CITY COUNCIL SPECIAL MEETING AND STUDY SESSION NOTICE & AGENDA
Tuesday, November 01, 2011
5:00 PM
CITY COUNCIL CHAMBER

MUNICIPAL OFFICE COMPLEX
8401 W. MONROE STREET
PEORIA, AZ 85345

CITY COUNCIL:

Mayor
Bob Barrett

Mesquite District
Cathy Carlat, Vice Mayor

Acacia District
Tony Rivero

Ironwood District
Dave Pearson

Palo Verde District
Ron Aames

Pine District
Carlo Leone

Willow District
Joan Evans

City Manager
Carl Swenson

CONVENE:
ROLL CALL:

FINAL CALL TO SUBMIT SPEAKER REQUEST FORMS:

CONSENT AGENDA

CONSENT AGENDA: All items listed with "C" are considered to be routine or have been previously reviewed by the City Council, and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

CONSENT – New Business:

1C Authorization to Hold an Executive Session

Pursuant to A.R.S. § 38-431.03: Discussion and possible action to authorize the holding of an Executive Session for the purpose of consultation with the City's attorneys concerning the City's position in discussions with the Seattle Mariners and San Diego Padres regarding contract renewals for the use of the Peoria Sports Complex. A.R.S. § 38-431.03(A)(4).

STUDY SESSION AGENDA

Subjects for Discussion Only:

1. Vistancia Development Agreement

City Council Meetings can be viewed live on Channel 11 (Cox Cable) and are also available for viewing on demand at http://www.peoriaaz.gov/content2.aspx?id=2151.

CALL TO THE PUBLIC: (NON-AGENDA ITEMS)

If you wish to address the City Council, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. The City Council is not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

ADJOURNMENT

NOTE: Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Council Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

Accommodations for Individuals with Disabilities. *Alternative format materials, sign language interpretation, assistive listening devices or interpretation in languages other than English are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Room 150, Peoria, Arizona 85345 (623)773-7340, TDD (623)773-7221, or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request.*

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

Agenda Item: SS#1

Date Prepared: October 17, 2011 **Council Meeting Date: November 1, 2011**

TO: **Carl Swenson, City Manager**

FROM: **Scott Whyte, Economic Development Services Director**

THROUGH: **Susan J. Daluddung, Deputy City Manager**

SUBJECT: **Amended and Restated Development Agreement for the Vistancia Master Planned Community**

Purpose:

This is a request for City Council to consider a comprehensive amendment to and restatement of the Vistancia Development Agreement (VDA). The VDA will accompany a Major Amendment to the Vistancia PCD and is intended to reframe the requirements, timing and obligations attached to the future development of the community vis-à-vis land use, water resources, transportation, public safety, parks and open space.

Background/Summary:

Current economic conditions affecting the nation, state and region have profoundly altered the development reality during this recession and will shape the emergence and market conditions upon recovery out of the 2008 economic downturn. The tremendous growth and rate of development experienced prior to the recession, during which the original VDA was approved, has slowed to historic lows. The economic reality of the pre-recessionary period is gone, replaced with a market reality saturated in foreclosed homes, a high level of unsold housing inventory, steep reductions in land value, an equally alarming reduction in home values, constricting financial markets, low consumer confidence, the lowest level of new housing starts in years, and record unemployment. These conditions have profoundly altered the economic reality of the original development program for Vistancia, thereby warranting a new view. Reductions in the total number of residential units to be built as proposed by the land owner, and corresponding reductions in the impact of such development upon the community and City have caused a re-examination of the original development agreement requirements and assumptions.

With this in mind, a working group of City departments, including Economic Development Services, Planning, Engineering, Budget, City Attorney's Office, and Public Works have been working with SunBelt Holdings (Land Owner) to modify the new development program to more closely align with the existing and probable future economic reality, and to also adjust the

required community improvements to be in alignment with actual impacts resulting from a reduction in development. The model used for amending the VDA was based on a reduction in the original land use density (number of dwelling units that can be built) and to analyze actual impacts to roads, water resources, recreation and open space, and public safety based on the reduced land use density. Additionally, we have taken into account the current built environment, such as the operation of Loop 303 which was not taken into account for traffic impact purposes at the time the original development agreement was approved.

In summary, the approach and methodology for amending the VDA is based on the following:

- Nearly 40% reduction in the original land use density of 17,334 residential units to maximum of 10,500 units to be built;
- Recognition of the Loop 303 as a major transportation corridor that was not contemplated in the original traffic impact analysis, thus requiring additional off-site road improvements in the existing development agreement that are now not warranted or justified; and
- Focus of the required improvements (roads and water infrastructure specifically) tied to impacts based on a substantially reduced land use density.

Below is a summary of modifications by subject area for the amended VDA.

Planning and Land Use Densities:

Proposed changes to the existing land use density includes: (1) combining the existing Vistancia North and Vistancia South Planned Community Development (PCD) land use densities into a single Vistancia PCD covering 7,104 gross acres or 11.1 square miles; (2) reduction in the overall maximum residential unit count from 15,644 units to a maximum of 10,500 units (40% reduction); -- Please note that the original VDA land use density of 17,334 was reduced to 15,644 units in 2006 as part of a Major PCD Amendment; and (3) Reduction in the overall gross density from 2.2 units per acre to 1.5 units per acre; and (4) open space dedication timing tied to when infrastructure is available to provide public access or within 180 days of the City's written request for such dedication; and (5) targeted amendments to the PCD regarding hillside standards and 'Village D' development standards (e.g. uses, building height, setbacks). See exhibits 1 and 2.

Transportation:

When the City and Land Owner entered into the original development agreement for Vistancia in 2001, traffic studies indicated the need to build several off-site roadway improvements for access including Lone Mountain Parkway from El Mirage Road to Lake Pleasant Parkway. See exhibits 3, 4 and 5.

These roadway stipulations were based on the regional traffic projections, build-out of Vistancia to approximately 17,334 residential dwelling units, and commercial development in the Vistancia commercial core. At the time the original agreement was developed, the Arizona Department of Transportation was in the planning stages for Loop 303. There were several alternative routes that were being considered, and funding was not in place for construction. As such, the Land Owner could not rely on Loop 303 for transportation access.

Today, the Loop 303 has been constructed adjacent to Vistancia, and the Land Owner is proposing to significantly reduce the total amount of residential dwelling units to approximately 10,500, as well traffic projections have significantly changed for the region.

Because of these factors, the City has worked with the Land Owner to modify their roadway stipulations to better address the traffic impacts from the modified Vistancia development and align certain roadway improvement requirements with traffic volume level of service criteria.

Water Resources and Infrastructure:

The original potable and non-potable water demand for the development (17,334 residential dwelling units plus the commercial area) totaled 12,413 acre-feet per year (AF/yr). Proposed water sources included recovered groundwater, along with renewable water supplies consisting of Central Arizona Project (CAP), recharge credits and reclaimed water. Vistancia was also required to provide the additional water resources needed for build-out. To access these water supplies Vistancia was responsible to purchase capacity in the Agua Fria Recharge Project, construct a well field (to recover recharged water), a surface water treatment plant (Twin Buttes WTP) and a wastewater treatment plant (Jomax WRF) to supply the reclaimed water system.

The revised PCD will lower the overall land use densities for the property to 10,500 residential dwelling units plus the commercial area. The reduced land use densities in turn lowered the total water demand from 12,413 AF/yr to 7,823 AF/yr. A large portion of the reduction in overall water demand was in the CAP water need, which lowered from 2,300 AF/yr to 881 AF/yr.

As the need for treated CAP water was less than one (1) million gallon per year it was not practical to construct the Twin Buttes WTP at such a small scale. The solution was have Vistancia construct a waterline across the Lone Mountain Parkway alignment and make a payment of one million dollars to the City for future treatment capacity. Vistancia will also make improvements to two existing water boosters stations located in the City's existing water system to provide a redundant water supply for the development. See Exhibits 6 and 7.

Vistancia will be required to continue to expand the Jomax Water Reclamation Facility to meet the wastewater treatment requirements of the development at the new densities.

Parks, Open Space and Libraries:

The original development agreement contemplates that the owner would donate approximately 1,175 acres of open space, dedicate two community parks, and six neighborhood parks, as well as reserve a site, up to 15 years, for a future library. These elements remain part of the restated agreement, with some minor modifications.

The timing for the dedication of the initial 900 acres of open space was originally stipulated to occur prior to the approval of the first preliminary plat north of the CAP. This timing requirement has been changed to better align the open space dedication with the city's ability to ensure public access to the open space sites. A map of the current open space, park, trail and trailhead locations is attached as Exhibit 8.

The original development agreement required the dedication of two community and six neighborhood parks to support the original land use density. In 2006, the Land Owner made a major amendment to their PCD and land use densities, thus reducing the requirement for city owned neighborhood parks from six to three. In addition to the city-owned facilities, the owner has constructed two additional private recreation facilities for use by the community. The restated agreement removes specific references to the number of parks and instead refers to the most recently approved development plan and program.

Lastly, the original agreement contemplated a need for a future branch library to be located in the general area of Lone Mountain Road and El Mirage Road. This site was to be held in reservation for 15 years from the date of the agreement. The restated agreement changes the location to the general area of the Southern Vistancia Community Park and future High School site. The agreement also stipulates that on or before October, 31, 2016 the city will request in writing the formal dedication of the library site or release the Land Owner from any obligation to reserve the site.

In light of certain roadways no longer being warranted by virtue of the revised development program, such as Lone Mountain Parkway from Loop 303 eastward to Lake Pleasant Parkway, and in light of a reassessment of the recreation and open space needs for Northern Peoria, as well as capital funding availability for such community facilities as Community Park Number 3, staff will discuss with Council at a future date the best options available.

Public Safety:

The original development agreement contemplated up to three permanent future fire stations, with an option to make one site a joint police/fire station. The Land Owner was responsible for providing an interim fire station, constructing and dedicating the first fire station, as well as covering the cost of staffing the station based on a cost share formula until the project reached 6,600 dwelling units. The agreement also required the Land Owner to pay for the cost of up to six police officers and three police vehicles until the occupancy of 1,501 dwelling units, as well as costs associated with additional police presence during construction.

To date, the owner has met all of the current obligations regarding public safety. The unit threshold for police operating costs was fully met as of July 1, 2006. In 2008, the Land Owner dedicated Vistancia Fire Station #196 to the city. In addition, the owner has continued to pay their proportionate share of the cost to operate the fire station.

In 2006, the Land Owner amended their development plan and changed the number of public safety sites from three to two. As such, the restated agreement refers to one future public safety facility and removes any plural references. The agreement does not make any changes to the cost share formula; however, it does clarify that the City would be responsible for the construction and operation of the future public safety site, as well as how the city requests and the Land Owner dedicates the future site.

Economic Development:

The Vistancia Commercial Core represents the City's best opportunity to initialize commercial and industrial, employment generating uses along the Loop 303 corridor. This is due to the following reasons:

- The land is privately owned, as opposed to the vast majority of land in Northern Peoria being owned by the State;
- Infrastructure and utilities are in place, with far less extension needed to make commercial and industrial sites shovel ready, as compared to any other area in Northern Peoria;
- SunBelt Holdings is a strong partner with the City towards economic development and motivated to create public/private partnerships to energize the commercial core for commercial, industrial, university, medical, corporate head quarter, and other targeted industries; and
- The corporate campus model that is being pursued through a public/private partnership with the City, SunBelt Holdings and GPEC will in the near future position the City's Loop 303 corridor as an employment generating area.

As part of the shared interest between the City and SunBelt Holdings in economically developing the Vistancia Commercial Core, both parties realize and recognize that each needs to be a part of the efforts to initialize the area through the extension of infrastructure and utilities to make this unique opportunity "shovel ready" for build-to-suit opportunities. To that end the following partnership is proposed as part of the amended VDA:

- City to allocate $6.7 million for the development of backbone infrastructure to open the commercial core to economic development opportunities (extend El Mirage Road from its current terminus at the Safeway Center to Lone Mountain Parkway, along with needed infrastructure to enable the full development of the commercial core). See Exhibit 8 for a concept map of the development potential of the commercial core; and

- SunBelt Holdings will construct all access roads, an off-site sewer line known as the State Land Section 36 sewer line, as well as utility and infrastructure extensions from El Mirage Road to the end user's designated property line; and

- Sunbelt Holdings will donate to the City, or a targeted end user directly, 50 acres of buildable land (valued at $120,000/acre or $6 million) in the Vistancia Commercial Core in furtherance of targeted economic development initiatives, such as university attraction, hospital campus development, corporate campus build out, corporate head quarter operations, clean technology, bioscience initiatives, etc.

Through this partnership the infrastructure and land needed to adequately compete for the targeted end users and industries that both parties desire will be provided on equal footing. Additionally, both parties are partnering with GPEC to host GPEC's next national site selection economic development event at the Blackstone Country Club in Vistancia which will give exposure to the development opportunities in the commercial core.

The $6.7 million in City funding allocation for the backbone infrastructure mentioned above would be proposed for expenditure only after a full analysis of infrastructure and utility needs are identified and budgeted, as well as a targeted end user is identified to the satisfaction of the City Council. Without being considered shovel ready, meaning a predetermined program, schedule and financing ability to bring needed infrastructure and utility extension to a site within the quickest time frame possible, we will be disadvantaged in being selected for build-to-suit opportunities; speed to market is a major consideration with business locates.

Previous Actions:

The Vistancia Development Agreement was approved by the City Council in 2001 in conjunction with the approval of the Vistancia South PCD (formerly *Lakeland Village*) and the Vistancia North PCD (formerly *White Peak Ranch*). Although both PCD's have been through subsequent

amendments, the Development Agreement has remained unchanged. The most notable PCD amendment (and only 'Major Amendment') occurred in 2006 when the land use density for Vistancia North PCD was reduced from 7,978 units to 6,288 units.

Options:

A: Direct staff to continue with the amended and restated Vistancia Development Agreement per the provisions contained within and attached hereto; or

B: Identify the policy matters of concern and direct those policy matters to the Sustainable Development Subcommittee; and/or

C: Identify the objectionable provisions contained herein and direct staff to renegotiate those provisions with the Land Owner.

Staff's Recommendation:

Receive the presentation materials and provide staff direction as to the Council's preferred approach.

Fiscal Analysis:

There is no fiscal impact to the City associated with the study session presentation.

Exhibit(s):

Exhibit 1: Land Use Summary of Changes

Exhibit 2: Overall Land Use Master Map

Exhibit 3: Transportation Route Map

Exhibit 4: Vistancia Roadway Stipulations

Exhibit 5: Street Capacity Table

Exhibit 6: Summary of Water Revisions

Exhibit 7: Park, Trails, Open Space Map

Exhibit 8: Vistancia Town Center Concept

VISTANCIA PCD – Summary of Changes (Land Use)

ITEM	EXISTING ENTITLEMENT	PROPOSED ENTITLEMENT
Zoning Documentation	Vistancia South PCD governs southern 3,119 acres and Vistancia North PCD governs northern 3,985 acres	Combine North and South PCD into 1 Vistancia PCD Entitlement (7,104 gross acres; 11.1 sq. miles)
Maximum Units	Vistancia South PCD: 9,356 units Vistancia North PCD: 6,288 units OVERALL: 15,644 UNITS	Reduce overall maximum unit count to 10,500 to align with Master Water/Sewer Reports.
Gross Density	2.2 units/acre	1.5 units/acre
Commercial/Mixed Use Acres	443 acres total North 31 acres; South 420 acres	No Change
Police/Fire Facilities	2 stations (up to 2 acres per site) South 1 site existing; North 1 site proposed	No Change
K-8 Schools (PUSD)	3 schools (Min. 15 acres per K-8)	No Change
High Schools (PUSD)	1 high school (Min. 40 acres per HS)	No Change
Golf Courses	Up to 4 golf courses 2 Existing in South (36 holes); 1 or 2 in North TBD;	No Change
Library Sites	1 General location Lone Mtn./El Mirage	No Change New location general area of Community Park
Community Parks (Public)	2	No Change
Neighborhood Parks (Public)	3	No Change
Expanded Trailhead (Public)	1 (9.8 acres @ H4)	No Change
Open Space (Public)	900 acres dedicated; up to approximately 1,175 acres (Development Agreement)	No Change
Timing of Open Space Dedication	Dedication to occur prior to approval of 1st Preliminary Plat north of the CAP (Dev. Agreement)	Dedication timed when infrastructure is available to provide public access OR within 180 days of written request by the City.
Development Standards	Existing Vistancia South/North PCD's	Amend: - Tailored Hillside/DLCO standards - Village D Max. Height: 74' to 120' - Various cleanups

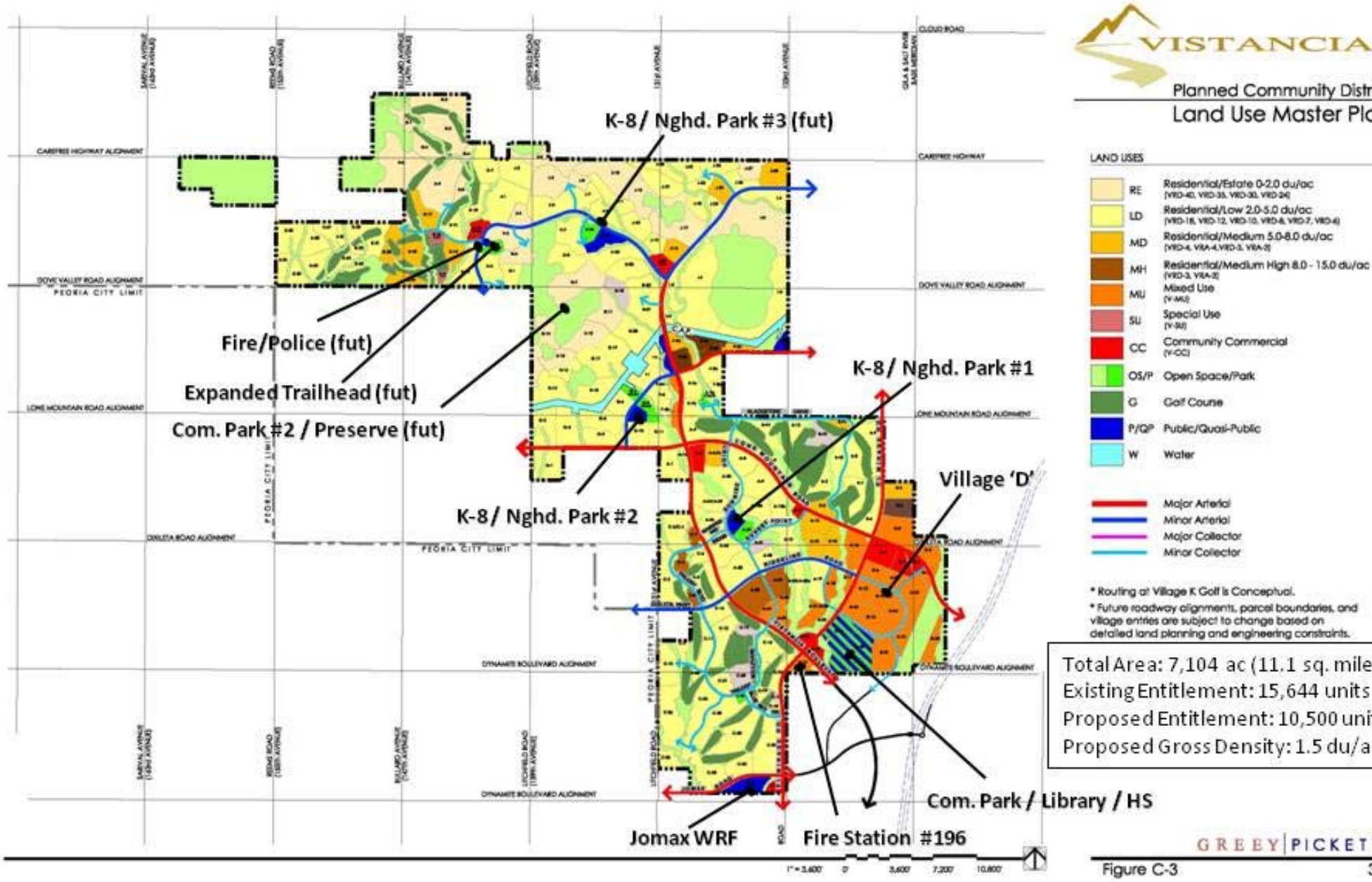
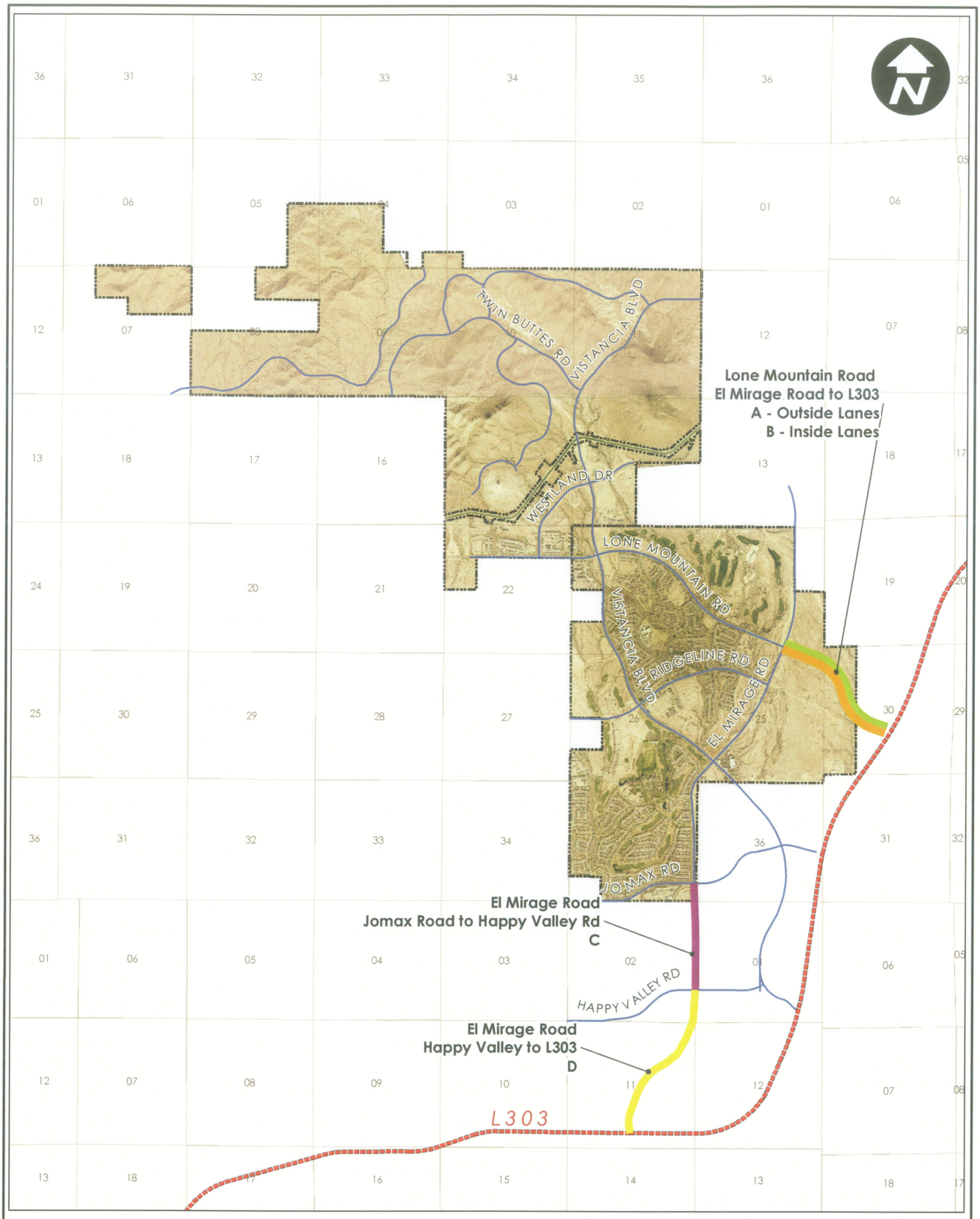

VISTANCIA
Planned Community Distr
Land Use Master Pl
LAND USES
RE Residential/Estate 0-2.0 du/ac
LD Residential/Low 2.0-5.0 du/ac
MD Residential/Medium 5.0-8.0 du/ac
MH Residential/Medium High 8.0 - 15.0 du/ac
MU Mixed Use
SU Special Use
CC Community Commercial
OS/P Open Space/Park
G Golf Course
P/QP Public/Quasi-Public
W Water
Major Arterial
Minor Arterial
Major Collector
Minor Collector
* Routing at Village K Golf is Conceptual.
* Future roadway alignments, parcel boundaries, and village entries are subject to change based on detailed land planning and engineering constraints.
Total Area: 7,104 ac (11.1 sq. mile
Existing Entitlement: 15,644 units
Proposed Entitlement: 10,500 uni
Proposed Gross Density: 1.5 du/a
K-8/ Nghd. Park #3 (fut)
Fire/Police (fut)
Expanded Trailhead (fut)
Com. Park #2 / Preserve (fut)
K-8/ Nghd. Park #1
Village 'D'
K-8/ Nghd. Park #2
Com. Park / Library / HS
Jomax WRF
Fire Station #196
CAREFREE HIGHWAY ALIGNMENT
DOVE VALLEY ROAD ALIGNMENT
PEORIA CITY LIMIT
LONE MOUNTAIN ROAD ALIGNMENT
DYNAMITE BOULEVARD ALIGNMENT
GREEY|PICKET

Figure C-3



City of Peoria

CITY OF PEORIA

GIS Geographic Information Systems
CITY OF PEORIA
ARIZONA

NOTE:
This Map is based on imprecise source data, subject to change and FOR GENERAL REFERENCE ONLY.

Vistancia Roadway Stipulations

	Existing Stipulations	Proposed Stipulations from Peoria	Comments
A	Build Lone Mountain (2 lanes) from El Mirage to LPP by 3,000 units	Build Lone Mountain (outside lanes) from El Mirage to 303 Interchange by May 2012	Improvements as shown on the Lone Mountain Road Phase 4.1 plan set prepared by Goodwin and Marshall Inc.
B	Build Lone Mountain (2 more lanes) from El Mirage to LPP by 7,500 units	Build Lone Mountain (inside lanes) from El Mirage to 303 Interchange. Project shall be initiated when the City has determined the existing level of service has reached "C" (as defined on the attached table) on Lone Mountain Road east of El Mirage. The improvements shall be completed within 24 months after being initiated unless extended with valid reasoning from the City Engineer.	Improvements as shown on the Lone Mountain Road Phase 4.2 plan set prepared by Goodwin and Marshall Inc.
C	Build El Mirage (2 lanes) to the 303 by 4,500 units	Build El Mirage Road (the half-street) from Jomax to Happy Valley. Project shall be initiated when the City of Peoria has determined that the existing LOS has reached "C" on Vistancia Boulevard east of El Mirage Road. The improvements shall be completed with a Letter of Acceptance from the City within 36 months of project initation unless extended with valid reasoning from the City Engineer.	Improvements as depicted in the Improvement Plans for El Mirage Road from Loop 303 to Jomax prepared by Goodwin and Marshall Inc. An example of why the City Engineer may extend the requirement would be if the area has not been annexed into the City or the developer is experiencing delays outside of their control.
D	Build El Mirage (2 lanes) to the 303 by 4,500 units	Build El Mirage Road (the half-street) from Happy Valley to Loop 303 Interchange. Project shall be initiated when the City of Peoria has determined that the existing LOS has reached "C" on El Mirage Road North of Happy Valley Road. The improvements shall be completed with a Letter of Acceptance from the City within 36 months of project initation unless extended with valid reasoning from the City Engineer.	Improvements as depicted in the Improvement Plans for El Mirage Road from Loop 303 to Jomax prepared by Goodwin and Marshall Inc. An example of why the City Engineer may extend the requirement would be if the area has not been annexed into the City or the developer is experiencing delays outside of their control.

TABLE 2.1
SEGMENT CAPACITY AND LEVEL OF SERVICE STANDARDS

Facility Type/ Functional Classification	Level of Service				
	A	B	C	D	E
Freeway (8-lane)	41,100	70,500	105,900	134,000	**169,200**
Freeway (6-lane)	33,100	52,900	79,400	100,600	**126,900**
Freeway (4-lane)	22,000	35,200	52,900	67,000	**80,800**
Principal Arterial (8-lane)	40,000	46,700	53,300	**60,000**	66,700
Principal Arterial (6-lane)	30,000	35,000	40,000	**45,000**	50,000
Minor Arterial (4-lane)	16,500	19,000	22,000	**25,000**	27,500
Minor Arterial (2-lane)	6,700	7,800	8,900	**10,000**	11,100
Major Collector (4-lane)	14,700	17,100	19,600	**22,000**	24,400
Minor Collector (2-lane)	4,300	5,000	5,700	**6,400**	7,100
Rural Highway (4-Lane)	19,800	22,800	26,400	**30,000**	33,000
Rural Highway (2-lane)	3,500	6,100	9,800	**15,100**	23,500

Bold type indicates threshold standard for maximum acceptable daily volume by facility type.

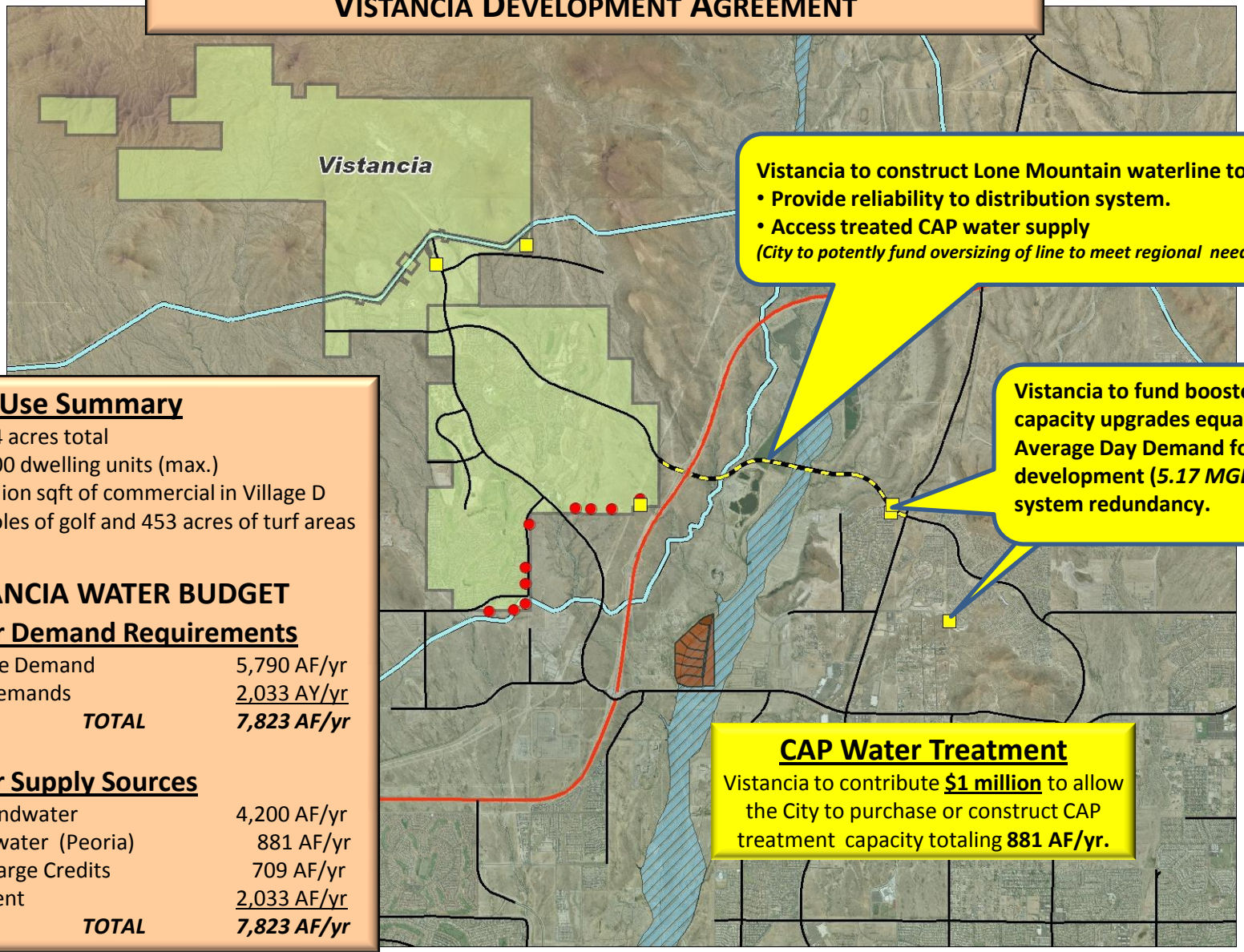
The values shown in this table are intended to serve as a planning guideline and are not an exact description of the actual operating level of service (LOS) on a particular roadway segment. The actual functional capacity of roadway facilities is based on the ability of arterial intersections to accommodate peak hour volumes. Special designs of intersections to achieve acceptable levels of service could result in higher capacities and, thus, higher volumes may occur on arterial segments than those shown in this table. Peak hour intersection LOS provides a more precise indication of actual performance of the circulation system.

Source: MCDOT *Roadway Design Manual*, 1994 *Highway Capacity Manual, Florida Department of Transportation 1995 LOS Manual*, and BRW, 1998.

- 85,000 entering ADT requires the design and implementation of mitigation measures to allow the intersection to flow smoothly. Mitigation at this level typically includes partial grade separations or fully grade separated design to vertically separate heavy through movements at different grades.

It is recommended that for all intersections with entering volumes in excess of 65,000, a detailed analysis of peak hour turning movement volumes and operating conditions be performed.

Summary of DRAFT Water Appendix Revisions to Vistancia Development Agreement



Vistancia to construct Lone Mountain waterline to:
- **Provide reliability to distribution system.**
- **Access treated CAP water supply**

(City to potently fund oversizing of line to meet regional needs)

Vistancia to fund booster capacity upgrades equal to an Average Day Demand for the development (*5.17 MGD*) for system redundancy.

Land Use Summary

- 7,104 acres total
- 10,500 dwelling units (max.)
- 4 million sqft of commercial in Village D
- 54 holes of golf and 453 acres of turf areas

VISTANCIA WATER BUDGET

Water Demand Requirements

•Potable Demand	5,790 AF/yr
•Turf Demands	2,033 AY/yr
TOTAL	***7,823 AF/yr***

Water Supply Sources

• Groundwater	4,200 AF/yr
• CAP water (Peoria)	881 AF/yr
• Recharge Credits	709 AF/yr
• Effluent	2,033 AF/yr
TOTAL	***7,823 AF/yr***

CAP Water Treatment

Vistancia to contribute **$1 million** to allow the City to purchase or construct CAP treatment capacity totaling **881 AF/yr.**

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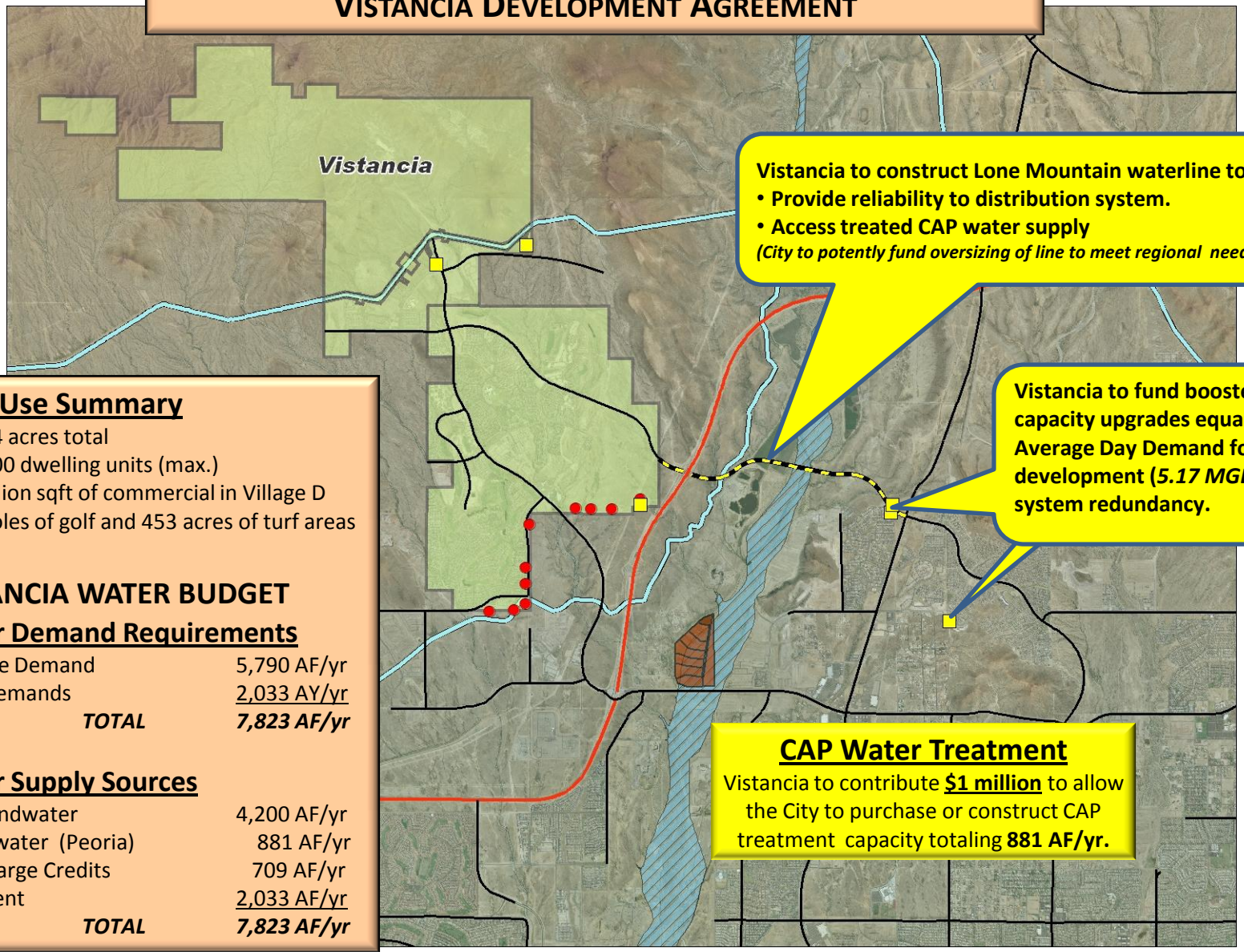

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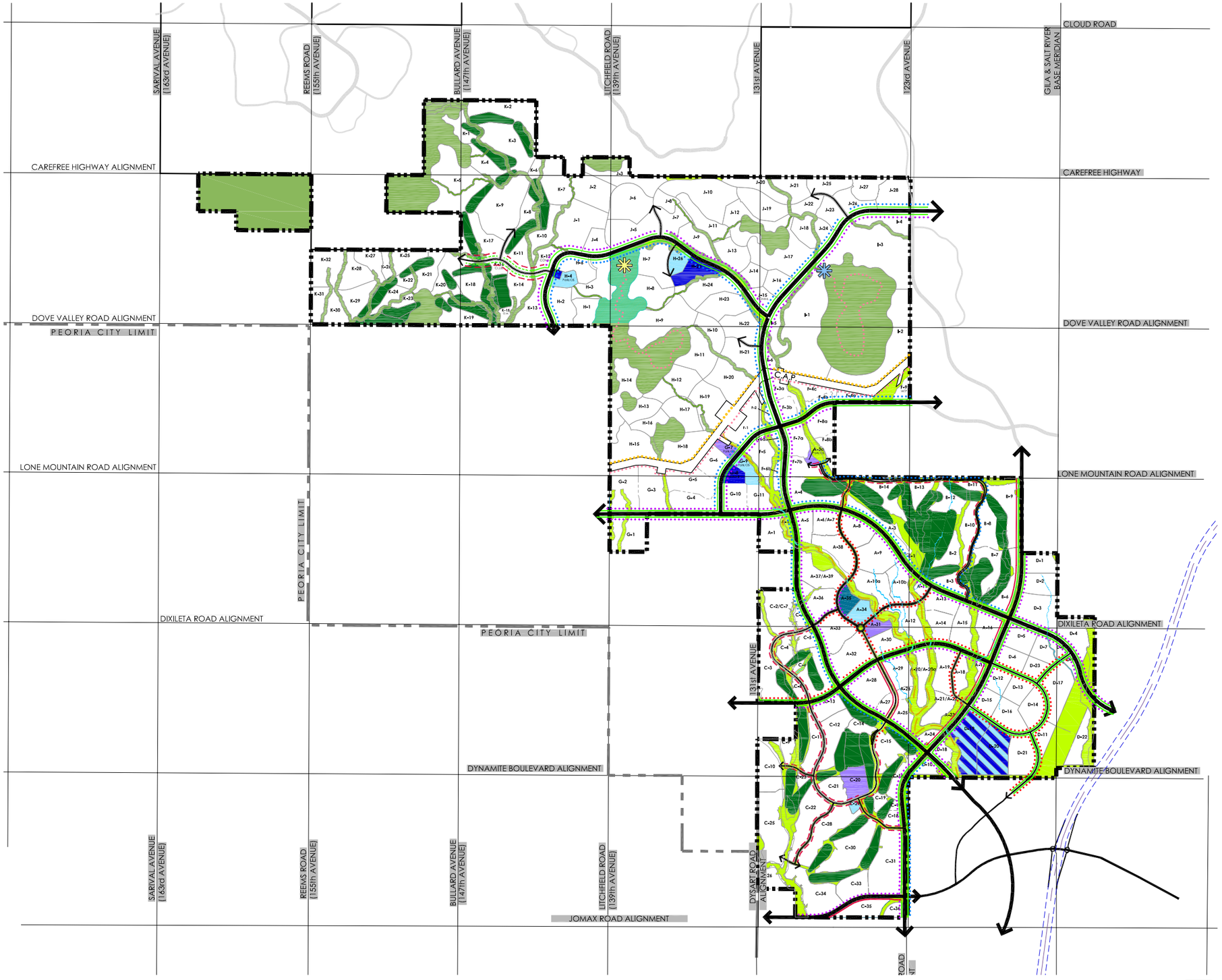


1" = 3,600' 0' 3,600' 7,200' 10,800'

VISTANCIA

Planned Community District

Parks / Open Space and Trails Master Plan

OPEN SPACE TYPES	Acres
Community Open Space	577.7
Designated Open Space (DOS)	900.0
Golf Open Space	519.6
*Community Park (Preserve / Trailhead)	*61.3
Community Park	41.0
Neighborhood Park	39.9
Private Park / Recreation Center	53.6
Public/Quasi Public (School)	58.6
*****Total Acres**	**+/-2,190.4 Ac.**

FACILITIES & USES

- 8' Wide Concrete Sidewalk
- 6' Wide Concrete Sidewalk, Public
- 6' Wide Decomposed Granite Trail
- 5' Sidewalk (Private)
- 5' Sidewalk (Public)
- Bike Lanes (Public)
- Bike Lanes (Private)
- **Public Multi-Use Trail
- **Regional Public Equestrian Trail
- Grade Separated Pedestrian Crossing
- ****Private Trail

*Preserve / Trailhead acreage is included in the Designated Open Space category; therefore, it is not counted twice for the overall total acreage.

**Trail corridor dedicated at Final Plat if applicable. Improvements to be completed by others and is not the responsibility of Master Developer or Homebuilders.

***Open space location and acreage is subject to further refinement but will not vary by more than 10%.

****Additional private trails may be located in villages north of the C.A.P.

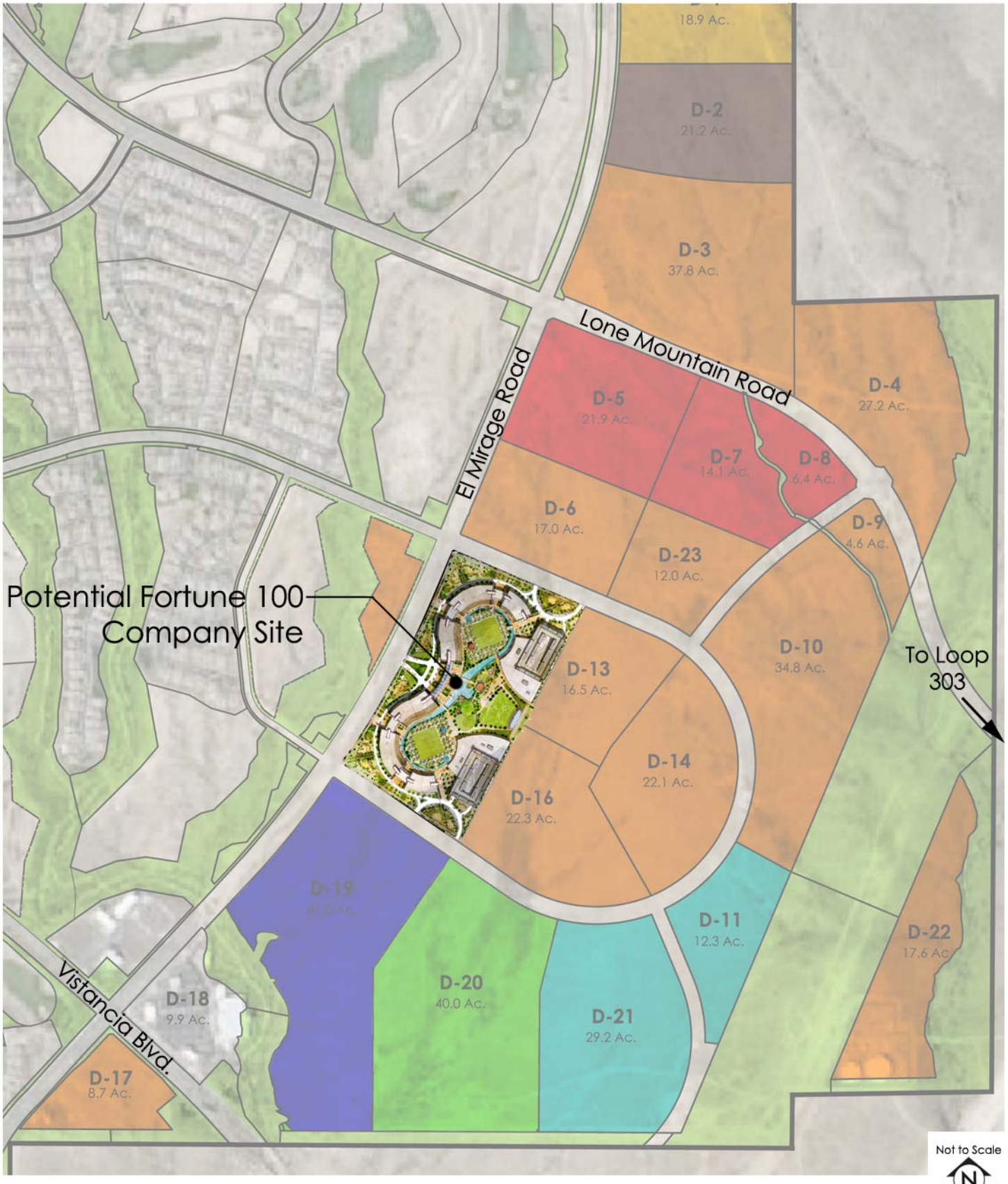
Programmed Trail Heads
Asphalt Parking Area (±12 Spaces)
Natural Hiking Trail
Turf/Open Play Area
Picnic Ramada w/ Trailhead Kiosk
± 2.5 Acres

Expanded Programmed Trail Head
Asphalt Parking Area (±25 Spaces)
Natural Hiking Trail
Turf/Open Play Area
Picnic Ramada w/ Trailhead Kiosk
± 8.0 Acres

GREEY | PICKETT

October 2011

Figure C-4



VISTANCIA

Vistancia Commercial Core

Potential Fortune 100 Company Site

June 2, 2011

GREEY | PICKETT
landscape architecture | community design