivity at the pedestrian level. Ground level glazing should have a visible transmittance (VT) of 0.6 or greater. Glazing at the pedestrian level in ground level retail and restaurants should be clear so that goods and spaces display true to their color. Glass is generally considered a Secondary Material, so it should not be used a Primary Material for larger façades. Glass could also be a Limited Finish Materials in appropriate settings.

Highly reflective surfaces (reflectivity greater than 35%) are not allowed, specifically along freeway frontages and at the pedestrian level. High performance coatings are suggested to allow maximum visible transmittance with minimal heat gain. Dipped or heavily colored glazing is not allowed. The following types of glazing are permitted, but others may be requested provided they are in keeping with the overall theme of these Design Guidelines:

- Clear
- Tinted (greys and blues)
- Frosted
- Channel Glass

As further clarified in the footnotes following Table 1, the surface area calculations for Primary and Secondary Materials applied to parking structures building elevations excludes opening in

the building envelope and any associated glass/glazing systems. The use of glass/glazing may be used as to satisfy the Secondary Material percentage in all other applications.



3.3.9 Metal Wall and Roof Panels

Metal Panels (roof and wall) may be used as a Secondary Material to accent Primary Materials or enhance Limited Finish Materials. Roof and wall panels should be flat standing or concealed seam systems with seams no more than 16 inches apart and of sufficient gauge to withstand oil-canning. Longer seam spacing is acceptable in composite metal panel systems. Corrugated metal panels are not acceptable. Metal panels should be limited to the following materials listed below but others may be requested provided they are in keeping with the overall theme of these Design Guidelines:



Metal accents to visible façades is encouraged with the following materials being acceptable along with those similar to it provided they are in keeping with the overall theme of these Design Guidelines.

Storefront System

Anodized Bronze, Low-E Clear Glass



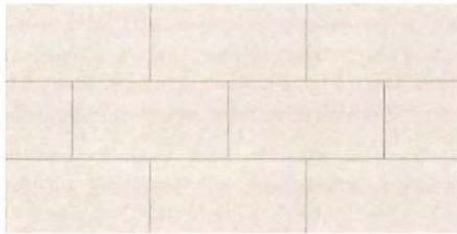
3.3.10 Stone (Natural & Synthetic)

Stone can be used a primary material depending upon the style of architecture, but is generally thought of as a Secondary Material to accent complementary Primary Materials or accent Limited Finish Materials. Stone includes high quality cultured/faux stone and can be installed in generally accepted design patterns as specified by the architect. If Natural Limestone (or another similar material) is selected, it must be protected against staining and discoloration by means of appropriate sealants. Monolithic limestone panels, as shown below, are strongly encouraged

with polished sandblasted, or honed finishes. Acceptable installation patterns of limestone are illustrated below, but others may be requested provided they are in keeping with the overall theme of these Design Guidelines.



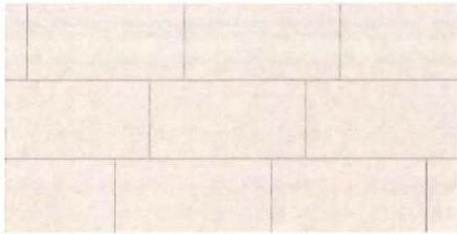
LIMESTONE



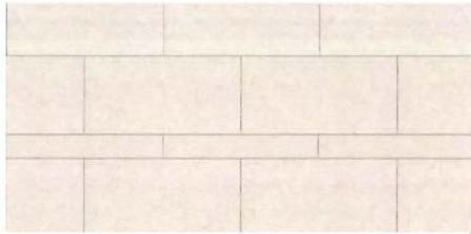
RUNNING BOND



STACKED BOND



OFFSET BOND



COURSED ASHLAR BOND

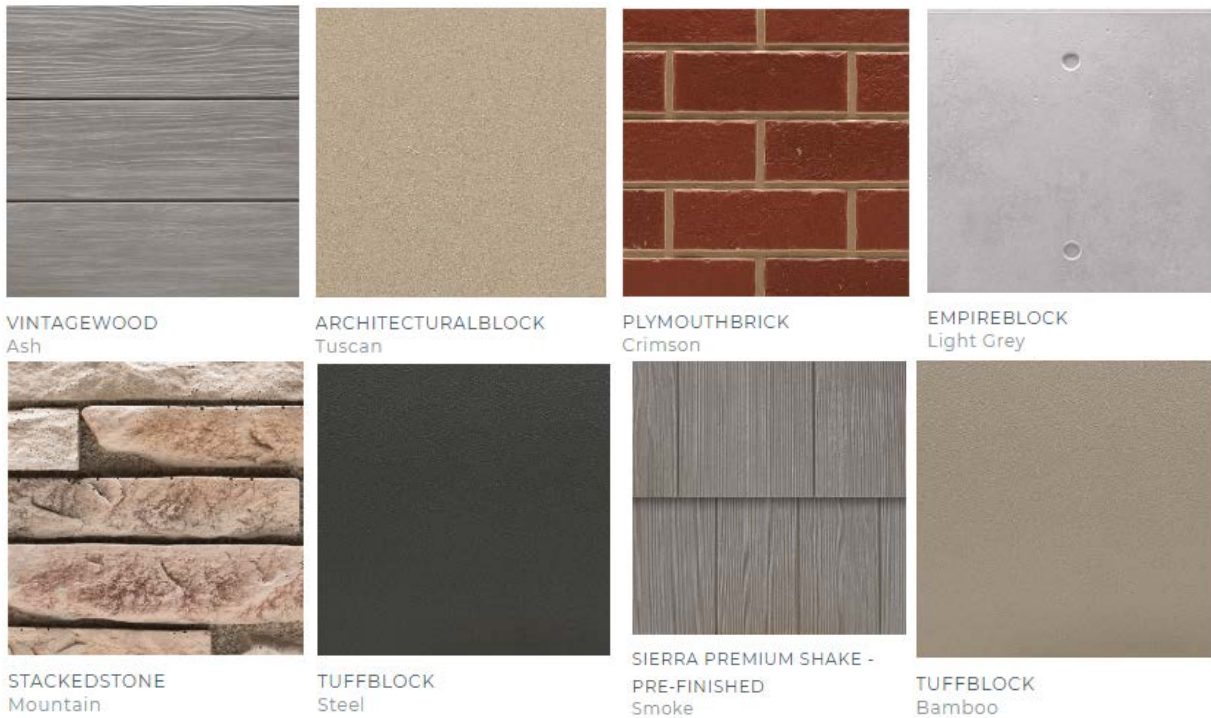
3.3.11 Stucco (EIFS)

Stucco, or synthetic stucco systems (e.g., Exterior Insulation and Finish Systems (EIFS)) may be used as an exterior cement plaster wall covering and is typically used as a Primary Material. Stucco is a versatile material which should be thoughtfully utilized to support and showcase Secondary Materials and Limited Finish Materials. In appropriate designs, Stucco could be the Secondary Material provided it is consistent with the overall theme and quality of these Design Guidelines.

3.3.12 Nichiha Panels (Fiber Cement)

Nichiha is a contemporary siding alternative composed of fiber cement which is engineered to reflect a variety of textures including metal, wood, block, stone, and brick in a full range of colors and finishes. Nichia is not typically a Primary Material but could be when use appropriately.

Rather, nichiha is typically thought of a Secondary Material. The fiber cement panels provide for a moisture management system which encourages the exit of air and moisture thus reducing the risk of mold and water damage. Examples of acceptable styles, finishes, and colors are illustrated below, but others may be requested provided they are in keeping with the overall theme and quality of these Design Guidelines.



3.3.13 Wood (Natural & Synthetic)

Wood (natural and synthetic) should be used a Secondary Material to enhance Primary Materials. Natural Wood is best used in locations with minimal weather exposure, and the wood used must be kiln dried, mill quality, and specified clear with no knots and minimal imperfections. Synthetic composite systems such as Everlog, Resysta, Trspa, or Prodema, or other similar systems, may be used as an alternative to natural wood. Wood should be used as Secondary Material and for architectural accents. Care should be used with wood in exterior applications due to the environmental wear on the material. For natural wood, preservative sealants should be applied to maintain and protect their finish in the Arizona environment. Acceptable wood and finish

tones should match Resysta wood colors illustrated below, but others may be requested provided they are in keeping with the overall theme and quality of these Design Guidelines.



Composite is also considered part of the family of wood materials. Composite decking is allowed as a Secondary Material, particularly in the commercial areas but also to complement multifamily residential areas.

Composite Decking

Moistureshield Vantage Collection



Walnut (75% of Color Blend)

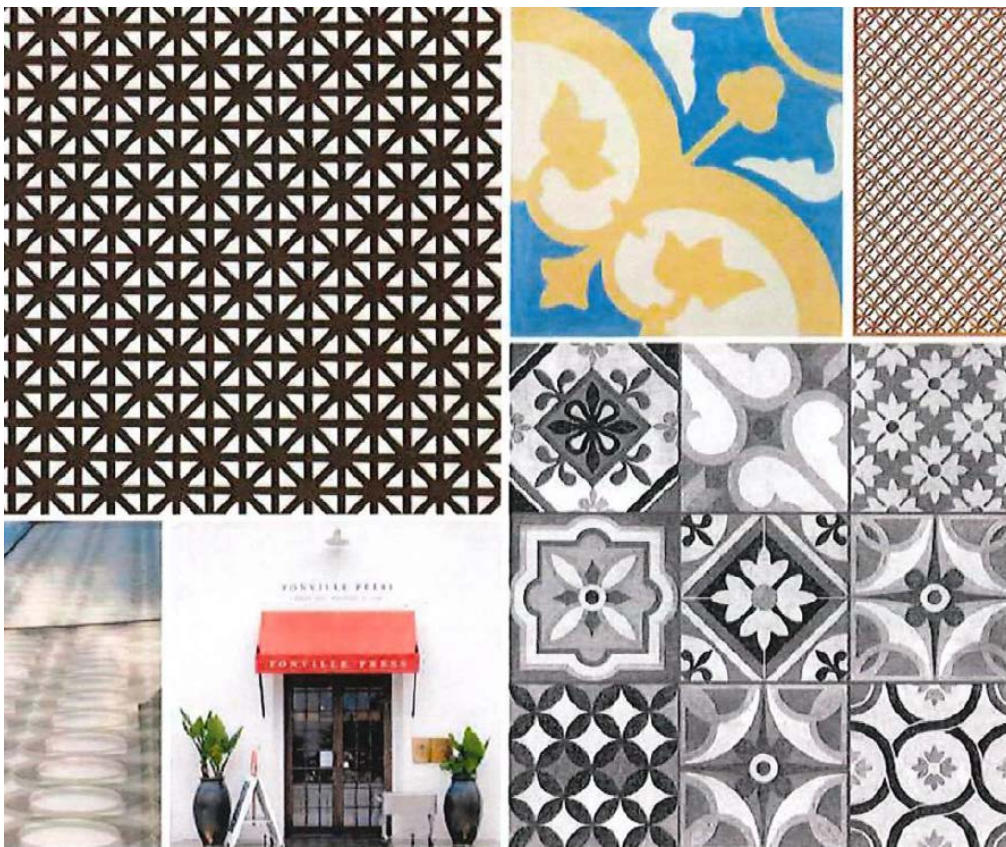


Rustic Cedar (25% of Color Blend)

Wood-like accents may be utilized including faux-wood such as Refined Woodstone made by Coronado or other similar systems. Wherever the word “Wood” is used in these Design Guidelines, it means all variations of wood described above.

3.3.14 Limited Finish Materials

Mountain Vista’s desire to maintain an elevated design aesthetic recognizes that customization and special details become part of the overall character. Limited Finish materials allow owners and users rich opportunities to weave their signature elements into Mountain Vista’s design aesthetic. Colored encaustic tile, fabric awnings, ornamental metals, and etched glass are just a few examples of the type of material whose limited use provides additional richness. These materials should be used with restraint, as accents and/or in limited applications. Samples of these materials is available below but is not intended to be a comprehensive list; others may be requested provided they are in keeping with the overall theme and quality of these Design Guidelines:



3.3.15 Secondary Materials – Percentage Clarification

This additional clarification is provided regarding the approved Secondary Materials options. The right-hand column under “Secondary Materials” in the Design Element Requirements by Parcel table below, specifies a particular percentage (%). This percentage indicates how much of the exterior elevation (visible from a public street) must be treated with an appropriate Secondary Material (which can include Limited Finish Materials and Architectural Metals) that is suited to the Building Style and proposed building design.

As further clarified in the footnotes following Table 1, the surface area calculations for Primary and Secondary Materials applied to exterior parking structures, excludes the openings in the building envelope. These footnotes also clarify that the primary facades of multifamily residential will need to provide a minimum of 30% Secondary Materials.

In addition to the foregoing, credit may be received toward satisfying the percentage requirement for Secondary Materials as follows:

- Use of Wood on the exterior elevations as well as any soffits will receive a 1:1 SF credit.
- Decorative screening treatments (see Architectural Feature: Decorative Screening) which are not screening mechanical, back of house, etc., will receive a 1:1 SF credit.
- Purely artistic Murals may receive a 1:1 SF credit toward the % requirement up to 3/4 of the %.

The following examples illustrate the method of calculating the required SF of Secondary Materials:

Example 1a: Assumptions: 100' x 60' building 18' tall with 1,760 SF of glazing systems $(100' + 60') \times 2 \times 18' = 5,760$ SF of elevation surface area
Less: 1,760 SF of glazing = 4,000 SF of surface area less glazing systems x % (assume 50%) = 2,000 SF of Secondary Materials would be required.

Example 1b: Assumptions: same as 1a above, but assume 250 SF of wood soffits utilized
2,000 SF of Secondary Materials required Less: 250 SF of wood soffits = 1,750 SF of Secondary Materials (which may be other than wood) still required.

Example 1c: Assumptions: same as 1a and 1b above, but assume 500 SF of decorative screening utilized = 1,750 SF of Secondary Materials still required Less: 500 SF of decorative screening = 1,250 SF of Secondary Materials still required.

Example 1d: Assumptions: same as 1a, 1b and 1c above, but assume 400 SF artistic mural = 1,250 SF of Secondary Materials still required Less: 400 SF of decorative screening = 850 SF of Secondary Materials still required.

The foregoing number and percentage requirements for Secondary Materials, also include the use of Limited Finish Materials, Architectural Metals, and Architectural Feature as substitutes to the Secondary Materials to the extent that such are applied to exterior walls of buildings (i.e., visible from the public street).

3.4 Architectural Features

Unique architectural features which contribute to an individual buildings sense of place among the larger development are encouraged. Below are examples of architectural features which are required, encouraged, or allowed on each parcel respectively. A minimum of two (2) architectural features are required to be incorporated into the design of all commercial and multifamily residential buildings. Project designers may mix-and-match from the following types of Architectural Features. Other architectural features may be allowed beyond this list so long as they are in keeping with quality and intent of these Mountain Vista Design Guidelines.

3.4.1 Large Overhangs

Large overhangs should be carefully utilized to accent the massing of the building to create a functional and dynamic visual experience for patrons. It is encouraged to use the overhang to serve multiple purposes including but not limited to shading for glass openings, shading for balcony areas, shading at the sidewalk pedestrian area and as dynamic design elements creating shadow accents on the building façade.



3.4.2 Wood Soffits

Wood soffits may be used to generate warmth for the horizontal elements of the building. The wood material creates a more natural scale and feel for both pedestrian and upper level architectural features. The orientation of the wood planking should be carefully considered to either accent direction of travel or used in a way that works with clean construction techniques. Fasteners for the soffits should be either hidden or aligned and be considerate of color and material.



3.4.3 Entry Statement

Significant architectural landmarks at entrances to the buildings magnify the sense of threshold upon entry and create memorable wayfinding opportunities. A dramatic entry experience can help define the sense of arrival and elevate the artistic design ethos of Mountain Vista. Entry Statements can be created/achieved in multiple ways:

- Differentiated building massing (height, building envelope).
- Use of a special or different façade material.
- Having a plane, canopy wall or design element flow from the exterior to the interior.
- Creative use of interior volume design that can be appreciated from the exterior in the evenings.
- Utilization of accent lighting and/or creative signage.
- Creative use of art to decorate the interior.
- Use of design elements such as porches, awnings, portico, or recesses





3.4.4 Upper Balcony or Roof Decks

Balconies and roof decks are a prime locations for enjoying views and creating a feeling of site activity on a plane other than at ground level. Balconies create interest in otherwise uninterrupted façades. Balconies and roof decks are encouraged but not required.





3.4.5 2+ Building Styles

Where allowed, buildings may integrate two or more Building Styles into a singular design wherein the two styles work together. These complimentary Building Styles may be placed side by side (as in a streetscape) or atop one another (in the case of multi-story buildings) to give the appearance that the buildings were constructed at different times.





3.4.6 Decorative Screenings

While screening is commonly used to conceal unsightly building/site elements from view, the intent of this architectural feature is to provide building articulations, warmth through the use of wood (or approved wood appearance “equal”), and layering/depth of building planes while also protecting building interiors from sun exposure. Although the use of wood as louvers appropriately specified and maintained for a hot weather climate is the preferred screening material to obtain the aforementioned design objectives, the following decorative screening materials may be submitted for consideration:

- Painted or powder coated steel as louvers;
- Metal panels with attractive patterns of voids or perforations;
- A system of hanging metal pieces that move in the wind.



3.4.7 Recessed Windows

Articulation in building façades is encouraged including the use of recessed windows. Examples are included in images throughout these guidelines and below.



3.5 Special Plantings

In order to emphasize place, location, and arrival, special plantings should be provided at site entrances for vehicular and pedestrian movement. Examples of special plantings could include

upper level plants or trees, vines growing on walls and date palms accenting building entry. Creative up or down lighting could be incorporated and set to illuminate the planting materials.

3.6 Design Element Requirements by Parcel

Each of the Building Styles (Heritage, Warm Modern and Contemporary) should utilize one or more of the Secondary Materials on multifamily residential parcels and two or more of the Secondary Materials on commercial parcels in addition to the Primary Material.

Limited Finish Materials or one “Architectural Feature” that helps communicate and reinforce the architectural character of the style may be substituted for a Secondary Material on commercial projects thus reducing the required Secondary Materials to two for commercial parcels. In no situation will multifamily residential development have less than two materials.

In an effort to enrich the architectural appeal of Mountain Vista, six defined “Architectural Features” have been established within the Design Guidelines. The Secondary Materials, including Limited Finish Materials, and Architectural Features, form the “Design Element Requirements” for Mountain Vista.

Parcel Owners/Developers are required to satisfy the Design Element Requirements set forth for each parcel in Table 1 below.

The use of the term “Secondary Materials” in Table 1 below is intended to emphasize certain materials which should be used in excess of the required percentage identified in Table 1. Classifying materials as “Secondary” is intended to emphasize the use of those materials on certain parcels and according to their respective minimum designated percentages. There are certain materials which are classified as both “Primary Materials” and “Secondary Materials”. When a material, for example brick, is used on a building, specific concern and thought should be given to how the Primary and Secondary Materials interact with each other. The project architect should designate which material is Primary and which is Secondary and adjust percentages accordingly. The use of two types of stone, for example, would not count as both a Primary and Secondary Material. Base Primary Materials should be used with reference to the legend table of the Design Element Requirements Table below. Secondary Materials can then be used in accordance with the required percentage. Deviations from the required percentages are allowed provided that end design is in keeping with the design theme and quality of these Design Guidelines.

When determining an appropriate Building Style for a specific parcel, individual parcel Design Element Requirements should be considered, along with the photo/rendering examples of each Building Style. Table 1 on the following page lists the design requirements by parcel, and the footnotes following the table provide additional clarification.

TABLE 1 – DESIGN ELEMENTS AND REQUIRED MATERIAL PERCENTAGES PER PARCEL

Categories		Primary Materials							Secondary Materials (7)										Architectural Features (8)									
Parcel	Anticipated Primary Land Use (2)	Stucco	Concrete	Masonry	Stone	Brick	Nichiha	Required Max. % - All Facades (3)	Brick	Concrete	Masonry	Metal Panels	Stone	Nichiha	Glass / Glazing (4)	Stucco	Wood	Architectural Metals	Limited Finish	Required Min. % - Primary Facades (5)	Required Min. % - All Other Facades (6)	Large Overhangs	Wood soffits	Entry Statement	Balcony or Deck	2+ Building Styles	Decorative Screening	Recessed Windows
A	Commercial	A	A	A	C	C	C	50%	C	C	C	E	E	C	C	A	E	C	C	50%	50%	C	C	C	C	C	C	C
B	Residential	A	A	A	C	C	C	75%	C	C	C	E	E	C	C	A	E	C	C	30%	25%	C	C	C	C	C	C	C
C	Residential	A	A	A	C	C	C	75%	C	C	C	E	E	C	C	A	E	C	C	30%	25%	C	C	C	C	C	C	C
D1	Commercial	A	A	A	C	C	C	50%	C	C	C	E	E	C	C	A	E	C	C	50%	50%	C	C	C	C	C	C	C
D2	Commercial	A	A	A	C	C	C	50%	C	C	C	E	E	C	C	A	E	C	C	50%	50%	C	C	C	C	C	C	C
E	Commercial	A	A	A	C	C	C	50%	C	C	C	E	E	C	C	A	E	C	C	30%	25%	C	C	C	C	C	C	C
F1	Commercial	A	A	A	C	C	C	50%	C	C	C	E	E	C	C	A	E	C	C	50%	50%	C	C	C	C	C	C	C
F2	Residential	A	A	A	C	C	C	75%	C	C	C	E	E	C	C	A	E	C	C	30%	25%	C	C	C	C	C	C	C

(1) FAQ: What is the difference between "Choice" and "Encouraged"? Answer: Both are allowed but neither are required. "Choice" design elements are at the discretion of the project designer. "Encouraged" design elements are those which are envisioned to be incorporated in the building design. When considering requests for deviations to the Design Guidelines, reviewers should consider the parcel owner's incorporation of "Encouraged" Design Elements in the building design.

(2) Anticipated land uses established at time these Design Guidelines were prepared.

(3) This percentage is the maximum percentage of Primary Material(s) per these Design Guidelines, subject to the allowances and limitations set forth herein. Primary Materials are generally flagged "A", but may be designed as "E" as they are allowed per the project designer's vision subject to the parameters of these Design Guidelines.

(4) Where glazing / glass is specifically used or listed as a possible Secondary Material by the project designer, it shall be included in the calculations for satisfying the % of required Secondary Materials. Percentage of exterior elevation calculation excludes glazing systems and openings in the case of parking structures. Purely artistic Murals may receive a 1:1 SF credit toward the Secondary Material % requirement, but in no event will a mural satisfy more than 3/4 of a building's single façade % requirement. Use of wood on the exterior elevations as well as any soffits will receive a 1:1 SF credit toward the Secondary Material % requirement. Wood decorative screening treatments which are not required for screening mechanical, back of house, etc., will receive a 1:1 SF credit towards the Secondary Material % requirement. EX: 100' x 60' building 18' tall: (100+60) x 2 x 18'=5,760 SF of surface area - glazing (assume 1,760 SF) = 4,000 SF x % (assume 50%) = 2,000 SF

(5) The Primary Façade is "front" of a building that is traditionally used by the public as the primary entry.

(6) Secondary Materials are shown at the minimum required percentage, subject to the requirement that the primary façades of multifamily residential buildings must have a minimum of 30% Secondary Material(s), which can be satisfied through 1 or more Secondary Materials. Commercial buildings have a requirement to meet at least 50% Secondary Materials, which can be satisfied through 2 or more Secondary Materials on the primary façade.

(7) Alternate materials and requests for deviations from the required % may be considered for approval in special circumstances or when meeting the standards of the "Secondary Materials – Percentage Clarification" for buildings over 3 stories and buildings that are not visible from a public street or a private drive.

(8) A minimum of 2 required Architectural Features must be incorporated within the project. Project designers may choose any of these two options.

3.7 Color Palette



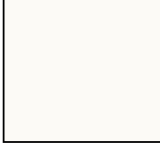
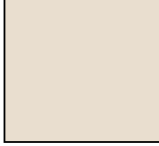
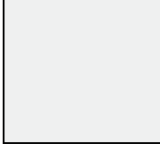
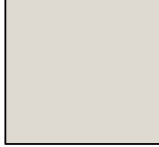
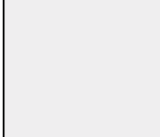
With a Building Style in mind, the building design team may select one or more of the approved base colors for the body of the building (see list below), to which the proposed Secondary Material(s) (e.g., Brick, Decorative Masonry, Stone, Nichiha, Wood) should be applied to introduce warmth and character into the building’s elevations. It is understood that the Base Colors will not come in to play in a building’s design if the structure’s skin is entirely comprised of a combination of glazing system, unpainted brick, decorative masonry, natural stone and/or wood.

Where allowed, additional building articulation, depth of planes, and lighting effects can be further achieved through the introduction of Decorative Screening treatments.

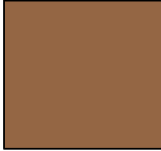





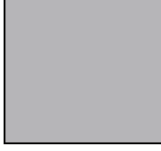
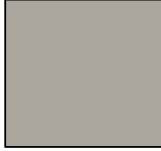


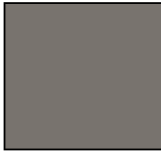





All of the following colors have been approved for exterior use at Mountain Vista (including colors for EIFS systems). Acceptable base color will be tan, beige and light grey variations of white. In addition to clear anodized and dark bronze anodized aluminum storefront systems, approved accent colors for painted aluminum, steel, metal storefront and canopy systems are medium grey to charcoal to black (as noted below). Smoked or blackened exposed steel (clear coat sealed) finishes are also acceptable. Other colors may be approved so long as they are consistent with the intent, theme and quality of these Design Guidelines.

Below are acceptable paint samples from Dunn Edwards and Sherwin Williams. Matching or similar colors from other paint manufacturers are acceptable. Alternative base and accent colors may be utilized but the color palette should match the building style and materials should not significantly deviate from these approved Design Guidelines.

Base Colors

	Igloo DEW3379		Cool December DEW383		White DEW380		Ivory Lace SW 7013
	Lace Veil DE6372		Light Beige DE6211		Lighthouse DEW385		Moderate White SW 6140
	Vapor DE6358		White Picket Fence DET648		Snowflake DEW384		City Loft SW 7631
	Silver Setting DE6359		Trade Winds DET647		Crystal Bell DEW392		Loggia SW 7506

Accent Colors

	Antiquarian Brown SW 0045		Portico SW 7548		Dried Thyme SW 6186		Downing Earth SW 2820
	Buff SW 7683		Walrus DE6368		Silver Bullet DE6381		Dorian Gray SW 7017
	Liberty Pewter SW 0038		Legendary Gray DE6369		Gauntlet Gray SW 7019		Light Gray DEC 789
	Black Fox SW 7020		Black Tie DE6357		Iron Ore SW 7069		Tricorn Black SW 6258

3.8 Key Design Considerations

3.8.1 Environmental Comfort

Orientation, Shade & Rain Protection

- Striving for ideal environmental comfort is one of the basic, underlying tenets that shapes the look and feel of the pedestrian oriented streets at Mountain Vista. Mesa's summer climate and monsoon season are addressed with overhead structures to ensure that visitors can enjoy the outdoors throughout the year.
- Shade elements such as suspended canopies, posted canopies, and awnings are to be integrated into building and storefront designs from their inception, as a part of an overall environmental strategy.

3.8.2 Form and Scale

Building Massing

- Massing should be used to reduce perceived size of buildings and to emphasize key architectural details. Building orientation, unique building massing or variation on buildings should be used to avoid the appearance of contiguous developments.
- Buildings should help define the street edge through the location of building massing and heights. Building mass and height should be proportional to the street width, with higher massing on wider streets and decreased massing on narrower streets.

- Massing should be used to ensure an interesting streetscape, allow sunlight into open space areas, and to provide shading for entrances and along building exteriors.
- Entrances should be prominently indicated with a first-story massing change or use of Entry Statement features as discussed in the Architectural Features section of these guidelines.

Façade Treatment

- Variation in building volume and plane and material are encouraged to create dynamic textures and variations with shade and shadow that are animated by the sun throughout the course of the day.
- Sun shading elements, projecting canopies, and awnings that provide cover and shade along the length of the street and shade building façades are encouraged.
- The level of detail should be enhanced at the street frontage with refined materials and strong entry elements.
- Window and door openings should have primarily vertical proportions.
- Transparency of building façades is required at the ground floor when abutting pedestrian areas.

Openings

- Ground floor doorways should address human scale and comfort and therefore head height for such openings may fall into the range of 8' to 12'.

Roof Treatment

- Buildings at Mountain Vista can employ flat or shed roofs with parapets to create a distinctive edge on the skyline, but may employ limited gabled or hipped roofs.

3.8.3 Screening

Mechanical Equipment

- All mechanical equipment, whether at grade or on a building's roof, will be screened from public view with architectural and/or landscape materials consistent with the buildings at Mountain Vista (materials, color, scale, etc.), or they will be located so as not to be visible from any public ways.

Utility Equipment

- All utility equipment (vents, stacks, gas and water meters, etc.) and associated protective materials (bollards, etc.) should be screened and painted so as to blend in with the roof or building. Fencing or screens must meet all code and proprietary clearances. Means should be taken to avoid or disguise highly visible roof venting equipment.

Service Areas

- All service areas (trash, recycling, mechanical areas, storage, utility, and meter rooms) must be architecturally minimized or significantly screened from public sight. Masonry, wood or opaque steel doors and screens may be used. Chain-link with vinyl strips is not acceptable. The effectiveness of the equipment screening should also take into consideration future development in the surrounding area.
- Using a variety of year-round plant species is ideal when screening equipment. Use plant species that are capable of withstanding Arizona desert climate. Maintenance of the plant materials used for screening is required. Refer to the Landscaping and Hardscaping section of these guidelines for more information

3.8.4 Parking Area Requirements

Sidewalk and Parking Paving

- All sidewalks adjacent to any building area, connecting to public right-of-ways and between parcels within Mountain Vista, will be of concrete or approved decorative hard surface construction (See Landscape Design Guidelines). All areas for vehicular use should be paved with a suitable base and surfaced with asphalt, pavers, or concrete for areas devoted primarily to loading, unloading and delivery.

Parking

- Each parcel within Mountain Vista will provide adequate parking to accommodate its own use based on market demand. Cross access points shown on the Illustrative Site Plan will not, on its own, afford cross-parking privileges to the invitees of the respective businesses and residences located on a specific parcel to the parking located on the adjacent parcels, and vice versa.
- To take advantage of Mountain Vista's ability to reduce parking below typical requirements, a parking study has been submitted for approval as part of the Mountain Vista zoning stipulations.

3.8.5 Building Lighting

- Mountain Vista's mixed-use lifestyle environment will serve as a destination location. The projects' building and landscape designs must respond to residents and visitors' daytime and nighttime experience. As such, architectural lighting will be thoughtfully considered in the design of all building and landscape elements. Architectural Lighting considerations for all Parcels will include:
 - Dramatic lighting should enhance primary architectural features including, but not limited to, entry canopies, folded wall and ceiling planes, and upper balconies.
 - Accent lighting should be incorporated on secondary building elements such as blank walls to highlight their texture or on columns to reveal their cadence on a façade.

- Special consideration should be given to creating an ambiance with mood lighting such as overhead string light or up lighting/down lighting on walls.
- The design of the light fixture itself can also serve as a design element to reinforce a style or to become a focal element itself (such as an enlarged chandelier over an outdoor gathering space).
- Up lighting in trees, down lighting under benches, and lighting patterns on walkways should all be incorporated as part of landscape lighting experience.
- Lighting should almost exclusively use warmer temperatures. Cool temperature lighting is discouraged.

4 LANDSCAPE DESIGN GUIDELINES

4.1 Landscape Design Guidelines & Character

Mountain Vista is a community which focuses on high-quality outdoor livability. The following outlines the Landscape Design Guidelines:

- Use masses of desert adapted plants to provide color, texture, and pattern.
- Spotlight distinctive areas with one or more large, landmark tree(s).
- Install upgraded paving or decorative stamping at strategic locations.
- Create shaded paths to increase walkability and integrate exercise into daily life.

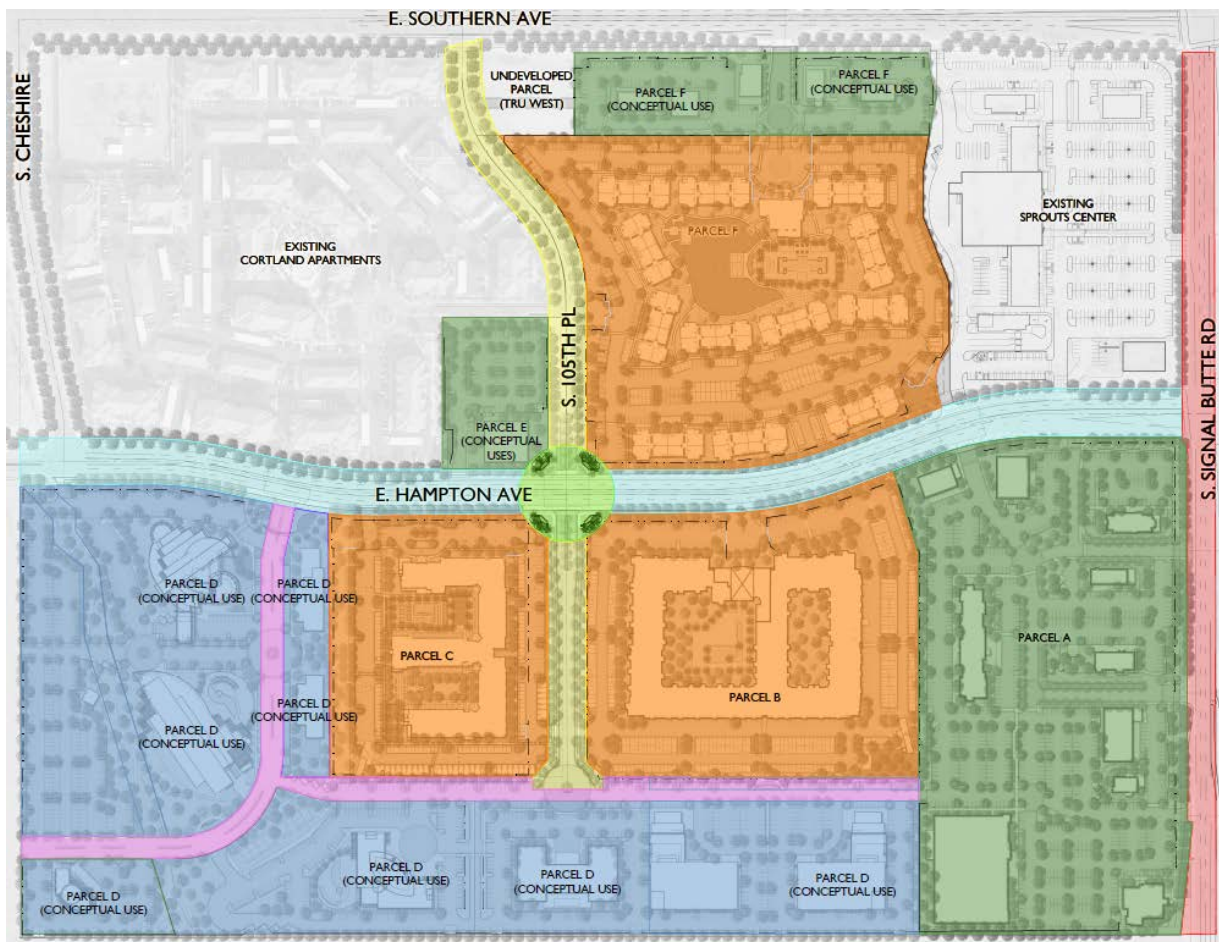
The following are landscape plan requirements:

- All plant material should conform to the Arizona Nurseryman Association standards.
- All granite color should be natural to the surrounding area and consistent with the design for that parcel. Size, screening, and depth should be appropriate for the type of use of that building.
- Valve boxes, where possible, should match color of granite unless an alternate is required by the City (i.e., purple for reclaimed water).
- Artificial turf will be considered for approval provided the turf is:
 - Of a natural appearance with multi-color brown thatch blend.
 - Multi-height, non-directional.
 - UV resistant.
 - Supplemental water is provided for any trees planted within artificial turf areas.
- Backflow preventers will not be installed in turf areas and should be secured with lockable cover screens painted earth tones to match existing screens installed within Mountain Vista.
- The proposed irrigation system should include any modifications required to tie the existing irrigation system.

- Plant materials are to be large enough and spaced to help screen or minimize the appearance of electrical transformers that are visible from eye level adjacent to drives and parking lots. Refer to the utility companies' details for required clearances.

4.2 Landscape Character Plan

Mountain Vista is organized into various zones which inform the landscape materials utilized. Zones are intended to integrate into one another while contributing to unique theming which transitions from the center of the development towards the multifamily residential areas and into the commercial edges. Approved plant palettes for each zone are also provided below.



LANDSCAPE CHARACTER NARRATIVE

The landscape character within Mountain Vista Marketplace is intended to create a cohesive atmosphere among the differing developments and uses. The overall landscape theme is designed to produce an environment that is desert-lush. There are nine (9) different development areas that define this landscape theme, each with its own character. The nine landscape characters are:



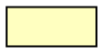
S. SIGNAL BUTTE RD SREETSCAPE (SBS):

The streetscape along Signal Butte Rd. will follow the landscape rhythm and theme already established. The plant material will meet the city theme, specie and spacing standards. The key trees include: Texas Ebony and 'Desert Muesum' Palo Verdes. This street is informally landscaped with a more natural rhythm of planting with understory planting such as Hesperaloe and Gopher Plant.



E. HAMPTON AVE STREETScape (HAS):

The streetscape along Hampton Ave. will also follow the landscape rhythm and theme already established. The key trees include: Thornless Mesquite and Chinese Elms. The landscape along this street is a little more formal. Understory plantings include shrubs such as Silver Cloud, Regal Mist and Lantana.



S 105TH PL STREETScape (105):

The streetscape along 105th Pl. begins to formalize the landscape within the development. Its trees are much more rhythmic and closer together. The key trees include: Thornless Mesquite and Chinese Elms with the Jacaranda trees at key accent points. The plantings along here are become more colorful and dense with Medicinal Aloe and Deer Grass.



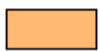
INTERNAL COLLECTOR STREETScape (ICS):

This streetscape is far more colorful and formal than the others. The key trees include: 'Red Push' Pistache and Brazilian Pepper trees. The lush understory plantings include Rosemary and Ruellia and serve to frame the drive aisles as much of this streetscape occurs in the parking areas.



ENTRY GATEWAY:

This area is the 'hub' of the development with two major streetscapes intersecting here and will feature the main monumentation. It will stand alone with Date Palms and large Agave plants anchoring a trellis covered with Bougainvillea.



MULTI-FAMILY RESIDENTIAL (MF):

This transitional landscape areas will be diverse in its plant pallet since there are differing landscape needs. Trees like Cathedral Oaks and 'Red Push' Chinese Pistache trees will provide shade and shrubs such as Gaura and Oleander will provide color.



COMMERCIAL DISTRICT (CD):

The Commercial District areas are defined as the landscaped areas around various businesses. These areas have screening and shade needs as well as texture. Key plants here include Acacia and Grasses, Chuparosa, Lady Slipper and Heavenly Bamboo.



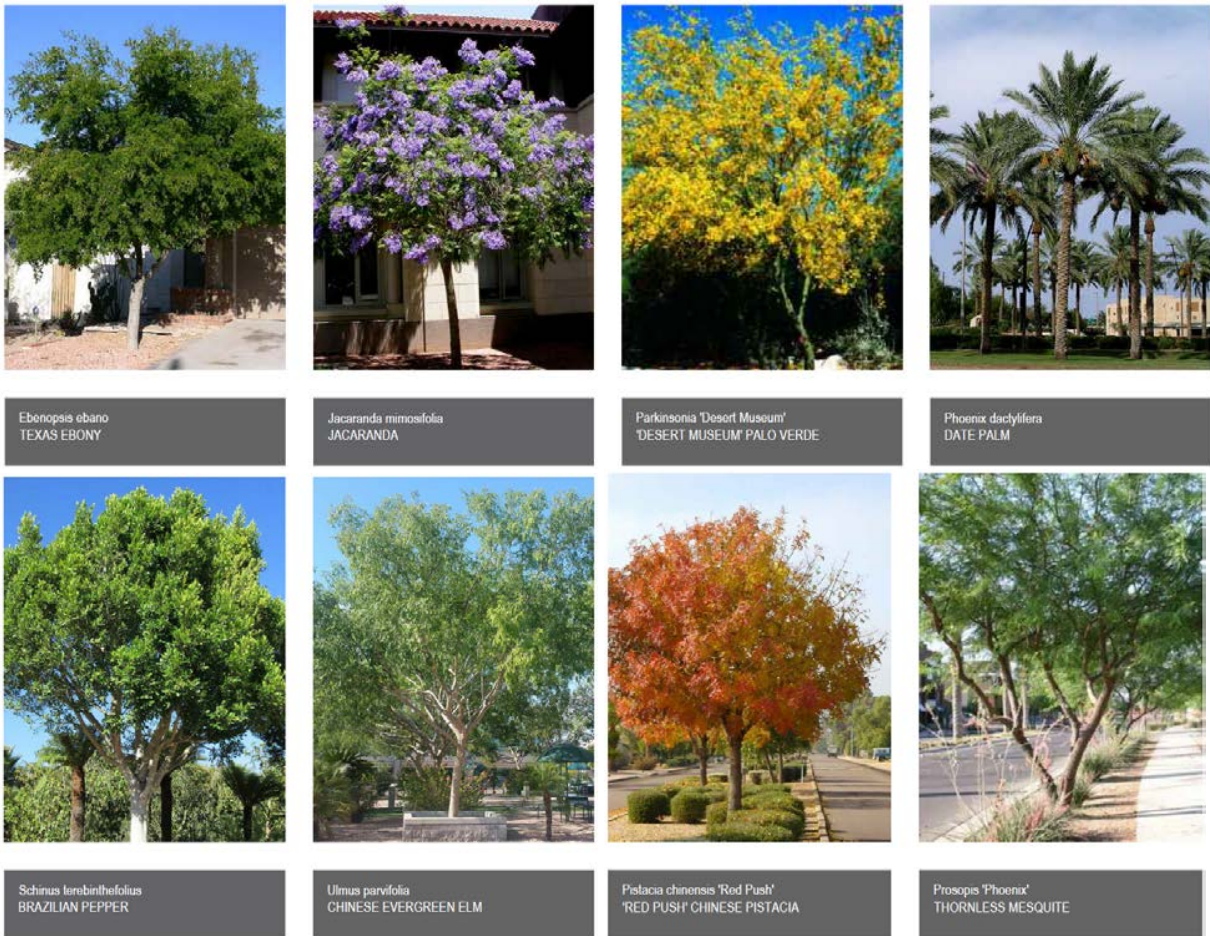
CONCEPTUAL USES

Approved Plant Palette

NO.	BOTANICAL NAME	COMMON NAME	ZONE							
			SBS	HAS	105	ICS	EG	MF	CD	HCD
TREES										
1	<i>Acacia salicina</i>	Willow Acacia						X	X	X
2	<i>Chilopsis linearis 'Bubba'</i>	Bubba Desert Willow					X	X	X	
3	<i>Citrus sp.</i>	Citrus Species						X		
4	<i>Ebenopsis ebano</i>	Texas Ebony	X	X	X			X	X	
5	<i>Jacaranda mimosifolia</i>	Jacaranda			X	X				X
6	<i>Olea europaea 'Swan Hill'</i>	Swan Hill Olive						X		
7	<i>Parkinsonia 'Desert Museum'</i>	Desert Museum Palo Verde	X	X	X			X		
8	<i>Phoenix dactylifera</i>	Date Palm					X			X
9	<i>Pinus eldarica</i>	Mondel Pine								
10	<i>Pistacia chinensis 'Red Push'</i>	Red Push Chinese Pistache			X	X		X		
11	<i>Prosopis 'Phoenix'</i>	Thornless Mesquite		X	X			X		
12	<i>Quercus virginiana 'Cathedral'</i>	Cathedral Oak						X		
13	<i>Schinus terebinthifolius</i>	Brazilian Pepper				X		X		X
14	<i>Sophora secundiflora</i>	Texas Mountain Laurel						X	X	X
15	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm		X	X	X		X	X	X
16	<i>Vitex agnus-castus</i>	Chaste Tree								X
CACTI/ACCENTS										
17	<i>Agave americana 'Marginata'</i>	Variiegated Century Plant						X	X	X
18	<i>Agave desmettiana</i>	Smooth Agave						X	X	X
19	<i>Agave salmiana x ferox</i>	Large Leaf Agave						X	X	X
20	<i>Agave weberi</i>	Weber's Agave						X		
21	<i>Aloe barbadensis</i>	Medicinal Aloe	X	X	X	X				
22	<i>Aloe hybrid 'Blue Elf'</i>	Blue Elf Aloe				X		X	X	X
23	<i>Chamaerops humilis</i>	Mediterranean Fan Palm						X		X
24	<i>Yucca pallida</i>	Pale Leaf Yucca						X		
SHRUBS/ACCENTS										
25	<i>Bulbine frutescens</i>	Bulbine						X		
26	<i>Bougainvillea 'La Jolla'</i>	La Jolla Bougainvillea	X	X	X			X		
27	<i>Bougainvillea 'Rosenka'</i>	Rosenka Bougainvillea						X		
28	<i>Bougainvillea 'Torch Glow'</i>	Torch Glow Bougainvillea						X		
29	<i>Bouteloua gracilis 'Blond Ambition'</i>	Blond Ambition						X		X
30	<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise	X	X	X					
31	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise						X		
32	<i>Calliandra californica</i>	Baja Fairy Duster	X	X	X			X		
33	<i>Cassia aremesoides 'Silver'</i>	Silver Cassia						X		
34	<i>Dasyllirion quadrangulum</i>	Mexican Grass Tree						X	X	X
35	<i>Eremophila glabra spp. Carnosa</i>	Winter Blaze						X		
36	<i>Eremphila hygrophana 'Blue Bells'</i>	Blue Bells						X		
37	<i>Eremophila maculata 'Valentine'</i>	'Valentine' Emu Bush							X	X
38	<i>Eupatorium greggii 'Boothill'</i>	Boothill Eupatorium								
39	<i>Euphorbia rigida</i>	Gopher Plant	X	X	X	X		X	X	X

NO.	BOTANICAL NAME	COMMON NAME	ZONE							
			SBS	HAS	105	ICS	EG	MF	CD	HCD
40	<i>Gaura linheimeri</i> 'Whirling Butterflies'	White Gaura						X		X
41	<i>Gaura linheimeri</i> 'Siskiyou Pink'	Pink Gaura								X
42	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	X	X	X	X	X	X	X	X
43	<i>Hibiscus rosa-sinensis</i>	Chinese Hibiscus								X
44	<i>Justicia californica</i>	Chuparosa						X	X	
45	<i>Justicia spicigera</i>	Mexican Honeysuckle						X	X	
46	<i>Leucophyllum frutescens</i> 'Compacta'	Compact Texas Sage						X		
47	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	Lynn's Legacy Sage						X		
48	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	X	X	X					
49	<i>Leucophyllum pruinatum</i> 'Sierra Bouquet'	Sierra Bouquet' Sage								X
50	<i>Muhlenbergia capillaris</i> 'Regal Mist'	Regal Mist Muhly				X	X	X	X	X
51	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	Autumn Glow Muhly								
52	<i>Muhlenbergia rigens</i>	Deer Grass	X	X	X	X		X	X	X
53	<i>Muhlenbergia rigida</i> 'Nashville'	Nashville' Muhly						X	X	X
54	<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle	X	X	X			X		
55	<i>Nandina domestica</i>	Heavenly Bamboo						X	X	X
56	<i>Nerium oleander</i> 'Petite Pink'	Dwarf Pink Oleander	X	X	X			X		
57	<i>Nolina microcarpa</i>	Beargrass	X	X	X			X	X	
58	<i>Pedilanthus macrocarpus</i>	Lady's Slipper						X	X	X
59	<i>Plumbago auriculata</i>	Cape Plumbago						X		
60	<i>Portulacaria afra minima</i>	Dwarf Elephant Food								X
61	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Huntington Carpet Rosemary	X	X	X					X
62	<i>Rosmarinus officinalis</i> 'Tuscan Blue'	Trailing Rosemary				X		X	X	X
63	<i>Rosa sp.</i>	Rose Species								X
64	<i>Ruellia peninsularis</i>	Ruellia	X	X		X		X	X	X
65	<i>Salvia clevelandii</i>	Chaparral Sage				X			X	
66	<i>Salvia leucantha</i>	Mexican Bush Sage						X	X	X
67	<i>Tecoma stans</i> 'Gold Star'	'Gold Star' Yellow Bells	X	X	X					
68	<i>Tecoma x</i> 'Bells of Fire'	Bells of Fire'						X		
69	<i>Tecoma x</i> 'Orange Jubilee'	Orange Jubilee'						X		
70	<i>Teucrium chamaedrys</i>	Germander						X		
71	<i>Vauquelinia californica</i>	Arizona Rosewood						X		
GROUNDCOVERS/PERENNIALS										
72	<i>Callistemon x</i> 'Little John'	Dwarf Callistemon						X	X	X
73	<i>Convolvulus cneorum</i>	Bush Morning Glory	X	X	X	X		X	X	X
74	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea						X		
75	<i>Eremophila prostrata</i> 'Outback Sunrise'	Outback Sunrise						X		
76	<i>Lantana x</i> 'Dallas Red'	Dallas Red Lantana						X	X	X
77	<i>Lantana x</i> 'New Gold'	New Gold Lantana	X	X	X	X		X	X	X

Street Tree Character Imagery



4.4 Hardscape Design Guidelines & Character

Just as Mesa embraces the historic and the modern, the hardscape character of Mountain Vista is made up of timeless materials as well as contemporary materials. The warmth of brick and wood is coupled with the simple, sleek look of steel and concrete.

The following design guidelines and images illustrate the hardscape design. Furthermore, they serve as a guide and hardscape character framework for the design of public portions of future hotel, office, multifamily, retail and restaurant uses on the site.

- Colors will be neutral and natural.
- Textures for concrete include sandblasted, exposed aggregate, smooth, and board form.
- Finishes for steel include natural and powder coated.
- Use linear paver patterns to express a contemporary aesthetic.
- Man-made shade structures may be incorporated where appropriate.
- Consider using locally sourced materials where possible to support sustainable practices.

4.5 Hardscape Materials

The following are examples of appropriate hardscape materials which serve to define the material character which will be incorporated throughout Mountain Vista. Other may be requested provided they are consistent with the overall theme and quality of these Design Guidelines.

Walls and Screens

Walls and screens should complement adjacent buildings and be constructed in similar fashion. Neutral hues ranging from creams to warm charcoal are encouraged to be timeless in nature and authentic to the sense of place.



Concrete

- Board Form
- Sandblasted
- Smooth Form with expressed form tie



CMU

- Burnished finish
- Standard finish
- Integral Color



Brick

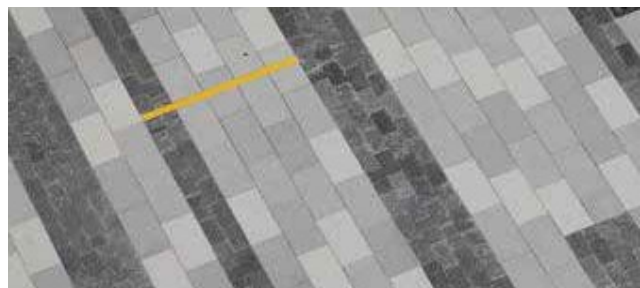
- Natural Tones

Limestone

- Varied colors, sizes, and textures

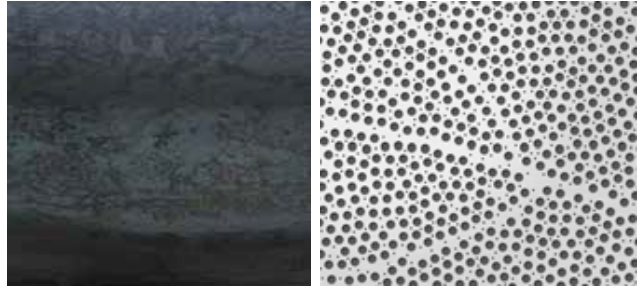
Metal

- Natural Mill Finish Steel
- Powdercoat Finish
- Perforated or laser cut
- Imprinted or etched
- Steel mesh



Concrete

- Acid etch | Sand finish
- Exposed Aggregate
- Integral Color
- Stained



Pavers

- Concrete in Natural tones and in rectilinear shapes
- Brick in Natural tones



Seatwalls

- Cast in place Concrete
- Wood
- Masonry

4.6 Site Amenities

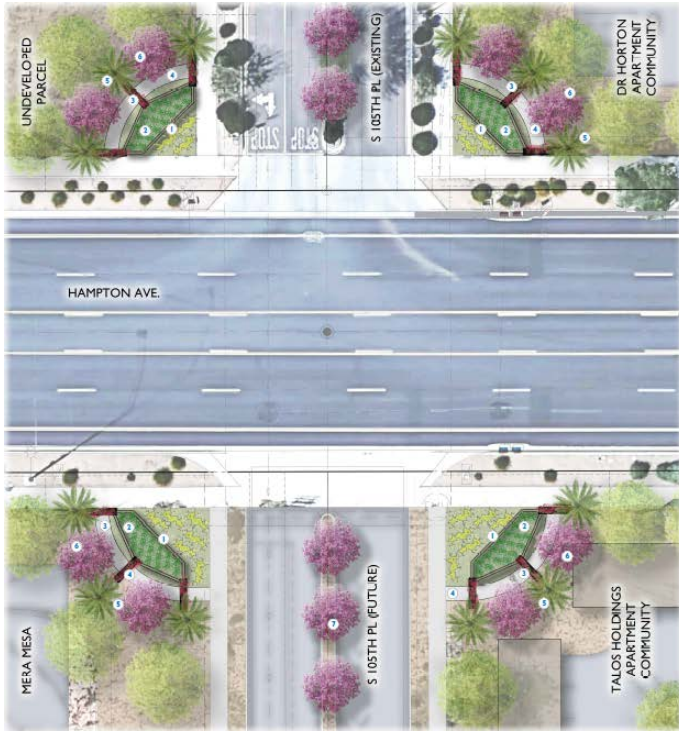
Site amenities such as benches, trash cans, and bike racks should be located throughout the various Parcels. Each building is encouraged to include outdoor seating for the residents and visitors in the form of raised planters with seat walls or benches. Where benches are used, they should match the project standard and parcel design.

All buildings are encouraged to provide trash cans to promote a neat and well maintained site. Businesses selling food and or drink should provide at least one trash can at the building exterior preferably located near the building entry/exit and near outdoor seating areas not attended by waitstaff.

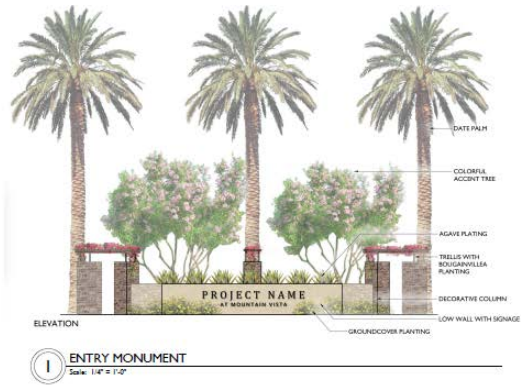
Bike racks should be provided on each Parcel to encourage alternate transportation for residents, employees and patrons. Bike racks should be located in visible, lighted locations to deter theft. All bike racks should match the project standard.

4.7 Sign & Entry Monumentation

Monument signs will be utilized at primary entries into parcels. In addition to Mesa standards, monument design should be similar to the design provided at Mountain Vista’s core intersection which is illustrated below. The illustration below includes additional landscape and sizing which is not required at each parcel location.



- KEYNOTES**
- 1 MONUMENT WALL
 - 2 PERIODICAL AGAVE PLANTING
 - 3 TRELLIS WITH BOUGAINVILLEA WINE
 - 4 SIDEWALK
 - 5 PALM PLANTING
 - 6 COLORFUL ACCENT TREES
 - 7 FRESH
 - 8 NOT USED



4.8 Wall / Fence Plan

Mountain Vista contemplates an integrated wall and fence plan which allows consistent and complementary designs to be used throughout the overall project while still allowing for individual flexibility within specific locations and circumstances where appropriate or necessary. The location and styling of walls/fences provide for unified wall heights, materials, colors and themes.

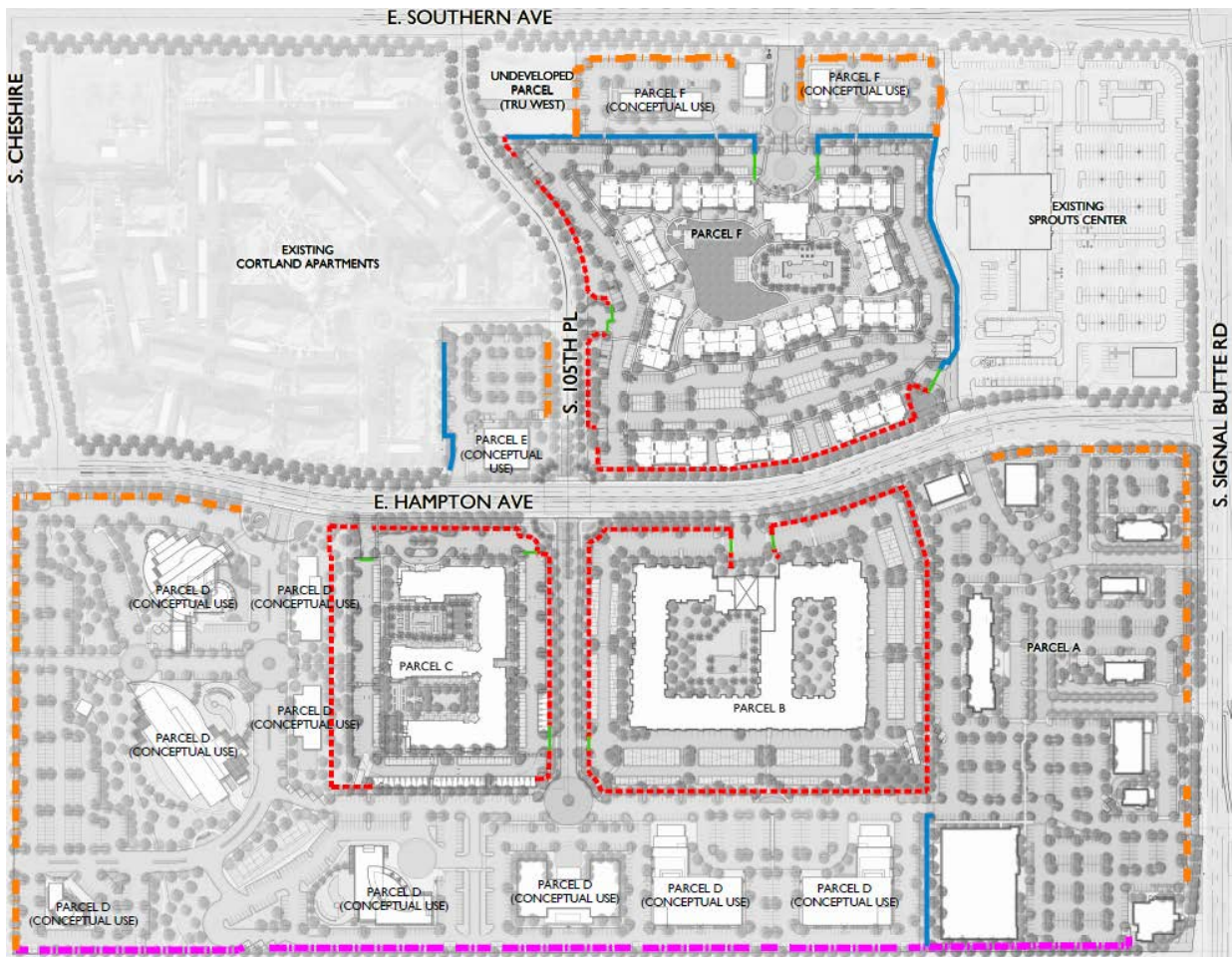
The wall / fence plan below should act as a guide to inform the heights, materials, colors and placement of the various walls and fences throughout the project, and to maintain a sense of community, openness and connectivity. Additional wall designs are permitted so long as they conform to the materials, colors and designs referenced below and as allowed in the master development theme plan.

The wall details on the next pages provide examples of wall proportions, colors and textures.

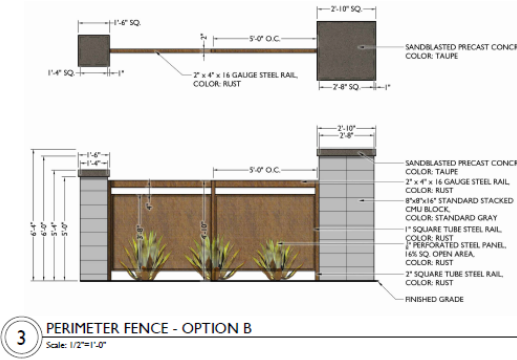
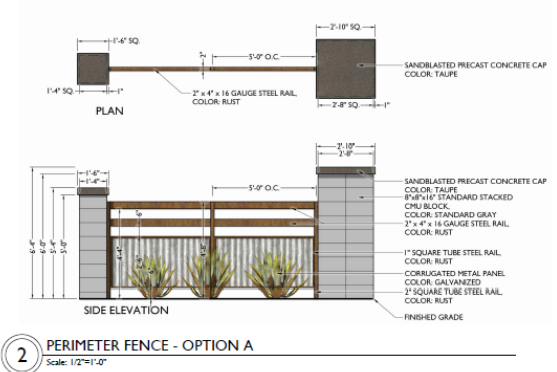
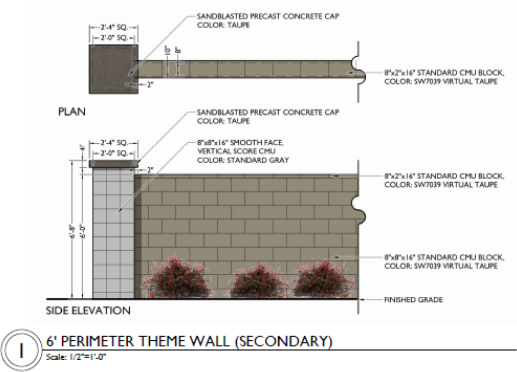
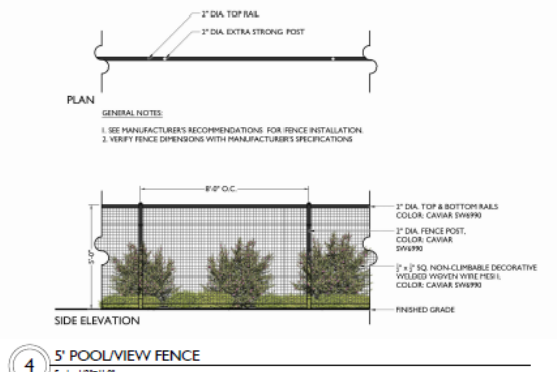
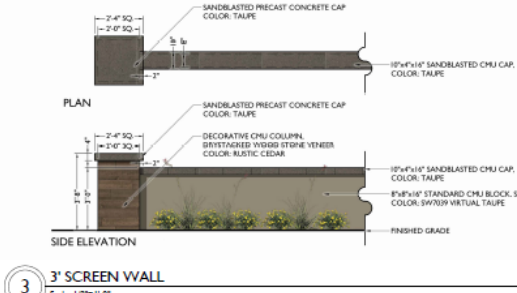
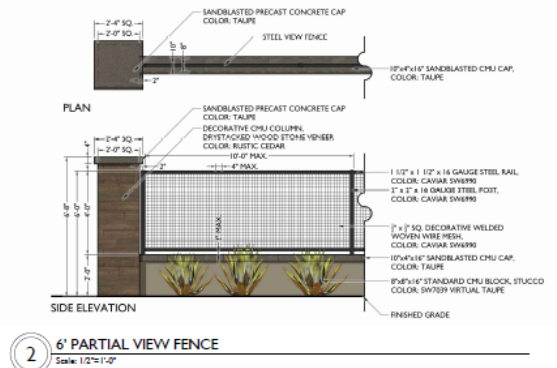
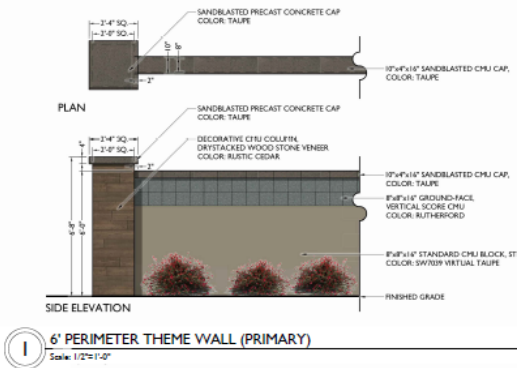
THEME WALL PLAN

WALLS LEGEND

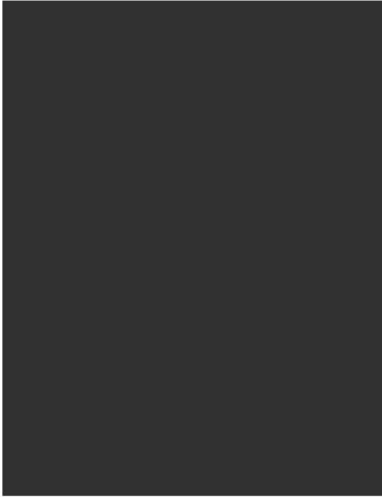
SYMBOL	ITEM
	6' PRIMARY PERIMETER THEME WALL (WITH COLUMN, SEE WALL DETAILS SHEET L-4.02)
	6' PARTIAL VIEW THEME WALL (WITH COLUMN, SEE WALL DETAILS SHEET L-4.02)
	3' SCREEN WALL (WITH COLUMN, SEE WALL DETAILS SHEET L-4.02)
	6' SECONDARY PERIMETER THEME WALL (WITH COLUMN, SEE WALL DETAILS SHEET L-4.03)
	VEHICULAR GATE (MATCH PARTIAL VIEW THEME WALL MATERIALS AND COLORS)



PRIMARY THEME WALL & DETAILS



Wall Materials



Metal Color
Caviar SW6990 Color



Stucco
Virtual Taupe SW7039 Color



Vertical Score CMU Block - Ground Face
Rutherford Color



Drystacked Wood Stone Veneer
Rustic Cedar Color



Precast Concrete Cap
Gray



Metal Color
Rust Color



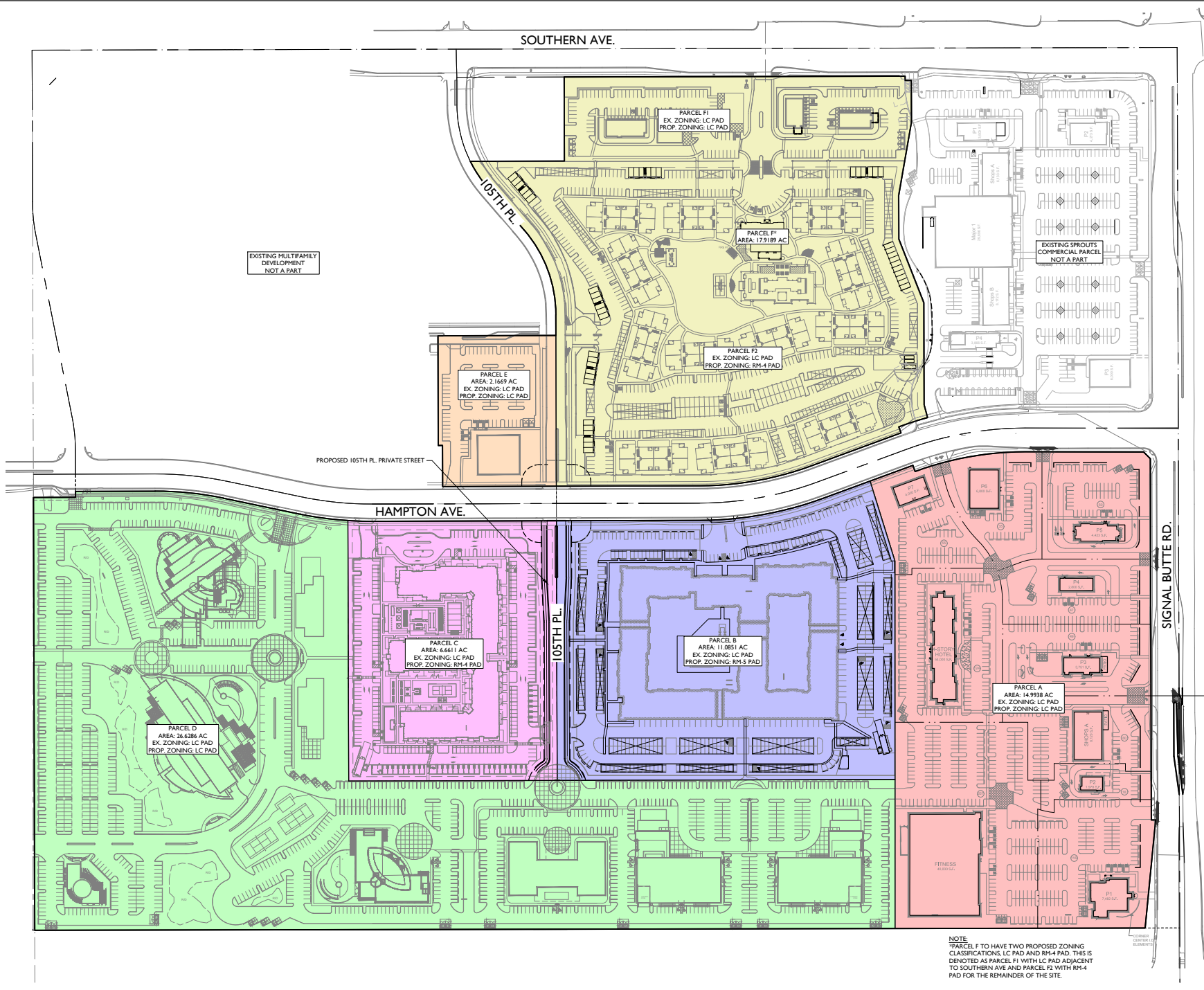
Precast Concrete Cap
Sandblasted Taupe Color



Corrugated Metal Panel
Galvanized Finish



CMU Block - Standard
Standard Gray



NOTE:
 *PARCEL F TO HAVE TWO PROPOSED ZONING CLASSIFICATIONS, LC PAD AND RM-4 PAD. THIS IS DENOTED AS PARCEL F1 WITH LC PAD ADJACENT TO SOUTHERN AVE AND PARCEL F2 WITH RM-4 PAD FOR THE REMAINDER OF THE SITE.



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EPS GROUP

Project: Mountain Vista Marketplace
 Mesa, AZ
Development Plan

Revisions:

Designer: KDM
 Drawn by: KDM

Preliminary
 Not For
 Construction
 Or
 Recording

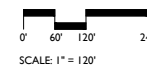
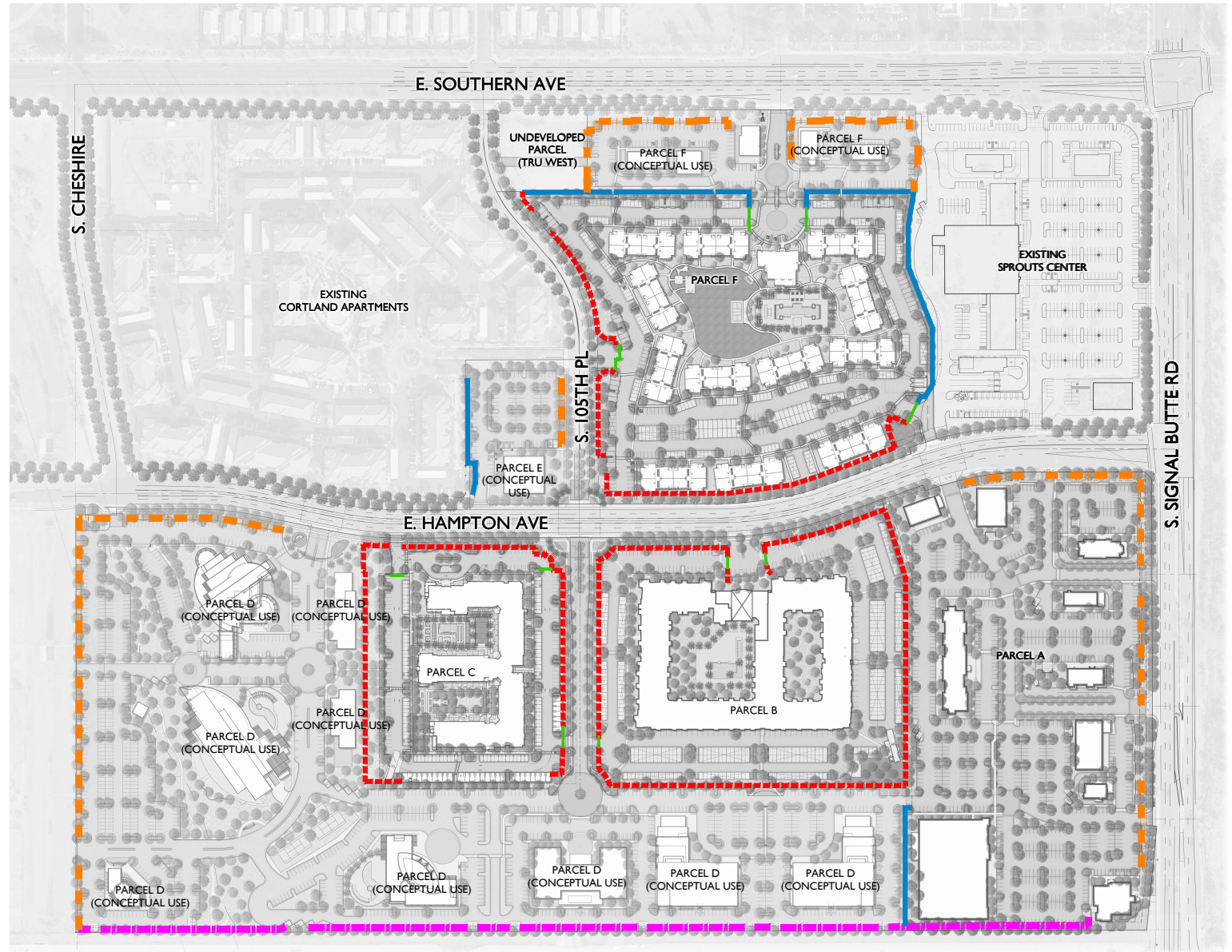
Job No. 19-0961
 DPO I
 Sheet No. 1 of 1

ZON19-0087

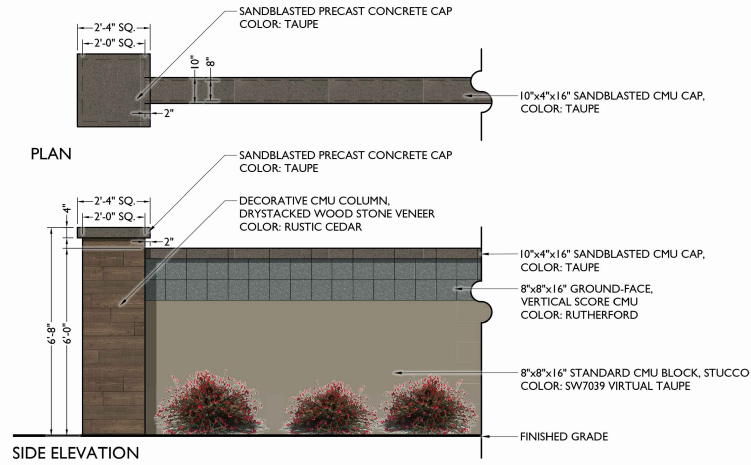
THEME WALL PLAN

WALLS LEGEND

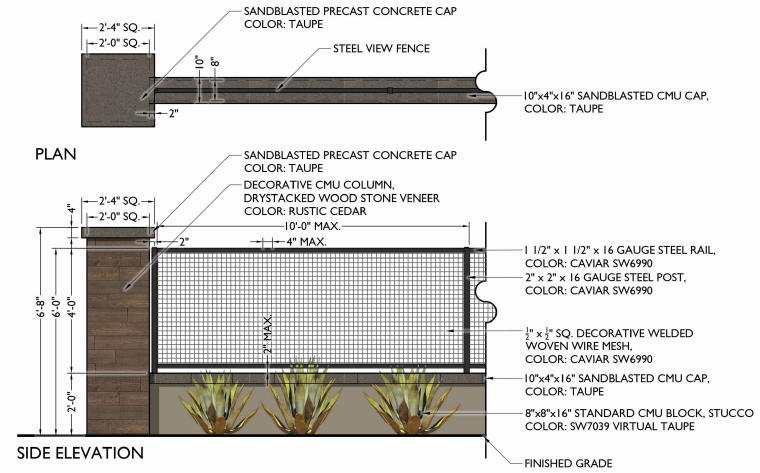
SYMBOL	ITEM
	6' PRIMARY PERIMETER THEME WALL (WITH COLUMN, SEE WALL DETAILS SHEET L-4.02)
	6' PARTIAL VIEW THEME WALL (WITH COLUMN, SEE WALL DETAILS SHEET L-4.02)
	3' SCREEN WALL (WITH COLUMN, SEE WALL DETAILS SHEET L-4.02)
	6' SECONDARY PERIMETER THEME WALL (WITH COLUMN, SEE WALL DETAILS SHEET L-4.03)
	VEHICULAR GATE (MATCH PARTIAL VIEW THEME WALL MATERIALS AND COLORS)



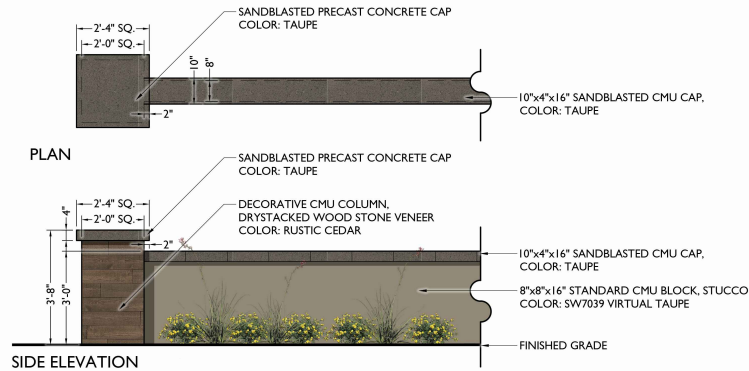
PRIMARY THEME WALL & DETAILS



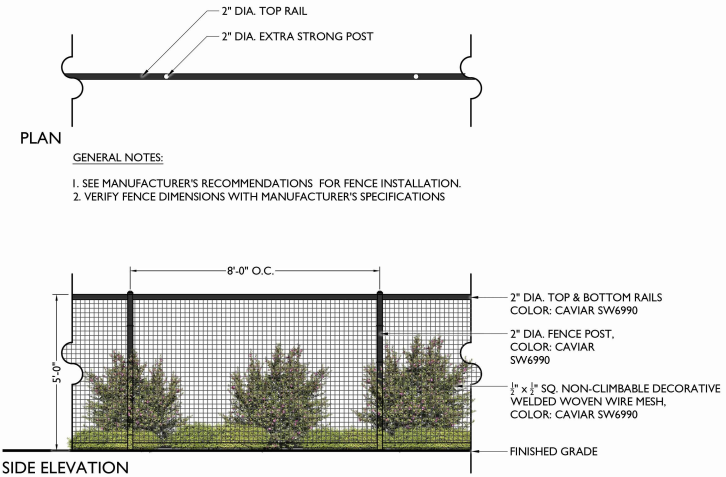
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Scale: 1/2"=1'-0"



2 6' PARTIAL VIEW FENCE
Scale: 1/2"=1'-0"

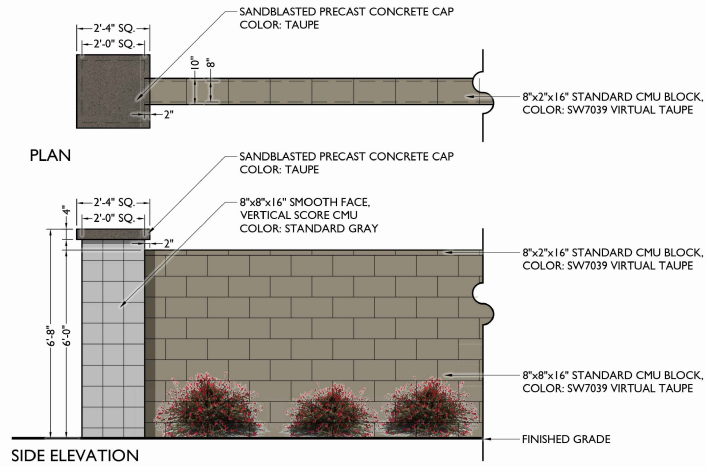


3 3' SCREEN WALL
Scale: 1/2"=1'-0"

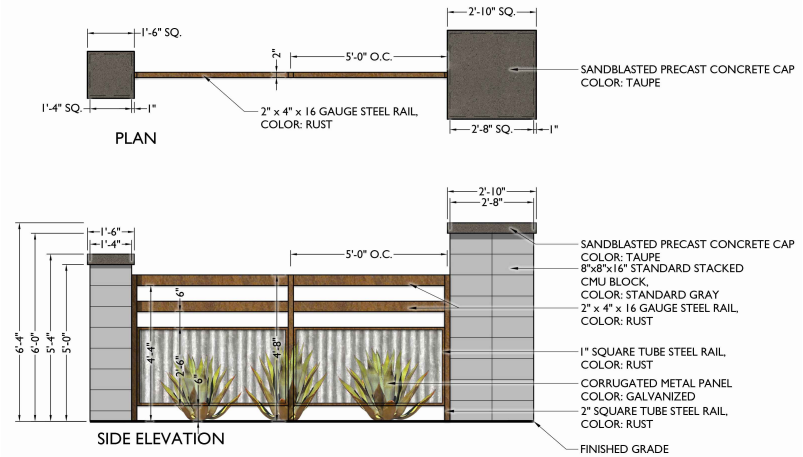


4 5' POOL/VIEW FENCE
Scale: 1/2"=1'-0"

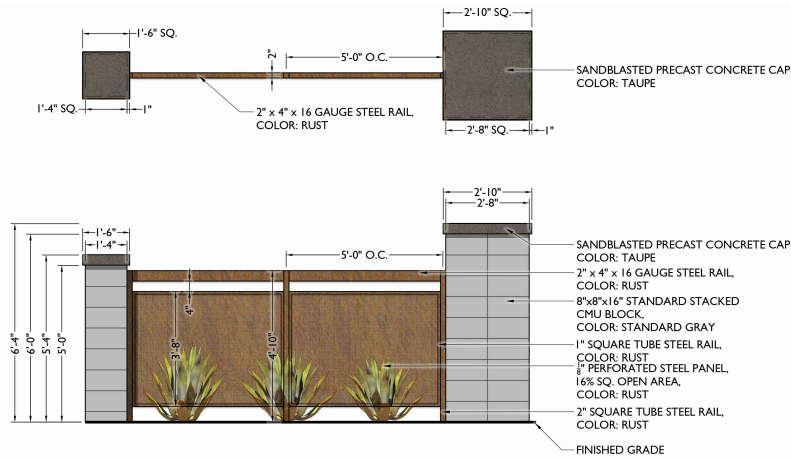
PRIMARY THEME WALL & DETAILS



1 6' PERIMETER THEME WALL (SECONDARY)
Scale: 1/2"=1'-0"



2 PERIMETER FENCE - OPTION A
Scale: 1/2"=1'-0"

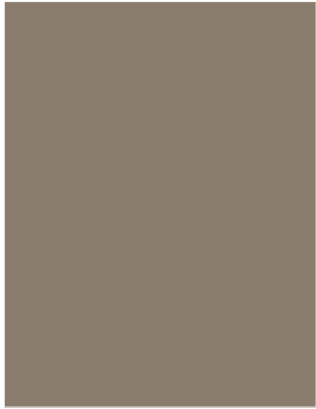


3 PERIMETER FENCE - OPTION B
Scale: 1/2"=1'-0"

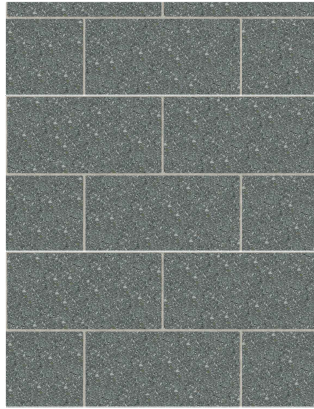
Wall Materials



Metal Color
Caviar SW6990 Color



Stucco
Virtual Taupe SW7039 Color



Vertical Score CMU Block - Ground Face
Rutherford Color



Drystacked Wood Stone Veneer
Rustic Cedar Color



Precast Concrete Cap
Gray



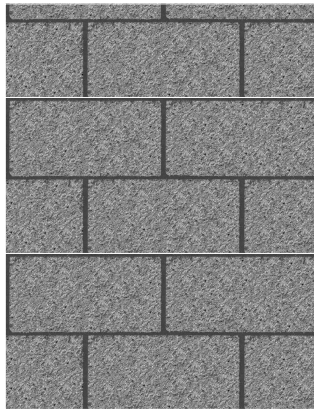
Metal Color
Rust Color



Precast Concrete Cap
Sandblasted Taupe Color



Corrugated Metal Panel
Galvanized Finish



CMU Block - Standard
Standard Gray