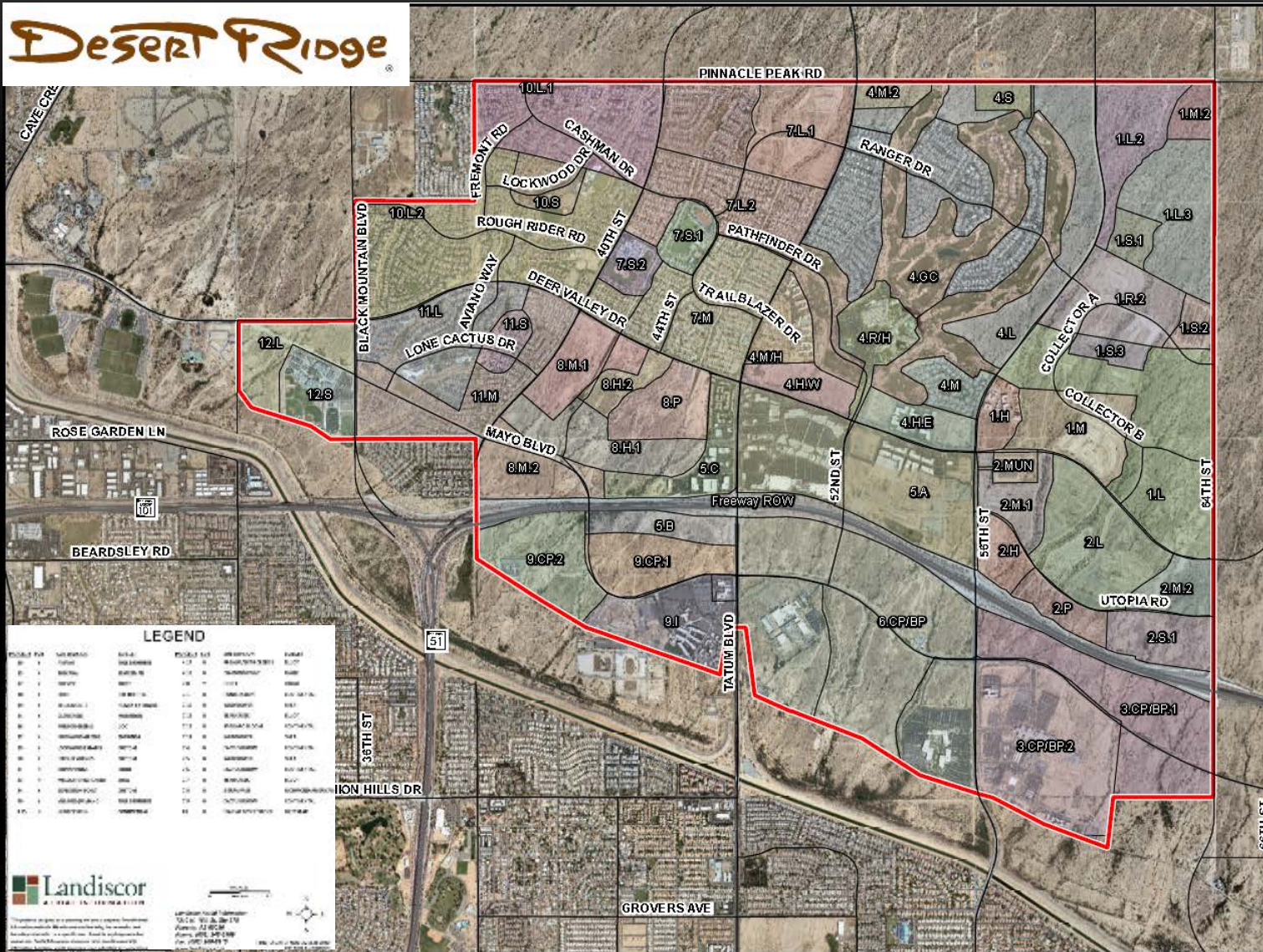


DESERT RIDGE COMMUNITY ASSOCIATION

Desert Ridge



LEGEND

SYMBOL FOR	NAME	SYMBOL FOR	NAME
[Symbol]	Lot	[Symbol]	Lot
[Symbol]	Street	[Symbol]	Street
[Symbol]	Freeway ROW	[Symbol]	Freeway ROW
[Symbol]	Collector A	[Symbol]	Collector A
[Symbol]	Collector B	[Symbol]	Collector B
[Symbol]	Right-of-Way	[Symbol]	Right-of-Way
[Symbol]	Other	[Symbol]	Other

Landiscor
 LANDSCAPE ARCHITECTURE & PLANNING
 7501 W. WILSON BLVD. SUITE 110
 PHOENIX, AZ 85020
 PHONE: 602.944.1100
 FAX: 602.944.1101
 WWW.LANDISCOR.COM

DRCA STRATEGIC COMMUNITY PLAN

In alignment with the standard practice of governing agencies and corporate boards, the DRCA undertook the task of developing updated community goals and reviewing existing documents for the development of a strategic community plan intended to guide the board in the coming years as we seek to positively influence the remaining development planned for Desert Ridge.

WHY NOW?

- ✦ **It's Time** – It has been 20 years since the inception of Desert Ridge.
- ✦ **Development is Resuming** – The Desert Ridge Specific Plan requires the DRCA to effectively coordinate with the State, City and Interested Developers.
- ✦ **Increased Population Brings New Needs** – As the population of Desert Ridge has grown so has the need for increased community services and public programs.
- ✦ **Change to DRCA Tax Status** – As a IRS 501 (c) 4, the DRCA is no longer just a membership organization but also a public benefit corporation charged with the task of representing the entire Desert Ridge Community in its needs relating to quality of life and community governance.

ISSUES TO REVIEW

➤ Issues for Immediate Consideration

- ✦ Specific Plan
- ✦ Density
- ✦ Parks and Recreation
- ✦ Drainage
- ✦ Roads and Collector Streets

➤ Issues for Ongoing Review and Attention

- ✦ Airport Traffic
- ✦ School Sites
- ✦ Potential Expansion of Boundaries
- ✦ Long term operations and financial stability of the Association

DESERT RIDGE SPECIFIC PLAN

OVERVIEW

The Desert Ridge Specific Plan is the main governing document outlining the residential and commercial development planned within the Desert Ridge Master Planned Community. The document calls for a specific number of residential or commercial units, both within the community as a whole and on each superblock within the community. The Specific Plan also outlines the goals for the community, the roles of the DRCA, the Master Developer, the State Land Department and the City of Phoenix. Each entity has specific duties and designated authority relating to the outlined goals, intended development and potential alterations to the plan. Residents are encouraged to read the document by accessing this web address:

www.phoenix.gov/pddsit/Document/Document/pdd_pz_pdf_00086.pdf.

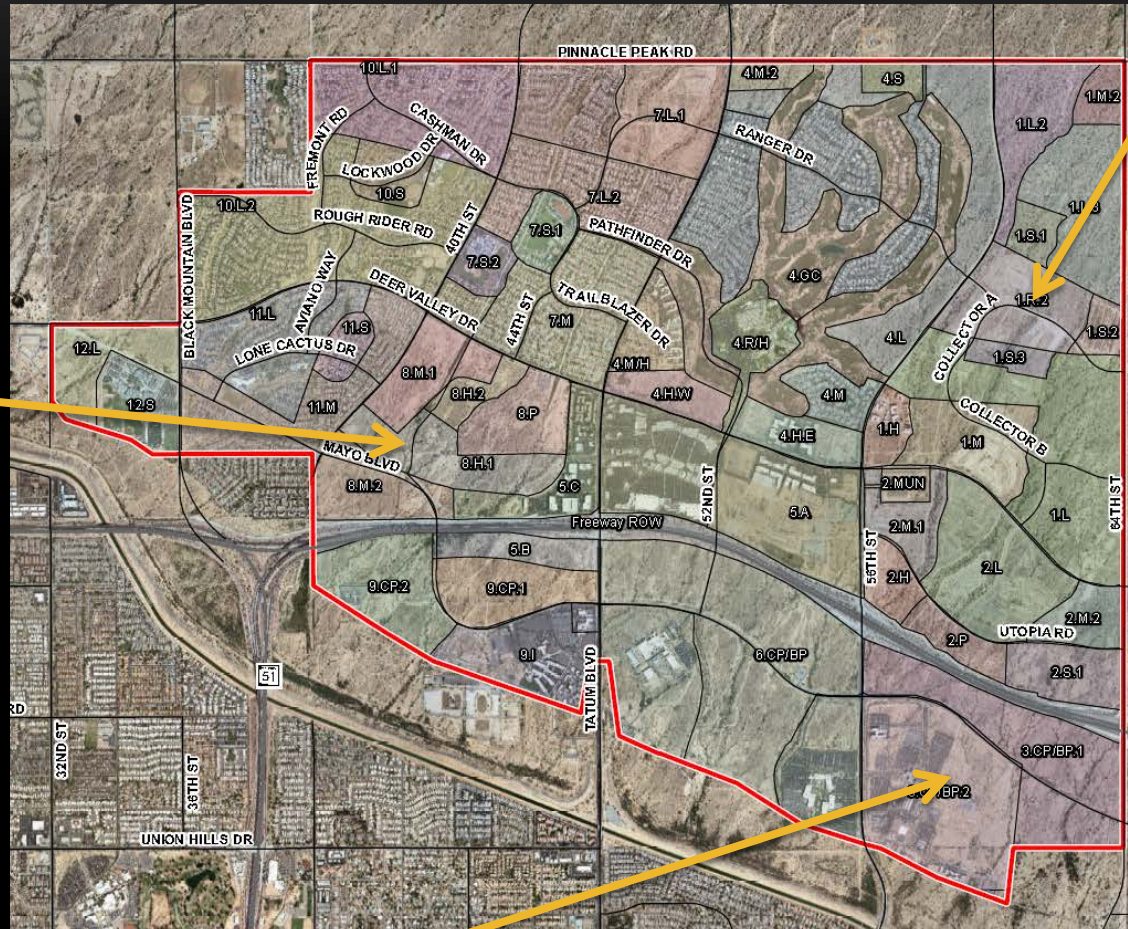
DESERT RIDGE SPECIFIC PLAN GOALS:

1. Continue the Urban Village Pattern
2. Preserve Environmental Amenities
3. Provide Supporting Infrastructure in an Orderly Manner
4. Assure a Fiscally Sound Land Use Mix
5. Achieve a Balance of Residential and Employment Opportunities
6. Conserve Water
7. Assure Development Under Environmentally Conscious Design Standards

DENSITY

HIGH DENSITY RESIDENTIAL

– Are the 3,700 units planned for this superblock too many for the area?



RURAL RESIDENTIAL

– Are low and medium density suburban neighborhoods more complimentary to the existing development in this area?

Has Rural Residential ever fit within the framework of goal #1 to continue the Urban Village Pattern?

CHANGED ZONING – Does the loss of these residential units affect our long-term finances?

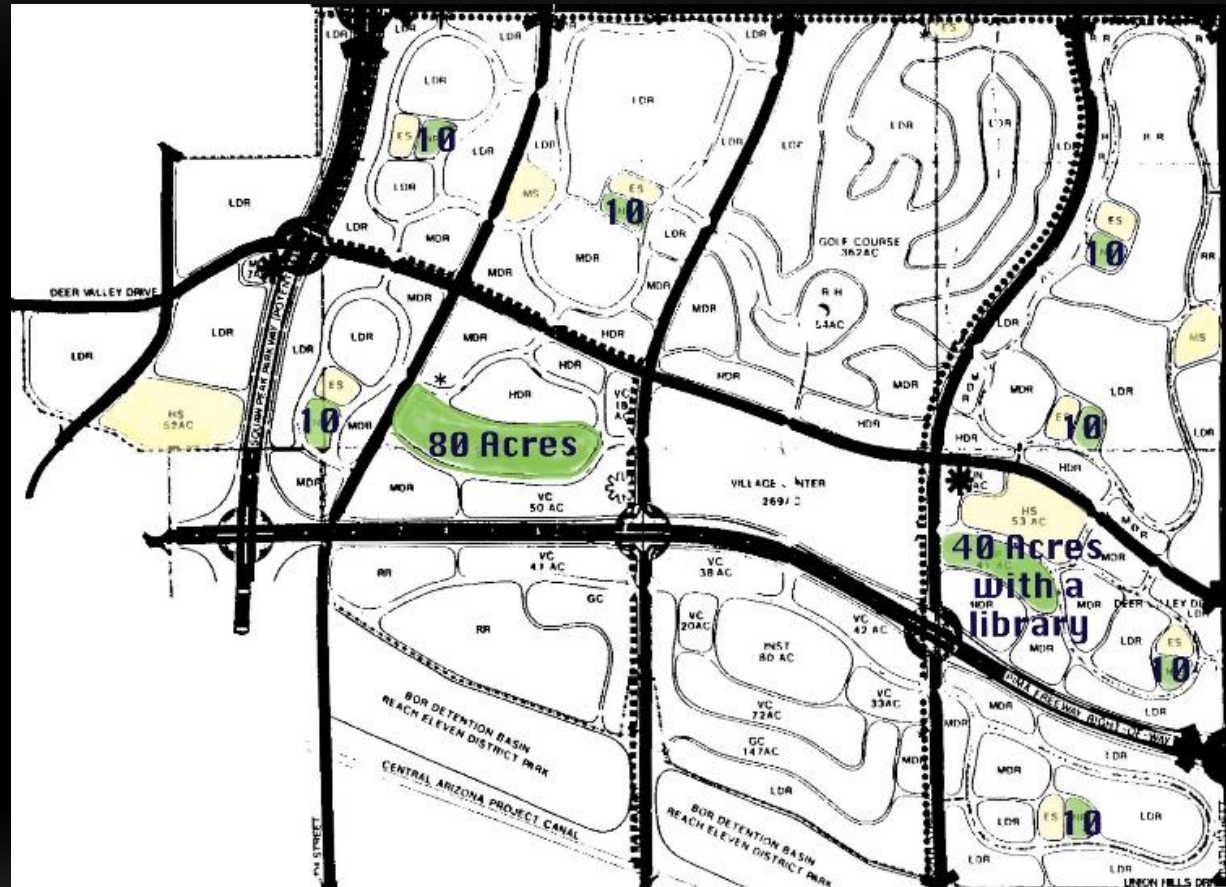
PARKS & RECREATION

- **Parks** - Where & When
- **Recreation** - Outdoor Athletics, Indoor Athletics, Aquatics, Other Recreational Programs
- **Services** – Library, Community/Senior Center
- **Maintenance**

Considerations:

How can we influence the city to build parks in Desert Ridge?

What efforts do we need to take to assure the 80-acre and 40-acre parks designated in the original map will be built now that zoning and land use changes have taken place?

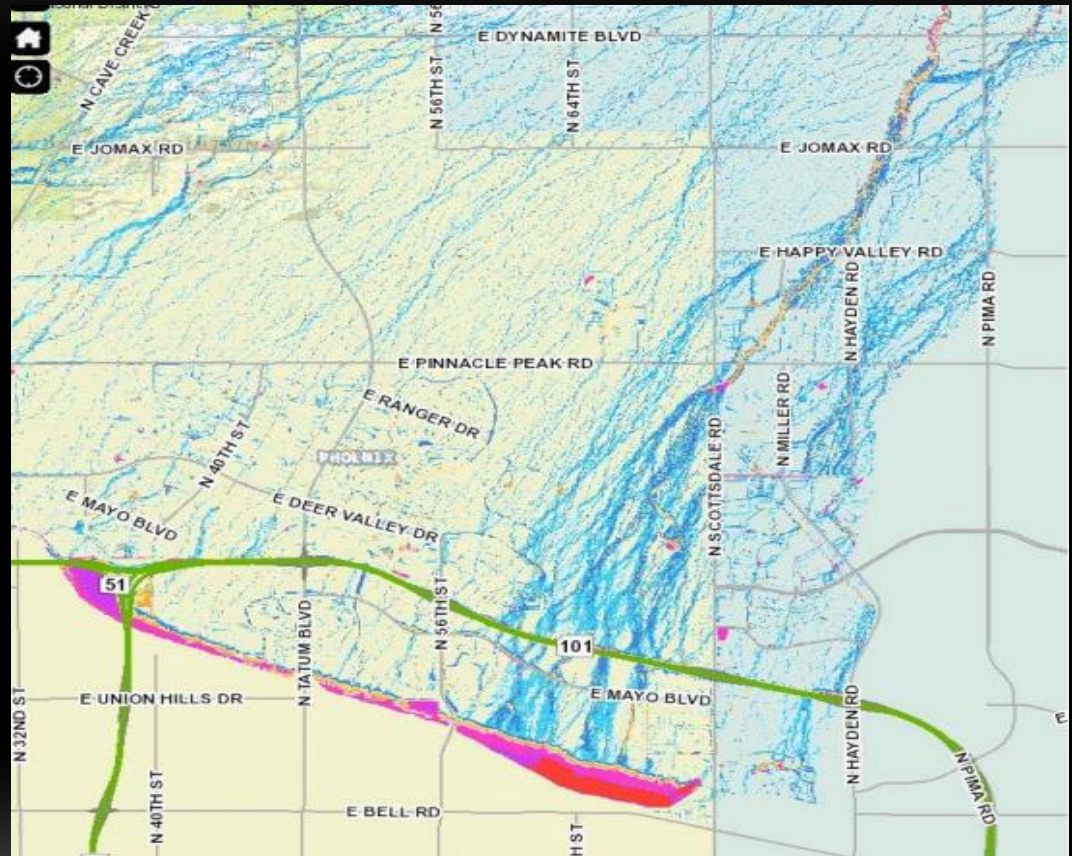


DRAINAGE

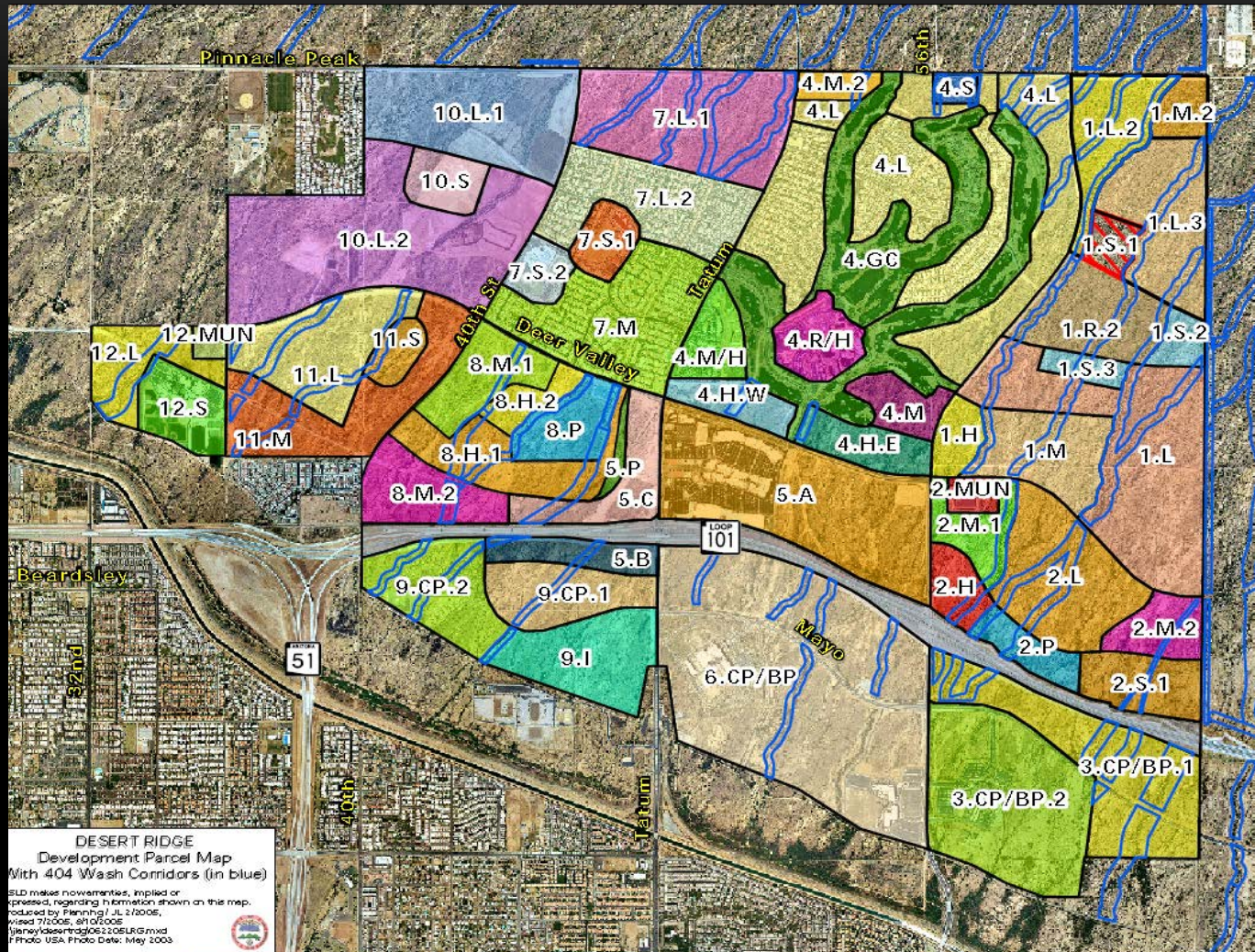
Drainage to the northeast has already impacted development within Desert Ridge and will continue to hinder future development, especially as it pertains to roads and infrastructure. Currently the drainage oversight for the area is under the jurisdiction of the U.S. Army Corp of Engineers.

Considerations:

Would it benefit Desert Ridge to pursue a change in the jurisdiction from the U.S. Army Corp of Engineers to the Maricopa County Flood Control District?



DRAINAGE CONTINUED



Considerations:
The numerous wash corridors in the northeast portion of Desert Ridge will need to be addressed before streets and housing can be developed in the eastern areas of the community.

ROADS & CONNECTOR STREETS

East-West

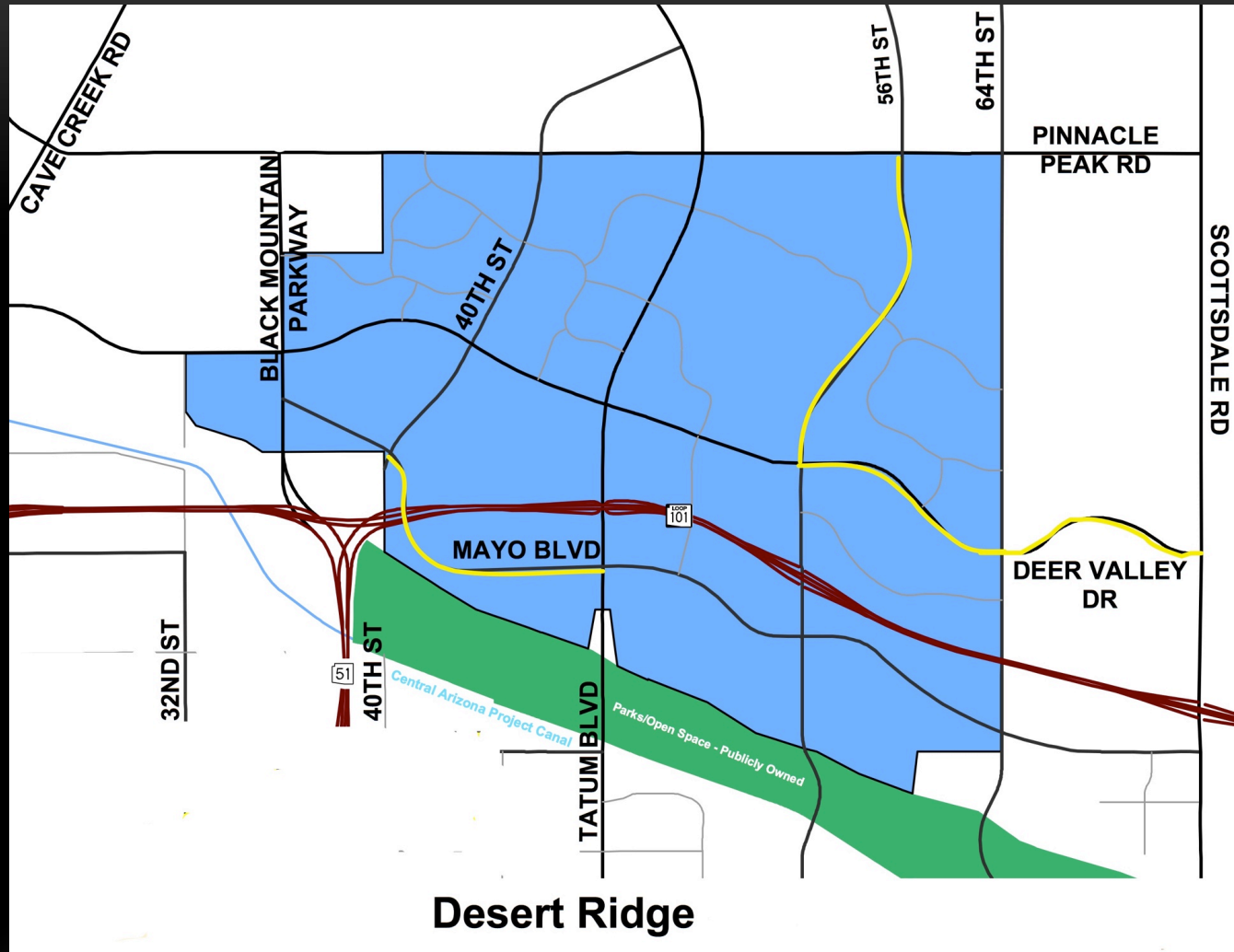
Connections

Deer Valley Rd
Pinnacle Peak Rd
Mayo Boulevard

North-South

Connections

40th Street
56th Street
64th Street



Considerations:

How can we influence the city to build streets that improve traffic flow throughout the community?

OTHER ITEMS FOR ONGOING REVIEW

Airport Traffic

- Should we prioritize getting a Desert Ridge community member on the Sky Harbor Airport Advisory Board?

Schools

- How concerned should we be about school sites or should we leave this area of concern to the school district?

Boundaries

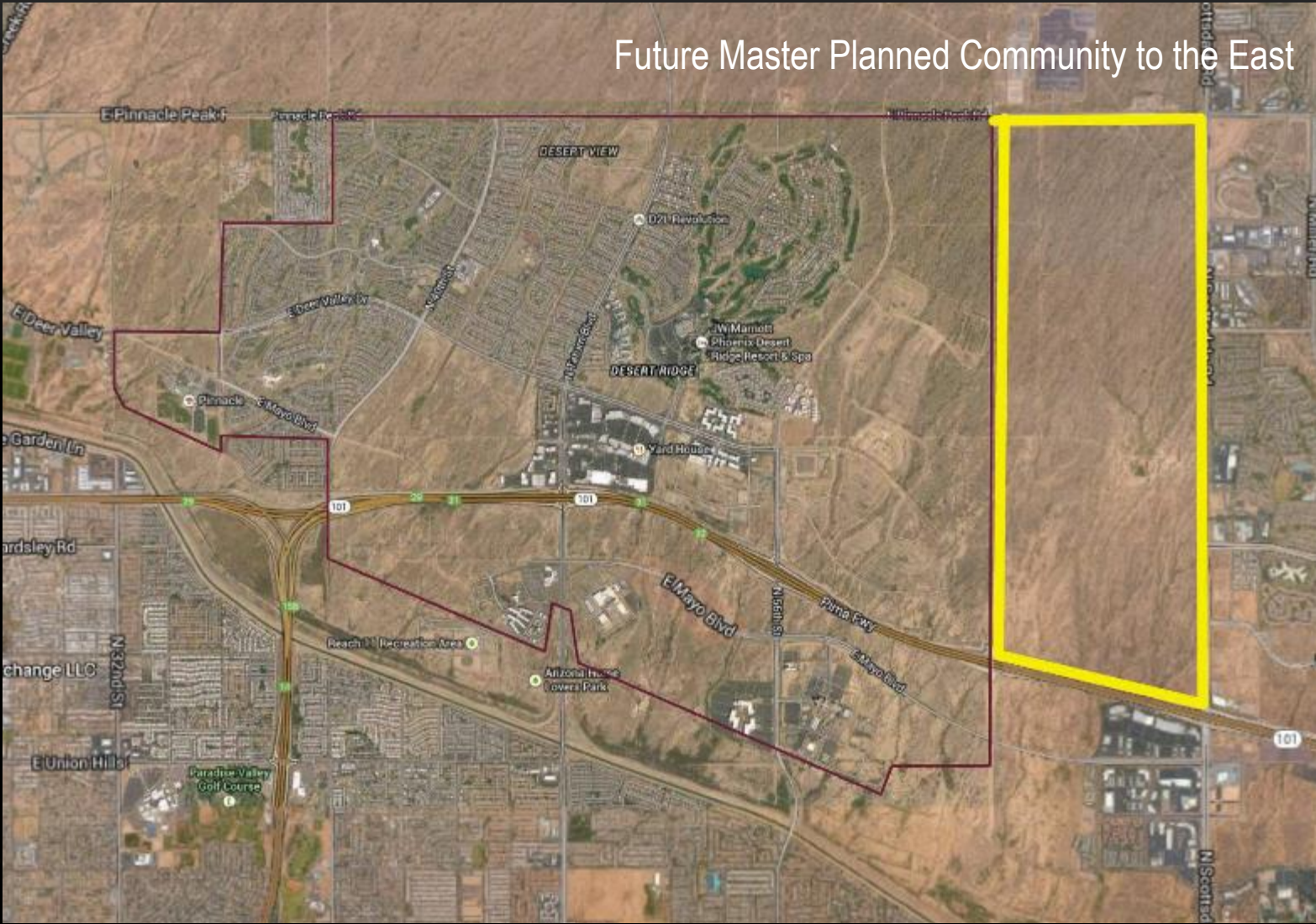
- Is it in our interest to expand our boundaries east to Scottsdale Road affording Desert Ridge the ability to influence road connections, drainage and the continued high quality building and commercial amenities in areas that currently abut our community?

Organization & Structure

- Are there modifications to our organization or current structure that would benefit the community?

BOUNDARY MAP

Future Master Planned Community to the East



STRATEGIC PLANNING PROCESS RECAP

JUNE 2015

- DRCA Board Director Stephanie Rimmer proposes the board develop a strategic community plan. The main tenets of her proposal are included on page 2 of this document. An Ad Hoc Committee is formed consisting of Steve Burns, Doug Dickson and Stephanie Rimmer.

AUGUST 2015

- The Ad Hoc Committee meets and develops an RFP for the retention of a consultant to assist with the process and provide outside review of the organization.

SEPTEMBER 2015

- The Ad Hoc Committee retains a consultant and the planning process begins. Community meetings are held with notifications to the community included in the monthly e-blast sent from the Desert Ridge Communications Committee.
- Master Developer Bruce Gray presents his proposed development within the Village Center to the Board of Directors at the monthly governing board meeting at the Desert Ridge Community Association Offices.

OCTOBER 2015

- Consultant David Richert provides a public update regarding the meetings he has had with stakeholders including City and State staff that impact development in Desert Ridge.
- The State Land Department provides an overview of the state land that is within Desert Ridge at the monthly governing board meeting.

RECAP CONTINUED

NOVEMBER 2015

- A Public Forum is held at the Desert Ridge Offices on November 12th to review all areas of consideration and discuss the development of goals.
- Director Stephanie Rimmer provides the Board with a recap of the feedback from the November 12th Open Forum.
- The City of Phoenix provides an update on planning and development within Desert Ridge.

JANUARY 2016

- The Ad Hoc Committee reviews proposed ideas for the strategic community plan. The committee moves to hold a Town Hall in February pursuing additional feedback before making any recommendations to the board.

FEBRUARY 2016

- A Town Hall takes place at Pinnacle High School on Thursday, February 4th. Present were the consultant, the master developer, the management team and board members and 137 residents of Desert Ridge.
- A Survey is sent to homeowners for additional feedback.

COMMUNITY SURVEY

Contained within the email to which this document is attached is a link for the purpose of answering the seven survey questions. Input may also be emailed to: publicaffairs@desertridgelifestyles.com.

SURVEY QUESTIONS

1. Do you support the DRCA adopting a strategic community plan based upon the feedback received at public meetings and through this online survey?
2. Do any of the goals contained with the Desert Ridge Specific Plan and listed on page 4 of this document need to be updated or changed? If so, please describe the proposed changes?
3. Do you support the Board of Directors taking positions on issues related to density, zoning, drainage, parks, streets and other public matters that impact Desert Ridge?
4. Do you support having the board advocate for changes to the density in areas that are not consistent with the rest of the community particular to areas that zoned for significantly higher or lower density than the adjacent neighborhoods?
5. Do you support the board advocating to have the oversight of local drainage shifted from the federal level to the county level for the purpose of pursuing solutions here locally in Arizona?
6. Are you interested in serving on a strategic community planning sub-committee?
7. Are there additional topics for review that you would like to see addressed within the strategic community plan? If so, please specify.