

A TaylorMorrison Community

Informational Presentation

Project Overview



VERDIN Regional Context Aerial







VERDIN City of Phoenix General Plan

Northern 150 acres

- Existing: 0 2 dwelling units/acre
- Proposed: 2 3.5 dwelling units/acres

Southern 325 acres

- Existing: 2 5 dwelling units/acre
- No change proposed



Historical General Plan Designations

- 1985: Residential 0-2 & 2-5
- 1989: Residential 0-2 & 2-5
- 1991: Residential 0-2 & 2-5
- 1995: Residential 0-2 & 2-5
- 2001: Residential 0-2 & 2-5
- 2003: Residential 0-2 & 2-5
- 2004: Residential 0-2 & 2-5
- 2008: Residential 0-2 & 2-5
- 2018: Residential 0-2 & 2-5

Allowed Units: 1,830 Proposed: 1,420 maximum



VERDIN Desert Character Overlay District



CONTRACTOR MODULES AND THE Present Proc. that Care By PARAMA OF BY THE



VERDIN Development Overview

- 473 acres privately held, one-owner since 1960's
- Maximum 3 homes per acre (less homes than allowed by current General Plan)
- 100% single family homes, no multi-family or non-residential
- Developed and managed as a master-planned residential community, common homeowner's association with gated and non-gated neighborhoods
- Roadway improvements and contributions towards future improvements as coordinated with City of Phoenix
- Coordination with Sonoran Preserve, including 1st public trail connection between north and south Preserve
- More than 100 acres of open space
- Preserved natural areas and wildlife habitats
- More than 7 miles of trails and community paths
- Community center, parks, pool, and event space
- Regional water and sewer Line
 extensions



VERDIN Community Outreach To Date

October 24, 2018 1st Neighborhood Meeting November 6, 2018 Desert View Village – Informational Presentation

November 8, 2018 North Gateway Village – Informational Presentation

December 4, 2018 Desert View Village – City/ASLD Presentation

December 20, 2018 2nd Neighborhood Meeting

April 2, 2019 Desert View Village – 2nd Informational Presentation

Future Growth



In addition to VERDIN, more than 5,000 acres of State Trust land are planned for future development along the Sonoran Desert Drive corridor with 6,600 residential units expected in the next 10 years.



NOTE: PROPOSED LAND USES DEPICTED ON THIS EXHIBIT ARE CONCEPTUAL AND ARE INTENDED TO REFLECT A PATTERN OF USES PRESCRIBED BY THE CITY OF PHOENIX GENERAL PLAN.



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Design Guidelines & Edge Treatment





Edge Treatment Examples

Sonoran Preserve South Norterra





- Wash corridors in natural state
- Natural open space tracts along edge
- Edges follow topography
- Orientation of homes varies
- Street edges and cul-de-sacs along Preserve
- Homes fronting Preserve



Brown's Ranch Scottsdale Legend Trail

- Wash corridors in natural state
- Natural open space tracts along edge
- Edges follow topography
- Orientation of homes varies
- Street edges and cul-de-sacs along Preserve



Edge Treatment Examples

VERDIN Proposed Edge Treatment



VERDIN Edge Treatment Design Guidelines

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- Verdin commits to and expands on existing City of Phoenix design guidelines
- 100% compliance with Sonoran Preserve Edge Treatment Guidelines
 - 60% open edge along Preserve
 - Native vegetation
 - Trail connections
 - View fencing and no fencing
 - Height restrictions
- Trail locations coordinated with the City of Phoenix
- Mesquite Wash Corridor
 - Averages 150' width
 - To remain in natural state
 - First public trail corridor to provide connectivity between north and south portions of Preserve
 - Native vegetation and preserved habitats
- 30% of non-Preserve property edges and wash corridors will have an open edge

- View fencing adjacent to wash corridors and all edges
- Enhanced fence and wall design
- Native vegetation and salvaged plant material to be used throughout the property
- Open space corridors and open space areas designed to protect native environment and maintain wildlife corridors
- Master edge treatment and open space plan will be required with community master plans
- Minimum of 50% of homes along all edges and wash corridors will be one-story
- SFR-14 zoning category, 75% of all homes one-story
- SFR-9 zoning category, 50% of all homes one-story
- No more than three two story homes in a row along edges and wash corridors
- Two story homes along Preserve edges must have a minimum 25' rear yard
- Muted, desert tone building colors
- 45+ pages of current design guidelines

Sonoran Desert Drive



Sonoran Desert Drive Overview



- Since 1987, the City of Phoenix has planned for a major east-west regional roadway connection through North Phoenix from Interstate 17 to Cave Creek Road.
- The first phase of Sonoran Desert Drive (from Cave Creek Road to Dove Valley Road/Sonoran Foothills) was completed in 2013 at a cost of \$40 million.
- The second phase of Sonoran Desert Drive (bridge connection from I-17/Loop 303 to North Valley Parkway) was completed in 2016 at a cost of \$15 million
- Future phases of Sonoran Desert Drive include the expansion of the existing roadway to 6 lanes as well as a new southern leg of the roadway completing the connection to the Loop 303.

/ERDIN Sonoran Desert Drive

Excerpts from 2002 City Council report regarding the Sonoran Preserve Parkway Route location study:

"Sonoran Preserve Parkway is planned to be a high capacity east-west arterial serving the North Black Canyon Corridor and the area adjacent to and east of Cave Creek Road. The road will provide the only continuous east-west arterial street between Happy valley Road and Carefree Highway, a distance of six miles.

Extreme care will be taken to determine a location that will ... efficiently serve large volumes of traffic..."

"It is projected that the Parkway will carry about 50,000 cars per day ... design will provide for an eventual six-lane cross section."

14-89	90 CITY COUNCI	L REPORT
TO	Jack Tevlin	2/20/02
	Deputy City Manager	#3
FROM:	Thomas E. Callow, P.E.	
	Street Transportation Director	
SUBJEC	T: SONORAN PRESERVE PARKW	AY ROUTE LOCATION STUDY

This report provides information on the route location study for the Sonoran Preserva Parkway.

THE ISSUE

The City of Phoenix is entering into a contract with Kirkhem Michael and Associates (KM), inc. to prepare the Sonoran Pheserve Parkway Route Location Study. The purpose of this study is to determine a traffic-efficient and environmentally sonable alignment and define the right-of-way needed to construct the Parkway and connecting segments of Dove Valley and Lone Mountain Roads in north Phoenix. The limits of the study are approximately North Valley Parkway (19th Avenue extended) and Cave Creek. Road. The final design of the Parkway will be done as a separate project sometime in the future.

OTHER INFORMATION

The Sonoran Preserve Parkway is planned to be a high capacity east-weet arterial street serving the North Black Canyon Corridor and the area adjacent to and east of Cave Creek Road. This road will provide the only continuous east-weet arterial street between Hoppy Valley Road and Caretree Highway, a distance of six miles.

Earlier street plans for this area showed two parallel arterial streets in this reach, but due to the desire to minimize intrusion into the future Sonoran Preserve, one of the arterial streets was eliminated. On either side of the future preserve area, the Parkemy will split into two parallel arterial streets. One of these arterias streets will also form the boundary edge of the Preserve adjacent to Union Hits.

Therefore, extreme care will be taken to determine a location for the Parkway that will safely and efficiently serve large volumes of traffic and at the same time be sensitive to the desart environment.

A comprehensive environmental study of the area will be made so that the Parkway will have minimal impacts to existing vegetation, wildlife, and cultural resources, and take advantage of view comicors. In particularly sensitive areas, the read may be designed so that each direction of travel may have an independent alignment with variable width landscaped median. Provision for widtlife and trail crossings will be included.

It is projected that the Parkway will carry about 50,000 vehicles per day in 20 to 25 years or about the same traffic volume that currently uses Bel Road. The design will provide for an eventual six-lane cross section, although the road may be built in stages.

The consultant will be making progress reports at key points in the study to Vilage Planning Committees, the Surface Transportation Advisory Committee, the Sanoran Preserve Advisory Committee, the Parks and Rocrastion Board, the Smart Growth and Environment Subcommittee, and the City Council Transportation and Technology Subcommittee. A steering committee composed of key decision-makers will guide the course of the project.

Throughout the study process, the consultant will work obsely with staff from the Parks, Recreation and Library Department, Sonoran Preserve Committee, and the Parks and Recreation Board in the development of the final Parkway alignment.

Additional public meetings will be held during the project to provide opportunity for public input.

It is anticipated that the study will begin in January 2002 and be completed in July 2003.

RECOMMENDATION

This report is for information only. No City Council action is requested.

Sonoran Desert Drive Buildout Sonoran Desert Drive Alignment Study PALOMA PARKWAY TO DOVE VALLEY ROAD - ST85100350





VERDIN Sonoran Desert Drive

Cave Creek Road to Apache Wash Trailhead

- 6 lane parkway cross section with 100' median
- Bikes lanes and detached sidewalks <u>SECTION Z</u>



SONORAN PARKWAY

Apache Wash Trailhead to Paloma Parkway

- 6 lane major arterial cross section with 24' median
- Bike lanes and detached sidewalks



Sonoran Preserve



VERDIN Sonoran Preserve History









Phoenix Sonoran Preserve Acquisition Areas of Interest

This story was made with <u>Esri's Story Map Journal</u>. Read the interactive version on the web at <u>http://arcg.is/1g15P9</u>.



Phoenix Sonoran Preserve Acquisition History

Years of Purchase: 2001-2016 Total Cost of Purchases: \$325,786,657 Total Purchased Acreage: 9,302 Total Donated Acreage: 162 Total Leased Acreage: 207 Total Sonoran Preserve Acreage: 9,671

