TERRASANTE





PLANNED AREA DEVELOPMENT NARRATIVE

CASE#P25-00068

PUBLIC HEARING DRAFT: AUGUST 25, 2026

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WELCOME TO TERRASANTE!

A COMMUNITY OF PEACE, LOVE, RESPECT AND WISDOM.

Imagine a place that makes you feel grounded yet ready to soar. A place that connects you to your neighbors, nature and the world around you. Making you feel more alive, more hopeful, kinder and full of love. That's the vision for **TerraSante**. An **exceptional master planned community** in the heart of the high Sonoran Desert with an enchanting view of the Estrella Mountains.

This awe-inspiring piece of Sacred Earth provides residents with a modern-day land of enlightenment where holy ground is preserved and celebrated together. A place where the mountainous landscape and the sky produce sunsets that take your breath away and peaceful open space and paths are there to help you catch it once more. It will be a harmoniously connected community with a world class trail system that links Waterman Wash to Spirit Ridge, bringing people of all ages, backgrounds and beliefs together to reconnect with nature and each other.

At TerraSante, you'll find your well-being, live your best life and share in the positive energy of the world around you.

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INTRODUCTION





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INTRODUCTION

PROJECT OVERVIEW

TerraSante is a Planned Area Development (PAD) within the City of Goodyear designed to bring modern amenities into harmony with the beautiful Sonoran Desert setting. Its name means “Holy Ground” and its vision aims to honor the sacred Earth it sits on by creating a unique master planned community that provides a wholesome, peaceful existence for residents, workers and visitors alike. Imagined with reverence for all the things we hold most sacred – faith, friends and family.

The community is a thoughtful next step in Goodyear’s development, an evolution from nearby quality master planned communities. Destined to be home to individuals and families who love the outdoors and who also desire easy access to shopping and services, TerraSante’s neighborhoods will inspire, enliven and invigorate those who live and work there. With reverence given to the high desert, the Spirit Ridge Path, native desert washes and other inviting open spaces, TerraSante will bring people together in a welcoming natural setting. The planned regional medical center and its neighboring commercial properties will consciously integrate desirable urban amenities within the refined, desert lifestyle. Words such as “Vivid,” “Peace,” “Family,” “Serene,” “Moving” and “Wisdom” begin to capture the spirit of the community that will be a unique and extraordinary place.

With convenient access to the future Loop 303, TerraSante is certain to become a significant gateway to the growing area of Rainbow Valley. This modern master planned community presents the City with a mix of medical, residential, retail and natural open spaces that will set the standard for development in this part of Goodyear. The mix of residential product types is anticipated to fill a variety of housing needs – apartments, townhomes, single-family residential, active adult and detached rentals – for people in all stages of life. Respectful of its Sonoran Desert environment, TerraSante will provide view lots and trail connections in key corridors so that residents can enjoy the beautiful natural environment with excellent jobs and services conveniently nearby. When complete, TerraSante will support a population base of approximately 10,000 residents in up to 3,595 dwelling units, and approximately 1,500,000 square feet of commercial, medical and retail space on approximately 140 gross acres, plus over 100 acres of open space, parks and trails.





Images are for conceptual purposes only.

HISTORY

Historic aerial photos from 1953 show the Rainbow Valley area to be mostly untouched up until approximately 1976 when agricultural fields began to be developed adjacent to the TerraSante boundary, but not within the current 1,019.5-acre phase. The property has remained in its natural desert state, preserving Spirit Ridge for spectacular views and meditation.

SITE & AREA ANALYSIS

SITE LOCATION

TerraSante is located in Rainbow Valley straddling a natural ridgeline, Spirit Ridge, and is generally bounded by the Williams Field Road alignment on the north, Rainbow Valley Road on the east, a dirt road alignment 1/2 mile north of Germann Road on the south and Tuthill Road to the west, as shown on Figures 1 and 2. All +/- 1,019.5 acres are located in the City’s incorporated area.

The most predominant natural views from the property are the Estrella Mountains to the east, with heights reaching over 4,500 feet. Other views, best seen from Spirit Ridge running across a portion of the TerraSante property, include formations like Margies Peak and Sheep Mountain in the North Maricopa Mountains Wilderness area to the south and west.

TABLE 1 | SURROUNDING CONTEXT

DIRECTION	LAND USE	ZONING
NORTH	UNDEVELOPED DESERT (STATE TRUST LAND)	GOODYEAR AU AGRICULTURAL/URBAN & MARICOPA COUNTY RU-43
EAST	ESTRELLA	GOODYEAR PAD
SOUTH	AGRICULTURE (RAINBOW VALLEY PAD & ESTRELLA HIGHLANDS PAD)	GOODYEAR PAD & MARICOPA COUNTY RU-43
WEST	AGRICULTURE / UNDEVELOPED DESERT	MARICOPA COUNTY RU-43







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FIGURE 1 | REGIONAL VICINITY MAP

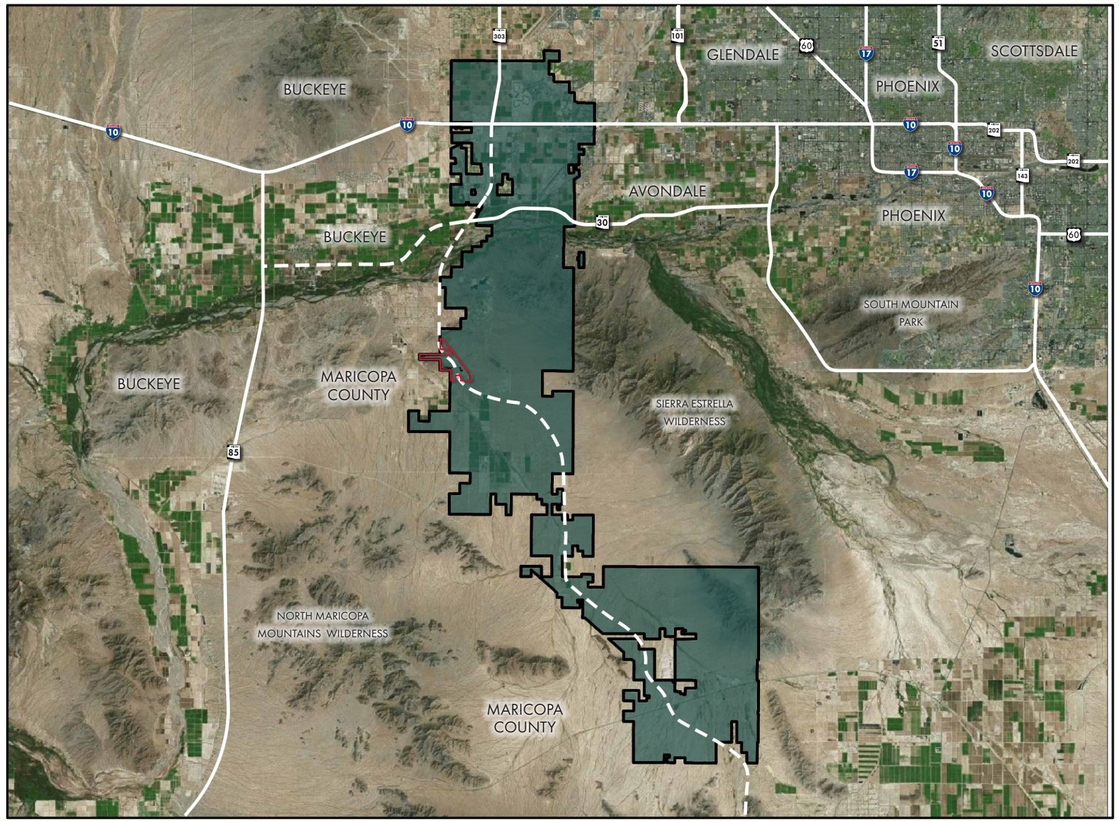
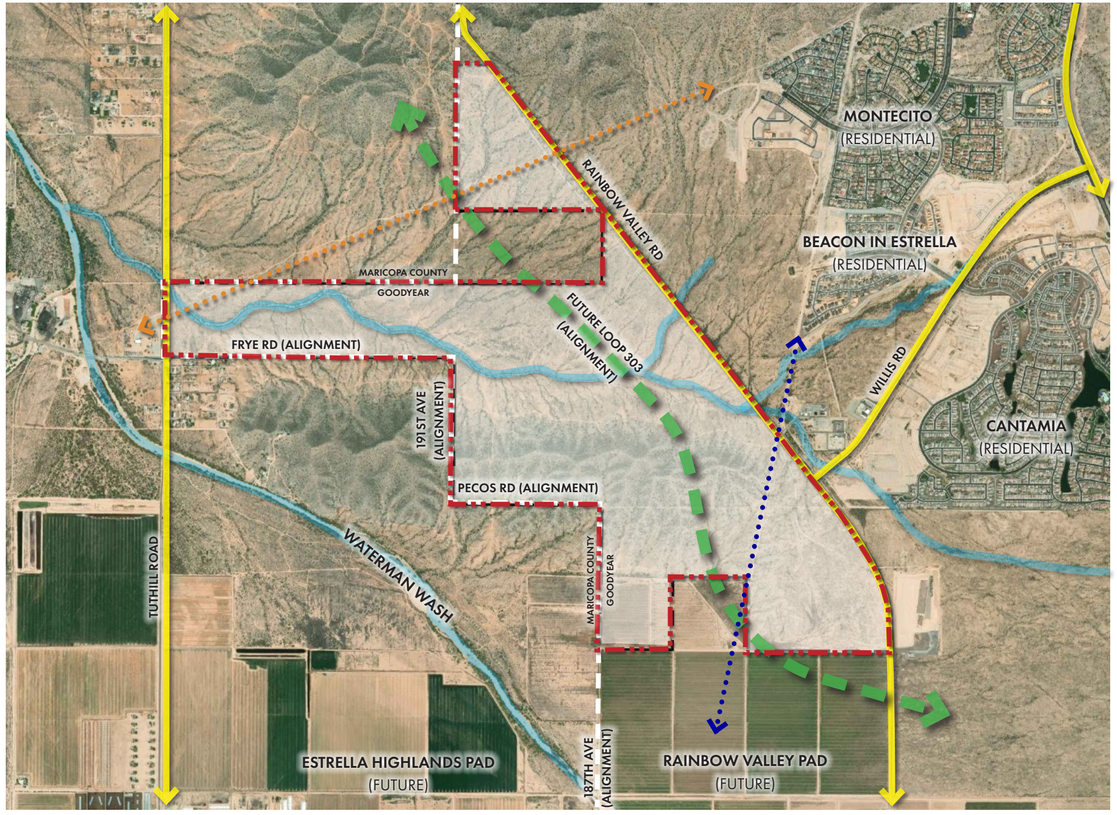


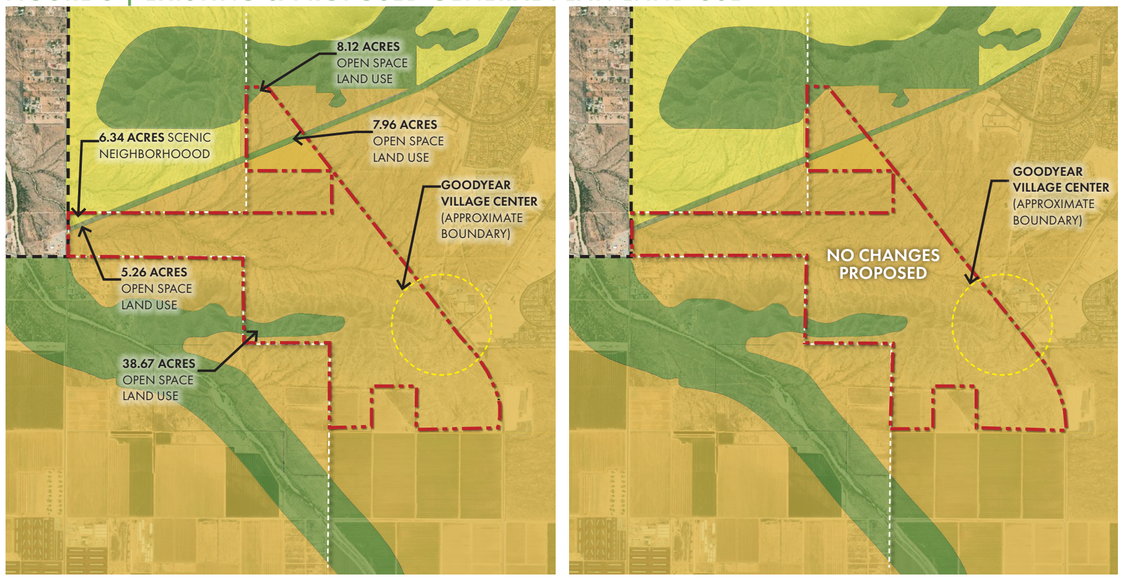
FIGURE 2 | SITE CONTEXT MAP



GENERAL PLAN LAND USE

The existing land use designations of TerraSante based on the Goodyear General Plan 2025 include Neighborhoods (+/- 951 acres), Scenic Neighborhood (+/- 6 acres) and Open Space (+/- 60 acres), as shown on Figure 3. The property is also designated with a Goodyear Village Center designation generally in the vicinity of Rainbow Valley Road and Willis Road. The proposed uses within TerraSante are consistent with the land use designations, so no General Plan Amendments are being sought at this time.

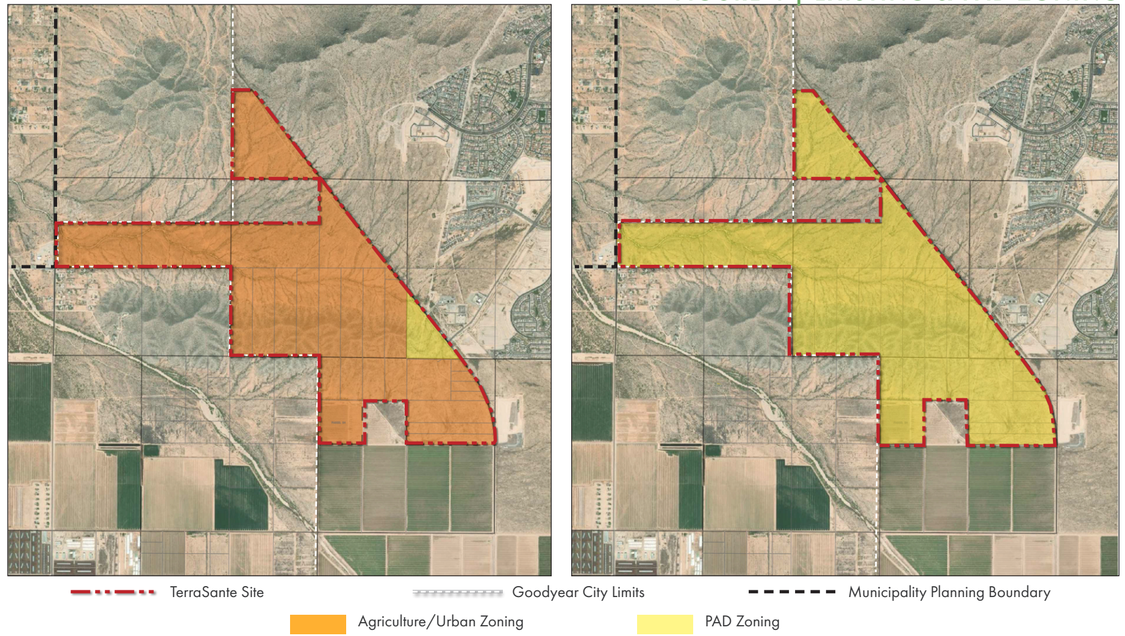
FIGURE 3 | EXISTING & PROPOSED GENERAL PLAN LAND USE



ZONING

The existing zoning pattern of the project area within the City of Goodyear is composed of +/- 977 acres of land which are zoned Agricultural/Urban (A/U) and +/- 40 acres of land zoned PAD (Estrella Mountain Ranch Phase II). With this request, City of Goodyear PAD base district zoning is being sought on the entire property to accommodate a variety of uses under a single vision and a consistent set of standards (Figure 4).

FIGURE 4 | EXISTING & PAD ZONING



ACCESSIBILITY & TRANSPORTATION

CURRENT CONDITIONS

The Rainbow Valley area, including TerraSante, is accessed from northern Goodyear primarily via crossings over the Gila River at Cotton Lane and Estrella Parkway (Tuthill Road also provides dry access). The existing transportation system and main access near TerraSante includes Rainbow Valley Road, which is a two lane, paved roadway that predominately borders the east side of the project area and has an existing dedicated Maricopa County right-of-way of 80 feet. Willis Road runs from northeast to southwest from Estrella Parkway to Rainbow Valley Road, just shy of the TerraSante area. Other regionally important roads include Jackrabbit Trail/Tuthill Road, which is a two-lane road that is paved slightly north of the Pecos alignment. To the south, dirt roads on the Germann Road and Queen Creek Road alignments provide east-west unpaved connectivity between Tuthill Road (195th Avenue) and Rainbow Valley Road, although the roadways do not appear to have been dedicated. See Figure 5 for Existing Accessibility and Transportation.

FUTURE PLANS

The Goodyear General Plan 2035 and the Goodyear Transportation Master Plan designates both Rainbow Valley Road as a proposed major arterial roadway with 130 feet of right-of-way, four to six traffic lanes, two bicycle lanes, detached sidewalks and a raised landscape median. Willis Road is identified as a proposed major arterial. This major arterial will provide access to the future Arizona State Route 303 Loop (Loop 303) for TerraSante residents and other existing and future development in south Goodyear. The future alignment of the Arizona State Route Loop 303 (Loop 303) will run north/south and is expected to pass through the eastern portion of the TerraSante project area, alleviating the need for disjointed improvements to Rainbow Valley Road. An alignment for this major transportation facility is preserved, as depicted on the TerraSante Zoning District Plan (Figure 9).

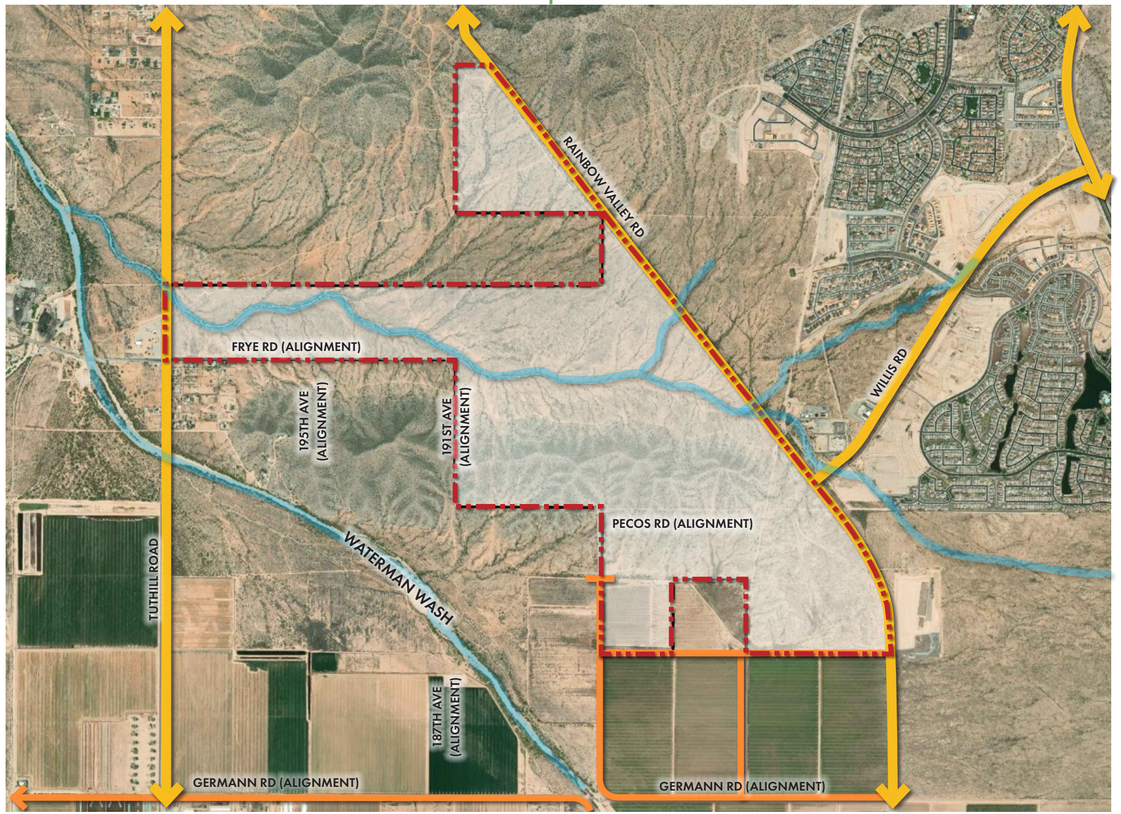


Image 1: Existing Loop 303 (for conceptual purposes only)



Image 2: Intersection of Willis Road and Rainbow Valley Road

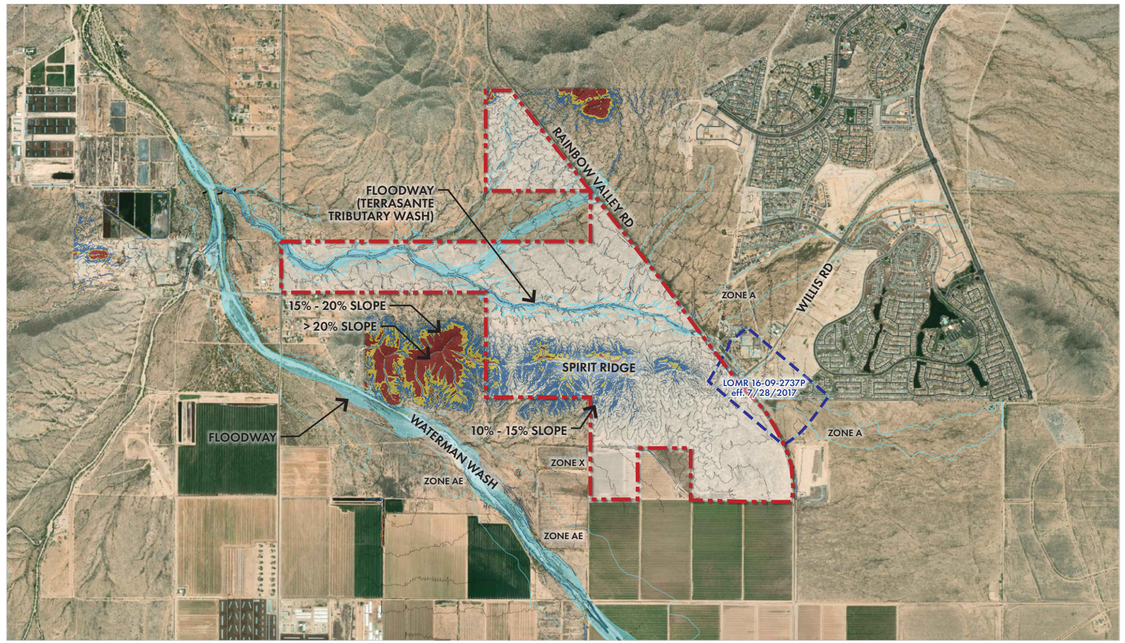
FIGURE 5 | EXISTING ACCESSIBILITY & TRANSPORTATION



TOPOGRAPHY & DRAINAGE

In existing conditions, the project is predominantly undeveloped native desert land and mountain ranges (see Figure 6). Three significant drainage ways extend through the site. Near the northern boundary, Tributary Washes T1S-R2W-S21B (I70) and T1S-R2W-S32A (I63) on the Master Drainage Plan cross the site from east to west. Wash T1S-R2W-S33 (I66) approaches the project site from the north and converges with Wash 170. All of these washes have FEMA Special Flood Hazard Area floodplains associated with them. These washes were studied in detail in the Rainbow Valley Area Master Drainage Plan (ADMP) prepared by URS on behalf of the Flood Control District of Maricopa County (FDCMC) in 2011.

FIGURE 6 | EXISTING TOPOGRAPHY & PHYSICAL FEATURES



There is a ridgeline ("Spirit Ridge") running along the boundary of the project site. The north half of the ridgeline slopes toward the Northern Tributary Wash (Wash I70) at an average slope of 4.5%. The southern portion of the ridgeline slopes to the southwest toward Waterman Wash at slopes ranging from 5% to 0.5%. Under existing conditions, stormwater is conveyed through the washes; however, due to agricultural grading surrounding the property, the surrounding natural drainage patterns have been altered.

EXISTING WATER, WASTEWATER & GAS INFRASTRUCTURE

There is no existing water infrastructure within TerraSante. The City of Goodyear operates the Rainbow Valley Water Storage Facility just east of TerraSante near the intersection of Rainbow Valley Road and Willis Road, for which capacity is reserved for Harvard-Toll properties. Please see the Infrastructure section for information on how TerraSante will be served.

There is also no existing wastewater infrastructure within TerraSante. The nearest City facility is the 0.75 MGD (million gallons per day) Rainbow Valley Water Reclamation Facility located east of the project near the intersection of Rainbow Valley Road and Willis Road. Existing capacity at this facility is reserved for Harvard- Toll properties. Again, please see the Infrastructure section for information on how TerraSante will be served.

An existing Southwest Gas line crosses over the eastern portion of the site, running northeast to southwest (shown on Figure 7). Future development will need to respond to the location of the line and keep it intact, but the presence of the gas line is an asset in terms of existing site infrastructure for heating, restaurants, etc.

EXISTING PUBLIC SAFETY SERVICES

The City of Goodyear recently opened Fire Station #186 north of the northeast corner of Rainbow Valley Road and Willis Road. The service area for the station is anticipated to be approximately 9,759 acres, including the area of TerraSante. Due to its proximity to the new station, response times throughout TerraSante should fall within City of Goodyear fire service standards.

The nearest Goodyear Police Department location is at the Estrella Public Safety Facility at 10701 S Estrella Parkway, about 5 miles away from TerraSante.

Please see Figure 8, Existing Public Facilities, for the location of nearby public facilities.

EXISTING PUBLIC SCHOOLS

TerraSante is located within the attendance boundaries of Liberty Elementary School District, specifically for Rainbow Valley Elementary School, located approximately 3.5 miles north on Narramore Road. It has a capacity* of 802 students and has 577 students enrolled** in the 2023-2024 school year. Westar Elementary is also approximately 3.5 miles away in Estrella. With 791 students enrolled** in 2023-2024, it is below its capacity* of 799 students.

The nearest high school in Buckeye Union High School District (BUHSD) to TerraSante is Estrella Foothills High School, located approximately three miles northeast of the project. It has 1,457 students enrolled** in 2023-2024 and has an estimated capacity*** of 1,700 students.

Please see the Public Facilities discussion within the Infrastructure section for a discussion of projected student generation and how they will be served. Please see Figure 8, Existing Public Facilities, for the location of nearby educational public facilities.

* Capacity figures obtained from School Facilities Board, Annual Demographic Report, July 24, 2024.

** Enrollment figures (October 1, 2021) obtained from Arizona Department of Education, Accountability and Research Data

***Capacity estimate obtained from the BUHSD CAFR, FY 2020-2021.

FIGURE 7 | EXISTING WATER, WASTEWATER & GAS INFRASTRUCTURE



Goodyear City Limits
TerraSante Site
Southwest Gas Line
Water Tank & Booster Site
Water Reclamation Site

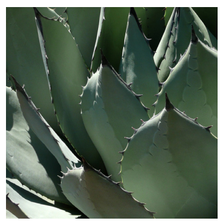
FIGURE 8 | EXISTING PUBLIC FACILITIES



TerraSante Site

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DEVELOPMENT PROGRAM





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DEVELOPMENT PROGRAM

LAND USE & ZONING

TerraSante will provide a broad mix of land uses to capitalize on its location at a crossroads in Rainbow Valley and to add residential vibrancy and economic vitality to the area. The intersection of Willis Road with Rainbow Valley Road (and later with the Loop 303) will become one of the primary entries to TerraSante and will be the setting for job-generating commercial activity in the area. Commercial land uses including a potential approximately 300-bed regional medical facility and support services will anchor this Village Center for TerraSante. Currently, there is no regional hospital or trauma center to serve the approximately 22,000 residents south of the Gila River. In addition, retail centers such as a grocer and home improvement store may be developed to serve TerraSante and all adjacent residential communities, which lack these essential services.

In total, 3,595 residential units are anticipated within the development limits of TerraSante. Each development unit has been studied to predict how many units will come to fruition; however, in the event that one development unit provides a unit count that is less than the anticipated amount, those remaining units may be transferred to any development unit within TerraSante. Residential land uses will include a mix of traditional for-sale single-family lots of varying sizes and multi-family communities to serve individuals and families from all walks of life. It is anticipated that some of the single-family residential development units will be targeted as Active Adult communities for individuals that are age 55 plus.

Other land uses include a location for a potential elementary school (if needed), over 100 acres of open space to provide residents with recreation opportunities and property set aside for the public infrastructure facilities needed to support the community. See Table 2 and Figure 9 for the development program and zoning plan.











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FIGURE 9 | TERRASANTE ZONING DISTRICT PLAN

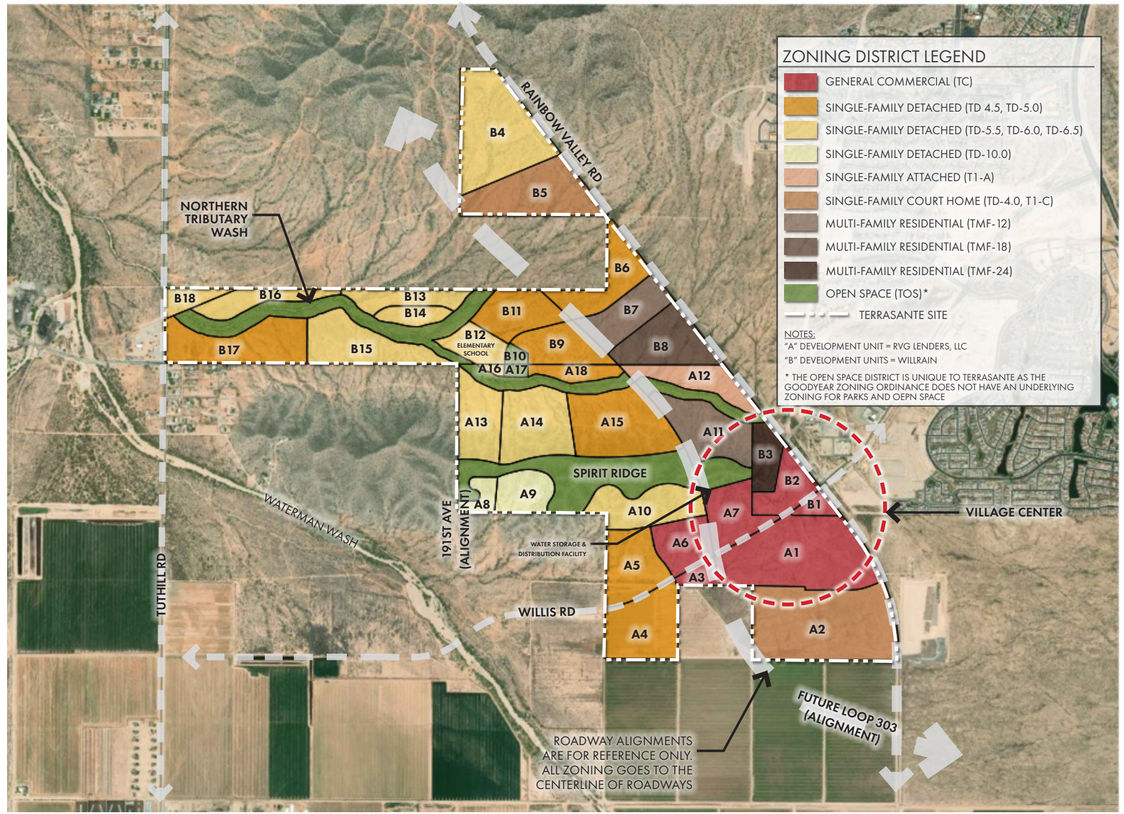


TABLE 2 | DEVELOPMENT PROGRAM

DEVELOPMENT UNIT	TERRASANTE ZONE	LAND USE	GROSS AC
A1[4]	TC	COMMERCIAL	69.4
A2	T1-C	SINGLE-FAMILY DETACHED	76.1
A3	TC	COMMERCIAL	6.2
A4	TD-4.5	SINGLE-FAMILY DETACHED	33.9
A5	TD-5.0	SINGLE-FAMILY DETACHED	28.3
A6	TC	COMMERCIAL	20.2
A7[4]	TC	COMMERCIAL	22.7
A8	TD-10.0	SINGLE-FAMILY DETACHED	7.0
A9	TD-10.0	SINGLE-FAMILY DETACHED	16.4
A10	TD-6.5	SINGLE-FAMILY DETACHED	29
A11	TMF-12	SINGLE-FAMILY DETACHED	31.9
A12[2]	T1-A	SINGLE-FAMILY ATTACHED	21.2
A13	TD-6.0	SINGLE-FAMILY DETACHED	25.3
A14	TD-5.5	SINGLE-FAMILY DETACHED	35.7
A15	TD-4.5	SINGLE-FAMILY DETACHED	45.9
A16	TD-6.0	SINGLE-FAMILY DETACHED	1.6
A17	TOS[1]	OPEN SPACE	2.2
A18	TD-4.5	SINGLE-FAMILY DETACHED	9.9
B1[4]	TC	COMMERCIAL	5.5
B2[4]	TC	COMMERCIAL	17.8
B3	TMF-24	MULTI-FAMILY RESIDENTIAL	13.6
B4	TD-6.0	SINGLE-FAMILY DETACHED	58.7
B5	TD-4.0	SINGLE-FAMILY DETACHED	41.6
B6	TD-4.5	SINGLE-FAMILY DETACHED	26.3

TABLE 2 | DEVELOPMENT PROGRAM (CONTINUED)

DEVELOPMENT UNIT	TERRASANTE ZONE	LAND USE	GROSS AC
B7[3]	TMF-12	MULTI-FAMILY RESIDENTIAL	24.1
B8[3]	TMF-18	MULTI-FAMILY RESIDENTIAL	30.4
B9	TD-4.5	SINGLE-FAMILY DETACHED	22.1
B10	TOS[1]	OPEN SPACE	2.8
B11	TD-4.5	SINGLE-FAMILY DETACHED	23.7
B12	TD-6.0	SINGLE-FAMILY DETACHED	13.6
B13	TD-5.5	SINGLE-FAMILY DETACHED	15.8
B14	TD-5.5	SINGLE-FAMILY DETACHED	9.2
B15	TD-6.0	SINGLE-FAMILY DETACHED	33.8
B16	TD-6.0	SINGLE-FAMILY DETACHED	16.4
B17	TD-5.0	SINGLE-FAMILY DETACHED	39.4
B18	TD-6.0	SINGLE-FAMILY DETACHED	8.3
SPIRIT RIDGE	TOS[1]	OPEN SPACE	64.4
WASHES	TOS[1]	OPEN SPACE	69.2
TOTAL	**PAD**	**-**	**1019.5**

1. The TOS (Open Space) District is unique to TerraSante as the City of Goodyear does not have an underlying Zoning District for parks & open space.
2. Attached housing is encouraged on A12, while detached product is also permissible.
3. Within the TMF-18 zoning district (development unit B8), product types of lower density (e.g., TMF-12, T1-A, and T1-C) are permitted, provided they comply with the applicable declared district standards. Within the TMF-12 zoning district (development unit B7) product types with lower density (e.g. T1-A, T1-C, and TD-4.0) are permitted, provided they comply with the applicable declared district standards. The district shall be declared, by the Applicant, at the time of Site Plan or Subdivision Review.
4. A maximum of 30 acres within these Development Units may be collectively developed at TMF-24 subject to the provisions in TC on page 09 in PAD Regulation documents.

PLANNED ZONING DISTRICTS

TerraSante is planned to provide an overlay zoning district of PAD while each individual development unit has a City of Goodyear underlying zoning district, as seen in Figure 9, TerraSante Zoning District Plan. Each development unit has been strategically designated as various residential, commercial, open space and public facility zoning designations to provide a diverse mixture of uses throughout the overall community. All residential and commercial districts refer to an existing City of Goodyear underlying zoning while the open space (OS) district is unique to TerraSante as the existing Goodyear Zoning Code does not provide a district that resembles open space. The open Space (OS) district is crucial to the development of TerraSante as the preservation and enhancement of the ridgeline and washes will connect the future residents to their surrounding environment of the sacred earth.

Table 3 depicts the underlying zoning categories of TerraSante, permitted uses and development units where each of these districts take place. Please refer to the TerraSante PAD Regulations for more information about the underlying zoning.

DEVELOPMENT PHASING

Development phasing will be determined by infrastructure availability and natural constraints like washes and Spirit Ridge. Initial phases of residential development will occur first and will generate demand for the commercial development which will follow. Infrastructure development will generally follow the same pattern, in-line with the related development phase. Phasing will also be influenced by market conditions, so the following summary and exhibits are illustrative and subject to change. The developer shall ultimately determine the development phasing for the project.

TerraSante is anticipated to develop in approximately eight or more phases, beginning with the proposed water campus (north of development unit A7) and the southeasternmost portion of the community. Residential phasing will generally begin at the southern portion of TerraSante and gradually develop heading north.

The wastewater reclamation facility may be phased to accommodate increased demand as additional development occurs over time. All non-residential development units will be developed according to market conditions and are not currently assigned a specific phase. An initial phase of the medical center may be built prior to the full build out of TerraSante and the future freeway, which would then be fully built out following ADOT's construction of the Loop 303 extension. Please refer to Figures 10 and 11 for an illustrative view of anticipated phasing.







Images are for conceptual purposes only.

TABLE 3 | ZONING DISTRICTS & PERMITTED USES

TERRASANTE ZONE	TERRASANTE PERMITTED USES	APPLICABLE DEVELOPMENT UNITS	ACREAGE (GROSS)
SINGLE-FAMILY RESIDENTIAL			
T1-A	ATTACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 25'	A12	21.2
T1-C, TMF-12, TD-4.0	DETACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 40'	A2, A11, B5	149.6
TD-4.5, TD-5.0, TD-4.5, TD-5.0	DETACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 45'	A4, A5, A15, A18, B6, B9, B17	205.6
TD-4.5, TD-5.5, TD-6.0, TD-6.5,	DETACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 55'	A10, A13, A14, A16, B4, B11, B12, B13, B14, B15, B16, B18	270.3
TD-10.0	DETACHED SINGLE-FAMILY RESIDENTIAL – MINIMUM LOT WIDTH OF 100'	A8, A9	23.4
TOTAL SINGLE FAMILY RESIDENTIAL			**671.0**
MULTI-FAMILY RESIDENTIAL			
TMF-12	MULTI-FAMILY RESIDENTIAL, DUPLEX	B-7	24.1
TMF-18	MULTI-FAMILY RESIDENTIAL	B-8	30.4
TMF-24	MULTI-FAMILY RESIDENTIAL	B-3	13.6
TOTAL MULTI-FAMILY RESIDENTIAL			**68.1**
COMMERCIAL			
TC	GENERAL RETAIL USES (GOODYEAR ZONING ORDINANCE 3-3-3.A), MEDICAL OFFICE, MEDICAL CAMPUS, HOSPITAL	A1, A3, A6, A7, B1, B2	141.8
TOTAL COMMERCIAL			**141.8**
PUBLIC FACILITIES & OPEN SPACE			
TOS*	PARKS & OPEN SPACE	A17, B10, SPIRIT RIDGE, WASHES	138.6
TOTAL PUBLIC FACILITIES & OPEN SPACE			**138.6**

* The TOS (Open Space) District is unique to TerraSante as the City of Goodyear does not have an underlying Zoning District for parks & open space.

TABLE 4 | RESIDENTIAL ZONING WITH CITY COMPARISION

	CITY ZONING DISTRICT STANDARDS	TERRASANTE PAD	CITY ZONING DISTRICT STANDARDS	TERRASANTE PAD				CITY ZONING DISTRICT STANDARDS	TERRASANTE PAD		CITY ZONING DISTRICT STANDARDS	TERRASANTE PAD	CITY ZONING DISTRICT STANDARDS	TERRASANTE PAD
DISTRICTS	**R1-10.0**	**TD-10.0**	**R1-6**	**TD-6.5**	**TD-6.0**	**TD-5.5**	**TD-5.0**	**R1-4**	**TD-4.5**	**TD-4.0**	**R1-C**	**T1-C**	**R1-A**	**T1-A**
LOT STANDARDS														
MINIMUM LOT AREA (SQ.FT.)	10,000	**14,000**	5,500	6,500	6,000	5,500	5,000	4,500	4,500	**3,000**	3,200	**3,000**	2800	**1,600**
MINIMUM LOT WIDTH (FT.)	80	**100**	55	65	60	55	50	45	45	40	40	40	35	**25**
MINIMUM LOT DEPTH (FT.)	125	**N/A**	100	**N/A**	**N/A**	**N/A**	**N/A**	100	**N/A**	**N/A**	80	**N/A**	80	**N/A**
BUILDING FORM AND LOCATION														
MAXIMUM HEIGHT (FT.)	30	30	30	30	30	30	30	30	30	30	30	30	30	30
MAXIMUM BUILDING COVERAGE	40%	40%	45%	60%	60%	60%	60%	60%	60%	60%	60%	60%	75%	75%
MINIMUM SETBACKS (FT)														
FRONT	10	**20**	10	10	10	10	10	10	10	5	5	5	10	**3**
FRONT FACING GARAGE	20	20	20	20	20	20	20	20	20	20	20	20	20	**3**
SIDE	10	5	5	5	5	5	5	5	5	0	0	0	0	0
TOTAL BOTH SIDES	20	20	15	**10**	**10**	**10**	**10**	15	**10**	**5**	10	**5**	0	0
STREET SIDE	20	**10**	10	10	10	10	10	10	10	10	10	10	10	10
REAR	30	**20**	20	**15**	**15**	**15**	**15**	20	**15**	**10**	15	**10**	15	**10**
DEVELOPMENT STANDARDS														
OPEN SPACE % (OF NET AREA)	10%	-	15%	18%	18%	18%	18%	15%	18%	18%	15%	18%	15%	18%

RESIDENTIAL DEVIATIONS JUSTIFICATION

Master Planned Communities, by their very nature, include an elevated level of community planning by incorporating layered planning for a collection of development units and supporting integrated systems of infrastructure and connectivity. In support of the planned community approach, the planning of TerraSante has carefully considered "placemaking" inclusive of the creation of a special place on "sacred ground" (aka TerraSante). Our team has proposed a vision for this community that considers the future residents and their collective quality of life. This, in itself, should promote an element of justification for the requested deviations within the Development Standards.

The residential districts within TerraSante are based on the City's residential zoning districts, with appropriate modifications to lot standards, building form and location and minimum setbacks. Deviations are noted in bold in Tables 4 above. All revised standards are designed to-

- Encourages a diverse housing mix
- Align with current homebuilding market trends

To highlight these refinements more clearly, the approach emphasizes:Minimum lot areas and lot widths are given to accommodate everything from attached townhomes or cottage dwellings on small lots to single family detached homes on large lots with potentially challenging adjacent topography. Minimum lot depths have been eliminated for design flexibility. Many setback standards across all residential districts have been modified slightly to allow for a wider range of product types. Instead of a ten foot (10') front setback, a three foot (3') front setback is provided for T1-A, which is typical to current townhome community designs.

TerraSante employs a concentration higher-density approach by locating the higher density residential uses adjacent to Rainbow Valley Road and east of the Loop 303 corridor. Although zoning districts T1-A and T1-C are considered single family residential districts, they are more compatible with adjacent multi-family districts compared to detached residential districts (TD-7.0, TD-6.0 and TD-4.0).

The higher density residential between the Loop 303 Corridor and Rainbow Valley Road is appropriately placed adjacent to major transportation corridor, and will serve the anticipated housing needs of future medical campus workers and other future employers. Specifically, this placement:

- Places density strategically near employment and transportation
- Leverages buffers, open space, and pathways to ensure livability

It is important to note that the density proposed for B3 is particularly appropriate due to its location within the Village Center Overlay. The combination of freeway buffer zone performance standards and the sophisticated parks, open space and pathway system for the overall project will help ensure future multifamily develops into a high-quality and well-connected development.

Maximum building height has been increased in the TMF 18 and TMF-24 districts to accommodate the range of residential product types desired for these districts (e.g. three-story garden apartment product type for TMF-18 & TMF-24). The increase in height will allow for enhanced and varied roofline designs, elevating the architectural quality of potential apartment-style products. In summary, this adjustment:

- Allows three-story housing formats and greater product variety
- Enhances design flexibility with more varied rooflines
- Height deviations respond to the General Plan designated Activity Center.

Open space minimums have been preserved in all single family residential districts. Required open space per dwelling unit (private outdoor and recreational) are provided for multi-family development.Key outcomes include

- Safeguards open space in single-family areas, ensuring stability, livability, and neighborhood character
- Offsets reductions by delivering amenitized, well-designed shared spaces that prioritize quality, recreation, and community health

Table 5 identifies specific deviations from underlying City development standards within each TerraSante zoning district and illustrates them through examples and reference imagery.

In addition to adjustments to lot standards and setbacks, TerraSante has been carefully planned to create a layered and interconnected trail system that supports recreation, daily mobility, and regional integration. As shown in Figure 14 | Open Space & Paths Plan in the TerraSante PAD Narrative: the trail network extends beyond the project boundaries to connect with the Maricopa Trail and the future off-site trail proposed in the City of Goodyear Parks and Recreation Master Plan (p. 149, Map of Core Elements: Goodyear Paths and Trails – North), positioning TerraSante to accommodate a segment of these regional connections while serving as both a gateway to county-wide outdoor resources and a community with its own distinct recreational identity.Within the community, trails are diversified to serve a range of users: paved community paths for all-weather walking, jogging, and cycling; detached sidewalks for safe movement in higher traffic areas; and natural

trails such as the Spirit Ridge for a more rustic hiking experience. To ensure safety and continuity, the plan incorporates controlled crossings including a signalized crossing, preventing major roads like Willis Road and Loop 303 from becoming barriers. Connections are intentionally woven into all districts. Multi-family housing is linked from private open spaces to public corridors, while commercial areas, though not required to provide amenities, remain accessible by foot and bike through surrounding trail loops. These alignments ensure that trails function not only as recreation but also as everyday infrastructure, supporting errands, commuting, and neighborhood cohesion.In summary, this trail framework:

- Establishes regional connections through links to the Maricopa Trail and citywide paths
- Provides a variety of safe, user-friendly trail types to support recreation and daily mobility
- Integrates trails into all districts as functional infrastructure connecting homes, open spaces, and commercial areas.

TerraSante is a **master-planned community** in Goodyear envisioned as **"Holy Ground"** — honoring the sacred Earth while blending modern amenities with the Sonoran Desert's open spaces. It promises an active outdoor lifestyle with convenient access to jobs, retail, and a regional medical center, while serving as a gateway to Rainbow Valley via the future Loop 303.

Planned for ~10,000 residents in up to 3,595 homes, TerraSante provides a strong family component with **diverse housing** for all stages of life. Anchored by ~1.5M sq ft of commercial, medical, and retail uses, it will be a major employment and service hub. With 100+ acres of parks and trails, open space serves as the armature—integrating neighborhoods, multifamily, and commercial areas through safe, connected paths that reduce vehicle reliance, promote healthy lifestyles, and link to regional systems like the Maricopa Trail.

Beyond meeting zoning standards, the deliberate integration of trails and open space connections across this 1,019.5-acre subdivision reflects a forward-looking approach to community building. Rather than treating individual districts as isolated pods, the interconnected network ensures that residential, multifamily, and commercial areas function as parts of a cohesive whole. These connections provide tangible benefits: residents can safely and conveniently walk or bike to daily needs, reducing vehicle reliance; the layered system of community paths, sidewalks, and natural trails fosters healthy lifestyles and neighborhood interaction; and connections to regional systems such as the Maricopa Trail help position TerraSante as a hub within the **county-wide recreation network.**

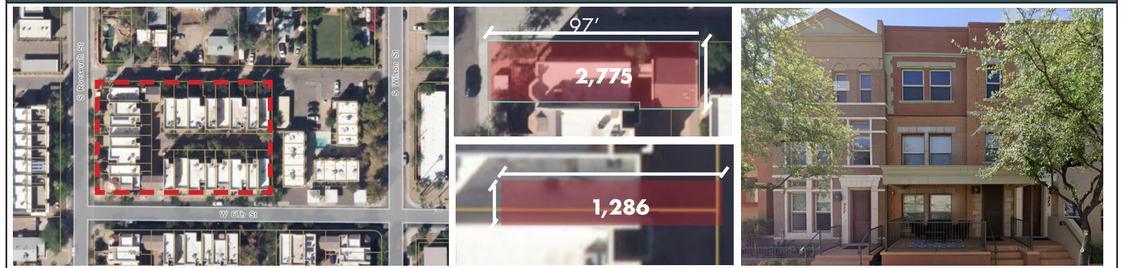
This approach transforms the subdivision from a collection of lots into a **well-integrated community,** where mobility, recreation, and quality of life are prioritized alongside responsible growth and design flexibility. TerraSante is designed for outdoor-oriented families, multi-generational households, active adults, and professionals seeking **balance between modern living and the desert landscape.**

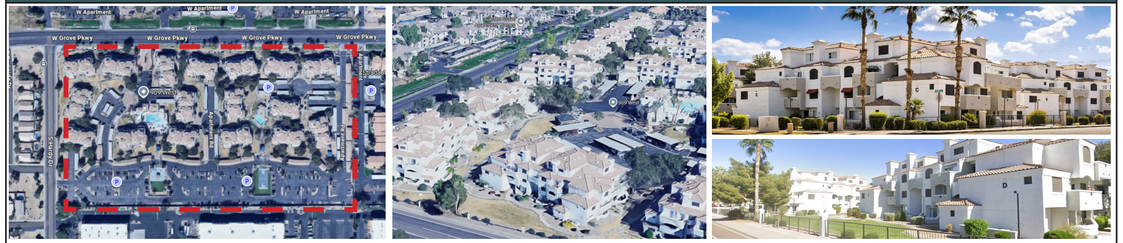
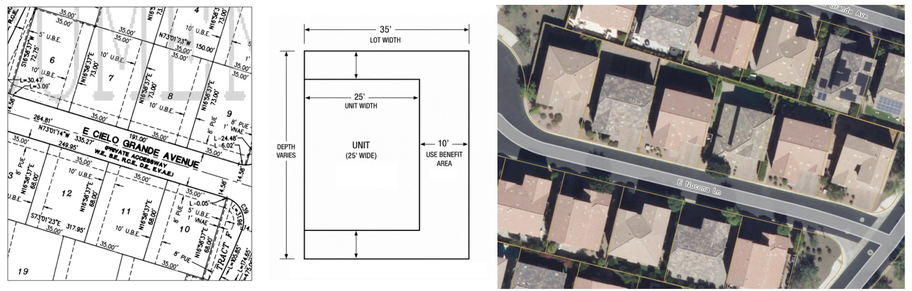
TABLE 5 | RESIDENTIAL DEVIATION JUSTIFICATION

TERRASANTE ZONE	DEVIATION FROM STANDARDS	JUSTIFICATION FOR DEVIATION
SINGLE-FAMILY RESIDENTIAL		
TD-6.5, TD-6.0, TD-5.5, TD-5.0	Total Both Side Setbacks reduced from 15 FT to 10 FT	• Reduced setbacks are offset through enhanced design elements, including amenities, connectivity, and streetscape standards, in accordance with Table 5 of the PAD Regulation Documents.
TD-6.5, TD-6.0, TD-5.5, TD-5.0	Rear Setback reduced from 20 FT to 15 FT	
TD-4.5	Total Both Side Setbacks reduced from 15 FT to 10 FT Rear Setback reduced from 20 FT to 15 FT	
TD-4.0	Minimum Lot Area reduced from 4,500 SF to 3,000 SF Front Setback reduced from 10 FT to 5 FT Total Both Side Setbacks reduced from 15 FT to 5 FT Rear Setback reduced from 20 FT to 10 FT	
T1-C	Minimum Lot Area reduced from 3,200 SF to 3,000 SF Front Setback reduced from 10 FT to 5 FT Total Both Side Setbacks reduced from 10 FT to 5 FT Rear Setback reduced from 15–20 FT to 10 FT	• The cluster-home configuration is intended to promote a flexible housing option, higher-density residential approach while preserving functional open space, pedestrian connectivity, and cohesive architectural character throughout the community.

REFRENCE IMAGE OF T1-C -AUTO COURT CLUSTER HOMES
APN: 212-47-472 I LOT SIZE: 2160 SF - 2635 SF



TERRASANTE ZONE	DEVIATION FROM STANDARDS	JUSTIFICATION FOR DEVIATION
T1-A	Minimum Lot Area reduced from 2,800 SF to 1,600 SF Minimum Lot Width reduced from 35 FT to 25 FT Front Setback reduced from 10 FT to 3 FT Rear Setback reduced from 15 FT to 10 FT Front Facing Garage Setback reduced from 20 FT to 3 FT	• The modified development standards are intended to facilitate flexible townhome configurations, promote housing diversity and attainable housing opportunities, and support an efficient, pedestrian-oriented urban residential form adjacent to major transportation corridors and employment centers.
REFRENCE IMAGE OF T1-A -TOWN HOME PRODUCT DESIGN APN:124-33-326 I LOT SIZE:ELOW 3200 SF		
		
TD-10.0, TD-6.5, TD-6.0, TD-5.5, TD-5.0, TD-4.5, TD-4.0, T1-C, T1-A	Minimum Lot Depth eliminated from City standard to N/A	
MULTIFAMILY RESIDENTIAL		
TMF-18 AND TMF-24	Maximum Building Height	• The proposed height increase supports contemporary garden apartment product types consistent with existing multifamily developments throughout the Phoenix metropolitan area. • The height increase will promote greater deviation of roof types by allowing pitched roof forms. • The proposed deviation allows flexibility for varied roofline treatments, articulated building massing, and integrated amenity spaces while supporting efficient land planning adjacent to the Loop 303 corridor and future employment areas

TERRASANTE ZONE	DEVIATION FROM STANDARDS	JUSTIFICATION FOR DEVIATION
REFRENCE IMAGE OF GARDEN APARTMENT PRODUCT		
		
PERMITTED USES IN TERRSANTE ZONING DISTRICT		
T1A	Dwelling, One Single Family Detached: Permitted	• The inclusion of cumulative zoning within the T1-A & TMF-18 district provides flexibility to accommodate a broader range of residential product types while maintaining compatibility with the overall TerraSante master-planned community vision. Zoning for the development units B8 and A12 with alternatives is locked in when a preliminary plat or site plan is approved.
TMF-18	Dwelling, One Single Family Detached: Permitted Dwelling, One Single Family Attached: Permitted	
REFERENCE IMAGE FOR SINGLE FAMILY DETACHED PRODUCT ON T1 A ZONING DISTRICT		
		

NON-RESIDENTIAL DEVIATIONS JUSTIFICATION

The non-residential districts within TerraSante are based on the City's C-2 and PFD districts, with appropriate minor modifications to minimum lot widths and setbacks to suit a range of desired commercial end users. Deviations are noted in bold in Table 6 in PAD Regulation document.

To support the minor deviations defined within Table 6 in PAD Regulation document, the intended deviations are intended for development within a General Plan Designated Activity Center. Within the Activity Center, as suggested by Goodyear General Plan, the Planned Area Development envisions higher land use intensity and development moving from a suburban character to an urban character form. Additional building height is intended for a specific use, regional medical center.

FIGURE 10 | DEVELOPMENT UNIT PHASING PLAN

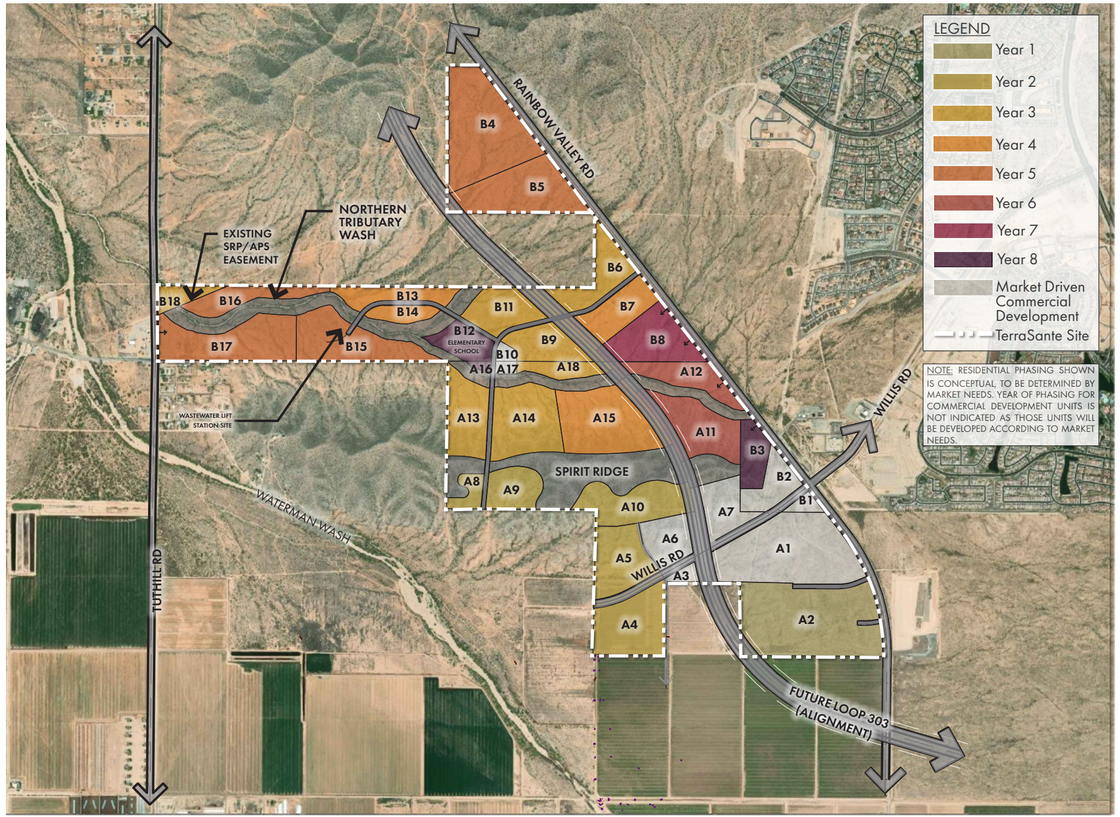
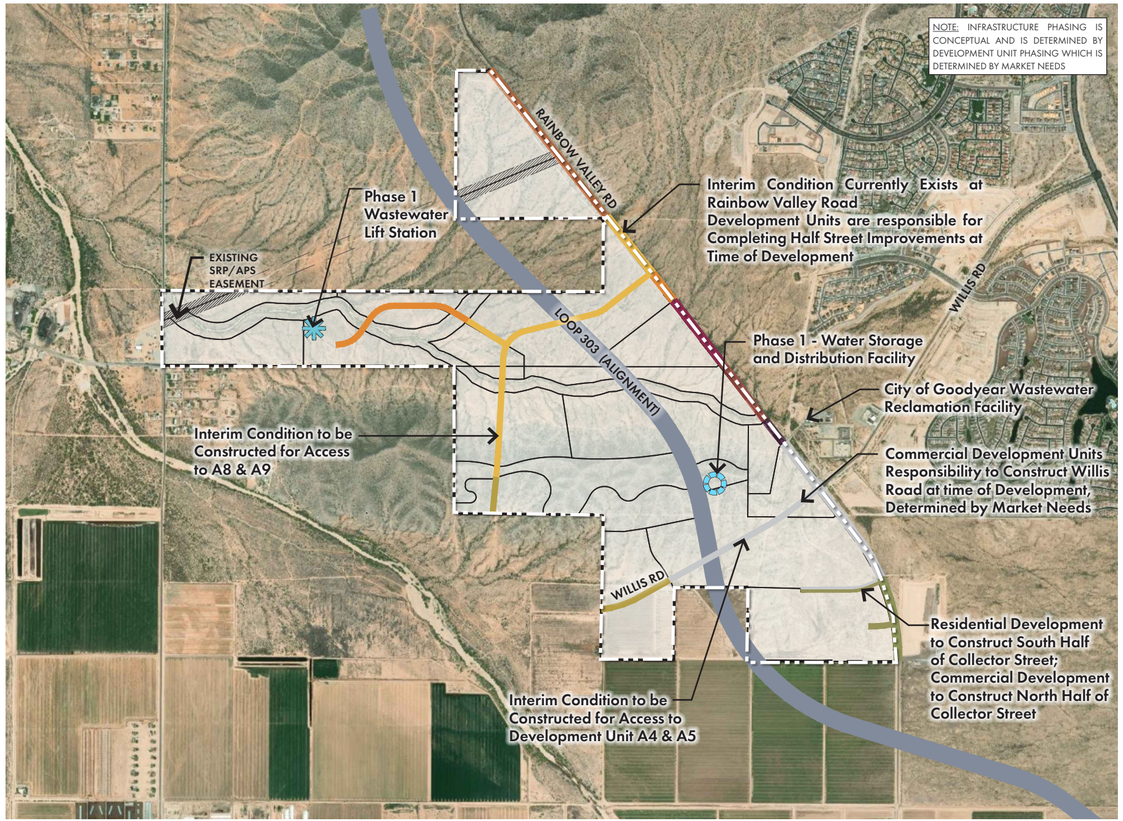


FIGURE 11 | INFRASTRUCTURE PHASING PLAN



CONFORMANCE TO THE GOODYEAR 2035 GENERAL PLAN

A separate letter to City Staff detailing TerraSante's conformance with the Goodyear 2035 General Plan has been submitted concurrently with this request. The TerraSante PAD is in alignment with the vision of the City of Goodyear's 2035 General Plan and will aid in furthering the City's vision and goals for growth and development within the city.

A summary of key conformance elements has been included below:

Goal LC-5. A community that distinguishes itself through its high-quality character and design (Page 68)

Applicant Response: TerraSante will continue the history of excellence in Goodyear by providing another high-quality master plan that provides diverse housing options at all financial levels and new employment opportunities in an extraordinary natural setting that will be attractive to current and future Goodyear residents and visitors alike. Ridgelines and washes will be preserved as open space within the community are celebrated as a way to connect with nature both physically and spiritually.

Goal LC-6. A connected community with a multimodal transportation system that meets the needs of its residents, workforce, and visitors (Page 69).

Applicant Response: TerraSante will honor, embrace and celebrate the natural environment. The natural features such as the washes and the preserved ridgeline (Spirit Ridge) will remain as open space within the community and will provide opportunities for exploration and recreation. The very setting of the TerraSante master plan will encourage an active lifestyle that is in tune with the Sonoran Desert. Trails/paths, sidewalks and recreational amenity areas will contribute to the health and healing which residents will feel as they enjoy the outdoors with family and friends.

Goal ID-2. A range of housing types, price points, and sizes meet the needs of all ages, incomes, and lifestyles (Page 80).

Applicant Response: A variety of housing types are proposed for TerraSante including, but not limited to, traditional single-family detached, single-family attached, detached cottages, courtyard homes, townhomes, apartments and assisted living. In addition to the variety of housing products, placement and location of each housing type was thoughtfully planned to provide higher residential densities in proximity to the future Loop 303 alignment and commercial uses, while lower residential densities will be located adjacent to the preserved open space corridors. The housing options provided will meet the needs of a diverse population of residents and allow residents to remain and move within the community through different life stages, if they choose.

Goal HS-1. A comprehensive, connected, and accessible parks, open space, and recreation system serves existing and future residents by contributing to the community's social, economic, and environmental quality (Page 98).

Applicant Response: TerraSante is envisioned as a community that connects neighbors with nature and each other. The natural open space and community amenities play a large role in this synergy and is the guiding element for the design of the community. Provisions and development standards have been included within this PAD for parks and open space amenities to guarantee that this initial vision is implemented with the development of the community.

In addition to preserved open space and amenities, such as parks, parkettes, passive nature parks and amenity nodes offering a variety of active and passive recreation opportunities, an extensive path/trail system is planned. Within TerraSante, there will be numerous path/trail opportunities connecting residents to the natural environment, whether it be the wash corridors, the Spirit Ridge Path or other open space corridors. Where possible, these paths/trails will connect with other areas of the Goodyear trail system, including the potential trail corridors shown in the City of Goodyear Parks, Recreation, Trails and Open Space Master Plan.

Goal HS-5. A community that advances environmental stewardship and taking care of our natural resources (Page 103).

Applicant Response: TerraSante's Spirit Ridge and wash corridors are special natural resource opportunities that are intended to be preserved and celebrated to demonstrate the inherent wonder of the Sonoran Desert landscape. These natural features will be incorporated into the overall open space and trail network, creating places for active and passive recreation, and promoting connectivity throughout the masterplan. The community will feature a network of trails/pathways and sidewalks designed to help people easily access the natural environment so they can find peace and refreshed energy from their surroundings.

Residential neighborhoods will be thoughtfully designed to appropriately

interface with the natural features of the property, allowing the desert environment to become an impactful community amenity for residents and visitors. Provisions have been included in the PAD Regulations document for hillside development to guide the design of any lot or parcel or any portion thereof that has a slope of 10% or greater, respecting the Spirit Ridge amenity and allowing it to remain an amenity for all to enjoy.

Goal PI-1. A resilient and diversified economy (Page 126).

Applicant Response: TerraSante will provide a broad mix of land uses to capitalize on its location as a crossroads in Rainbow Valley and to add residential vibrancy and economic vitality to the area. The intersection of Rainbow Valley Road and Willis Road is noted in the General Plan as a Village Center Overlay District, which will serve as a center and destination for neighborhoods. TerraSante envisions this area as a viable location for a regional medical center with supporting services, specialized care and assisted living, which will add new jobs and multiplier effects within the Rainbow Valley area and beyond.

Although zoning does not guarantee specific commercial users, this PAD creates the framework for commercial and medical campus development adjacent to the future Loop 303, Willis Road and Rainbow Valley Road. The PAD Regulations document outlines the land uses allowed within the proposed TC (TerraSante Commercial) district, which encourages a variety of employment and service opportunities such as, but not limited to, community retail, general office and healthcare related services. The businesses that locate in TerraSante will broaden the tax base and support the City's economic development goals while also providing ample retail, services and jobs close to the residential neighborhoods in TerraSante and the surrounding communities.

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COMMUNITY CHARACTER





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COMMUNITY CHARACTER

VISION & THEME STATEMENT

TerraSante is envisioned as a "Spirited Sonoran Sanctuary," a community that connects neighbors with nature and offers soulful views of the Sonoran Desert and the Estrella Mountains. This master planned community will provide a world class trail/path system with pockets of respite and reflection, activating the mind, body and spirit. This community will be characterized by design elements that make our world richer and more harmonious. It honors the unaltered land below, looks to the sky above for comfort and celebrates the desert's ability to take our breath away. Here, visitors and residents will find their wellbeing, live their best lives and share in the positive energy of the world around them.

SIGNAGE & MONUMENTATION

Residents and visitors to TerraSante will be welcomed by community entry monumentation along Rainbow Valley Road, shown on Figures 12 and 13. The monument will capture the essence of the "Spirited Sonoran Sanctuary," from which all individual residential development units and/or neighborhood signage and monumentation elements will draw inspiration, creating a unified community and sense of place spanning the entirety of the project. Additional themed commercial entry signage placed strategically along Willis Road and Rainbow Valley Road, along with freeway pylon signage adjacent to the future Loop 303, will attract visitors and provide valuable wayfinding to essential services within TerraSante, including potential emergency medical care.

Unless otherwise modified by the provisions of this PAD or through the future Comprehensive Sign Package process, signage shall be in conformance with the requirements of the City of Goodyear Zoning Ordinance.





Images are for conceptual purposes only.

FIGURE 12 | CONCEPTUAL ENTRY MONUMENTATION PLAN

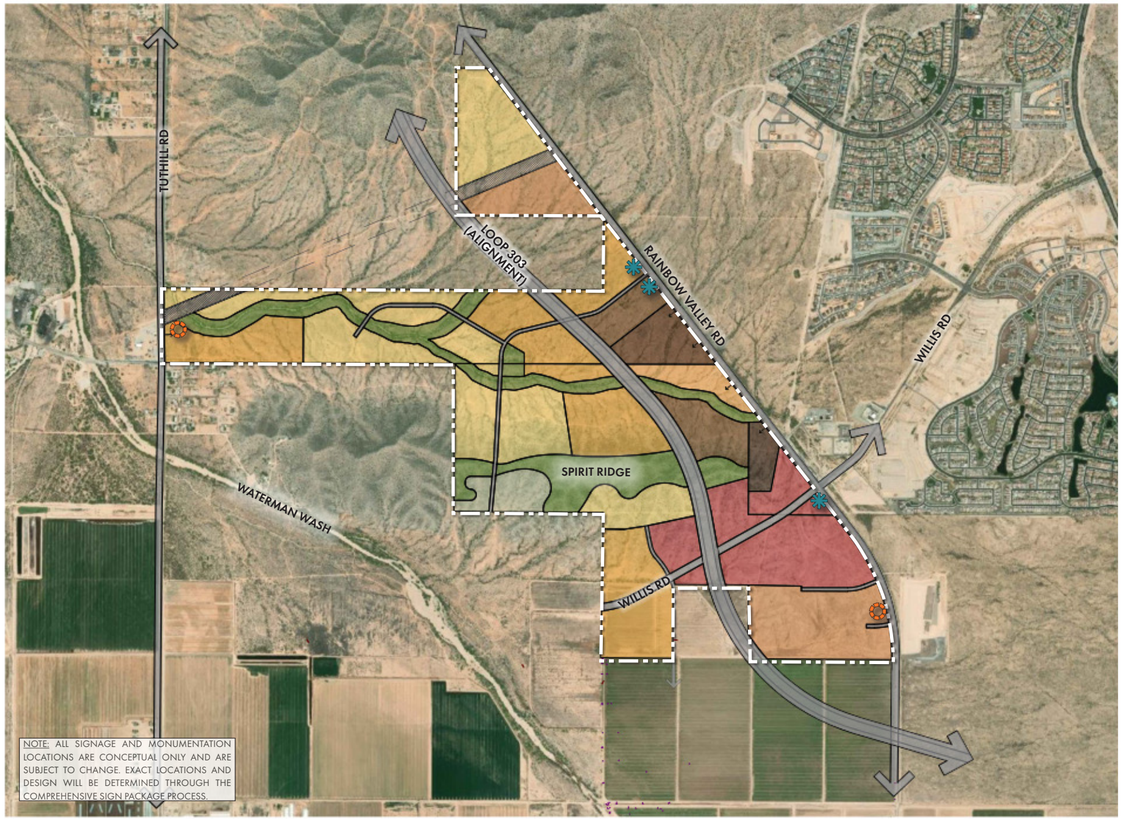


FIGURE 13 | CONCEPTUAL ENTRY MONUMENTATION



PARKS, OPEN SPACE & PATHS

TerraSante draws inspiration from the natural terrain of the Sonoran Desert and the enhancement of the unique ridgeline crossing through the community, known as Spirit Ridge. In order to create a sense of connectivity and community, TerraSante incorporates a number of parks, open spaces, and pathways throughout the residential neighborhoods. These areas of both passive and programmed open space will encourage users to engage with the natural beauty around them while "disconnecting" from the daily stresses of everyday life.

In addition to Spirit Ridge, each residential development will provide designated open space and paths for residents to enjoy and connect with their neighbors. Parks of varying scales will offer age-appropriate and diverse facilities for residents within each neighborhood, incorporating both active recreational amenities and passive spaces consistent with the tranquility desired in this spirited sanctuary. A combination of Amenity Nodes, Neighborhood Parkettes, Neighborhood Parks, Specialty Parks, and Linear Parks/Greenways throughout TerraSante will provide residents with programmed active and passive spaces to enjoy. See Table 5 for brief descriptions of each.

One (1) Neighborhood Parks and 12 Neighborhood Parkettes have been identified within TerraSante. See Figure 14 for conceptual locations. In addition to the 12 Parkettes and one Neighborhood Park, two Specialty Parks will be designed to provide residents with an opportunity for nature-centric views and unique passive amenities. The dispersed variety of passive and active parks throughout TerraSante will be connected by a series of paths so the community may easily access all amenities and open space, as described in the following sections.

Due to the varied terrain throughout the community, limited natural flat land is available for Neighborhood Parks greater than five acres. Because of this, Amenity Nodes, Neighborhood Parkettes, Specialty Parks, and Linear Parks/Greenways are also located throughout TerraSante, and interconnected by a network of varied pathways. Neighborhood Parkettes and Parks are strategically located where the natural terrain is primarily flat and where optimal conditions are present to allow for plenty of space for amenities, fields, and play areas. Alternatively, Amenity Nodes, Specialty Parks, and Linear Parks/Greenways are primarily located where terrain is rough in order to avoid heavy grading and to respect the natural contours of the land.

This approach towards parks and open space will result in a total percentage of open space within TerraSante that exceeds development standards minimums required for all residential districts while meeting the overall intent of the requirements outlined under Section 3-2-3-C of the City of Goodyear Zoning Ordinance. The following sections provide an overview of the Amenity Nodes, Neighborhood Parkettes, Neighborhood Parks, Specialty Parks, and Linear Parks/Greenways throughout TerraSante, including the required frequency and amenities for each.

It is the intent of TerraSante to follow the Goodyear Parks and Recreation Master Plan standards for Linear Parks/Greenways, Specialty Parks and Neighbrohood Parks. The Neihgborhood Parkettes and Amenity Nodes are unique to TerraSante and shall follow the standards setforth within the PAD. Please refer to Table 5 and Exhibit 14 for the descriptions and locations of the hierarchy of park types throughout TerraSante.

TABLE 6 | TERRASANTE PARK CLASSIFICATIONS

PARK CLASSIFICATION	DESCRIPTION
LINEAR PARKS / GREENWAYS	LINEAR PARKS AND LINKAGES ARE BUILT CONNECTIONS OR NATURAL CORRIDORS THAT LINK PARKS TOGETHER. TYPICALLY, THE LINEAR PARK IS DEVELOPED FOR ONE OR MORE MODES OF RECREATIONAL TRAVEL SUCH AS WALKING, JOGGING, BIKING, IN-LINE SKATING, HIKING, HORSEBACK RIDING, AND CANOEING. LINEAR PARKS MAY INCLUDE ACTIVE PLAY AREAS. MULTI-USE TRAILS ALSO OFFER A SAFE FORM OF TRANSPORTATION; PROVIDE SUBSTANTIAL HEALTH BENEFITS; HABITAT ENHANCEMENTS FOR PLANTS AND WILDLIFE; AND OTHER UNIQUE OPPORTUNITIES FOR OUTDOOR EDUCATION AND CULTURAL INTERPRETATION. *EXAMPLES: SPIRIT RIDGE, NORTHERN TRIBUTARY WASH, ETC.*
SPECIALTY PARK	SPECIALTY PARKS ARE UNIQUE FACILITIES DESIGNED AROUND A SPECIFIC FUNCTION OR ECOLOGICAL ASSET. THE CITY CURRENTLY OWNS AND MAINTAINS THREE SPECIALTY PARKS. A MAJOR DIFFERENCE BETWEEN A SPECIALTY PARK AND OTHER PARKS IS THAT THEY USUALLY SERVE A SINGLE PURPOSE WHEREAS OTHER PARK CLASSIFICATIONS ARE DESIGNED TO OFFER MULTIPLE RECREATION OPPORTUNITIES. A SPECIALTY PARK CAN BE LOCATED INSIDE ANOTHER PARK. SPECIALTY PARKS MAY REQUIRE A USER FEE. *EXAMPLES: SPECIALTY PARK AT SPIRIT RIDGE, SPECIALTY PARK AT NORTHERN TRIBUTARY WASH, ETC.*
NEIGHBHORHOOD PARK	THESE PARKS ARE OFTEN THE MOST USED ON A DAY-TO-DAY BASIS AS THEY OFFER A VARIETY OF RECREATIONAL AND COMMUNITY OPPORTUNITIES CLOSE TO NEIGHBORHOODS IN WHICH PEOPLE WORK AND PLAY. THESE PARKS ARE INTEGRATED INTO THE PATTERN OF THE COMMUNITY, OFTEN HAVING LITTLE TO NO PARKING TO PROMOTE WALKABLE COMMUNITIES, ARE DESIGNED TO PROVIDE SERVICES TO THE CONNECTING NEIGHBORHOOD, AND PROVIDE IMPORTANT NODES WITHIN THE LARGER OPEN SPACE PATTERN. THE NEIGHBORHOOD PARK INCLUDES AREAS FOR ACTIVE RECREATION ACTIVITIES SUCH AS FIELD GAMES, COURT GAMES, PLAYGROUNDS, ETC. PASSIVE RECREATION ACTIVITIES MAY INCLUDE WALKING, VIEWING, SITTING, AND PICNICKING. IN ACCORDANCE WITH THE PARKS AND RECREATION MASTER PLAN (APPENDIX C), NEIGHBORHOOD PARKS WILL PROVIDE UP TO TEN (10) PARKING STALLS, EITHER ON-STREET OR ON-SITE. *EXAMPLES: DEVELOPMENT UNIT A2 NEIGHBORHOOD PARK DEVELOPMENT UNIT A17/B10 NEIGHBORHOOD PARK, ETC.*
NEIGHBORHOOD PARKETTE	NEIGHBORHOOD PARKETTES ARE INTENDED TO SUPPLEMENT THE NEIGHBORHOOD PARKS WITHIN TERRASANTE. NEIGHBORHOOD PARKETTES OFFER INTIMATE RECREATIONAL AND COMMUNITY OPPORTUNITIES WITHIN THE RESIDENTIAL NEIGHBORHOODS OF TERRASANTE. SIMILAR TO NEIGHBORHOOD PARKS, THESE PARKS ARE INTEGRATED INTO THE PATTERN OF THE COMMUNITY, OFTEN HAVING LITTLE TO NO PARKING TO PROMOTE WALKABLE COMMUNITIES, ARE DESIGNED TO PROVIDE SERVICES TO THE CONNECTING NEIGHBORHOOD, AND PROVIDE IMPORTANT NODES WITHIN THE LARGER OPEN SPACE PATTERN. THE AMENITIES WITHIN EACH NEIGHBORHOOD PARKETTE WILL VARY, PROVIDING COMMUNITY MEMBERS WITH A VARIETY OF PLAY OPTIONS ACCESSIBLE BY A NETWORK OF PLANNED ROUTES AND CONNECTIONS. *EXAMPLES: DEVELOPMENT UNIT A15 NEIGHBORHOOD PARKETTE, DEVELOPMENT UNIT B12 NEIGHBORHOOD PARKETTE, ETC.*
AMENITY NODE	ACTIVATED SPACES AND AMENITIES BRING RESIDENTS OF ALL AGES AND BACKGROUNDS TOGETHER TO CREATE A VIBRANT COMMUNITY. AMENITY NODES ARE INTENDED TO ACTIVATE POCKETS OF OPEN SPACE THROUGHOUT THE LINEAR PARKS/ GREENWAYS, OR OTHER UNIQUELY CONSTRAINED AREAS OF THE COMMUNITY. THESE NODES WILL BE STRATEGICALLY PLACED ALONG THE SPIRIT RIDGE PATH, NORTHERN TRIBUTARY WASH PATH, AND COMMUNITY PATHS. ALONG THE SPIRIT RIDGE PATH AND NORTHERN TRIBUTARY WASH PATH, AMENITY NODES SHALL BE LOCATED AT LEAST EVERY QUARTER-MILE FROM ANOTHER AMENITY NODE OR SPECIALTY PARK. *EXAMPLES: AMENITY NODES AT SPIRIT RIDGE, AMENITY NODES AT NORTHERN TRIBUTARY WASH, ETC.*

LINEAR PARKS / GREENWAYS

As described in Table 4, Linear Parks are built connections or natural corridors that link parks together via one or more modes of recreational travel, including walking, jogging, biking, in-line skating or hiking. TerraSante includes two Linear Parks—Spirit Ridge and the Northern Tributary Wash. Given the extensive trail network and various amenities, including Specialty Parks and Amenity Nodes (described below), proposed within these two Linear Parks, Spirit Ridge and the Northern Tributary Wash serve those residences within a quarter-mile.

SPIRIT RIDGE

TerraSante draws inspiration from the natural terrain of the Sonoran Desert, including the unique ridgeline crossing through the community, known as Spirit Ridge (see Figure 16). Spirit Ridge, a Linear Park running west to east in the southern portion of the site, will include a series of Amenity Nodes, which create spaces for trail walkers to sit in peace, recharge, and connect with fellow community members and the natural surroundings. These Amenity Nodes may include elements such as shade canopies, seating, kinetic wind art, metal sculptures, labyrinths, enhanced natural landscapes, fountains, arches, lantern lit paths, community book gardens, and butterfly or pollinator gardens. Please see the following sections for more information regarding the Amenity Nodes and their requirements. A programmed path running along the highest point of the ridge, known as Spirit Ridge Path, will be inclusive to all residents within the TerraSante community, offering a combination of rugged terrain for advanced hikers and stabilized decomposed granite paths for beginners or those with accessibility needs. Please see the following sections for more information regarding the pathway and walkway networks within TerraSante. Diverse inspirational quotes scattered along the pathway system and shade trees will enhance the spirituality of the experience.

NORTHERN TRIBUTARY WASH

In addition to Spirit Ridge, there are physical constraints associated with the natural drainage patterns within the larger surrounding area that shape the landscape and drainage patterns of TerraSante. The Northern Tributary Wash (Wash 170) is a significant watercourse that passes through the interior of TerraSante. Please see the Drainage section of this PAD for more information. As a natural corridor throughout most of TerraSante, the Northern Tributary Wash will improve connectivity throughout the community while also providing unique opportunities for outdoor recreation and community connection. Similar to Spirit Ridge, the Northern Tributary Wash will be improved with a programmed path, known as the Northern Tributary Wash Path, that provides connectivity to several Amenity Nodes throughout the linear space. Please see Figure 20 for an illustration of the Northern Tributary Wash.

SPECIALTY PARK

Within the Linear Parks / Greenways, TerraSante incorporates Specialty Parks that serve the larger community. These parks are strategically placed in areas of the community that are typically considered constrained land. Specifically, the Specialty Parks are located along Spirit Ridge and the Northern Tributary Wash (see Figures 16 and 20). Due to the unique topography and natural features, it is envisioned for these parks to be preserved and enhanced in their natural form. As described in Table 4, Specialty Parks serve a different purpose than other parks and open spaces. The Specialty Parks within TerraSante will generally serve those residences within a quarter-mile, and will provide residents with a space in which they can escape and connect to the natural landscape.

In order to achieve this, amenities provided within the Specialty Parks must include at least two of the following amenities:

- Walking Paths (See Figure 21)
- Shaded Seating Area
- Ramadas
- Picnic Tables
- BBQ Grills- Minimum of Two
- Pollination / Hummingbird Gardens
- Water Features
- Public Art / Sculptures
- Landmark Features
- Holiday Luminaire Demarcation
- Enhanced Architectural Shade Pavilion
- Amenity Nodes (see description below)
- Wildlife Viewing- (Drinking Station, Benches, Informational Plaques)

SPECIALTY PARK AT SPIRIT RIDGE

As described above, Spirit Ridge will be improved with a series of Amenity Nodes, as well as a programmed path along the highest point of the ridge, known as Spirit Ridge Path. Spirit Ridge Path, which will be enhanced by accent planting and other decorative features, will guide future residents to a tranquil meditation space, known as the Meditation Icon (see Figures 17 to 19). People from all backgrounds and faiths can visit this icon and find a sense of peace within themselves and their community. The icon will sit at the highest point of Spirit Ridge and have two components—a tall, illuminated artistic landmark structure that will be seen from Rainbow Valley Road and throughout TerraSante; and a meditation space that blends into the landscape by using the natural slope, creative architecture, and enhanced native landscape to create a space where residents can have a safe space to think, breathe, give thanks, watch the sunset, and admire the landscape of the Sonoran Desert.

SPECIALTY PARK AT NORTHERN TRIBUTARY WASH

Given the physical and topographic constraints associated with the Northern Tributary Wash, the Specialty Park at the Northern Tributary Wash is anticipated to function as a passive nature park. Conceptual amenities may include shaded seating areas, wildlife watering stations, pollinator planting beds, ramadas, and enhanced trail/pathway system. However, the final design and programming of the Specialty Park and Northern Tributary Wash will occur at a future date.

NEIGHBORHOOD PARK

Neighborhood Parks within TerraSante are intended to provide the community with open space and amenities for families, children and community members to have fun and play (see Figure 15). Neighborhood Parks primarily serve residences within walking distance, or one-quarter of a mile, and may vary in size, with a minimum of five acres. Neighborhood Parks are conceptually located within Development Units A17/B10. Neighborhood Parks may have varying amenities; however, at least one play structure shall be provided per park, or in age-restricted communities a recreation element of similar scope. In additional, all Neighborhood Parks shall include active recreation facilities. Active recreation facilities may include, but shall not be limited to:

- Community Pool- Minimum 3,000 SF
- Sand Volleyball Court
- Basketball Court
- Tennis/Pickleball Court
- Multi-Purpose Diamond Field
- Multi-Purpose Practice Field

In addition to the above, each Neighborhood Park within TerraSante shall include at least three of the following amenity items:

- Dog Park
- Skate Park
- Shaded Seating Area
- Ramadas
- Game Lawn
- Tot Lot Play Equipment
- Picnic Tables
- BBQ
- Exercise Station
- Public Art / Sculptures
- Pollination / Hummingbird Gardens
- Water Play / Splash Pad
- Community Clubhouse / Recreation Center
- BMX / Pump Track

NEIGHBORHOOD PARKETTE

Due to the unique site and topographic constraints associated with TerraSante, smaller parks, or Neighborhood Parkettes, with a minimum size of two acres will be provided throughout TerraSante to supplement the Neighborhood Parks. Given the smaller scale, Neighborhood Parkettes are intended to serve those residents within 660 feet. The amenities from each Neighborhood Parkette will vary, providing community members with a variety of play options accessible by a network of planned routes and connections. A Neighborhood Parkette will include a minimum of two features from any of the Neighborhood Park amenity lists (i.e., Community Pool and Dog Park, etc.). Neighborhood Parkettes shall be designed to connect to the nearest Neighborhood Park, or another Parkette, through the use of a community path or walkway. These connections to and from each Parkette are a key element of these spaces.

AMENITY NODE

Activated spaces and amenities bring residents of all ages and backgrounds together to create a vibrant community. Amenity Nodes are intended to activate pockets of open space throughout the Linear Parks/Greenways, or other uniquely constrained areas of the community. These nodes will be strategically placed along the Spirit Ridge Path, Northern Tributary Wash Path, and community paths. Along the Spirit Ridge Path and Northern Tributary Wash Path, Amenity Nodes shall be located at least every quarter-mile from another Amenity Node or Specialty Park.

Amenity Nodes must include at least one amenity identified in the list below, or any amenity elements identified under Neighborhood Parks and Specialty Parks:

- Sculpture Gardens
- Archways or other architectural features
- Labyrinths
- Stargazing Features
- Passive Seating
- Unique Lighting

PATHWAYS

TerraSante is a special place where nature is crucial, and connecting residents to the land is equally important. Each Development Unit will be able to connect to the various Amenity Nodes, Neighborhood Parkettes, Neighborhood Parks, and/or Specialty Parks through the use of community walkways and paths. The extensive pathway and trails system throughout TerraSante will provide connections and accessibility for residents to walk or hike from one point of TerraSante to another. This system is not only intended to serve as a connection to amenities for residents, but also to encourage residents to be active and create a sense of community. See Figure 21 for cross-sections of the proposed Spirit Ridge Path and Northern Tributary Wash Path.

HILLSIDE

TerraSante's natural topography is a key feature to this unique site. Spirit Ridge is planned to enhance the natural topography and landscape for all residents and pedestrians to enjoy. The preservation of nature is crucial to the ambiance of the overall community which is envisioned to connect people with the land. Due to the range in slopes throughout TerraSante, specifically on Spirit Ridge, the open space has been designated as its own zoning district for the purpose of preserving and enhancing the natural topography and environment. Slopes greater than 20% shall be 100% preserved. Please see the PAD Regulations for more detailed requirements for hillside standards.













Images are for conceptual purposes only.



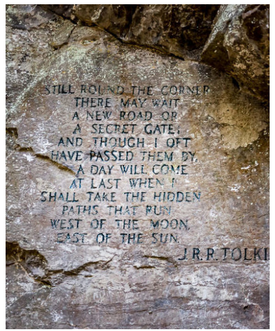














Images are for conceptual purposes only.

FIGURE 14 | OPEN SPACE & PATHS PLAN

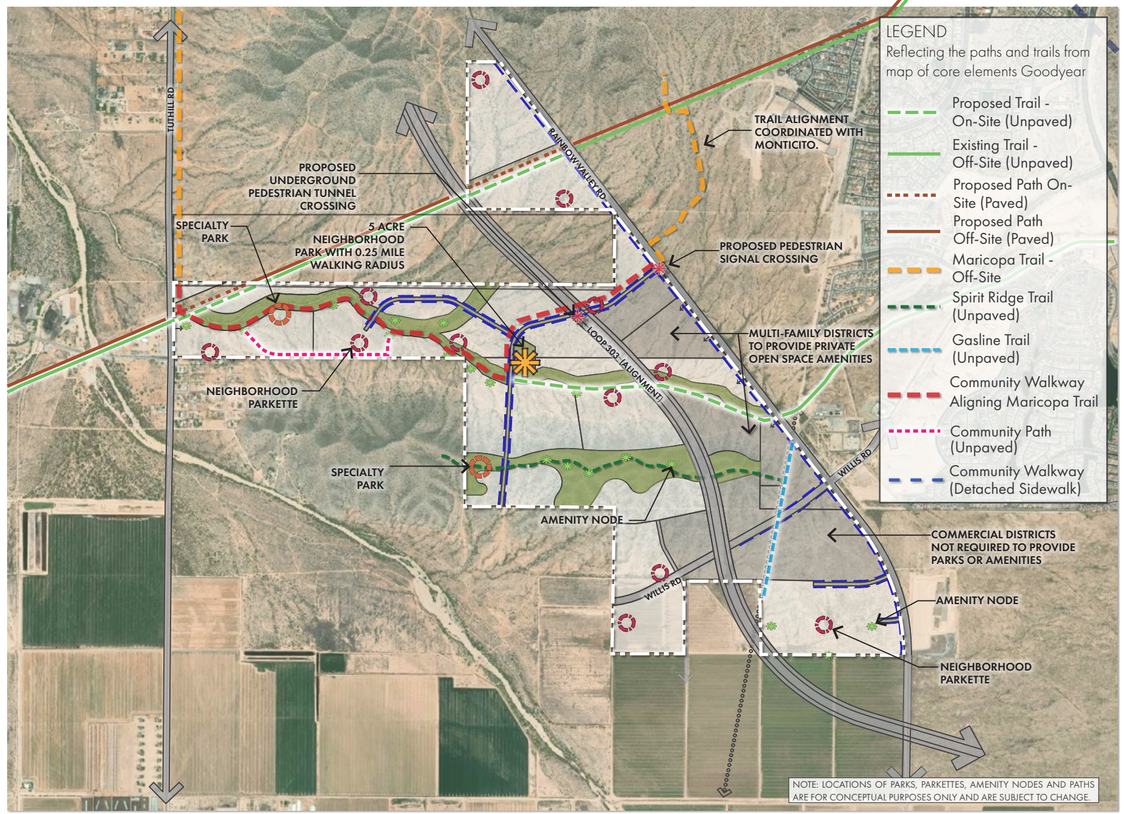


FIGURE 15 | CONCEPTUAL NEIGHBORHOOD PARK AMENITIES









FIGURE 16 | SPIRIT RIDGE CONCEPTUAL PLAN

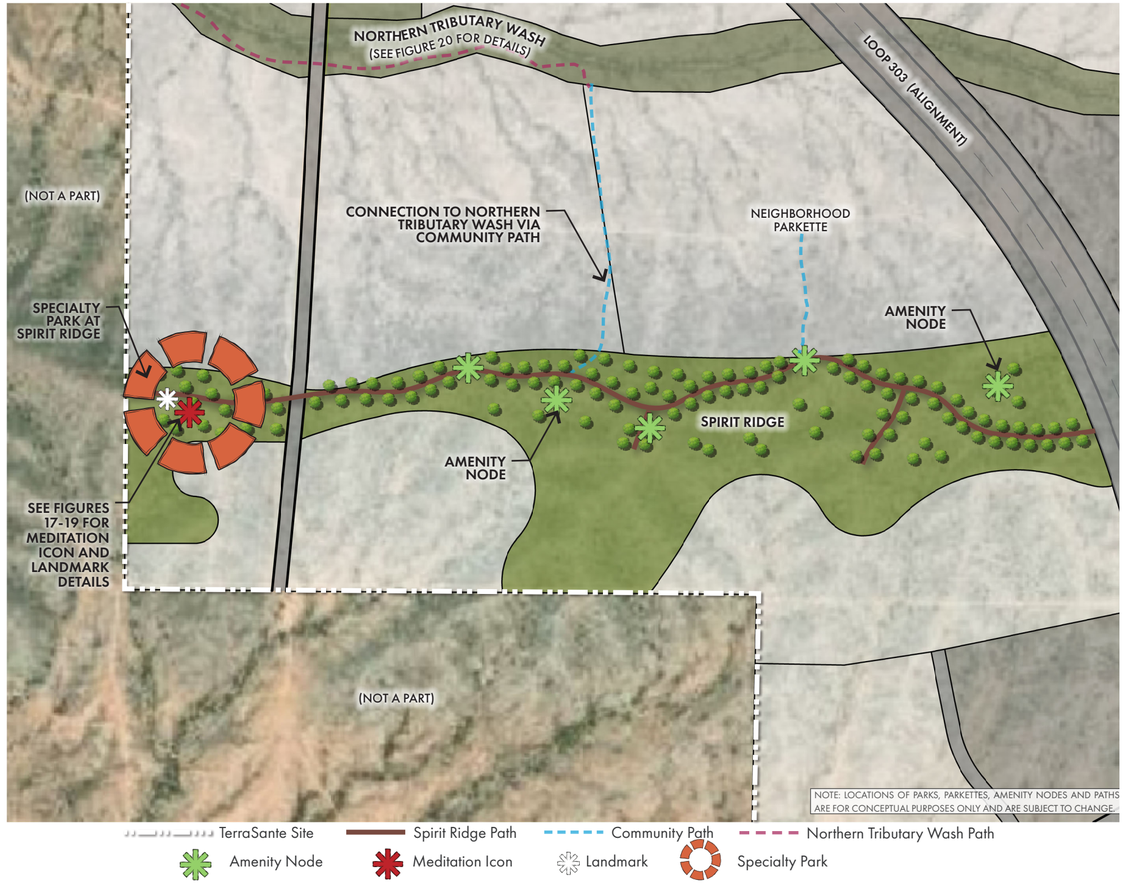


FIGURE 17 | SPIRIT RIDGE PATH WITH MEDITATION ICON



FIGURE 18 | MEDITATION ICON



FIGURE 19 | MEDITATION ICON & LANDMARK



FIGURE 20 | NORTHERN TRIBUTARY WASH CONCEPTUAL PLAN

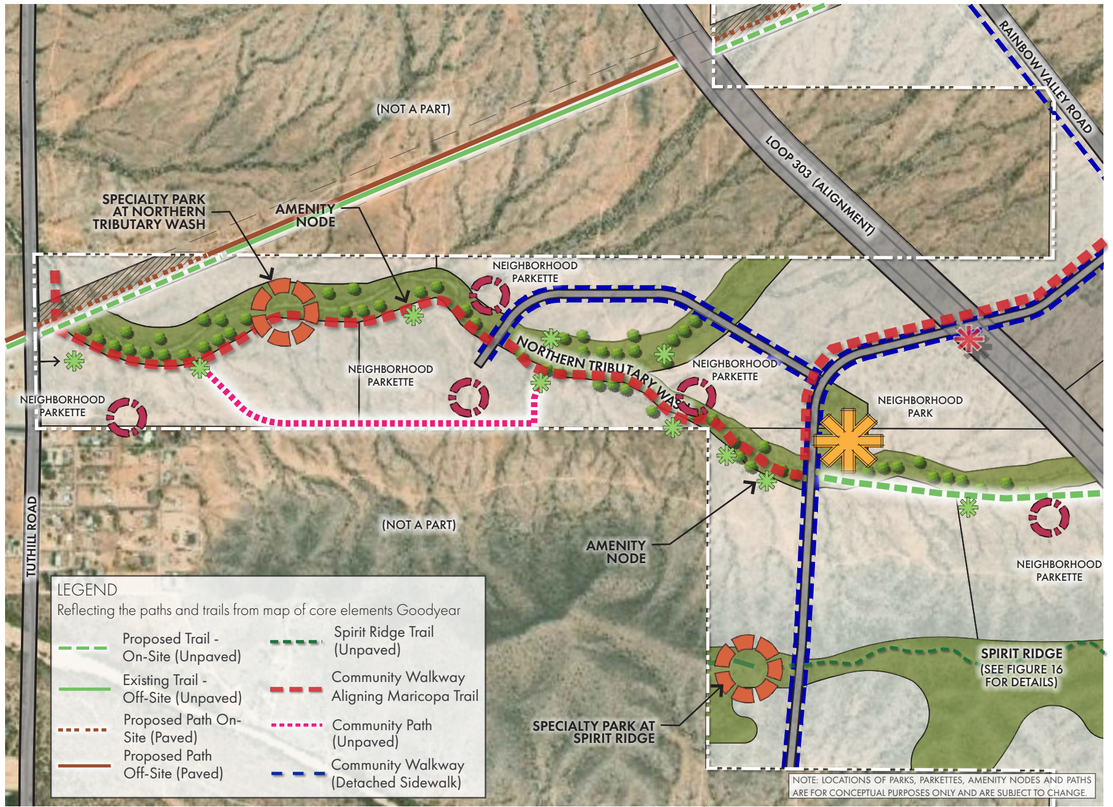
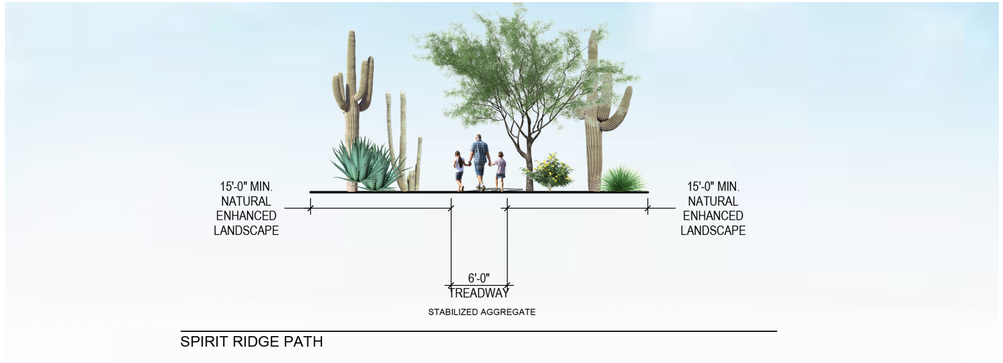
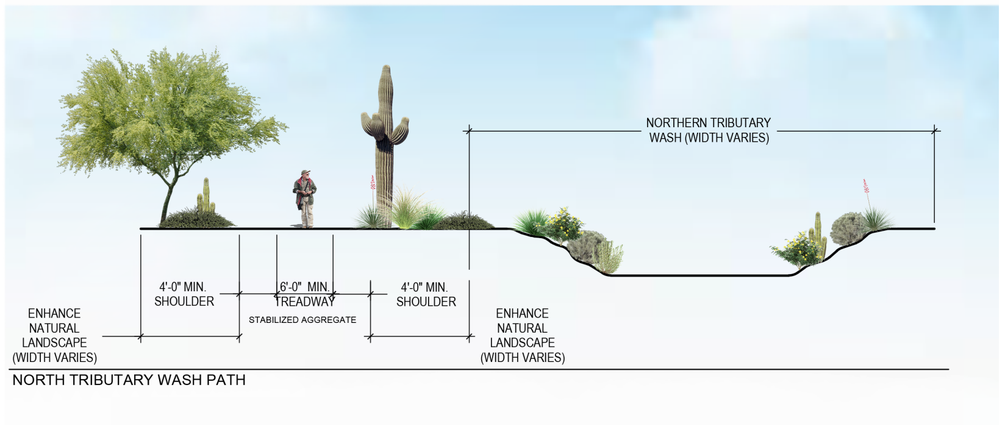


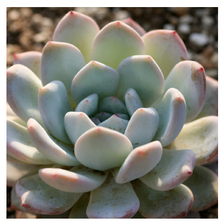
FIGURE 21 | PATH CROSS SECTIONS





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INFRASTRUCTURE & FACILITIES





4

INFRASTRUCTURE & FACILITIES

A key component of any master planned community is quality planned infrastructure to meet the needs of the community at all phases of development. A network of planned arterial, collector and local streets will support the circulation needs of the community with the eventual Loop 303 alignment providing greater regional connectivity to TerraSante. Utilities, available water sources and potential wastewater treatment solutions are addressed in the following section and supplement reports. Public facility demand considerations – particularly regarding anticipated student generation from the project – have been included, with future coordination with local school districts planned as the project progresses.

CIRCULATION

The land plan provides for appropriately-sized, safe and visually pleasing traffic corridors which connect each development unit of the plan, responding to both natural features and the proposed Loop 303 alignment. Refer to Figure 22 for proposed freeway, arterial and collector roadway alignments within the project area. A traffic interchange is planned at the intersection of Loop 303 and Willis Road.

A corridor has been reserved for Loop 303, which includes 300 feet for freeway right-of-way with an 80 foot buffer area on both the north and south side of the freeway. The two intersections (Rainbow Valley Road and the main collector roadway (TerraSante Boulevard), and Rainbow Valley Road and Willis Road) will serve as the primary access to the community. The developer will construct the west half-street improvements of Rainbow Valley Road (future major arterial classification) from the northern project boundary to the southern project boundary.

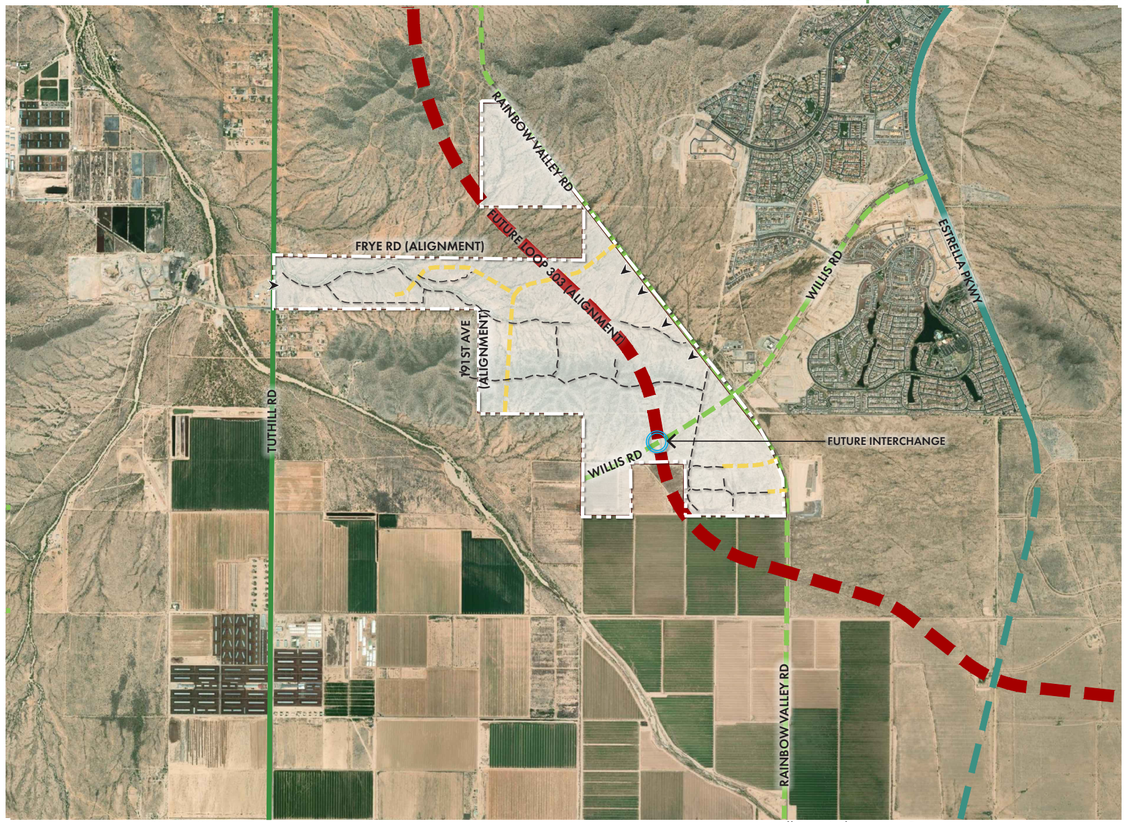
Each arterial and collector within the project area will meet Goodyear City standards. All TerraSante street classifications are identified below:

- Rainbow Valley Road:
  - ◊ Major Arterial
- Willis Road:
  - ◊ Major Arterial
- Tuthill Road:
  - ◊ Major Arterial
- All Collectors within project area:
  - ◊ Not shown on General Plan street classification map
  - ◊ Will comply with Goodyear Standard Detail G-3124-1 (Minor Collector)

Internal local streets with fifty feet (50') of right-of-way for public streets, and a modified section for private streets, will be designed to convey traffic to collector and arterial streets, where appropriate.

Design standards and vehicular circulation for each roadway classification are based on City details and standards, Chapter 15 of the Subdivision Regulations, Article 15-4 and/or the American Association of State Highway and Transportation Officials (AASHTO) for roadway construction. Roadway classifications are per the General Plan. Refer to the Technical Reports for the Traffic Impact Analysis and conclusions.

FIGURE 22 | CIRCULATION PLAN



UTILITIES

Water and wastewater services will be provided to TerraSante as described below and in the accompanying Master Water Report and Master Wastewater Report.

DRAINAGE

As depicted within the Master Drainage Plan, there are physical constraints associated with the natural drainage patterns within this area that provide unique challenges related to the ability to design new drainage facilities. The primary physical constraints include Wash 166/170 and offsite upstream flow impacts from various washes and localized drainage areas, which will be conveyed across the property.

The Northern Tributary Wash (Wash 170) is the most significant watercourse that passes through the interior of the project, which acts as the hydrologic outfall. Portions of the floodplain associated with this wash, as well as Wash 166, will be mitigated by the placement of fill to sufficiently elevate the building finished floors above the 100-year water surface elevation and remove the affected area from the floodplain. The CLOMR/LOMR process will be completed to effectively remove a portion of the site from the regulatory floodplains. Lateral erosion caused by previous major storm events may have to be managed using erosion protection, such as bank stabilization and/or scour walls.

Per the ADMP, regional offsite flows generated east of the site concentrate along Rainbow Valley Road near the southeast corner of the site and enter the site. The runoff will be conveyed through and out of the site via a system of engineered channels. Smaller offsite flows impact the project site along the perimeter. Under proposed conditions, these offsite flows will be collected and conveyed through the site via engineered drainage channels. The water surface elevation in the channels will be set to provide requisite freeboard to adjacent properties. These channels will discharge flows to the Northern Tributary Wash at various points within the property, mimicking historic conditions. Spreader basins will be utilized for all channels that do not have a direct outfall to the washes to slow down and spread flows. The Master Drainage Plan shows existing drainage patterns as well as the proposed offsite drainage management.

Adequate storage capacity will be provided for onsite drainage areas so that peak flows and volumes will not be increased as a result of development. Developed areas that drain offsite will provide retention to limit the post-development peak discharge using City approved retention design criteria.

Retention basins are designed so runoff is disposed of within thirty-six (36) hours either by percolation, drywells, or bleed-off connections into approved drainage ways. Flows from basins shall be in the location and direction of the historic flows.

WATER

The water to serve the project will be sourced from proposed on-site wells with capacity design based on the City of Goodyear Integrated Water Master Plan (2016). This will involve constructing new wells to the southwest of the Project area. The number, location and design of the wells will be determined in future stages of the Project. A 24-hour maximum day demand (MDD) of Project Building MDD =1814.3 gpm will be the minimum well capacity required for TerraSante. The average day, maximum day and peak hour demands for TerraSante are:

- Avg Day = 1,653,732 gpd // 1,148.4 gpm
- MDD = 2,612,614 gpd // 1,814.3 gpm
- Peak HR = 4,256,412 gpd // 2,955.8 gpm, respectively.

The proposed water system layout for TerraSante is designed using development unit boundaries, proposed collector roadway alignments, potential local roadway alignments and recent survey data. TerraSante will be served by a network of looped 8-inch, 12-inch and 16-inch water lines. The proposed water campus is located north of Development Unit A7 and will distribute the water as one pressure zone. This water campus will include a storage tank and booster pump station. The total firm pumping capacity required to serve TerraSante is 5,326 gpm.

The proposed system for the Project can provide the required fire flow of 1,500 gpm to all residential land uses and 3,500 gpm to all non-residential land uses while maintaining the minimum required residual pressure of 20 psi and a maximum velocity of less than 10 feet per second.

WASTEWATER

As shown in Figure 23 and the accompanying Mater Wastewater report, new wastewater infrastructure is required to serve the project. The existing Rainbow Velley Water Reclamation Facility located to the east of the project area will treat in the TerraSante Master Planned Community wastewater flow. The projected average daily flow, peak flow, and peak capacity generated by the project area is approximately 579,980 gpd (402.7 gpm), 1676,143 gpd (1,1164.00 gpm), and 3919,796 gpd (2,722.1 gpm), respectively.

The proposed onsite wastewater collection system consists of 8-inch to 24-inch gravity sewer lines that generally flow west and southwest to two (2) larger fit stations; one located within development unit B17 and the other (referenced as the Regional Lift Station) located adjacent to Development Unit A4. These larger fit stations will outflow directly to the Rainbow Valley Water Reclamation Facility. The two smaller lift stations will service smaller areas and outflow to the larger two lift stations individually. The wastewater collection system for TerraSante is designed to meet the City of Goodyear Engineering Design Standards and Policies Manual (2017). A total of four (4) lift stations are proposed for the Project due to the existing topography.

PUBLIC FACILITIES

SCHOOLS

TerraSante is located within the Liberty Elementary School District (LESD) and the Buckeye Union High School District (BUHSD). As shown in Table 5, the TerraSante Land Use Program suggests that future growth could generate demand for at least one new elementary school, depending on other development activity within the area. It is worth noting that TerrraSante envisions providing several neighborhoods that are marketed towards residents aged 55 plus for Active Adult communities, which will not generate any students in these age targeted neighborhoods. Table 7 indicated the projected student count based on the land use, not the demographic of residents. TerraSante will provide the necessary amount of schools needed as the development gets built out and based on the true student demand, excluding any future Active Adult developments. The demand created for additional high school facilities is a small fraction needed to support the development of an additional high school.

ELEMENTARY SCHOOL DISTRICT

One (1) +/- 15-acre elementary school site has been reserved in the land plan, north of the tributary wash along the main collector roadway, in case the LESD decides it is needed (development units A16 and B12). The applicant will work with the LESD to finalize the details of the elementary school site and any agreement(s) that may be warranted.

HIGH SCHOOL

The nearest high school to TerraSante is Estrella Foothills High School, located approximately three (3) miles northeast of the project. It is reasonable to assume that the BUHSD will acquire a closer high school site in the Rainbow Valley area in the future when sufficient demand exists.

TABLE 7 | SCHOOL DEMAND CALCULATIONS

	ANTICIPATED NUMBER OF RESIDENTIAL UNITS	STUDENT GENERATION RATE	STUDENT PROJECTIONS	MEDIAN CAPACITY PER SCHOOL	NUMBER OF SCHOOLS NEEDED
ELEMENTARY					
SINGLE-FAMILY	2,568	0.35	898.8	800	-
MULTI-FAMILY	1,027	0.15	154.1	800	-
TOTAL	3,595	-	1,052.9 [1]	800	1.32
HIGH SCHOOL					
SINGLE-FAMILY	2,568	0.15	385.2	1,400	-
MULTI-FAMILY	1,027	0.05	51.4	1,400	-
TOTAL	3,595	-	436.6	1,400	0.31

(1) During build out, student projections will be reduced as several development units are anticipated to be marketed towards residents aged 55 plus, which will not generate a demand for students

FIRE RESPONSE

In 2021, the City of Goodyear opened Fire Station #186 north of the northeast corner of Rainbow Valley Road and Willis Road. The service area for the station is anticipated to be approximately 9,759 acres, including the area of TerraSante. Response times throughout TerraSante should be within City of Goodyear fire service standards (see Figure 24).

PUBLIC SAFETY

It is anticipated that TerraSante will be served by the nearest Goodyear Police Department location, which is at the Estrella Public Safety Facility at 10701 S Estrella Parkway, about five (5) miles away.

MAINTENANCE OF STREETS & COMMON AREAS

It is anticipated that all development will be serviced by public streets, which will be maintained by the City of Goodyear upon construction. Gated single or multi-family communities may propose private internal streets, which would be maintained by the homeowners' association or project owner (in the case of multi-family developments). All common areas will be maintained by their respective homeowners' association upon construction or dedication.

FIGURE 23 | PUBLIC FACILITIES MAP

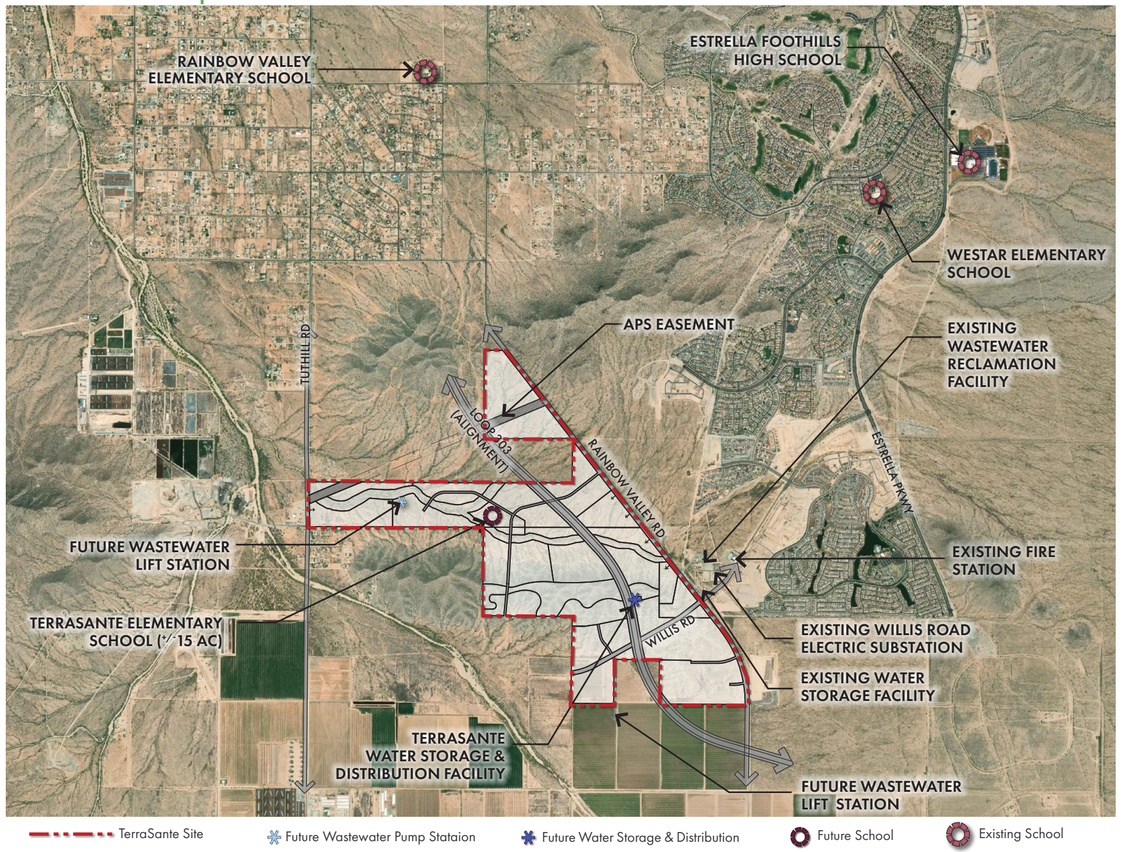
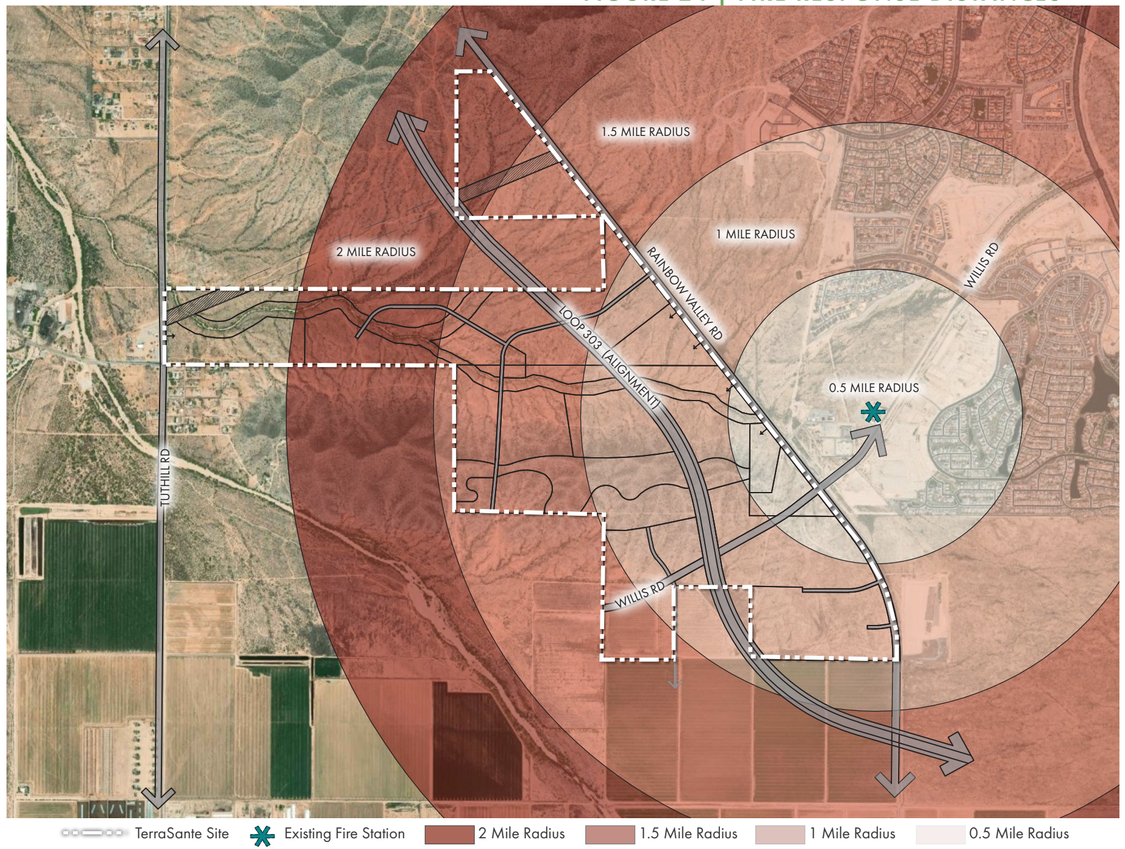


FIGURE 24 | FIRE RESPONSE DISTANCES



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APPENDICES





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APPENDICES

PROJECT LEGAL DESCRIPTION

This page is reserved for the project legal description, which will be provided prior to the public hearing process.

TRAFFIC IMPACT ANALYSIS

A Traffic Impact Analysis (TIA), dated May 2026, has been prepared by CivTech.

MASTER DRAINAGE PLAN & REPORT

A Drainage Report, dated January 2026, has been prepared by Colliers Engineering.

MASTER WATER PLAN & REPORT

A Master Water Report, dated January 2026, has been prepared by Colliers Engineering.

MASTER WASTEWATER PLAN & REPORT

A Master Wastewater Report, dated January 2026, has been prepared by Colliers Engineering.

PLANNED AREA DEVELOPMENT

NORRIS DESIGN
PEOPLE + PLACEMAKING