EASTMARK™

The heart & hub of the East Valley.

Development Unit 5 North Development Unit Plan

August 3, 2016

Approved on August 17, 2016 by Planning and Zoning Board

DMB

A DMB Community®

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Section 1 DU 5 north Development Unit Plan

On May 21, 2014, the Planning Commission approved the Development Unit Plan (DUP) for a portion of Development Unit 5 (DU5) which is referred to as Development Unit 5 east (DU5e). DU5e is located within the approximately 3,200 acre Eastmark community, as shown on **Exhibit 1.1 – Location Map**. DU5e generally consists of approximately 85 acres in the northeastern portion of DU5 as shown on **Exhibit 1.2 – Development Unit Map** and more specifically on **Exhibit 1.3 – Location of DU 5 east**.

This is a request for an approval of a DUP for DU 5 North on an approximately 365 acre area as shown on Exhibit 1.4 (DU5n). The DU5n areas will include the area previously included in DU5e. Given the continuing demand for employment and industrial type uses, in part due to the development of major employment and manufacturing uses in DU 6 (i.e. Apple facility), additional and expanded employment use is proposed for development within DU 5 resulting in a logical extension of these types of uses along the Elliot Road corridor and consistent with the vision as articulated in the CP. This vision is also consistent with the City's vision for the Elliot Road corridor, which the City has designated as the "Elliot Road Technology Corridor."

1.1 Site and Context

Located in the northern portion of Eastmark, DU5n is accessed primarily from Elliot Road. DU5n is bounded on the north by Elliot Road. Property to the north of Elliot Road is undeveloped desert and City of Mesa retention basins. As shown on **Exhibit 1.4 – DU5n Existing Context**, DU6n exists to the east. The area immediately to the east is currently undeveloped but has been approved for manufacturing uses in accordance with the Campus Land Use Group (LUG C). A District Road borders DU5n and will provide access to uses in DU5n as well as future uses in DU6n. The 1.3 million square foot Apple manufacturing facility exists further east. To the west and south of DU5n is undeveloped land that will be planned in the future as part of DU 5. Further south, the first residential neighborhoods are being developed as part of DU 7 neighborhoods. DU6s (area north of Point Twenty-Two Boulevard), has recently been approved and will consist of residential and commercial uses. The character of DU5 is described in the CP as a Resort Core/Employment and is anticipated to have employment, resort hotel, entertainment and other such uses.

1.2 DU Development Character

In accordance with Section 8.4 C, DU5 is designated as Resort Core/Employment Core and is intended to be a transition area between employment uses within DU6 and the Urban Core area within DU1. DU5 is planned to be the location for major employment uses which are anticipated to develop along the Elliott Road corridor with easy access to infrastructure. These uses are intended to be set in landscaped areas with employment uses taking on a campus-like setting. It is anticipated that this DU will house uses that provide a transition between the employment/manufacturing uses along Elliot Road and Signal Butte and the future urban core uses at Elliot and Ellsworth. Additionally, DU 5 is also expected to provide a transition of uses that will connect with future residential, the Eastmark Great Park and other such uses south of DU 5. With the spectacular views to the Superstition Mountain, DU5 uses will take advantage of these vistas where possible. Additionally, employment uses may also take on a campus-like setting and be the home of employment generating office and industrial uses requiring large settings with access to infrastructure.

Exhibit 1.1 – Location Map

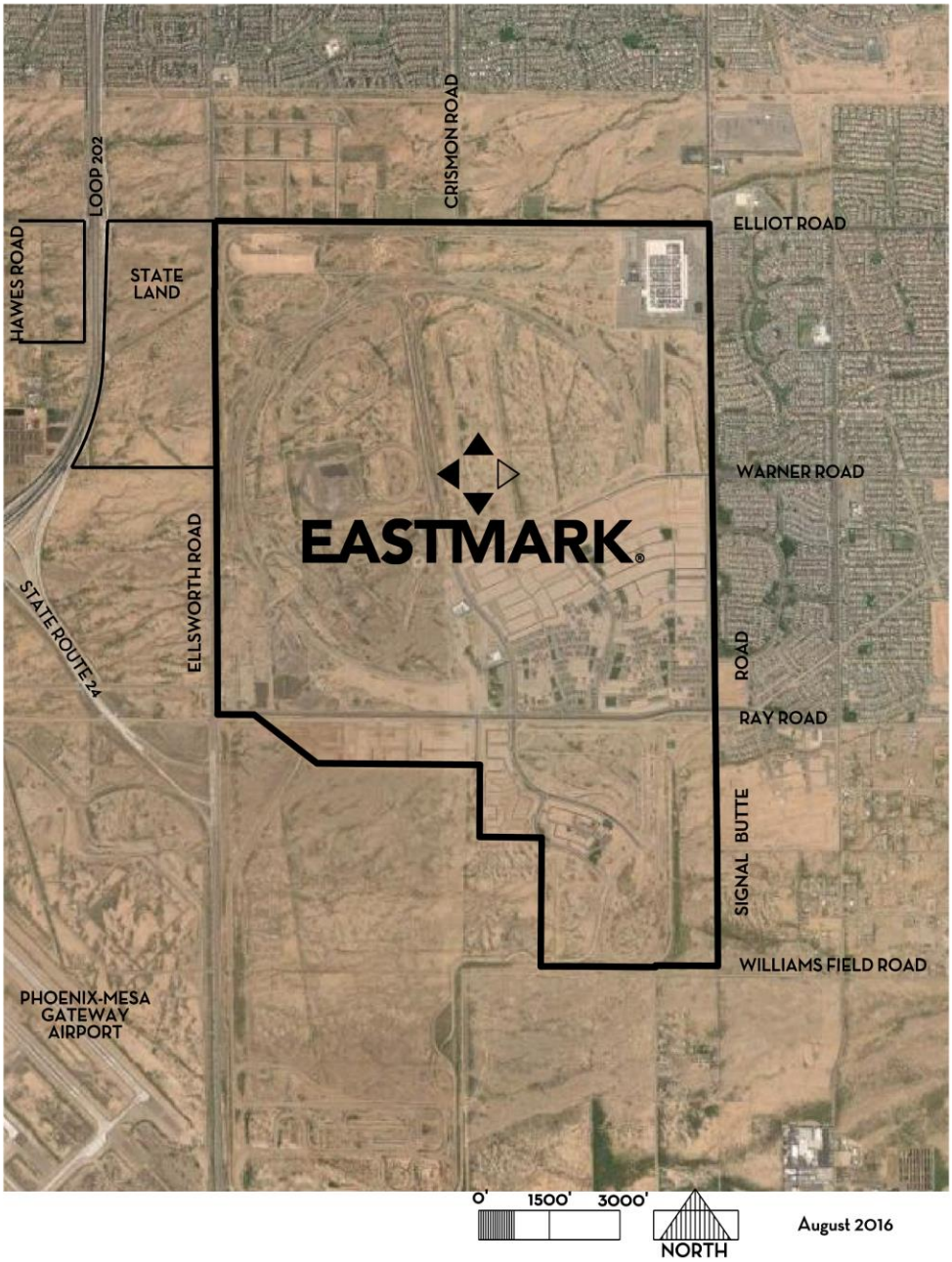

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Exhibit 1.2 – Development Unit Map

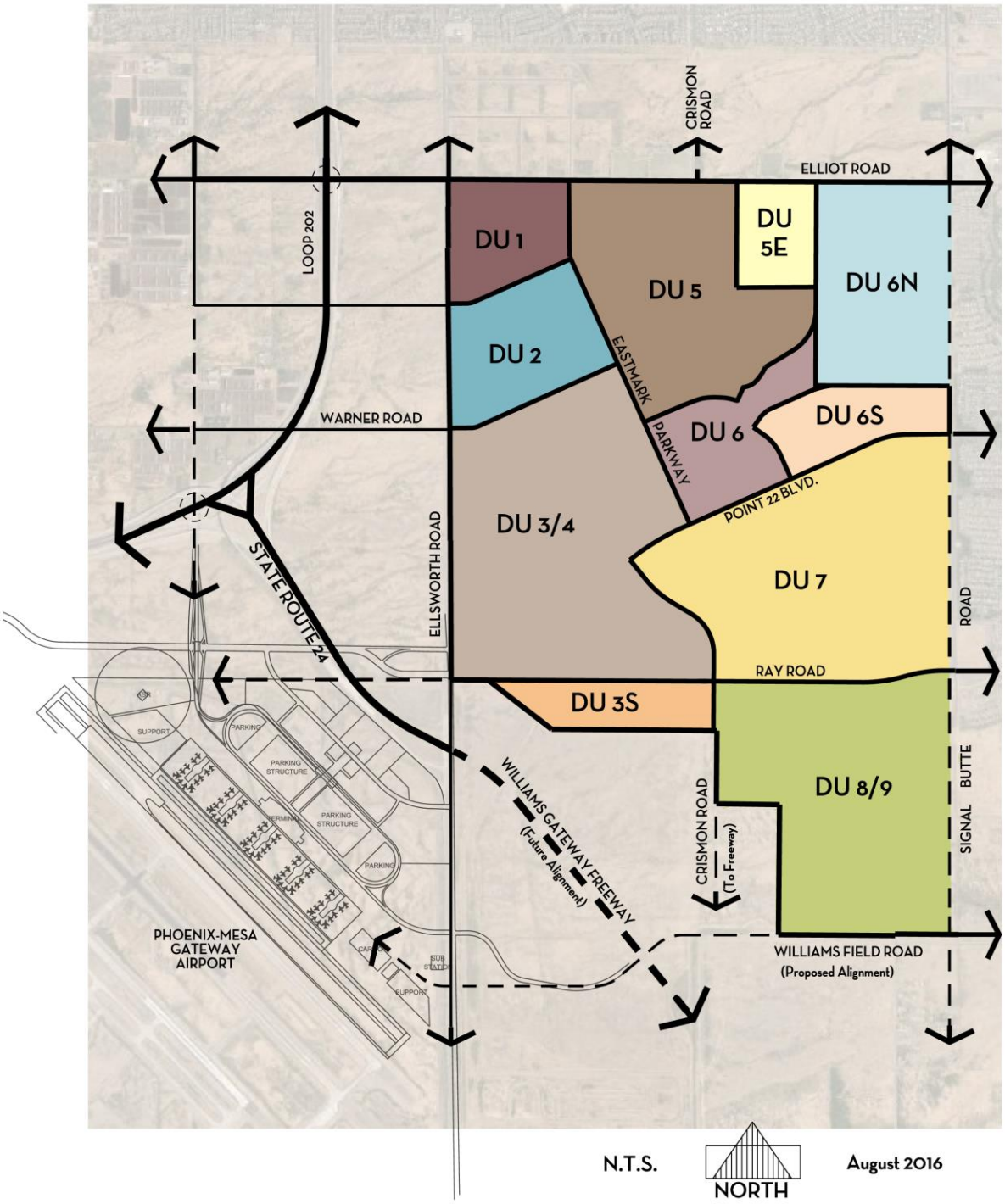

Exhibit 1.3 – Location of DU5 north ("DU5n")

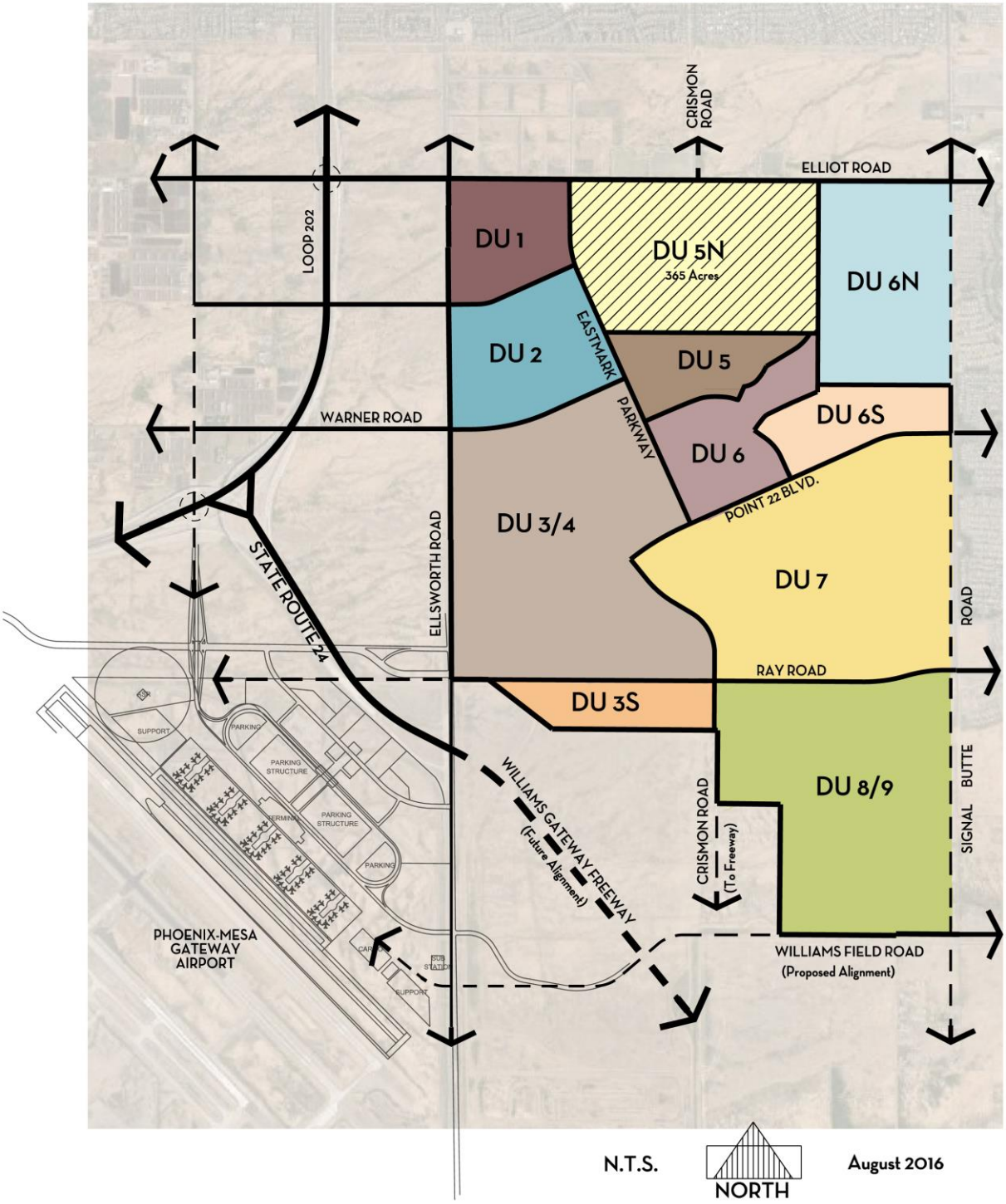

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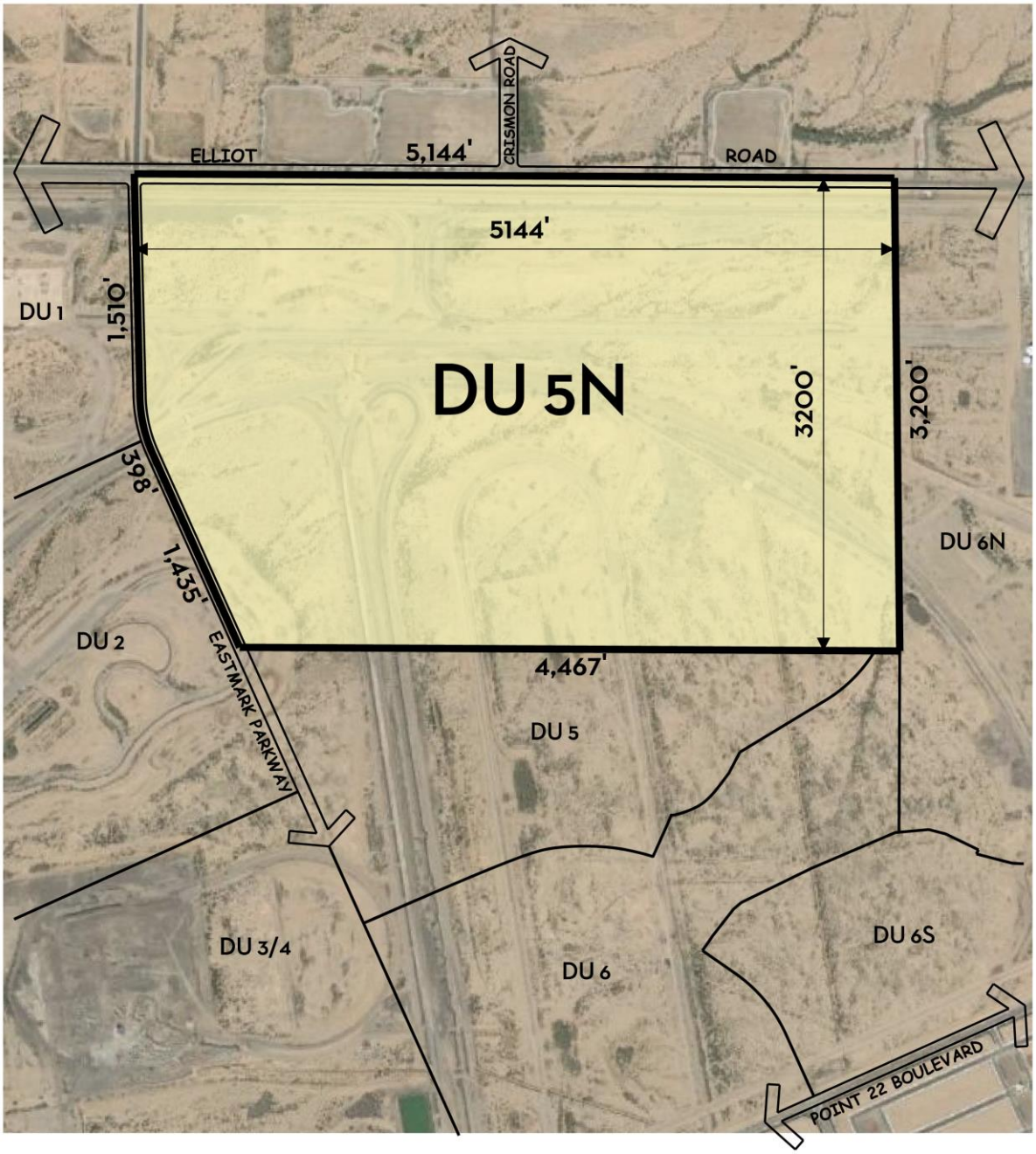
Exhibit 1.4 – DU5n Existing Context



Notes:
The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes and locations may differ from those shown.

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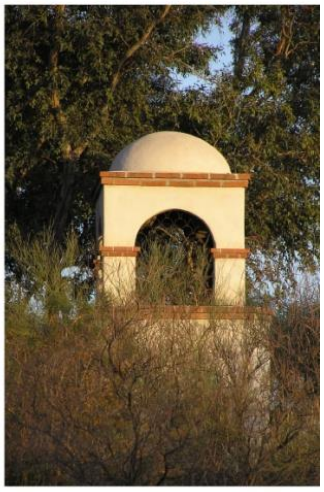
1.3 DU Vision

Consistent with the Eastmark CP, DU5n will be planned primarily for employment uses. It is anticipated that the use(s) will be set in a campus type setting and will contribute to the Vision for Eastmark – which is, in part, to provide jobs and to become a Center of Regional Importance. Uses within this area are anticipated to be consistent with the vision of the City's Elliot Road Technology Corridor area (Tech Corridor) as well as employment uses for the residents of Eastmark and the area in general. Employment uses in DU5n will provide a transition from existing and planned manufacturing uses in DU6n to other uses planned for DU5 which may include resort hospitality, office and additional employment uses. The expansion of employment uses in this area is evidence that that strategy set forth for this area in the Eastmark CP as well as other City policy documents, including the Tech corridor, is working and has established the necessary framework to encourage and attract the type of uses sought for this area. Additionally, the placement of employment and other non-residential uses is appropriate given the location of flight corridors for the Phoenix Mesa Gateway Airport (Airport).



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1.4 Compatibility to the Overall Eastmark Vision

A. 21st Century Desert Urbanism

Consistent with the 21st Century Desert Urbanism character, the plan for DU5n will provide the following:

- Locations where jobs can be created and sustained helping the City meet its goals of creating 100,000 jobs in this area.
- Provisions to allow transformation of buildings to match an ever-evolving market demand, allowing them to transform to other uses. The building for such uses will be high-performance structures, tailored to the needs of the user and artfully simple in their design as their form will be dictated by function.
- Easy connections to infrastructure necessary for operation of businesses including access to power, water, sewer, and transportation systems.
- Closely located to housing both within Eastmark and to other nearby residential areas to encourage employees to live close to work.
- Conveniently located to educational facilities from preschool to higher education opportunities to allow employees and their families to live and work in close proximity, provide opportunities for employee training and growth and collaborative partnerships between universities and business.
- Street trees, shaded walkways and well planned open space will assist in reducing heat island effect.
- Integrated stormwater management to reduce water use in common landscape areas.
- Integrated on-site and off-site flows to minimize inefficient land use for separate surface basins and permit sub-surface storage solutions where possible.
- Easy access to the Airport.
- Easy access to the Phoenix Metropolitan area via the US 60, Loop 202 and State Route 24.

B. The Eastmark Strategy

The overall Eastmark strategy to become a Center of Regional Importance as outlined in Exhibit 3.1 of the CP, includes the notion that employers will locate in areas that fill a variety of needs including the existence of great neighborhoods, educational opportunities and areas that are socially important. DU5n focuses on "Economic Importance" by providing additional opportunities along the Elliot Road Corridor for jobs that attract the types of workers the City has envisioned for the area. The attraction and development of industries to the area is essential and critical to a strong local economy. The jobs generated in the employment cores in DU6n and DU5n will not only support families in the community, but by keeping the knowledge workers and their families in the community, the jobs will support additional jobs in areas such as: banking, groceries, clothing and dry cleaning, pet care, lawn and home care, home repair and maintenance, fitness and health, entertainment and dining and other such uses important for the social fabric of a great community. These additional uses will not only support the employees within DU5n, but also enrich the lives of the families living the neighborhoods nearby.

C. Eastmark Planning Principles

DU5n will be a vital part of bringing Eastmark's Planning Principles of 1) Coordinated Connections, 2) a Framework to Evolve and 3) Living Well Over Time to fulfillment. These planning principles were identified in Section 3 of the CP and these key principles were used to develop and ultimately implement the vision for Eastmark. These principles are intended to guide the planning effort and help create a community that can evolve, grow and change over time.

1. Coordinated Connections.

The concept of Coordinated Connections was intended to mean the community would be connected – not only connected internally but also to the surrounding area, region and beyond. These connections include coordination with people and transportation systems. The development of a vibrant employment base, will be successful in many ways because of its Coordinated Connections and partnerships and collaborations. Eastmark is well sited to take advantage of regional freeway access and the Airport and also to provide long-term protection for the existing airport and to take advantage of nearby universities, and colleges as well as planned educational institutions. The existence of additional employment opportunities in this area will provide a significant beneficial use to the area which will help solidify this as an important area for the Southeast Valley.

From a physical perspective, freeway access connections from US60, Loop 101 and State Route 24 make this an ideal site for employment uses with little disturbance to the surrounding community .

The uses within DU5n were located in this portion of Eastmark in recognition of airport overflights. Locating large-scale and other employment uses in this portion of the site helps to ensure the sustainability of the airport by installing uses considered airport compatible in the portion of the site considered most sensitive by the airport. Locating airport compatible uses in this area help to ensure that the airport operations are not negatively impacted and that they will continue to grow and prosper. Given the importance of the Airport to the region, protecting its viability was an important part of the Eastmark vision. Furthermore, the existence of available infrastructure has further provided opportunity for non-residential users to locate along the Elliot Road given the City's ability to quickly and efficiently provide for start-up of proposed uses. This ability to get to market quickly has given Mesa a significant edge in attracting these important uses.

2. Framework to Evolve.

A unique and important aspect of the Eastmark CP is its emphasis on flexibility and the framework to revolve and change. DU5n is an example of this ability to evolve. Given the recognition that the Elliot Road corridor is evolving into an employment corridor, in part given the existence of readily available infrastructure, employers are looking at this area as a prime location to locate major facilities. The proposed land use groups in DU5n are being established to allow Eastmark and the City to quickly respond to these opportunities as they present themselves. Eastmark embraces, encourages and is required to create employment uses as part of community fabric. Bringing jobs and homes in close proximity provide each with an incentive to evolve to support each other over time. Employment uses are perfectly located in proximity to the airport overflights and along the edge of the community so as to meet the overall strategic goals of the CP while at the same time, providing a rational transition and edge to the community. Importantly, the exterior edges have been planned to transition appropriately to adjacent uses.

3. Living Well Over Time.

This planning principle embodies several notions including the creation of urban centers, employment areas, intimate residential areas as well as executive enclaves, villages, streets, open space and sustainability. DU5n builds on development patterns that have been started including a logical extension of employment areas along

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the Elliot Road corridor. The expansion of the emerging employment hub in this area will further cement this area as an important employment hub and continue to fulfill the vision of Eastmark. Having employment so close to home will not only dramatically reduce the daily commute of employees, it will also reduce air pollution. This close proximity of housing and jobs provides more family time for households, cleaner air for our health, and a stronger sense of corporate stewardship to the community and people.

D. Eastmark Design Theme

The design theme for Eastmark is based on the notion of integrated multi-use development that promotes the best aspects of community living. The manufacturing/employment focus of DU5n suggests the area will continue to develop with these types of uses with Elliot Road connecting it to the Gateway Area and District Street (formerly Solar Way in DU5e)[1] connecting it to the neighborhoods in the heart of Eastmark. While the nature of DU5n will make it an unlikely setting for community facilities and gathering places, the limited public space that it will have, while highly functional will be designed with its desert setting in mind. Visually welcoming entrances and forecourts connected by shaded walkways will be part of the outdoor rooms and spaces to be experienced.

E. Community Facilities

Because DU5n is anticipated to be utilized for employment type uses, it is not expected that community facilities or other gathering places will be identified in this area. Community facilities for Eastmark are generally planned to be located around the Eastmark Great Park which is not located within DU5n. Public safety uses (policy and fire) are also not anticipated to be located in the area.

[1] Referred to as "Western Boundary Road" in the DU 6 north DUP.

F. Airport Compatibility

Of primary import to the vision of Eastmark was its proximity to the Airport and providing development that is compatible with its on-going operations. The uses and character described in this DUP for DU5n are intended to be compatible to the needs, growth and expansion of the airport. It was anticipated that the northern area of Eastmark would be developed with uses compatible with airport operations. Section 4.4 A. of the CP outlines ways in which Eastmark could develop that would be compatible with the airport. Exhibits 4.1 and 4.1A of the CP note a 300 acre area in the northeast portion of Eastmark that shall be restricted to golf, open space or developed with uses consistent with the Mixed Use Employment land use category of the Mesa 2025 General Plan. Mixed Use Employment is defined by the City as: *"Areas where a mix of employment uses including Office, Retail, Commercial, and Business Park can be effectively combined in a coordinated campus environment. Hotels may be allowed in this category. Residential use is not permitted in this category. Appropriate locations offer direct principal arterial and arterial road access, connections to potable water and sanitary sewer, and proximity to public safety services. Mixed Use/Employment areas serve as buffers between principal and arterial roadways and other less intense employment or dense residential areas as well as transitions between other employment and residential designated areas. Mixed Use/Employment areas are located on, and with direct access to principal arterial and arterial streets."* Additionally, Exhibit 4.1 of the CP restricts the ability to construct single-family attached residential uses in the area 1/2 mile south of Elliot Road. Because the CP carefully considers development of the northern area of Eastmark to be an area that could be impacted by aircraft overflights, it was anticipated that development in this area would include commercial and employment uses such as those described by the DUP for DU5n.

Exhibit 4.4A also notes that a 75 foot x 660 foot area shall be provided between Ellsworth and Crismon Road at the time a DUP is approved for this area. This area will likely be somewhere within the 5n area. Until specific users are identified, the exact location is unknown, however, during site plan review of any use in this DU, consideration of this requirement will be made and shown on a site plan.

G. Neigbhorhood Compatibility

Eastmark is committed to creating a connected community, which includes insuring that new uses are compatible to our existing neighbors. Section 4.4 B. of the CP outlines the commitments made to ensure such compatibility. DU5n does not extend to the eastern boundary of Eastmark and as such, these requirements do not apply.

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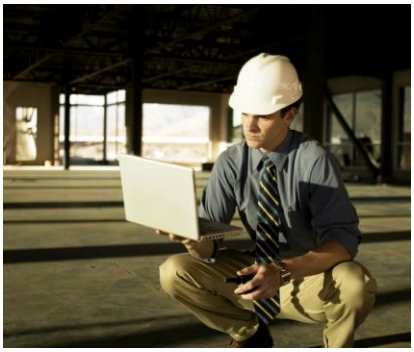
Section 2 Economic Development Statement

In keeping with the original vision for Eastmark to become a Center of Regional Importance, DU5n focuses on "economic importance" providing employment opportunities that attract knowledge workers to the area. Providing employment is vital to "Economic Importance" because so many other support jobs depend on those for revenue.

2.1 Estimated Economic Development Impact – DU5n

The provision of additional employment uses will result in the creation of both construction jobs as well as permanent jobs. Depending on the ultimate user, the number of jobs and wages could vary.

The jobs generated in employment core of DU5n will not only support families in the community, but by keeping the knowledge workers and their families in the community, the jobs will support additional jobs in areas such as: banking, groceries, clothing and dry cleaning, pet care, lawn and home care, home repair and maintenance, fitness and health, entertainment and dining. These additional uses will not only support the employees within DU5n, but also enrich the lives of the families living the neighborhoods nearby. Specifics on the actual impacts including job generation rates, salaries, indirect impact and construction impacts will not be known until a specific user is identified.



Section 3 DU Land Use Plan

The Land Use Plan for DU5n anticipates development of large and medium size manufacturing, data centers, offices and/or other employment facilities. The uses may also include solar panel fields, retention basins, electrical substations, and parking fields surrounding generally large building masses with smaller out buildings and equipment in yards. The land use plan and building forms will be similar to the character described in the CP's LUG C – Regional Center/Campus. Depending on the ultimate uses in the remaining portions of DU 5, future adjacent uses to the west and south will be planned to provide appropriate transitions (such as setbacks, landscaping, walls, berming, building orientation, land planning and street network). In order to allow for transitions, LUG UC – Urban Core, LUG GU – General Urban and LUG D – District have been shown on the western portions of DU5n in order to provide for the ability to transition to DU 1 and DU 2. Additional consideration of transitions can occur at the time of site plan approval and at the time the DUP for the remaining portions of DU5 and development patterns in DU 1 and DU 2 are considered.

3.1 Street Types

In DU5n, only the perimeter streets will be public roadways as shown on Exhibit 3.1 – Street Types. Elliot Road on the north is an Arterial type – very high volume vehicular traffic streets with little pedestrian activity moving along the length of the street. DU5n is also adjacent to a public street along the eastern border which is referred to as, District Street and which was included within the DUP for DU6n. This road was shown is a Secondary type. If this area develops with large scale uses, then it is possible that this road may not be necessary. If this area develops with smaller scale uses, then the access may be required as was contemplated in DU6n. Depending on the proposed uses, the need for the road will be determined. Additionally, if such road is needed, it may ultimately lie somewhere between the area currently show and Crismon Road. Additionally, depending on the pattern of development within DU5n, additional roadways and access points may penetrate this area to provide additional connections.

The streets and driveways (roadways, driveways and access) internal to DU5n will likely be private streets, and not generally accessible to the public. The internal streets and/or drives will also provide access across the DU for users on-site. The internal streets are primarily Service types – intended to handle the service needs and vehicle access. The internal streets will provide access to the parking lots, buildings, and truck staging and loading areas. Internal streets may be gated and/or secured to allow only users and guests to access the internal areas of the DU.

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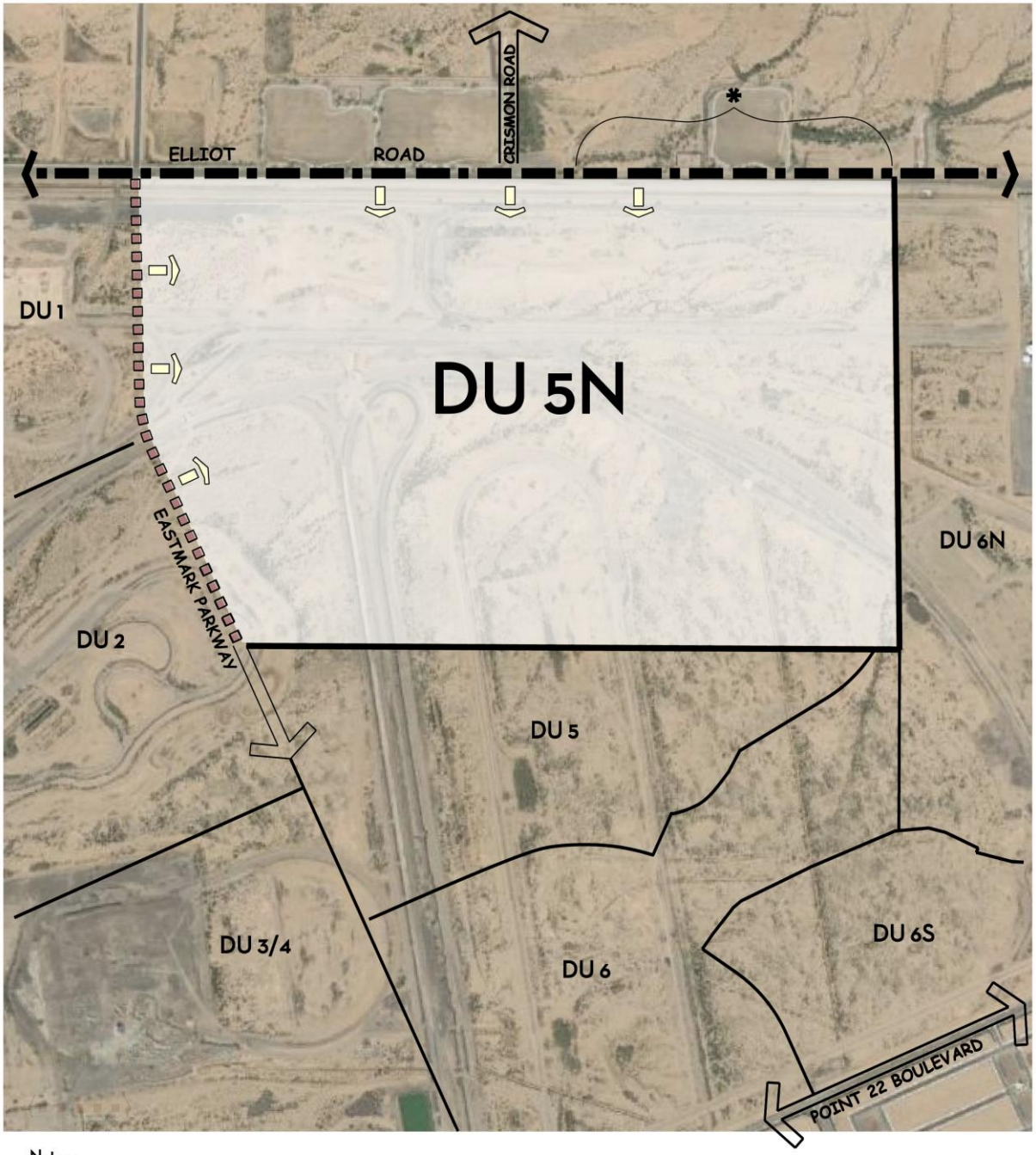
Exhibit 3.1 – Street Types



Notes:
Internal streets may be a mix of Primary, Secondary and Service types and are shown conceptually. Internal streets shown are not required and additional streets may be provided.

The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes and locations may differ from those shown.

Arterial
Primary
Secondary

N.T.S.

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* A future District Street may connect to Point 22 Boulevard within this area of DU5N. A specific location to be determined in the future may be identified when a specific site plan is approved. If DU5N uses are large scale in nature, then limited access will likely be provided. If DU5N uses are smaller scale in nature, then it is likely that additional streets will be provided.

3.2 LUG Locations

DU5n shall be comprised of Land Use Group (LUG) – Regional Center/Campus (C), LUG – Retreat (R), LUG Urban Core (UC), LUG – General Urban – GU, LUG District – D, LUG – Open Space (OS) and LUG – Civic Space (CS) consistent with the CP. LUG C will be the predominate LUG within DU5n. Other LUGs contemplated in Section 4 – Regulatory Framework of the CP shall not be permitted within DU6n. Residential uses shall not be permitted within DU5n.

A. LUG C – Regional Center/Campus

Within DU5n, LUG C – Regional Center/Campus may be applied anywhere as shown on **Exhibit 3.3 – LUG C – Regional Center/Campus**.

Exhibit 3.2 – LUG C – Regional Center / Campus Summary

LUG C – Regional Center / Campus		
	General Character	Consistent with CP
	Typical Uses**	Typical Uses within LUG C shall be consistent with those outlined in the CP, particularly manufacturing including light industrial, office, research and development, assembly, testing and storage, electrical substation and other such uses. Wireless Cell Phone Towers for public use shall not be permitted. Wireless Communication Facilities / Cell Towers for private use shall be permitted. Single family Residential shall not be permitted in DU5n.
	Typical Building Height*	Consistent with CP
	Maximum Building Height*	150′
	Minimum Lot/Parcel Size*	Consistent with CP
	Maximum Residential Density*	0 dwelling units per gross acre – single family residential uses not permitted in DU5n
	Floor Area Ratio (FAR) Range*	Consistent with CP
	Minimum Lot/Parcel Width/Depth*	Consistent with CP
	Building Setbacks – Street*	Setbacks shall be consistent with CP. Fencing/Walls higher than forty-two (42) inches tall may be constructed outside of the minimum Building Setback area.****
	Building Setbacks – Rear/Side*	Consistent with CP****
	Building Setbacks – Service Lane*	Consistent with CP****
	Block Character	Consistent with CP

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	Circulation Character	Circulation Character in DU5n shall be consistent with the description found in the CP.
	Service Areas	Consistent with CP
	Landscape Character	Landscape Character in DU5n shall be consistent with the description found in the CP. The landscape planting shall generally be formal to complement the design of the use, except in retention or large open space areas where it may retain its naturalistic character. Surface parking areas may push their landscape requirements to the edges of the parking field to entirely screen the parking fields from adjacent public areas. This may be done as an alternative to visually reduce the overall size of the fields. This alternative can be considered at the time of site plan review. In this way, landscaping can more effectively and efficiently be used to provide an aesthetic buffer along the streetscape. Such parking areas shall be screened from public view by depressing the parking areas, built structures or heavy vegetation screens that keep their foliage year-round. Due to the fast growing nature of desert trees, the minimum size for required trees may be smaller if exchanged for an additional quantity of trees.
	Lighting Character***	Consistent with CP
	Signage Character	Consistent with CP

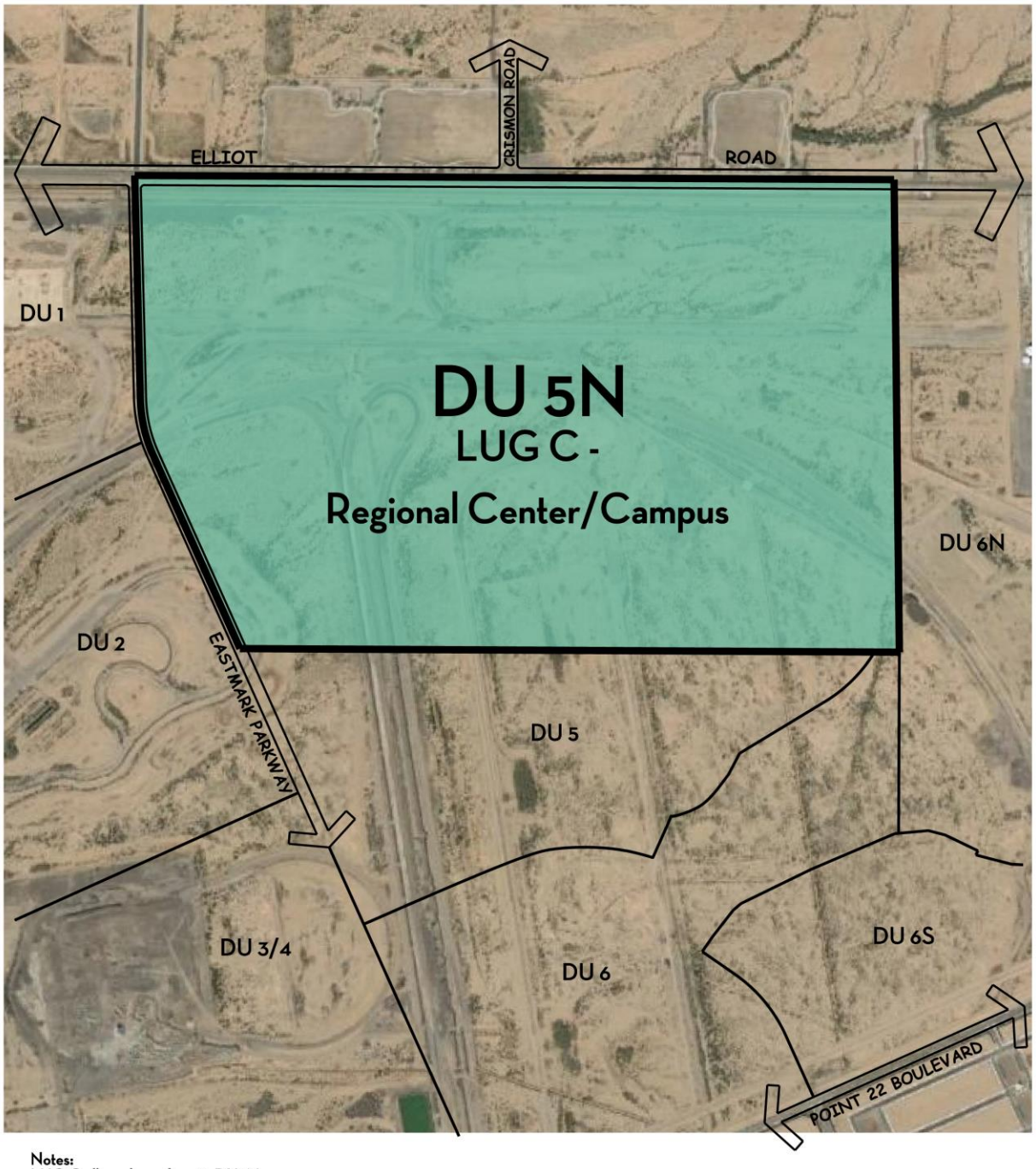
*For details refer to Exhibit 7.32 - Land Use Group General Development Standards of the CP

** For details refer to Section 7.16 - Permitted Uses of the CP

*** For details Refer to Section - 10.5 Public Street Lighting Standards and Section 15 of the CP

**** DU5n Setbacks shall apply to buildings as well as perimeter/security fencing more than forty-two (42) inches in height. For purposes of the Supplementary Provisions of the CP, the front yard shall be defined as the first condition outlined in the CP's Definition of Terms, "The physical void created by setbacks." Fencing at the perimeter (but not within the Building Setbacks – Street) shall generally be limited to a single story height and shall be designed as an integral part of the landscape and shall not be limited to forty-two (42) inches in height if acceptable as part of the site plan review process and if necessary for security and screening purposes . It is anticipated that these fences may exceed eight feet in height to discourage the general public from using the internal portions of the DU.

Exhibit 3.3 – LUG C – Regional Center/Campus



Notes:
LUG C allowed anywhere in DU5N
LUG C may include support and utility uses
LUG C is not required to be a major component of DU5N

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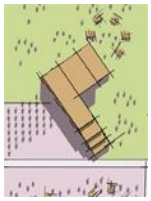
B. LUG R – Retreat

Within DU5n, LUG R may be applied anywhere shown on **Exhibit 3.5 – LUG R – Retreat**. LUG R is not required to be a major component of DU5n.

Exhibit 3.4 – LUG R – Retreat Summary

LUG R – Retreat		
	General Character	Consistent with CP
	Typical Uses**	Consistent with CP
	Typical Building Height*	Consistent with CP
	Maximum Building Height*	Consistent with CP
	Minimum Lot/Parcel Size*	Consistent with CP
	Maximum Residential Density*	Consistent with CP
	Floor Area Ratio (FAR) Range*	Consistent with CP
	Minimum Lot/Parcel Width/Depth*	Consistent with CP
	Building Setbacks – Street*	Consistent with CP Fencing/Walls higher than forty-two (42) inches tall may be constructed outside of the minimum Building Setback area.****
	Building Setbacks – Rear/Side*	Consistent with CP****
	Building Setbacks – Service Lane*	Consistent with CP****
	Block Character	Consistent with CP
	Circulation Character	Consistent with CP
	Service Areas	Consistent with CP
	Landscape Character	Consistent with CP
	Lighting Character***	Consistent with CP
	Signage Character	Consistent with CP

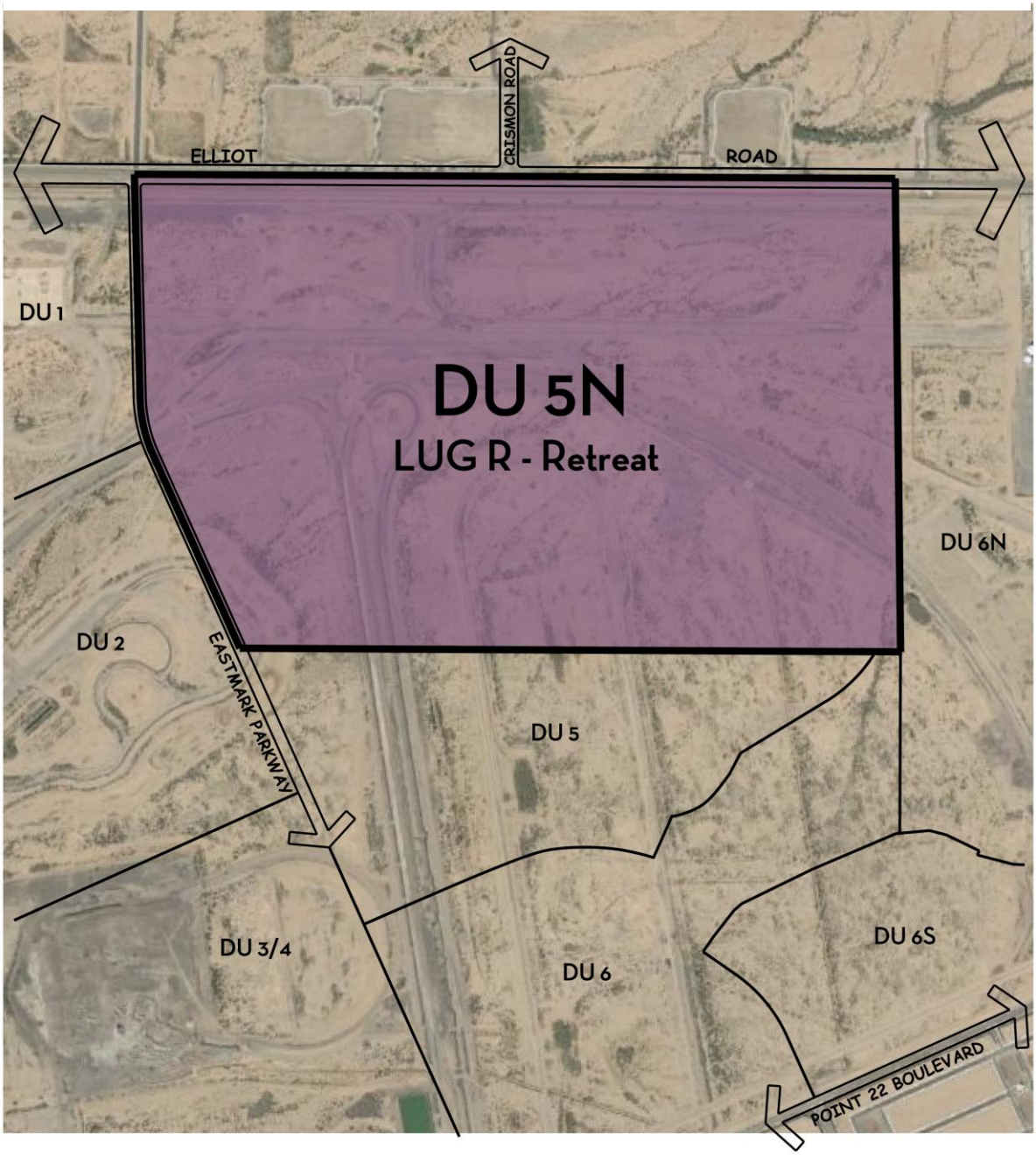
*For details refer to Exhibit 7.32 - Land Use Group General Development Standards

** For details refer to Section 7.16 - Permitted Uses

*** For details Refer to Section - 10.5 Public Street Lighting Standards and Section 15

**** DU5n Setbacks shall apply to buildings as well as perimeter/security fencing more than forty-two (42) inches in height. For purposes of the Supplementary Provisions of the CP, the front yard shall be defined as the first condition outlined in the CP's Definition of Terms, "The physical void created by setbacks." Fencing at the perimeter (but not within the Building Setbacks – Street) shall generally be limited to a single story height and shall be designed as an integral part of the landscape and shall not be limited to forty-two (42) inches in height. It is anticipated that these fences may exceed eight feet in height to discourage the general public from using the internal portions of the DU.

Exhibit 3.5 – LUG R – Retreat



Notes:
LUG R allowed anywhere in DU5N
LUG R is not required to be a major component of DU5N

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C. LUG GU – General Urban

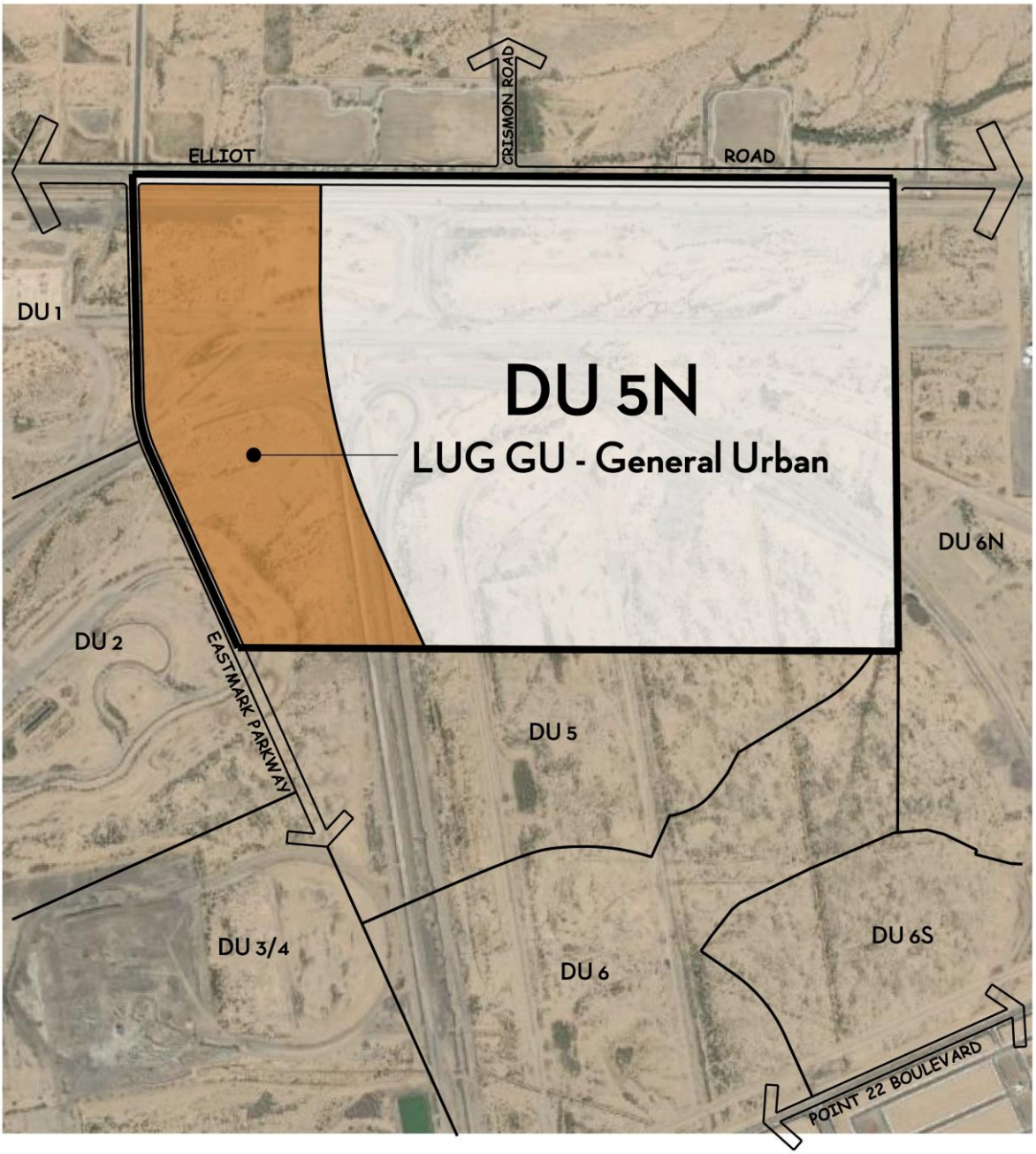
Within DU5n, LUG GU may be applied anywhere as shown on **Exhibit 3.7 – LUG GU – General Urban**. LUG GU is not required in DU5n.

Exhibit 3.6 – LUG GU – General Urban Summary

LUG GU – General Urban		
	General Character***	Consistent with CP
	Typical Uses**	Consistent with CP
	Typical Building Height*	Consistent with CP
	Maximum Building Height*	Consistent with CP
	Minimum Lot/Parcel Size*	Consistent with CP
	Maximum Residential Density*	Consistent with CP
	Floor Area Ratio (FAR) Range*	Consistent with CP
	Minimum Lot/Parcel Width/Depth*	Consistent with CP
	Building Setbacks – Street*	Consistent with CP. Fencing/Walls higher than forty-two (42) inches tall may be constructed outside of the minimum Building Setback area.***** (i.e. community or privacy yard walls)
	Building Setbacks – Rear/Side*	Consistent with CP *****
	Building Setbacks – Service Lane*	Consistent with CP *****
	Block Character	Consistent with CP
	Circulation Character	Consistent with CP. The urban fabric may be extended with visual and pedestrian connections, and not always with through vehicular streets.
	Service Areas	Consistent with CP
	Landscape Character	Consistent with CP. Due to the fast growing nature of desert trees, the minimum size for required trees may be smaller if exchanged for an additional quantity of trees.
	Lighting Character****	Consistent with CP
	Signage Character	Consistent with CP

* For details refer to *Exhibit 7.32* - Land Use Group General Development Standards of the CP
** For details refer to Section 7.16 - Permitted Uses of the CP
*** Refer to Section 4.4 – Airport and Neighborhood Compatibility Provisions for additional regulations for this LUG of the CP
**** For details Refer to Section - 10.5 Public Street Lighting Standards and Section 15 of the CP
***** See Exhibit 3.17 - Wall Placement

Exhibit 3.7 – LUG GU – General Urban



Notes:
LUG GU is not required to be a major component of DU5N

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D. LUG UC – Urban Core

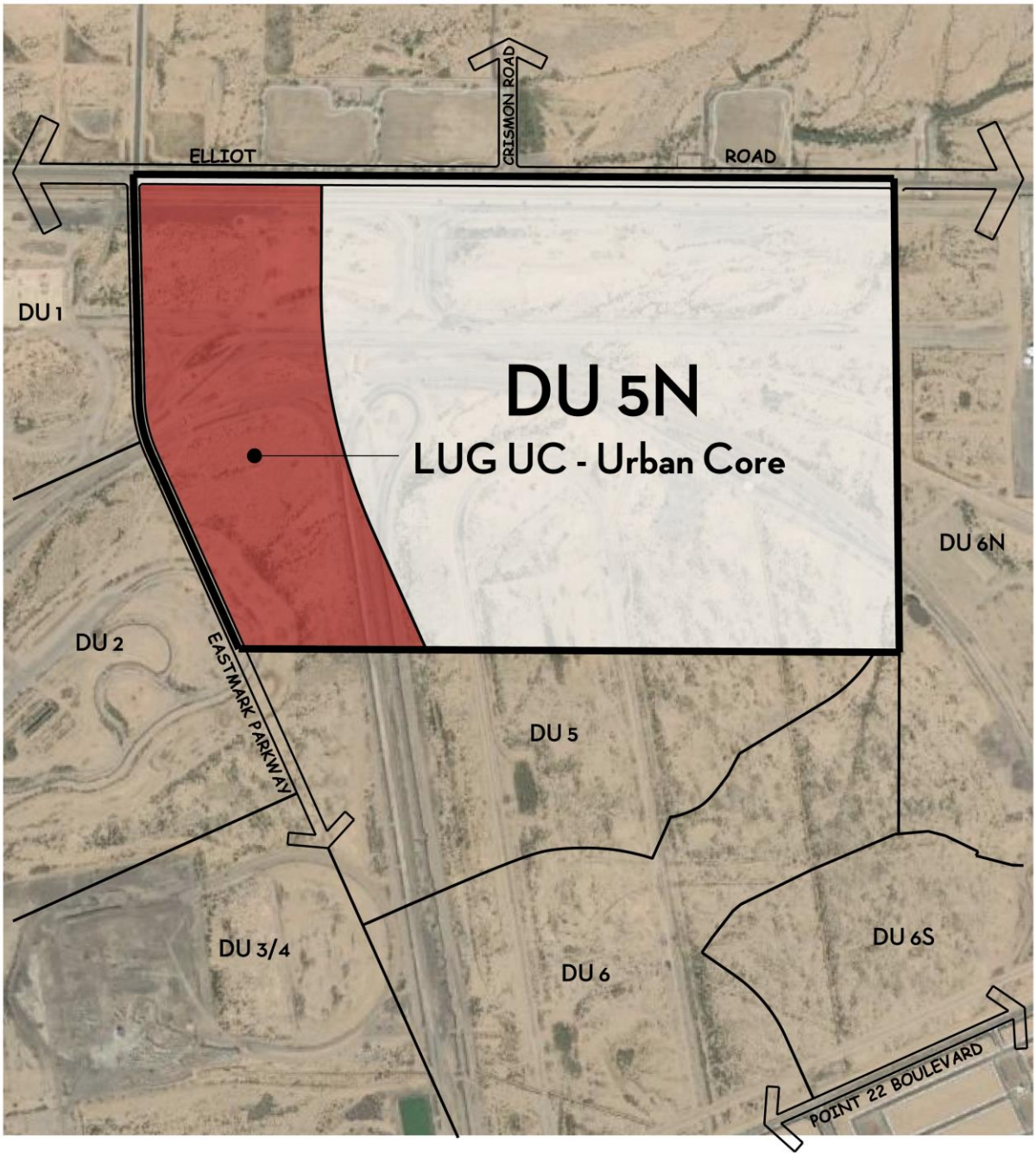
Within DU5n, LUG UC may be applied anywhere as shown on **Exhibit 3.9 – LUG UC – Urban Core**. LUG UC is not required in DU 5n.

Exhibit 3.8 – LUG UC – Urban Core Summary

LUG UC – Urban Core		
	General Character***	Consistent with CP
	Typical Uses**	Consistent with CP
	Typical Building Height*	Consistent with CP
	Maximum Building Height*	Consistent with CP
	Minimum Lot/Parcel Size*	Consistent with CP
	Maximum Residential Density*	Consistent with CP
	Floor Area Ratio (FAR) Range*	Consistent with CP
	Minimum Lot/Parcel Width/Depth*	Consistent with CP
	Building Setbacks – Street*	Consistent with CP Fencing/Walls higher than forty-two (42) inches tall may be constructed outside of the minimum Building Setback area.***** (i.e. community or privacy yard walls)
	Building Setbacks – Rear/Side*	Consistent with CP *****
	Building Setbacks – Service Lane*	Consistent with CP *****
	Block Character	Consistent with CP
	Circulation Character	Consistent with CP The urban fabric may be extended with visual and pedestrian connections, and not always with through vehicular streets.
	Service Areas	Consistent with CP
	Landscape Character	Consistent with CP. Due to the fast growing nature of desert trees, the minimum size for required trees may be smaller if exchanged for an additional quantity of trees.
	Lighting Character****	Consistent with CP
	Signage Character	Consistent with CP

* For details refer to *Exhibit 7.32* - Land Use Group General Development Standards of the CP
** For details refer to Section 7.16 - Permitted Uses of the CP
*** Refer to Section 4.4 – Airport and Neighborhood Compatibility Provisions for additional regulations for this LUG of the CP
**** For details Refer to Section - 10.5 Public Street Lighting Standards and Section 15 of the CP
***** See Exhibit 3.17 - Wall Placement

Exhibit 3.9 – LUG UC – Urban Core



Notes:
LUG UC is not required to be a major component of DU5N

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E. LUG D – District

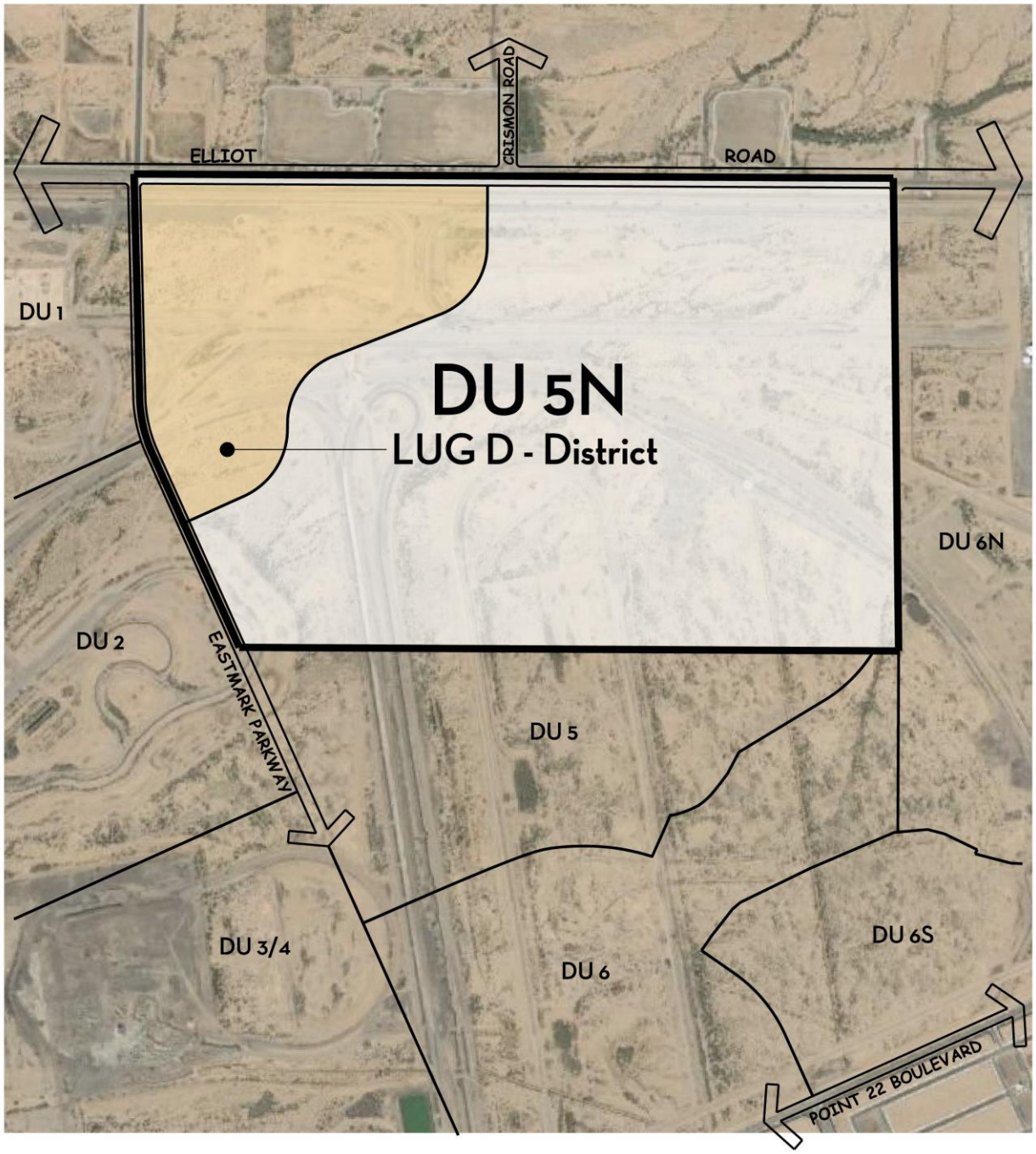
Within DU5n, LUG D may be applied anywhere as shown on **Exhibit 3.11 – LUG D – District**. LUG D is not required in DU5n.

Exhibit 3.10 – LUG D – District Summary

LUG D – District		
	General Character***	Consistent with CP
	Typical Uses**	Consistent with CP
	Typical Building Height*	Consistent with CP
	Maximum Building Height*	Consistent with CP
	Minimum Lot/Parcel Size*	Consistent with CP
	Maximum Residential Density*	Consistent with CP
	Floor Area Ratio (FAR) Range*	Consistent with CP
	Minimum Lot/Parcel Width/Depth*	Consistent with CP
	Building Setbacks – Street*	Consistent with CP Fencing/Walls higher than forty-two (42) inches tall may be constructed outside of the minimum Building Setback area.***** (i.e. community or privacy yard walls)
	Building Setbacks – Rear/Side*	Consistent with CP *****
	Building Setbacks – Service Lane*	Consistent with CP *****
	Block Character	Consistent with CP Two-way streets may be used around parks and plazas to accommodate fire concerns.
	Circulation Character	Consistent with CP The urban fabric may be extended with visual and pedestrian connections, and not always with through vehicular streets.
	Service Areas	Consistent with CP
	Landscape Character	Consistent with CP. Due to the fast growing nature of desert trees, the minimum size for required trees may be smaller if exchanged for an additional quantity of trees.
	Lighting Character****	Consistent with CP
	Signage Character	Consistent with CP

* For details refer to *Exhibit 7.32* - Land Use Group General Development Standards of the CP
** For details refer to Section 7.16 - Permitted Uses of the CP
*** Refer to Section 4.4 – Airport and Neighborhood Compatibility Provisions for additional regulations for this LUG of the CP
**** For details Refer to Section - 10.5 Public Street Lighting Standards and Section 15 of the CP
***** See Exhibit 3.17 - Wall Placement

Exhibit 3.11 – LUG D – District



Notes:
LUG D is not required to be a major component of DU5N

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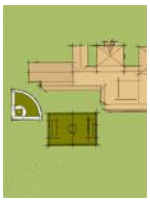
F. LUG CS – Civic Space

Within DU5n, LUG CS – Civic Space may be applied anywhere as shown on **Exhibit 3.13 – LUG CS – Civic Space**. LUG CS is not required to be a major component of DU5n. The LUG CS areas may be used to transition to the LUG C areas, or for uses that support the LUG C areas of DU5n.

Exhibit 3.12 – LUG CS – Civic Space Summary

LUG CS – Civic Space		
	General Character	The General Character within the LUG CS areas of DU5n shall be consistent with the character described in the CP for the support buildings. While many of the images in the CP of the LUG CS character show the character of the iconic and civic buildings that can be included in the LUG, in DU5n it is anticipated that the support uses will often be screened from public view with the landscape (plants, walls or other built structures). Structures will generally be more utilitarian and less culturally important.
	Typical Uses**	Typical Uses within LUG CS areas of DU5n shall be consistent with those outlined in the CP, particularly civic uses and service and maintenance buildings and other such uses. Residential, Office, Retail, Educational uses as outlined in Exhibit 7.38 – Permitted Uses of the CP shall not be allowed. Similarly, Transit Terminals and Wireless Cell Phone Towers for public use shall not be permitted. Wireless Communication Facilities / Cell Towers for private use shall be permitted. It is anticipated that uses such as open space, landscaping, drainage, solar panel fields, substations, and parking may be included in areas designated as LUG CS. Potentially as part of a secured campus, these civic uses will be isolated from the general public and not for public use.
	Typical Building Height*	Consistent with CP
	Maximum Building Height*	50′
	Minimum Lot/Parcel Size*	Consistent with CP
	Maximum Residential Density*	Not Permitted in DU5n
	Floor Area Ratio (FAR) Range*	Consistent with CP
	Minimum Lot/Parcel Width/Depth*	Consistent with CP
	Building Setbacks – Street*	Consistent with CP Fencing/Walls higher than forty-two (42) inches tall may be constructed outside of the minimum Building Setback area.****
	Building Setbacks – Rear/Side*	Consistent with CP****
	Building Setbacks – Service Lane*	Consistent with CP****
	Block Character	Consistent with CP
	Circulation Character	Consistent with CP

	Service Areas	Consistent with CP

	Landscape Character	Landscape Character in DU5n shall be consistent with the description found in the CP. The landscape planting shall generally be formal to complement the design of the use, except in retention or large open space areas where it may retain its naturalistic character. Surface parking areas may push their landscape requirements to the edges of the parking field to entirely screen the parking fields from adjacent public areas. This may be done as an alternative to visually reduce the overall size of the fields. In this way, landscaping can more effectively and efficiently be used to provide an aesthetic buffer along the streetscape. Such parking areas shall be screened from public view by depressing the parking areas, built structures or heavy vegetation screens that keep their foliage year-round. Due to the fast growing nature of desert trees, the minimum size for required trees may be smaller if exchanged for an additional quantity of trees.
	Lighting Character***	Lighting Character within the LUG CS areas of DU5n will be appropriate to the use and may include "yard" lighting for service and maintenance uses. Lighting may also include area lighting for parking fields within the LUG CS areas. Lighting intensity may not be directly related to the intensity of the use. Lighting may also be used to help secure the campus, but should not be visible outside of DU6n.
	Signage Character	Signage Character within the LUG CS areas of DU5n will be supportive of the uses in the LUG C areas of DU5n. Signage in the landscape or on landscape walls may be used to advertise uses in the LUG C areas of DU5n, provide informational signage about operations such as solar installations, and directional or warning signs for those at the perimeter of DU5n in addition to the signage out lined in the LUG CS section of the CP.

*For details refer to Exhibit 7.32 - Land Use Group General Development Standards

** For details refer to Section 7.16 - Permitted Uses

*** For details Refer to Section - 10.5 Public Street Lighting Standards and Section 15

**** DU5n Setbacks shall apply to buildings as well as perimeter/security fencing more than forty-two (42) inches in height. For purposes of the Supplementary Provisions of the CP, the front yard shall be defined as the first condition outlined in the CP's Definition of Terms, "The physical void created by setbacks." Fencing at the perimeter (but not within the Building Setbacks – Street) shall generally be limited to a single story height and shall be designed as an integral part of the landscape and shall not be limited to forty-two (42) inches in height. It is anticipated that these fences may exceed eight feet in height to discourage the general public from using the internal portions of the DU.

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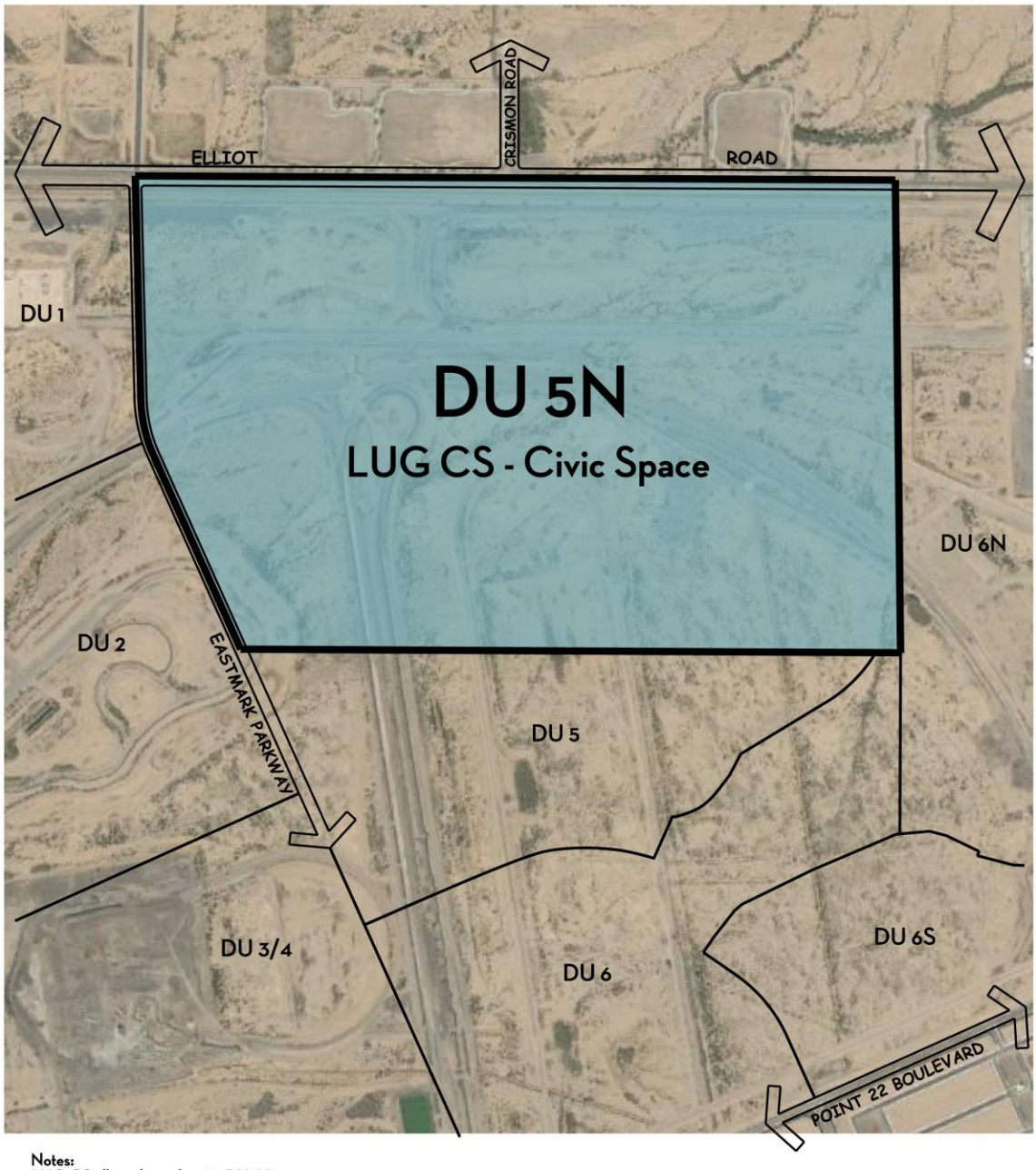
Exhibit 3.13– LUG CS – Civic Space



Notes:
LUG CS allowed anywhere in DU5N
LUG CS may include support and utility uses
LUG CS is not required to be a major component of DU5N

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G. LUG OS – Open Space

Within DU5n, LUG OS may be applied anywhere shown on **Exhibit 3.15 – LUG OS – Open Space**. LUG OS is not required to be a major component of DU5n. The LUG OS areas may be used to transition the LUG C areas, or for uses that support the LUG C areas of DU5n.

Exhibit 3.14 – LUG OS – Open Space Summary

LUG OS – Open Space		
	General Character	The General Character within the LUG OS areas of DU5n shall typically take on the role described for natural environments, rolling open landscapes and urban wilderness. LUG OS may also include private recreation areas for the use by those in the LUG C areas of DU5n. While many of the images in the CP of the LUG OS character show the character of the recreation and garden landscape that can be included in the LUG, in DU5n it is anticipated that the uses will often be more open landscapes or private recreational uses.
	Typical Uses**	Typical Uses within LUG OS areas of DU5n shall be consistent with those outlined in the CP, particularly service and maintenance buildings as accessory uses in the LUG C areas. Retail uses as outlined in Exhibit 7.38 – Permitted Uses of the CP shall not be allowed. Similarly, Wireless Cell Phone Towers for public use shall not be permitted. Wireless Communication Facilities / Cell Towers for private use shall be permitted. It is anticipated that uses such as retention basins, perimeter landscape and parking fields may be included in areas designated as LUG OS. Potentially as part of a secured campus, these open space uses will be isolated from the general public and not for public use.
	Typical Building Height*	Consistent with CP
	Maximum Building Height*	Consistent with CP
	Minimum Lot/Parcel Size*	Consistent with CP
	Maximum Residential Density*	Not Permitted
	Floor Area Ratio (FAR) Range*	Consistent with CP
	Minimum Lot/Parcel Width/Depth*	Consistent with CP
	Building Setbacks – Street*	Consistent with CP Fencing/Walls higher than forty-two (42) inches tall may be constructed outside of the minimum Building Setback area.****
	Building Setbacks – Rear/Side*	Consistent with CP****
	Building Setbacks – Service Lane*	Consistent with CP****
	Block Character	Consistent with CP
	Circulation Character	Circulation Character shall be defined primarily by the LUG C character within DU5n. The character described for LUG OS shall be in effect for roadways crossing or bisecting large

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		areas of LUG OS. Because the character of the areas outside of the buildings in DU5n will primarily echo the building into the landscape, most circulation forms will not be organic in character.
	Service Areas	Consistent with CP
	Landscape Character	Landscape Character in DU5n shall be consistent with the description found in the CP. The landscape planting shall generally be formal to complement the design of the use, except in retention or large open space areas where it may retain its naturalistic character. Surface parking areas may push their landscape requirements to the edges of the parking field to entirely screen the parking fields from adjacent public areas. This may be done as an alternative to visually reduce the overall size of the fields. In this way, landscaping can more effectively and efficiently be used to provide an aesthetic buffer along the streetscape. Such parking areas shall be screened from public view by depressing the parking areas, built structures or heavy vegetation screens that keep their foliage year-round. Due to the fast growing nature of desert trees, the minimum size for required trees may be smaller if exchanged for an additional quantity of trees.
	Lighting Character***	Lighting Character within the LUG CS areas of DU5n will be appropriate to the use and may include "yard" lighting for service and maintenance uses. Lighting may also include area lighting for parking fields within the LUG CS areas. Lighting intensity may not be directly related to the intensity of the use. Lighting may also be used to help secure the campus, but should not be visible outside of DU5n.
	Signage Character	Signage Character within the LUG CS areas of DU5n will be supportive of the uses in the LUG C areas of DU5n. Signage in the landscape or on landscape walls may be used to advertise uses in the LUG C areas of DU6n, provide informational signage about operations such as solar installations, and directional or warning signs for those at the perimeter of DU5n in addition to the signage out lined in the LUG CS section of the CP.

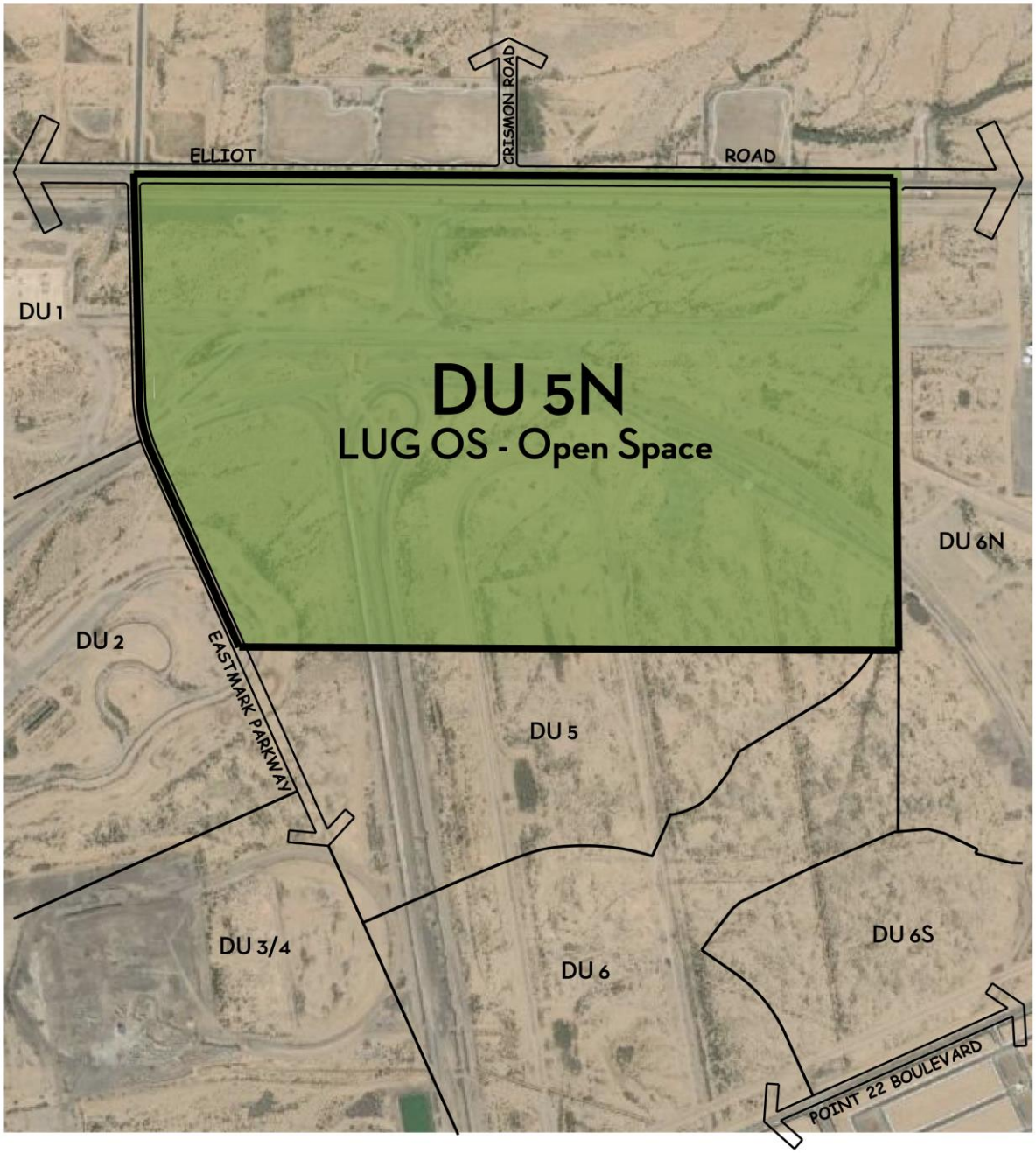
*For details refer to Exhibit 7.32 - Land Use Group General Development Standards

** For details refer to Section 7.16 - Permitted Uses

*** For details Refer to Section - 10.5 Public Street Lighting Standards and Section 15

**** DU5n Setbacks shall apply to buildings as well as perimeter/security fencing more than forty-two (42) inches in height. For purposes of the Supplementary Provisions of the CP, the front yard shall be defined as the first condition outlined in the CP's Definition of Terms, "The physical void created by setbacks." Fencing at the perimeter (but not within the Building Setbacks – Street) shall generally be limited to a single story height and shall be designed as an integral part of the landscape and shall not be limited to forty-two (42) inches in height. It is anticipated that these fences may exceed eight feet in height to discourage the general public from using the internal portions of the DU.

Exhibit 3.15 – LUG OS – Open Space



Notes:
LUG OS allowed anywhere in DU5N
LUG OS is not required to be a major component of DU5N

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3.3 Build-to-Line Requirements

The DU5n DUP identifies portions of the DU where LUG – General Urban (GU) and LUG – Urban Core (UC) can be utilized. If these LUGs are utilized buildings in LUG GU and UC should be placed so that a majority of their front face comes up to the build to line. At intersections, buildings may either hold the corner or create a plaza approximately the depth of the adjacent buildings. If utilized LUG GU uses in DU5n will likely need to blend with adjacent uses and may desire to be located along Arterial streets where vehicular access may be limited, a parking area and access (a liner street with on-street parking) may be required between the buildings and the major roadways. This may be especially true at major intersections were turning maneuvers may limit access even more. Access to parking areas may be highly restricted in close proximity to signalized intersections and such access points require the approval of the City Traffic Engineer. Build to lines are only generally required along major streets and primary street types. Build to lines may be adjusted as part of the site plan approval for LUG GU and UC uses.

3.4 Major Roadways

The Major Roadways (as outlined on Exhibit 10.3 – District and Arterial Streets – Roadway Hierarchy of the CP) within DU5n includes the Six Lane Perimeter Arterial that is along the north boundary of the DU as shown on Exhibit 3.16 – Major Roadways. Elliot Road has a suggested posted speed limit of 45 MPH. The cross sections for Elliot Road may have a raised median and has a striped bike lane with no on-street parking.

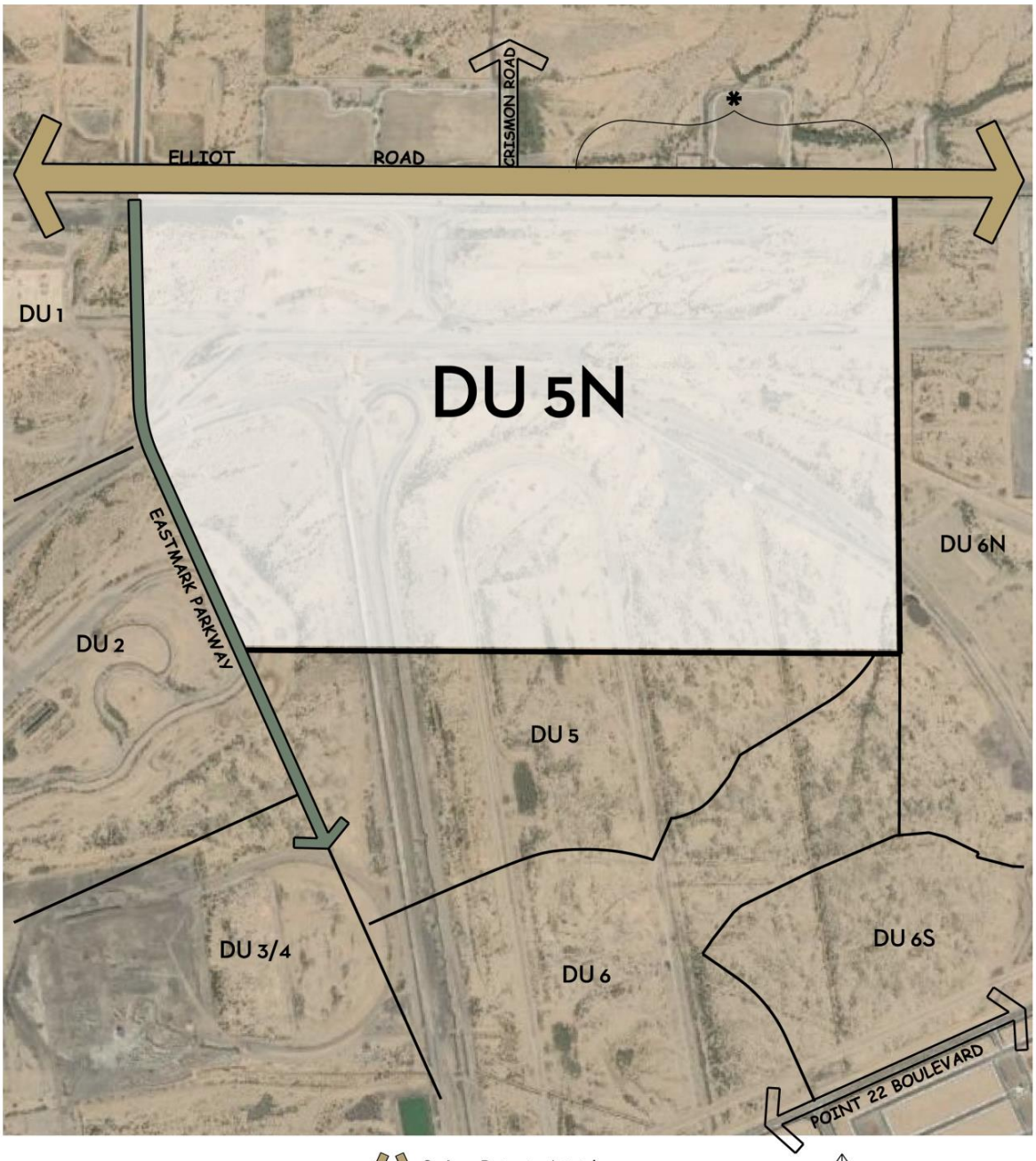
In addition to Elliot Road, a potential District Street which is along the shared boundary with DU6n, if built, would likely be a public Two-way, Two Lane District Street. This street would likely have a suggested posted speed limit between 25 and 30 MPH. The cross section for this roadway may have a raised median, striped bike lanes and/or on-street parking. Again, the existence of this road would be dependent on the size and types of uses ultimately developed in DU5n. If the area develops with large scale uses, the District Street may not be necessary. Additionally, if the area develops with smaller scale uses, a north-south District Street may be necessary.

Crismon Road is anticipated to be a public Two-Way Lane District Street. This street is anticipated to have a suggested posted speed limit between 25 and 30 MPH. The cross section for this roadway may have a raised median, striped bike lanes and/or on-street parking.

3.5 Community Facilities

It is anticipated that the majority of DU5n will likely be a major employment use (or potentially two (2)) that may be self-contained, secured and potentially gated campus. As an employment core, DU5n will not be a setting for community facilities beyond employment. Additional electrical sub-stations may be necessary.

Exhibit 3.16 – Major Roadways



Six Lane Perimeter Arterial

Two-way four lane, District street with raised median*

*raised and/or landscaped median optional; on-street parking, bike lanes or other options at perimeter of roadway permitted

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The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes and locations may differ from those shown.

* A future District Street may connect to Point 22 Boulevard within this area of DU5N. A specific location to be determined in the future may be identified when a specific site plan is approved. If DU5N uses are large scale in nature, then limited access will likely be provided. If DU5N uses are smaller scale in nature, then it is likely that additional streets will be provided.

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Section 4 DU Transportation Plan

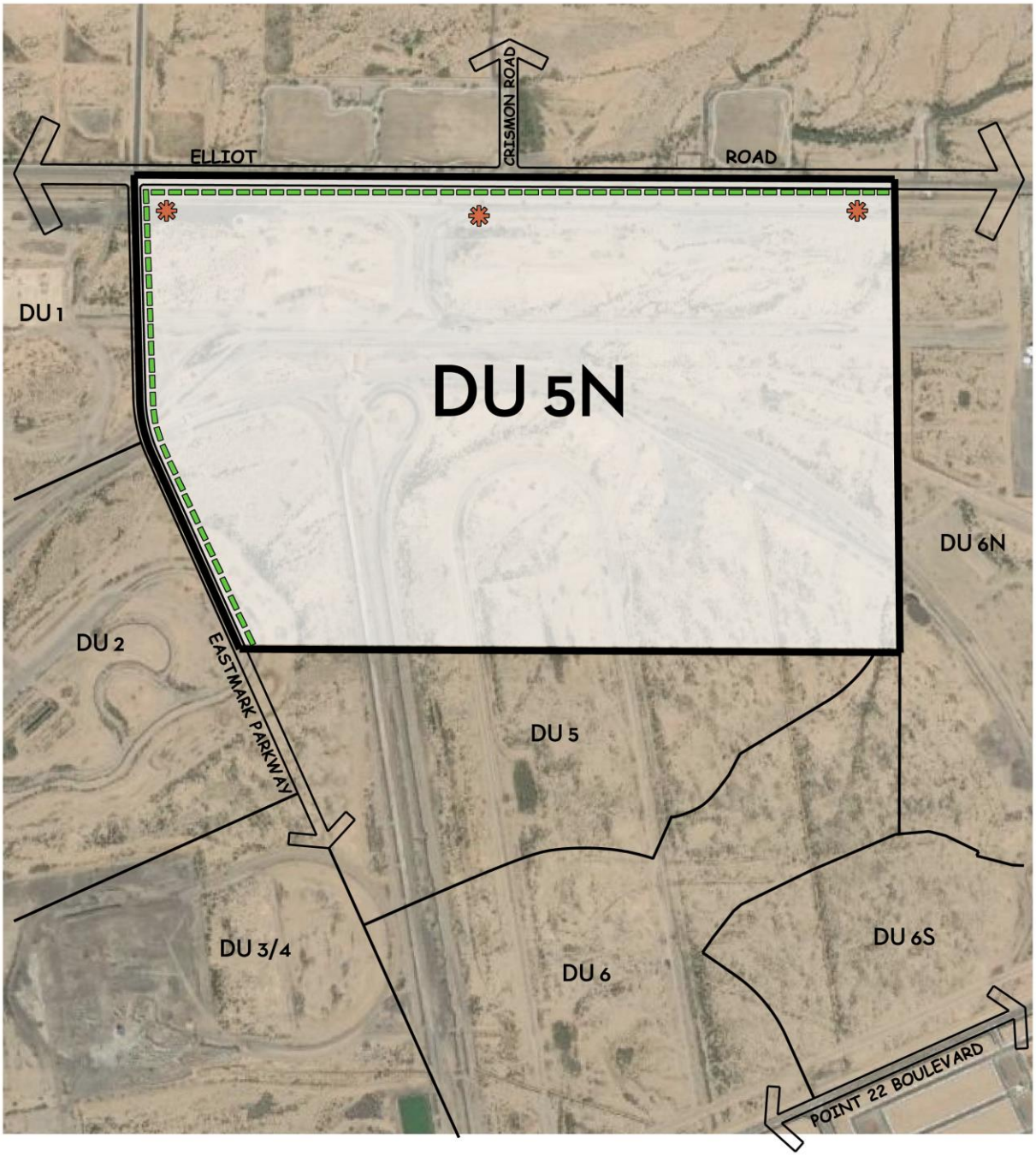
In DU5n, Elliot Road and Crismon Road (and potentially a District Street) will be public roadways. At this time, no roadway is anticipated to be developed along the southern boundary of DU5n. The streets that are internal to the DU will generally be private streets or driveways, and not generally accessible to the public. The internal streets typically will provide access from Elliot Road and Crismon Road (and potentially a District Street) into the DU. The internal streets will also provide access across the DU for users on-site. The internal streets will provide access to the parking lots, buildings, and truck staging and loading areas. Internal streets may be gated and/or secured to allow only users and guests to access the internal areas of the DU. If this area develops with smaller scale uses, it is possible additional roadways may be provided. Public roadways will have right-of-way/easement dedications provided per the CP. Additionally, streets are designed to comply with City of Mesa standards (M-62.01 to M-62.07) for solid waste collection vehicles or as allowed in the CMP. Roadways are in compliance with the CMP and have been designed to allow for access for fire apparatus. Modifications to this transportation plan can be made administratively by City staff.

4.1 Pedestrian Corridors

Within DU5n, pedestrian corridors will be primarily located within the confines of employment user. Pedestrian corridors will also be located on the perimeter road system of DU5n including along Elliot Road and Crismon Road as shown on **Exhibit 4.1 – Pedestrian Corridors**. Additional pedestrian access points are neither prohibited nor discouraged, but may be limited due to the eventual configuration and design of the use. Bus stops and "far-side" bus pullouts should be located, when possible, to correspond to pedestrian entries from the perimeter roadways. Potential Bus stops at such locations can facilitate and encourage future transit use by employees within DU's 5 and 6. Crosswalks at these potential locations/intersections are also encouraged to facilitate use of bus stops. Crosswalks may be simple painted "zebra" stripes, stamped or colored pavement, decorative pavement or grade changes in the roadway pavement to denote the pedestrian corridor. Painted caution stripes (snaking lines or caution triangles) ahead of the crosswalks are encouraged on public streets.

Pedestrian sidewalks along Elliot Road must be a minimum of six (6) feet wide. The required minimum sidewalk setback from back-of-curb shall be six (6) feet. However, areas between back-of-curb and the sidewalk setback that do not contain vegetation may be paved as well. This additional paved area may include tree wells and/or street furniture and must be paved with pavers, stamped concrete or poured concrete and may be different paving material(s) than the sidewalk. Pedestrian sidewalks along Crismon Road must be a minimum of six (6) feet wide and must be located on both sides of the street. Paving and vegetation shall be required as described for sidewalks along Elliot Road above. Crosswalks are encouraged at any intersections that provide pedestrian access into Eastmark. Landscaping along the pedestrian corridors shall be installed and maintained to create a comfortable walking environment.

Exhibit 4.1- Pedestrian Corridors



Notes:
Crosswalks encouraged at all intersections that provide pedestrian access into the interior of DU5N. Crosswalks are not always marked.

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Minimum 6' wide sidewalk

Potential bus / Transit stop

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4.2 Primary Public and Private Streets and Extended Access Ways

Refer to **Exhibit 4.2 – Major Roadways** and **Exhibit 4.3- DU5n Transportation Plan**

A. Elliot Road

- North boundary of DU5n
- Six Lane Perimeter Arterials
- 65′ – 75′ wide 1/2 street ROW
- Raised and/or landscaped median optional per the City of Mesa
- No Parking
- Very high volume vehicular traffic streets
- Little pedestrian activity moving along the length of the street
- No entries other than for fire protection / emergency vehicles and Crismon Road and District Street intersection are anticipated

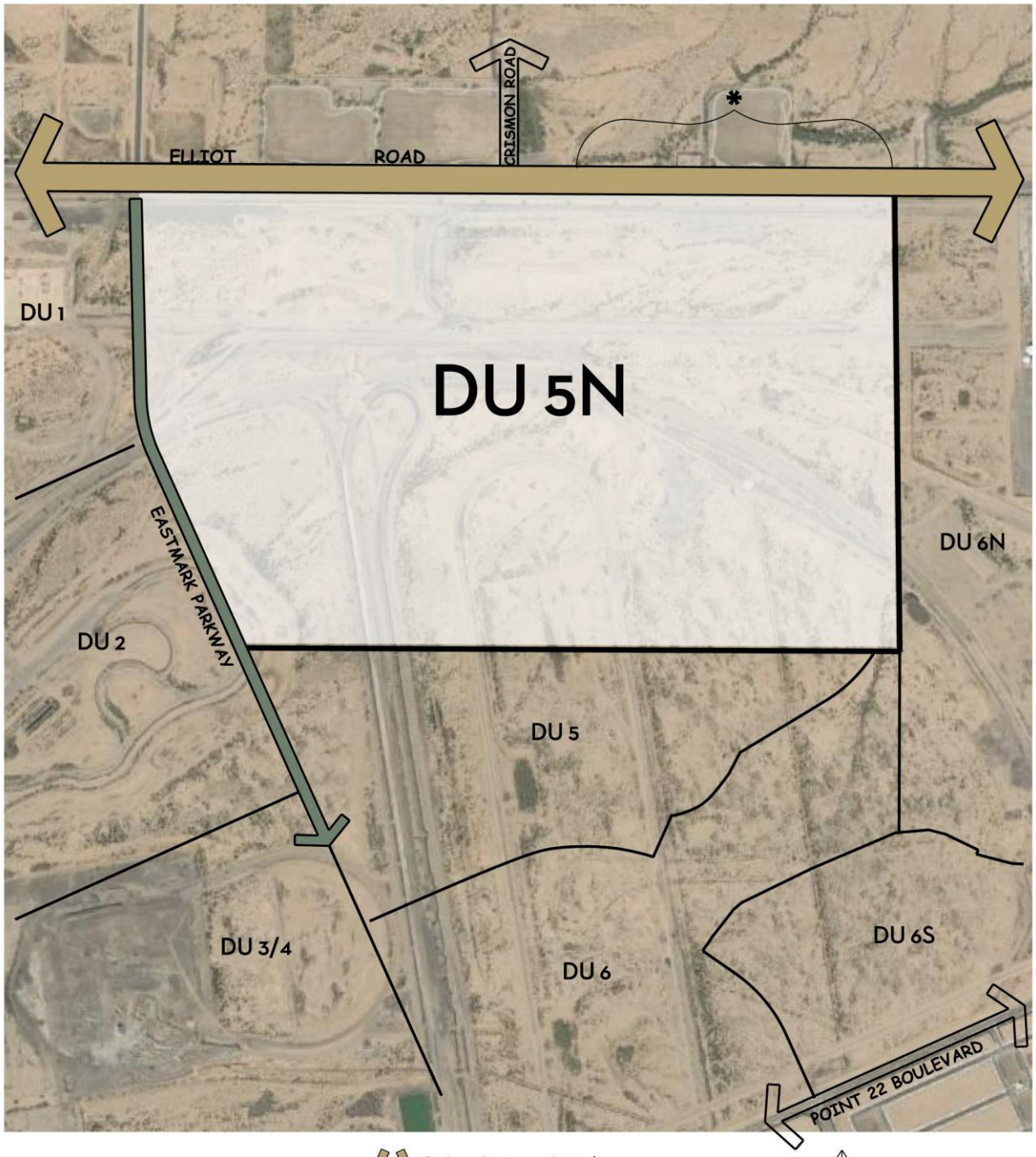
B. District Street (Potential if developed)

- Public street
- The need for this street will be determined at the time specific site plans are considered and in part will be based on the size and scope of proposed uses
- Two-way, Two Lane District Street
- 58′ wide ROW
- Optional raised and/or landscaped median minimum 9′ wide (face-of-curb to face-of-curb)
- Turn lanes and potential dual left turn lanes anticipated at entrances
- On-street parking optional, bike lane optional
- May have high vehicular traffic volumes
- Will potentially connect to Point Twenty-two (formerly Warner South) on the south end if it is constructed and warranted.
- May also provide connectivity (vehicular, biking, walking) from surrounding DUs to DU6n and DU5n's employment uses
- Not likely to have a tight urban cross-section because of the uses on either side
- Bus stops may be located to align with employee-vehicle entrances as "far-side" pull outs

C. Internal Streets

- Neighborhood Streets
- Service Lanes
- ROW Varies (if provided)
- Section Varies
- Potentially gated
- Generally private (no ROW may be provided)
- Limited through access may be provided

Exhibit 4.2 – Major Roadways



Six Lane Perimeter Arterial

Two-way four lane, District street with raised median*

*raised and/or landscaped median optional; on-street parking, bike lanes or other options at perimeter of roadway permitted

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The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes and locations may differ from those shown.

* A future District Street may connect to Point 22 Boulevard within this area of DU5N. A specific location to be determined in the future may be identified when a specific site plan is approved. If DU5N uses are large scale in nature, then limited access will likely be provided. If DU5N uses are smaller scale in nature, then it is likely that additional streets will be provided.

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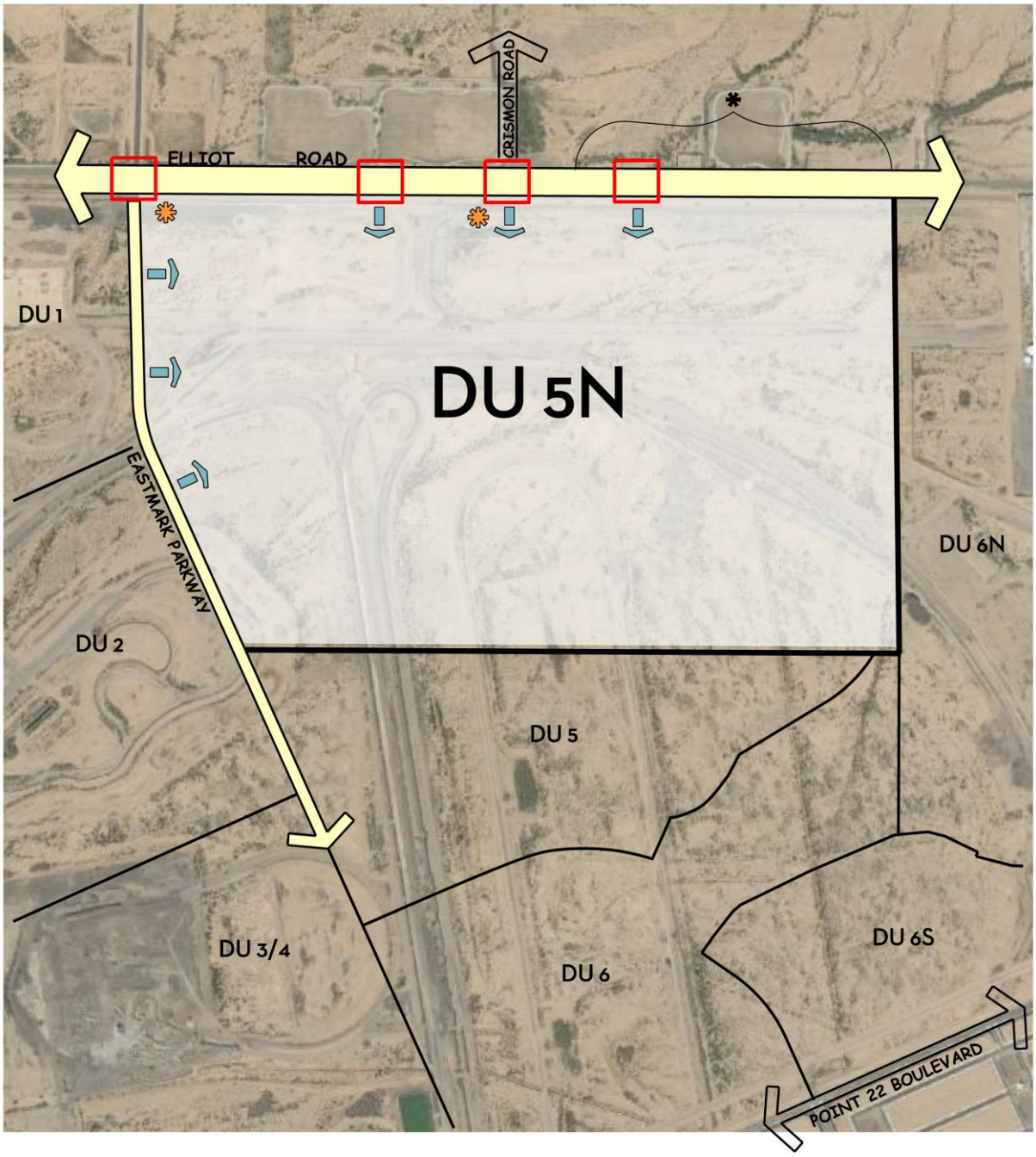
4.3 Intersections

DU5n shall be accessed primarily from Elliot Road and Crismon Road. Separate drives/intersections to access the site may be provided for various vehicle types and may be signed appropriately. Drives/intersections accessing the interior of DU5n may be secured and/or gated in one or more locations. It is anticipated that multiple drives will access DU5n from Elliot Road and at least one and possibly two drives will access DU5n from Crismon Road. If a District Street is constructed, potential access may also be provided at this location. This will be determined based on specific proposed uses. If the traffic counts warrant a traffic signal at these intersections, they shall be provided to ease access to the DU as shown on Exhibit 4.3 – Transportation Plan. Signals will be reviewed and approved by the City based on need, warrants and location.

Exhibit 4.3 – DU5n Transportation Plan



Notes:
The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes and locations may differ from those shown.

Perimeter roadways
Potential signalized intersection
Potential bus / Transit stop
Driveways and access

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* A future District Street may connect to Point 22 Boulevard within this area of DU5N. A specific location to be determined in the future may be identified when a specific site plan is approved. If DU5N uses are large scale in nature, then limited access will likely be provided. If DU5N uses are smaller scale in nature, then it is likely that additional streets will be provided.

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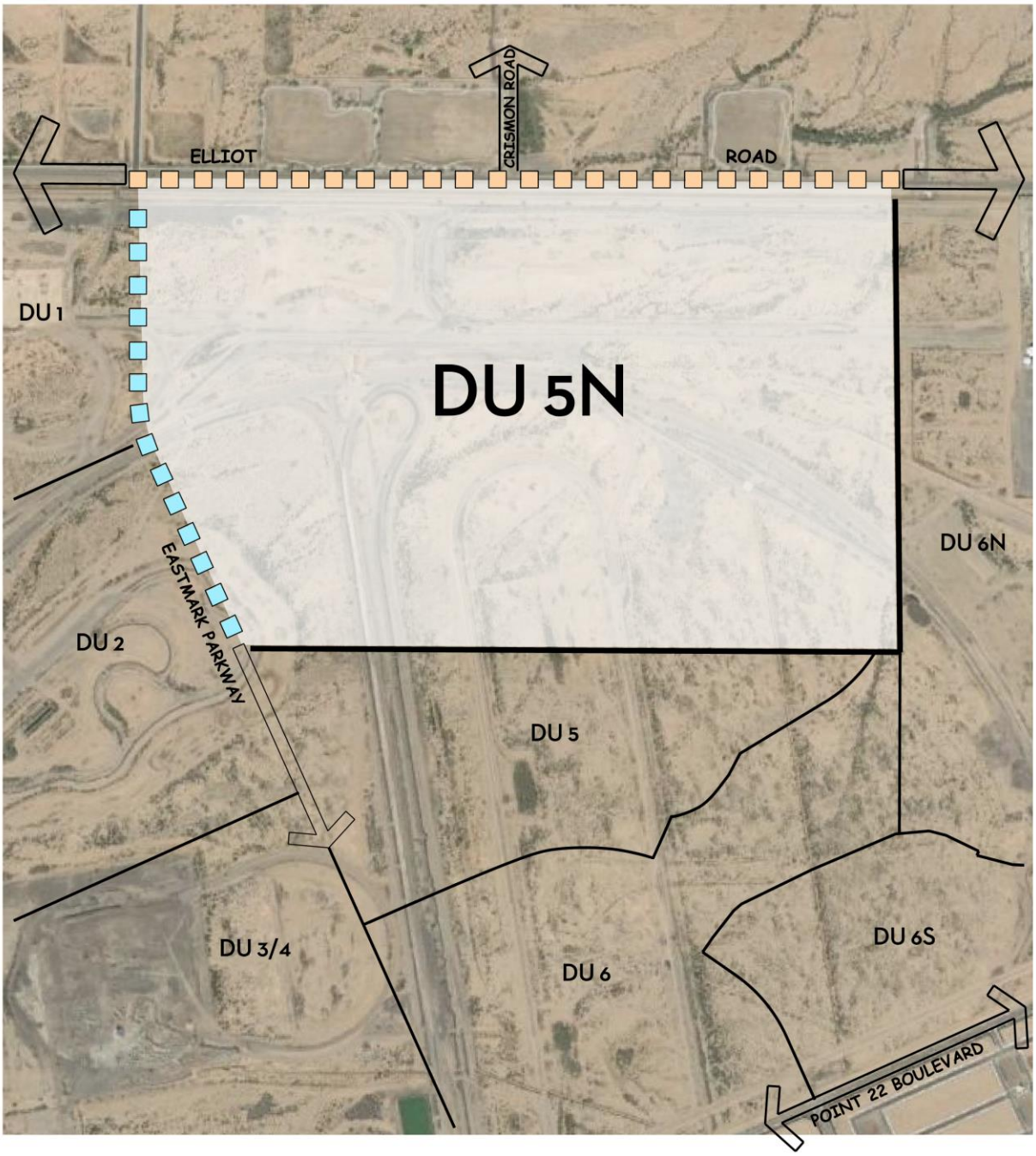
4.4 Street and Circulation Phasing

Street and circulation improvements shall be phased and developed with adjacent development as shown on Exhibit 4.3 – Street and Circulation Phasing.

Exhibit 4.3 – Street and Circulation Phasing



Notes:
The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes and locations may differ from those shown.

Phase 1A - Elliot Road - south half

Phase 1B - Eastmark Parkway - east half

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Section 5 DU Design Guidelines ("DUDG")

Consistent with the vision for DU5 as amended, development within DU5n can provide for a transition of additional employment uses along the Elliot Road corridor. Additionally, development of this area with employment or resort uses will continue to protect and facilitate the airport flight paths. While DU5n is expected to be developed with an employment use, likely for one or two single users, it may also be developed for multiple employment users or be developed with resort uses. This portion will not be developed with residential uses. The DUDGs for DU5n are designed to integrate manufacturing/employment campus facilities with other adjacent employment uses, commercial or resort core user that may be developed in DU 1, DU2, or DU5 as well as potential residential further south in DU6. Transitions between uses, especially in areas that have not yet been planned will primarily occur at the site plan phase and will include use of buffers and setbacks, landscaping, walls and fences, street placement, land planning and building orientation. Landscaping within sight visibility triangles will be designed to comply with the CP and other relevant City of Mesa standards.

5.1 Common Areas

Common areas within DU5n typically will be private when present. Common areas within this DU are not required but may be installed for the enjoyment and convenience of the employees within employment areas. Landscaping within common areas may be lush to encourage the use of outdoor spaces by employees in adjacent buildings.

5.2 Landscaping

Like DU6 north, the landscape character of DU5n is inspired by urban landscapes of "Old Arizona." These landscapes while typically composed of low water use plants, provided a lush, often agrarian, look due to the deep green year-round color of the foliage selected and the formal planting patterns used. Trees are often planted in windrows, bosques or groves. These landscapes typically used color planted in mass or in hedgerows usually as shrubs or ground cover. To provide height and a sense of enclosure, these landscapes typically include tall palms and/or desert appropriate pines, complimented by indigenous desert trees. For artistic accent, these garden landscapes often included sculptural forms such as agave, prickly pear or other succulent planted in mass, in rows or as clustered accents. Historically, planted "Old Arizona" landscapes often enclosed large open lawns or areas of scrub desert. Areas of DU5n that have little pedestrian activity and that are generally enclosed by "Old Arizona" landscapes may use "Desert Scrub" landscape. These landscapes use low water use vegetation and may include vast areas with no irrigation systems. The use of irrigation is not limited however. Native seed mixes and native plants may be used in these areas to provide visual openness and low maintenance areas within the urban landscape. While these areas within DU5n will have defined edges, they are similar to the roughs surrounding desert golf courses and the open desert areas surrounding destination resorts. Wildflower seed is encouraged in these areas and may be watered to encourage growth and seasonal flowering.

A. Landscape Plant Palette

Landscape within DU5n is generally broken into four (4) landscape palettes and four (4) corresponding landscape characters:

- "Old Arizona" Screening
- "Old Arizona" Front Drive
- Tall "Old Arizona"
- Desert Scrub

The plants permitted in each of these landscape characters are charted in **Exhibit 5.2 – DU5n Plant Palette**. Plants not found on this plant palette may be considered as part of the site plan review and approval if they generally meet, complement or enhance the corresponding landscape character for that portion of DU5n. In addition to these, lush landscape may be used in public or private common areas that are placed to encourage the use of outdoor spaces or are very heavily used by pedestrians. Lawn is typically only permitted for sports fields or when placed to encourage the use of outdoor spaces by employees in adjacent buildings. Artificial lawns may be used anywhere within DU5n but must be designed, installed and maintained to appear realistic when standing on the artificial turf.

B. Plant and Landscape Character

Landscape within DU5n is generally broken into four (4) landscape characters: "Old Arizona" Screening, "Old Arizona" Front Drive, Tall "Old Arizona," and Desert Scrub as shown generally on **Exhibit 5.1 – Landscape Character**. In addition to these, lush landscape may be used in public or private common areas that are placed to encourage the use of outdoor spaces or are very heavily used by pedestrians.

(1) "Old Arizona" Screening

"Old Arizona" Screening is a landscape character inspired by the North Central Phoenix neighborhoods, the private homes of Paradise Valley and the old Arizona destination resorts. These landscapes are often dominated by large dark green hedges that form the backdrop and enclosure to outdoor spaces. Oleander was the most popular hedge, but other tree-like shrubs that grow very large and dense, such as Texas Ebony, can be used as well. Often tall perimeter property fences were located just inside these hedges. This landscape character includes trees lining perimeter roadways or planted in orchards. These trees added to the height and mass of the screening, while retaining the deep green tones. Olive, Mesquite, Palm, and Sissoo were often used and would be appropriate in this setting as well. Other tree varieties that lose all of their foliage in the winter would not be desired in DU5n unless they were used in conjunction with one of the other trees listed above. Other desert trees such as Palo Verde and Palo Brea, which were not typically used in these landscapes historically, could be used in this variation on the theme within DU5n. Palms were historically used to line perimeter roadways to provide more definition and height to the roadway enclosure. Similarly, due to the width of the roadways and the height and long linear mass of the major buildings within DU5n, palms and trees will be used to line the perimeter roadways. On the ground plain, these landscapes used color planted in mass or in hedgerows usually as shrubs or ground cover. Shrubs such as Sage, Ruellia, Deer Grass, Boxwood, Myrtle and Rosemary were used historically in this landscape character and are appropriate in DU5n. For artistic accent, these garden landscapes often included sculptural forms such as agave, prickly pear or other succulent planted in mass, in rows or as clustered accents. These will be encouraged in DU5n landscapes as well. "Old Arizona" Screening was historically used to line perimeter roadways; it is used generally in the same way in DU5n. All non-paved areas shall be covered by dark 3/4 inch to 1-1/2 inch screened gravel or 4 inch to 6 inch cobble such as "Black Cherry," "Table Mesa Brown" or "Saddleback Brown" and shall be planted.

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2. "Old Arizona" Front Drive

"Old Arizona" Front Drive is very similar to "Old Arizona" Screening, but it is characterized by wider, often layered or open views. Desert communities have long been known for their culture of hospitality. Front drives at old Arizona estates, destination resorts and large farms all put particular focus on their front arrival drives. Often, these drives were enclosed by screening landscape, but also included bold, bright seasonal flowering shrubs such as Mexican Bird of Paradise and/or turf along the driveways. These drives were often lined with trees and palms with orchards of trees visible just beyond. Within DU5n, many individual plant types may be substituted for the historic species that would have been found in these landscapes, but the variations on the theme shall create the same landscape character. All non-paved areas shall be fully covered with dark 3/4 inch to 1-1/2 inch screened gravel or 4 inch to 6 inch cobble such as "Black Cherry," "Table Mesa Brown" or "Saddleback Brown" and shall be planted.

3. Tall "Old Arizona"

As old Arizona Landscapes have matured, select species grow tall and add to the skyline when viewed from afar. Trees such as desert appropriate Pines and Palms complimented with Sissoo and Mesquite add this height to the landscape. This Tall "Old Arizona" landscape is used primarily for its effect from a distance. Tall "Old Arizona" landscape will be used to break up the long horizontal ridgelines of larger buildings within the campus. Used close to the buildings, between the buildings, and to shield yard lights in loading areas, this landscape character will provide the backdrop to the landscape composition for DU5n. All non-paved areas shall be fully covered with dark 3/4 inch to 1-1/2 inch screened gravel or 4 inch to 6 inch screened cobble such as "Black Cherry," "Table Mesa Brown" or "Saddleback Brown" and shall be planted or seeded.

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4. Desert Scrub

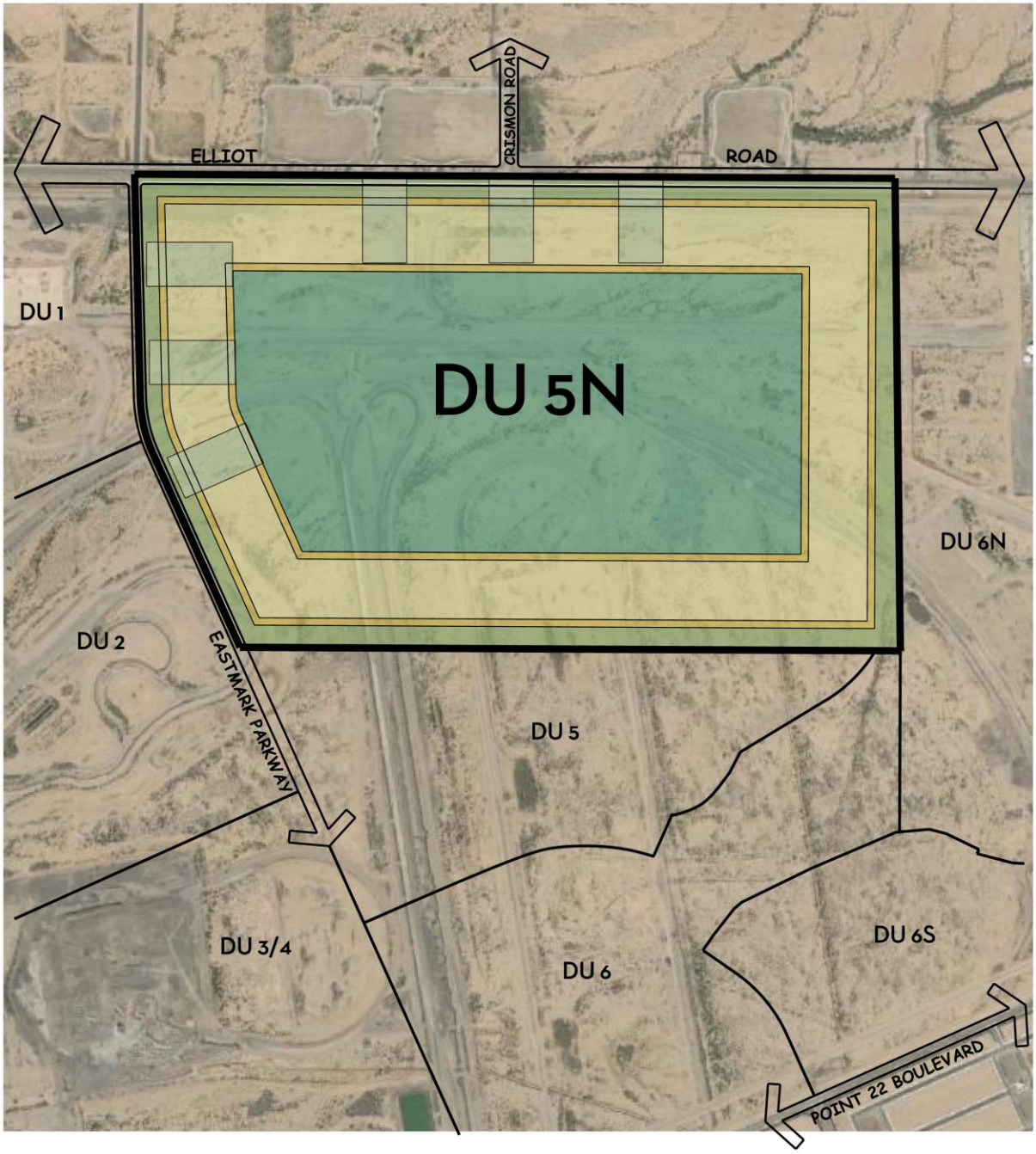
Desert Scrub landscapes use low water use vegetation and may include vast areas with no irrigation systems. The use of irrigation is not limited however. Native seed mixes and native plants may be used in these areas to provide visual openness and low maintenance areas within the urban landscape. These areas within DU5n must have defined edges, and be enclosed within another landscape character when the entire campus is in place. Plants in this landscape character will be primarily ground cover and shrubs including Creosote, Bursage, Mormon Tea, Ocotillo, Turpentine Bush, Jojoba, and Brittle Bush

Wildflower seed is encouraged in these areas and may be watered to encourage growth and seasonal flowering. Appropriate wildflowers include Showy Golden Eye, Desert Marigold, Desert Lupine, Mexican Gold Poppy, Desert Bluebells, Desert Globe mallow

Ironwood, Mesquite, Foothill and Blue Palo Verde trees are often found as large overgrown shrubs in this landscape character.

Decomposed gravel in these areas should very dramatically in size and include minus imitating the natural Sonoran Desert cobble. All non-paved areas shall be fully covered with dark gravel such as "Black Cherry," "Table Mesa Brown" or "Saddleback Brown" and planted or seeded.

Exhibit 5.1 – Landscape Character



Notes:
Lush landscape including lawn permitted in common areas and when placed to encourage the use of outdoor spaces.

The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes and locations may differ from those shown.

"Old Arizona" Screening
"Old Arizona" Front Drive
Tall "Old Arizona"
Desert Scrub

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C. Plant Types within the Public Right-of-Way (ROW)

Plants within the Public ROW will be consistent with the plant palette contained herein and will also be consistent with the plant theme already established within DU6 north. It is possible that the plant palette may change as it transitions to the west based on future uses in those areas. Additional details on these transitions will be provided with the DUP for the remainder of DU5. See Exhibits C.3a and C.3b below.

D. Ownership and Maintenance Responsibilities

In private landscapes within DU5n, maintenance shall be the responsibility of the landowner. In public landscapes within DU5n, maintenance responsibilities shall be as outlined in Section 3.6, (c) of the Pre-Annexation Development Agreement between the City of Mesa and DMB Mesa Proving Grounds LLC and incorporated within the approved Community Maintenance Agreement.

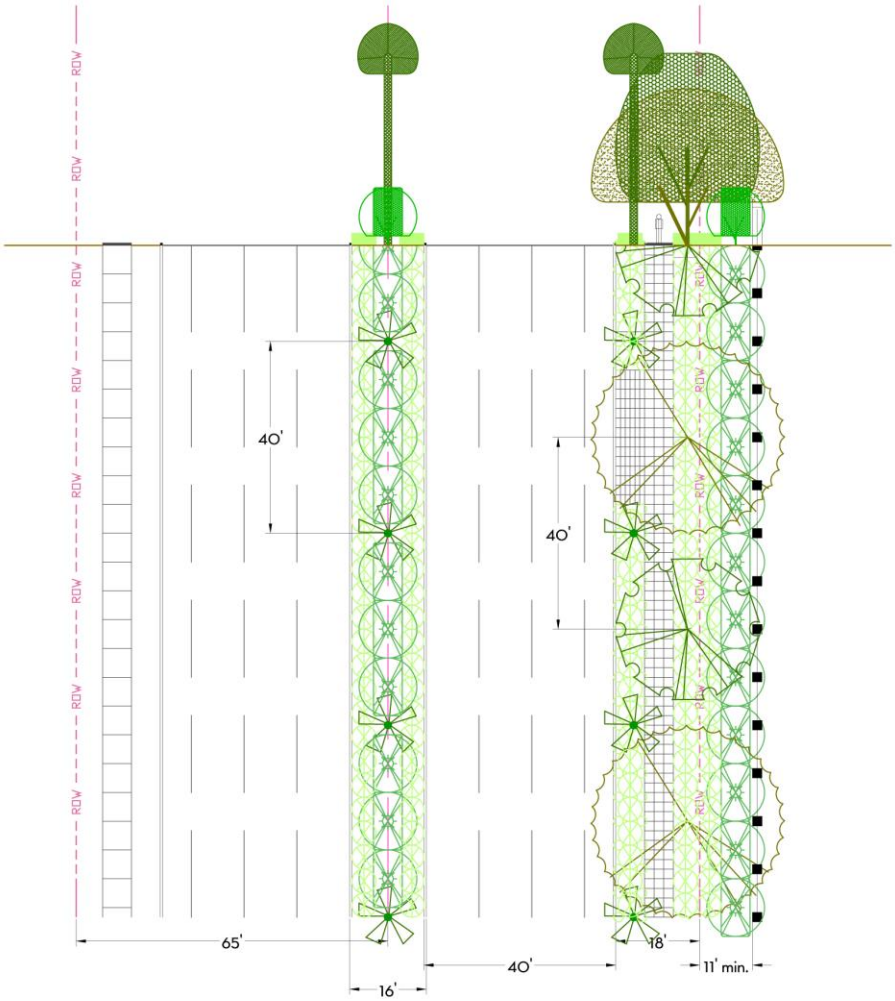
E. Landscape Architecture Theme(s) and Design Standards for Landscaping

The landscape architecture themes shall be as outlined in Section 5.2 B - Plant and Landscape Character of this DUP. The design standards for landscape within DU5n can be found throughout Section 5.2 – Landscaping. In addition to these standards are the following:

Tall "Old Arizona" landscape should surround buildings in DU5n if appropriate. The specific plant palette shall be chosen to include species that will be taller than the building's parapet height so that landscape can "break the ridge line" if necessary and desirable.

Large areas of DU5n may be utilized for ground mounted solar panel fields and an enclosed electrical substation. The operational requirements of equipment in these areas may require that no vegetation be installed or allowed within these areas. However, these areas shall be fully covered with dark 3/4 inch to 1-1/2 inch screened gravel or 4 inch to 6 inch cobble such as "Black Cherry," "Table Mesa Brown" or "Saddleback Brown", but its size and composition may vary from the standards in this section to accommodate the operation requirements of the equipment.

Exhibit C.3a – Landscape within Public Right of Way – Elliot Road



Palm

Sissoo (Upright Tree)

Mesquite (Desert Tree)

Texas Ebony - Hedged

Understory Planting*

Tall, Decorative, Security Fence (optional)

* Understory planting in mass, linear and generally perpendicular to the roadway - formally planted, on a 5' grid - Sage, Ruellia, Boxwood, Myrtle, Rosemary, Deer Grass, Agave, Prickly Pear

Notes:

- Typical section shown above
- Sidewalk width per Exhibit C.1 - Pedestrian Circulation
- Dark colored crushed granite per Section C.3. C. - Plant Types within the Public Right-of-Way (ROW)
- Grading of non-paved landscape areas should be depressed below the curb to collect rainwater
- Streetlights will be located in the median

0' 20' 40'

EAST

04 APRIL 2011

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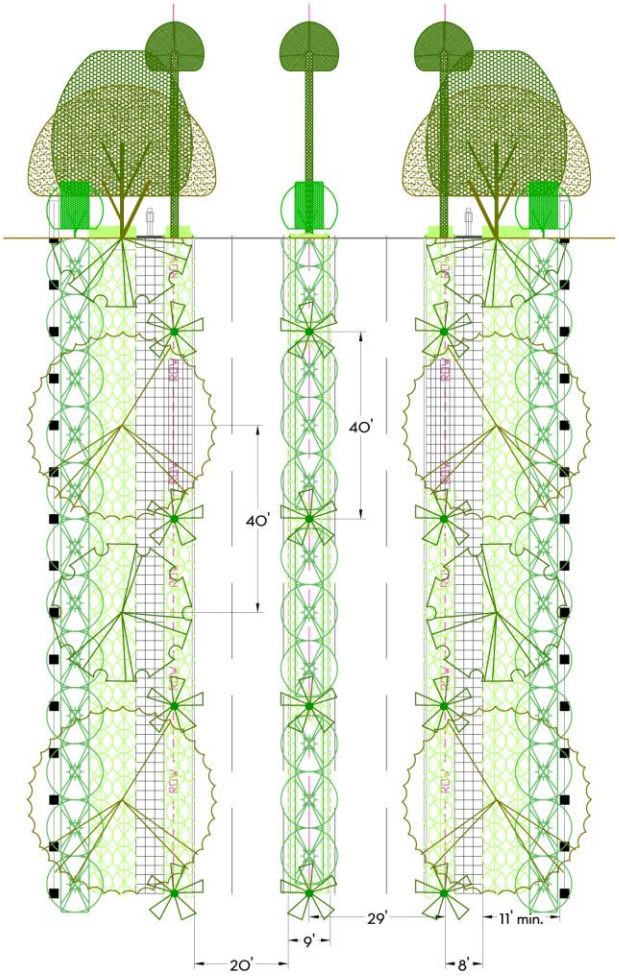
Exhibit C.3b– Landscape within Public Right of Way – "District Street"



Palm

Sissoo (Upright Tree)

Mesquite (Desert Tree)

Texas Ebony - Hedged

Understory Planting*

Tall, Decorative, Security Fence (optional)

* Understory planting in mass, linear and generally perpendicular to the roadway - formally planted, on a 5' grid - Sage, Ruellia, Boxwood, Myrtle, Rosemary, Deer Grass, Agave, Prickly Pear

Notes:

- Typical section shown above
- Sidewalk width per Exhibit C.1 - Pedestrian Circulation
- Dark colored crushed granite per Section C.3. C. - Plant Types within the Public Right-of-Way (ROW)
- Grading of non-paved landscape areas should be depressed below the curb to collect rainwater
- Streetlights will be located in the median

0' 20' 40' NORTH 04 APRIL 2011 Fe

nces or walls visible from publicly accessible areas, right-of-ways or adjacent properties must meet the following requirements:

- Fences must be constructed of decorative materials such as wrought iron, wood, plastic or vinyl fences are typically not permitted
- Fences with metal posts must be capped
- Fences must be a.) screened entirely by vegetation OR b.) must have a change in setback (offset) of at least eight (8) feet (in plain view) within each 250′ of wall length
- Metal fences must have a dark, matte finish (paint or coating)
- Corners and ends require columns that are larger (height and width) than the mass of the fence or wall
- Changes in top of wall or fence height are only permitted at columns and require a minimum two (2) foot setback offset (plan view)
- Fence or wall material and color must a.) blend with the landscape setting using colors that do not contrast with the vegetation OR b.) be complementary and compatible with the building architecture

- Walls are typically constructed of masonry units, concrete, rammed earth, or similar product
- Walls must use vegetation to screen the wall visually so that the solid wall is not a dominate design element
- Walls must be made or faced with materials such as stone, brick, slump block, and patterned block; or must be finished with a sand finished stucco
- Walls must be topped/capped with a decorative cap that is wider than the mass of the wall
- Walls must a.) have decorative window or door openings or similar decorative element every eighty (80) feet, OR b.) must have a change in setback (offset) of at least eight (8) feet (in plain view) within each 250′ of wall length
- Chain link fence and Dooley block walls are not permitted
- Fences or walls taller than forty-two (42) inches are not permitted in the minimum required "building setback street" per the CP

Large equipment, electrical or mechanical yards that may be screened by a wall must also use vegetation to screen the wall visually. These solid enclosure walls are not permitted to be a dominate design element. Equipment that is taller than the wall that encloses them must be masked or complemented by landscape of similar height and form to lessen the visual impact of the taller equipment.

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F. Streetscape and Open Space Landscape Character

Because of the desire to transition to adjacent uses within the boundaries of DU5n, the pedestrian corridors along perimeter streets may have landscape screening and a decorative metal security fence and/or masonry wall between the pedestrian corridors and the interior uses of DU5n. This landscape screening shall be of low water use planting material that can provide year-round solid green screening of interior uses. The sidewalk shall generally be shaded by street trees. This space along the perimeter roadways will likely be the only public space in DU5n. The private interior areas may include park like landscapes, but these spaces are not required.

The streetscape details to be provided with the DUP for the remainder of DU5.

Temporary screening shall be installed between phases of development within DU5n. This screening shall limit lighting and views of loading and staging areas between buildings. This screening may be in built form or vegetation.

Boulders typically are not permitted in landscape areas in D5n. Street furniture, street lighting and signals, public art and bus shelters shall be consistent with themes established by Master Developer and approved by the City of Mesa. Metal elements in these areas shall typically be painted or power coated in a dark bronze or copper hue unless another color is chosen by the Master Developer as part of an overall streetscape design package and approved by the City of Mesa.

G. Street Perimeter Landscape Standards

Landscape within DU5n may be clustered in areas where it will have a stronger effect on the overall landscape character. The minimum landscape requirements for Off-street Surface Parking Areas may be relocated to adjacent landscape areas to provide denser screening of parking areas from public view and perimeter streets.

In DU5n, the area between the ROW and any perimeter decorative metal security fence and/or masonry wall shall be considered Street Perimeter Landscape. This zone must contain a vegetation hedge which screens the presence of the fence. This hedge may be composed of Texas Ebony planted a maximum of twelve (12) feet on center. If a hedge is used, the hedge may have movement in its form, but should generally only be interrupted by driveways or emergency access points. At these locations, the screen hedge should wrap the corner and flow the intersection access way for a sufficient length as to screen view of on-site parking, equipment yard and solar panel fields. If a hedge is used, the hedge shall be grown and maintained as a tall solid hedge with a height equal to or greater than the height of the adjacent metal security fence and/or masonry wall. Dead or sick plants that form the visual screening hedge must be replaced efficiently. Between the hedge and the ROW in non-paved areas, shrub/succulent planting shall be dense and not less than one (1) plant every five (5) feet (planted on a 5' grid – approximately one (1) plant per twenty-five (25) square feet). Street trees are typically required between back of curb and the sidewalk in the parkway and may be included behind or in front of the screening hedge (between the sidewalk and hedge), but are not required.

H. Minimum Plant Size

For DU5n, the design intent of the landscaping is, in part, to provide a "maximum" screening function. This may be accomplished by utilizing trees of sufficient size and density to act as a hedge. For many species of tree, the growth pattern is established early on in the plant's life cycle. It is typical for most commercial plant nursery operations to prune and train trees to look like trees (minimal foliage below the crown), not to look like a hedge (dense with vegetation from the ground up). Installing trees that are "tree trained" will not accomplish the "hedge" appearance as required to establish the DU5n landscape character.

To ensure that trees utilized for "hedge" purpose have sufficient opportunity to be trained via controlled pruning and maintenance, it is appropriate to reduce the "typical" standard to allow for fifteen (15)-gallon minimum plant size in DU5n in exchange for an additional quantity of trees. An example of this is a hedge planted at a density of one (1) tree per twelve (12) linear feet of hedge with fifteen (15) gallon trees for the "Street Perimeter Landscaping". In addition, due to the fast growing nature of desert trees in the DU5n plant palette, the minimum size for required trees may be smaller if exchanged for an additional quantity of trees.

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Exhibit 5.2 – DU5n Plant Palette

I. Trees

		"Old Arizona" Screen	"Old Arizona" Front Drive	Tall "Old Arizona"	Desert Scrub
Acacia farnesiana/smallii	Sweet Acacia				X
Acacia salicina	Willow Acacia			X	
Acacia willardiana	Palo Blanco				
Arecastrum romanzoffianum	Queen Palm		X		
Bauhinia congesta	Anacacho Orchid Tree		X		
Bauhinia variegata 'Candida'	White Orchid Tree		X		
Brahea armata	Mexican Blue Palm		X		
Chitalpa tashkentensis	Chilitapa				
Acacia rigidula	Blackbrush Acacia				
Carya illinoensis	Pecan		X	X	
Celtis reticulata	Canyon Hackberry				
Cercidium 'Desert Museum'	Hybrid Palo Verde	X	X	X	X
Cercidium floridum	Blue Palo Verde	X	X	X	X
Cercidium microphyllum	Foothills Palo Verde	X	X	X	X
Cercidium praecox	Palo Brea	X	X	X	X
Chilopsis linearis	Desert Willow				
Citrus species	Citrus	X	X		
Cupressus sempervirens	Italian Cypress	X	X	X	
Dalbergia sissoo	Sissoo	X	X	X	
Ebenopsis flexicaule	Texas Ebony	X	X	X	
Ficus microcarpa nitida	Compact Indian Laurel Fig				
Fraxinus greggii	Littleleaf Ash				
Fraxinus velutina 'Fantex'	Fantex Ash	X	X	X	R
Fraxinus uhdei	Shamel Ash	X	X	X	R
Geijera parviflora	Australian Willow				
Jacaranda mimosifolia	Jacaranda	X	X	X	
Juniperus monospermus	One Seed Juniper				
Lysiloma candida	Feather Bush				
Olea europaea 'Swan Hill'	Olive	X	X	X	
Olneya tesota	Ironwood	X	X		X
Phoenix dactylifera	Date Palm	X	X	X	
Pinus eldarica	Mondel Pine	X	X	X	

Pinus halepensis	Allepo Pine	X	X	X	
Pistachia atlantica x intergerrima	Red Push Pistache				
Pistachia chinensis	Chinese Pistache	X	X		
Pithecellobium flexicaule	Texas Ebony	X	X	X	
Platanus wrightii	Arizona Sycamore	X	X	X	R
Prosopis alba	Argentine Mesquite	X	X	X	X
Prosopis chilensis	Chilean Mesquite	X	X	X	X
Prosopis glandulosa	"Maverick"	X	X	X	X
Prosopis glandulosa	Honey Mesquite	X	X	X	X
Prosopis hydrid 'AZT'	Thornless Mesquite	X	X	X	X
Prosopis hydrid'Phoenix'	Thornless Mesquite	X	X	X	X
Prosopis veluntina (juliflora)	Velvet Mesquite	X	X	X	X
Prosopis alba	Argentine Mesquite	X	X	X	X
Prunus cerasifera 'Purple Pony"	Purple Leaf Plum		X		
Quercus virginiana 'Heritage'	Heritage Live Oak		X		
Rhus lancea	African Sumac	X	X		
Robinia ambigua 'Purple Robe'	Purple Robe Locust		X		
Robinia idahoensis 'Purple Robe'	Idaho Locust		X		
Schinus terebinthifolius	Brazilian Pepper Tree				
Sophora secundiflora	Texas Mountain Laurel	X	X		
Tipuana tipu	Tipu Tree		X		
Ulmus parvifolia v. 'sempervirens'	Evergreen Elm				
Vitex agnus-castus	Chaste Tree		X		
Washingtonia filifera	California Fan Palm				
Washingtonia robusta	Mexican Fan Palm	X	X	X	

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J. Shrubs

		"Old Arizona" Screen	"Old Arizona" Front Drive	Tall "Old Arizona"	Desert Scrub
Acacia craspedocarpa	Leather Leaf Acacia				
Abutilon palmeri	Indian Mallow				
Alyogyne huegelii	Blue Hibiscus		X		
Ambrosia deltoidea	Bursage				X
Anisacanthus andersonii	Anderson's Honeysuckle				
Anisicathus quadrifidus	Mountain Flame				
Asclepias subulata	Desert Milkweed				X
Atriplex lentiformis	Quail Bush				X
Bauhinia lunaroides	Anacacho Orchid				
Bougainvillea species	Bougainvillea	X	X	X	
Caesalpinia gilliesii	Mexican Bird of Paradise	X	X	X	
Caesalpinia mexicana	Yellow Bird of Paradise	X	X	X	
Caesalpinia pulcherrima	Desert Bird of Paradise	X	X	X	
Calliandra californica	Red Fairy Duster				
Calliandra eriophylla.	Native Fairy Duster				
Callistemon citrinus 'Little John'	Dwarf Bottlebrush				
Carissa grandiflora	Natal Plum 'Boxwood Beauty'	X	X	X	
Carissa grandiflora	Natal Plum 'Tuttlei'	X	X	X	
Cassia artemisiodes	Feathery Cassia	X	X	X	
Cassia nemophila	Desert Cassia	X	X	X	
Cassia phyllodinea	Silver-leaf Cassia	X	X	X	
Celtis pallida	Desert Hackberry				X
Chrysactinia mexicana	Damianita	X	X	X	
Cordia boisserii	Texas Olive				
Cordia parvifolia	Littleleaf Olive	X	X	X	
Cortaderia selloana pumila	Dwarf Pampas Grass				
Dalea bicolor v. argyraea	Silver Dalea				
Dalea frutescens	Black Dalea				
Dalea frutescens 'Sierra Negra' TM	Sierra Negra Dalea				
Dalea pulchra	Indigo Bush				
Dodonaea viscose	Hopbush	X	X	X	
Dodonea viscosa 'Purpurea'	Purple Hopbush				
Ephedra viridis	Mormon Tea				X
Eremophila racemosa	Easter Egg Bush				

Eremophila species	Valentine Bush	X	X	X	
Ericameria laricifolia	Turpentine Bush				X
Eriogonum sp.	Buckwheat sp.				
Euphorbia biglandulosa	Gopher Plant				
Euonymus japonica	Evergreen Euonymus	X	X	X	
Euphorbia rigida	Gopher Plant				
Europea 'Little John'	Dwarf Olive Shrub				
Gaura lindheimerii	Whirling Butterflies 'white'				
Hibiscus rosa-sinensis	Chinese Hibiscus		X		
Jasminum mesnyi	Primrose Jasmine				
Juniperus chinensis varieties	Juniper	X	X	X	
Justicia californica	Chuparosa				
Justicia candicans (ovata)	Red Honeysuckle	X	X	X	
Justicia spicigera	Mexican Honeysuckle	X	X	X	
Lantana species	Bush Lantana	X	X	X	
Larrea tridentate	Creosote				X
Leucophyllum species	Sage Varieties	X	X	X	
Leuc. Candidum Thunder Cloud ™	Texas Sage				
Leucophyllum laevigatum	Chihuahuan Sage	X	X	X	
Leuc. Zygophyllum Cimmarron ™	Texas Sage				
Ligustrum japonicum	Japanese Privet	X	X	X	
Lonicera japonica	Hall's Honeysuckle				
Lycium fremontii	Wolfberry				
Muhlenbergia capillaris	Pink Muhley	X	X	X	
Muhlenbergia rigens	Deer Grass	X	X	X	
Muhlenbergia rigida 'Nashville' ™	Nashville Grass				
Myrtus communis	True Myrtle	X	X	X	
Myrtus communis v. 'Compacta'	Dwarf Myrtle	X	X	X	
Nerium oleander 'Petite Pink'	Petite Pink Oleander	X	X	X	
Nerium oleander varieties	Oleander	X	X	X	
Pittosporum tobira	Japanese Mock Orange	X	X	X	
Psilostrophye cooperi	Paperflower				
Punica granatum 'Nana'	Dwarf Pomegranate				
Pyracantha varieties	Pyracantha	X	X	X	
Rhus ovata	Sugarbush				
Rhus virens	Evergreen Sumac				

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Rosa species	Rose		X		
Rosemarinus officinalis	Rosemary	X	X	X	
Ruellia species	Ruellia	X	X	X	
Ruellia brittoniana	Ruellia	X	X	X	
Ruellia peninsularis	Baja Ruellia	X	X	X	
Russelis equisetiformis	Coral Fountain				
Salvia species	Sage Varieties				
Salvia coccinea	Scarlet Sage				
Salvia greggii	Autumn Sage				
Salvia leucantha	Mexican Bush Sage				
Sambucus Mexicana	Mexican Elderberry				
Simmondsia chinensis	Jojoba				X
Sophora secundiflora	Texas Mountain Laurel	X	X	X	
Strelitzia reginae	Tropical Bird of Paradise	X	X	X	
Tecoma alata	Orange Jubilee	X	X	X	
Tecoma stans	Yellow Bells	X	X	X	
Tecoma stans 'Gold Star'	Gold Star Tecoma	X	X	X	
Tecoma stans 'Orange Jubilee'	Orange Tecoma Stans	X	X	X	
Tecoma x 'Sunrise'	Sunrise Tecoma	X	X	X	
Tecomaria capensis	Cape Honeysuckle	X	X	X	
Vigueria deltoidea	Goldeneye				X
Xylosma congestum	Xylosma				
Xylosma congestum 'Compact'	Dwarf Xylosoma				
Zexmenia hispida 'Devil's River'	Zexem				

K. Accents

		"Old Arizona" Screen	"Old Arizona" Front Drive	Tall "Old Arizona"	Desert Scrub
Agave parryi	Parry's Agave	X	X	X	
Agave sp.	Agave	X	X	X	
Aloe species	Aloe Varieties	X	X	X	
Aloe barbadensis	Yellow Aloe	X	X	X	
Asclepias subulata	Desert Milkweed				X
Bulbine frutescens	Bulbine				
Carnegiea gigantea	Saguaro		X	X	X
Cereus species	Cereus Varieties		X		X
Chamaerops humilis	Mediterraean Fan Palm		X		
Cycas revoluta	Sago Palm		X		
Cyperus alternifolius	Umbrella Plant				
Dasylirion acrotriche	Green Desert Spoon	X	X	X	
Dasylirion leiophyllum	Desert Spoon	X	X	X	

Dasylirion longissimum	Toothless Desert Spoon	X	X	X	
Dasylirion longissimum	Mexican Tree Grass	X	X	X	
Dasylirion quadrangulatum	Toothless Desert Spoon	X	X	X	
Dasylirion wheelerii	Desert Spoon	X	X	X	
Dasylirion texanum	Green Desert Spoon	X	X	X	
Ferocactus acanthodes	Fire Barrel				X
Ferocactus wislizenii	Native Barrel Cactus	X	X	X	X
Fouquieria splendens	Ocotillo – seed grown	X	X	X	X
Hesperaloe funifera	Giant Hesperaloe	X	X	X	
Hesperaloe nocturna	Night blooming hesperaloe	X	X	X	
Hesperaloe parviflora	Red Yucca	X	X	X	
Lophocereus schottii	Senita Cactus	X	X		X
Nolina species	Beargrass	X	X	X	
Opuntia sp.	Prickly Pear	X	X	X	X
Pachycereus marginatus	Mexican Fencepost	X	X	X	X
Pedilanthus macrocarpus	Lady's Slipper				
Philodendron selloum	Selloum Philodendron		X		
Sanseveria spp.	Mother-in-law's Tongue		X		
Yucca species	Yucca Varieties	X	X	X	
Yucca rostrata	specimen	X	X	X	
Yucca pallida	Pale Leaf Yucca	X	X	X	
Yucca baccata	Banana Yucca	X	X	X	

L. Perennials and Groundcovers

		"Old Arizona" Screen	"Old Arizona" Front Drive	Tall "Old Arizona"	Desert Scrub
Acacia redolens 'Desert Carpet'	Desert Carpet	X	X	X	
Aquilegia chrysantha	Golden-spurred Columbine				
Asparagus desiflorus 'meyers'	Meyer's Asparagus				
Asparagus desiflorus 'sprengeri'	Sprenger Asparagus				
Baccharis pilularis 'Starn Thompson'	Dwarf Coyote Bush				
Baileya multiradiata	Desert Marigold				X
Berlandiera lyrata	Chocolate Flower				
Campsis radicans	Common Trumpet Creeper				
Carex texansis	Texas Sedge Grass				
Carpobrotus chilensis	Ice Plant				
Carissa 'Green Carpet'	Green Carpet				
Catharanthus roseus	Madagascar Periwinkle		X		

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Cuphea llavea	Monkey Flower				
Convolvulus cneorum	Bush Morning Glory				
Convolvulus mauritanicus	Ground Morning Glory				
Coreopsis bigelovii	Desert Coreopsis				
Cosmos species	Cosmos Varieties				
Dalea capitata 'Sierra Gold' TM	Sierra Gold Dalea				
Dimorphotheca sinnuata	African Daisy		X		
Dyssodia acerosa	Shrubby Dogweed				
Dyssodia pentachaeta	Dogweed				
Eupatorium greggii "Boothill"	Eupatoria				
Escholtzia mexicana	Mexican Gold Poppy	X	X	X	X
Gaura lindeimeri	Desert Orchid				
Gazania rigens	Trailing Gazania				
Gazania rigens 'Sun Gold'	Gazania				
Gelsemium sempervirens	Yellow Flowering Jessamine		X		
Glandularia tenuisect 'Edith'	Edith Verbena				
Helianthus debilis	Dune Sunflower				
Hymenoxys acualis	Angelita Daisy	X	X	X	
Lantana 'New Gold'	New Gold Lantana	X	X	X	
Lantana species	Trailing Lantana	X	X	X	
Lantana 'Spreading Sunset'	Spreading Sunset	X	X	X	
Lonicera japonica 'Halliana'	Hall's Honeysuckle	X	X	X	
Lupinus sparsiflorus	Desert Lupine				X
Malephora lutea	Rocky Point Ice Plant		X		
Melampodium leucanthum	Blackfoot Daisy				
Mimulus cardinalis	Monkey Flower		X		
Mirabilis multiflora	Desert Four-o-Clock				
Myoporum	Myoporum	X	X	X	
Nemophila maculata	Five Spot				
Oenothera berlandieri	Mexican Evening Primrose	X	X	X	
Osteospermum fruticosum	Trailing African Daisy				
Papaver nudicaule	Iceland Poppy		X		
Papaver rhoeas	Shirley Poppy		X		
Penstemon baccharifolius	Rock Penstemon		X		

Penstemon spp.	Penstemon		X		
Phacelia campanularia	Desert Blue Bells				X
Rosemarinus officinalis 'Prostratus'	Dwarf Rosemary	X	X	X	
Ruellia brittoniana 'Katie'	Katie Ruellia	X	X	X	
Santolina virens	Green Santolina				
Setcreasea pallida	Purple Heart Plant				
Sphaeralcea ambigua	Globemallow				X
Tetranauris acaulis	Angelita Daisy				
Tulbaghia violacea	Society Garlic				
Ulmus parvifolia v. 'sempervirens'	Evergreen Elm				
Verbena species	Verbena				
Verbena gooddingii	Native Verbena				
Verbena pulchella					
Wedelia trilobata	Yellow Dots	X	X	X	
Zephryanthes candida	White Rain Lily				
Zinnia grandilfora	Little Golden Zinnia				

M. Grasses

		"Old Arizona" Screen	"Old Arizona" Front Drive	Tall "Old Arizona"	Desert Scrub
Bouteloua curtipendula	Sideoats Grama	X	X	X	
Bouteloua gracilis	Blue Grama	X	X	X	
Muhlenbergia capillaries	Regal Mist	X	X	X	
Muhlenbergia linheimerii		X	X	X	
Muhlenbergia rigens	Deergrass	X	X	X	
Nolina sp.	Beargrass	X	X	X	
	Midiron Turf		X		
	Palmetto St. Augustine		X		
	Santa Anna Turf		X		
	Tifgreen 328		X		
	Tifway 419		X		

N. Vines

		"Old Arizona" Screen	"Old Arizona" Front Drive	Tall "Old Arizona"	Desert Scrub
	Bower Vine				
	Pink Jasmine		X		
Antigonon leptopus	Queen's Wreath Vine				
Ficus pumila	Creeping Fig		X		
Hardenbergia comptoniana	Lilac Vine		X		
Hedera helix	English Ivy				

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Macfadyena unguis-cati	Cat's Claw Vine	X	X	X	
Mascagnia lilacina	Lilac Orchid Vine				
Mascagnia macroptera	Yellow Orchid Vine				
Podranea ricasoliana	Pink Trumpet Vine				
Trachelospermum jasimiodes	Star Jasmine		X		
Vigna caracalla	Snail Vine	X	X	X	

O. Prohibited Plant List

Baccharis sarathroides	Desert Broom				
Brassica tournefortii	Saharan Mustard				
Bromus rubens	Red Bromegrass				
Casuarina species	Beefwood				
Centaurea melitensis	Malta Starthistle				
Chamaecyparis species	False Cypress				
Cynodon dactylon	Common Bermuda Grass				
Encelia farinose	Brittlebush				ALLOWED IN SEED MIX
Grevillea robusta	Silk Oak				
Pennisetum ciliare	Buffel Grass				
Tamarix aphylla	Tamarisk or Salt Ceder				

5.3 Lighting

Lighting within the ROW shall be placed in the median if there is a raised median and where streetlights do not already exist on one side of the street. In areas where light fixtures are currently not installed along Elliot Road, Crismon Road or District Street lighting along these roadways should be placed in the median if a raised median is installed. Light fixtures, poles and traffic in the ROW shall typically be painted or power coated in a dark bronze or copper hue unless another color is chosen by the Master Developer as part of an overall streetscape design package and approved by the City of Mesa. The ROW of perimeter streets shall be illuminated per City of Mesa standards. The use of slim L.E.D street lighting fixtures is encouraged in the ROW to be consistent with MPG's Vision for sustainability.

Areas within DU5n outside of the perimeter road ROWs shall generally fall into one of four lighting character zones as depicted on Exhibit 5.3– Lighting Character. Light fixtures and poles in the interior areas DU5n shall typically be painted or power coated in a dark bronze or copper hue. Metal elements of these fixtures shall not be reflective and should have a matte finish. Maximum standard heights shall be appropriate to the surrounding context. Metal halide lamps are encouraged; high-pressure sodium lamps are prohibited.

A. Front Drive Lighting

Front Drive Lighting is located at the employee and visitor entrances to DU5n. Lighting in these areas is generally ambient and may include driveway, sidewalk and landscape lighting. Landscape up-lighting in this zone is encouraged, but not required. Lighting fixtures shall typically be mounted at or below twenty-five (25) feet above the adjacent grade.

B. Yard Lighting

Yard Lighting is typically in the area between buildings around loading docks and yards. Because of the use, lighting in these areas is anticipated to be intense, but will be screened and shielded from public view and perimeter roadways. Phased construction must also accommodate temporary screening and shielding of this more intense lighting zone. Lighting fixtures shall typically be mounted at or below the maximum adjacent parapet height.

C. Parking Lot and Driveway Lighting

The Parking Lot and Driveway Lighting zone is applied in the portions of DU5n where driveways and parking fields are anticipated to surround the high-tech manufacturing/employment core buildings. Lighting in these zones is intended to make the walk to and from vehicles comfortable. Lighting fixtures shall typically be mounted at or below twenty-five (25) feet above adjacent grade.

D. Dark/Security Lighting

Large areas of DU5n may be used for storm water retention with or without solar panel fields. These areas will not be illuminated at night. Open landscape areas without programmed use will not be illuminated at night.

Refer to the CP for additional lighting requirements.

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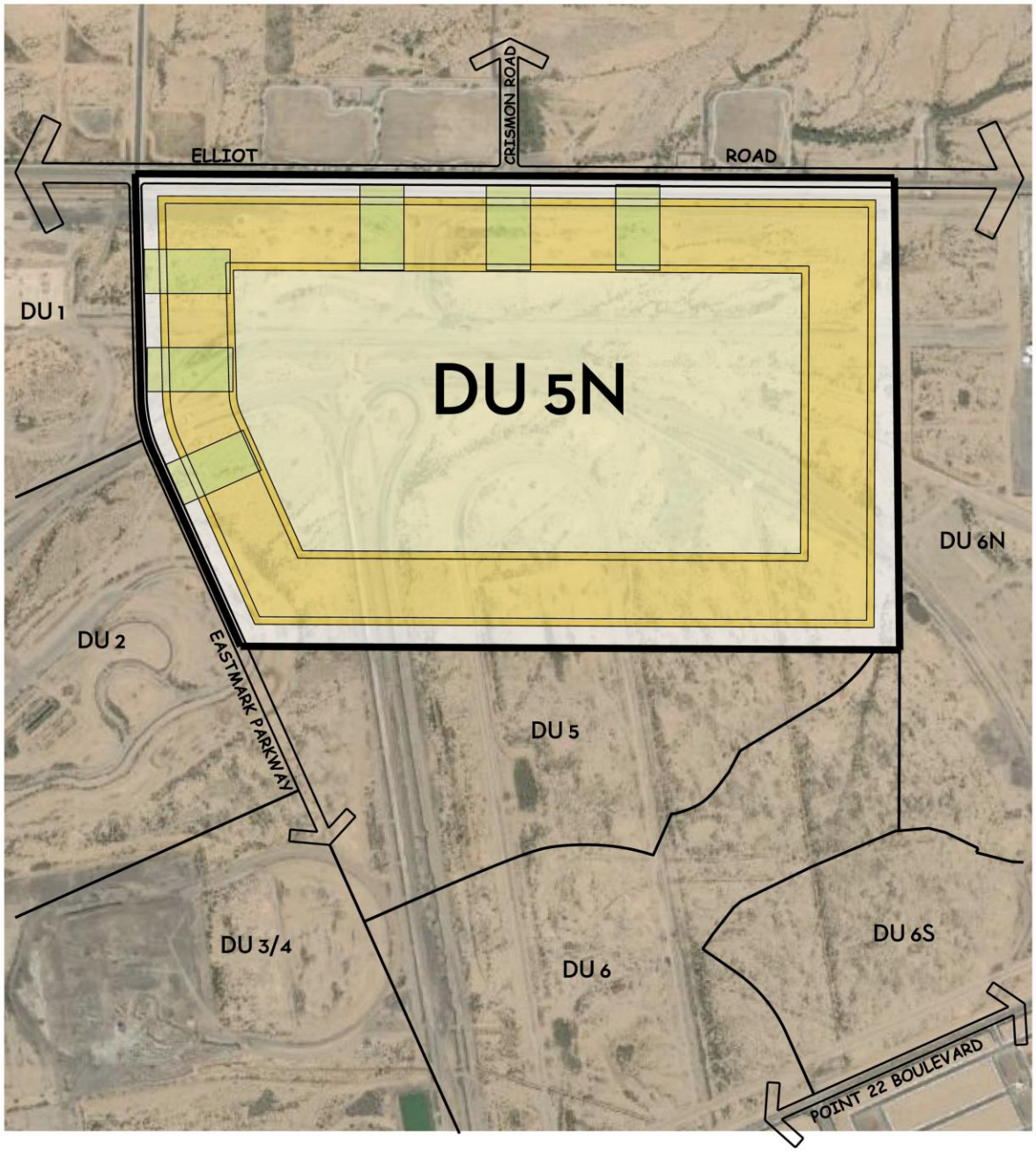
Exhibit 5.3 – Lighting Character



Notes:
Lighting fixtures shall typically have a dark bronze, copper or rust hue and a matte finish, stainless steel with brushed finish or natural rust.

The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes and locations may differ from those shown.

Front Drive Lighting

Parking Lot and Driveway Lighting

Yard Lighting

N.T.S.

NORTH

August 2016

5.4 Design Character

Building design and the built environment in DU5n are intended to live well over time and are characterized by "High Performance Living". Design in this DU is the careful combination of Artful and Sustainable Development.

The design character of DU5n, may include large scale buildings or smaller buildings, both of which include careful consideration of the following design characteristics:

- Material Integration
- Building Intensity
- Urban Integration
- Rhythm and Balance
- Color and Texture
- Shade and Shadow
- Scale and Proportion
- Water Conservation
- Green Building Concepts
- Energy Efficiency
- Renewable Energies

DU5n may be developed with large building masses. Single large structures with long elevations may occur. Smaller buildings may also be developed in employment campus-style as well. Landscape and buildings in this DU must be designed to complement each other. Building height will be consistent with the CP.

Modern desert appropriate building colors are required on all building facades. These facades will be used as the backdrop to multiple layers of "Old Arizona" and Sonoran Desert landscape screens. The texture and various depths of the required vegetation will provide filtered views of the buildings beyond.

A rhythm is required in the buildings' elevations and in the landscape surrounding them. This rhythm must be expressed in the solid and void of the landscape as well as in alternating light and dark hues of the building facade. These rhythms are not permitted to be repetitive, but rather an artful composition of pattern. The pattern may also alternate between colors or hues, but must visually break the larger building mass.

With the development of this area as a campus-style employment area, urban integration will not take the typical urban forms. Urban integration can also strengthened by focusing the points of connection to the greater community. At these points, transit and pedestrian comfort and convenience must be emphasized.

Within DU5n the play of shade and shadow will be emphasized by the required contrast between the large building masses and the tall and diverse landscape screens. The required landscape palette blends soft round shapes with strong pointed ones. This required complexity of form is intentional to create fine-grain shadow patterns that can play against a strong, simple building canvas.

The grading of the site should further the Eastmark desire to conserve water not only by retaining all storm water within DU5n, but also by creating small micro-basins that direct rainwater to low water use plants rather than directly to large area basins.

The buildings within DU5n should be constructed of energy efficient materials. Modern integrated buildings systems shall be used whenever possible and efficient. Construction systems and techniques that can be recycled in future generations are also encouraged.

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The use of solar panel fields are encouraged in the landscape and on roofs in areas hidden by parapets. The incorporation of other renewable energy sources in the site, landscape and building are also encouraged and provide visible expressions of the importance of sustainability.

5.5 Signage

There are four distinct types of signage anticipated in DU5n: Eastmark community signage, attached wall-mounted signs, detached freestanding/monument signs and directional signs. All signs shall be appropriately sized to fit on the building or wall mass to which they are attached. Directional signage shall typically be sized for readability of users on adjacent roadways or sidewalks. Sign placement in DU5n is anticipated as shown on **Exhibit 5.4 – Potential Signage.** Other sign types such as temporary retail/portable signs, window signs, applied signs and menu signs/boards/cabinets are not anticipated. Address signage is permitted on the building or as part of Detached Freestanding/Monument Signs. Refer to Section 16 – Sign Standards of the CP for additional signage requirements by sign type and permitted sign area by LUG.

A. Permitted Sign Types

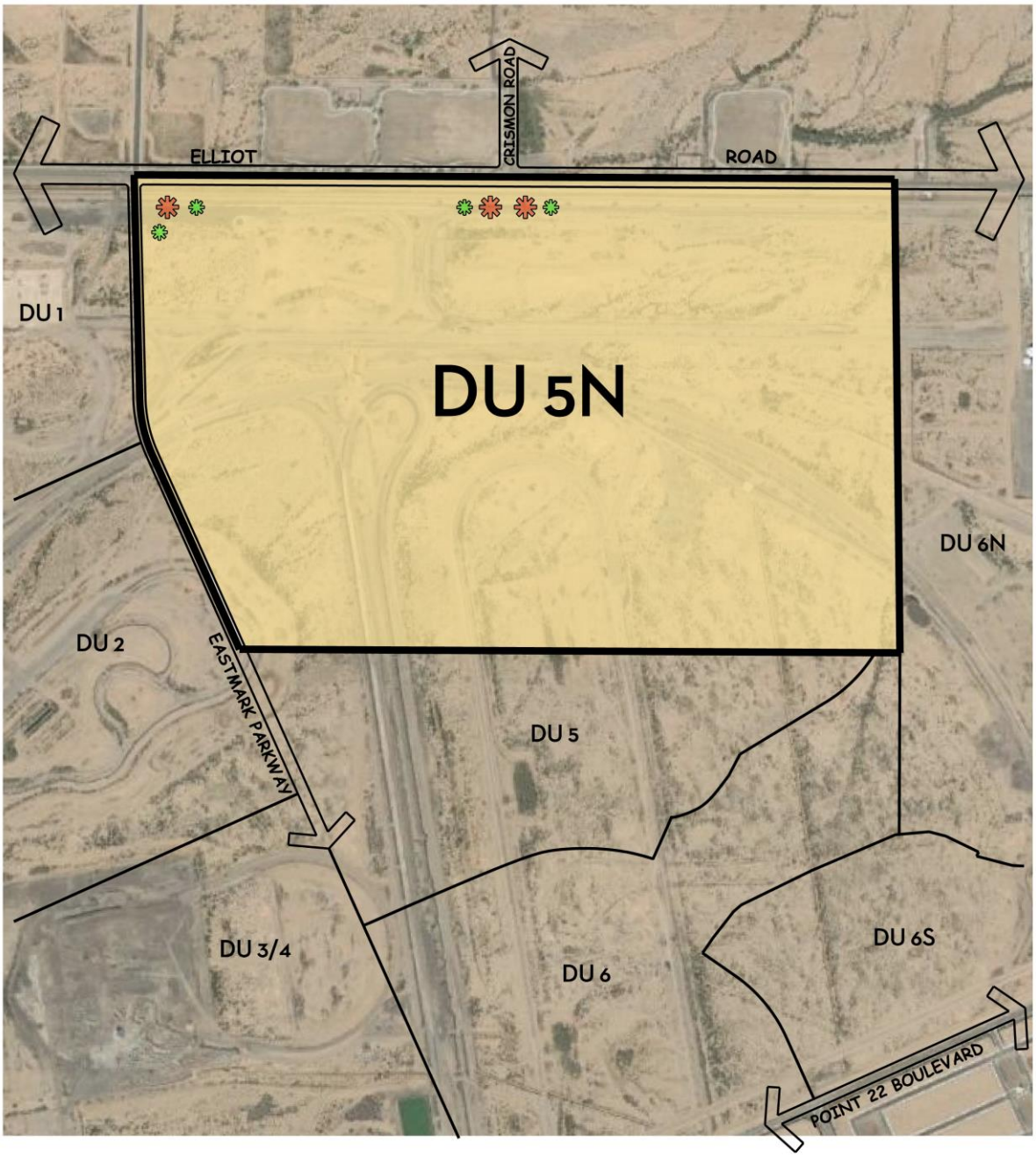
1. Community Signage shall be designed by the Master Developer and approved by the City of Mesa. It may match or complement community signage elsewhere in Eastmark. Community signage may be placed within the ROW by the Master Developer with the permission of the City of Mesa. Community Signage may be graphic in nature or iconic in the form of a structure or object in the landscape. Community Signage is not required.

2. Attached Wall-Mounted Signs are allowed to be high on the building elevation but must be below the parapet height. Signage must be designed holistically to create a single artful expression in the landscape and on the building façade even though it may include several sign elements. Several stand alone, unrelated adjacent signs are not permitted. Sign type, color and materials must complement the materials of the surface the sign is mounted to. Halo lighted signs are encouraged when illumination is used. Multiple building mounted signs are permitted on the same building façade. Attached Wall-Mounted Signs may also include mural, cabinet sign or canopy sign types. Signs must meet the signage requirements for DU5n below.

3. Detached Freestanding/Monument Signs are permitted in the landscape typically at entrances to DU5n from perimeter streets. Sign type, color and materials must complement the materials of the surface the sign is mounted to. Halo lighted signs are encouraged when illumination is used. Multiple building mounted signs are permitted on the same blade or wall structure. Vertical sign expressions in the landscape are encouraged. These signs must meet the signage requirements provided for DU5n below. Signage types that refer to attachment to the building façade may also be applied to Detached Freestanding/Monument signs when attached to a base or blade.

4. Directional Signs are permitted in the interior and at entrances to DU5n. Directional signage shall be sized appropriate to ensure the convenient readability. This signage is not permitted to advertise tenants or occupants, but is permitted to provide directions to individuals and groups moving through the DU. Directional signage may be illuminated but typically shall not be backlit. These signs must meet the signage requirements for DU5 below.

Exhibit 5.4 – Potential Signage



Notes:
Internal directional and security signage may be used throughout DU5N.

The areas, connections, shapes, quantities, sizes and locations shown are conceptual representations of the future potential development. Actual areas, connections, shapes, quantities, sizes and locations may differ from those shown.

Private signage

Private attached wall-mounted signs (building sign) and/or detached freestanding/ monument signs (landscape)

Eastmark Community Signage

N.T.S.

NORTH

August 2016

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B. Design Requirements

All signage must comply with the following design principles for quality, color and contrast, illumination, size and quantity, graphic content, locations, and permit requirements:

1. Quality

   a. Signage must be an integral design feature of the base building design

   b. Signage shall be designed to complement the base building design

   c. Designs, materials and fabrication must reflect the quality of the architecture and its construction and should add to the overall experience of the community

2. Color and Contrast

   a. Sign colors should complement or be in context with colors used on the base building

   b. A clear contrast between signage and background must be provided

   c. Signs shall not be placed on a background material that detracts from the finish and appearance of the sign

3. Illumination

   a. Illumination of signage may be either internal, external, or both

   b. Lighted signs shall be installed to avoid any glare or reflection into any adjacent use

   c. All signage lighting must remain on and in good operating order during the hours of operations at night

   d. All signage lighting must be installed on a 24/7 time clock

   e. Use of exposed neon is generally not permitted

   f. Halo Illumination

      - Lamp must be contained entirely within a reverse pan-channel sign and/or individual letters
      - Elements of the sign must be raised from the background
      - The source of illumination must not be visible

   g. Care must be taken to provide even illumination and to avoid "hot spots" of light versus dark areas

   h. All lighting, including that for signage, must comply with the Lighting Section of these design guidelines

4. Size and Quantity

a. The quantity of signs is not specifically limited, but shall be in appropriate quantities, proximate to locations shown on **Exhibit 5.4 – Potential Signage,** to create a holistic artful expression in the landscape and on the building façade

b. Margins left by the sign size described below should generally be in balance around the sign

c. To encourage design creativity, no maximum letter size has been established

5. Graphic Content

a. The use of signage shall be limited to the Tenant's approved trade name as stated in the Lease, Ownership or as approved by the Master Developer at its sole discretion

b. Taglines or identification of specific products or services are not permitted

c. Trademarks are not permitted

C. Prohibited Signage Types

1. Signs that are installed without written approval from the Master Developer, or that are inconsistent with approved drawings

2. Signs mounted to the roof of the Building

3. Signage with an exposed raceway or electrical connections

4. Individual metal channel letters with illuminated Plexiglas® faces

5. Face lit Acrylic (or similar material) individual letter or cabinets

6. Luminous vacuum formed type plastic letters

7. Signs with gold or silver plastic trim caps

8. Typical cabinets of Acrylic, Plexiglas®, or plastic-faced panels with surface or second-surface applied or painted graphics, internally backlit in a standard geometric shape

9. Cabinet signs with the face panel routed out with Plexiglas® or similar material, laminated behind

10. Standard flat front cabinet signs

11. Change-panel signs

12. Freestanding, flashing, moving, rotating, chasing, audible or odor producing signs

13. Suspended internally illuminated panel signs behind glazing

14. "A" frames and portable signs

15. Signs that are not professional in appearance

16. Painted or hand lettered signs or newspaper advertisements

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17. Cloth, paper, cardboard and other large stickers, decals, or other temporary signs

18. Placards, posters, playbills, postings, signs in any public right-of-way and fixed balloons in any location

19. Inflatable signs or graphic devices

20. Pre-fabricated neon “open”, “closed” or other “off-the-shelf” pseudo neon looking window graphics

21. Triple Message Signs

22. Signage considered rude, obscene, and offensive that is not in conformance with the CAP code of the British Code of Advertising or similar regulations by a similar regulating body (see Graphic Content Section for CAP guidelines).

Section 6 DU Drainage Plan

The DU5n area will be designed to self-retain. Drainage may be taken across parcel lines and/or collected in common retention basins, but the retention requirements for DU5n shall be accommodated within the DU. The Drainage Plan for DU5e was prepared by Wood, Patel & Associates and dated April 24, 2014. The Master Drainage Report for Eastmark was also updated to include DU5e on April 24, 2014.

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Section 7 DU Potable Water Plan

The DU Potable Water Plan for DU 5e was prepared by Wood, Patel & Associates dated April 16, 2014 and the Master Water Report for Eastmark was also updated to include DU5e, also prepared by Wood, Patel & Associates dated April 15, 2014.

Section 8 DU Wastewater Plan

A DU Wastewater Plan for 5e was prepared by Wood, Patel & Associates, dated April 24, 2014 and the Master Wastewater Report for Eastmark was also updated on April 24, 2014.

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Section 9 Master Non-potable Water Plan

The use of non-potable water is currently not contemplated in DU5e at this time. However, the use of non-potable water for landscape irrigation is encouraged whenever it can practically be used.