Mayfield Townsite Planned Community

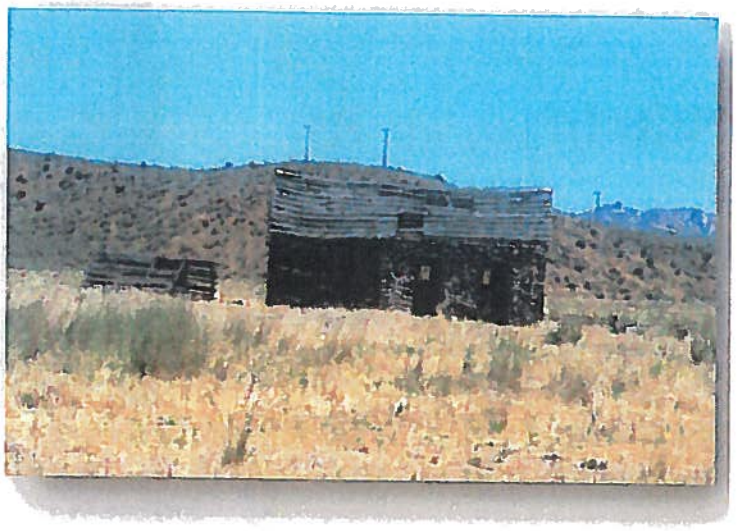
Sub Element B1

Vision Statement

Contents

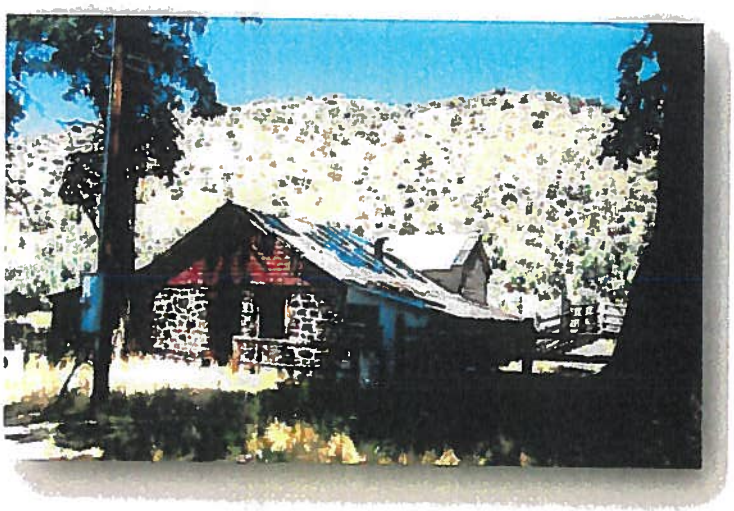
Early History

The historic Mayfield Settlement is one of the premier historic gems of Elmore County. The settlement is located on the Oregon Trail and its main access road today follows the route of that historic trail. The townsite is located on the western border of Elmore County and the eastern border of Ada County. Indian Creek runs through the settlement area and several historic structures are still present.



Corder Station, Mayfield 2007 Image B-1_1

The early settlers were cattle ranchers, sheep men, and dry crop farmers. They provided trading goods to Indians and those weary travelers heading west on the Oregon Trail. Eventually the area developed into a number of larger farms and ranches forming a larger agricultural community. This community covered several miles of territory and sold beef, sheep, and hay to the surrounding mining towns.



Historic Structure, Mayfield 2007 Image B-1_2

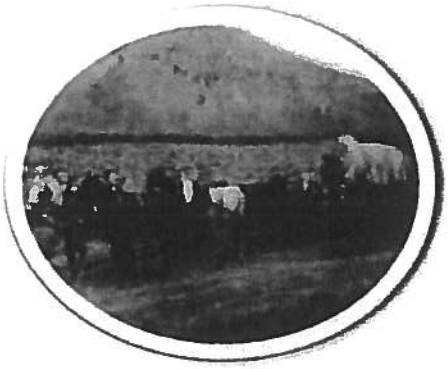
Before the original Mayfield Settlement was established, the area provided a spring camping site for Indians on their way to and from the Owyhee Mountains and the Camas Prairie.

Vision Statement

It is important to understand the rich history and character of the Mayfield Settlement and its early settlers. The vision for the Mayfield Townsite Planned Community (MTPC) or "Community" is to enrich and expand upon this history by platting and giving rebirth to the town of Mayfield, the next logical evolutionary step.

The vision for the entire MTPC is to develop a diverse, historically rich Community with a variety of neighborhoods containing different land uses, densities, and opportunities for all age groups in this cherished location. The Community will offer its residents a sense of history, pride, Community spirit, Community-gathering places, excellent neighborhood connectivity, shared open spaces, recreational opportunities, and developed parks for multiple generations of residents to embrace and enjoy.

The MTPC contains three villages (town centers) or Communities called Mayfield Townsite Settler Springs and Prominence each have various neighborhoods and specific visions listed below.



Mayfield Townsite

The vision for the Mayfield Townsite is to build upon the character and history of the early settlement by:

- Striving to restore or preserve historical structures.
- Instilling core architectural values similar to those found in other historical towns and early cities such as Mountain Home and Boise.
- Instilling a small town atmosphere, focused on a sense of place, Community pride, and safe environments.
- Including a variety of uses such as residential, office, and neighborhood commercial opportunities that one would normally see in any small historical town in Idaho.
- Striving to offer open space and recreational opportunities within the Community while striving to improve habitat and wetlands within the open space areas.

Settler Springs Village

The vision for the Settler Springs Village is to provide a gateway to the Mayfield Townsite by:

- Instilling a since of entry by providing opportunities for a tree lined arterial gateway leading to the Mayfield Townsite.
- Striving to plan and provide opportunities for large scale commercial and office uses that will serve the needs of the Community and general population at build-out.
- Inspiring a variety of core architectural values that will be harmonious with the core architectural values of the Mayfield Town site.
- Striving to incorporate a variety of residential densities and housing opportunities that will serve the needs of all age groups as one would normally see in any large city in Idaho.
- Striving to instill a variety of recreational opportunities, open space, and developed parks within the Community while also improving upon the existing natural beauty of the area through open space, habitat and wetlands restoration.
- Striving to instill live, work, and play opportunities within the village.

Prominence Village

The vision for the Prominence Village is to provide additional support to Settlers Village and the Mayfield Townsite by:

- Inspiring development of commercial and office opportunities that will serve the needs of the Community at build-out, while striving to balance the jobs to housing ratio.
- Inspiring core architectural values that provide variety and uniqueness.
- Striving to provide housing opportunities, services, and amenities catering to all age groups.
- Incorporate by design, an urban form of development that encourages walking and biking to services and amenities.
- Striving to instill live, work, and play opportunities within the village.
- Striving to offer open space and recreational opportunities within the Community while striving to improve habitat and wetlands within the open space areas.

Mayfield Townsite Planned Community

Sub Element B2

Comprehensive Plan Goals, Policies, and Objectives

Contents

Mayfield Townsite Planned Community Comprehensive Growth and Development Plan

Purpose Statement

The Mayfield Townsite Planned Community Comprehensive Plan shall also be known as the "Plan" or Planned Community Comprehensive Plan, (PCCP). The Mayfield Townsite Planned Community, (MTPC) shall also be known as the "Community." This Plan shall be applied and is directed toward all land within the Mayfield Townsite Planned Community boundary.

For the purpose of this Plan, the following definitions apply.

- Goal: Broad statements that indicate generalized goal(s) or desired purpose to be achieved. The goal(s) contained in this Plan reflect both countywide and Community values.
- Policy: Refined statements or goals that provide more specific purpose to be achieved. These policies also reflect both countywide and Community values.
- Objectives: Specific objectives designed to establish a defined course of action to guide both present and future decisions within the Community. These objectives also reflect both countywide and Community values.

The Plan contains goals, policies, and objectives designed to guide and foster the development within the Community. The Plan includes all 14 comprehensive planning components required by the "Idaho Local Planning Act of 1975" as supplemented and amended from time to time, in addition to goals, policies and objectives for Commercial, and Industrial Development, Air Quality, Water Quality, and Irrigation Systems within the Community.

Mayfield Townsite Planned Community, Boundary Map

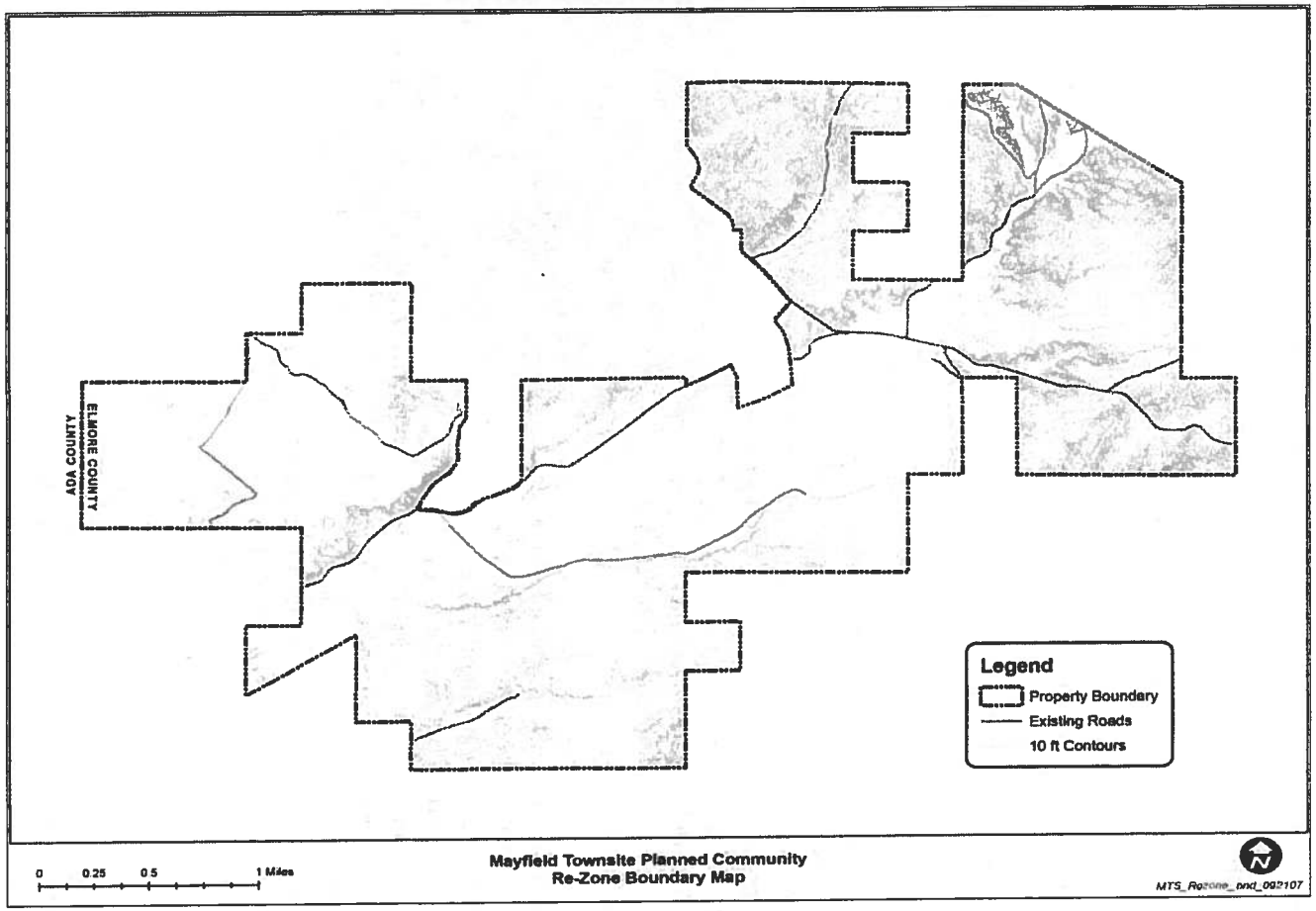


Image B-2_1

Regional Setting and History

Originally, Elmore County was part of the vast Alturas County, which was created by the First Territorial Legislature of Idaho on December 1863. Alturas County included all of the land north of the Snake River from the mouth of the Bruneau River to Little Lost River and as far north as the Sawtooth Mountains. In 1889, the last Territorial Legislature of Idaho divided Alturas County and created several smaller counties including Elmore County. The first county seat was established in Esmeralda and was moved to Rocky Bar at a later date. In 1890, it was moved to its current location Mountain Home.

Elmore County is bordered on the north by the North Fork of the Boise River, part of the Sawtooth Mountains, and Boise County. Custer, Blaine, Camas, Gooding, and Twin Falls Counties border on the east. On the southern boundary are The Snake River and Owyhee County border on the south. The west border is Ada County. Over half of the County is mountainous (northern part); the southern portion is part of the Snake River Plains.

The northern region of the County hosts Danskin Mountain on the west and Bennett Mountain. The Mayfield Townsite Planned Community is located in the lower plains of these mountainous areas. The historic Mayfield Settlement is located in the heart of the proposed Mayfield Townsite Planned Community, one of the premier historic gems of Elmore County.

Oregon Trail east of Boise ISHS #66-4.466
Image B-2_2

Mayfield is generally located on the Oregon Trail near the western border of Elmore County and the eastern border of Ada County. The historic Mayfield Settlement is located on north side of Indian Creek. The early settlers were cattle ranchers, sheepmen, and dry crop farmers. They provided trading goods to Indians and those weary travelers heading west on the Oregon Trail. Eventually the settlement developed into an agricultural community that sold beef, sheep, and hay to the surrounding mining towns.

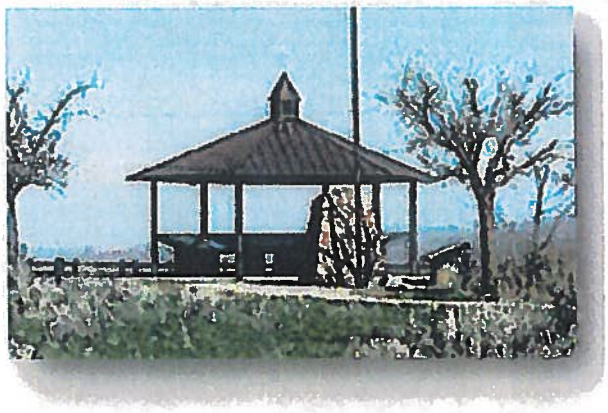
Before the original Mayfield Settlement was established, the area provided a spring camping site for Indians on their way to and from the Owyhee Mountains to the Camas Prairie. According to historical documents, the first settler was Van de Water who developed a homestead in 1863. In 1865, James Corder purchased and operated the stage line in the settlement. During the early days, the settlement was known by several names: Corder's, Corder's Station, and Indian Creek Crossing.

Indian Creek Crossing, later named Mayfield, was a popular emigrant campground. After settlement came to the area in 1863, emigrants were able to purchase fresh vegetables from the settlers. The settlement site contains one of the oldest cemeteries in the County located on a small knoll overlooking the Oregon Trail and Indian Creek. According to historical documents and local legend, the first grave there was for a young Indian girl. Many of the documented graves, as early as 1870, were those of children and women.

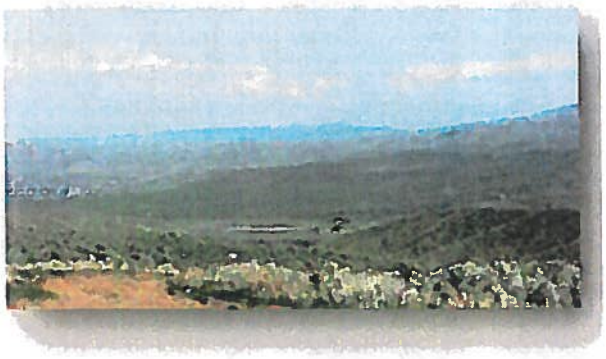
The stage and mail stop known as the Corder Station operated for years providing transportation and mail service on the Overland and Kelton Routes. The first school opened in 1872. The settlement contained an official Idaho Post Office that only lasted a few years, from 1883 to 1887. Around 1883, the settlement was renamed Mayfield after the postmaster Arthur Mayfield petitioned Washington to officially change the name. A community hall was constructed in 1915.

The Oregon Trail, first used by fur traders and missionaries, was one of the great emigrant routes from Independence Missouri to Oregon. Settlers moving west had to cross about 2,000 miles of rugged terrain and Indian Territory.

Not far from the Mayfield Settlement is a national monument commemorating the Oregon Trail. This site is known as Bonneville Point. Bonneville Point was an Indian trail before becoming part of the Oregon Trail. Captain Bonneville's Party reached this area in May of 1833. They exclaimed 'Les Bois, Les Bois' or 'The woods, the woods,' and rightfully so. From Bonneville Point, you can see the Boise River canyon and the vast array of trees in the Boise valley. From this location, the emigrants were approximately 1,450 miles from Independence, Missouri.



BLM interpretive kiosk at Bonneville Point, 2001
Image B-2_3



View of Boise Valley from Bonneville Point, 2001
Image B-2_4

Regional Map

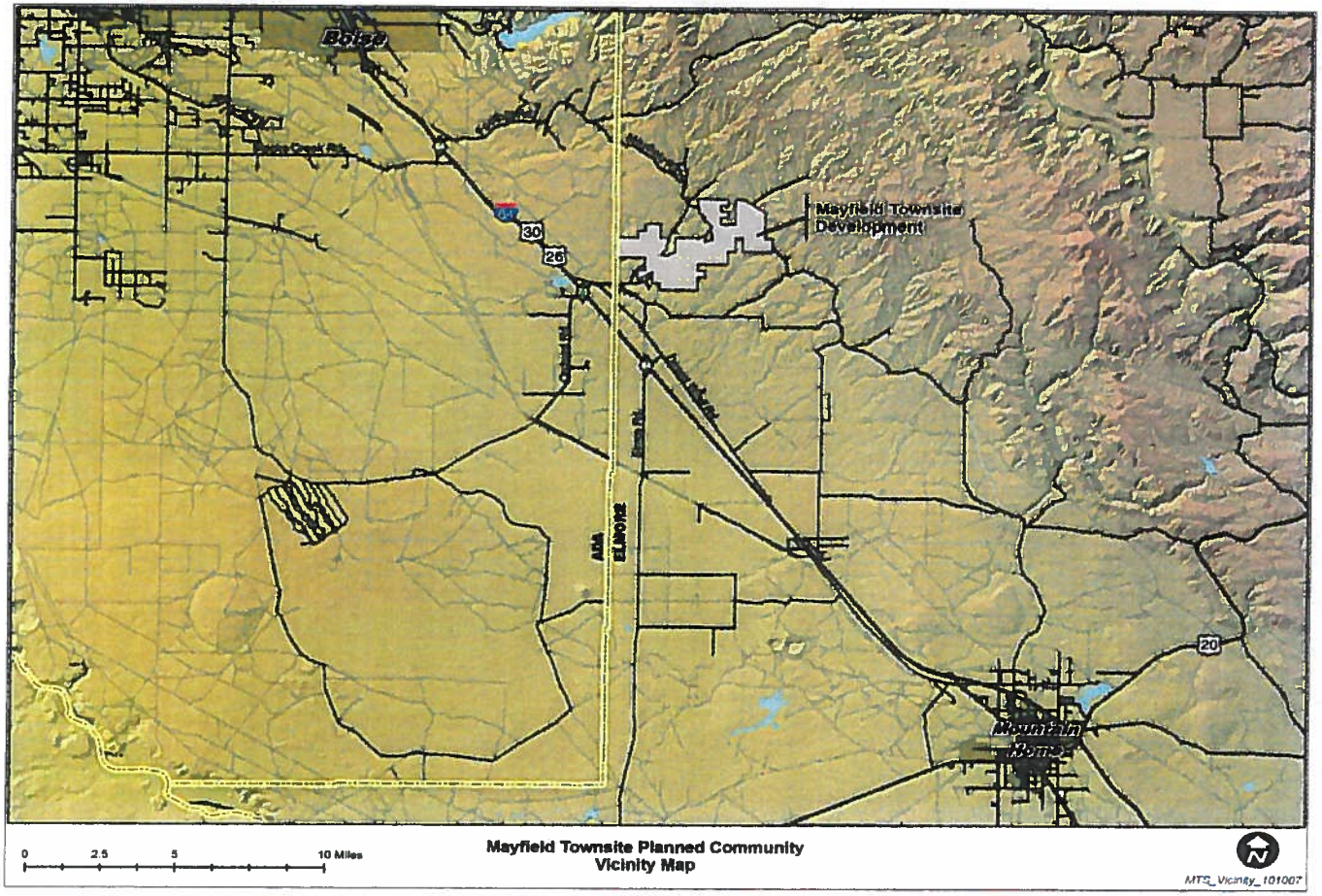


Image B-2_5

Goals and Policies Reference Table

	Plan Elements	Goal(s)	Policies
1.0	Private Property Rights	1.0.1, 1.0.2	1.1.1, 1.1.2
2.0	Population	2.0.1	2.1.1, 2.1.2
3.0	School Facilities and Transportation	3.0.1	3.1.1, 3.1.2, 3.1.3
4.0	Economic Development	4.0.1	4.1.1, 4.1.2, 4.1.3, 4.1.4
5.0	Land Use	5.0.1, 5.0.2	5.1.1, 5.1.2, 5.1.3
6.0	Natural Resources	6.0.1, 6.0.2, 6.0.3	6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.1.5
7.0	Hazardous Areas	7.0.1	7.1.1, 7.1.2, 7.1.3
8.0	Public/Private Services, Facilities and Utilities	8.0.1	8.1.1, 8.1.2, 8.1.3, 8.1.4, 8.1.5, 8.1.6
9.0	Transportation	9.0.1, 9.0.2	9.1.1, 9.1.2, 9.1.3
10.0	Recreation	10.0.1	10.1.1, 10.1.2, 10.1.3, 10.1.4, 10.1.5, 10.1.6, 10.0.7
11.0	Special Areas or Sites	11.0.1	11.1.1, 11.1.2, 11.1.3
12.0	Housing	12.0.1, 12.0.2	12.1.1, 12.1.2, 12.1.3, 12.1.4
13.0	Community Design	13.0.1	13.1.1, 13.1.2, 13.1.3, 13.1.4
14.0	Implementation	14.0.1	14.1.1, 14.1.2, 14.1.3
15.0	Commercial/Industrial Development	15.0.1	15.1.1, 15.1.2, 15.1.3
16.0	Air Quality	16.0.1	16.1.1, 16.1.2, 16.1.3, 16.1.4
17.0	Water Quality	17.0.1, 17.0.2	17.1.1, 17.1.2, 17.1.3
18.0	Irrigation Systems	18.0.1, 18.0.2	18.1.1, 18.1.2, 18.1.3, 18.1.4, 18.1.5

Table B-2_T1

Mayfield Townsite Planned Community Comprehensive Plan Elements

Mayfield
The Townsite of Tomorrow

Quick Facts

The latitude of Mayfield is 43.418N.

The longitude is -115.9W.

Elevation is 3,599 feet.

The settlement received its official name from the postmaster, Arthur Mayfield.

Mayfield is located in the Mountain Home metro area.

1.0 Private Property Rights

The United States Constitution guarantees that private property shall not be taken without just compensation. The Idaho Legislature has amended Title 67, Idaho Code, to provide a comprehensive plan chapter, which addresses protection of private property and requires the Attorney General to establish a process, including a checklist, to avoid unconstitutional taking of private property. The amended Local Planning Act identifies the protection of Private Property Rights as the first item in its list of stated purposes of the Act.

Goal(s)

1.0.1 The County will ensure that all ordinances implementing this plan will protect private property rights.

1.0.2 Acknowledge the responsibilities of property owners as stewards of the land and acknowledge that it is their duty to use their property wisely, maintain it in good condition, and preserve it for future generations.

Policies

1.1.1 Strive to develop land use laws that avoid unnecessary delays and duplications of procedures.

1.1.2 Encourage land use laws that avoid imposing unnecessary conditions or procedures on development approvals, which could cause an unreasonable increase in housing costs.

Objectives

1.2.1 Deprive no person of private property without due process of law.

1.2.2 Deprive no person of private property for public use without just compensation.

1.2.3 Require property owners to be responsible for maintaining their property in the best possible condition as circumstances allow.

2.0 Population

At final build out, the Mayfield Townsite Planned Community population is projected between 38,000 to 40,000 persons and 15,200 to 16,000 households. Specific population projections are located in the Economic Analysis Report and are summarized in the Planned Community Development Plan (PCDP), Element F-4 attached as an addendum to this Plan.

Goal(s)

2.0.1 Encourage population growth of all age brackets by providing a variety of housing options at varied pricing points thereby creating socio-economic diversity and stability.

Policies

2.1.1 Provide adequate residential sites for growth to occur in quality surroundings that include clean air and water, and public services where available.

2.1.2 Provide orderly growth in order to enhance the quality and character of the Community while providing amenities and improving open space, "the natural environment," wherever feasible.

Objectives

2.2.1 Provide adequate open space and recreational opportunities while improving the existing natural beauty of the area through open space, habitat and wetlands restoration.

2.2.2 Provide a variety of residential densities and housing opportunities that will serve the needs of all age groups as one would normally see in any large city in Idaho.

3.0 School Facilities and Transportation

A high standard of education is an important quality of life factor for Elmore County residents and the Community. The Community will be served by the Mountain Home School District 193.

Goal(s)

3.0.1 Work with the Mountain Home School District 193 to strengthen the school services and facilities needed to encourage growth and development.

Policies

3.1.1 Plan for adequate schools sites and shared facilities within the Community.

3.1.2 Work with the Mountain Home School District 193 to encourage the development of appropriate and adequate learning facilities that are safe and functional.

3.1.3 Development adjacent to schools should provide for adequate pedestrian and bicycle school access.

Objectives

3.2.1 Accommodate school growth, school traffic, and safe convenient access.

3.2.2 Partner with the Mountain Home School District 193 to encourage the development of shared resources such as, but not limited to, sports fields, play areas, and shared parking opportunities.

3.2.3 Ensure adequate pedestrian and bicycle access as a focal point in all school and neighborhood site designs.

4.0 Economic Development

Since 1950, Elmore County has become increasingly urban and less rural. The term "Economic Development" is important in Idaho but particularly critical in Elmore County. The officials of Elmore County, as well as many citizens, have funded economic development actions in order to help diversify the County's economy. Planned Communities are another planning tool at the County's disposal to foster economic development or smart growth. The Community will provide a positive economic balance through its commercial and office districts and various employment opportunities, including work at home options.

Goal(s)

4.0.1 Strive to promote a diversified economic base by providing adequate commercial, office, and mixed-use districts and development, including work /live options within the Community.

Policies

4.1.1 In the Mayfield Townsite, strive to provide a variety of uses including residential, office, and neighborhood commercial opportunities that one would normally see in any small historical town in Idaho.

4.1.2 In Settler Springs Village, strive to plan and provide adequate space for large scale commercial and office opportunities that will serve the needs of the Community and general population at build-out.

4.1.3 In the Prominence Village, strive to provide additional commercial and office opportunities that will serve the needs of the Community at build-out while striving to provide additional opportunities to balance the jobs-to-housing ratio.

4.1.4 Endeavor to build cooperative partnerships, coordination, cooperation, and support among all economic development entities, public and private, within Elmore County, Idaho, and the nation.

Objectives

4.2.1 Provide work/live opportunities within the Community through proper ordinances.

4.2.2 Develop and foster a tourism industry within the Historic Mayfield Townsite.

4.2.3 Develop ordinances and policies that will foster economic and commercial development.

5.0 Land Use

Land use issues in Elmore County are unique because the county is so large and diversified. The County should preserve its natural resources but allow for the expansion of cities, communities, and districts within the County. Public land ownership accounts for about 73 percent of the land in the county and private lands account for about 27 percent. Development of additional tourism and recreational areas, expansion of residential lands, and location of commercial development in the County will have dramatic impact on the economy and the future sustainability of the County. The Mayfield Townsite Planned Community will help the County achieve stability and sustainable growth.

Goal(s)

5.0.1 Strive to provide for sustainable urban growth by providing various types of land use districts and opportunities within the Community.

5.0.2 Encourage land use balance through a mix of uses within the Community.

5.0.3 Foster the redevelopment and birth of the historical settlement of Mayfield.

Policies

5.1.1 Strive to achieve a land use balance that recognizes the historical aspect and natural beauty of the Community.

5.1.2 Support the establishment of office, commercial, and retail uses that will serve the Community.

5.1.3 Encourage and support commercial, tourism, and business development to create jobs and expand the county tax base.

Objectives

5.2.1 Provide a variety and balance of compatible land uses that will sustain the Community.

5.2.2 Provide work/live opportunities and home occupations.

5.2.3 Provide diversified economic development through mixed-use land use districts.

6.0 Natural Resources

Elmore County has an abundance of natural resources. The soils are highly productive and the air and water are clean and pure. The Mayfield Town Site Planned Community will strive to protect these qualities.

Goal(s)

6.0.1 Identify existing natural resources and preserve and/or enhance when possible.

6.0.2 Utilize available surface water and reclaimed wastewater for irrigation as appropriate and authorized by county, state, and federal regulations.

6.0.3 Development should mitigate any negative impacts to groundwater quality caused by Community development.

Policies

6.1.1 Encourage the use of natural and low water use landscaping in order to conserve water. Undertake re-vegetation in disturbed areas to preserve water quality.

6.1.2 Promote and encourage economic development that has little or no impact on natural resources and the environment.

6.1.3 Promote the preservation of natural scenic areas for the use and benefit of both present and future generations by placing such areas into conservation easements into perpetuity.

6.1.4 Strive to provide well-designed, energy efficient homes built within the natural features of the site and in harmony with the region.

6.1.5 Develop plans and provide Community support and education about ways to reduce vehicle trip miles thereby decreasing automobile pollution.

Objectives

6.2.1 Create small ponds and water features for water storage, irrigation, drainage management, and recreational uses.

6.2.2 Create prominent monuments and/or prominent landscaping at historic sites and scenic areas to identify these place-making areas.

7.0 Hazardous Areas

Hazardous Areas are those portions of the County warranting special attention, where development should be controlled or possibly restricted. The major factors, which distinguish hazardous designation, are associated with potential for human accidents, personal injury and loss of life, or limitations of normal activity.

Goal(s)

7.0.1 Identify hazardous areas to ensure the safety of residents and the protection of private property.

Policies

7.1.1 Encourage resident awareness of hazardous and/or sensitive areas through appropriate notification.

7.1.2 Discourage incompatible development in or near hazardous areas.

7.1.3 Require engineering studies and technical analysis to document compatibility and safety when development in a hazardous area is proposed,.

Objectives

7.2.1 Create safe neighborhoods and safe work and play areas.

7.2.2 Disallow development in hazardous areas where engineering studies or technical analysis indicate unsafe and/or incompatibility conditions.

8.0 Public/Private Services, Facilities and Utilities

Major elements in the development of planned communities are public/private utilities such as potable water systems, wastewater sewer facilities, communications, power, gas, and adequate roads and access.

Goal(s)

8.0.1 Provide essential utilities and services through private development or through collaboration with existing service providers as needed to encourage orderly growth and adequate services when required.

Policies

8.1.1 Encourage the development of advanced technology in communication systems throughout the Community.

8.1.2 Encourage and promote the development of advanced technology wastewater collection and treatment facilities.

8.1.3 Work with Idaho Power Company to develop three-phase power capability within the Community to support commercial development.

8.1.4 Support the E911 system with mapping updates and requested information, as needed.

8.1.5 Support the development of a US Post Office(s) within the Community.

8.1.6 Promote and support the development of adequate local or regional fire stations, including EMS service, within the Community.

Objectives

8.2.1 Provide the Community with the highest quality of life standards by promoting and developing new services, facilities, and utilities.

8.2.2 Provide and develop a public or private water utility company to ensure sustainable water service to the Community.

8.2.3 Provide and develop a public or private wastewater treatment facility/company to ensure sustainable wastewater service to the Community.

9.0 Transportation

Elmore County has an existing system of highway, rail, bus, and street traffic facilities. This system provides adequate service to meet the needs of the County. The Mayfield Townsite Planned Community will add to existing services and provide adequate transportation facilities within the Community.

Goal(s)

9.0.1 Provide a comprehensive and safe transportation and circulation system within the Community that will accommodate the needs of the Community.

9.0.2 Provide safe, all-weather roadways constructed to the highway districts engineering standards.

Policies

9.1.1 Encourage the development of bicycle and pedestrian paths within the Community.

9.1.2 Work with each of the Highway Districts to adopt flexible roadway designs and construction standards.

9.1.3 Provide a park and ride location within the Community, when and where appropriate.

Objectives

9.2.1 Provide access to every parcel or lot in the Community.

9.2.2 Promote interconnectivity between neighborhoods within the Community.

9.2.3 Provide non-motorized travel ways through a network of trails and pathways that connect the Community.

10.0 Recreation

Elmore County has a wide range of recreational opportunities. Almost a million acres of the County lie in mountainous terrain where fishing, hunting, boating, water-skiing, camping, hiking, riding, exploring, climbing, cross country skiing, and snowmobiling are available. The Mayfield Townsite Planned Community hopes to provide additional recreational opportunities within the Community.

Goal(s)

10.0.1 Promote the development of adequate recreational facilities and access to public lands.

Policies

10.1.1 Strive to integrate pathway and bicycle paths where appropriate to foster healthy living and alternate forms of transportation.

10.1.2 Encourage and support the development of multi-use sports facilities within the Community.

10.1.3 Strive to develop recreational opportunities that cater to a variety of age groups.

10.1.4 Work with local, state and federal land agency officials to provide open access to public lands.

10.1.5 Work with school authorities to develop joint-use school/athletic facilities and sports complexes.

10.1.6 Strive to provide play opportunities within the Community by creating quality recreational facilities.

10.1.7 Support the State's recognition of the 'Idaho Centennial Trail.'

Objectives

10.2.1 Provide a variety of trails and paths accessible to all age groups and abilities.

10.2.2 Develop recreation facilities in harmony with existing conditions such as water features and ponds.

11.0 Special Areas or Sites

Special Areas or Sites in Elmore County warrant special attention. Any development proposed within a special area or site should be designed so that the special area or site is either preserved or enhanced.

Goal(s)

11.0.1 Preserve or enhance those special areas or sites within the Community.

Policies

11.1.1 Strive to promote the preservation of natural scenic areas for the use and benefit of both present and future generations; preserve scenic areas and natural areas of significant value.

11.1.2 Preserve the historical resources within the Community to the greatest extent possible,.

11.1.3 Work with and support a Countywide Historic Preservation Committee to coordinate special site designations with state and federal agencies.

Objectives

11.2.1 Identify, enhance, protect, and/or preserve any unique or special area, site, or land feature identified within the Community.

11.2.2 Protect and preserve the unique features and land characteristics in the Community.

12.0 Housing

Adequate housing is a critical need in Elmore County. Most of the new housing development is expected to occur within or adjacent to incorporated communities and within Planned Communities. Planned Community development will play a major role in providing a variety of housing opportunities at varied pricing points for the County.

Goal(s)

12.0.1 Promote a variety of housing opportunities at varied pricing points to serve the needs of the Community.

12.0.2 Place as much affordable housing within the Community as the market and economic conditions will support.

Policies

12.1.1 Strive to provide affordable housing throughout the Community in an effort to meet the needs of all socio-economic backgrounds, such as the elderly, disabled and low, middle, and upper income groups.

12.1.2 Strive to incorporate and provide adequate areas for housing within the Community that will accommodate anticipated residential growth.

12.1.3 Encourage the design and development of housing typologies that meet the needs of the market, and the Community.

12.1.4 Develop public awareness of development regulations and information in order to protect residential districts from the intrusion of incompatible land uses.

Objectives

12.2.1 Implement adequate zoning ordinances and a land use map that accommodate anticipated residential growth.

12.2.2 Provide a variety of housing types and developments that meet market demand.

12.2.3 Provide a diversity of housing types within the Community, including but not limited to, single-family, townhouse, condominium, triplex, apartment, and lofts.

12.3.4 Provide affordable and well-designed homes built within the natural features of the site and in harmony with the Community.

13.0 Community Design

Community Design is the process of defining and identifying desirable elements of land use and facilities within a community. The process of evaluating land use alternatives and development patterns is a major focus of Community Design. The Mayfield Townsite Planned Community has taken great care in defining the Community.

Goal(s)

13.0.1 Provide a Community Design that uses land wisely, promotes functional, aesthetically pleasing residential and commercial neighborhoods and districts, and provides for connectivity, open space, developed parks, and other amenities in consideration of the historical aspects of the Community.

Policies

13.1.1 Encourage all types of economic development within the Community that has little or no impact on the environment to ensure a clean environment and air.

13.1.2 Encourage a Community Design that offers a variety of housing types and developments to meet market demand.

13.1.3 Encourage a Community Design that minimizes conflicts between new housing developments and existing agricultural operations.

13.1.4 Encourage residential clustering to provide for more efficient land use within the Community.

Objectives

13.2.1 Promote the development of a Community that encourages a variety of functional and aesthetically pleasing residential and commercial structures while preserving the identity of the Community.

13.2.2 Create a Community with walkable villages that will offer a variety of housing types, commercial opportunities, and visually pleasing amenities.

14.0 Implementation

The Implementation of a Community Plan is critical. The Plan to be implemented is a collection of bubbles, 'land uses,' neatly coordinated on a piece of paper in a design that visualizes and gives birth to a series of goals, policies, and objectives. From this point, an ordinance is developed to guide and foster Community ideals and vision. The final implementation in the critical process of development is platting. Ideas are carefully envisioned and placed on a final document (final plat) where the realization of these efforts comes to life.

Goal(s)

14.0.1 Carefully plat and implement the visions and ideals of the Community Plan in order to bring them to fruition.

Policies

14.1.1 Consider the vision, goals, policies, and objectives of the Community Plan in every plat.

14.1.2 Support the development of policies, and covenants, conditions and restrictions (CC&Rs) that adequately safeguard the Community's values and goals.

14.1.3 Encourage balanced ordinances that serve the needs of the Community.

Objectives

14.2.1 Promote a Community based on its vision and Comprehensive Plan, 'Plan".

14.2.2 Successfully implement the vision, goals, policies, and objectives of the Mayfield Townsite Comprehensive Plan.

15.0 Commercial/Industrial Development

Sustainable communities need commercial and industrial elements to provide needed services and to foster a healthy mix and balance of jobs to housing. The Mayfield Townsite Planned Community will not support most industrial uses due to its proximity to local highways and trade routes. However, all commercial, institutional and office uses will be encouraged.

Goal(s)

15.0.1. Encourage the development of a sustainable Community that supports commercial and some light industrial elements to foster a healthy mix and balance of jobs to housing.

Policies

15.1.1 Locate pedestrian-friendly commercial retail uses in the Village Center and in the Traditional Neighborhoods that are easily accessible by the entire Community.

15.1.2 Encourage the development of a variety of commercial, retail, and office opportunities within the Community.

15.1.3 Encourage mixed-use development such as neighborhood commercial and office uses along with residential uses in the town center and village areas.

Objectives

15.0.4 Provide a reasonable ratio of jobs to housing balance by providing adequate commercial land use districts.

15.0.4 Develop a Community that is well-balanced, rather than just a bedroom community.

16.0 Air Quality

The air quality in Elmore County meets or exceeds state and/or federal standards. It is important that all development strive to protect current air quality levels.

Goal(s)

16.0.1 Strive to protect or improve the air quality within the Community and County to the greatest extent possible.

Policies

16.1.1 Consider potential air quality impacts and strive to establish standards and measures to reduce them.

16.1.2. Encourage economic development within the Community that does not adversely affect air quality.

16.1.3 Discourage industrial development within the Community that negatively impacts air quality.

16.1.4 Prohibit outdoor burning within the Community.

Objectives

16.2.1 Promote alternative forms of transportation to help reduce potential negative impacts on air quality and strive to establish standards and measures to reduce negative impacts.

16.2.2 Require dust control and abatement measures during construction in which dust issues are present.

17.0 Water Quality

Clean sustainable water is essential for survival. It will be the Community's duty to protect, develop, and maintain an adequate supply of quality water.

Goal(s)

17.0.1 Protect, develop, and maintain an adequate supply of quality water by incorporating water quality protection measures into all construction and design elements, landscaping strategies, water features, and drainage elements.

17.0.2 Development should mitigate any negative impacts to groundwater quality caused by Community development.

Policies

17.1.1 Protect water quality within the Community and adjacent areas to the greatest extent possible.

17.1.2 Consider water quality and establish standards and potential mitigation measures, including the possible reuse of treated wastewater effluent for irrigation that will reduce negative impacts.

17.1.3 Consider the use of natural landscaping in order to conserve water.

Objectives

17.2.1 Provide an adequate supply of water to the Community for both drinking and fire protection.

18.0 Irrigation Systems

One of the more important watersheds in the State of Idaho lies in Elmore County, furnishing irrigation water to the Boise Valley. Three major reservoirs on the Boise River are entirely or partially within the County. They are Anderson Ranch, containing 432,178 acre feet; Arrowrock with 286,600 acre feet; and Lucky Peak with 278,276 acre feet, for a total capacity of 998,154 acre feet of water. The water is stored for irrigation, power generation, flood control, recreational uses.

Goal(s)

18.0.1 Encourage a Community irrigation system that may utilize treated wastewater to irrigate open space, developed parks, and other areas as appropriate.

18.0.2 Utilize available surface water and reclaimed wastewater for irrigation as appropriate and authorized by county, state, and federal regulations.

Policies

18.1.1 Encourage automated irrigation systems.

18.1.2 Encourage innovative landscape design to assist in water conservation.

18.1.3 Encourage the use of natural landscaping for water conservation.

Objectives

18.2.1 Reduce the amount of potable 'drinking' water used for irrigation purposes.

18.2.2 Reduce water consumption by requiring automated irrigation systems on commercial sites.

Mayfield Townsite Planned Community

Sub Element B3

Conceptual Land Use Map

Contents

Proposed Land Use Districts

Residential Districts

The proposed residential districts are designed to provide a variety of residential development opportunities and dwelling typologies. The dwelling typologies include, but are not limited to single-family detached, single-family attached, accessory dwellings, zero lot line development, duplexes and multiple-family dwellings. Multiple-family dwellings may include, but are not limited to, triplexes, townhouses, and condominiums.

Estate Density Residential District (R-E): This "estate" density residential district is the lowest density residential district.

TC Estate Density Residential District (R-TCE): The "town center estate" residential district contains larger lot residential development that is generally located along collectors and arterials.

Low Density Residential District (R-L): This "low" density residential district was designed for hillside development and general low-density residential development within the Community.

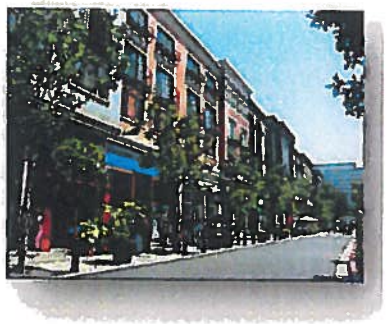
Medium Density Residential District (R-M): This "medium" density residential district was designed to allow a variety of dwelling typologies. This residential district may include a variety of dwellings to meet the needs of the Community.

High Density Residential District (R-H): This "high" density residential district will offer the greatest density of all residential districts.

Age Qualified/Service Residential District (AQS):
The "age qualified/service" residential district will be for residents age 50 and over. This district will offer a range of housing and care options from independent retirement living to assisted living to skilled nursing care facilities. Individuals mentally or physically challenged under age 50 who require either assisted living to skilled care also qualify for this district. This district may include essential services for its residents, such as but not limited to pharmacies, physical therapy, etc. This district may include all dwelling typologies and nursing facilities in addition to those services required to support such facilities such as but not limited to medical and pharmacy facilities.

Other Districts

Mixed-Use District (MU): The "mixed-use" district will allow residential, office, institutional, civic, and commercial uses. This district was established to provide opportunities for mixed-use development within the Mayfield Town Center and villages. This district allows for creativity and the creation of a mix of residential, and other uses such as office or institutional or civic, or commercial within walking distance from residential neighborhoods. Large box commercial uses should be allowed in the Prominence Village MU District, but should be prohibited in the Mayfield Townsite and Settler Springs Village MU District. This district may contain residential dwellings including Loft development, and will encourage higher density residential development.



Multi-Use District (MLTU): The "multi-use" district will provide a variety of development opportunities. The main goal of the Multi-use District is to establish and support a regional medical facility and its associated uses and activities. Other ancillary uses not related to the regional medical facility such as residential, office, and all types of commercial uses should be allowed in this district. This district will have no minimum or maximum density requirements nor height restrictions for medical facilities. Vertical development in this district will be encouraged. This district will encourage both vertical and horizontal mixing of uses. This district may contain any type of residential dwellings and loft development; however, higher density residential development is encouraged.

Institutional District (IST): The "institutional" district will allow general institutional uses such as schools, wastewater treatment facilities, potable water facilities, water storage sites and other service related uses and activities.

Cemetery District (CEM): The "cemetery" district was designed to protect the historic Mayfield Cemetery and to incorporate the historic cemetery into an expanded cemetery that will serve the needs of the Community. The cemetery will be developed and managed in accordance with Idaho Code Title 27. This district will allow the interment of the human dead and accessory uses related to the cemetery as indicated on the land use tables.

Developed Open Space/Park District (DO): The "developed open space/park" district will provide active and passive recreational uses and developed parks within the Community.

Open Space District (OS): The "open space" district will provide active and passive recreational uses within the Community as well as a variety of trail and pathway opportunities. Community service facilities, structures and related equipment, such as but not limited to water storage facilities, communication towers, fire suppression equipment or facilities, irrigation facilities or equipment, power lines and other utilities may be allowed in the open space district. Structures related to recreational uses may also be allowed.

Mayfield Townsite Land Use Map

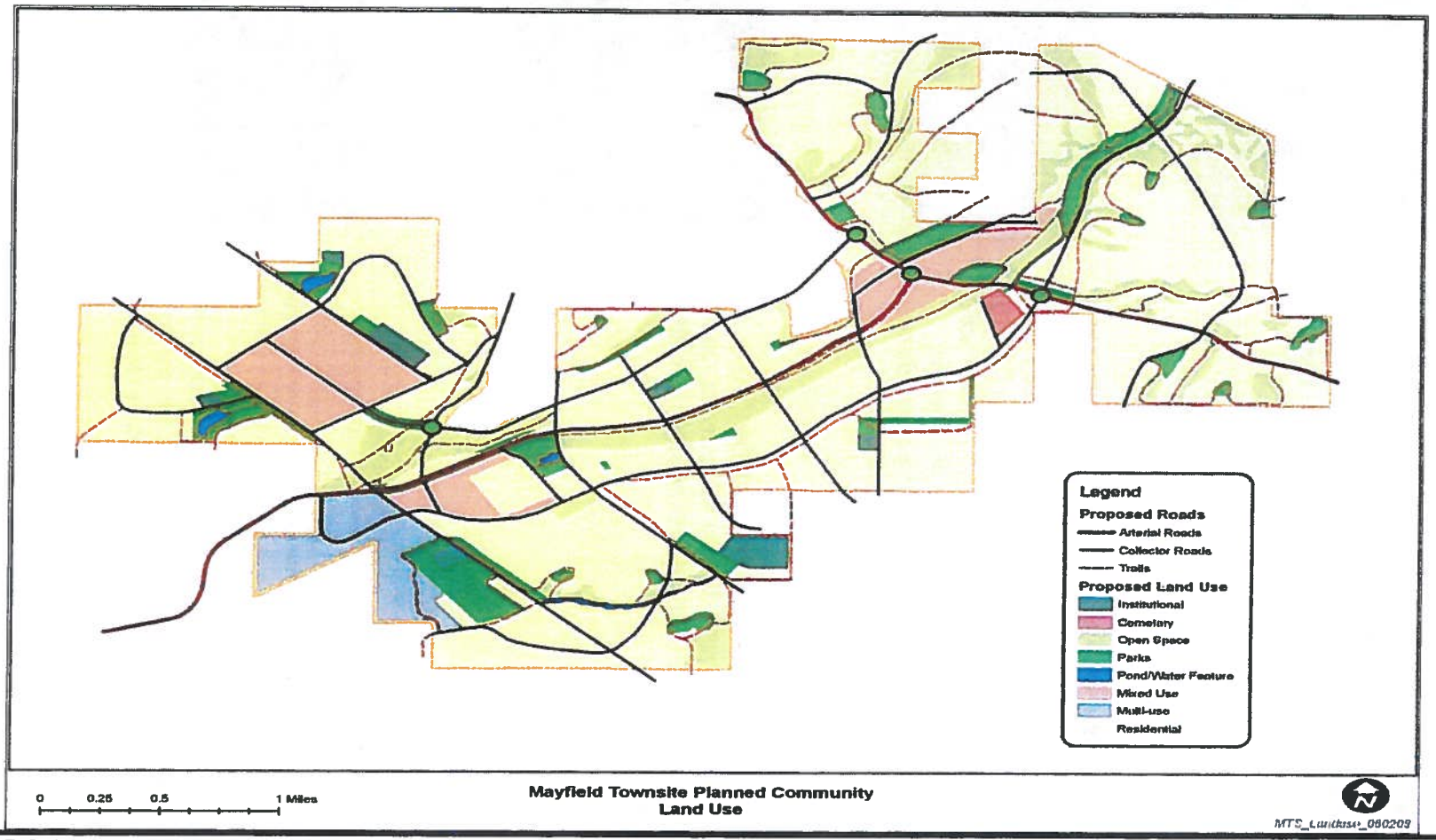


Image B-3_1

MAYFIELD TOWNSITE PLANNED COMMUNITY
LAND USE TABLE
BY
LAND USE DISTRICT AND PROPOSED INTENSITY

Land Use Districts with Proposed Intensity		
Land Use Category	**Total Acres**	**Percent of Total**
Residential Land Uses		
Residential Estate (R-E)	777.31	14.46%
Residential TC Estate (R-TCE)	138.42	2.58%
Residential Low (R-L)	1165.77	21.69%
Residential Medium (R-M)	1165.08	21.68%
Residential High (R-H)	109.84	2.04%
Age Qualified/Service (AQS)	29.07	0.54%
		0
Mixed-Use (MU)	393.05	7.31%
Multi-Use (MLTU)	200.00	3.72%
Institutional (IST)	79.65	1.48%
Cemetery (CEM)	17.00	0.30%
		0
Developed Open Space Parks (DO)	454.96	8.50%
Natural Open Space (OS)	844.86	15.70%
Totals	**5,375**	**100.00%**

Table B-3_T1

Mayfield Townsite Community and Neighborhoods

Intensity And Density Matrix By Neighborhood And Land Use District

Mayfield Townsite

Land Use District	Mayfield Neighborhood			Pioneer's Prairie Neighborhood			Stagecoach Pass Neighborhood			Wild Horse Basin Neighborhood		
	Min	Proposed	Max	Min	Proposed	Max	Min	Proposed	Max	Min	Proposed	Max
Estate	0 %	.6%	10%	25%	41.4%	60%	100%	100%	100%	40%	66.4%	80%
TC Estate	5%	11.1%	40%	-	-	-	-	-	-	-	-	-
Low	20%	41.7%	60%	40%	58.6%	75%	-	-	-	20%	33.6%	60%
Medium	10%	29.6%	70%	-	-	-	-	-	-	-	-	-
High	2%	8.8%	25%	-	-	-	-	-	-	-	-	-
Age Qualified	2%	8.1%	20%	-	-	-	-	-	-	-	-	-

Table B-3_T2

Settler Springs Village Community and Neighborhoods

Intensity And Density Matrix By Neighborhood And Land Use District

Settler Springs Village Community

Land Use District	Homestead Neighborhood			Indian Bluff Neighborhood			Reliance Neighborhood			Sage Gulch Neighborhood			Settler Springs Neighborhood		
	Min	Proposed	Max	Min	Proposed	Max	Min	Proposed	Max	Min	Proposed	Max	Min	Proposed	Max
Estate	-	-	-	-	-	-	5%	11.3%	25%	-	-	-	-	-	-
TC Estate	-	-	-	5%	17.4%	30%	5%	17%	35%	0%	5.8%	55%	-	-	-
Low	10%	33.9%	45%	10%	37.4%	45%	5%	14%	35%	-	-	-	-	-	-
Medium	20%	59.9%	60%	15%	45.2%	55%	5%	57.7%	75%	45%	94.2%	100%	50%	90%	95%
High	1%	6.2%	20%	-	-	-	-	-	-	-	-	-	5%	10%	50%
Age Qualified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Table B-3_T3

Prominence Village Community and Neighborhoods

Intensity And Density Matrix By Neighborhood And Land Use District Prominence Village Community									
Land Use District	Antelope Butte Neighborhood			Big Sky Meadow Neighborhood			Prominence Neighborhood		
	Min	Proposed	Max	Min	Proposed	Max	Min	Proposed	Max
Estate	10%	27.4%	45%	-	-	-	-	-	-
TC Estate	-	-	-	-	-	-	-	-	-
Low	10%	38.3%	55%	30%	53.2%	80%	-	-	-
Medium	5%	24.1%	45%	20%	46.8%	70%	100%	100%	100%
High	5%	10.3%	20%	-	-	-	-	-	-
Age Qualified	-	-	-	-	-	-	-	-	-

Table B-3_T4

Proposed Town Centers

The Land Use Map highlights three town centers. They are the Mayfield Townsite, Settler Springs Village, and the Prominence Village. They are labeled as "Village Communities" based on the neighborhoods that surround each village (town centers). In addition, each village differs in size, the number of neighborhoods, proposed phasing and development, and design guideline standards. The townsite and villages will include commercial nodes and Community gathering areas sized to meet the needs of the Community. Churches, religious centers, medium and high-density residential may also be allowed. Clustering of residential dwellings will be encouraged within the proposed town centers.

Mayfield Townsite is approximately 129 acres in size, the Settler Springs Village is approximately 62 acres in size, and the Prominence Village is approximately 202 acres in size. The total proposed town centers equal approximately 393 acres. The total acres represent approximately 7.31 percent of the total gross land within the proposed Community.

The town centers are proposed as mixed-use zoning districts. This zoning district will allow for residential, office, institutional, civic, and commercial uses. This district was established to provide opportunities for mixed-use development within the Community. This district also allows for creativity and the creation of a mix of uses within walking distance from residential neighborhoods. Large box commercial uses may be allowed in the Prominence Village MU District, but should be prohibited in the Mayfield Townsite and Settler Springs Village MU District. This district may contain a variety of residential dwellings including loft development, and should encourage higher density residential development.

Town Center Map

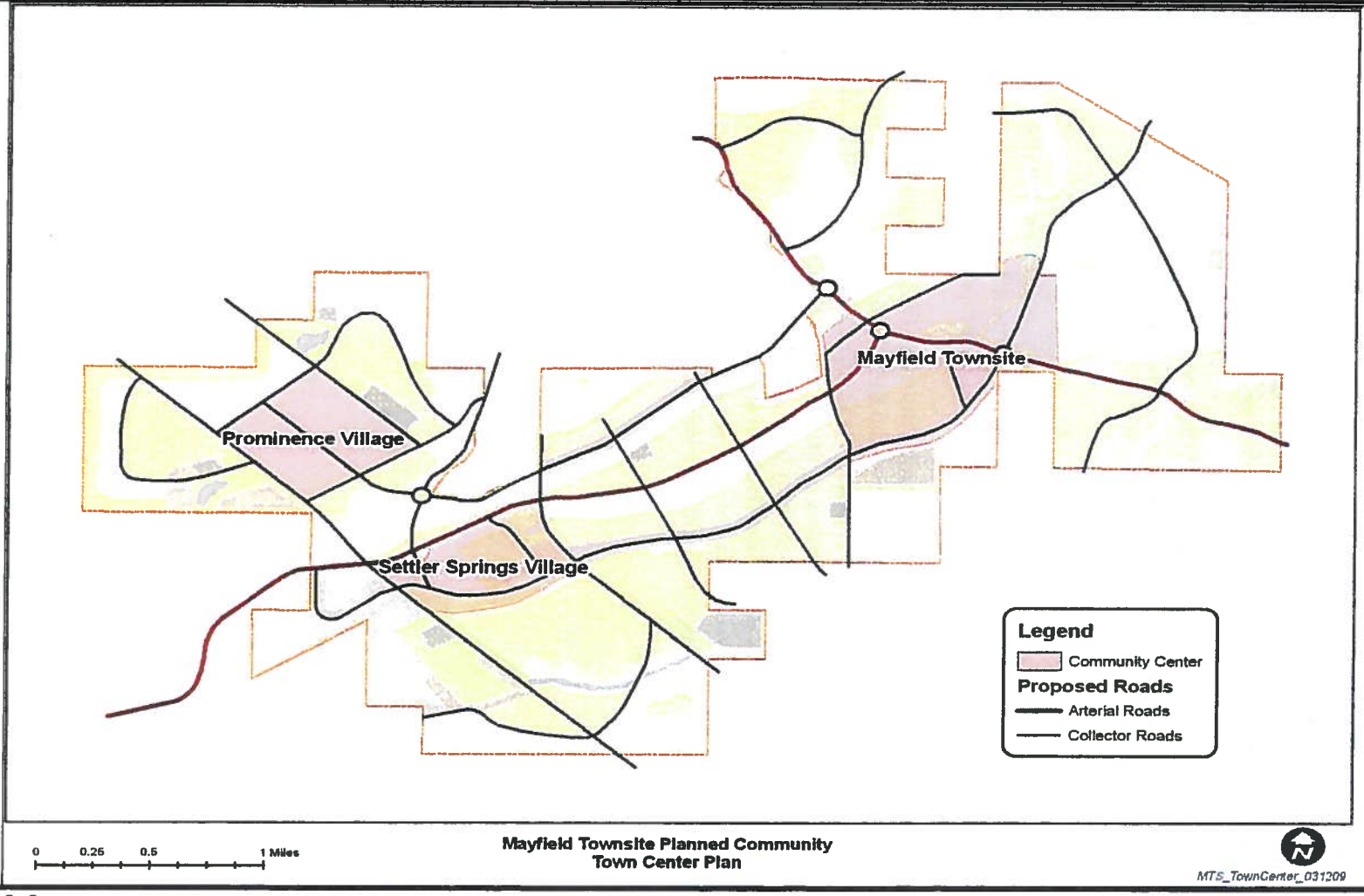


Image B-3_2

Mayfield Townsite Planned Community

Sub Element B4

Conceptual Densities & Intensities Map

Contents

Mayfield Townsite Intensity & Density Map

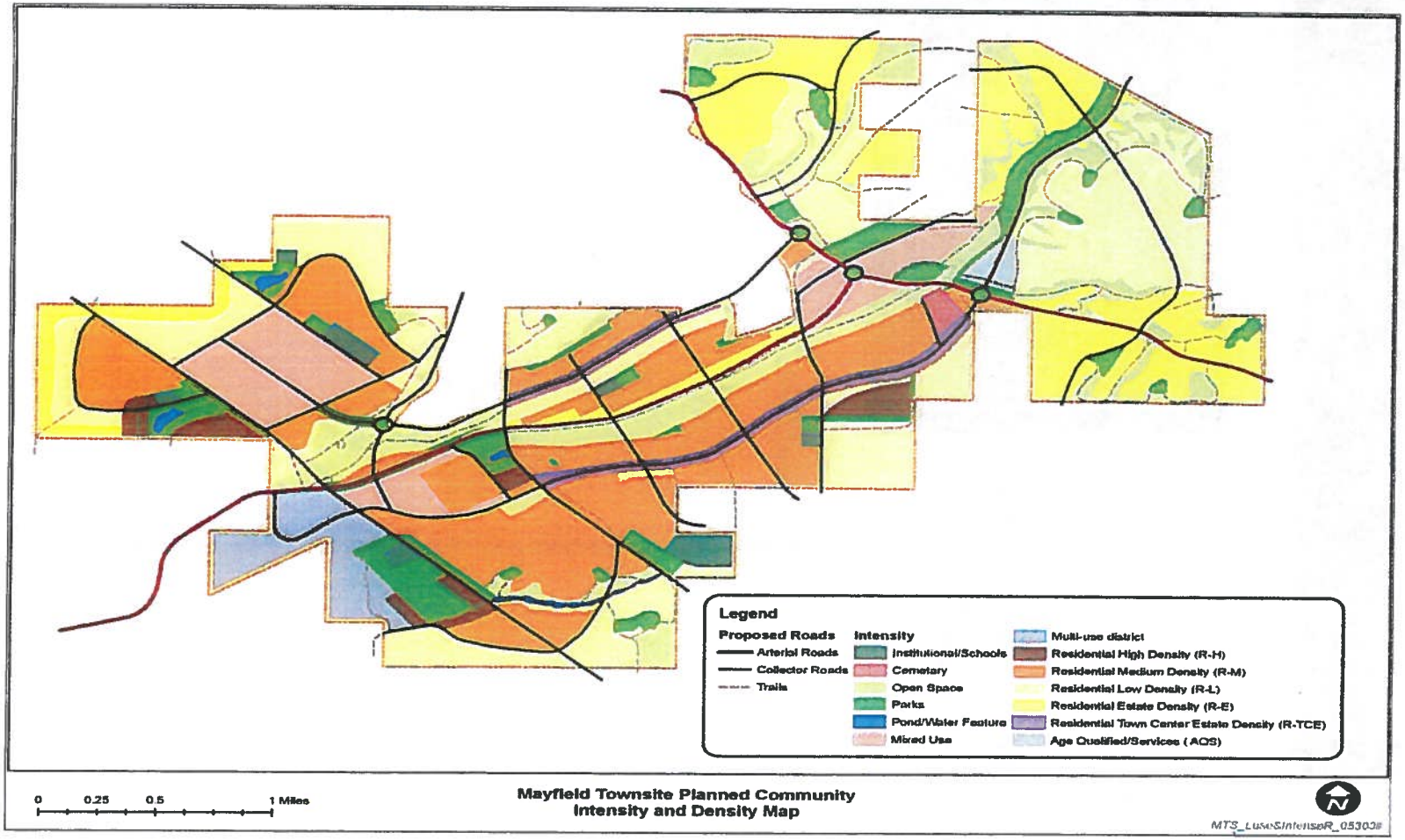


Image B-4_1

Community Map

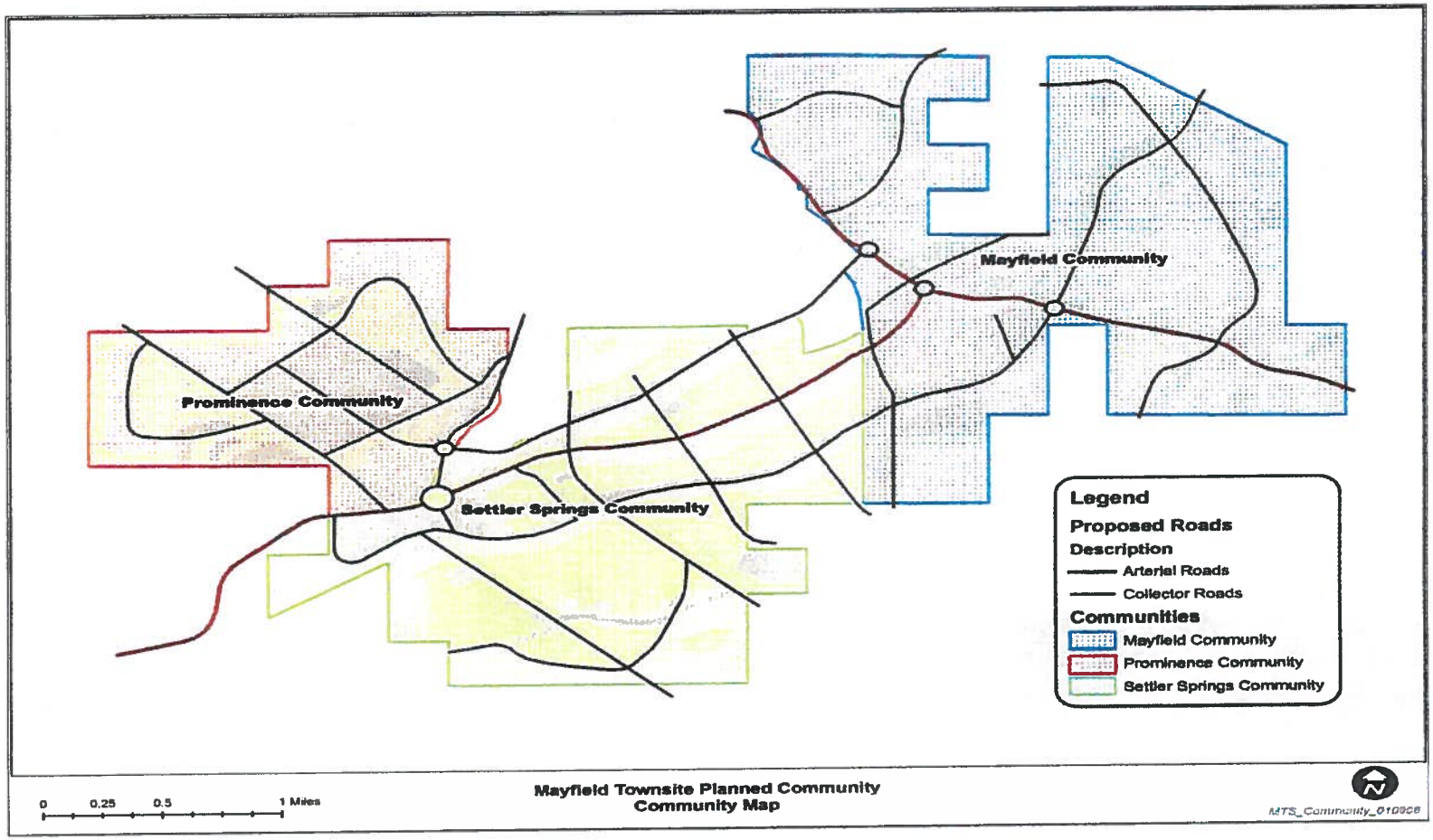


Image B-4_2

Settler Springs Community Map

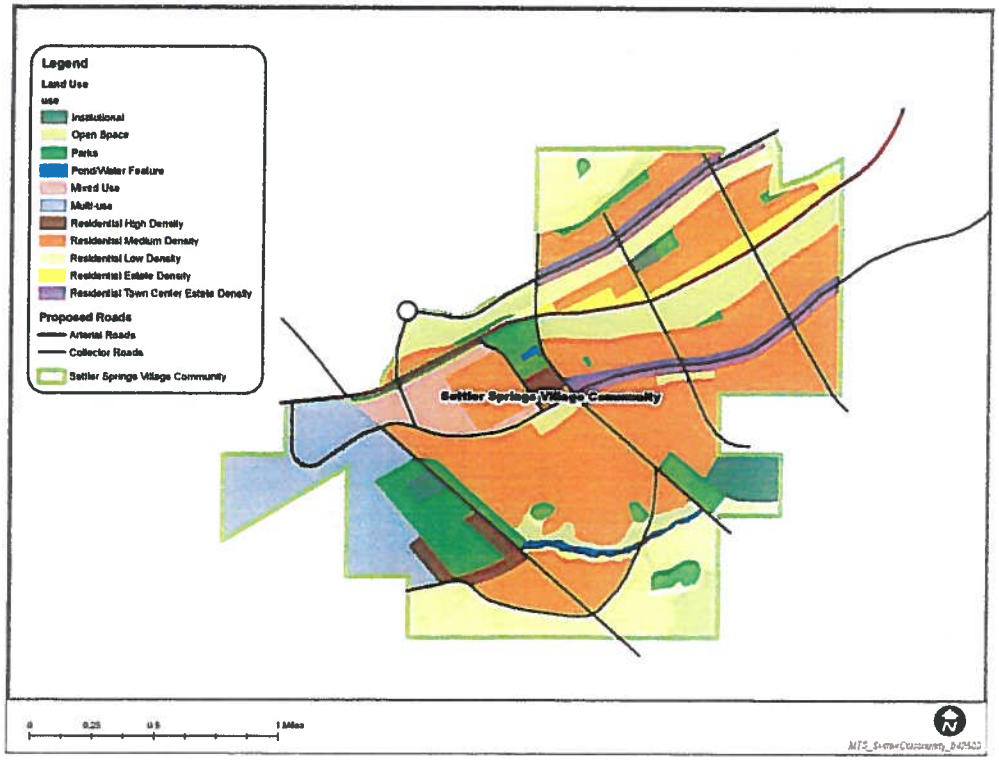


Image B-4_3

Settler Springs Community
Land Uses by Total Acres

Land Uses	Acres by Use
Institutional	46.83
Cemetery	0.00
Open Space	269.18
Parks	175.73
Mixed-Use	61.90
Multi-Use	200.00
High Density	35.54
Medium Density	776.82
Low Density	268.51
Estate Density	41.32
Town Center Estate Density	94.07
Age Qualified	0.00
Total Acres	**1969.90**

Table B-4_T1

Mayfield Community Map

Image B-4_4

Mayfield Community
Land Uses by Total Acres

Land Uses	Acres by Use
Institutional	4.98
Cemetery	17.00
Open Space	479.89
Parks	198.88
Mixed-Use	128.49
Multi-Use	0.00
High Density	31.70
Medium Density	147.69
Low Density	613.43
Estate Density	637.41
Town Center Estate Density	44.36
Age Qualified	29.07
Total Acres	**2332.90**

Table B-4_T2

Prominence Community Map

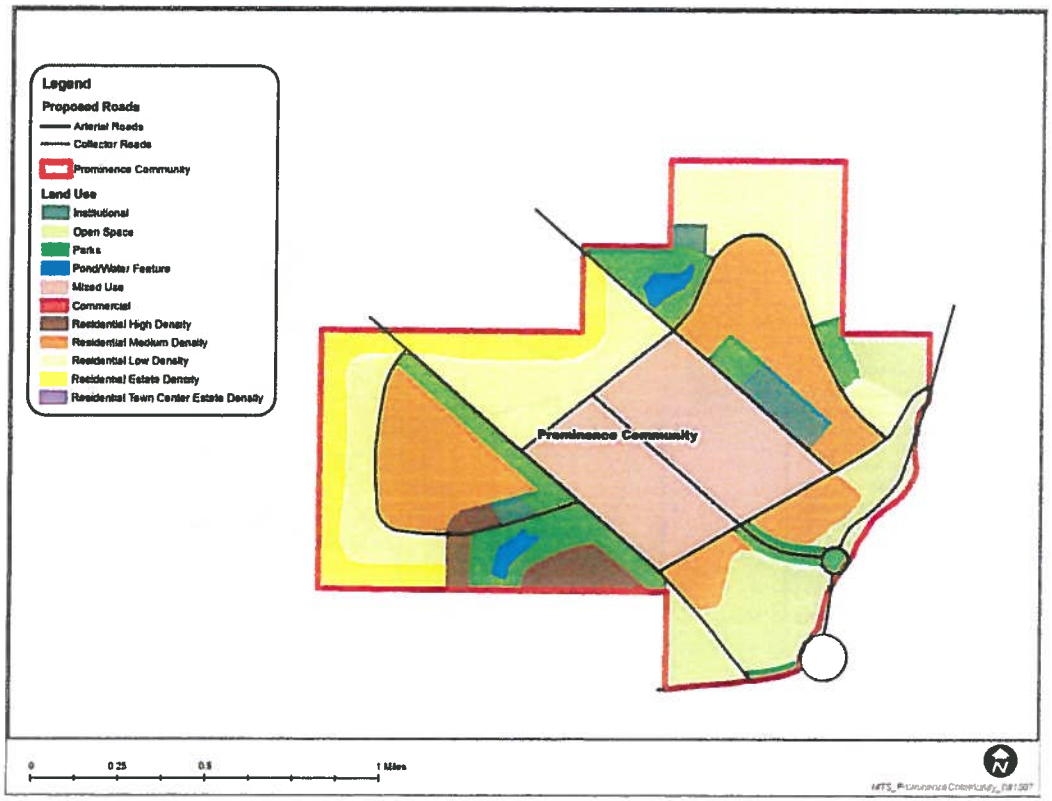


Image B-4_5

Prominence Community
Land Uses by Total Acres

Land Uses	Acres by Use
Institutional	27.84
Cemetery	0.00
Open Space	95.79
Parks	80.35
Mixed-Use	202.66
Multi-Use	0.00
High Density	42.60
Medium Density	240.57
Low Density	283.82
Estate Density	98.58
Town Center Estate Density	0.00
Age Qualified	0.00
Total Acres	**1072.20**

Table B-4_T3

Land Use Density by District Table

Land Use / District	Density	Lot Sizes	
	Dwelling Units Per Acre DU/A	Min Sq. Ft.	Max Sq. Ft.
Estate Density (R-E)	¼ to 1	43,560	174,240
Town Center Estate Density (R-TCE)	½ to 2	21,780	65,340
Low Density (R-L)	3 to 7	6,000	12,000
Medium Density (R-M)	4 to 12	3,500	9,400
High Density (R-H)	10 to 35	1,250	4,000
Age Qualified (AQS)	12 min.	1,250	None
Mixed-Use (MU)	5 to 25 Residential Only	1,250	8,700
Multi-Use (MLTU)	5 to 25 Residential Only	1,250	8,700
Institutional (IST)	N/A	5,000	None
Cemetery (CEM)	N/A	None	None
Developed Open Space/Parks (DO)	N/A	None	None
Open Space (OS)	N/A	None	None

Table B-4_T4

INTENSITY AND DENSITY BY NEIGHBORHOOD AND LAND USE DISTRICT

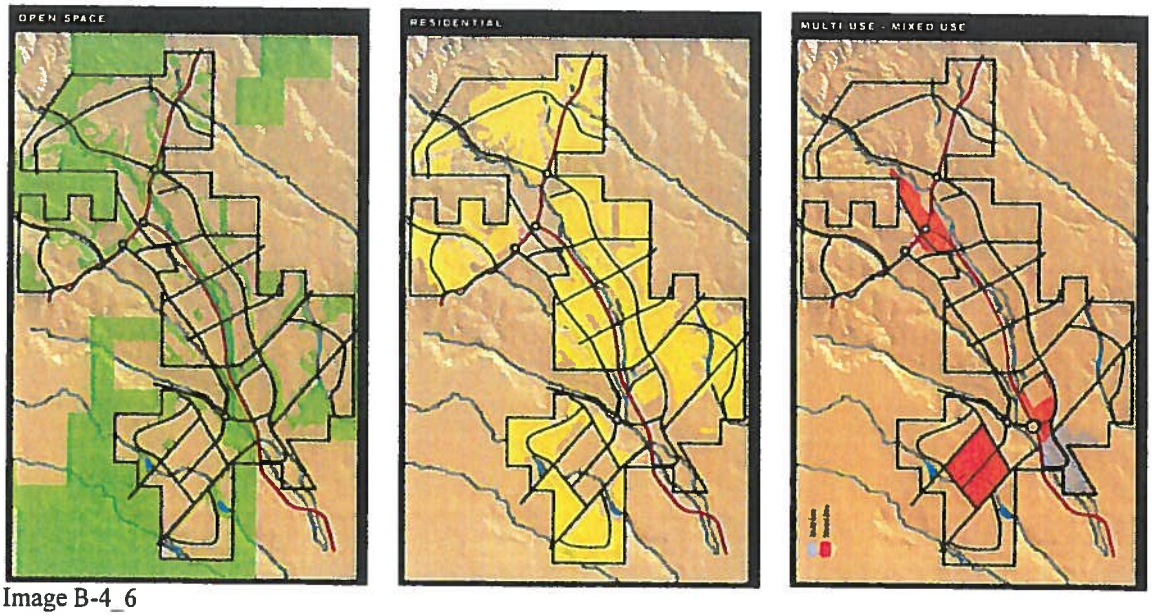


Image B-4_6

Neighborhood Map

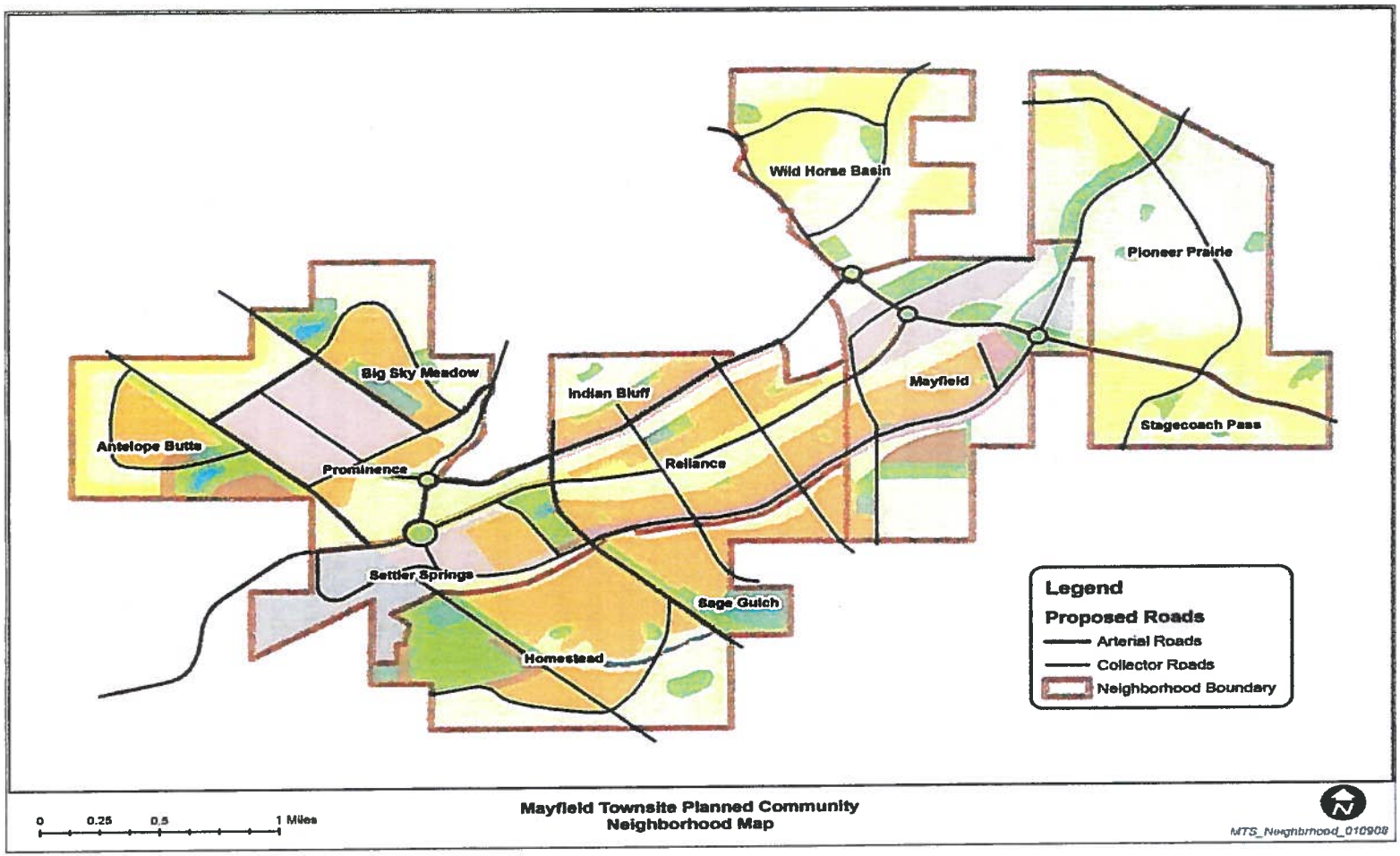


Image B-4_7

Intensity and Density Matrix Defined by Neighborhood and Land Use District Proposed

It is difficult to estimate the exact intensities and densities for large-scale communities with build out projections over fifty years. Therefore, large-scale development, such as planned communities develop a conceptual land use map, which guides development and indicates basic or general land use categories i.e. residential, commercial, open space, etc. The land use map is not intended to be a "zoning or district map" only a general land use map. The land use map should not show specific detail such as residential zoning or district detail such as high density, or low density residential because all "residential uses" are compatible.

The intensities and density map required in this element shows the residential districts proposed and estimates the number of proposed dwellings by land use district. The intensities and density map provides more specific detail how the developer believes the residential uses within the Community will develop over time, based on current market conditions, marketing analysis and current development trends.

The intensity and density by neighborhood and land use district matrixes contained in this document allow for development flexibility. They provide a tool for the developer to modify residential density and intensity within the proposed 'Min/Max' guidelines to meet current market conditions. The matrixes also provide flexibility for the Community over the course of development to meet housing typology needs. The intensity and density map provides the Community an opportunity to shift slightly (increase or decrease density/land uses) with market conditions. It is essential for successful large-scale development such as planned communities to have maximum flexibility affording every opportunity to react quickly to market conditions and Community needs.

The following matrixes (tables) highlight the percentage of the total acres proposed for residential land use development by neighborhood and land use district. The actual percentage of residential land use districts proposed is located in the 'Proposed' column. This column represents the percentage of the total acres proposed by residential land use district within a given neighborhood. This column should equal one hundred (100%) percent. The (100%) percent shown equals the actual percentage of land within the neighborhood, including right-of-way dedicated to residential development. The 'Min and Max' portion of the matrix (columns) allow the Community to modify the residential land use districts proposed within the minimum and maximum limits shown. In other words, the minimum percentage proposed in the 'Min' column indicates the minimum amount or percentage of land required to be dedicated to a specific residential land use district. The maximum percentage proposed is located in the 'Max' column indicates the maximum amount or percentage of land required to be dedicated to a specific residential land use district.

Settler Springs Village Community and Neighborhoods

Intensity And Density Matrix By Neighborhood And Land Use District

Settler Springs Village Community

Land Use District	Homestead Neighborhood			Indian Bluff Neighborhood			Reliance Neighborhood			Sage Gulch Neighborhood			Settler Springs Neighborhood		
	Min	Proposed	Max	Min	Proposed	Max	Min	Proposed	Max	Min	Proposed	Max	Min	Proposed	Max
Estate	-	-	-	-	-	-	5%	11.3%	25%	-	-	-	-	-	-
TC Estate	-	-	-	5%	17.4%	30%	5%	17%	35%	0%	5.8%	55%	-	-	-
Low	10%	33.9%	45%	10%	37.4%	45%	5%	14%	35%	-	-	-	-	-	-
Medium	20%	59.9%	60%	15%	45.2%	55%	5%	57.7%	75%	45%	94.2%	100%	50%	90%	95%
High	1%	6.2%	20%	-	-	-	-	-	-	-	-	-	5%	10%	50%
Age Qualified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Table B-4_T6

Mayfield Townsite Community and Neighborhoods

Intensity And Density Matrix By Neighborhood And Land Use District Mayfield Townsite												
Land Use District	Mayfield Neighborhood			Pioneer's Prairie Neighborhood			Stagecoach Pass Neighborhood			Wild Horse Basin Neighborhood		
	Min	Proposed	Max	Min	Proposed	Max	Min	Proposed	Max	Min	Proposed	Max
Estate	0 %	.6%	10%	25%	41.4%	60%	100%	100%	100%	40%	66.4%	80%
TC Estate	5%	11.1%	40%	-	-	-	-	-	-	-	-	-
Low	20%	41.7%	60%	40%	58.6%	75%	-	-	-	20%	33.6%	60%
Medium	10%	29.6%	70%	-	-	-	-	-	-	-	-	-
High	2%	8.8%	25%	-	-	-	-	-	-	-	-	-
Age Qualified	2%	8.1%	20%	-	-	-	-	-	-	-	-	-

Table B-4_T5

Prominence Village Community and Neighborhoods

Intensity And Density Matrix By Neighborhood And Land Use District Prominence Village Community									
Land Use District	Antelope Butte Neighborhood			Big Sky Meadow Neighborhood			Prominence Neighborhood		
	Min	Proposed	Max	Min	Proposed	Max	Min	Proposed	Max
Estate	10%	27.4%	45%	-	-	-	-	-	-
TC Estate	-	-	-	-	-	-	-	-	-
Low	10%	38.3%	55%	30%	53.2%	80%	-	-	-
Medium	5%	24.1%	45%	20%	46.8%	70%	100%	100%	100%
High	5%	10.3%	20%	-	-	-	-	-	-
Age Qualified	-	-	-	-	-	-	-	-	-

Table B-4_T7

Mayfield Townsite Planned Community

Sub Element B5

Transportation & Mobility Plan

Contents

INTERNAL AND EXTERNAL COMMUNITY CONNECTIVITY

General Access

The site is accessible from several local roads and from Interstate 84 at three locations as depicted on the General Vicinity and Existing Transportation Corridors Map. Interstate 84 is an east-west Federal Interstate providing regional accessibility between Salt lake City, Utah and Portland, Oregon. I-84 provides access to numerous cities, commercial centers and employment centers throughout the state. The southern portion of the Community is located a short distance (approximately 1.8 miles) and within easy access of I-84. The primary and most direct interstate access to the Community is the South Orchard Interchange (exit 71) which is located approximately midway between the City of Mountain Home and the City of Boise.

The following are existing access points from Interstate 84 to the Community when heading north on I-84 from Mountain Home:

- Simco Road (exit 84), to Desert Wind Road, to S. Regina Road to E. Indian Creek Road. The southernmost entry point of the Community.
- S. Orchard (exit 71), to E. Indian Creek Road. This is the main southern entry to the Community and the most direct route from Interstate 84, approximately 1.8 miles.
- Blacks Creek Road (exit 64), to Foothills Avenue which becomes Mayfield Road. This is the northern entry, which leads to the Mayfield Townsite and heart of the Community.

Several proposed arterials and collectors will connect the Community to these existing access points.

Internal and External Connectivity

The Mayfield Townsite Planned Community will provide superior internal and external connectivity. The Community will have several arterials and collectors that will provide enhanced east to west and north to south connectivity. Additional Community connectivity will be established through a variety of trail and pathway systems. This plan will also demonstrate a variety of arterial, collector, and local street system designed specifically to meet Community connectivity needs. The proposed street, path and trail, cross-section design will facilitate good site accessibility and safety while providing for the adequate movement of vehicles and pedestrians within the Community.

General Vicinity and Existing Transportation Corridors Map

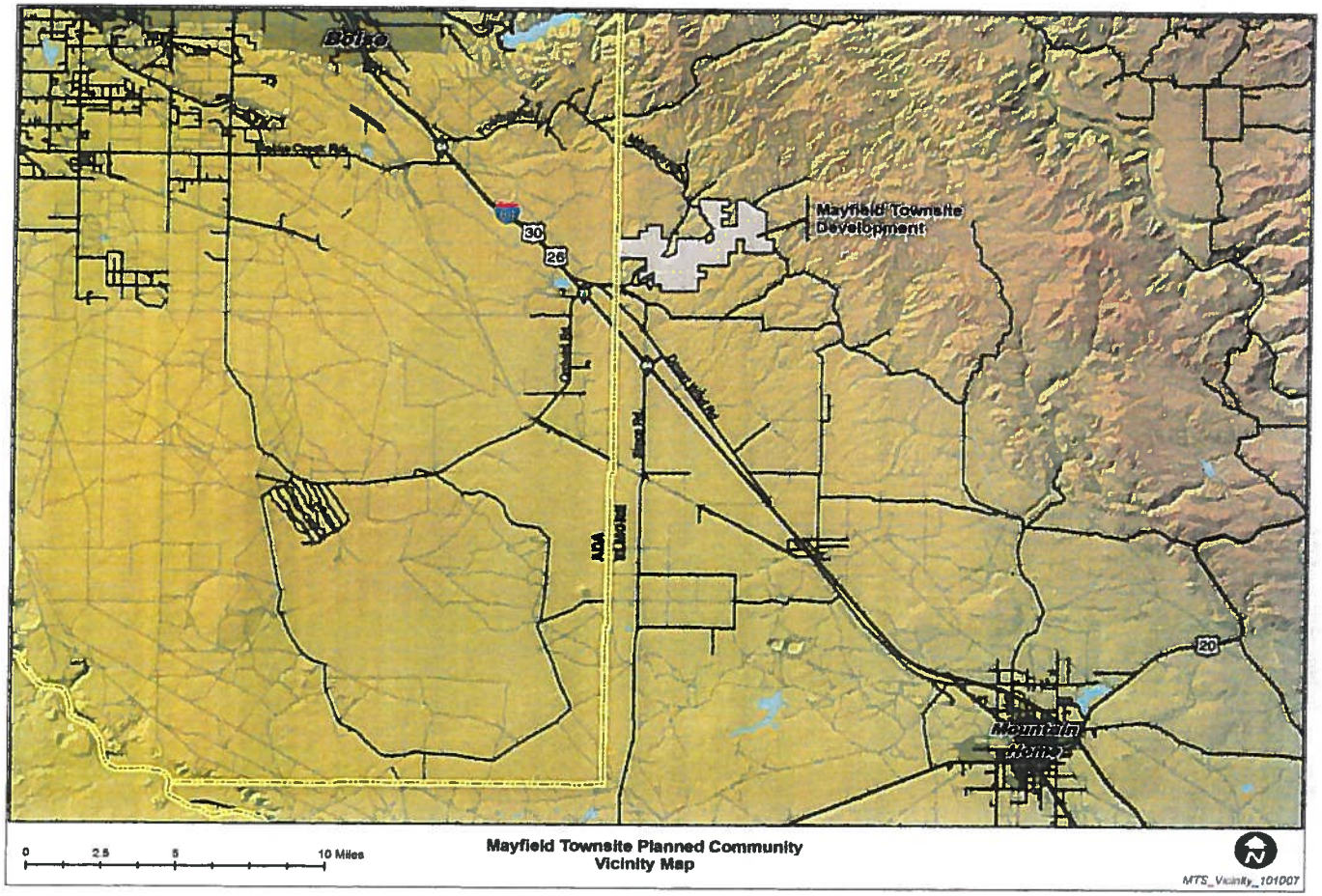


Image B-5_1

Detailed Transportation Corridors Map

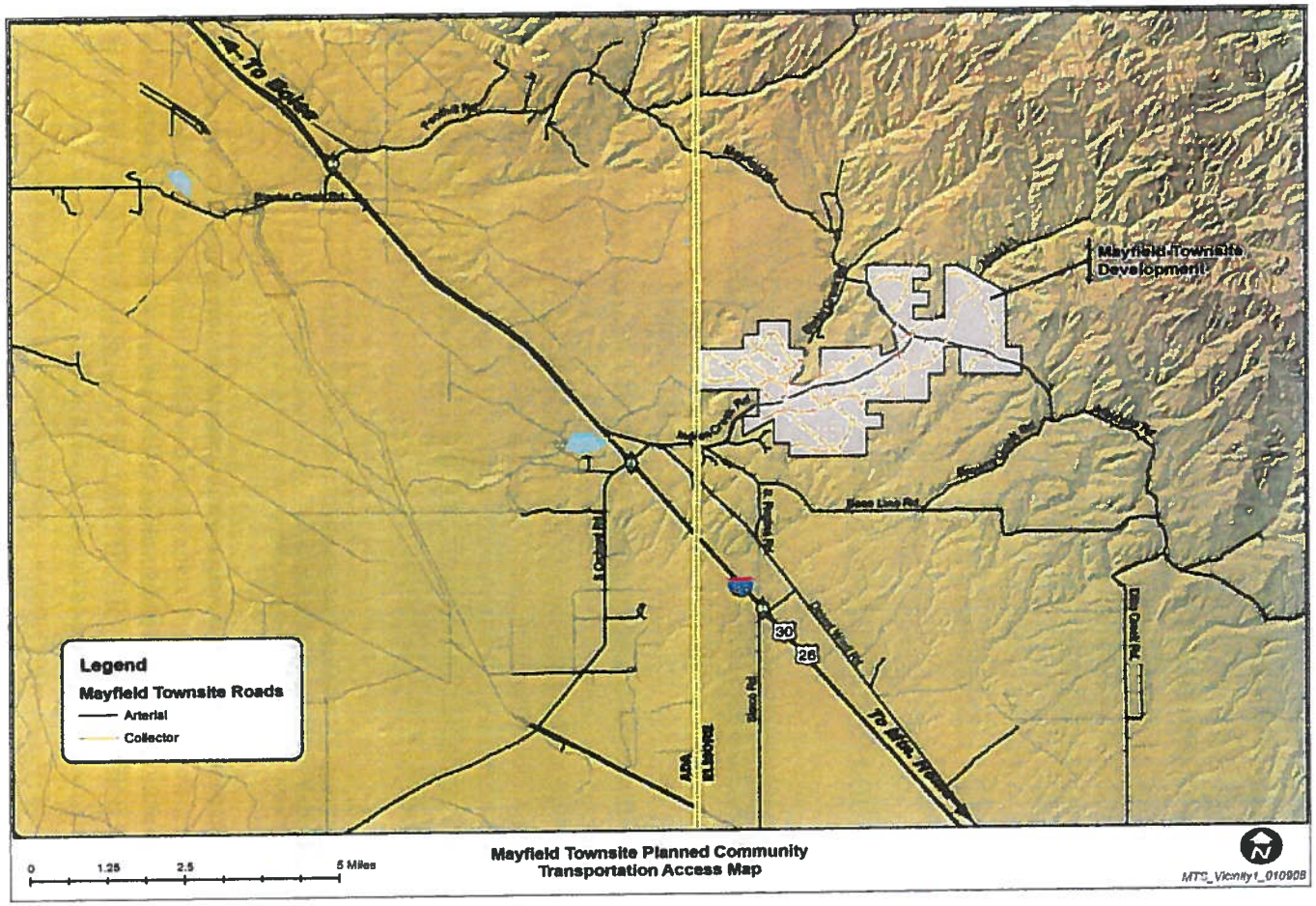


Image B-5_2

Illustrations Depicting Cross Sections of Proposed Street Systems

The Mayfield Townsite Planned Community is proposing a variety of street, and trail, and path typologies to fit the needs of the Community. It is our intention to utilize the proposed typologies contained in this mobility plan to the greatest extent possible. However, we are also committed to working with the Mountain Home Highway District and other state and federal agencies, as appropriate, to improve upon and/or add to the proposed typologies contained in this plan. Site or easement constraints might also mandate-modifications of the proposed street, and trail and path typologies.

Cross Sections of Proposed Streets

Arterials

Arterials are roadways of regional significance with the primary function of carrying traffic through the Community. A secondary function is to provide service to abutting property. Direct lot access is generally restricted. Arterial streets may also be designated as bicycle and bus routes. Typically, arterials are planned as multi-lane sections with turn lanes at key intersections. Sidewalks are generally set back from the travel ways and parking is generally prohibited on arterials. The Mayfield Townsite Planned Community is proposing three arterial street typologies as shown in this plan. The Average Daily Traffic (ADT) on arterials is generally greater than 8,500 trips.

Collectors

Collectors are roadways that connect local streets to internal and external regional arterial street systems. They may also serve as access roads to individual parcels. Collectors are generally planned as multi-lane sections with turn lanes at key intersections. Bike lanes and sidewalks are normally included. The Mayfield Townsite Planned Community is proposing three collector street typologies as shown in this plan.

Residential Collector Streets: The primary function of a residential collector street is to intercept traffic from local streets and minor numbers of abutting parcels, and carry that traffic to a collector or arterial street. Typically, a residential collector is less than 1,300 feet long and typically has Average Daily Traffic (ADT) of less than 2,000, except where the residential collector is within 500-feet of its connection to a collector or arterial street.

Collector Streets: The primary function of a collector street is to intercept traffic from the local street system and carry that traffic to the nearest arterial street. A secondary function of a collector street is to service abutting property. Access on a collector is generally limited or controlled. Collector, like arterial streets may also be designated as bicycle and bus routes. Average Daily Traffic (ADT) on collectors is generally less than 8,500 in residential areas, but may be greater in areas of non-residential use.

Roundabouts

A roundabout is a circular intersection. Roundabouts are used to reduce accidents, traffic delays, fuel consumption, air pollution, and construction costs, while increasing capacity and enhancing intersection beauty. They are also used to control traffic speeds in residential neighborhoods and are generally accepted as one of the safest types of intersection design. The Mayfield Townsite Planned Community is proposing one roundabout typology as shown in this plan at various diameters to serve the needs of the community.

Local Streets

Local Streets provide neighborhood connectivity to collector and arterial streets. The primary function of a local street is to serve abutting property. Normally, abutting property will have free access to the street. Most of the streets proposed within the community will be local streets. Generally, on-street parking is allowed and bicyclists can share the travel lanes because traffic volumes and speeds are low. The Mayfield Townsite Planned Community is proposing five local street typologies as shown in this plan.

Local Street Development Options Using Common Driveways

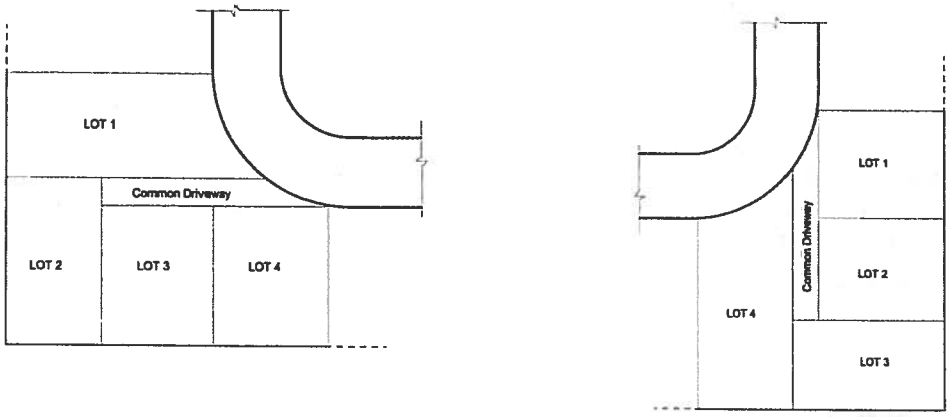


Image B-5_3

Local Street Cul-de-Sac With Common Driveways Option

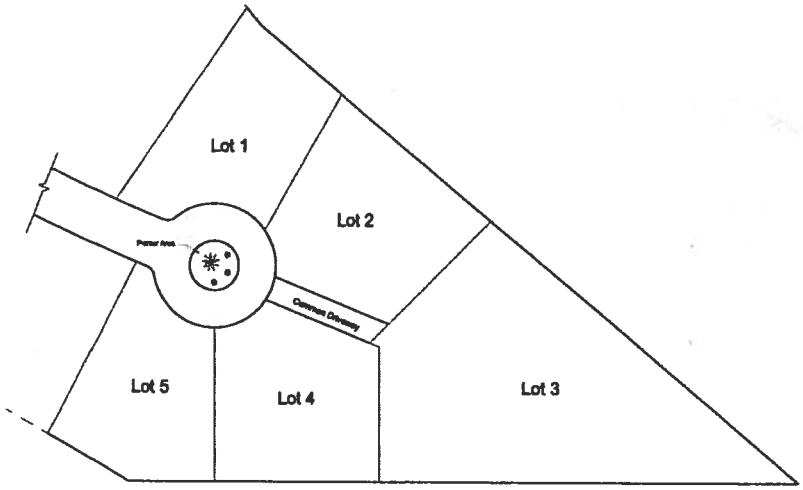


Image B-5_4

Local Street Cul-de-Sac With Center Planter

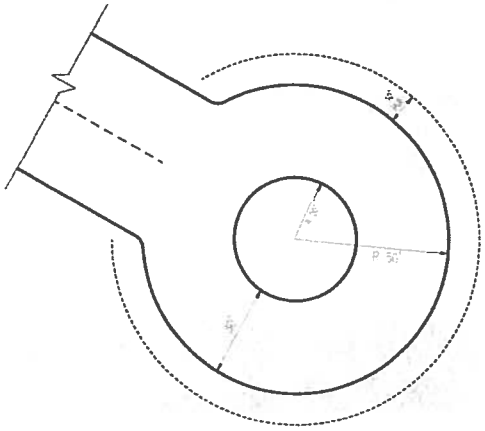


Image B-5_5

Local Street Knuckle With Center Planter and Flag Lot Option

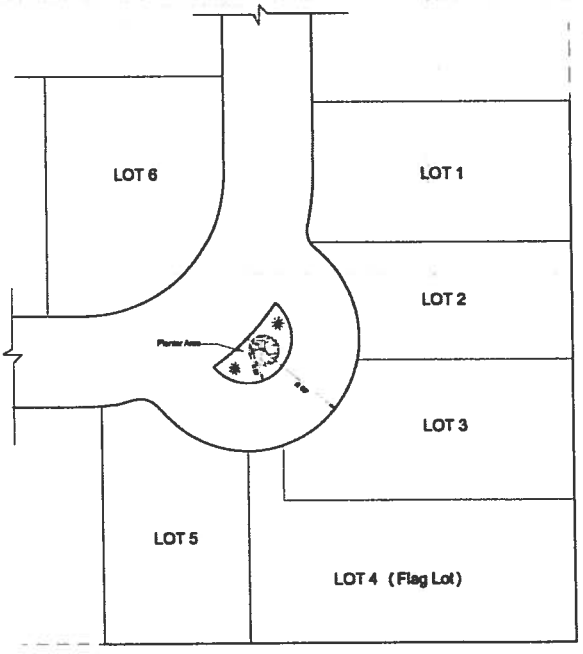


Image B-5_6

Alleys

Alleys are typically not considered part of the traffic circulation system but they do provide secondary access. They also provide viable options for many types of housing including but not limited to clustered and mixed-use development. Alleys encourage pedestrian traffic (walkability) by providing additional access. Alleys allow services such as garbage collection, electrical and gas access, and off-street parking. Alleys allow garages to be hidden behind development and off the local traffic circulation system. Alleys may be developed as dedicated Rights-of-way (ROW) or through easements.

Alley Development Options

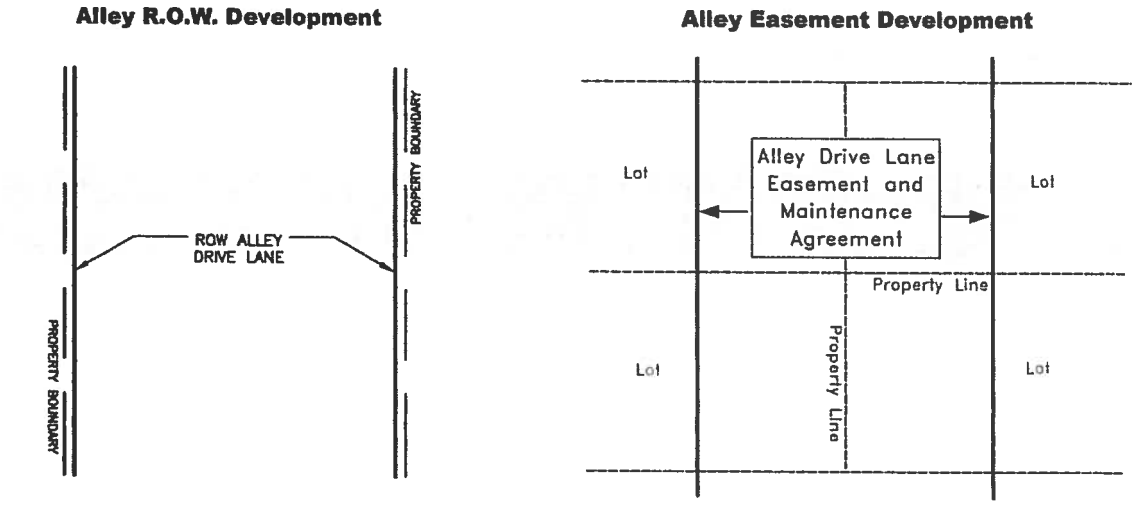


Image B-5_7

Arterial ART-1 Characteristics									
Street/Roadway Section Type	**Street Code**	**ROW**	**Easement**	**No. Travel Lane**	**Travel Lane Dim.**	**Bicycle Lanes**	**On-Street Parking**	**Sidewalk**	**Path**
Arterial Roadway	ART-1	76ft.	18 ft.	2	12 ft.	Yes	No	6 ft. both sides	No

Table B-5_T1

Arterial ART-1

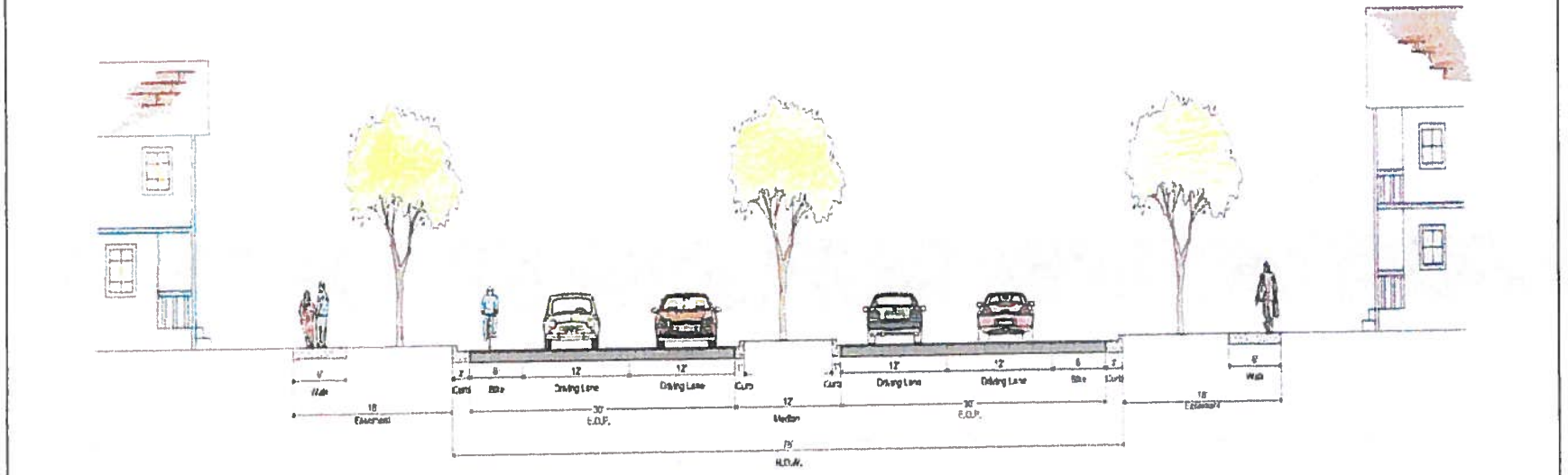


Image B-5_8

Arterial ART-2 Characteristics									
Street/Roadway Section Type	**Street Code**	**ROW**	**Easement**	**No. Travel Lane**	**Travel Lane Dim.**	**Bicycle Lanes**	**On-Street Parking**	**Sidewalk**	**Path**
Arterial Roadway	ART-2	100 ft.	No	2	12 ft.	Yes	No	6 ft. both sides	No

Table B-5_T2

Arterial ART-2

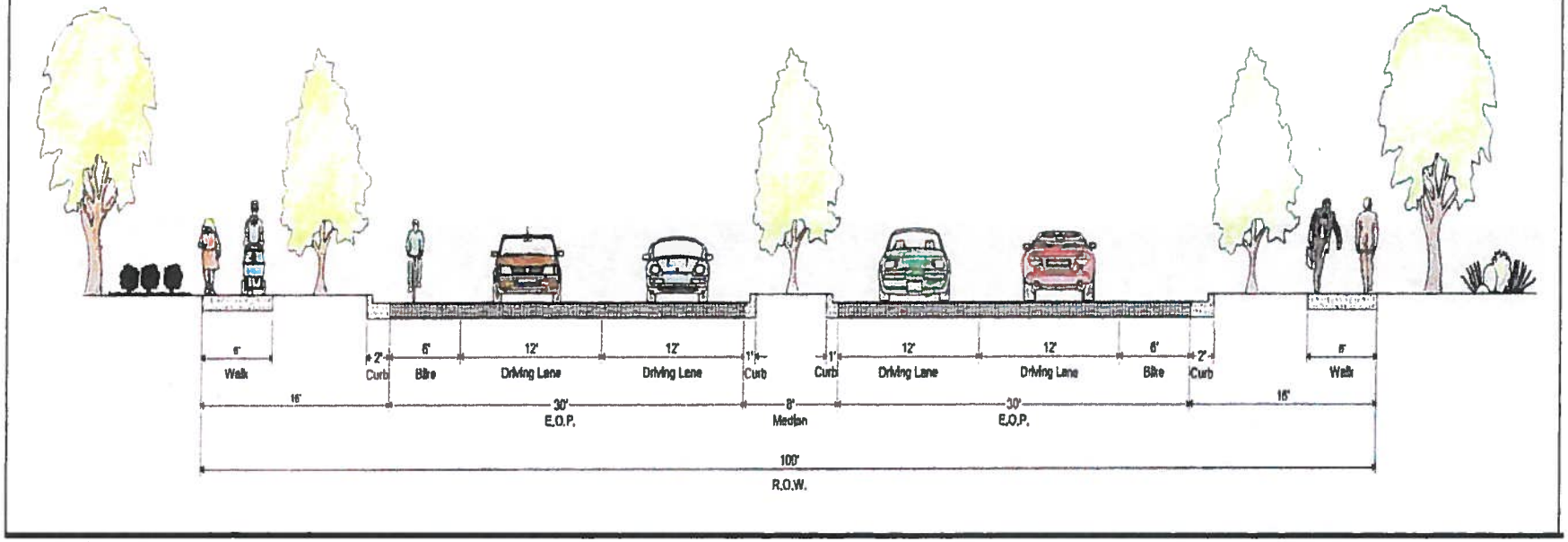


Image B-5_9

Arterial ART-3 Characteristics									
Street/Roadway Section Type	**Street Code**	**ROW**	**Easement**	**No. Travel Lane**	**Travel Lane Dim.**	**Bicycle Lanes**	**On-Street Parking**	**Sidewalk**	**Path**
Arterial Roadway	ART-3	88 ft.	20 ft.	3	12 ft.	No	No	6 ft. one side	10 ft one side

Table B-5_T3

Arterial ART-3

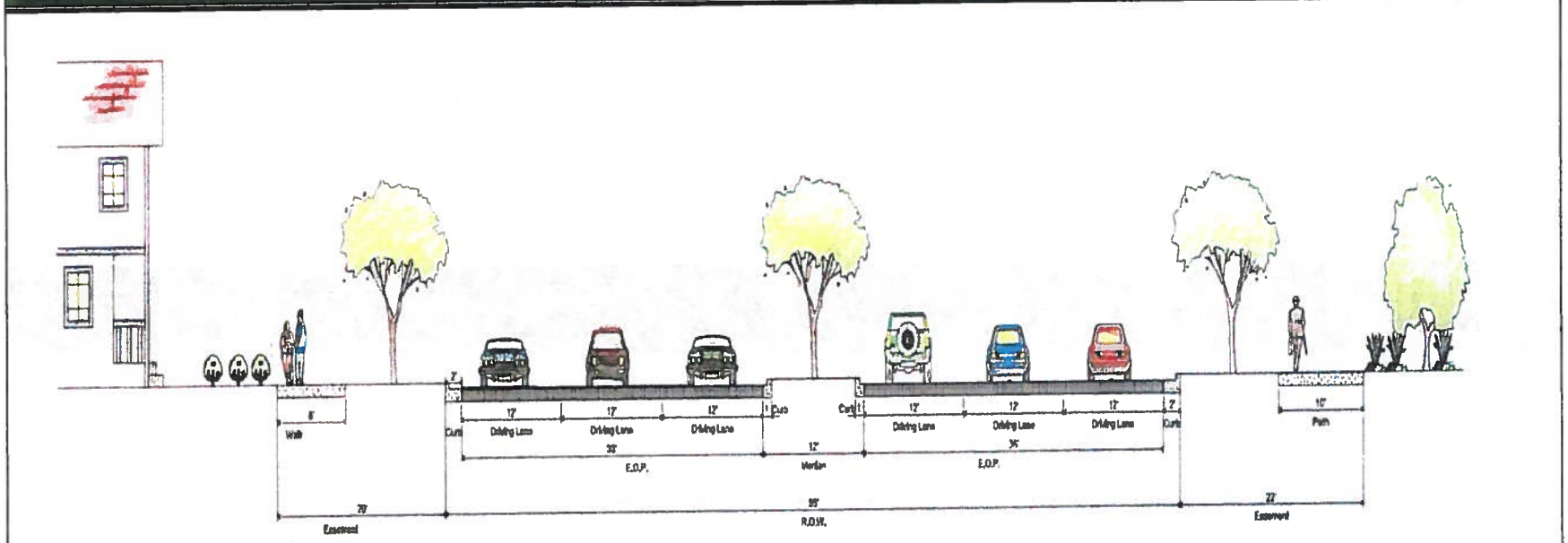


Image B-5_10

Arterial ART-4 Characteristics									
Street/Roadway Section Type	**Street Code**	**ROW**	**Easement**	**No. Travel Lane**	**Travel Lane Dim.**	**Bicycle Lanes**	**On-Street Parking**	**Sidewalk**	**Path**
Arterial Roadway	ART-4	56 ft.	No	2	12 ft.	No	No	No	No

Table B-5_T4

Arterial ART-4

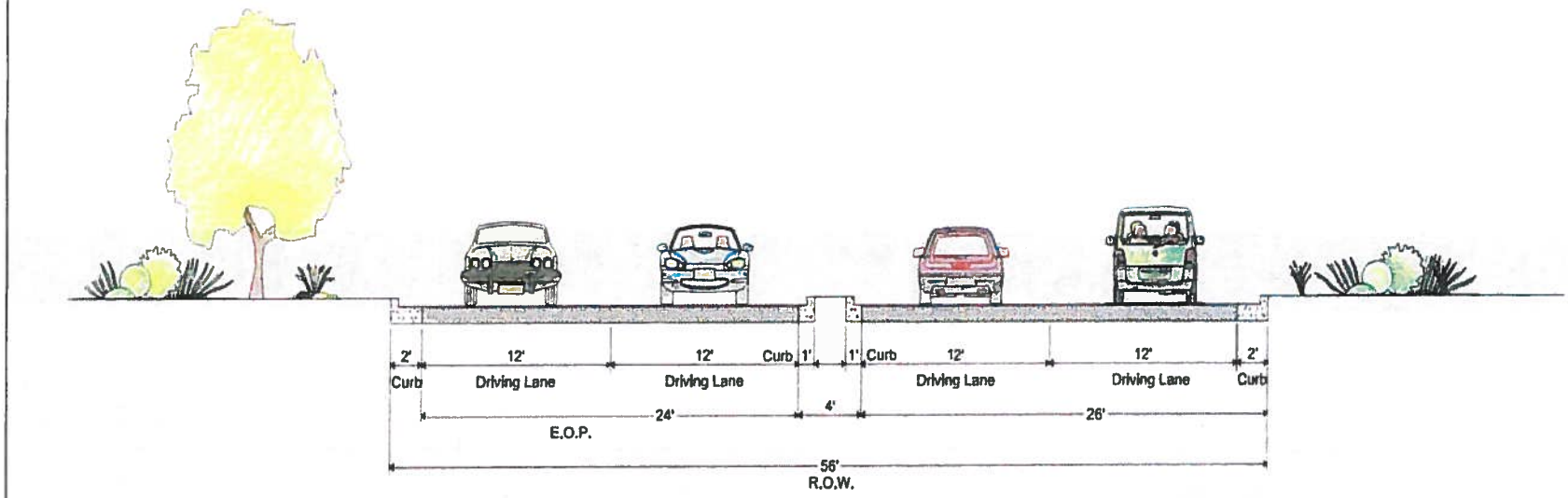


Image B-5_11

Collector COL-1 Characteristics									
Street/Roadway Section Type	**Street Code**	**ROW**	**Easement**	**No. Travel Lane**	**Travel Lane Dim.**	**Bicycle Lanes**	**On-Street Parking**	**Sidewalk**	**Path**
Collector Roadway	COL-1	100 ft.	No	2	12 ft.	Yes	No	6 ft. both sides	No

Table B-5_T5

Collector COL-1

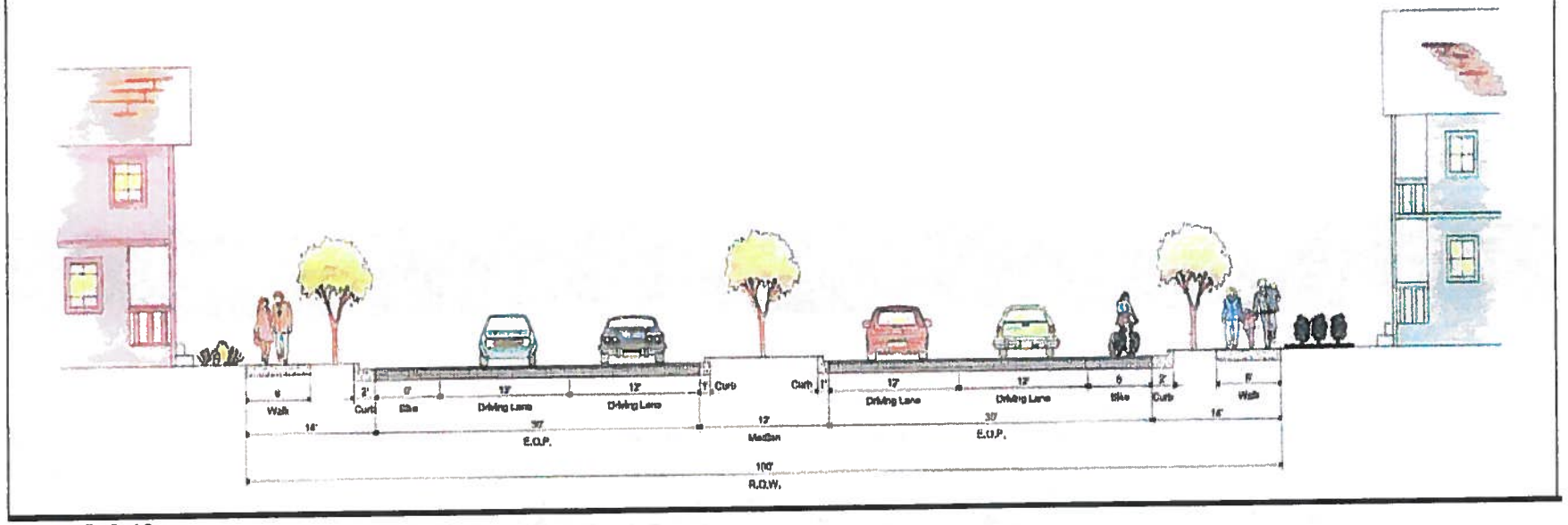


Image B-5_12

Collector COL-2 Characteristics									
Street/Roadway Section Type	**Street Code**	**ROW**	**Easement**	**No. Travel Lane**	**Travel Lane Dim.**	**Bicycle Lanes**	**On-Street Parking**	**Sidewalk**	**Path**
Collector Roadway	COL-2	84 ft.	No	2	12ft.	Yes	No	4 ft. both sides	No

Table B-5_T6

Collector COL-2

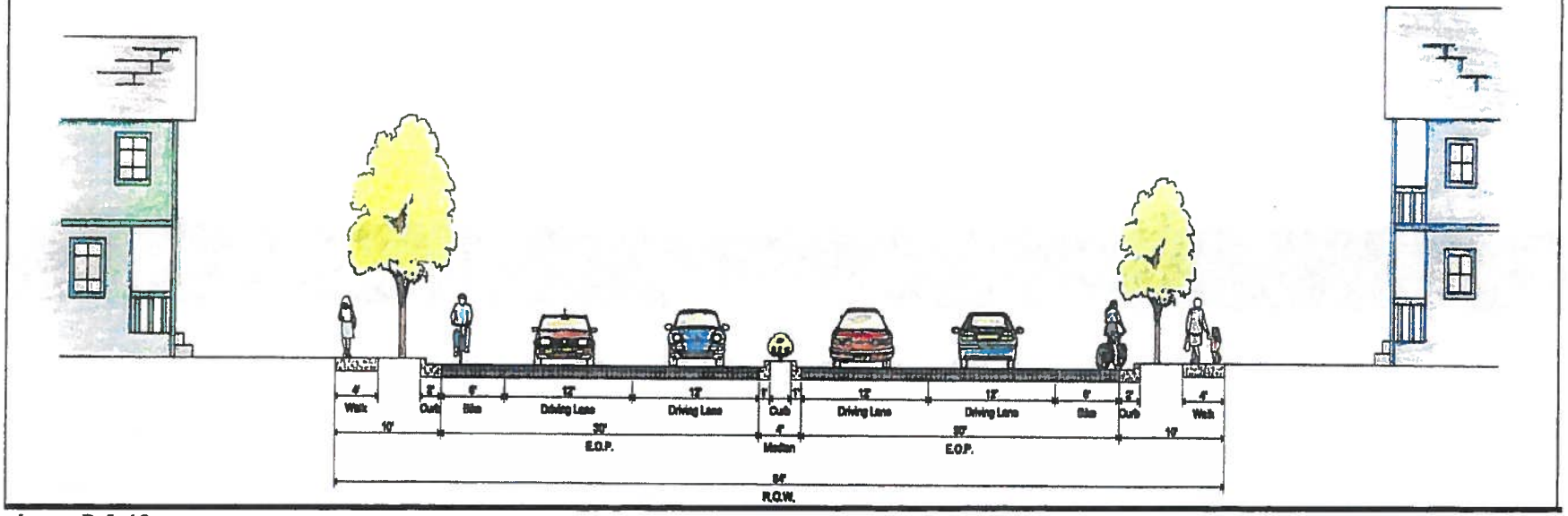


Image B-5_13

Collector COL-3 Characteristics									
Street/Roadway Section Type	**Street Code**	**ROW**	**Easement**	**No. Travel Lane**	**Travel Lane Dim.**	**Bicycle Lanes**	**On-Street Parking**	**Sidewalk**	**Path**
Collector Roadway	COL-3	76 ft.	25 ft.	2	12 ft.	Yes	No	6 ft. both sides	No

Table B-5_T7

Collector COL-3

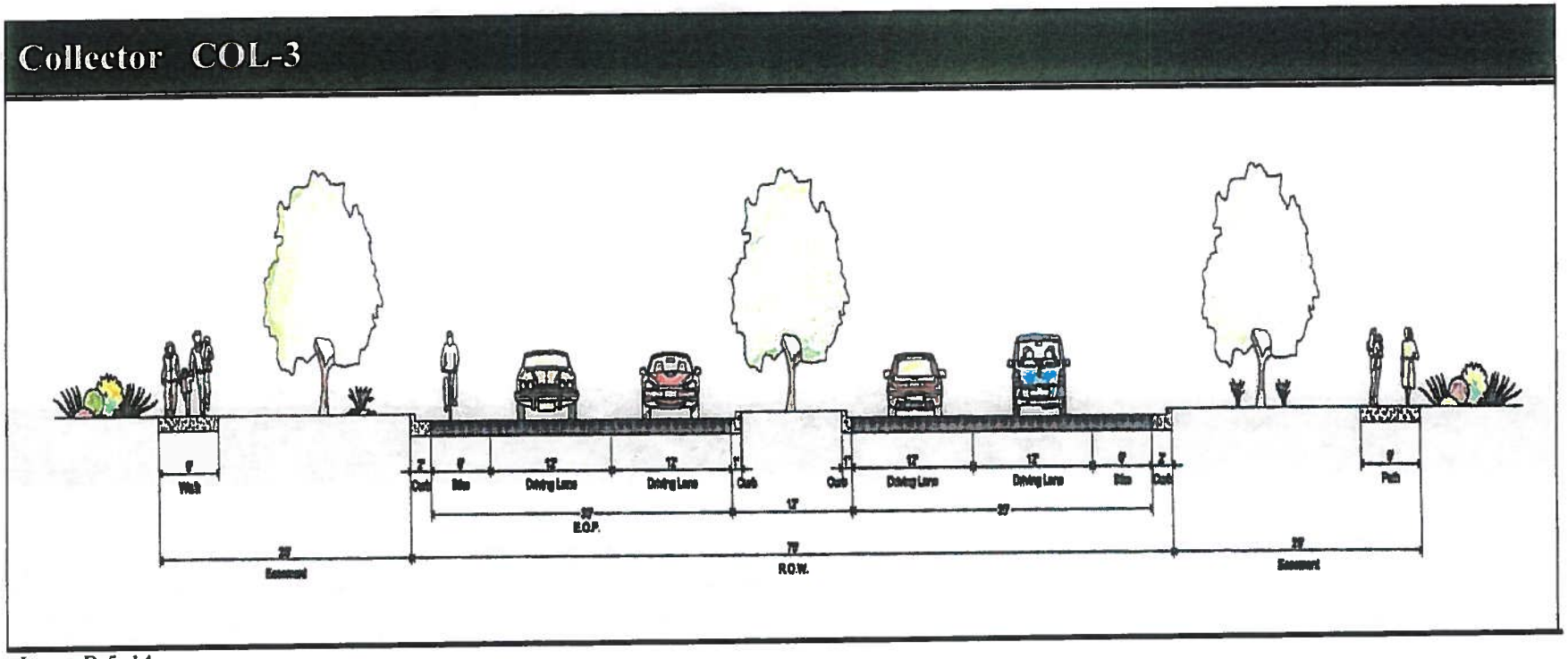


Image B-5_14

Roundabout RND-1 Characteristics									
Street/Roadway Section Type	**Street Code**	**ROW**	**Easement**	**No. Travel Lane**	**Travel Lane Dim.**	**Bicycle Lanes**	**On-Street Parking**	**Sidewalk**	**Path**
Roundabout	RND-1	As Required	As Required	As Required	As Required	As Required	No	As Required	No

Table B-5_T8

Roundabout RND-1

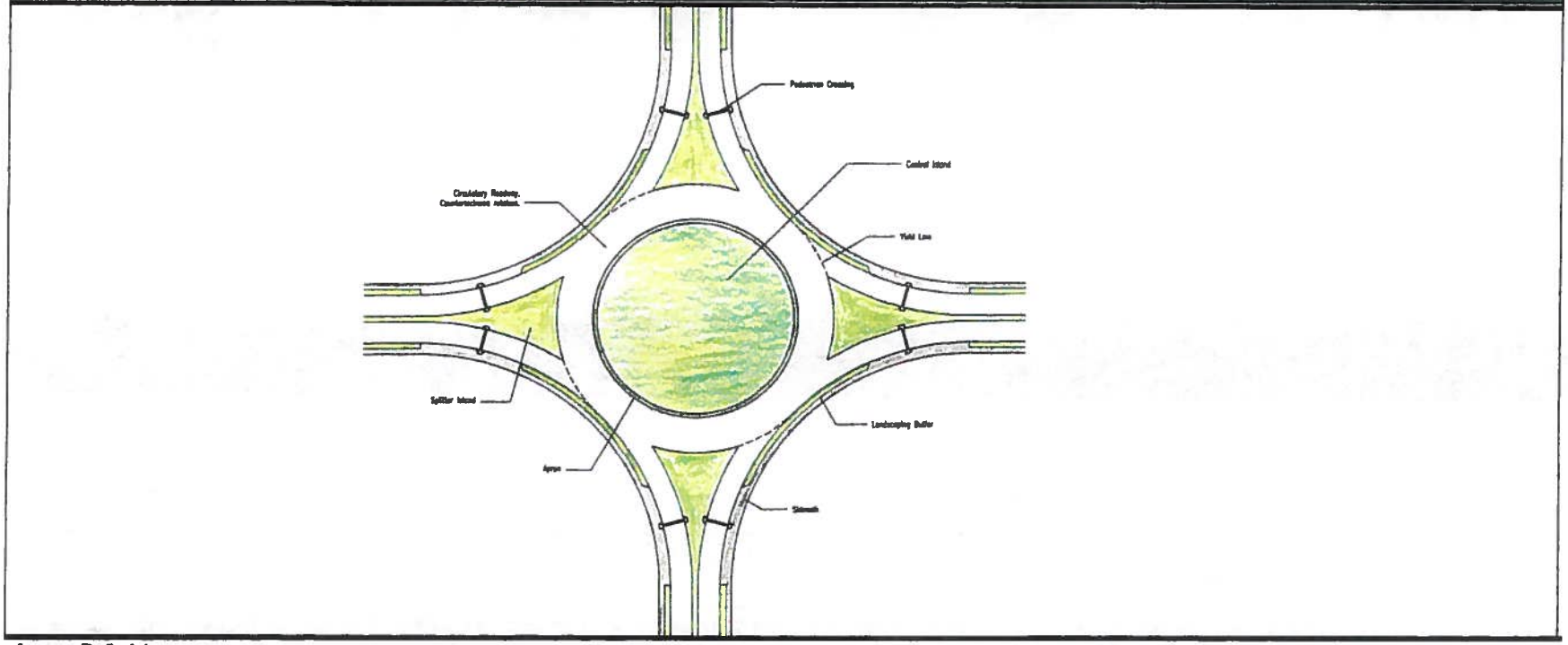


Image B-5_14

Local Street LS-1 Characteristics									
Street/Roadway Section Type	**Street Code**	**ROW**	**Easement**	**No. Travel Lane**	**Travel Lane Dim.**	**Bicycle Lanes**	**On-Street Parking**	**Sidewalk**	**Path**
Local Street	LS-1	32 ft.	10 ft.	2	14 ft.	No	No	Yes, 4 ft. both sides	No

Table B-5_T9

Local Street LS-1

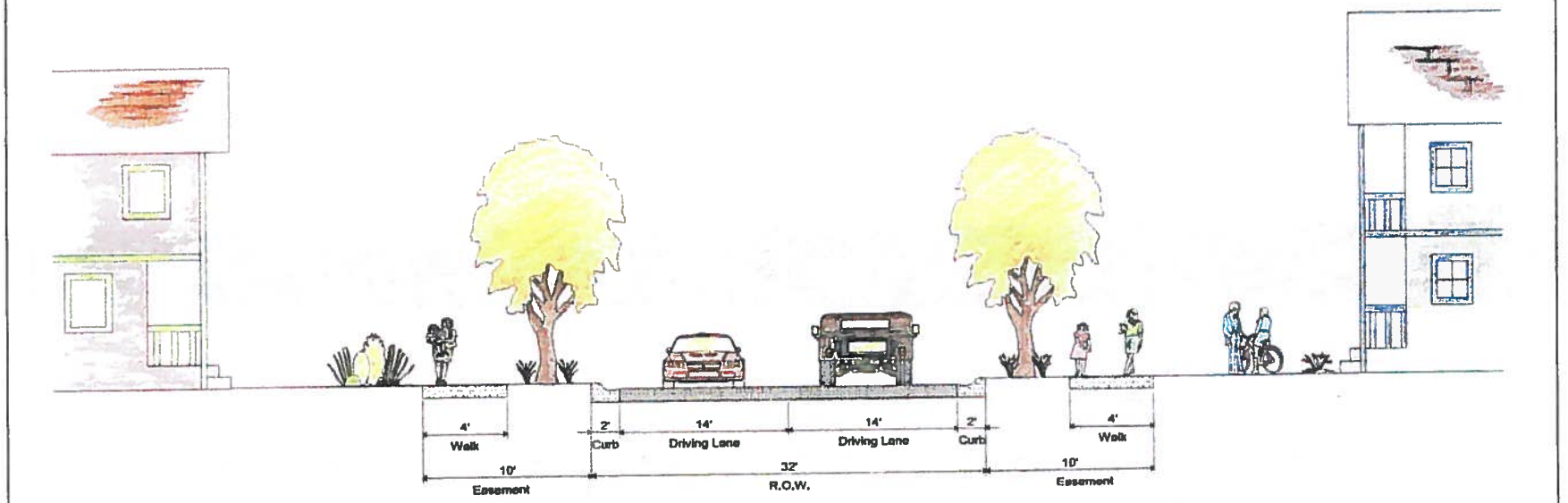


Image B-5_16

Local Street LS-2 Characteristics									
Street/Roadway Section Type	Street Code	ROW	Easement	No. Travel Lane	Travel Lane Dim.	Bicycle Lanes	On-Street Parking	Sidewalk	Path
Local Street	LS-2	48 ft.	12 ft.	1	14 ft.	No	Yes	Yes, 4 ft. both sides	No

Table B-5_T10

Local Street LS-2

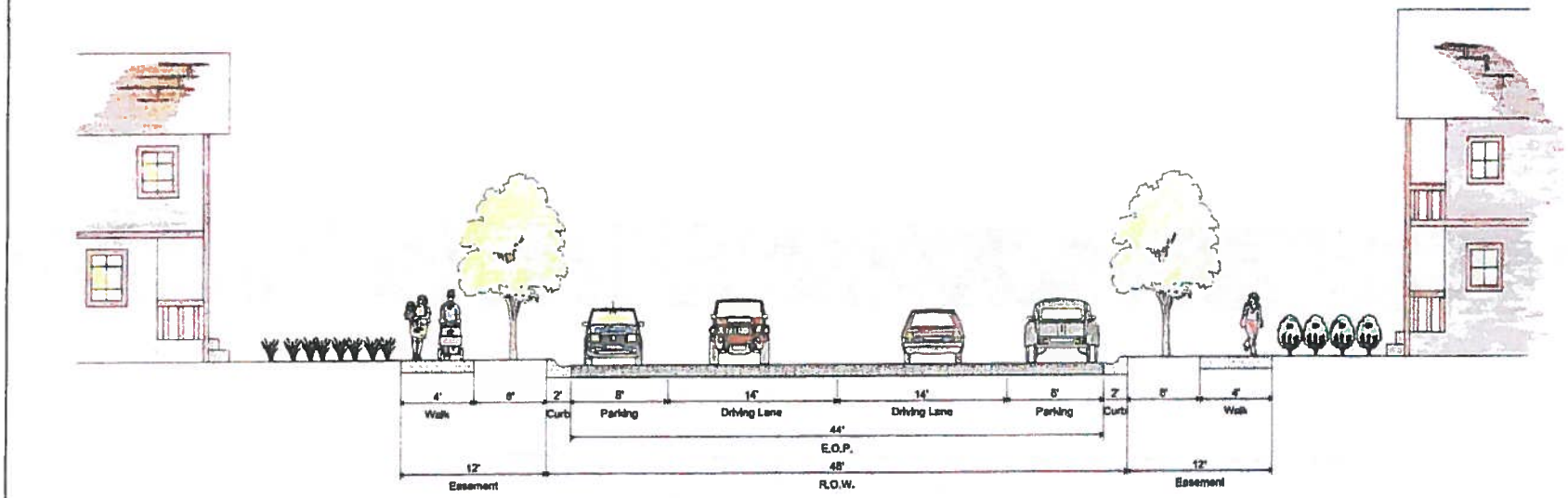


Image B-5_17

Local Street LS-3 Characteristics									
Street/Roadway Section Type	**Street Code**	**ROW**	**Easement**	**No. Travel Lane**	**Travel Lane Dim.**	**Bicycle Lanes**	**On-Street Parking**	**Sidewalk**	**Path**
Local Street	LS-3	48 ft.	6 ft.& 12 ft.	1	14 ft.	No	Yes	Yes, 4 ft. one side	No

Table B-5_T11

Local Street LS-3

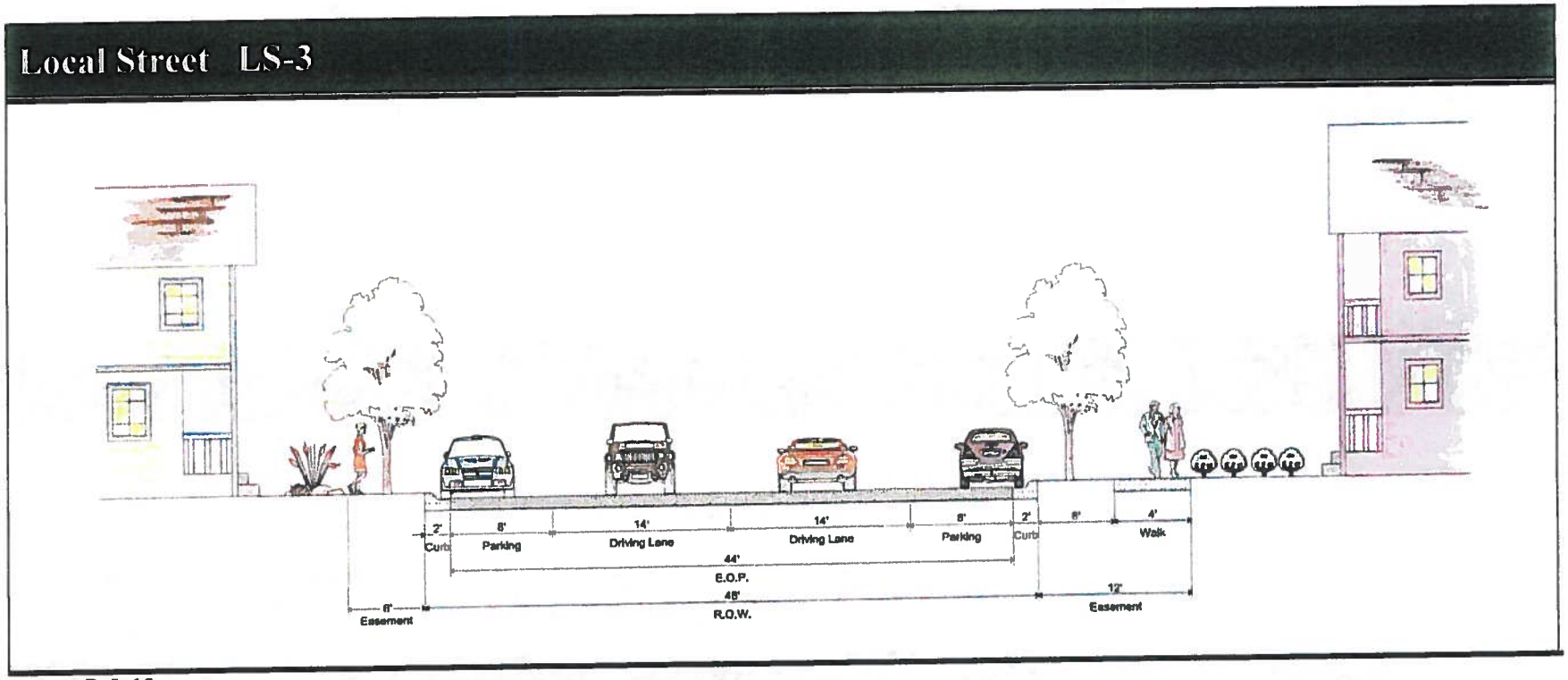


Image B-5_18

Local Street LS-4 Characteristics									
Street/Roadway Section Type	**Street Code**	**ROW**	**Easement**	**No. Travel Lane**	**Travel Lane Dim.**	**Bicycle Lanes**	**On-Street Parking**	**Sidewalk**	**Path**
Local Street	LS-4	48 ft.	12 ft.	1	14 ft.	No	Yes	Yes, 4 ft. one side	10 ft one side

Table B-5_T12

Local Street LS-4

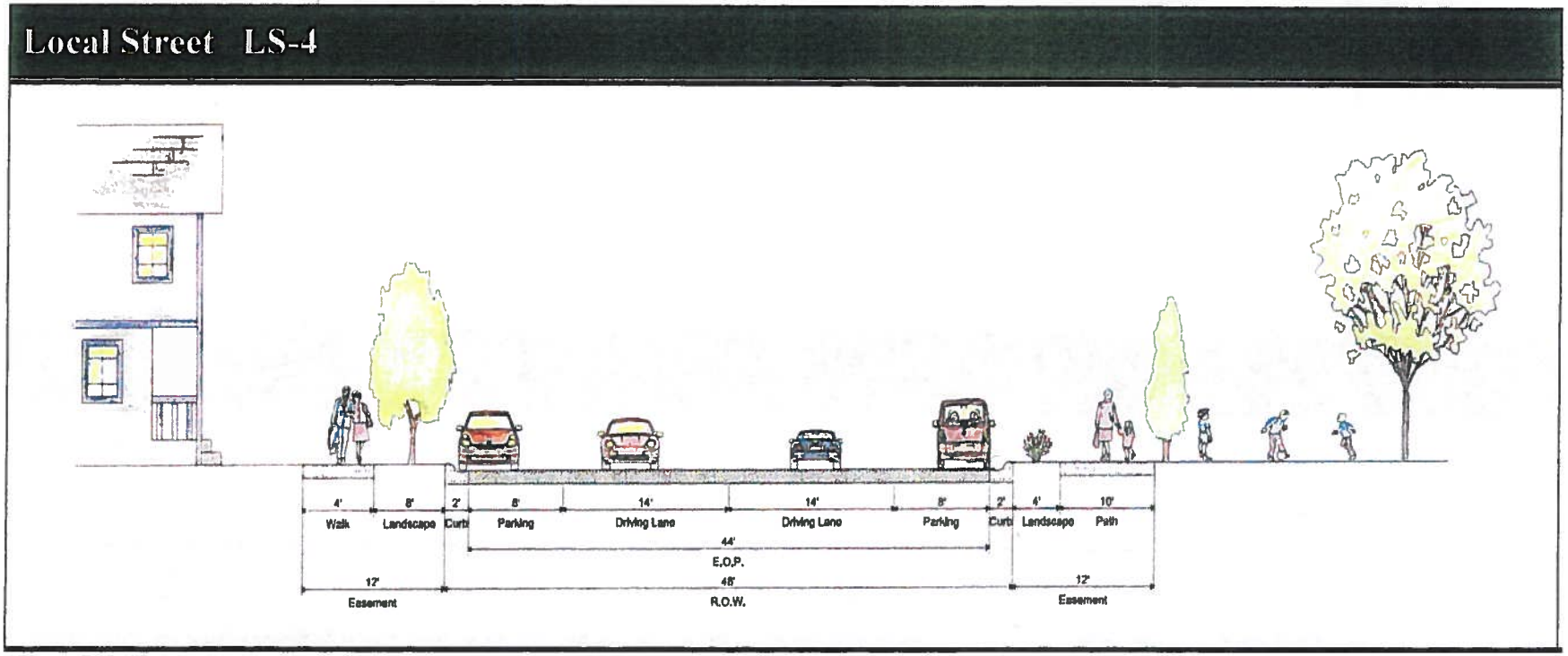


Image B-5_19

Local Street LS-5 Characteristics									
Street/Roadway Section Type	**Street Code**	**ROW**	**Easement**	**No. Travel Lane**	**Travel Lane Dim.**	**Bicycle Lanes**	**On-Street Parking**	**Sidewalk**	**Path**
Local Street	LS-5	48 ft.	12 ft.	2	18 ft./10 ft.	No	Yes 1-side	Yes, 4 ft. one side	No

Table B-5_T13

Local Street LS-5

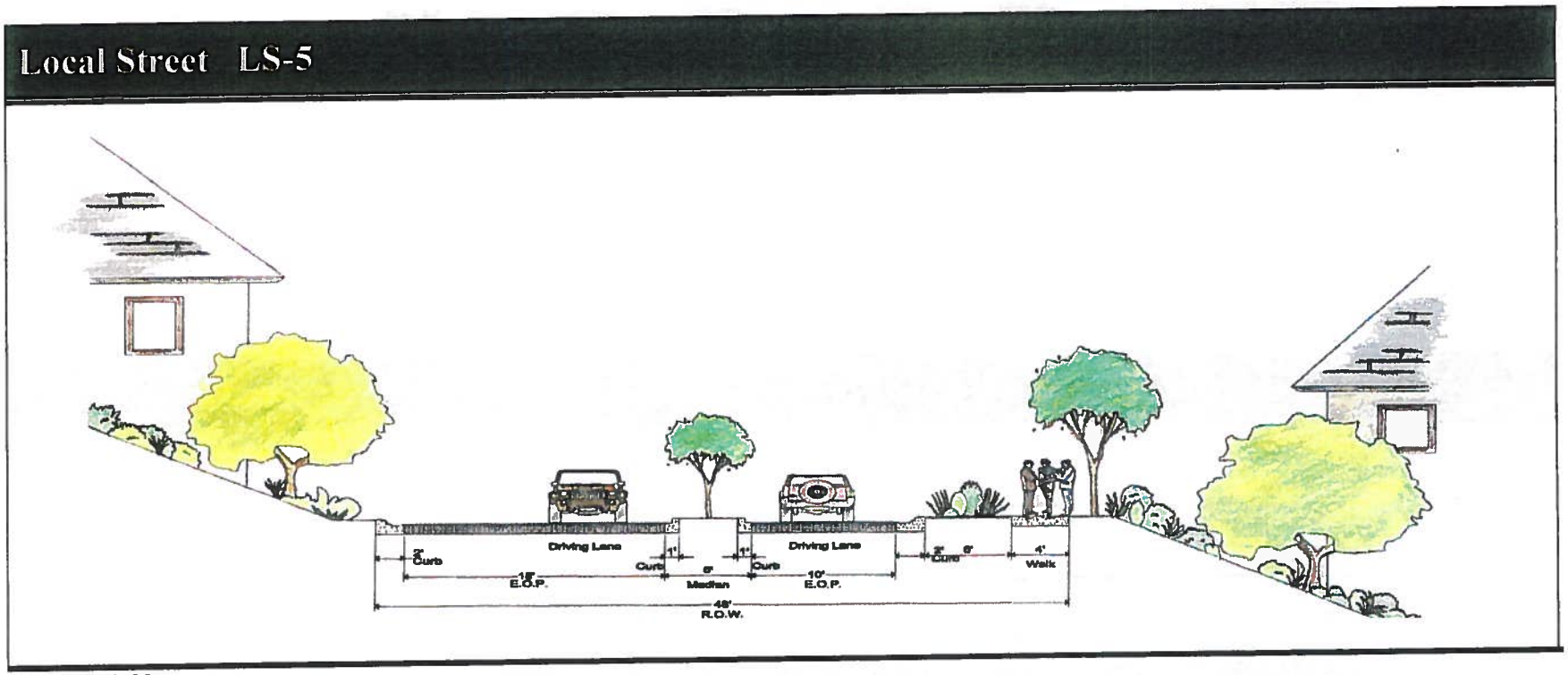


Image B-5_20

Local Street LS-6 Characteristics									
Street/Roadway Section Type	**Street Code**	**ROW**	**Easement**	**No. Travel Lane**	**Travel Lane Dim.**	**Bicycle Lanes**	**On-Street Parking**	**Sidewalk**	**Path**
Local Street	LS-6	44 ft.	12 ft.	2	12 ft.	No	Yes	Yes, 4 ft. both sides	No

Table B-5_T14

Local Street LS-6

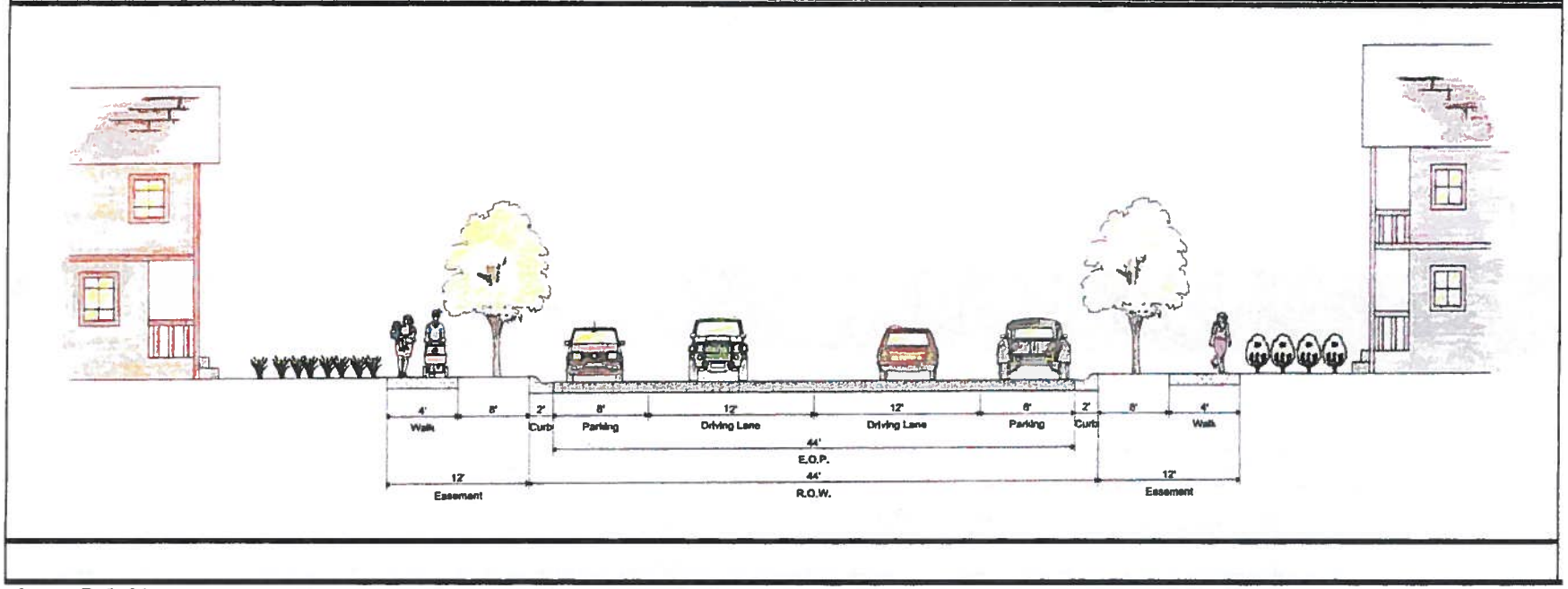


Image B-5_21

Local Street LS-7 Characteristics									
Street/Roadway Section Type	**Street Code**	**ROW**	**Easement**	**No. Travel Lane**	**Travel Lane Dim.**	**Bicycle Lanes**	**On-Street Parking**	**Sidewalk**	**Path**
Local Street	LS-7	36 ft.	10 ft.	2	16 ft.	No	No	Yes, 4 ft. both sides	No

Table B-5_T15

Local Street LS-7

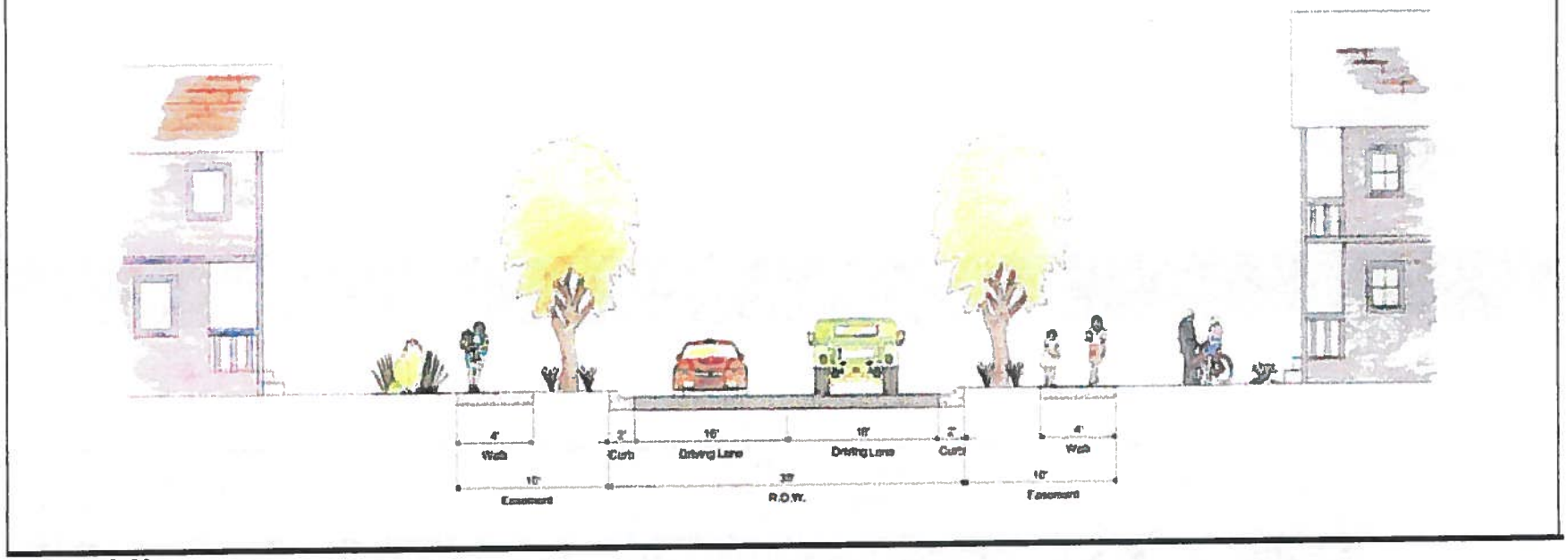


Image B-5_22

Alley AL-1 Characteristics									
Street/Roadway Section Type	**Street Code**	**ROW**	**Easement**	**No. Travel Lane**	**Travel Lane Dim.**	**Bicycle Lanes**	**On-Street Parking**	**Sidewalk**	**Path**
Alley	AL-1	24 ft.	Optional	2	10 ft.	No	No	No	No

Table B-5_T16

Alley AL-1

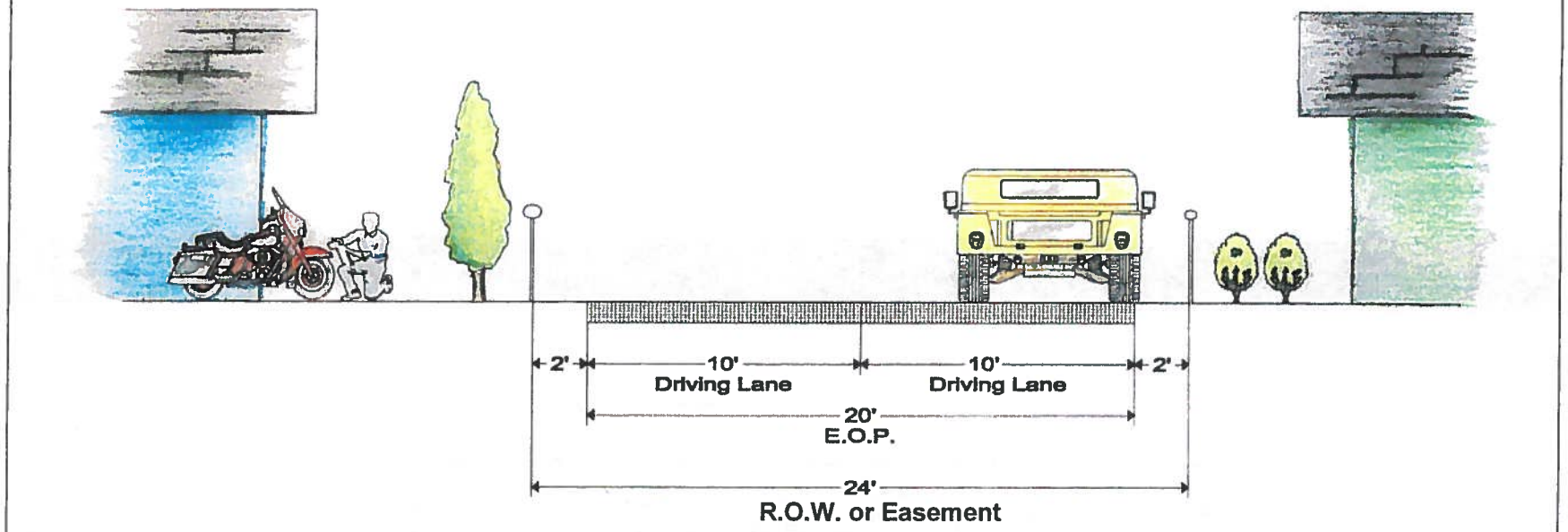


Image B-5_23

Alley AL-2 Characteristics									
Street/Roadway Section Type	**Street Code**	**ROW**	**Easement**	**No. Travel Lane**	**Travel Lane Dim.**	**Bicycle Lanes**	**On-Street Parking**	**Sidewalk**	**Path**
Alley	AL-2	20 ft.	Optional	2	8 ft.	No	No	No	No

Table B-5_T17

Alley AL-2

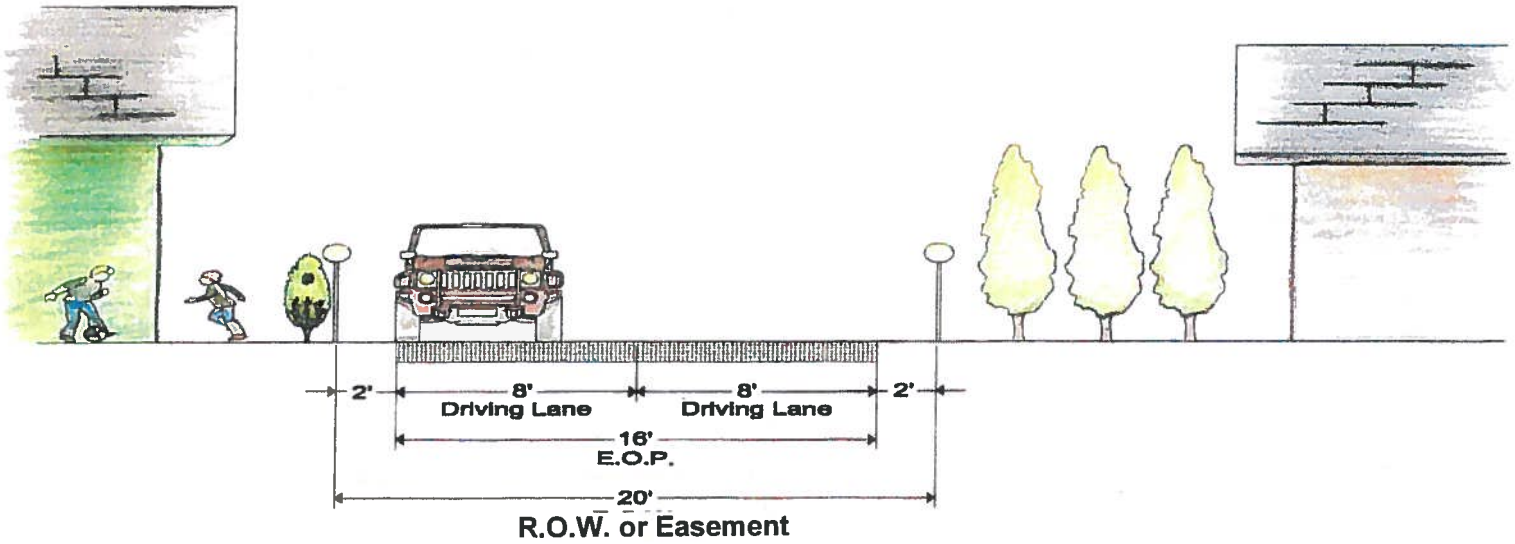


Image B-5_24

Table of Proposed Street Sections and Typologies									
Street/Roadway Section Type	**Street Code**	**ROW**	**Easement**	**No. Travel Lane**	**Travel Lane Dim.**	**Bicycle Lanes**	**On-Street Parking**	**Sidewalk**	**Path**
Arterial Roadway	ART-1	76ft.	18 ft.	2	12 ft.	Yes	No	6 ft. both sides	No
Arterial Roadway	ART-2	100 ft.	No	2	12 ft.	Yes	No	6 ft. both sides	No
Arterial Roadway	ART-3	88 ft.	20 ft.	3	12 ft.	No	No	6 ft. one side	10 ft one side
Arterial Roadway	ART-4	56 ft.	No	2	12 ft.	No	No	No	No
Collector Roadway	COL-1	100 ft.	No	2	12 ft.	Yes	No	6 ft. both sides	No
Collector Roadway	COL-2	84 ft.	No	2	12 ft.	Yes	No	4 ft. both sides	No
Collector Roadway	COL-3	76 ft.	25 ft.	2	12 ft.	Yes	No	6 ft. both sides	No
Roundabout	RND-1	As Required	As Required	As Required	As Required	As Required	No	As Required	No
Local Street	LS-1	32 ft.	10 ft.	2	14 ft.	No	No	Yes, 4 ft. both sides	No
Local Street	LS-2	48 ft.	12 ft.	1	14 ft.	No	Yes	Yes, 4 ft. both sides	No
Local Street	LS-3	48 ft.	6 ft.& 12 ft.	1	14 ft.	No	Yes	Yes, 4 ft. one side	No
Local Street	LS-4	48 ft.	12 ft.	1	14 ft.	No	Yes	Yes, 4 ft. one side	10 ft one side
Local Street	LS-5	48 ft.	12 ft.	2	18 ft./10 ft.	No	Yes 1-side	Yes, 4 ft. one side	No
Local Street	LS-6	44 ft.	12 ft.	2	12 ft.	No	Yes	Yes, 4 ft. both sides	No
Local Street	LS-7	36 ft.	10 ft.	2	16 ft.	No	No	Yes, 4 ft. both sides	No
Alley	AL-1	24 ft.	Optional	2	10 ft.	No	No	No	No
Alley	AL-2	20 ft.	Optional	2	8 ft.	No	No	No	No

Table B-5_T18

Key Map of Proposed Streets

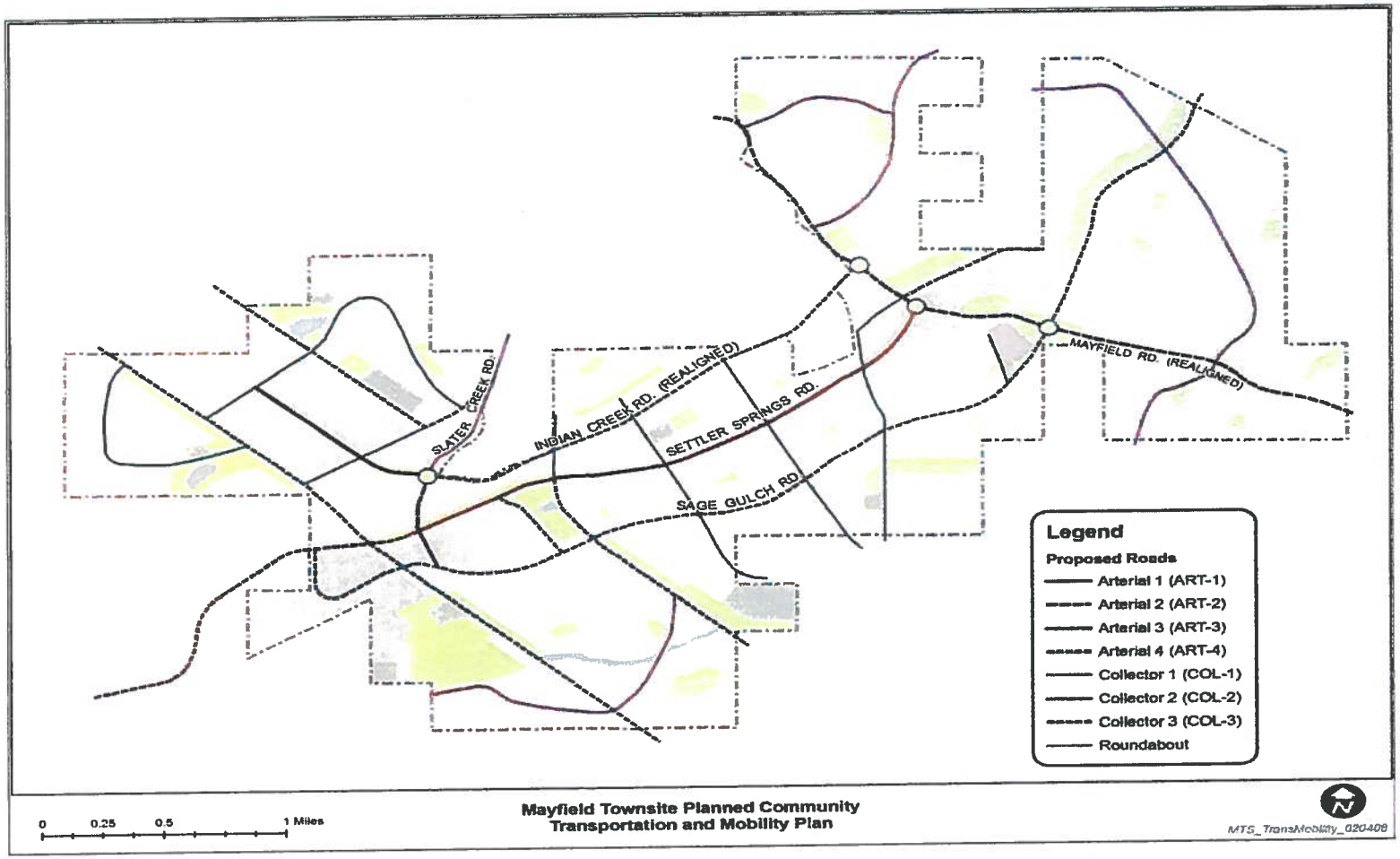


Image B-5_25

ILLUSTRATIONS DEPICTING CROSS SECTIONS OF PROPOSED TRAILS AND PATHS

The Mayfield Townsite Planned Community is proposing a variety of trail and pathway typologies in addition to numerous trail and pathway opportunities within the Community. The proposed trail and path systems will provide a full range of enjoyment and use, as they will cater to all age groups and abilities. They will also enhance the Community's connectivity and walkability. The developer may introduce additional trail and path typologies to enhance pedestrian traffic (walkability) and connectivity within the community as other opportunities or constraints are unveiled.

The trails and paths shown on the Key Map of Proposed Trails and Paths are not inclusive of all trails and paths that will be provided within the Community. As neighborhoods are developed, additional trails and/or paths may be added to enhance connectivity where appropriate. Likewise, the developer may add additional trail and/or path typologies as additional needs arise.

Path (P-1) Typology	
Travel Lane Width	10 ft.
Travel Lane Surface	Improved Hard Surface
Trail Type	Multi-Use

Table B-5_T19

Path P-1

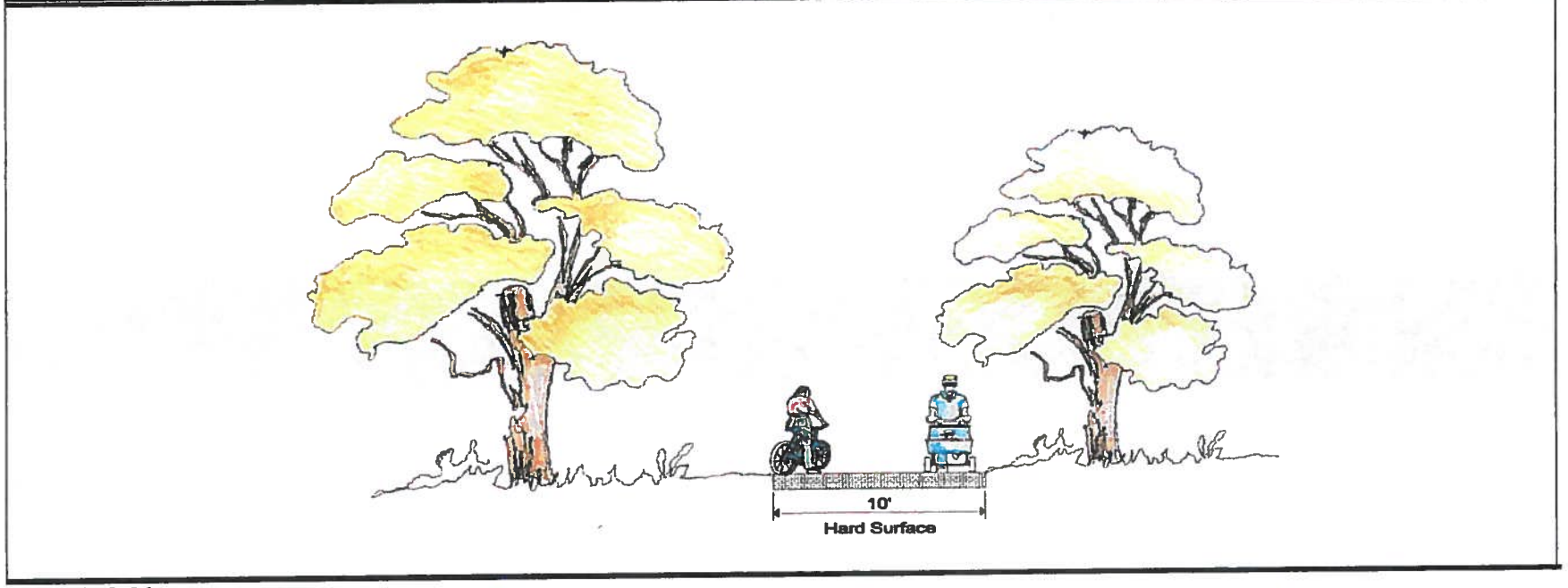


Image B-5_26

Path (P-2) Typology	
Travel Lane Width	6 ft.
Travel Lane Surface	Improved Hard Surface
Trail Type	Multi-Use

Table B-5_T20

Path P-2

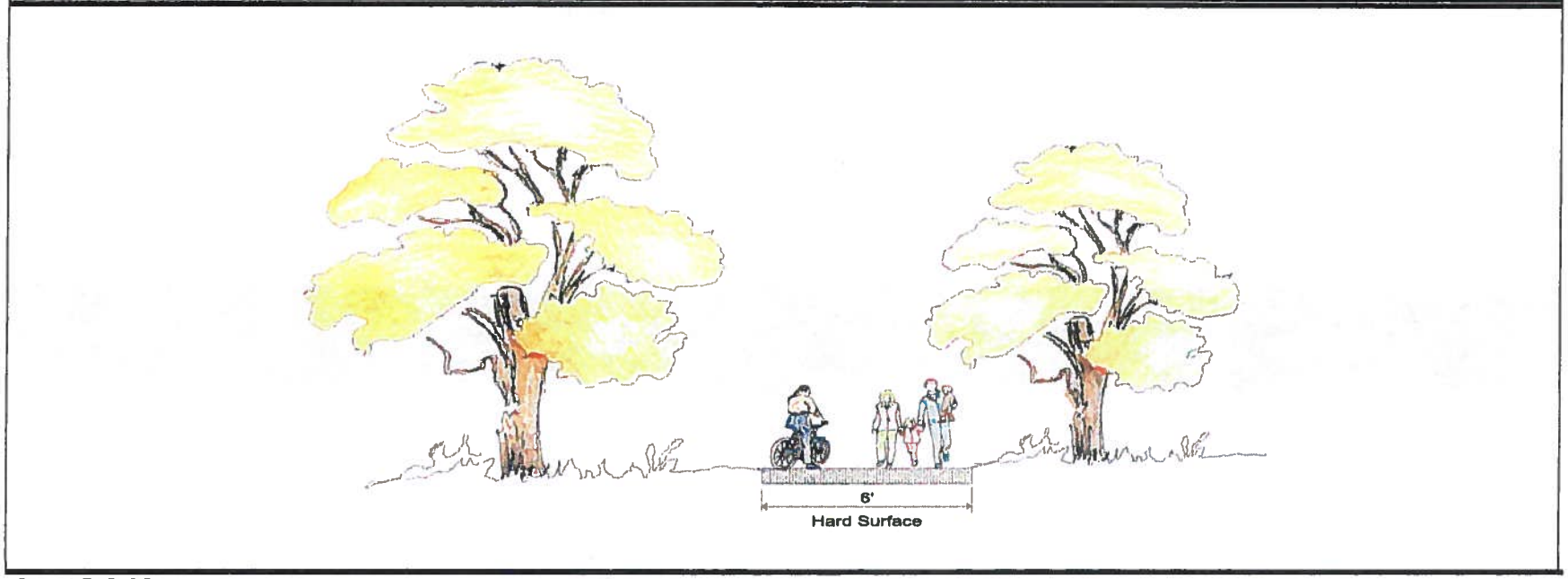


Image B-5_27

Path (P-3) Typology	
Travel Lane Width	3 ft.
Travel Lane Surface	Natural Surface
Trail Type	Multi-Use

Table B-5_T21

Path P-3

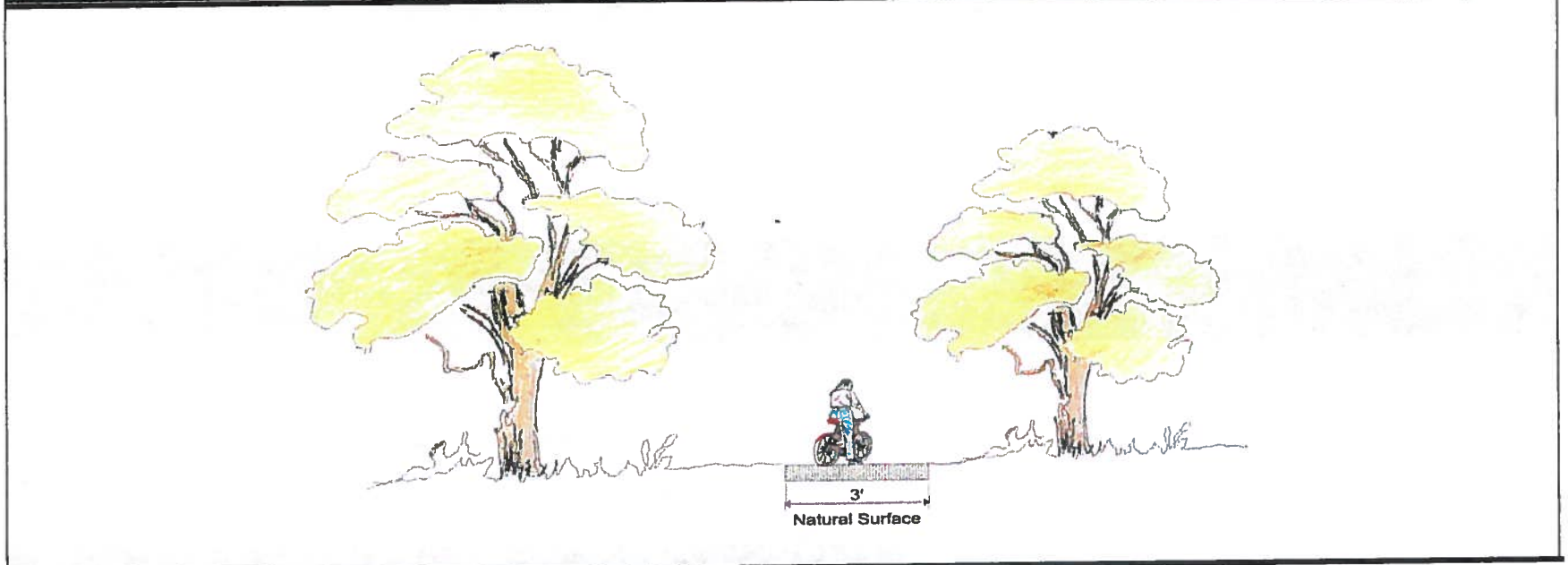


Image B-5_28

Trail (T-1) Typology	
Travel Lane Width	10 ft.
Travel Lane Surface	Improved With Natural Materials
Trail Type	Multi-Use

Table B-5_T22

Trail T-1

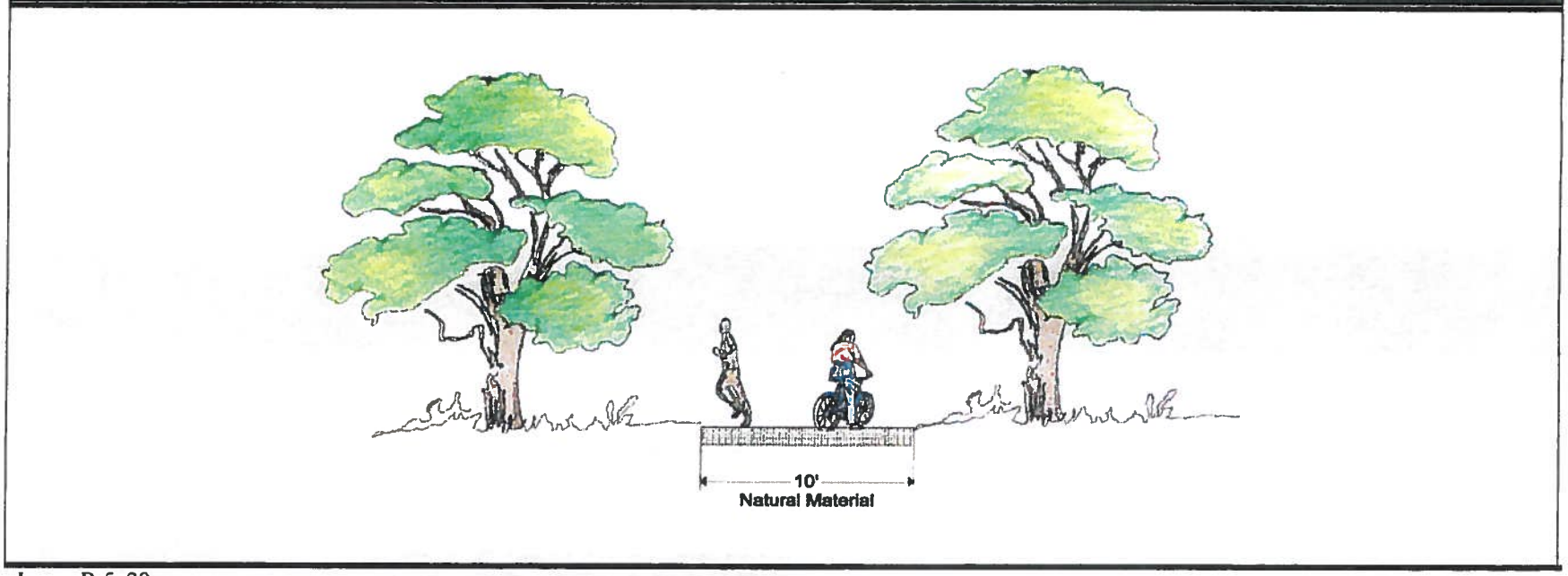


Image B-5_29

Trail (T-2) Typology	
Travel Lane Width	6 ft.
Travel Lane Surface	Improved With Natural Materials
Trail Type	Multi-use

Table B-5_T23

Trail T-2

Image B-5_30

Trail (T-3) Typology	
Travel Lane Width	6 ft.
Travel Lane Surface	Improved Hard Surface
Trail Type	Multi-Use

Table B-5_T24

Trail T-3

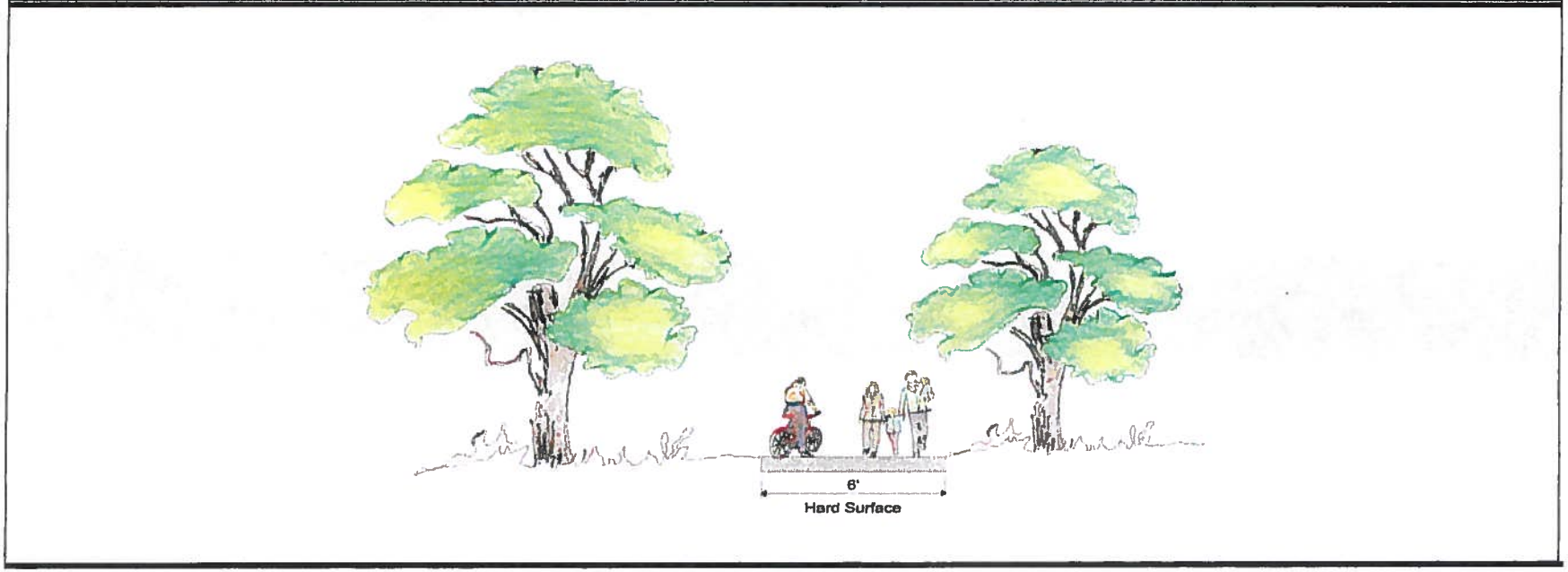


Image B-5_31

Trail (T-4) Typology	
Travel Lane Width	8 ft.
Travel Lane Surface	Natural Surface
Trail Type	Equestrian

Table B-5_T25

Trail T-4

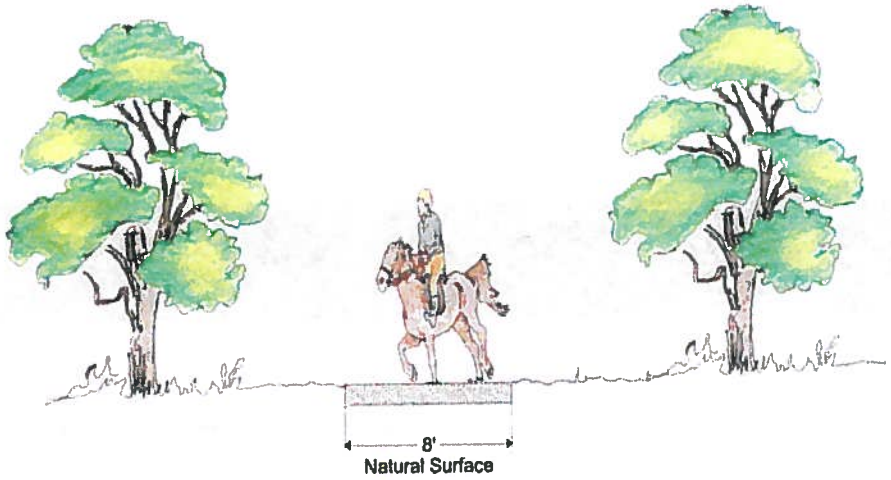


Image B-5_32

Trail (T-5) Typology	
Travel Lane Width	3 ft.
Travel Lane Surface	Natural Surface
Trail Type	Pedestrian/Biking

Table B-5_T26

Trail T-5

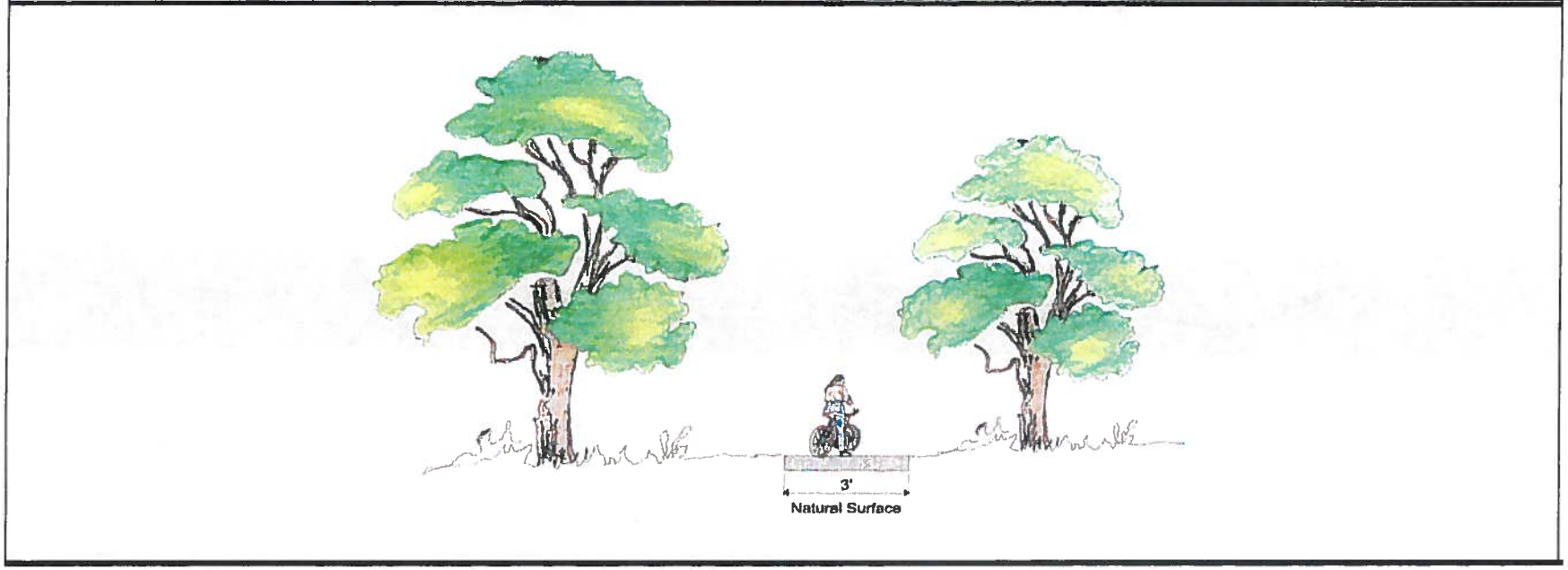


Image B-5_33

Table of Trail and Path Sections				
TYPE	**TRAIL/PATH TYPE**	**MAP CODE**	**TRAVEL LANE WIDTH**	**TRAVEL LANE SURFACE MATERIAL**
PATH	Multi-Use	P-1	10 ft.	Improved Hard Surface
PATH	Multi-Use	P-2	6ft.	Improved Hard Surface
PATH	Multi-Use	P-3	3 ft.	Improved With Natural Materials
TRAIL	Multi-Use	TR-1	10 ft.	Improved With Natural Materials
TRAIL	Multi-Use	TR-2	6 ft.	Improved With Natural Materials
TRAIL	Multi-Use	TR-3	6 ft.	Improved Hard Surface
TRAIL	Equestrian	TR-4	8 ft.	Natural Surface
TRAIL	Pedestrian/Bicycle	TR-5	3 ft.	Natural Surface

Table B-5_T27

Key Map of Proposed Trails and Paths

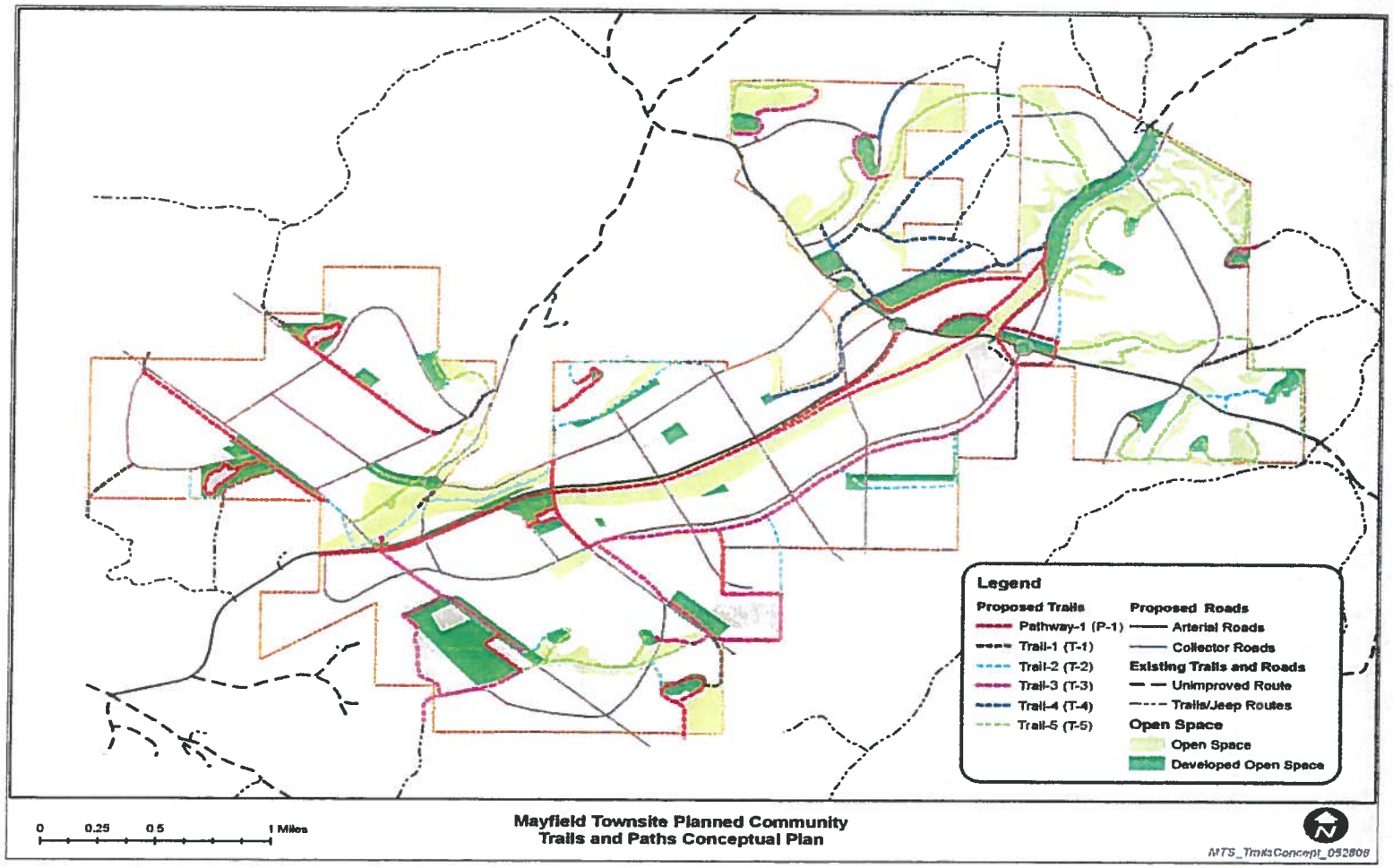


Image B-5_34

Alternative Transportation Options

The alternative transportation options proposed within the Mayfield Townsite Planned Community include a variety of opportunities to reduce vehicular dependence. The overall community design was developed with alternate transportation ideals. This design is intended to reduce automobile dependency and encourage alternative forms of transportation such as walking and bicycling. Pathways have been designed to connect both villages and the town center. The entire community will have an extensive trail and pathway system further promoting alternate forms of transportation.

In addition to trails and paths, the arterial and collector road sections were designed with detached eight-foot wide, tree-lined walkways adjacent to six-foot wide bicycle lanes to help promote walking and bicycling. The villages and associated neighborhoods are designed in such a manner that each village will have commercial activities and community services within easy walking distance of all neighborhoods with connection opportunities to other villages and neighborhoods. Parks and open space have been strategically placed to encourage pedestrian traffic (walkability). The Mayfield Townsite Planned Community Master Plan has been specifically designed to reduce dependence on automobiles by promoting these additional concepts:

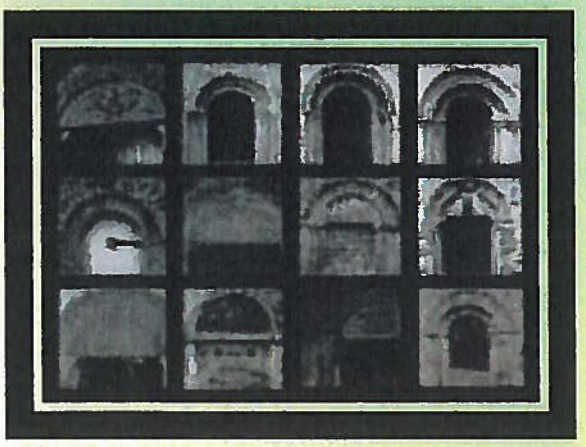
- Visible connections to commercial centers, town center, villages and residential areas.
- Reduce reliance on the automobile through effective land use planning, pedestrian traffic (walkability) concepts, and the transportation system design.
- Work, live, and play opportunities proposed within the Community.
- The provision of extensive trail and pathway systems within the Community and the connection of those systems to existing systems.
- The careful placement of potential school sites within the Community to reduce dependence on busing.
- The development of advance telecommunication opportunities and fiber options within the Community will foster work-at-home and home occupation opportunities.
- The development of ordinances that allow work-at-home and home occupation opportunities within the Community.
- Residential layouts and mixed housing opportunities that will provide affordable housing opportunities within the Community so those residents working in the community can afford to live within the Community they work.
- Capturing and reducing vehicle trips internally within the Community by providing various commercial opportunities that will equate to Community jobs.

Additional Strategies to Reduce Vehicle Trips

Additional strategies to reduce vehicle trips within the Mayfield Townsite Planned Community include the following:

- Provide basic essential services and retail opportunities within the Community.
- Provide employment opportunities within the Community.
- Develop onsite alternate transportation kiosks and information stations to promote and provide information regarding alternate forms of transportation within the Community.
- The development of an alternate transportation coordinator liaison within the Property Owners Association (POA) to provide residents with:
    - On site, alternate transportation opportunities and coordination.
    - "Commuter ride" opportunities and coordination.
    - "Van Pooling" opportunities and coordination.
    - "Car-pooling" and "Ride-Share" opportunities and coordination.
    - Possible busing "Mass Transit" opportunities between the community and Mountain Home and Boise City.
    - Possible development of a natural gas powered bus/van system to provide internal and external site accessibility. The target groups would include those choosing alternative travel mode plus students, elderly, and others without access to automobile transportations.

Mayfield Townsite Planned Community



Sub Element B6

Mayfield Central Design Concepts

Contents

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Mayfield Central Design Concepts (MCDC)

Purpose and Intent

The purpose of this document and guideline is to focus on the Community realm, by creating beautiful and friendly places: streets, open space, parks, villages, and neighborhoods.

Enforcement

The Mayfield Central Design Concepts (MCDC) is contained in this document. The MCDC articulate expectations regarding the character of the built environment and are intended to promote Community central design and unity that will protect and enhance the Community character, in addition to fostering the attractiveness and quality of life within the Community. The MCDC address the basic principles of design developed specifically for the Community. These unified development and design standards will aid in maintaining a cohesive Community identity while enhancing the natural environment and character of the Community, and its neighborhoods. The Community Review Board (CRB) will review for compliance with the MCDC.

Community Review Board (CRB)

The purpose of the CRB is to protect the property rights and values of the Community, by reviewing development for compliance with the Central Design Guidelines contained herein. The CRB goal is to ensure that, land uses and the general appearance of buildings and structures along with development of the land does not impair or preclude the orderly and harmonious development of the Community.

When requested by an owner of property within Mayfield Townsite (an "Applicant"), the CRB will perform a Preliminary Review (PR) of the project. The purpose of the PR is to allow a property owner together with his or her architect or designer to receive preliminary feedback on key issues of project or design specifications at an early stage in the development. During a PR, the CRB may review plans and related material presented. Upon review, the CRB will provide informal comments regarding a proposed project. The intent of the PR is to provide design direction by Community residents and experts that is in harmony with Community goals and values.

Mayfield Townsite Villages And Neighborhoods

The Mayfield Townsite Planned Community in comprised of three (3) distinct Villages, each containing individual neighborhoods. The three (3) Villages are the Mayfield Townsite, Settler Springs, and Prominence. The Mayfield Central Design Concepts (MCDC) has been developed into three categories:

- **Mayfield Community General Guidelines or (MCGG):** Guidelines applicable to the entire Mayfield Townsite Planned Community.

  Mayfield Neighborhood Guidelines or (MNG): Specific guidelines applicable to the Mayfield neighborhood only.

- **Community Neighborhood Guidelines or (CNG):** Specific guidelines applicable to the following neighborhoods: Pioneer Prairie, Stagecoach Pass, Wild Horse Basin, Homestead, Indian Bluff, Reliance, Sage Gulch, Settler Springs, Antelope Butte, Big Sky Meadow, and Prominence neighborhoods.

The Mayfield Community General Guidelines (MCGG), the Mayfield Neighborhood Guidelines (MNG), and the Community Neighborhood Guidelines (CNG) comprise the overall Mayfield Central Design Concepts (MCDC).

Community Map

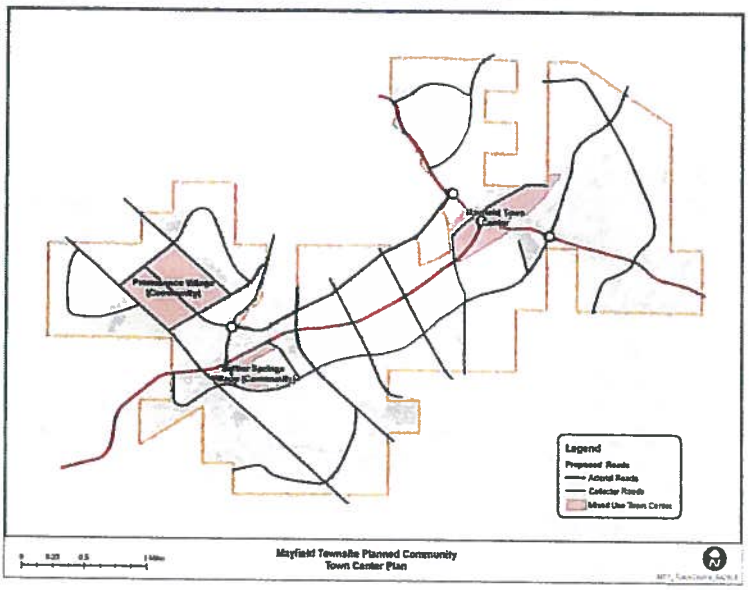


Image B-6_1

Neighborhood Map

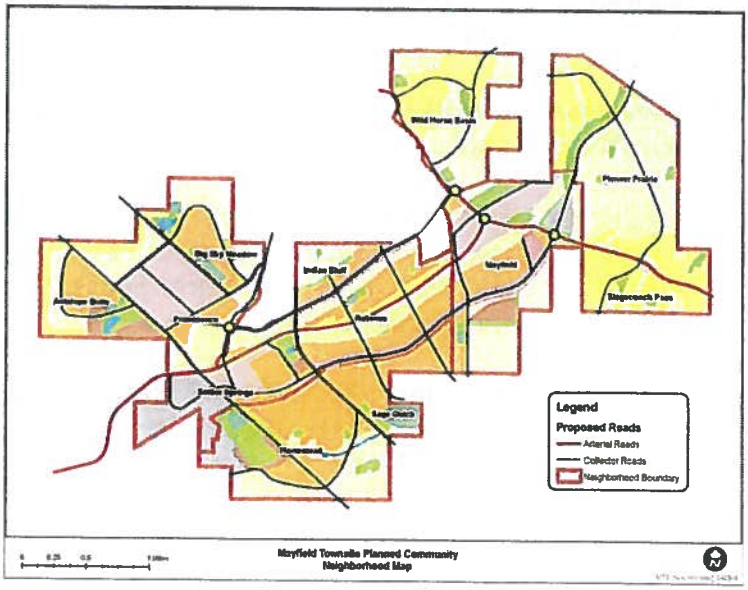
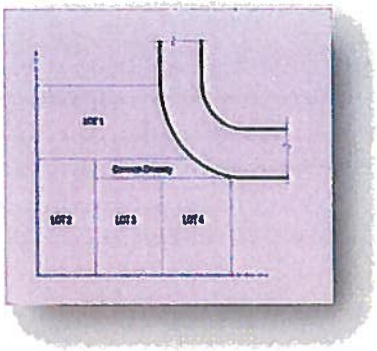
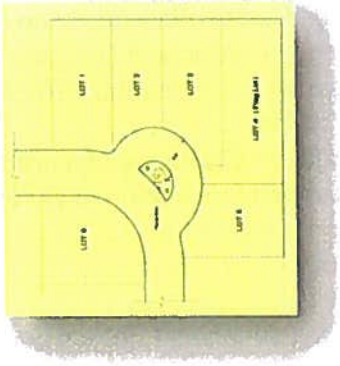
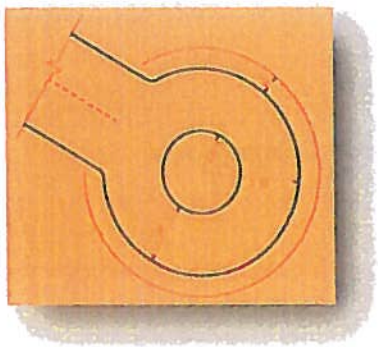


Image B-6_2

Mayfield Community General Guidelines (MCGG)







Mayfield Community General Guidelines (MCGG)

The Mayfield Community General Guidelines sections include:

Community Design

Community design is the process of defining and identifying the desirable elements of form and function for land use within the MTPC. The process of evaluating land use alternatives and development patterns is also a major focus of the Community design process. The Mayfield Townsite Planned Community has taken great care in defining the Community through its vision statement and Comprehensive Plan.

The vision for the Mayfield Townsite Planned Community is to develop a diverse and historically-rich Community with a variety of neighborhoods containing different land uses, densities, and opportunities for all age groups. The vision is of a Community that offers residents a sense of history, pride, Community spirit, gathering places, connectivity, shared open spaces, vast recreational opportunities, and developed parks for multiple generations of residents to embrace and enjoy.

The Mayfield Townsite Comprehensive Plan, design goals suggest that the Community should use land wisely while promoting functionality. The Community architecture and design themes should be aesthetically pleasing while considering neighborhood connectivity, open space, developed parks, and other amenities. Consideration of the historical aspects of the Community should also play a role in the designing principals.

Another consideration in developing design guidelines should include affordability. Affordability is not easily defined but creating opportunities for affordable housing should be considered and explored through design guidelines and ordinances that allow flexibility and creativity. The Mayfield Townsite Comprehensive Plan, Community housing goal indicates that adequate housing is a critical need in Elmore County.

Most of the new housing development in Elmore County is expected to occur within or adjacent to incorporated communities and within planned communities. Planned community development will play a major role in providing a variety of housing opportunities at varied pricing points for the County. Overly restrictive design standards may inhibit affordability; therefore, well-balanced design guidelines and ordinances are required to support creative designs and options necessary to foster affordability and create opportunities for residents of all income levels.

Design Goals

The goal of any design guideline should be to inspire creativity and opportunity. Design guidelines should not create standardization requirements or cookie-cutter environments that limit creativity and opportunity. Proper guidelines help identify design goals such as interconnected street grid systems with street scenes that provide social as well as traffic opportunities.

Community sociability aspects are also important. Aspects such as porches, narrow residential streets, connectivity, and well-designed and landscaped alleys will be encouraged as they support and foster sociability and Community pride. Design patterns that produce Community isolation will be discouraged.

For most families, their home is their biggest single investment and represents their most prized asset. For this reason, the design guidelines will strive to provide homebuyers with design concepts that will consider the goals listed above, including affordability. They will suggest traditional designs of lasting value and quality craftsmanship rather than something of poor quality and design. In conclusion, the design concepts will strive to create quality social Communities and neighborhoods rather than constructing subdivisions with no sense of place or purpose.

Site and Topography Considerations

A structure should be placed on its site so it responds to the topography of the site, its position on the lot, block, and the surrounding neighborhood. The site design should relate to how a structure is placed on the site and how the structure addresses the street and neighborhood.

The site topography and location should be considered. A structure on a sloping site will have a different character than one on a flat site, as will a structure on a corner lot rather than in the middle of the block. Other factors in site design include the site's relationship to adjacent properties, and the location of front, side and rear yards and setbacks. The design should respect the topography of the site and the surrounding neighborhood and should have grade-adaptive features or characteristics. This can be achieved by designing the structure so it follows the natural topography. Grade-adaptive features and designs provide savings in excavation and retaining wall costs and will add to the natural beauty of the site.

Predevelopment Site Conditions

The purpose of considering predevelopment site conditions is to provide well-designed, energy efficient homes, built within the natural features of the site and in harmony with the Community and region.

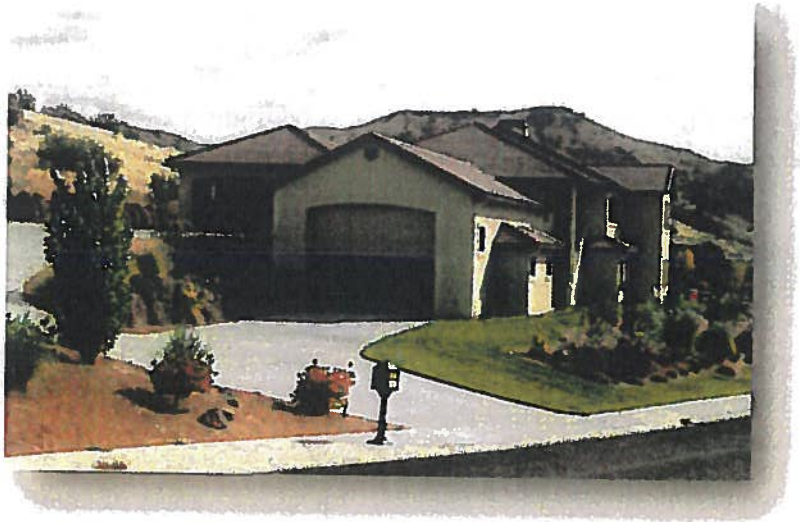
The Mayfield Townsite Planned Community (Community) contains a variety of topographic features and conditions that are well-suited to provide an ideal setting for homes, villages, a town center, mixed-use development, and other commercial opportunities.
Common sense suggests that any proposed development should consider predevelopment site conditions and the natural environment prior to developing design considerations. Other factors such as access, views, drainage, grades, and vegetation should also be considered in the development designs.

Grading is another consideration in predevelopment site conditions. To the greatest extent possible, all excavated material should be utilized onsite.

Hillside Adaptive Design

Structure designs should be hillside-adaptive to limit the need for grading whenever possible. The structure should be designed so it steps into the hillside to minimize grading. Placement in relation to the hillside should also be considered to minimize disturbance. When grading is required for hillside development, the overall design and placement should have a positive result by minimizing disturbance to the greatest extent possible while consider the following:

- Grading and excavation proposed should not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring, or any other geological instability or fire hazard that would adversely affect public health, safety, and welfare.
- All proposed grading should have sufficient engineering reports, as required, that clearly set forth sufficient and adequate mitigation for the identified visual impacts beyond the normally expected impact of hillside development.



An example of a hillside adaptive design that minimized site grading, disturbance, and the need for high or multiple retaining walls.

Image B-6_3

A hillside adaptive housing design that minimized site grading and the need for high or multiple retaining walls.

Image B-6_4

Site Conditions

Building in areas of excessive slope, and soil with poor bearing capacity, high slide potential, and other hazards should be avoided. Care should be taken not to design a project with extensive slope cuts with highly visible scars, unstable slopes, increased erosion, and degradation of the visual hillside character.

When considering site conditions, building pads should be of minimum size to accommodate the structure and a reasonable amount of open space. Sloping lot designs and split-level structure designs and terraces should be encouraged to reduce grading. As much of the lot area as possible should be kept in the natural state of the original slope.

General Grading Concepts

Changes to the existing natural terrain through grading should be minimized to the greatest extent possible using the following grading concepts and principles:

- Grading should be performed in a way that respects natural features and blends visually with adjacent properties.
- Building pads should be incorporated into the natural contours as much as possible with balanced cut and fill volumes.

- Alterations to natural landforms should be minimized in the design of the structure by considering the natural features of the site, slope and soil characteristics, access to the site, and the orientation and visibility of the site and the proposed structure.
- Grading should be minimized within 20 feet of all perimeter property lines of the development, unless the grading is similar to the existing adjacent slopes or to the planned grading of the adjacent slopes.
- Off-street visitor parking spaces should be located in bays that fit with the natural topography and minimize grading.
- All building sites should be graded in such a way that they appear to emerge from the slope rather than as flat superimposed areas on the hillside.
- Whenever possible, a manufactured appearance should be avoided by creating smooth contours of varying gradients, preferably with slopes in the range of 2:1 to 5:1.
- Sharp cuts and fills and long linear slopes that have uniform grade should be avoided.
- Whenever possible, slope banks should be softened through contoured grading practices at the top/toe of the slope.

Contouring and Landform Designs

The grading plan should work in harmony with the natural environment. Retaining walls should not be designed higher than 6 feet. Terraced retaining walls should be separated horizontally by a minimum of 5 feet and the area should be landscaped to hide the wall as much as possible. The exposed face of a retaining wall should be constructed of natural materials and in colors that blend into the surrounding natural environment. Retaining wall structures should conform to the natural hillside profile as much as possible.

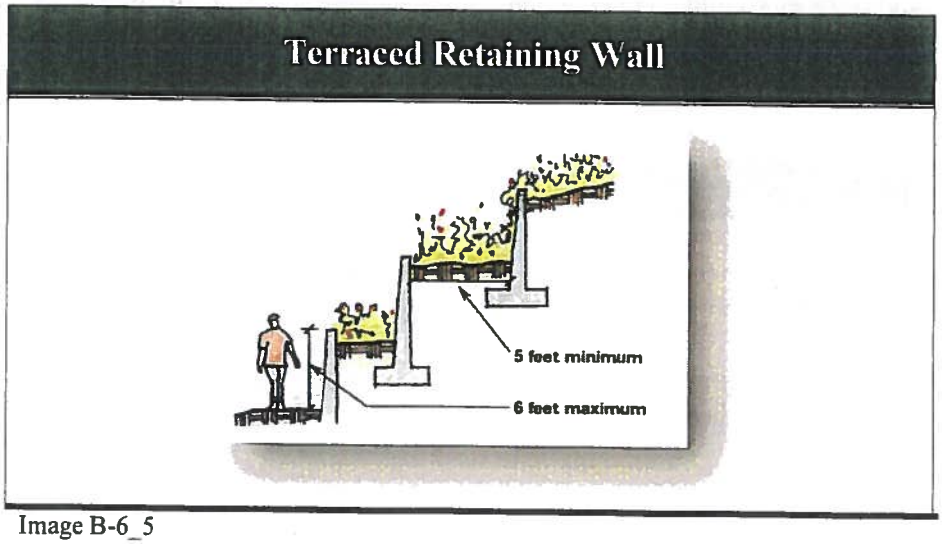


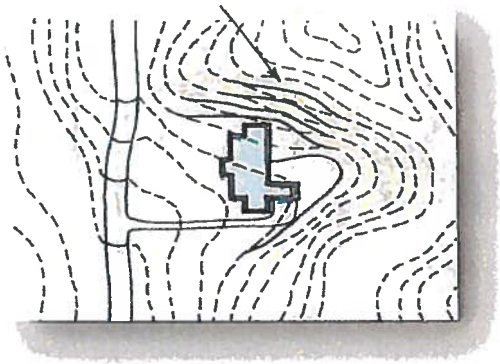
Image B-6_5

Hillside Siting and Design

The siting and design of structures should integrate mature and native trees and existing vegetation into the site plan and structure design. Siting and grade adaptive designs should conform to the natural contours of the site thereby mitigating the need for extensive cutting, filling or terracing. Where necessary, contour grading should be incorporated into the design to emulate and enhance the natural topography of the existing slope.

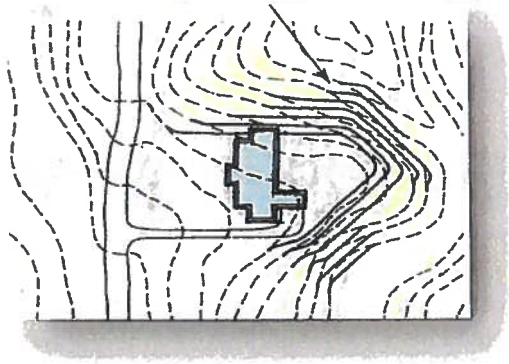
Grading and Contours Related To Site Features

Grading that relates to the existing shape of hillside



This Type of Grading Encouraged

Grading that creates large pads or flat spots that do not relate or conform to the existing landscape



This Type of Grading Discouraged

Image B-6_6

Grading and Contours Related To Site Features

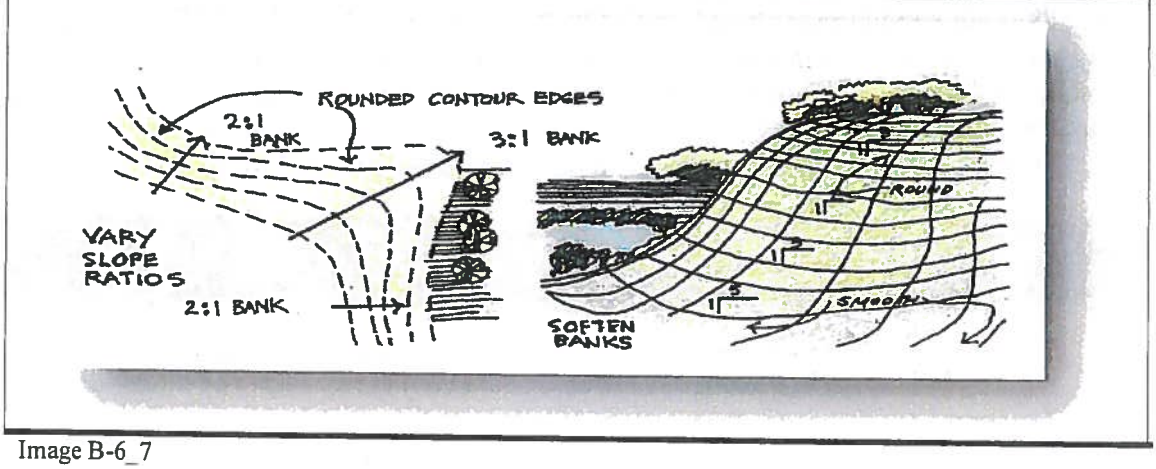


Image B-6_7

Placement, Orientation, and Clustering

The placement and orientation of structures is an important consideration. Proper placement can maintain scenic views within the Community and neighborhoods. Proper structure placement promotes security, neighbor interaction, and privacy. Single-family structures should have a strong orientation to the street. Primary entrances to single-family detached structures should be located facing the street, flag or common driveway.

All residential structures should be positioned in a manner that preserves views and privacy of other residential structures. When considering placement, the following principles should be considered:

- The front yard setback of primary residential structures should be staggered from neighboring structures whenever possible.
- Subordinate structures such as accessory dwellings and garages should be designed to respect the privacy of neighbors, while striving to minimize obstruction of views from neighboring properties.
- When residential development is adjacent to commercial or other incompatible land uses, larger setbacks should be used to provide adequate protection from potential adverse impacts.
- Where appropriate, clustering or other attached residential designs should be considered.

Varied Yards and Setbacks

The placement of homes within neighborhoods should have varied front and side yard setbacks to create identity and variety. This practice leads to neighborhoods that are more interesting, landscaping opportunities, and visual excitement.

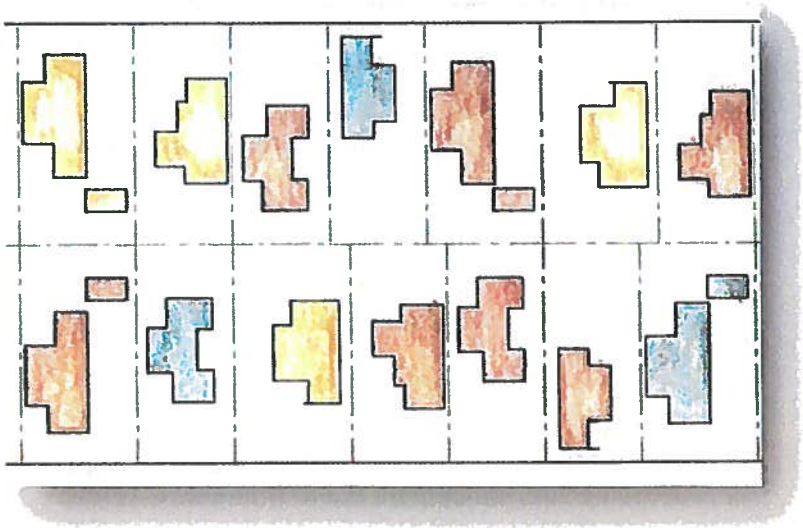
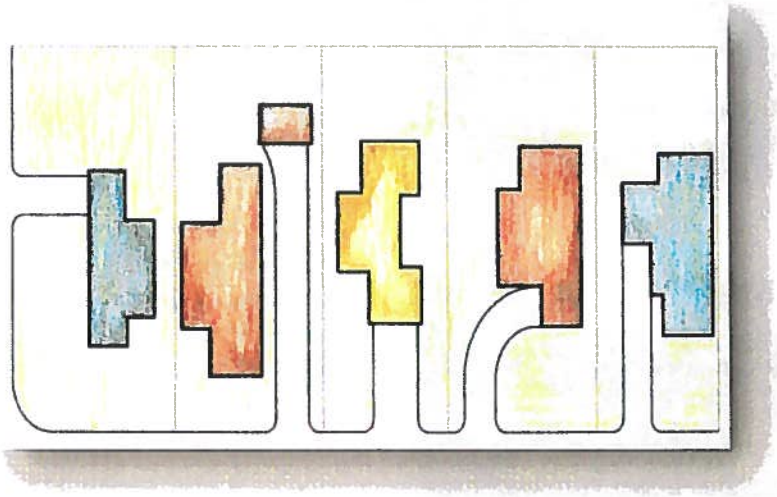


Image B-6_8

Varied Garage Placement and Orientation



The placement, type, and orientation of garages should also be varied within neighborhoods. Varied garages create identity and variety. This practice also leads to neighborhoods that are more interesting, landscaping opportunities, and visual excitement.

Image B-6_9

Garage Location and Design

The visual impact of garages should be reduced by the use of additional setback from the curb face when garage doors must face the street. Alternately, the visual impact of garages should be reduced by the use of side facing or rear garages (including detached garages) where possible. Residential plans that feature attached garage designs whose entries are from the side ("side-loaded garages") are also encouraged. Where more than two garage doors face the street, the third garage door should have an increased setback or offset.

All garages should be designed with the following:

- Roll-up (i.e. on tracks) garage doors (either sectional wood or steel) will be used unless otherwise approved by the CRB; alley loaded garages should be exempt from this standard.
- At least 25% of a garage door surface area that faces a public right-of-way in any neighborhood should have windows, unless otherwise approved by the CRB; alley-loaded garages should be exempt from this standard.

This image highlights a garage setback behind the principle structure to limit the appearance of a garage-dominated residential dwelling.

This image highlights a garage setback behind the principle structure with a covered carport further limiting the appearance of a garage-dominated residential dwelling.

It also shows a garage door facing a public right-of-way where 25% of the door contains windows.

Image B-6_10

Flag Lots and Common Driveways

Flags or flag lots are lots on which one or more single-family structures are located behind other single-family structures that front a residential street and where access and frontage is obtained through a common driveway. Flag lots and common driveways should be permitted within the Community. The following diagrams illustrate some flag lot and common driveway opportunities.

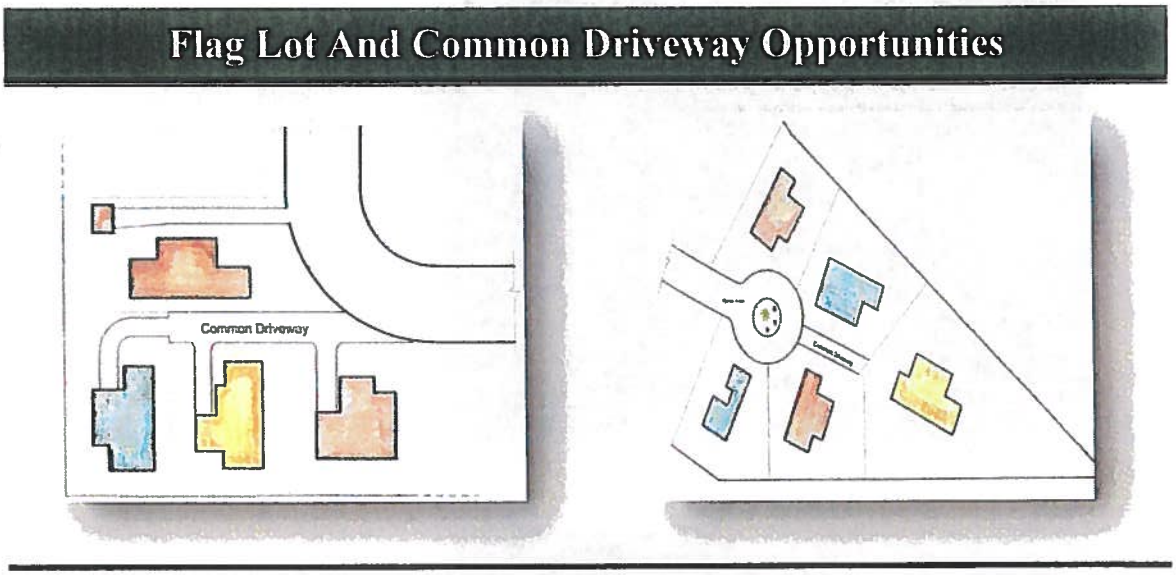


Image B-6_11

Clustering

Clustering allows for more open space than traditional detached development and clustering provides better utilization of natural resources with the ultimate goal of protecting natural resources and providing open space in the Community. When clustering townhomes, condominiums, and other attached single-family structures, the following guidelines should be considered:

- Townhomes, and condominiums should be rear loaded whenever possible, with the front yard orientation toward a street or a central courtyard.
- Clustered townhomes and condominiums dwelling units should incorporate front porches with rear-loaded garages into their design to strengthen street or courtyard prominence and pedestrian traffic (walkability).
- Clustered development mixed with non-clustered development is encouraged. When clustering residential structures among non-clustered development the clustered units

should be organized in odd numbered groups of 3 to 7 structures in each cluster with shared Community spaces such as gardens, courtyards, and open space.

- The architectural detail on the rear façade of clustered dwellings should have the same attention to detail as the front façade.

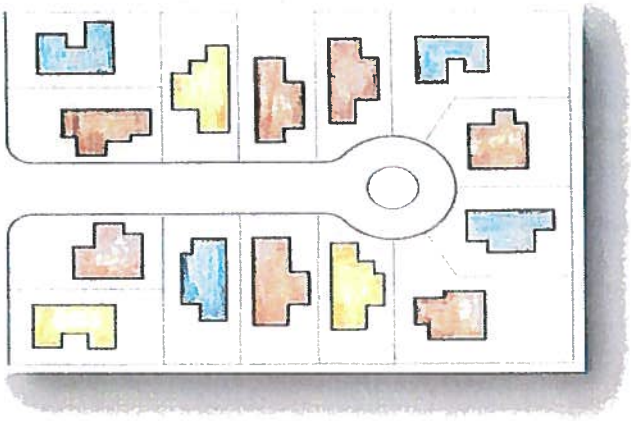
This image highlights clustered townhomes with the front yard orientation toward a central courtyard with front porches.

This image highlights clustered townhomes with rear-loaded garages.

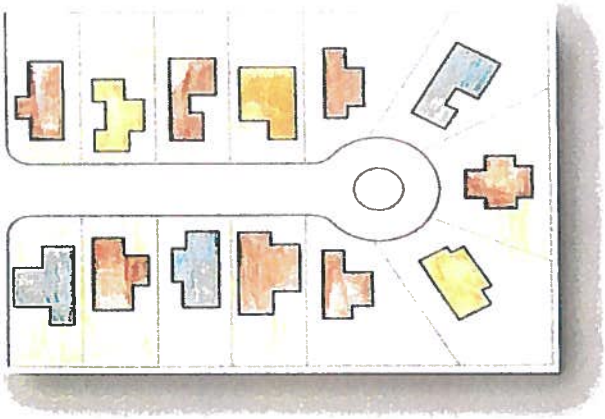
This image also shows the architectural detail taken on the rear façade.

Image B-6_12

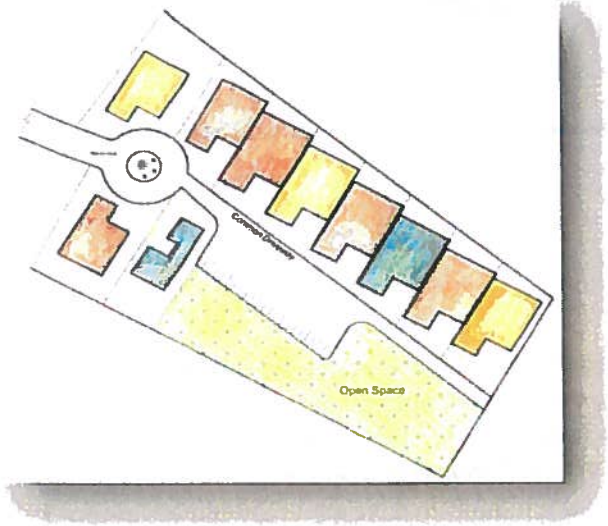
Cul-de-sac Clustering Opportunities



Cul-de-sac development opportunities.



Cul-de-sac development opportunities.



Cul-de-sac clustered zero-lot or attached development using a common driveway can easily be designed offering a mix of higher density opportunities within low to medium density neighborhoods.

Image B-6_13

Placement and Orientation of Dwellings on Alley-Loaded Lots

Alley-Loaded Lots

The placement and orientation of dwellings on alley-loaded lots ≤ 8,000 square feet in size should consider staggered front and side yard setbacks for both residential structures and accessory structures, including garages.

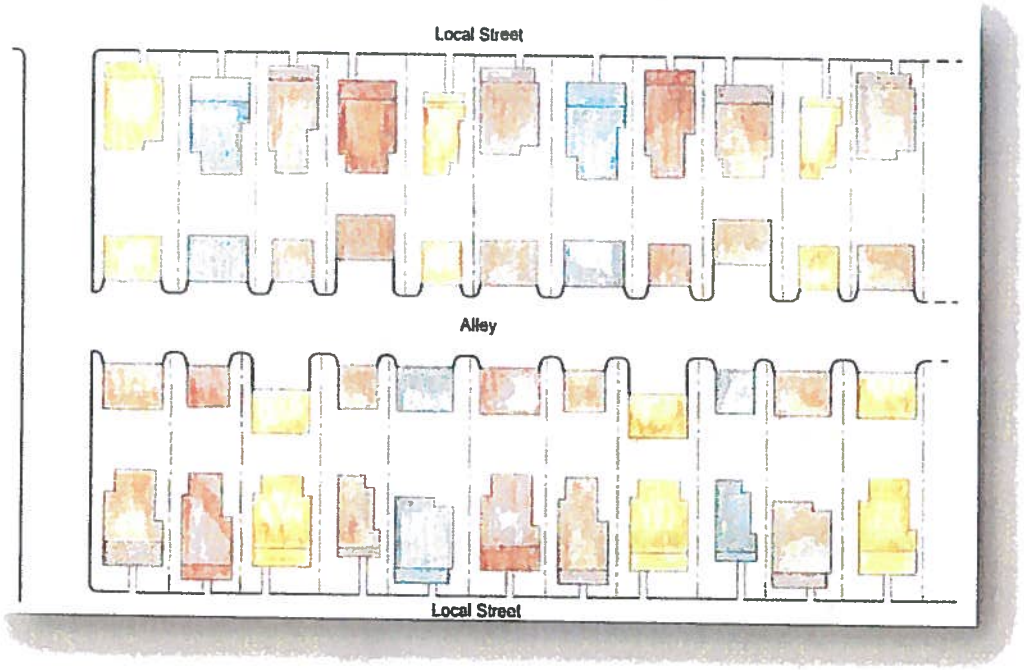


Image B-6_14

Windows

Proper windows and placement encourage lively and active streets, safety, a sense of place, and pedestrian traffic (walkability). Windows should be provided in all façades whenever possible. Windows in street-facing facades should be a minimum of twenty (20%) percent of the façade area. The style of windows used should be compatible with and complement the architectural style of the structure. All windows in a structure should be similar in style and quality. Installation of different types or styles of windows in one structure should be

discouraged. Trim and other decorative windows and window features are encouraged, such as, but not limited to, the following:

- Arched windows
- Mullions
- Awning
- Shutters
- Flower boxes
- Box/Bay Windows

Lighting

All Community lighting should comply with the Community "Dark Sky" provisions to reduce and lower lighting levels. The following "Dark Sky" guidelines should be considered to ensure appropriate safe lighting and to minimize spillover light onto adjacent properties, glare, and light pollution:

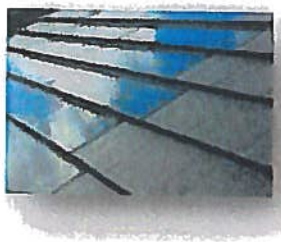
- Illuminated street address lighting fixtures should be installed on the front yard side of each dwelling to facilitate location of the street address numbers for safety and public convenience and to compensate for dark sky lighting considerations.
- Outdoor lighting, other than street lighting, should be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets.
- Outdoor lighting should be kept to a minimum.
- Decorative lighting features should be kept to a minimum.
- Energy conservative lighting fixtures and bulbs should be considered for all exterior lighting options.
- Security lighting, when required, should be motion activated to help reduce impacts to neighboring properties.
- Spotlights or floodlights are prohibited, except for security purposes and when motion activated.
- Outdoor lighting near opens space should consider negative impacts to wildlife.

Solar Orientation and Equipment

Homes and buildings should be oriented to receive the greatest amount of afternoon shade or other protection from the sun. Lot size and configuration should consider future orientation of a structure to take advantage of shade and prevailing winds.

Provision for Solar Equipment

Provision for solar heating/cooling equipment or other energy conservation or saving equipment is encouraged. Photovoltaic roof tiles are the preferred solar equipment within the Community. Other well-integrated solar options developed into the overall structure and design may be considered by the CRB in the MNG area.



Photovoltaic Roof Tiles

Image B-6_15

Maximum Lot Coverage

No residential lots should have coverage's greater than 60% or greater than 50% for hillside development including the garage and any accessory structures without CRB approval. For determining lot coverage, hillside development should be defined as a lot where greater than 10% of the lot contains slopes equal to or greater than 5%.

Exceptions

- Approval to exceed specified lot coverage may only be granted for special circumstances such as, but not limited to, handicapped accessibility needs, or other special needs requirement.

- Lots less than 8,000 sq. ft. in size and zero lot line development should be exempt from maximum lot coverage requirements.

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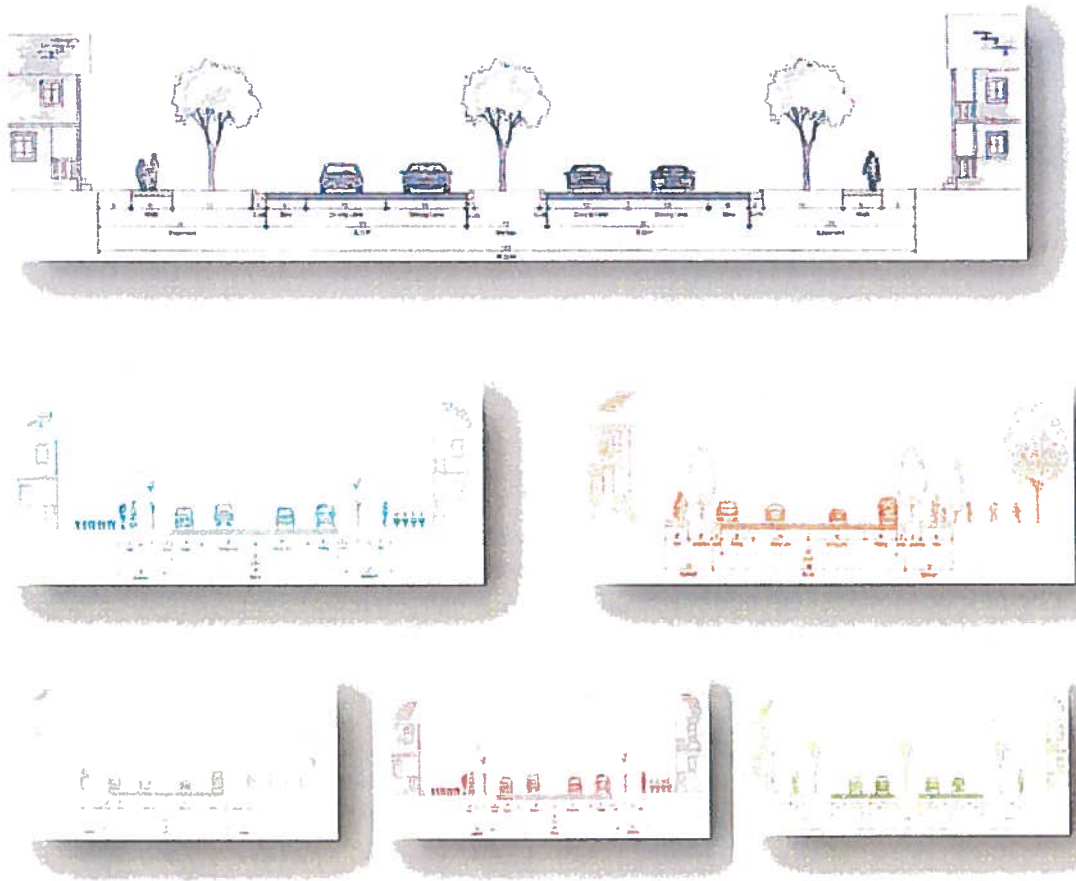
Street Design



General Street Design

General street design should comply with the Transportation and Mobility Plan (see Sub Element B5) and designed with the goal of facilitating the design concepts contained within that document.

To the extent possible, direct connections with adjoining properties and projects are encouraged to alleviate congestion on collectors and arterials. Examples of acceptable street designs are located in the Transportation and Mobility Plan, although these designs may be adjusted as required to meet Community and highway district needs.

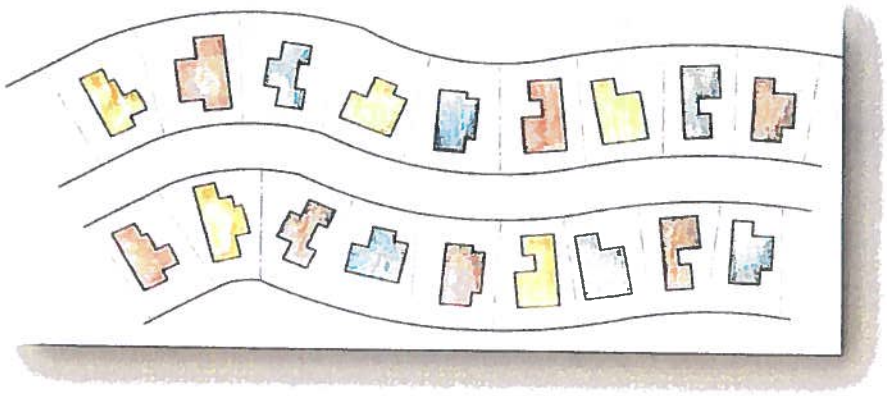
Residential Street Design and Features

Street Pattern - Curvilinear and Grid Street Design Goals

The design of the overall street pattern should present a variety of streetscapes, offer various driving and pedestrian experiences, clearly distinguish between streets of varying purposes and carrying capacities and ensure safe, walkable, local neighborhoods.

Curvilinear Street Systems

Long straight streets should be avoided whenever possible, as they do not offer concentrated focus and landmark/vista opportunities or interest. Curvilinear street patterns should be used in lieu of long straight street patterns as curvilinear street designs offer an ever-changing scene that provides interest to the streetscapes.

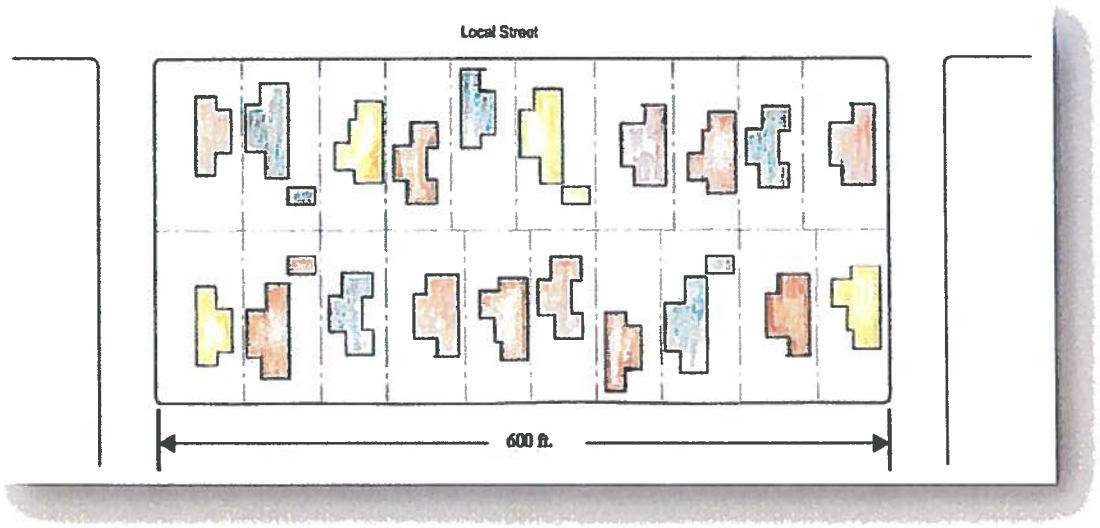


Curvilinear Street Design

Image B-6_16

Grid Street Systems

Grid street systems are also encouraged within the Community and they offer numerous interconnectivity options. Grid street/block designs should be designed approximately 600 feet in length whenever practical. Blocks utilizing grid street systems within the Community should not be greater than 1000 feet in length.



Grid Street Design

Image B-6_17

Traffic Calming Features

Traffic calming features associated with neighborhood streets such as chicanes, chokers or bulbs, speed bumps, T-intersections, diverters, and round-a-bouts may be allowed.

Bus and Transit - Related Facilities

Bus stops, turnouts, bus shelters and other transit facilities on collector and arterial street sections should be provided in street system designs to allow for future alternate transportation, and school busing opportunities and options as they become available within the Community. Residential areas adjacent to commercial centers should consider convenient vehicular and pedestrian access to the centers and transit access areas.

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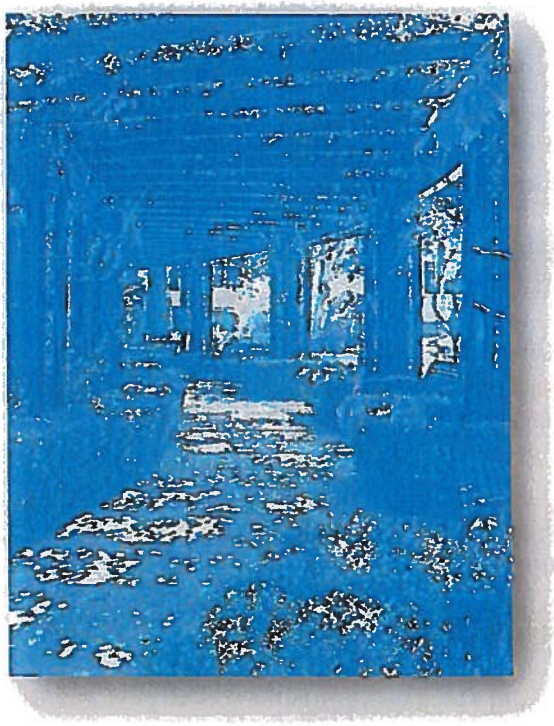
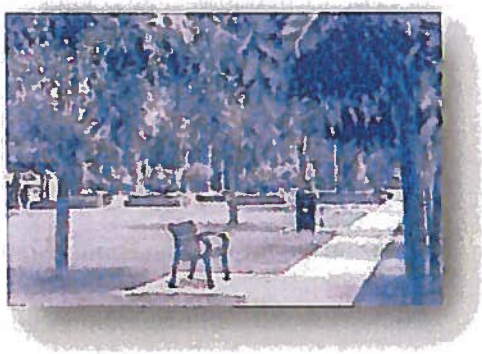
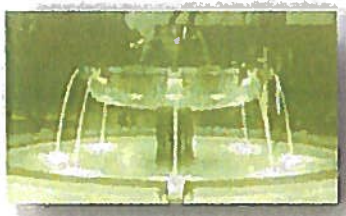
Community Landscape Design Standards







Community and Neighborhood Entry Statements

Community and Neighborhood entry statements should create a distinctive image indicating a sense of arrival to a unique and special place. Entry features should be designed to assist passing motorists and to aid in identifying the Community or neighborhood. Entry features should also complement the overall spirit and appearance of the Community.

An entrance designation may be placed within the public right-of-way; however, the Property Owners Association (POA) may create maintenance arrangements with the highway district or other entity for these elements at the time the project is built.

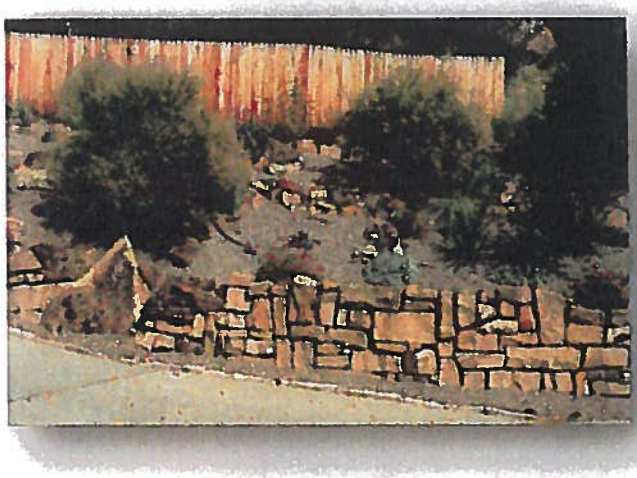
Residential Landscaping Requirements

All new detached residences should be provided with front yard landscaping and an automatic irrigation system. Landscape materials will be encouraged to reduce water consumption. Residential landscaping plans should include the following:

- Landscaping designs should include some hardscape design features when appropriate to help reduce water consumption.
- Placement of landscaping should help create afternoon shade.
- Water-efficient irrigation systems should be encouraged.
- Landscaping designs should also consider potential high wind conditions by providing hedges and windbreaks where appropriate.
- Common lots, such as retention basins, should be provided with landscape consisting of decorative rock, living ground covers, or shrubs and trees.

Landscape Design Features

Landscape designs that utilized hardscape features such as decorative rock with plants to reduce water consumption.



Natural rock retaining wall with a planted area comprised of natural plants.

Landscaped area using small aggregate rock mixed with grasses.

Image B-6_18

Watercourses and Drainage

The planning and design of residential communities should protect the natural landforms, watercourses, and drainage patterns of the sites. Consideration should be given to linear parks and enhancement of the edges along watercourses and drainage ways. Efforts should be made to protect and preserve the natural vegetation along watercourses.

Landscaped Retention Basins

Watercourse Landscaping in Common Area

Image B-6_19

Multi-Use and Mixed-Use Landscaping

Landscaping provides an opportunity to screen undesirable structure features or otherwise enhance the appearance of a structure, while contributing to the overall quality of the streetscape. All landscaping designs should be an integral part of the project's design at the project's inception, and not an afterthought.

Institutional Landscaping

All landscaping in the Institutional Districts should comply with the Mayfield Townsite Planned Community Ordinance (PCZO). This ordinance provides landscaping requirements and guidelines. All landscaping designs should be an integral part of the project's design, while meeting the needs of the institutional use.

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Multi-Use And Mixed-Use Design Standards

Multi-Use and Mixed-Use

This section will focus on overall design and the architectural and visual qualities of Multi-Use and Mixed-Use development. These guidelines are intended to illustrate the general design concepts for Multi-Use and Mixed-Use development. The CRB may provide review for compliance with the Central Design Guidelines contained herein.

Site and Topography Considerations

A Multi-Use and Mixed-Use structure should be sited in a manner consistent with the topography of the site, its position on the lot, block, and the surrounding development. The site design should relate to how a structure is placed on the site and how the structure addresses the street.

The site topography should be considered, as structures on a sloping site will have a different character than one on a flat site, as will a structure on a corner lot rather than in the middle of the block. Other factors in site design include the site's relationship to adjacent commercial properties or structures. A properly designed project should consider the topography of the site, the neighborhood, and existing Multi-Use and Mixed-Use structure and their characteristics.

Multi-Use and Mixed-Use Gateways

Multi-Use and Mixed-Use gateway design principles should be incorporated to enhance the identity of the Community by marking major entrances and/or gateways to provide a sense of arrival. The following guidelines should be considered:

- Multi-Use, Mixed-Use, or commercial structures proposed at gateway locations should be designed to emphasize their location and importance.
- Structures proposed at gateway locations should be designed with superior architectural facade expressions and elements, including but not limited to roof form and massing, such as larger bulk, tower forms, peaked roofs, and oversized windows.

Multi-Use and Mixed-Use Gateway Examples

Structures proposed at gateway should contain superior architectural façade expressions and design elements.

Image B-6_20

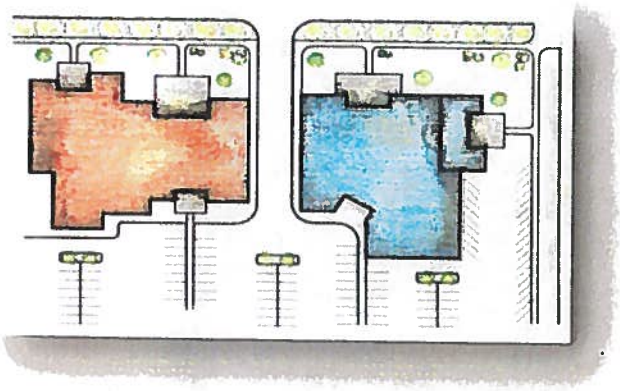
Access, Placement and Orientation

The placement and orientation of Multi-Use and Mixed-Use structures is an important consideration because proper placement promotes security and pedestrian interaction. All structures should be positioned in a manner that preserves views and the natural beauty of the

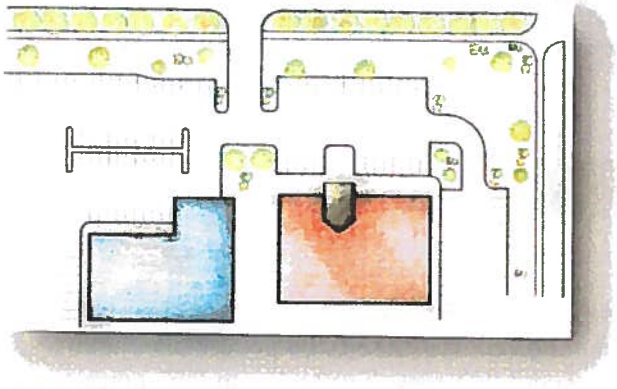
Community and promotes (walkability) pedestrian access. Façades and access should face the street with direct pedestrian access from the street as well as from parking areas.

The intent of commercial access is to facilitate the flow of both pedestrian and vehicular traffic entering and exiting commercial facilities. Shared access should be designed and developed whenever possible. The following guidelines should be considered for access:

- Ingress and egress points connecting a double–loaded aisle of parking to the street right–of–way should not be impacted or interrupted by parking drive aisles or adjacent parking stalls for a distance of at least 30 feet from the edge of the street right–of–way.
- Shared access should be considered, when possible, to reduce parking impacts and reducing the number of access points by connecting or consolidating parking lots and driveways whenever possible. Access to adjacent parking lots should be shared to reduce the number of curb cuts and to increase pedestrian connectivity.
- Pedestrian opportunities should play a major role in designing commercial orientation and parking facilities.



This image shows a shared access and parking design with building arrangements and parking opportunities that are both pedestrian oriented and pedestrian friendly. The façades and access face the street with direct pedestrian access from the street as well as parking areas.



This image shows shared access and parking with building arrangements that are pedestrian oriented (façades facing the public right-of-way) but not pedestrian friendly as there is no direct pedestrian access.

Image B-6_21

Shared Parking

This image shows shared access and parking with building arrangements that are pedestrian oriented (facing the public right-of-way) but not pedestrian friendly because there is no direct pedestrian access from the public right-of-way.

Structures should be placed close to the street with direct pedestrian access (walkability). Vehicular parking should be located in the rear.

This image highlights the typical pedestrian barrier from the public right-of-way to commercial uses.

This design is not pedestrian friendly, does not allow for pedestrian access, and reduces visibility of the commercial area from the public right-of-way thus creating safety issues and additional signage requirements..

Image B-6_22

Sign Design Integration

All commercial structures should be designed to ensure that signage is part of the overall design and not an afterthought. The design of Multi-Use and Mixed-Use structures and sites should identify sign locations and sizes. All signs should comply with the sign requirements of the Mayfield Townsite Planned Community Sign Ordinance and, where applicable, a master sign program. Master sign programs should be in conformance with an overall sign

ordinance in which consideration is given to signage requirements that fit within the architectural character, proportions, and details of the design. The master sign program should indicate location, size, and general design.

Street Scenes, Plazas, and Open Space

Pedestrian-friendly street scenes at commercial locations should be created using a variety of opportunities such as site furnishings, well-designed entrances, and other pedestrian amenities. Site furnishings, such as benches, tables, trash receptacles, and other pedestrian amenities should be made of durable weather and vandal-resistant materials and provided at entrances, plazas, open spaces, and/or other pedestrian areas. Site furnishings should never block pedestrian access or accessibility entrance points or access.

Street Scenes

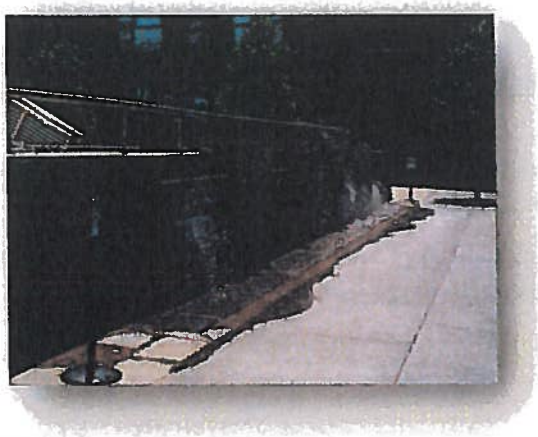
Site Furnishings **Pedestrian Amenities**

Image B-6_23

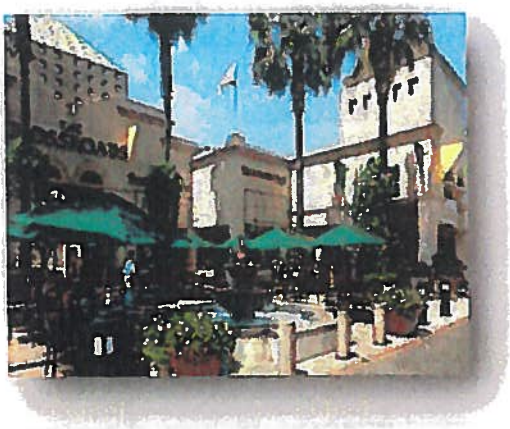
Pedestrian-friendly environments can also be created through a variety of usable and interesting open spaces within private development, such as but not limited to plazas, courtyards, or other pedestrian spaces at or near main entrances. Plazas, courtyards and open space should consider the following designs features:

- Special interest landscaping
- Special paving, such as colored/stained concrete, brick, or other unit paver
- Public art
- Seating, such as benches, tables, or low seating walls
- Water features

Pedestrian-Friendly Environments



Plaza Water Feature



Seating with Water Feature

Special Interest Landscaping

Public Art

Image B-6_24

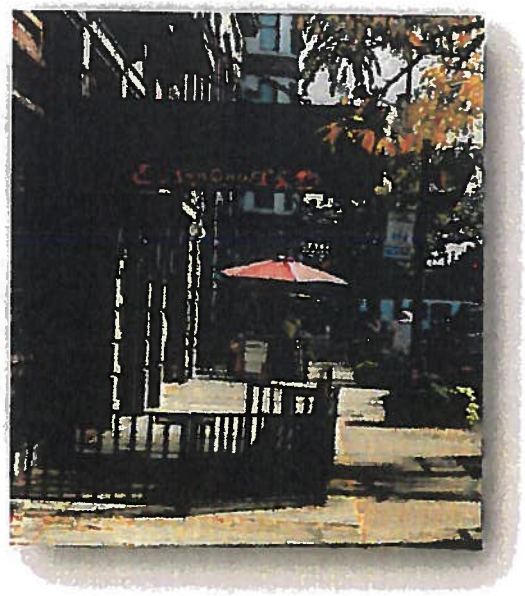
Ground Floor Treatment and Transparency

Ground floor treatments and transparency provide a visual connection between activities inside the commercial structure and the exterior pedestrian streetscape outside the commercial structure. Ground floor treatments, when properly designed, offer a level of safety and security that make commercial establishments more pedestrian friendly. Ground floor commercial centers should consider the following:

- The front façade design should contain a minimum of 30% window coverage with clear vision glass. A higher percentage of window coverage should be incorporated for structures located in the town center or located on an arterial street.
- Glass for any ground floor façade visible from any street should be designed to create ground level expression and interest.
- Structures along streets should be designed to reinforce the character of the streetscape.
- For ground level structures to be pedestrian friendly, they need to provide appropriately-scaled expression and use of accent materials.
- Ground floor designs should also consider large windows with kick plates for storefronts and projecting sills, pedestrian-scaled signs, canopies, and plinths.

Ground Floor Treatment

Larger Windows with Kick Plates and a Brick Paved Sidewalk



Pedestrian Scaled Signs, Canopies and Seating

Image B-6_25

General Multi-Use and Mixed-Use Design Features

Mayfield Neighborhood Guidelines (MNG)

The preferred Multi-Use and Mixed-Use style for the Mayfield Neighborhood Guidelines (MNG) is **Traditional** and should incorporate the historic nature of the neighborhood and the architectural design styles and features of the **Tudor, Craftsmen, Bungalow, or Colonial Revival** styles. Aspects of these styles should be incorporated into the overall design. These styles and features can be reviewed in the Mayfield Neighborhood Guidelines (MNG) section.

Community Neighborhood Guidelines (CNG)

Neotraditional designs are the preferred Multi-Use and Mixed-Use style for the Community Neighborhood Guidelines (CNG). This style should de-emphasize the automobile and look to "old" or "traditional" styles for its inspiration. Ideally, Neotraditional design elements should accommodate pedestrians, where façades are built close to the street with pedestrian access, serviced by alleyways or rear parking areas. The design should contain mixed-use buildings and development with retail, office, residential, and/or commercial space that should be built in historically-inspired architectural styles.

This image shows Neotraditional styles with articulated facades, excellent use of building materials, windows and color.

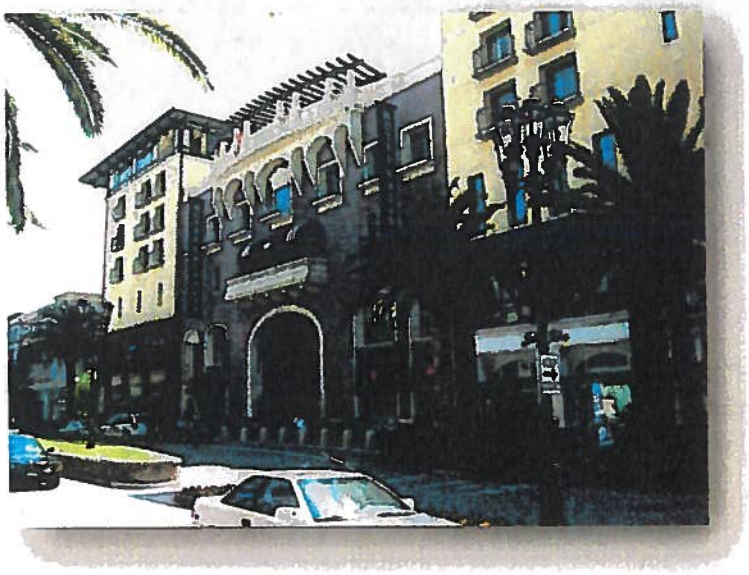
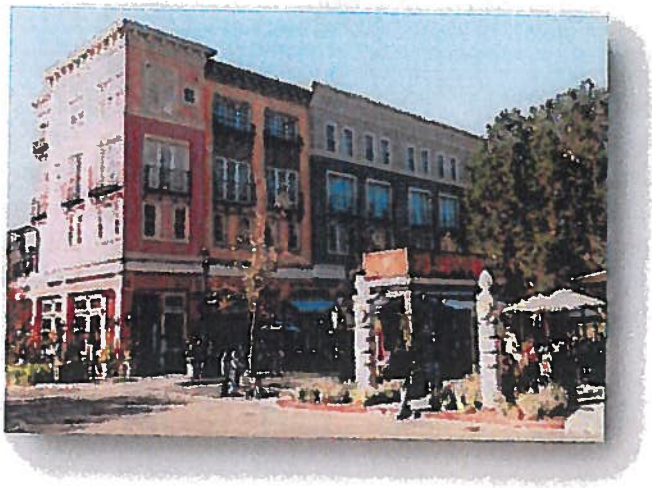


Image B-6_26



Excellent ground floor designs with larger windows with kick plates pedestrian scaled signs, and amenities.

This mixed-use image shows articulated façades with architectural elements, excellent use of building materials and muted colors with excellent ground floor treatments.

While staying within the confines of the style chosen, long unarticulated building façades should be avoided by incorporating architectural features. These design elements should also be included on the rear and side façades that are adjacent to or visible from streets, alleys, or open spaces. Commercial structures should be arranged in a manner that creates a harmonious and varied appearance. This mixed-used commercial structure shows articulated façades with architectural elements, excellent use of building materials and color as well as roof forms broken up by interesting architectural treatments.

Image B-6_27

Structure Materials and Color

Building materials and colors are important considerations for all architectural designs. Spectacular architecture designs with a poor color schemes are as inappropriate as repetitive architecture and building materials. Repetitiveness creates aesthetically dull and unmemorable environments with no sense of place or character. The following principles in building materials and color should be followed:

- Exterior finishes should consist of multiple building materials such as, but not limited to, brick, stone, wood clapboard, and stucco.
- Exterior finishes should include appropriate accents to highlight entries, windows, and other architectural details using the sample photos and drawings contained in this document.
- Accent materials may include but not be limited to stone, simulated stone, brick, cedar shingles, terra cotta, copper, wood, and metal trim.
- The predominant color of the structure should be complementary to the architecture with accent colors used to highlight architectural features and to help distinguish structures from one another.

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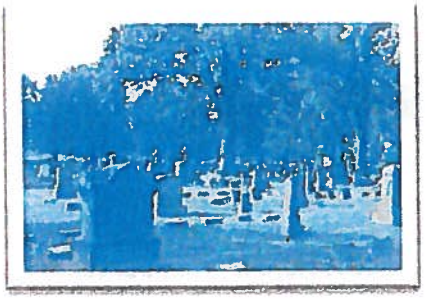
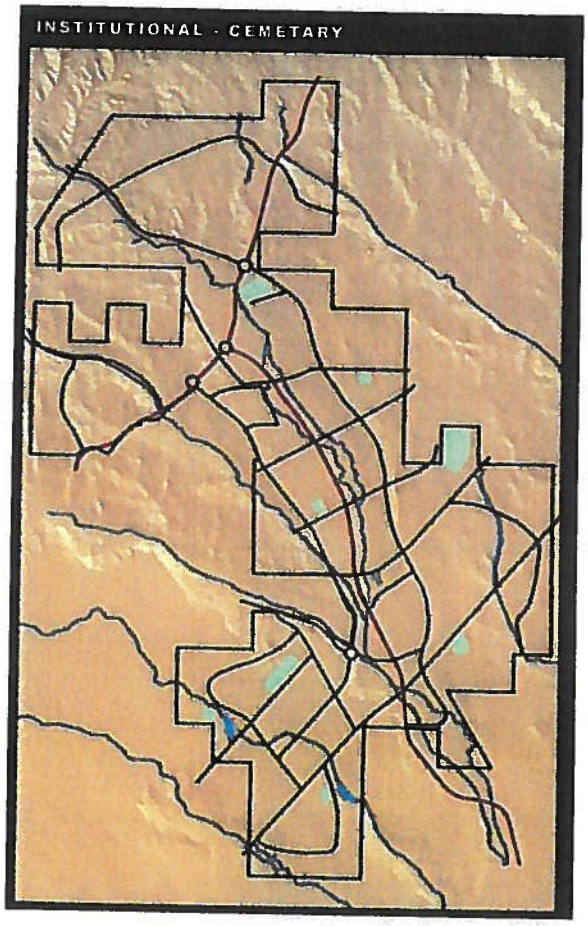
Institutional Design Standards





Public and quasi-public land uses will be allowed in any district as required to support the needs of the Mayfield Townsite Planned Community.

The placements of several potential public and quasi-public land uses are highlighted on the Institutional Map. The intuitional uses include five grammar school sites, one middle school site, and one high school site. The map also shows the proposed location of the wastewater treatment facility, which is located in the Multi-use area, and the Mayfield Cemetery, which includes the entire historic cemetery site.

Image B-6_28

Institutional Design Principles

The Institutional Design Principles will focus on design, architectural, and visual qualities. All institutional development should comply with the general design principles as stated in this document. Institutional development should follow the same guidelines as those for commercial development.

The CRB may provide review for compliance with the Central Design Guidelines contained herein.

Public and Private Schools

Both public and private schools will be encouraged to think vertical. Vertical construction conserves open space and allows for shared developed open space (parks) while using land wisely. Shared school and park facilities will be encouraged within the Community.

Cemetery

The proposed cemetery site is approximately 17 acres in size, which includes the historic Mayfield cemetery. One of the seventeen acres would contain the historic cemetery and cemetery related structures with the balance (16 acres) placed into burial plots. The cemetery would contain approximately 7,000 plots. The developer will either form an "Endowment Care" or "Perpetual Care" cemetery or a Cemetery Maintenance District. After formation, specific cemetery guidelines would be regarding head stones, plot markers, and plot ornamentation.

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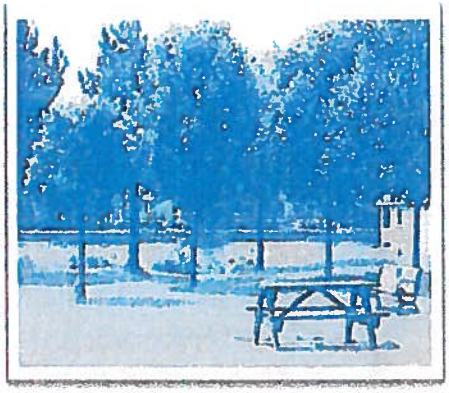
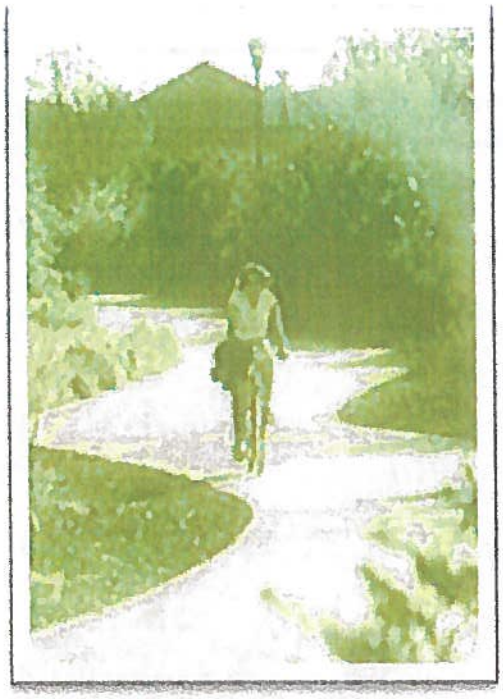
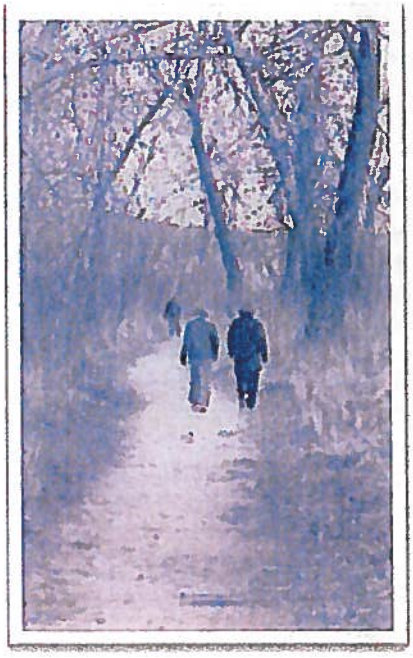
Open Space Standards

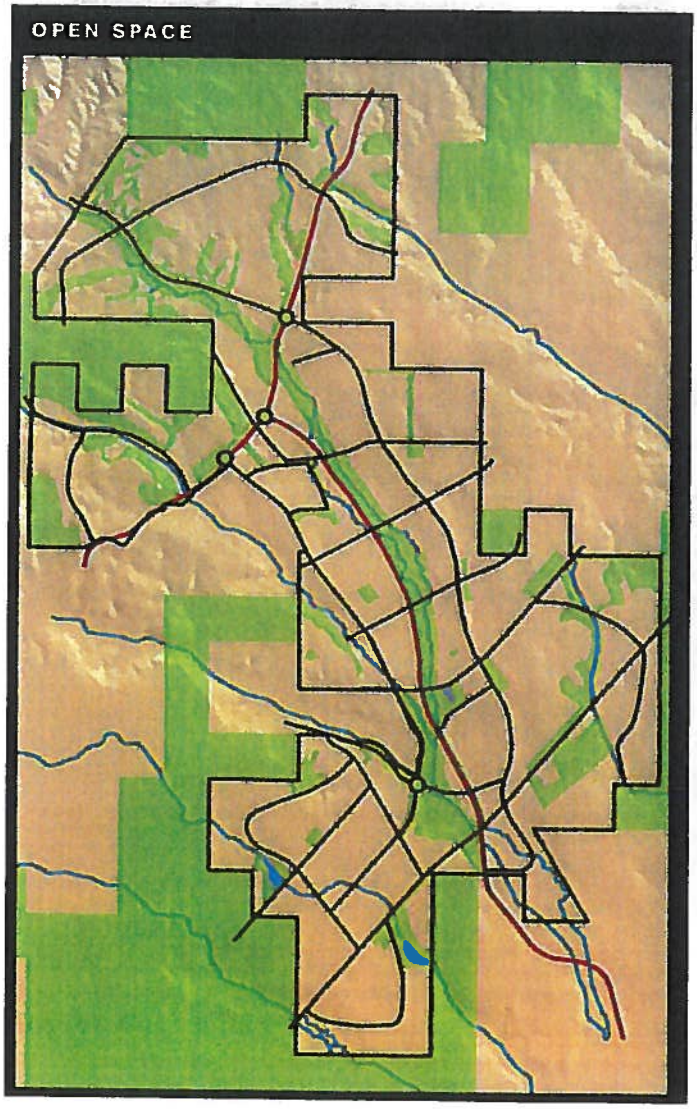






Open Space

Approximately 844.86 acres of open space and 454.96 acres of developed open space (parks) have been conceptually designed for the Mayfield Townsite Planned Community. The total Community consists of approximately 5,375 acres of which 1299.82 acres will be set aside for open space. This number represents 24.40% of the total Community.



Mayfield Townsite Planned Community
Proposed Open Space

Image B-6_29

The open space map highlights the proposed open space within the Community. This map also shows the relationship between open space and the surrounding public lands, which offer additional open space and connectivity opportunities.

Until open space is final platted, its specific location will not be permanently defined.

Development of open space should be consistent with the Mayfield Townsite Planned Community Ordinance and the standards of this section.

General Open Space Guidelines

The following general design guidelines should be considered for any development proposed in an open space area:

- All structures should be compatible with the Community goals and objectives, the natural environment, and existing landscape.
- Structure designs should be compatible with the Mayfield Neighborhood Guidelines (MNG) or the Community Neighborhood Guidelines (CNG), as applicable.
- Natural features, including significant existing trees and vegetation, topography, wetlands, and drainage characteristics, should be protected whenever practical and those protected features should be incorporated into the structure and site design.
- Cuts and fills should be minimized to the greatest extent practical; development should strive to maintain the existing terrain and rolling topography whenever possible.
- Water/Storm water detention/retention areas or ponds should be designed to accommodate localized storm water runoff and should be properly landscaped or incorporated as a water feature amenity.
- Water/Storm water detention/retention areas should be designed to consider maintenance requirements, water quality, visual components, natural characteristics, recreational and wildlife values, as well as hydrologic criteria.
- Open space lands should be free of all structures, except as permitted or exempted by the Mayfield Townsite Planned Community Ordinance.
- Open space lands should generally be at least 50 feet in width, except for linear open space along roadways with limited or topographic factors, trail links or connections, lands specifically designed as parks, and/or playfields.
- Open space lands should be interconnected to adjoining public lands wherever possible.
- Open space lands should be undivided by streets, except where necessary for traffic circulation.
- Pedestrian pathways for use by the residents should be provided in the open space lands and linked with public sidewalks or hike/bike trails where appropriate.

Open Space Lands Ownership Options

Open space lands may be owned in a variety of ways. These include the following:

- Elmore County: Conservation Easement managed by Elmore County. The County would hold the easement until incorporation. Upon incorporation, the ownership would transfer to the corporation (Town/City).
- Private Conservation Organization: Conservation Easement managed by a Private Organization. The Organization would hold the easement until incorporation. Upon incorporation, the ownership would transfer to the corporation (Town/City).
- Property Owners Association (POA) or Condominium Association (CA): The association would hold the easement until incorporation. Upon incorporation, the ownership would transfer to the corporation (Town/City).

Organizing Open Space

When organizing open space the following guidelines should be followed:

- Provide open space in neighborhoods that will enable the retention of existing significant trees and other vegetation.
- Allow for the planting of new canopy trees.
- Provide useable recreational areas for the needs of the Community and future residents.
- Enhance Community and neighborhood character and amenities by appropriately locating open space.
- Provide adequate open space that meets the reasonable recreation and service needs of the Community. There should be a minimum of 10% natural open space and a minimum of 10 acres of developed open space (parks) per 1,000 residents, based on 2.5 residents per household.

Mayfield Neighborhood Guidelines (MNG)

Mayfield Neighborhood Guidelines or (MNG)

The Mayfield Neighborhood contains several historical elements of the original Mayfield settlement; therefore, the Mayfield Neighborhood will have separate and distinct design guidelines that reflect this historical heritage. These separate and distinct design guidelines are the Mayfield Neighborhood Guidelines or (MNG). The Mayfield Neighborhood Guidelines (MNG) map clearly identifies the area in which the MNG would be applicable.

The Mayfield Neighborhood Guidelines' sections include:

Mayfield Neighborhood Key Map

A map showing the general vicinity of the Mayfield Neighborhood as it relates to the Mayfield Townsite Community and the area in which the (MNG) guidelines are applicable.

Image B-6_30

Mayfield Neighborhood Guideline Boundary Map

A detailed map of the Mayfield Neighborhood boundary.

This map indicates the area in which the specific MNG design guidelines and requirements are applicable.

Image B-6_31

Residential Design Standards

Authority

All of the applicable Mayfield Community General Guidelines (MCGG) contained in this document applies to the Mayfield Neighborhood. Where the MCGG is silent on a specific principle or design guideline, the MGG guidelines should prevail as the standard. When a conflict arises between the MNG and the MCGG guidelines, the MNG guidelines should prevail as the standard.

Residential Design Principles

- Ensure residential structures are interesting and varied in appearance.
- Utilize building materials and designs that promote sustainable quality.
- Incorporate conveniently located and accessible neighborhood parks, trails, and open space.

Design Styles

Exterior elevations should be evaluated on the overall character, depth and balance of the design, and should incorporate one of the following styles or influences: **Tudor, Craftsmen, Bungalow, or Colonial Revival.**

Residential housing within the MNG area should consist of a design style using one of the following style or influences:

Tudor Style (1890-1910)

Generally, this style consists of one to one and a half stories in mass with massive ornate, terra cotta pot-capped brick chimneys. Roof type and features are moderate to steep-pitched hipped roofs broken by cross gables. Some designs include pitched-roofed dormers and shed dormers.

Entryways are generally arched, covered entryways, with keystone rock or brick work. Doors generally consist of solid plank-style doors with occasional small, leaded glasswork viewports. A variety of colors and materials with ornamentation, such as bargeboard, verge board or gable board with trefoil or other cutout is common.

The most common exterior design element is half timbering. (Half timbering was also used in period style architecture.) Wrought-iron ornamentation on doors and exterior fixtures are common. Exterior materials include stucco, clapboards, half-timbering or appearance of half-timbering, stone, brick, and batten board. All window types and groups are used.

Image B-6_32

Tudor Style Examples

General Proportions
Generally, one to one and a half stories in mass with massive ornate, terra cotta pot-capped brick chimneys.

Roof Type & Features
Roofs are moderate to steep-pitched hipped roofs broken by cross gables. Some designs include pitched-roofed dormers and shed dormers. Norman style hipped roofs are also common.

Entryway
Generally, arched, covered entryways with keystone rock or brickwork are used.

Doors generally consist of solid plank style doors with occasional small, leaded glasswork viewports.

Color& Materials
A variety of colors used with ornamentation, such as bargeboard, verge board, or gable board with trefoil or other cutout. Wrought-iron ornamentation on doors and exterior fixtures is common.

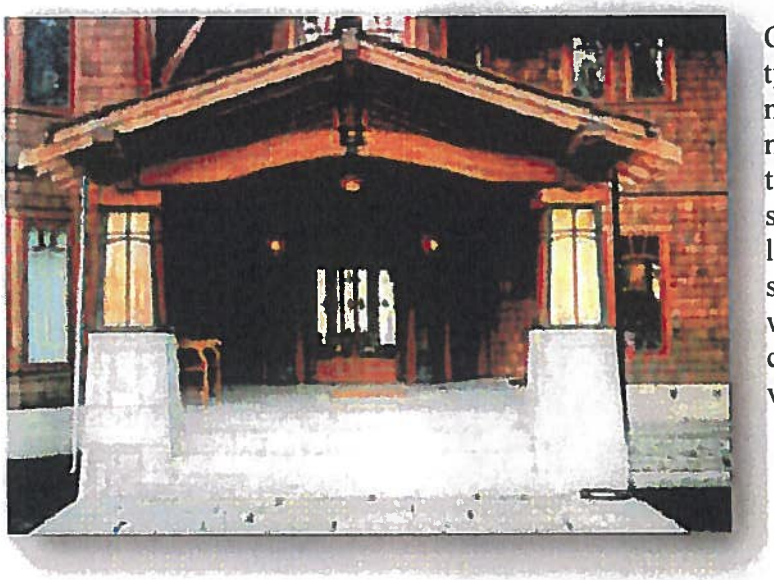
Exterior materials include stucco, clapboards, half-timbering or appearance of half-timbering, stone, brick, and batten board.

All window types and groups are used.

Image B-6_33

Craftsmen Style (1905-1930)

Generally, Craftsmen Style homes are one to two stories in mass. Typically, the roof is low to medium pitched, usually with intersecting gables and projecting eaves and exposed rafters. Roof generally extends to form a protective front porch. Entryways are generally designed with a central doorway system featuring glass in the upper third of the door and sidelights.



Color and materials are typically natural and muted. A variety of materials generally adorns the façade including split shingles, cottage siding, lap siding, brick, quarry stone, and stucco. Picture windows and grouped casement (ribbon windows) are common.

Image B-6_34

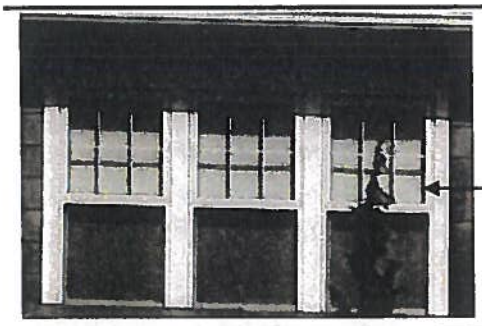


Image B-6_35

Craftsman Style Examples

General Proportions
One, one and a half, and two stories in mass are common.

Roof Type & Features
Generally, the roof is low to medium pitched, usually gabled with intersecting gables and projecting eaves and exposed rafters. Roof generally extends to form a protective front porch.

Entryway
Typically, entryways are designed with a central doorway system featuring glass in the upper third of the door and sidelights.

Color& Materials
Typically, emphasis is placed on using natural and muted colors and materials.

A variety of materials generally adorns the façade including but not limited to split shingles, cottage siding, lap siding, brick, quarry stone, and stucco.

Picture windows and grouped casements (ribbon windows) are common.

Image B-6_36

Bungalow Style (1900-1930)

Generally, homes in the Bungalow Style are one to one and a half stories in mass. Roofs are typically low to moderate hipped or gabled. Shed roofs or dormers are added for additional space and/or lighting. They often incorporated overhanging roofs, usually gabled with intersecting gables and exposed beams and purlins. The gable generally faced the street or front yard. Roofs generally extended to form large porches. Occasionally, porch stoops are developed as part of the architectural element.

Bungalows are designed using a variety of architectural styles including, Craftsman, Swiss Chalet, Prairie, and Colonial etc. Entryways generally contain large porches with tapered porch posts leading to main entry. Central or offset entranceways with and without glass in doors and/or sidelights are also common.

Image B-6_37

Colors and materials generally include rich colors and materials, while incorporating architectural trim and accent features. A variety of materials generally adorns the façade including split shingles, cottage siding, lap siding, brick, quarry stone, and stucco to name a few. All window types and groups are used.

Bungalow Style Examples

General Proportions
Generally, Bungalows are one to one and a half stories in mass. Low shed or dormers are used for additional space and/or lighting. Bungalows are designed using a variety of architectural styles including, Craftsman, Swiss Chalet, Prairie style, and Colonial etc.

Roof Type & Features
Generally, roofs are pitched hipped or gabled. They incorporate overhanging roofs usually gabled with intersecting gables and exposed beams and purlins. The gable generally faced the street or front yard. Roofs generally extend to form large porches. Occasionally, porch stoops are developed as part of the architectural element.

Entryway
Large porches with tapered porch posts leading to main entry are common, central or offset with and without glass in entryway doors and/or sidelights.

Color& Materials
Emphasis is placed on using rich colors and materials while incorporating architectural trim and accent features.

A variety of materials generally adorns the façade including split shingles, cottage siding, lap siding, brick, quarry stone, and stucco to name a few. All window types and groups are used.

Image B-6_38

Colonial Revival Style (1920-1930)

Typically, Colonial Revival homes are two to three stories in mass with the second floor occasionally overhanging first floor to allow for more second floor space. Mass should evoke third world charm, memories of American architecture, and harmony with older architectural styles. Popular styles include Garrison, Saltbox, Dutch Colonial, and Georgian Styles.

They typically had moderate to steep pitched roof types varied from gamble roof with intersecting gables and hipped roof dormers, to hip or mansard roofs with modillion courses. Pediment dormers are also common, including Dutch Colonial with broken pedimented dormers and simplified Georgian columns.

Image B-6_39

Entryways vary with styles but generally contain classic solid doors and covered entranceways borrowed from other periods such as Georgian and Corinthian. Corinthian columns with semicircle portico and balconies are also common.

Classic colors of the 1920s are used for main bodies of the house, while a white trim color is used as a highlight element. Exterior materials include clapboard, stone, and brick. Brick masonry often included lime or sandstone modillion courses. Windows are generally French style and designs often added three-sided bay windows. Awnings and fixed shutters are also common.

Image B-6_40

Colonial Revival Style

General Proportions
These homes are two to three stories in mass with the second floor occasionally overhanging the first floor to allow for more second floor space. Mass should evoke third world charm, memories of American architecture, and harmony with older architectural styles.

Roof Type & Features
Moderately pitched roof types varied from gamble roof with intersecting gables and hipped roof dormers, to hipped or mansard roofs with modillion courses with pediment dormers..

Entryway
Classic solid doors covered entryways borrowed from other periods such as Georgian and Corinthian. Corinthian columns with semicircle portico and balconies are also common.

Color& Materials
Classic colors of the day are use for main bodies with white trim and highlight elements. Exterior materials included clapboard, stone, and brick. Brick masonry often included lime or sandstone modillion courses.

Windows are generally French style and designs often added three-sided bay windows. Awnings and fixed shutters are also common.

Image B-6_41

Exterior Elevations

Exterior elevations should be evaluated on the overall character, depth, and balance of the design, and should incorporate one of the following styles or influences: **Tudor, Craftsmen, Bungalow, or Colonial Revival**.

Articulation of Building Façade

While staying within the confines of the style or influence selected, long, unarticulated building facades should be avoided by incorporating varying setbacks of the building footprint in a varied fashion along the residential street or property lines. Projecting architectural features such as bowed or bay windows, columns, offset roof planes, and similar features should be used to create both vertical and horizontal articulation on the building elevations. These design elements should also be included on the rear and side façades that are adjacent to or visible from streets, alleys, or open spaces. Residential structures should be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks.

Special design features, such as front porches, garage placement to rear of a lot, window and door articulation and treatment, extended overhangs, and building edge treatments (such as arbors, awnings or trellises) are encouraged.

Windows should be framed as appropriate with the style or influence chosen with compatible materials to create well-defined "edge". Window treatments should be designed to provide distinctive shadows on the building façades.

Examples of Articulated Building Façade

Entry Features, Porch And Setback Garage

Front Porch with Offsetting Planes

Bay Windows

Awnings

Image B-6_42

Color and Materials

The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards should be submitted as a part of the application and review process.

Varied Roof Planes

Roof articulation may be achieved by changes in plane or by the use of traditional roof forms such as gables, hips, and dormers or other styles consistent with the Craftsmen, Bungalow, Tudor, or Colonial Revival style.

Examples of Varied Roof Planes

Dormers

Hip with Gables

Varied Form

Multiple Gables

Image B-6_43

Multifamily

Multifamily Design

Multifamily exterior elevations should be evaluated on the overall character, depth, and balance of the design, and should incorporate one of the following styles or influences: **Tudor, Craftsmen, Bungalow, or Colonial Revival**.

A variety of multifamily options can be constructed within the Mayfield Neighborhood including but not limited to zero-lot line development, condominiums, townhouses, and apartments. Multifamily development should de designed in such a manner that it blends with the character of the neighborhood. Multifamily development should be dispersed within the entire neighborhood rather than in one single location unless otherwise shown on the land use map.

Apartments should be developed in the traditional tenement style of converted single-family dwelling or boarding houses. Those constructed should have the appearance of large individual single-family residential dwellings.

This is an example of a tenement structure where a single-family was converted into multifamily. This structure contains four individual apartments with one entrance off the main porch.

Image B-6_44

This is an example of a multifamily tenement structure with four individual doors with shared porch facing the street.

This structure contains four individual two-story apartments with individual entrances in front and back, including parking.

Image B-6_44

Articulation of Building Façade

While staying within the confines of the style or influence selected, long unarticulated building façades should be avoided by incorporating varying setbacks of the building footprint in a varied fashion along the residential street or property lines. Projecting architectural features such as bowed or bay windows, columns, offset roof planes, and similar features should be used to create both vertical and horizontal articulation on the building elevations. These design elements should also be included on the rear and side façades that are adjacent to or visible from streets, alleys, or open spaces. Structures should be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks.

Windows should be framed as appropriate to the style or influence chosen, with compatible materials to create well-defined "edge". Window treatments should be designed to provide distinctive shadows on the building façades.

Colors and Materials

The colors and materials on adjacent structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards should be submitted as a part of the application and review process.

Varied Roof Planes

Roof articulation may be achieved by changes in plane or by the use of traditional roof forms such as gables, hips, and dormers or other styles.

360 Degree Architecture

Architectural design treatments such as building offsets, recessed windows, trellises, overhangs, or other features should occur on those façades visible from streets, alleys, or open spaces.

Examples of 360 Degree Architecture

Alley Façade

Alley Façade

Open Space Façade

Open Space Façade

Image B-6_45

Community Neighborhood Guidelines

(CNG)

Community Neighborhood Guidelines (CNG)

The balance of the neighborhoods within the Community and all other villages not identified in the MNG section should use separate development guidelines called the Community Neighborhood Guidelines (CNG). Where the CNG is silent on a specific principle or design guideline, the MCGG guidelines should prevail as the standard.

The Community Neighborhood Guideline sections include:

Community Neighborhood Guideline Key Map

A map illustrating the neighborhoods in the Mayfield Townsite Planned Community

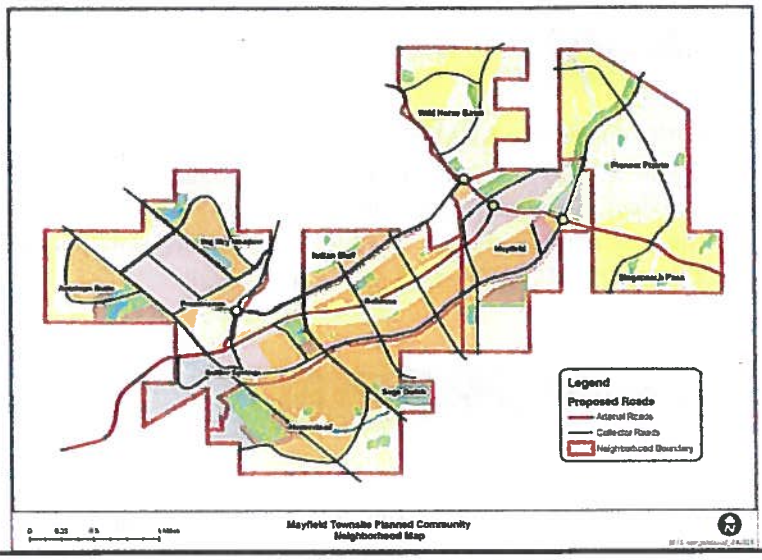


Image B-6_46

Community Neighborhood Guideline Boundary Map

A detailed map of the Community Neighborhood Guideline (CNG) boundaries.

The neighborhoods shown on this map indicates where the specific CNG design guidelines and requirements are applicable.

Image B-6_47

Residential Design Standards

Authority

All of the applicable Mayfield Community General Guidelines (MCGG) contained in this document applies to the Pioneer's Prairie, Stagecoach Pass, Wild Horse Basin, Homestead, Indian Bluff, Reliance, Sage Gulch, Settler Springs, Antelope Butte, Big Sky Meadow, and Prominence neighborhoods. Where a conflict arises between the CNG and the MCGG guidelines, the MCGG Guidelines shall prevail.

Residential Design Principles

- Ensure residential structures are interesting and varied in appearance.
- Use building materials and designs that promote sustainable quality.
- Incorporate conveniently located and accessible neighborhood parks, trails, and open space into design efforts.

Design Styles

Exterior elevations should be evaluated on the overall character, depth and balance of the design, and should incorporate one of the following styles or influences: **Traditional Architecture**

Traditional American architecture provides timeless design and contemporary trends. Traditional architecture is often associated with Cape Cod and later Americana architectural styles. These styles reflect common-sense design principles and functionality.

The Traditional Cape Cod cottage was designed to withstand harsh weather and high wind conditions. They were constructed with steep pitched roofs and low broad profiles The Cape Cod home has become the most recognized residential style of the 20th century and considered by many architectural historians as the most functional residential design. The Traditional aesthetic styles evolved from Colonial beginnings with gabled roofs and dormer windows as common identifying features of Traditional-style architecture. Traditional architecture and design practices may be adapted using varying styles based on the individual homeowner's lifestyle considerations, although these styles should incorporate traditional construction patterns. A reference guide to traditional construction patterns,

"Traditional Construction Patterns: Design and Detail Rules-of-Thumb" by Stephen Mouzon and Susan Henderson may help in designing efforts.

Architectural designs other than Traditional designs may be considered by the CRB on a case-by-case basis but may be discouraged and or denied CRB approval.

Examples of Traditional Architecture

Image B-6_48

Examples of Traditional Architecture

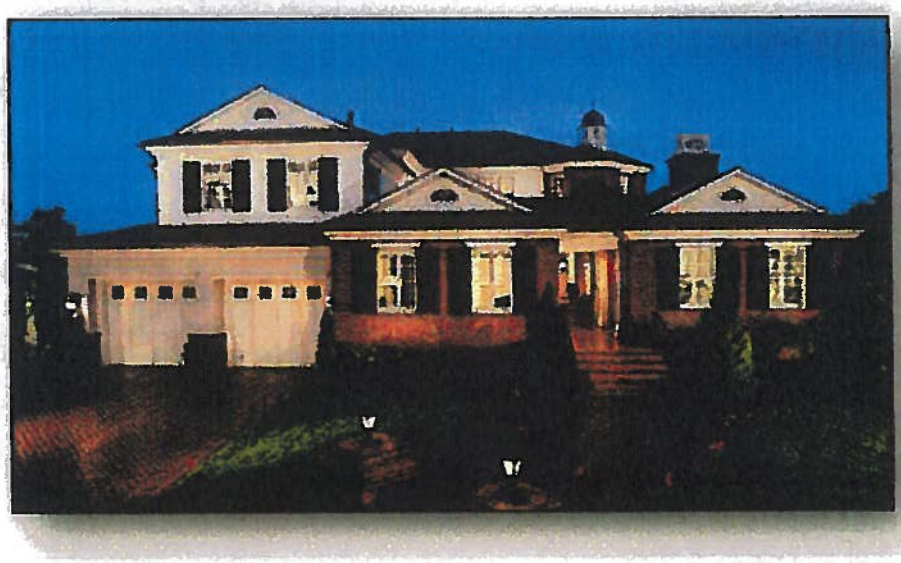


Image B-6_49

Examples of Traditional Architecture

Image B-6_50

Examples of Traditional Architecture

Image B-6_51

Examples of Traditional Architecture

Image B-6_52

Examples of Traditional Architecture

Image B-6_53

Examples of Traditional Architecture

Image B-6_54

Articulation of Building Façade

While staying within the confines of the style or influence selected, long unarticulated building façades should be avoided by incorporating varying setbacks of the building footprint in a varied fashion along the residential street or property lines. Projecting architectural features such as bowed or bay windows, columns, offset roof planes, and similar features should be used to create both vertical and horizontal articulation on the building elevations. These design elements should also be included on the rear and side façades that are adjacent to or visible from streets, alleys, or open spaces. Residential structures should be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks.

Special design features, such as front porches, garage placement to rear of a lot, window and door articulation and treatment, extended overhangs, and building edge treatments (such as arbors, awnings or trellises) are encouraged.

Windows should be framed as appropriate to the style or influence chosen, with compatible materials to create well-defined "edge". Window treatments should be designed to provide distinctive shadows on the building façades.

Articulation of Building Façade Examples

Entry Features, Porch, And Setback Garage

Front Porch with Offsetting Planes

Image B-6_55

Color and Materials

The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards should be submitted as a part of the application and review process.

Varied Roof Planes

Roof articulation may be achieved by changes in plane or by the use of traditional roof forms such as gables, hips, and dormers or other styles.

Examples of Varied Roof Planes

Dormers

Hip with Gables

Varied Form

Multiple Gables

Image B-6_56

Multifamily

Multifamily Design

Multifamily exterior elevations should be evaluated on the overall character, depth, and balance of the design. The design should incorporate **Traditional Architecture** styles and influence.

A variety of multifamily dwelling options can be constructed within the Community neighborhoods including, but not limited to, zero-lot line development, condominiums, townhouses, and apartments. Multifamily development should de designed in such a manner that it blends with the character of the neighborhood in which it resides. Multifamily development should be dispersed within the entire neighborhood rather than in one single location, unless otherwise shown on the land use map.

Multifamily structures should have the appearance of single-family dwellings with varied entryway locations. When designing multifamily parking above grade level or underground parking should be considered. Multifamily dwellings should incorporate 15% of the gross lot into developed or natural open space.

This four-plex multifamily residential dwelling has varied entryways, appropriate open space, and segregated parking opportunities. This is an example of an apartment or this could be converted to a 4-unit condominium. This multifamily unit is easily integrated into single-family neighborhoods.

Image B-6_57

Articulation of Building Façade

While staying within the confines of the style or influence selected, long unarticulated building façades should be avoided by incorporating varying setbacks of the building footprint in a varied fashion along the residential street or property lines. Projecting architectural features such as bowed or bay windows, columns, offset roof planes, and similar features should be used to create both vertical and horizontal articulation on the building elevations. These design elements should also be included on the rear and side façades that are adjacent to or visible from streets, alleys, or open spaces. Structures should be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks.

Windows should be framed as appropriate to the style or influence chosen, with compatible materials to create well-defined "edge". Window treatments should be designed to provide distinctive shadows on the building façades.

Color and Materials

The colors and materials on adjacent structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards should be submitted as a part of the application and review process.

Varied Roof Planes

Roof articulation may be achieved by changes in plane or by the use of traditional roof forms such as gables, hips, and dormers or other styles.

360 Degree Architecture

Architectural design treatments such as building offsets, recessed windows, trellises, overhangs, or other features should occur on those façades visible from streets, alleys, or open spaces.

Examples of 360 Degree Architecture

Alley Façade

Alley Façade

Open Space Façade

Open Space Façade

Image B-6_58

Traditional Housing Exampled

The following pictorial example provides guidance to traditional housing styles and designs proposed within the Community.

Examples of Traditional Multifamily Architecture

Image B-6_59

Condominiums Attached By Garage Units

Image B-6_60

Zero-Lot Line Attached Housing

Image B-6_61

Four-plex Design

Image B-6_62