

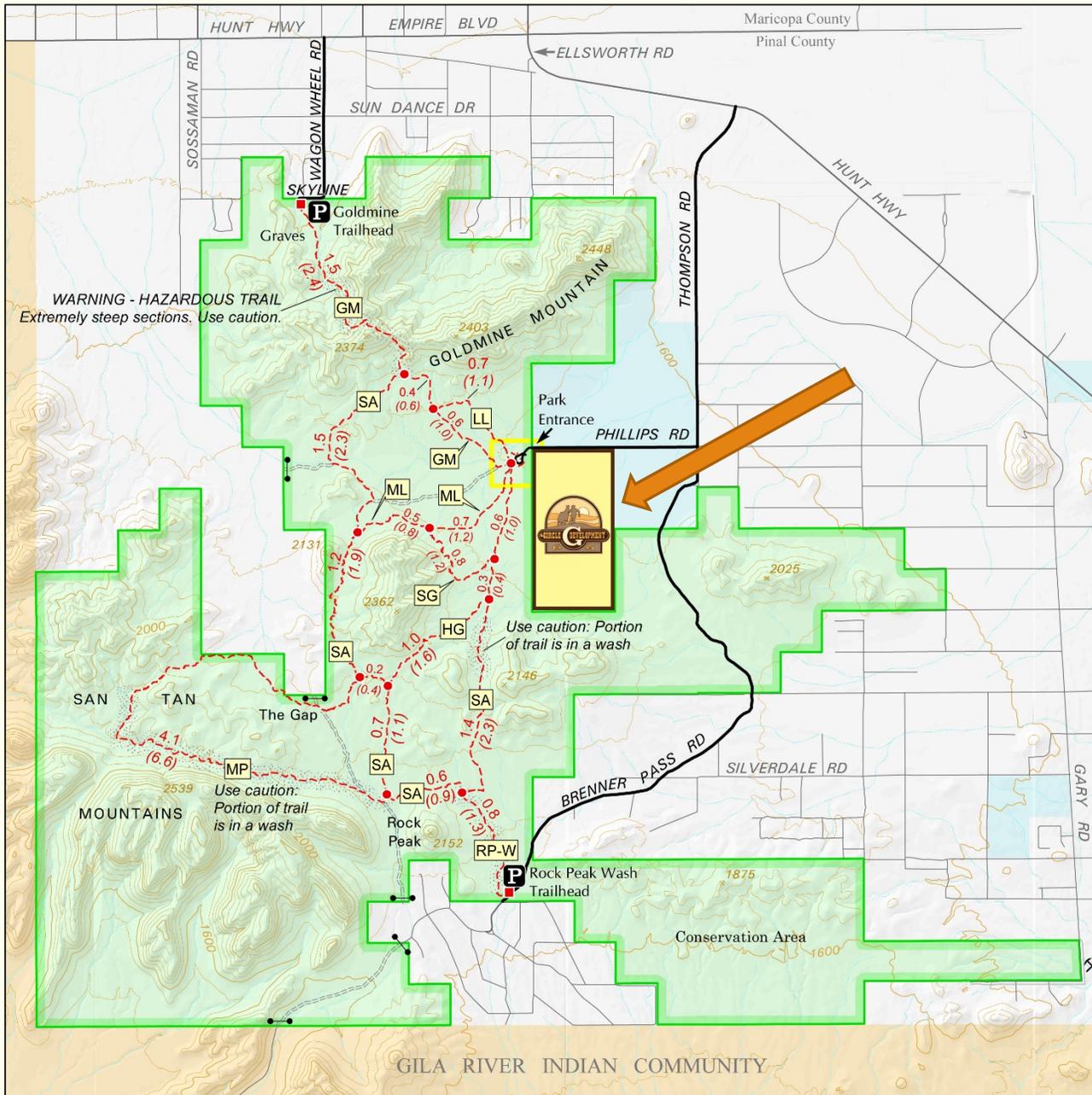
Circle G at the San Tans



Jason Barney – 480-818-2000 – jason@circleg.com



San Tan Mountain Regional Park



Circle G at the San Tans

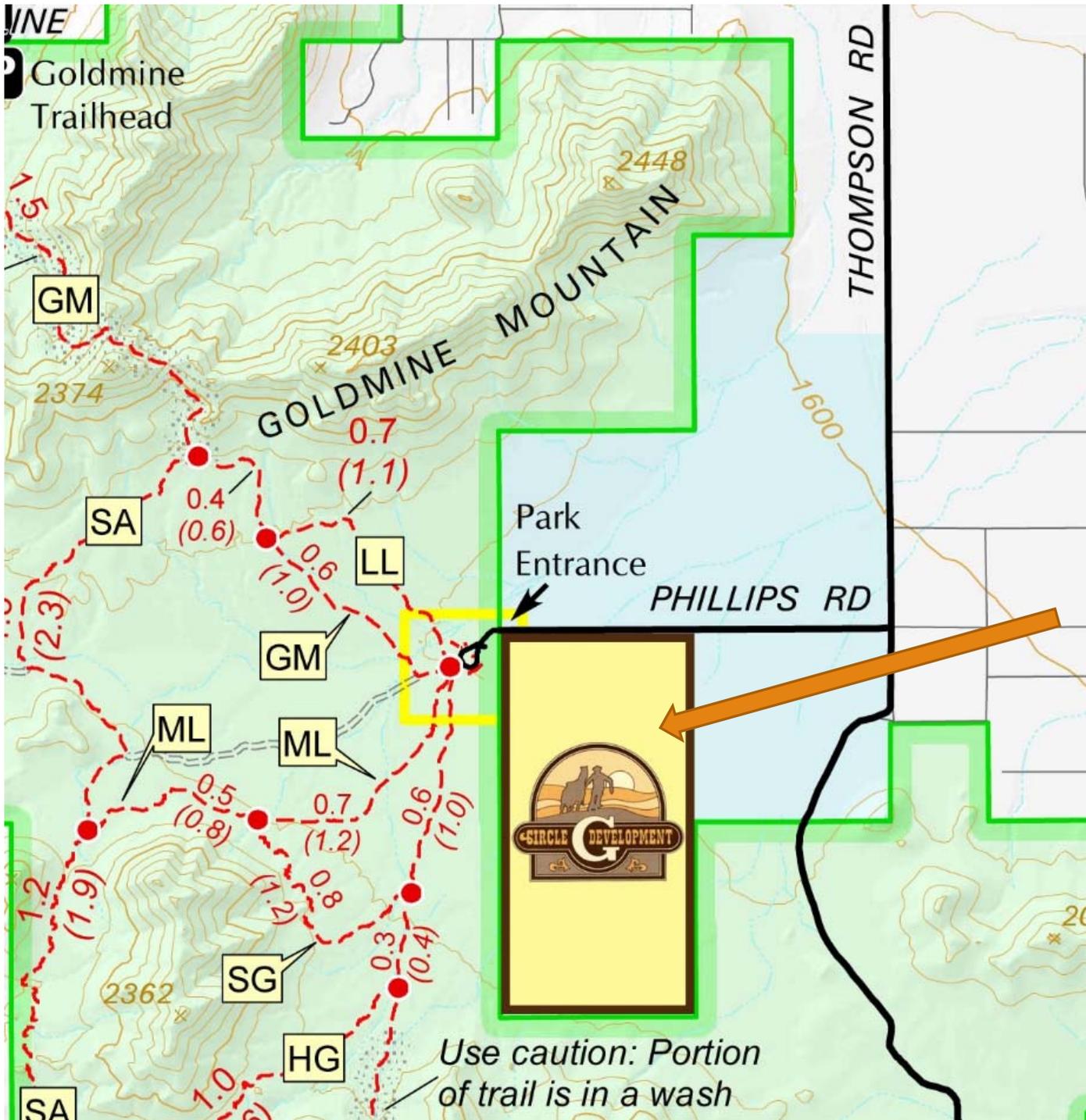
320 Acres

Half Mile West of Thompson

South Side of Phillips

Immediately East of San Tan Regional Park Entrance





Circle G at the San Tans

320 Acres

Half Mile West of Thompson

South Side of Phillips

Immediately East of San Tan Regional Park Entrance



REAL ESTATE DEVELOPMENT

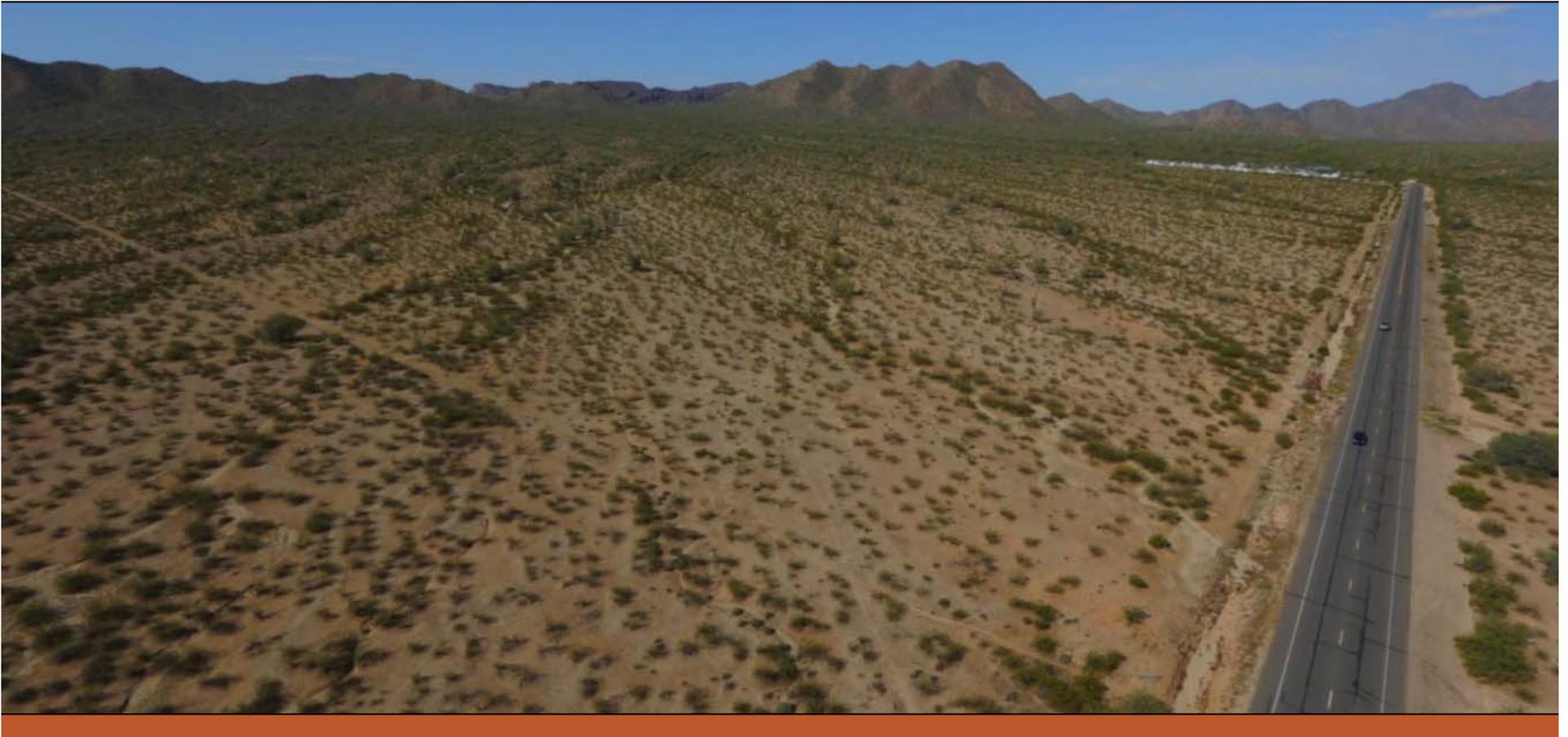
History of Circle G

- 40 Years Old Family Business
- Custom Home Neighborhoods
- Master Planned Communities (Val Vista Lakes, Etc.)
- Regional Commercial, Office Parks, Industrial Projects
- Six Generations in East Valley. Generational Stewardship.



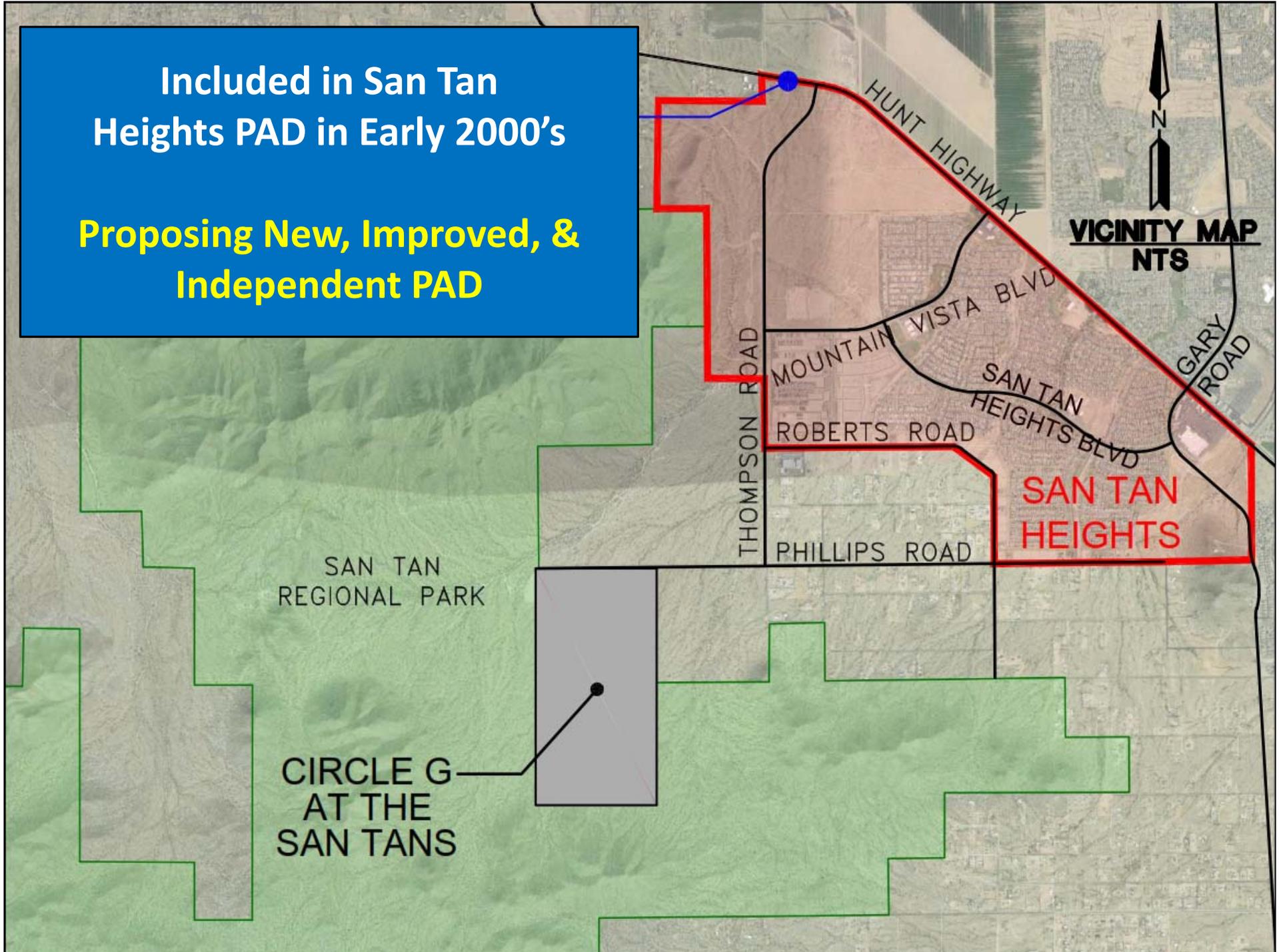
Site History

- Site Purchased in the Late 1990's
- Helped build Phillips Road to create access to the San Tan Regional Park.



Included in San Tan Heights PAD in Early 2000's

Proposing New, Improved, & Independent PAD



Simple Question....



Could a new plan be BETTER than the existing one?

Simple Question....



Could a new plan protect the San Tan Regional Park
BETTER than the old one?

Simple Question....

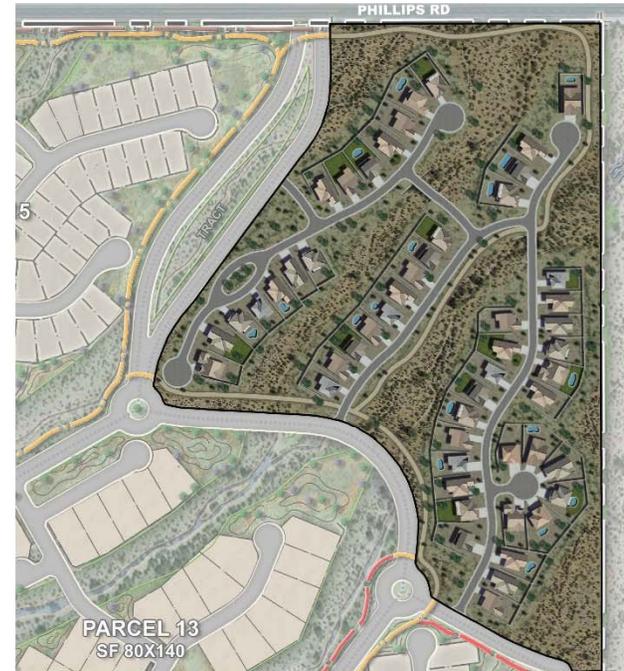


Could a new plan protect the natural desert, vegetation, washes, wildlife and habitat **BETTER** than the old one?

Simple Question....



**Conventional
Development**



**Soft
Development**

Could a new plan introduce **BETTER** and **SOFTER** design than the old one?

Simple Question....



Could a new plan make a **BETTER** community and **ATTRACT ALL** types of families, young and old?

Yes! A new plan CAN be BETTER!

- More Natural
- More Open Space
- More Connectivity (Wildlife, Desert, Trails)
- Softer
 - Much more ecologically soft design and development.
 - Bigger buffers along washes, park, and Phillips
 - Preserve hillsides.
- More thoughtful architectural and landscaping guidelines that much more effectively preserve natural conditions.
- More support and protection for the San Tan Regional Park
- More Diverse Product and Residents (Not just expensive homes)



Designed by Stake Holder Dialog



BETTER design guidelines came from lots of dialog.

Design Criteria

- Guided by Extensive and Continued Community Discussion
- Special, Unique Place
- Existing Land Form and Natural Drainage is Primary Design Driver
- Protect San Tan Regional Park
- Strong Community Attitude of **“This is OUR Park”**
- Sonoran Desert
 - Respect and Blend!
 - Preserve and Protect Natural Conditions:
Washes, Terrain, Vegetation, Wildlife, Riparian, Views
- Blend Into Natural Environment
 - Architecture blend into and compliment natural conditions.
 - Entry monumentation and landscaping understated and natural.
 - Predominant use of native plants and materials.
 - High quality design and development.
- **Stewardship driven development.**

Design Criteria

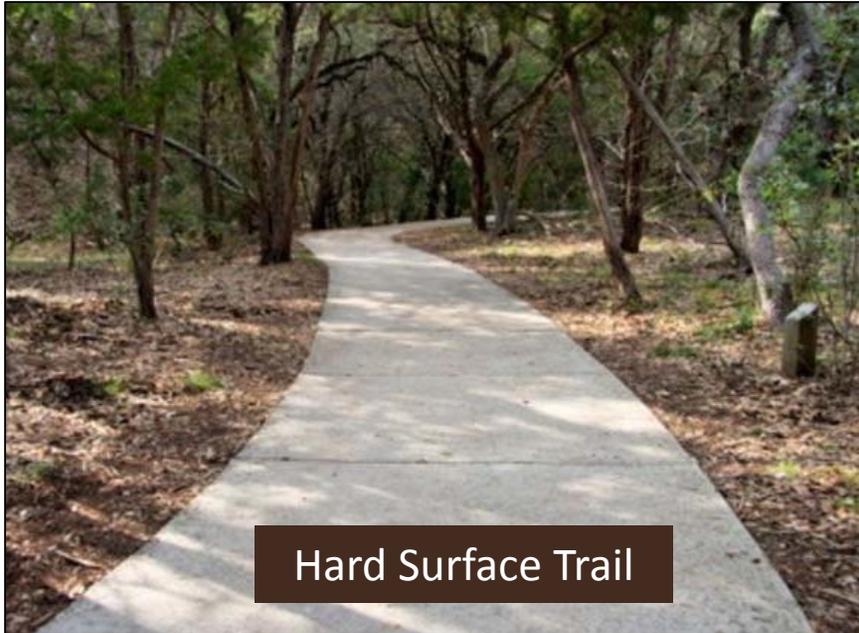


The Park IS the Amenity. Protect the Park!

Design Criteria

- Open Space is Critical!
 - **Approximately 40% open space.** 15% is typical.
- Soft Edges
 - **Huge setbacks along Phillips Road, the park, and washes.**
 - **Significant variation and breakup of lot lines.**
 - No long linear rows of houses.
 - One story home limitations on the perimeter.
 - Soft edges along park borders.
 - View fencing to protect the park and other critical view corridors.
 - Buffered transition along all property boundaries.
- Residents become stewards of the park.
 - Buyers will pay more to be here because of the park and the surrounding natural beauty.
 - Sense of “ownership”.
 - Include annual park membership in HOA dues.

Design Criteria



Hard Surface Trail



Soft Natural Trail

Trails and Open Space. Soft Impact.



Design Criteria

- Soft Touch Approach to Development
- **Preservation** of natural features.
- Minimize non-native vegetation.
- **No large scale mass grading.**
 - Avoid as much as possible disturbance of existing conditions.
- Soft impact, low profile street design.
 - **(Still wide enough for street parking, but narrow enough to lessen the visual and environmental impact.)**
- Non-disturbance building envelopes around housing pockets and on the larger lots.
- Avoid artificial channelization.
- Avoid unnatural looking hardscapes.
- Consider impoundment or detention to create Riparian pockets.
- **Preserve, re-vegetate, or salvage native trees and cacti.**
- Re-vegetate with Sonoran and native plants areas disturbed during construction.
- Implement dark sky.
- **Preserve and connect wildlife corridors.**

Design Criteria



Preserve Washes, Natural Vegetation

Design Criteria

- Home buyers will be **paying a significant premium** for:
 - Living next to the San Tan Regional Park.
 - Surrounding Sonoran natural desert.
 - Extensive internal trail system and unique amenities.
 - Unique architecture that is specially designed to fit in to this location.
 - High quality home construction.

- Quality of home and surrounding design philosophy is more important than the size of home or lot.
 - High Quality Homes With a High End Feel
 - High quality architecture than blends in.
 - Muted natural colors, natural materials.
 - **Expand the open spaces and natural corridors while shrinking and condensing the pockets of housing.** Often referred to as clustering.

- Equestrian use next to park entrance.

Design Criteria



Nature IS the Amenity. Protect Nature!



Design Criteria

- Diversity of Residents, Lifestyle and Product Type
 - Wide range of product and price options.
- Product options available for all family sizes, ages, and multiple lifestyles.
 - From young families to estate homes to empty nesters.
 - Residents can upsize and downsize to multiple options within the same neighborhood.
 - Stay close to friends and family. Stay close to the park and neighborhood.
 - Grandparents can live by grandkids.
 - Cousins and siblings with differing housing needs can live close by.
 - Fosters a long term commitment to the neighborhood.
 - More diversity of residents and families is a more sustainable neighborhood.
- Not just one narrow product segment.
 - Limiting product to “large lot only” \$1M+ homes would be unaffordable for most families and would create a more stagnant resident mix.

Design Criteria



Simply Put: Protect and Preserve!



How do you put all that in a plan?

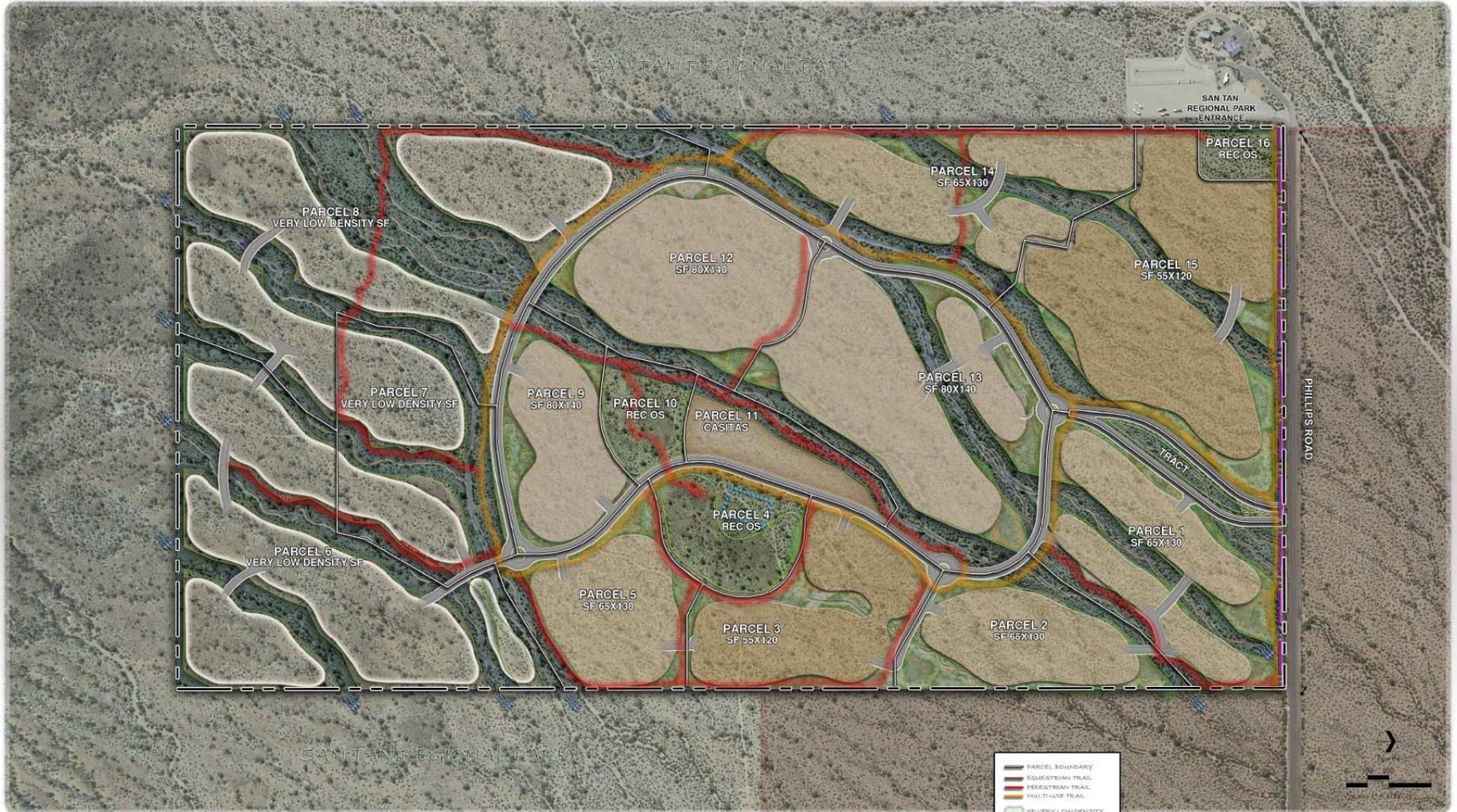


Design to the Land!

How do you put all that in a plan?

- Natural conditions and features are primary design drivers.
- NOT a mass grading “scrape a clean slate” kind of thinking.
- Build a **constraints map using terrain and washes** to define smaller development pockets. Carefully tuck development inside those pockets.
- Design road circulation in a way to both protect the natural assets as well as benefit from their natural beauty.
 - Softer road footprint.

Design to the Land!



CIRCLE Q AT THE SAN TANS

CONCEPTUAL LAND USE PLAN - 04F

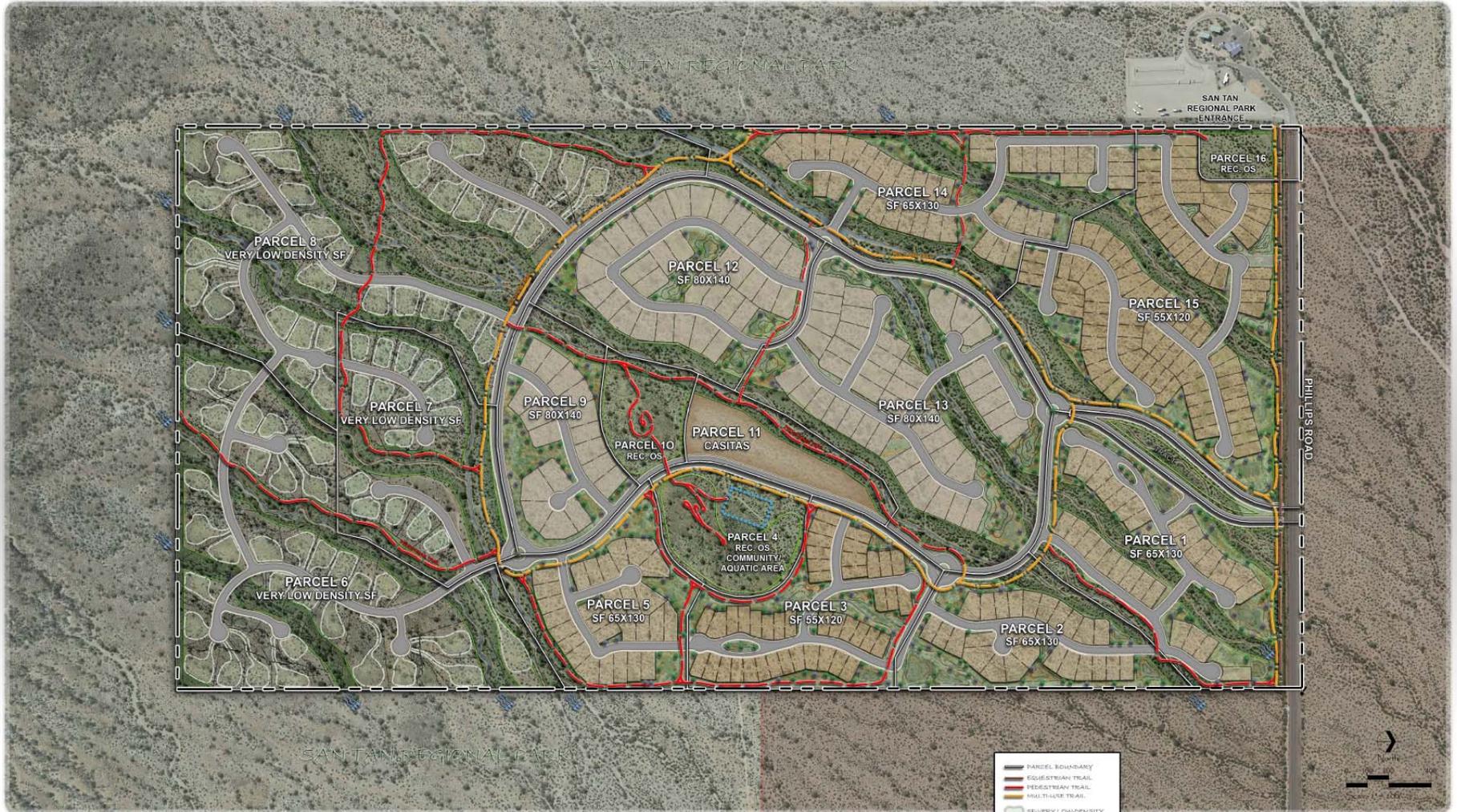


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Create development pockets inside of key natural features.

Soft Design and Edges Inside Pockets

- Carefully design inside the pockets with soft edges and a more natural flow.
 - Don't just "cram as much as you can" inside the pockets.
- Internal washes and natural features are an amenity and extension of the homes and lifestyle, not just an infrastructure nuisance to be absorbed as efficiently as possible.
- Soft edges on the entire perimeter.
 - Curves and undulating lot lines.
 - No long linear row of houses, especially along Phillips or next to San Tan Regional Park.
 - Break up homes on streetscape with washes and natural landscaping.
 - Natural blended colors.
 - Buffer ranges from 50' to over 200'.



CIRCLE Q AT THE SAN TANS

CONCEPTUAL SITE PLAN - 04F

	PARCEL BOUNDARY
	EQUESTRIAN TRAIL
	PROSPECTOR TRAIL
	MULTI-USE TRAIL
	SF-VERY LOW-DENSITY
	SF-65X140
	SF-65X130
	SF-55X120
	CASITAS
	OFFSITE DRAINAGE INTERCEPT
	APPROXIMATE NATURAL GREEN SPACE AREA



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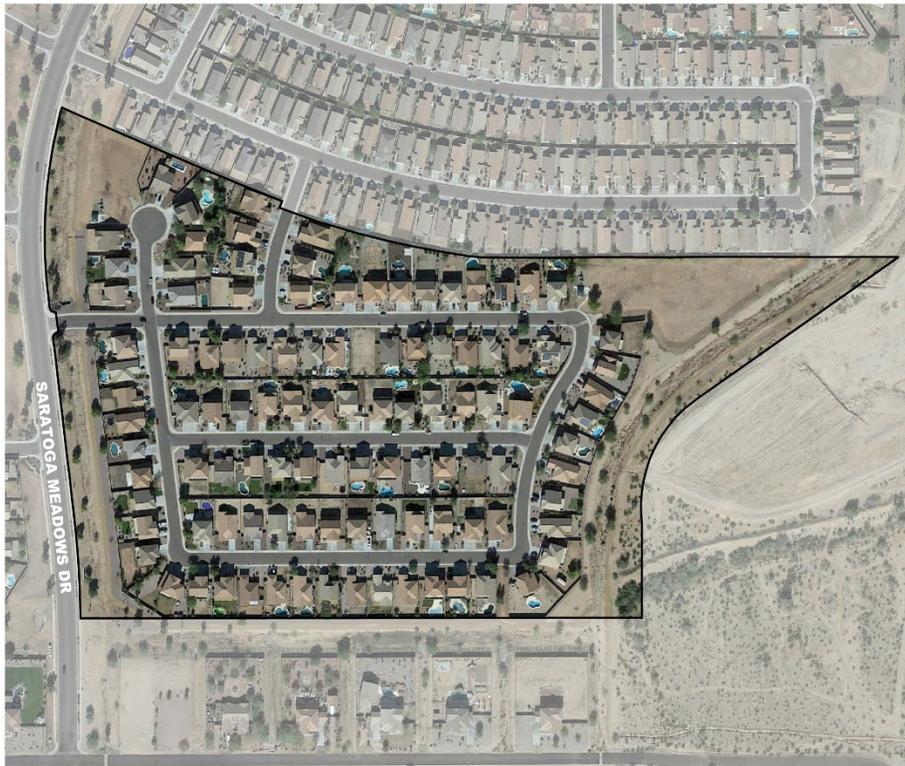
Carefully tuck lots inside the development pockets.

Design Matters More Than Density

- Not all density is created equal.
- Two lots of the same size in two different developments can have a radically different feel and impact based on design criteria.
- Conventional development maximizes efficiency of lot yield by double loading streets, using longer more linear grid-like configuration, and using standard open space requirements and buffers.
- This project propose a very unconventional approach:
 - As much as triple the standard open space.
 - Dramatically increased buffers.
 - Lots of single loaded streets.
 - Curvilinear design with lots of undulation on the edges.
 - Careful protection of natural features, washes, street views, and the park.
 - Very low density: Approximately 1.5 DU/AC compared to 2-3+ in more conventional development.
- *Note: This is an extreme style of development that would not be economically in most other locations in Pinal County. Circle G hopes to make up the significant increase in cost and lost efficiency by the upsell value of the natural surroundings and the proximity to the park.*

COMMUNITY COMPARISON

CONVENTIONAL DEVELOPMENT



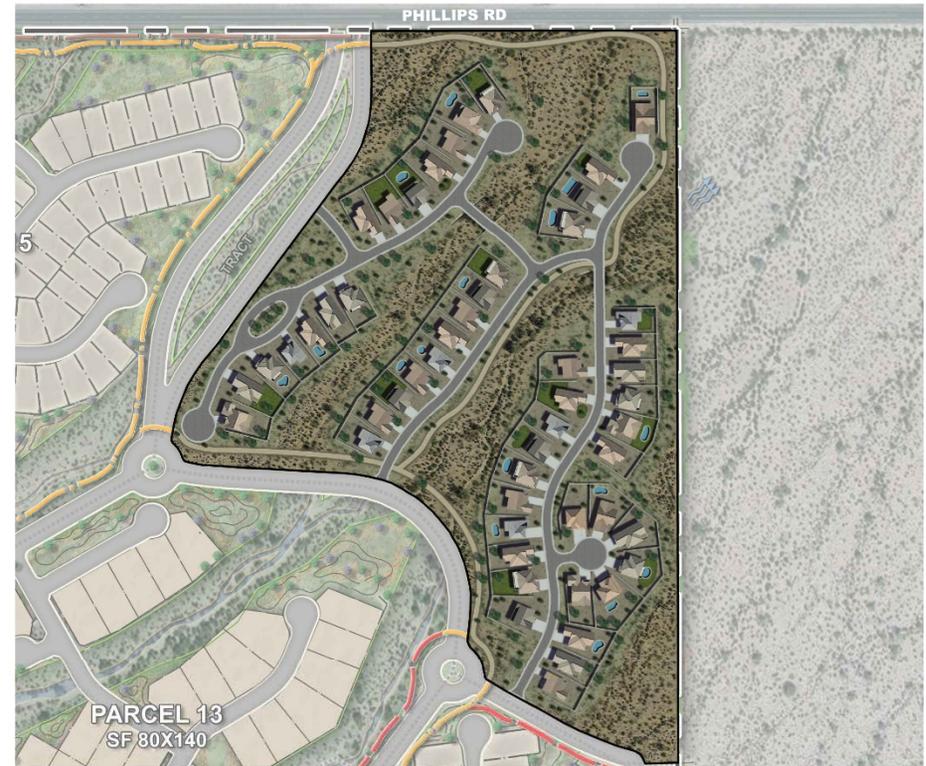
SAN TAN HEIGHTS, PARCEL A-8

65'X124'
108 LOTS
37 ACRES
2.9 UNITS/ACRE

Scale: 1" = 300'



SAN TAN 320 NEIGHBORHOOD



SAN TAN 320, PARCEL 1 & 2

65'X130'
52 LOTS
33 ACRES
1.6 UNITS/ACRE

Scale: 1" = 300'



SAN TAN 320

LOT COMPARISON, 65X130
EQUIVALENT PARCEL SIZE (APPROXIMATE)

DRAFT

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December, 2014

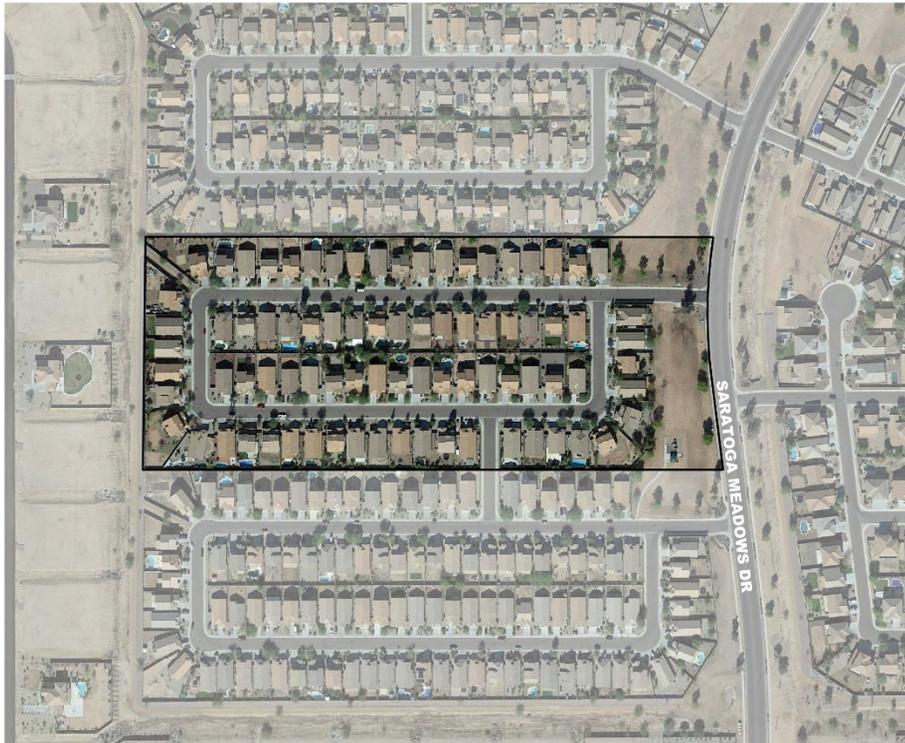
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©\2014\264\2014 - Civil & Property Development\264\2014\264\2014 - CIVIL\264\2014\264\2014 - LOT COMPARISON\264\2014\264\2014 - LOT COMPARISON 65X130.dwg 12/19/2014 9:44 PM

**Same lot size, much lower density,
much more open space, much lower impact.**

COMMUNITY COMPARISON

CONVENTIONAL DEVELOPMENT



SAN TAN HEIGHTS, PARCEL A-5

55'X120'
82 LOTS
19 ACRES
4.3 UNITS/ACRE

Scale: 1" = 300'



SAN TAN 320 NEIGHBORHOOD



SAN TAN 320, PARCEL 15

55'X120'
88 LOTS
33.5 ACRES
2.6 UNITS/ACRE

Scale: 1" = 300'



SAN TAN 320

LOT COMPARISON, 55X120'
EQUIVALENT NUMBER OF HOUSES (APPROXIMATE)

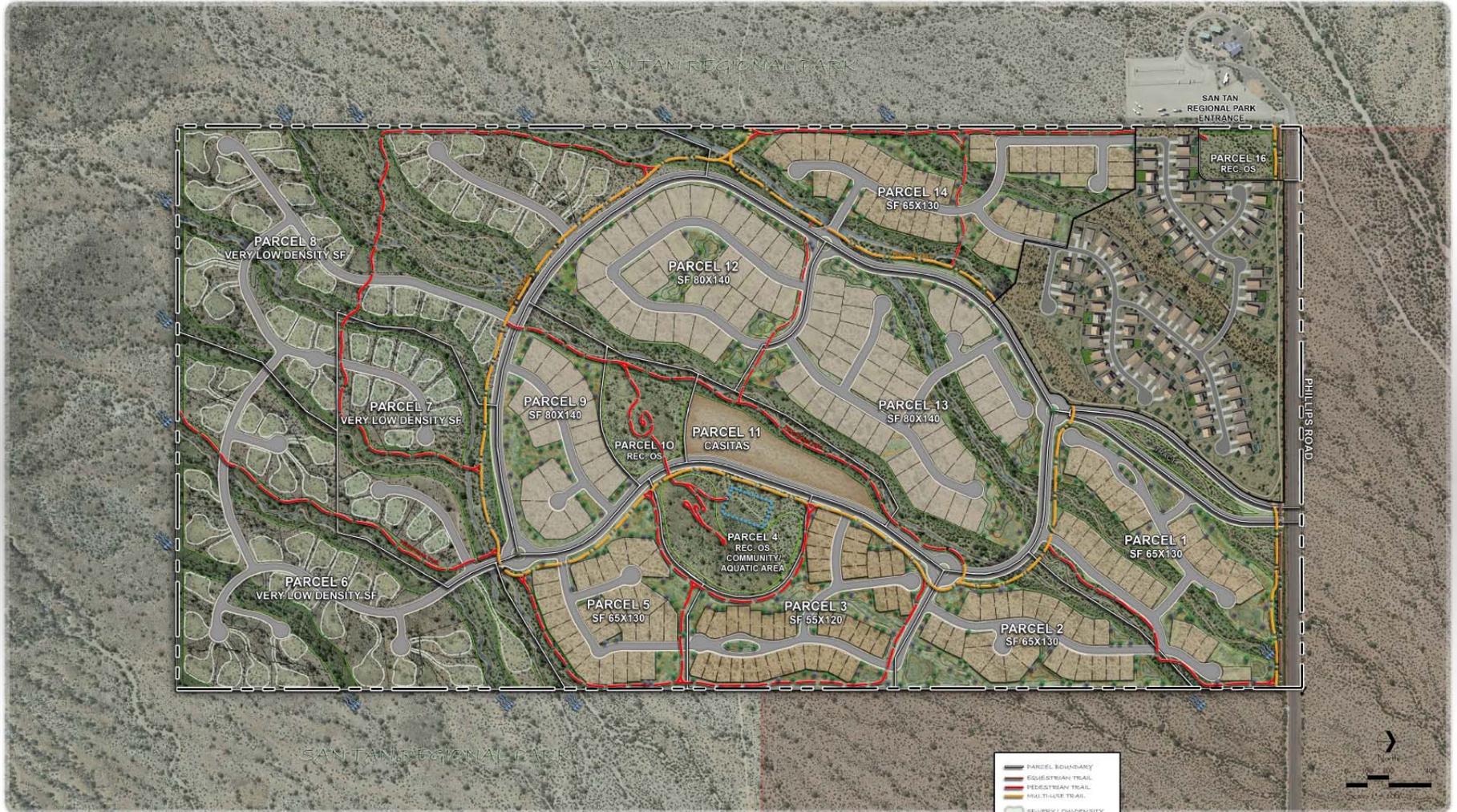
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OCTOBER, 2014

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**Same lot size, much lower density,
much more open space, much lower impact.**



CIRCLE Q AT THE SAN TANS

CONCEPTUAL SITE PLAN - 04F



Well designed “smaller” lots look and feel very differently than conventional.

DRAFT



SAN TAN 320
PHILLIPS ROAD EXISTING CONDITION



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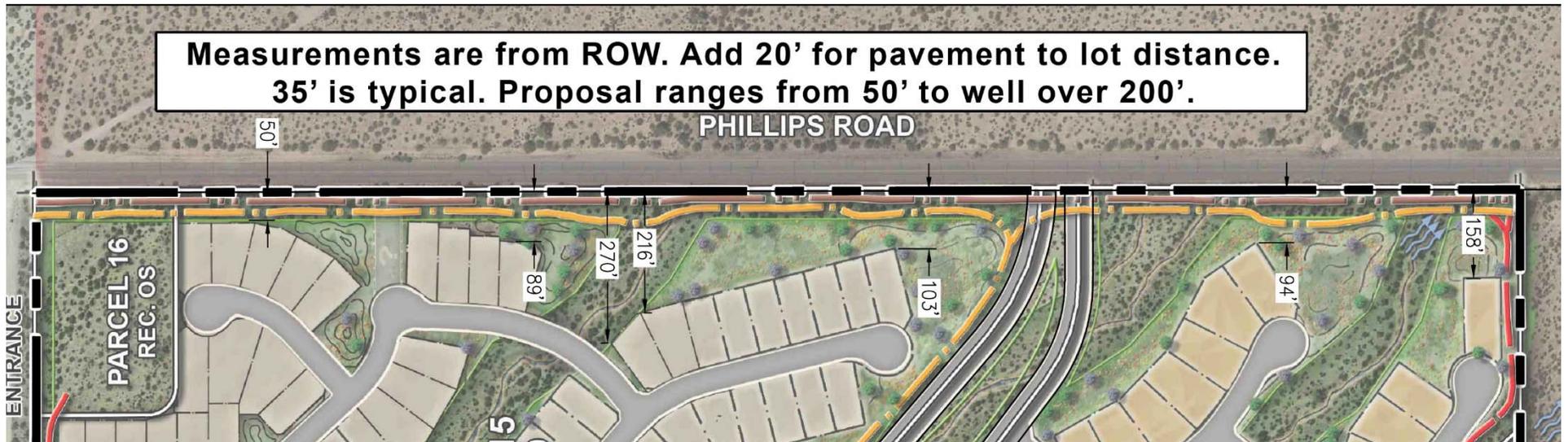


SAN TAN 320
PHILLIPS ROAD CONCEPTUAL PERSPECTIVE



HILGARTWILSON
JANUARY 2015

Large Setbacks & Soft Edges on Phillips



Very large setbacks from Phillips.
Staggering and undulation of lots to soften edges.

Superstion Area Land Trust

- “...when analyzed site specifically, as is the case for the Circle G at the San Tans project, cluster density can make a lot of sense. It can actually provide more open space and protect natural resources such as water, air quality, riparian habitat, natural flood control and biodiversity.”
- “Very Low Density Residential (0-1 du/ac) land use classification does not assure protection of natural resources.”:
- “Walled-off one acre lots and indiscriminate disruption or obliteration of washes and their associated riparian vegetation results in more harm to the health of the ecosystem than an environmentally smart plan using higher density clustering to protect these natural systems.”
- “we believe the Circle G At San Tans project sets a high standard of reference for development of sensitive lands and lands adjacent to protected open space...”

SALT and AZ Game & Fish

- “The Department recognizes the ecologically soft design elements incorporated into the Circle G design that include
 - increased open space,
 - preservation of natural features,
 - dark sky initiatives,
 - natural hydrologic features vs. hard modifications such as channelization,
 - minimization of non-native vegetation,
 - preservation and connection of wildlife corridors and condensed pockets of housing to provide clustering.”

- “Through this ecologically services sensitive design, protection of natural washes, increase in open space and clustering of low density houses, the ability for wildlife to move through the community would be increased.”

Casitas



- Low profile, low intensity.
 - Tucked into center of project.
- Simplified life style choice:
 - Lock it and leave it.
 - Low maintenance.
 - Wants to live here with smaller footprint.
 - Great option for young families up to seniors.
- Higher end feel.
 - Unique architecture that blends in.
 - Boutique homes with unique Sonoran desert architecture
 - Could be attached or detached.

Setting a High Standard

- Circle G is seeking to push the envelope for design standards in special locations.
- This type of development would NOT be economically viable in most locations in the region.
 - Not enough lots to amortize too much cost.
 - Too inefficient
 - Too much open space
 - Not enough yield
 - Caution: This style of development cannot widely adopted in Pinal County because of the cost. But this project can be used as a high bar reference.
- Circle G is betting on the upsell value of the park and the natural environment to overcome the economic gap.
- This sets a high standard of reference for other high desert projects like the 600+ acres of State Trust Land next door.

So...is the new plan BETTER?

➤ Current:

- Approved in a PAD for 239 estate lots.
- Limited design and preservation criteria.
- 15% open space.

➤ Proposed:

- Introduces significant “soft impact” design standards.
- Major increase in open space. Approximately 40% up from 15%.
- Locks in protection of natural washes.
- Locks in design standards for soft edges, landscaping, native vegetation, architecture, streetscapes, monumentation, view fencing.
- Creates concept of non-disturbance areas and building envelopes on larger lots.
- Prevents mass grading.
- Much more diverse product mix.
- Relatively low density. Approximately 1.5 DU/AC.

Circle G at the San Tans

Questions?

Jason Barney – 480-818-2000 – jason@circleg.com



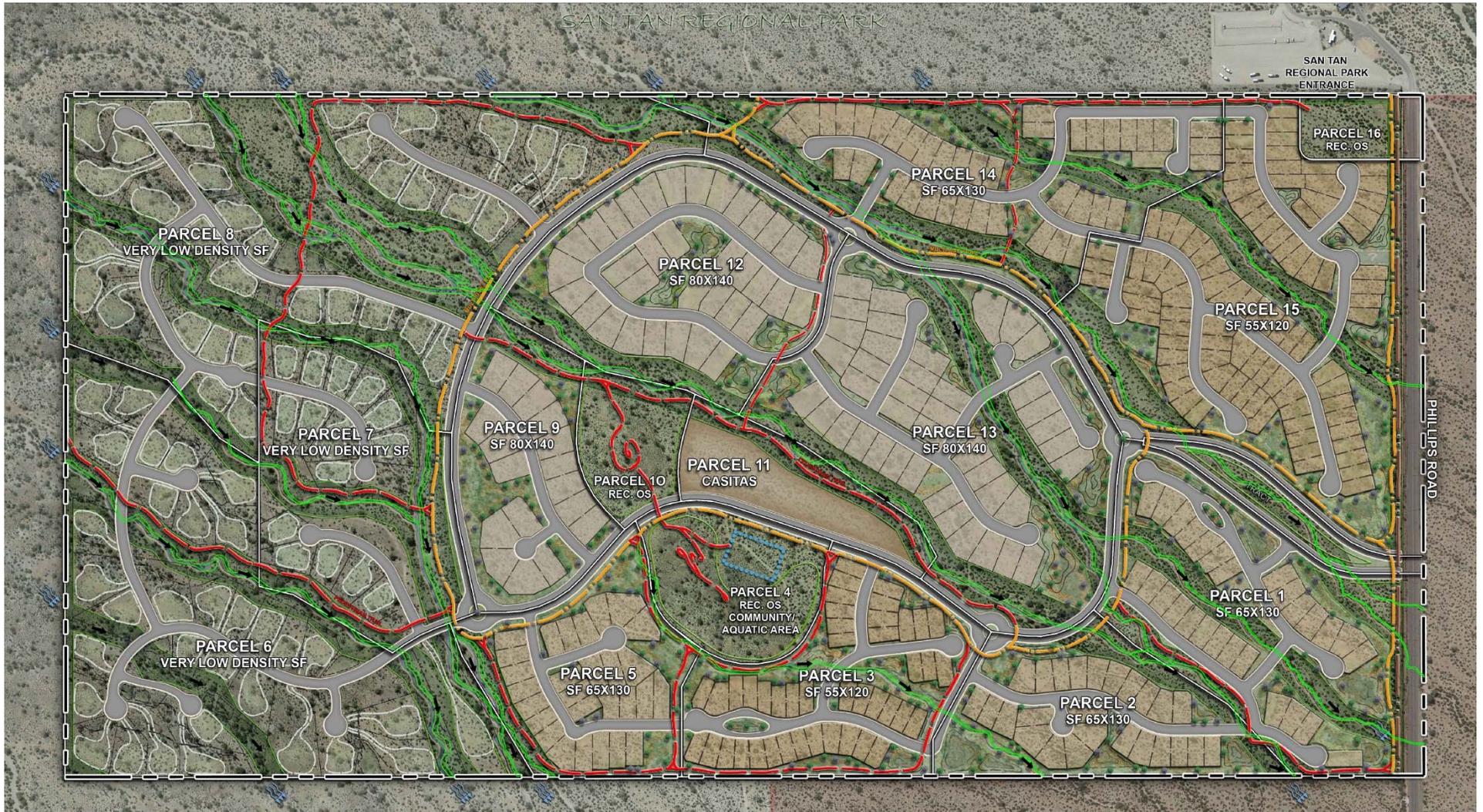
Circle G at the San Tans

Extra Slides As Needed

Jason Barney – 480-818-2000 – jason@circleg.com



Old Plan: Limited Restriction and Protection



Existing plan protections are in the 404 designations only (thin green lines).
New plan introduces large setbacks not only on washes, but park and Phillips.

Interior Road Width



Interior Road Width



No Hillside Disturbance



No Hillside Disturbance

