



## Beyond Windows and Walls

The right exterior décor can help enhance homeowners' outdoor lifestyles



## Historic Neighborhoods

Classic communities offer inspiration for today

# Front Porch

SPRING 2007



## Outdoor Lifestyles

Extending living beyond the front door





# The green life

## More planned communities opt for systems of parks and trails

By DEBRA GELBART

Living near a golf course was once considered a major community perk.

However, recent home-buying trends indicate that a different type of green may be more appealing.

A survey by the National Association of Home Builders found that 57 percent of nearly 3,000 respondents noted that walking and jogging trails are a very important community amenity. The same survey showed that 54 percent of respondents said park areas are a vital amenity.

Another survey, conducted by the Home Builders Association of St. Louis, found that respondents ranked their desire for trees nearly twice as high as that for golf courses and tennis courts.

### RESPONDING TO HOME BUYERS

In response to these shifting home-buying trends, Marley Park in Surprise is designed to have 15 inter-connected parks in its first two phases alone, but no community golf course.

“The active family lifestyle is well-suited to a parks and trail system,” says Dan Kelly, general manager of Marley Park. “Given the limited amount of free time families have, parks and trails offer parents and their kids an opportunity to reconnect with each other at the end of the day and on weekends.”

Heather Hammett and her husband, Anthony, have lived in Marley Park since December 2005. Attracted to the community’s emphasis on open space and greenery, they moved into their home on their son’s second birthday.



“... THE PARKS ARE CENTRAL TO NEIGHBORHOOD ACTIVITY ... (THEY) MAKE A HUGE DIFFERENCE IN THE QUALITY OF LIFE HERE.”

- Angela March, Marley Park Resident



“We had his birthday in the park right behind our house,” Hammett says. “It was great.”

Another park, called Discovery Park, is across the street from the Hammetts, and another still, the Arbor Park, is a four-minute walk from their house.

Angela March, also a Marley Park resident, believes that the neighborhood’s parks and trails give the development “a sense of community.”

“I love that the neighborhood is filled with parks that are all connected by trails,” she says. “Not only are there parks in the neighborhood, the parks are central to neighborhood activity.”

March, who is a Realtor®, says she and her fiancé prefer the system of parks to living near a golf course.

“These parks make a huge difference in the quality of life here,” she says.

“Looking out over all the grass in the three parks within three blocks of my house, I’ll see people walking their dogs and playing Frisbee, and it just makes me feel like I’m exactly where I’m supposed to be.”

### WHY WE LOVE GREEN

Developers are not the only people noticing this home-buying trend.

An Arizona State University researcher is examining whether greenery and grass help people in a neighborhood feel connected to each other.

Scott Yabiku, Ph.D., an assistant professor of sociology, conducted an experiment in which 24 homeowners in Mesa, Ariz. agreed to have their front landscaping designed in one of four ways. The homes were randomly assigned “all grass and shade trees”; “native desert vegetation”; “xeriscape” (low-water plants); or “oasis” (a combination of desert landscaping and a patch of grass). “We found the highest satisfaction with ‘all grass’ and ‘oasis’ landscaping,” Yabiku notes.



Preliminary findings from the study, funded by the National Science Foundation, also show that families with young children tend to prefer grassy yards, as do long-time Valley residents.

“People who’ve lived here for decades prefer grass lawns because that’s what they grew up with or are used to,” Yabiku says.





By DEBRA GELBART

Prospective homebuyers wonder how they can make sure their purchase will maintain its value or better still, grow in value. Real estate experts say there are specific elements that maximize your investment.

“History has shown that a well-built, well-maintained home in a thoughtfully

# Enduring legacy

For lasting value, look for homes and communities with special attributes

developed neighborhood will likely appreciate over time,” says Dan Kelly, general manager of Marley Park. Specifically, he says, to ensure that your home retains its value, make sure to look for:

- **A home with authentic architecture** “True Spanish or Monterey architecture, for example, is enduring,” Kelly says. “Authentic detailing and high-quality materials used in construction help a home appreciate in value. Builders understand the value of offering authentic architecture.”
- **Thoughtful land planning within the development** This means that the allocation of space is based on quality of life considerations,

not on how many units can fit on an acre.

- **A strong sense of community among homeowners** A number of elements promote neighborly interaction. These might include thoughtful land plans that provide natural gathering areas for residents, architectural features such as front porches, and community associations that foster engaging resident activities.
- **Desirable amenities** “Neighborhood parks are integral to a homeowner-focused land plan,” Kelly says. “A retention basin with a small play area probably won’t get much use, but a park with plenty of playground equipment, flower gardens and opportunities for recreation and

sports will become a vital part of a community.” A study by the Center for Rural Massachusetts found that homes with access to community green space appreciate more than homes without that access, even when there is a significant reduction in lot size.

- **An attractive, interesting physical setting** Pedestrian-friendly street design, including tree-lined streets; amenities within a 10-minute walk to home or work; an interconnected system of green areas or parks; a range of housing types, sizes and prices in proximity to each other; and emphasis on aesthetics and human comfort, create a sense of place and nourish the spirit.

## COMMUNITY EVENTS

**April 3 – May 14, 2007**

### Glendale's Spring Art Show

Hosted by the Glendale Arts Council, this annual event held at the Sahuaro Ranch Park Historical Area showcases a variety of works from local artists. More information: [www.glendaleaz.com](http://www.glendaleaz.com)

**April 28, 2007**

### Ballet Arizona Spring Showcase

Ballet Arizona will showcase 30 dancers at the Willow Canyon High School in Surprise. The performance is presented by the West Valley Arts Council. More information: [www.wvfac.org](http://www.wvfac.org)

**June 9, 2007**

### How To ... By The Home Depot

Enjoy an afternoon at Marley Park with The Home Depot. Learn do-it-yourself home improvements, including installing dimmer switches, wiring for a ceiling fan, painting techniques and much more. More information: [www.MarleyParkFrontPorch.com](http://www.MarleyParkFrontPorch.com)

**June 18 – July 27, 2007**

### Summer Art Workshop

Held at the Heard Museum West in Surprise, children and teens can experience a variety of Native American artwork, including loom beading, printmaking and sand painting. More information: [www.heard.org](http://www.heard.org)

**July 2007**

### Glendale's Youth Summer Art Camp

Children and teens can explore a wide range of artistic mediums at this free four-day workshop at the Historic Sahuaro Ranch. Workshops will be available on a first-come, first-served basis. More information: [www.glendaleaz.com](http://www.glendaleaz.com)



MAP NOT TO SCALE

**July 4, 2007**

### Annual July 4<sup>th</sup> Celebration

In addition to a 20-minute firework display, this celebration in Surprise will include live music, food and plenty of family fun. More information: [www.surpriseaz.com](http://www.surpriseaz.com)

### Hometown Fourth of July Celebration

Sponsored by SRP, this annual event in Glendale harkens back to old-fashioned hometown Fourth of July picnics. More information: [www.glendaleaz.com](http://www.glendaleaz.com)

### All American Festival

Held at the Peoria Sports Complex, this Fourth of July celebration will include free games and rides, a Kid Zone and two entertainment stages. More information: [www.peoriaaz.com](http://www.peoriaaz.com)

## HISTORIC NEIGHBORHOODS:

# Classic communities offer

By ELIZABETH A. LAWSON

**T**ree-lined streets with children riding their bicycles. Classically designed homes, each unique from the next. A true sense of community where neighbors know one another.

These inviting images are just a few of the characteristics of a neo-traditional community.

### FUNDAMENTALS OF NEO-TRADITIONAL

Neo-traditional design harkens back to simpler times, with communities reminiscent of 18<sup>th</sup>- and 19<sup>th</sup>-century American and European towns.

Neighborhoods built pre-World War II provided more compact communities designed for walking or bicycling with consideration for cars.

### EMBRACING THE TREND

Marley Park in Surprise embraces elements of a neo-traditional community, recognizing the need to plan a community and not just structures.

DMB Associates, along with the City of Surprise, planners and some of the Valley's premier homebuilders, worked together to create Marley Park. The developers envisioned Marley Park to stand side-by-side with some of the country's most beloved enclaves.

When the group sat down to design Marley Park, they thought about the neighborhoods that inspired them – the Cherry Creek area in Denver, the Queen Anne neighborhood in Old Pasadena and the Encanto-Palmcroft and Willo historic districts in Phoenix.

"Those neighborhoods have lived well," notes Ron Krater, a principal urban planner at JZMK Partners, which worked with DMB to craft Marley Park.

"WE DESIGNED THE MULTI-PURPOSE SPACE FIRST. IN A TRADITIONAL COMMUNITY, THIS IS THE 'LEFTOVER' SPACE – NOT IN MARLEY PARK."

–Ron Krater,  
Principal Urban Planner, JZMK Partners



## THE FIVE FUNDAMENTALS OF NEO-TRADITIONAL DESIGN

### Basic layout

Neo-traditional calls for an interconnected grid of streets and sidewalks. Like a bubble diagram, neighborhoods should overlap at their edges to form larger developed areas interconnected by streets, public transit and bike paths.



### Homes

Neo-traditional homes are closer to the street, with garages located near the back or side of the home and front porches and courtyards featured to promote front-of-house living. There also is a broad diversity of mixed-use buildings – schools, residential and commercial.



# er inspiration for today



"THE DEVELOPERS ENVISIONED MARLEY PARK TO STAND SIDE-BY-SIDE WITH SOME OF THE COUNTRY'S MOST BELOVED ENCLAVES."

The community design group concluded that the bones of the older neighborhoods were better than many newer communities. They agreed that Marley Park would fully embrace neo-traditional design.

## INTERCONNECTED LIVING

While developing Marley Park, DMB set out to design a community that offered its residents a diverse mix of architecture and landscaping.

"The greatest neighborhoods have homes that are different from the next," says Brent Herrington, vice president of DMB. "It doesn't cost more to vary paint colors, and parks don't have to be in a perfect rectangle."

DMB composed its master plan with five builders –Ashton Woods Homes, Element Homes, Engle Homes, Randall Martin Home and Scott Communities – to develop a series of themes and housing types. Large and small lots

are mixed in with cluster homes.

One of DMB's requirements for builders was to incorporate an outdoor space for residents. Each builder needed to add a front porch, courtyard or balcony to its designs.

The goal was to create an "active" streetscape incorporating ramadas, playgrounds, themed parks and open space, along with the homes.

"We designed the multi-purpose space first," said Krater. "In a traditional community, this is the 'leftover' space – not in Marley Park."

Developers of the master plan are proud of the Arbor Walk, a network of interconnected tree-lined trails that links the community's neighborhood parks, each of which reflect a different theme.

"Above all, we wanted to create neighborhoods that have spontaneous interaction between neighbors," says Herrington.

## Rear lanes and alleys

Neo-traditional design tackles traffic and parking issues of traditional neighborhoods by designing homes with rear lanes or alleys. Alleys also promote front porches and courtyards. Fewer driveways mean larger home sites and more space for on-street parking.

## Circulation

Traffic-calming devices designed to promote pedestrian circulation are tapered four-way intersections, wider sidewalks and narrower streets. Congestion and speeds are reduced in neo-traditional communities. The minimum neo-traditional neighborhood speeds are 15 to 20 mph versus 25 to 35 mph.



## Landscaping

In traditional communities, the size and location of trees and other plants are strictly regulated – some even prohibit them near the street. In neo-traditional design, landscaping adds a buffer between the street and the sidewalk; the trees provide shade and lower the sidewalk temperature.

# Beyond windows and walls

Outdoor décor becomes vital as lifestyles flow from inside to out

By KATHY KING

**A**h, the great outdoors. It's what has enticed so many out-of-towners to settle in Arizona. Newcomers join native Arizonans in enjoying year-round outdoor lifestyles. And like interior design, exterior décor can transform open spaces from ordinary to extraordinary.

## STYLES

Trevor Barger, land planner and owner of Scottsdale-based *Espiritu Loci*, assists clients in enhancing their outdoor areas. He begins at the street and works his way toward the backyard. And he makes sure to follow the first rule of great outdoor décor: "Know the style of your home," Barger advises.

For instance, Spanish and Monterey homes feature arched windows and other curved characteristics. Traditional and Craftsman homes are composed of linear elements. Soft, flowing lines blend well with curved shapes in Mediterranean décor, and straight lines coordinate with linear features in Contemporary styles.

So, when planning outdoor spaces, all elements – including plants and trees, walkways and privacy walls, courtyards and patios, furniture and accessories, pools and fountains, barbecues and fireplaces, even flower pots and light fixtures – should complement your home's style.

## TRANSITIONS

Every home has four transitional spaces that take you from the street to the front door, from public to private. Public spaces, like the street and



sidewalk, should gradually progress toward the home's semi-public space – the front yard – then to its semi-private space – the front porch or courtyard, hedgerow or landscape wall. The private space is inside the front door.

From the street to the front door, low-to-high plantings smooth those transitions. Hedges along a sidewalk should be knee-high, and shrubs along the porch or foundation should be knee- to waist-high.

"You want the house to look as if it rose from the ground, not crashed into it," explains Barger.

## ACCENTS

The accent colors you choose for your outdoor décor can be determined by the exterior paint tones of your home. Cool, olive or blue tones can be highlighted with yellow, white and purple. Warm, earth tones liven up with yellow, red or orange.

Choosing the right accent lighting for your home can add significant drama. Soft, ambient up-lights dramatize trees and vines, while down-lights guide guests along pathways. Dimmer switches can make outdoor seating areas comfortable for reading or

for sipping a glass of wine.

And when selecting patio furniture, pieces should be sturdy and in scale with the space you are decorating.

"Don't skimp," advises Barger. "The furniture should also look suitable for indoors."

## PLANNING

Marley Park, a DMB community, was designed as a "connected community," encouraging residents to interact. And home builders have developed plans specifically to facilitate that interaction, offering residents ideal

# Creative container planting

Use as transitions or accents throughout for the finishing touch



access to kitchens and dining rooms eases entertaining.

“Dinner parties flow from room to room, and outside,” says Perjeah Dhevun, director of sales and marketing for Randall Martin Home. “It’s a great lifestyle.”

## ENJOYMENT

For seven years, Ricky and Julie Parker missed their neighborly California lifestyle. When the couple moved to Marley Park in July 2006, they reconnected with that lifestyle thanks to the community’s family-oriented feel.

And their 11,000-square-foot lot has allowed them to add several outdoor features to their Craftsman home that invite neighborly interaction.

Guests are drawn toward their front porch, first with purple and yellow lantana against the green lawn, and then with flowering shrubs against the house.

The backyard features a pool and spa, a putting green and a grill area with installed umbrellas and nearby seating. The flagstone and granite underfoot

are softened by date palms, ficus trees,

yellow bells and red hibiscus. And a high-top table and chair set under the covered patio acts as the bar.

Julie notes that the design of her family’s home effectively brings the outdoors in, and draws those inside, out. “It’s nice to have a front porch,” she says. “We see kids playing in their yards, and we know our neighbors. At Marley Park, I’m in my own element. It feels like my community.”

Container planting can resolve landscape dilemmas or define outdoor spaces. Barger explains that pots of various sizes can control growth while accenting areas.

They can dress up a front door, fill a corner or end a hedgerow. Clustered pots of varied heights can transition a low-to-high formation. Add a couple of small, red or blue pots for a punch of color against a backdrop of terra cotta.

And don’t be afraid to use large pots. You can add a row of smaller pots around the base to transition downward.

“Go for abundance,” Barger says. “You want to achieve a substantial, permanent, lush look.”

In addition to size, be generous when watering.

“Potted plants do require more water than in-ground ones,” says Barger. “So they should be on a separate water valve.”

However, some plants, like agave, verbena and ruellia, myrtle and rosemary, are more drought-resistant.

Container planting requires special prep work. When placing an oversized pot on concrete, Barger recommends first positioning a few red bricks under the pot to “float” it.

You then should draw the water tubing through a small PVC pipe and run it up through the drain hole, still leaving enough room for overflow water to seep through. Then, line the pot with a vegetation barrier cloth to keep soil in and weeds out.

Add a layer of small rocks, then potting soil, and then the plants. The soil, fertilizer and water specifications should be followed per each plant’s recommendations. Tubing can be tucked away or painted to disguise.

—Kathy King



## Front Porch

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Some of the places where  
you feel most at home  
aren't always inside your home.



Get a sneak peek at resident life at Marley Park during the Welcome Series, monthly events designed specifically for Marley Park's future residents, offering valuable tips and demonstrations for healthy and happy living. To view the Welcome Series calendar of events visit [MarleyParkFrontPorch.com](http://MarleyParkFrontPorch.com).



Here, neighborhood parks act as natural living rooms and sidewalks are hallways connecting you with your neighbors. Marley Park offers you more choices all within a charming neighborhood setting. Tour our neighborhood of 21 model homes located West of Loop 101 on Reems Road between Waddell and Cactus, 623-466-8800. Broker participation welcome.

*Ashton Woods Homes · Element Homes · Engle Homes · Randall Martin Home · Scott Communities*



A PASSION FOR GREAT PLACES

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