



# City of Avondale

## Street Tree Master Plan

City of Avondale

# Street Tree Master Plan

# Acknowledgments

## City Council

Kenneth Weise: Mayor  
Frank Scott: Vice Mayor  
Jim McDonald: Council Member  
Stephanie Karlin: Council Member  
Charles Vierhout: Council Member  
David Iwanski: Council Member  
Brian Kilgore: Council Member

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Angela Cardone: Board Member  
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Shannon O'Bannon: Board Member  
Chad Smith: Board Member  
Tammy Wallace: Board Member

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Greg Beard: GIS Manager  
Stephen Erno: Code Enforcement Manager  
Paul Lopez: Engineering Plan Review Manager  
Chris Reams: Parks Recreation & Library Director  
Cindy Blackmore: Director of Public Works  
Ken Galica: Senior Planner  
Chris Hamilton: Project Manager

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## City Managers Office

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## Development and Engineering Services Department

Tracy Stevens: Director  
Christine Fanchi: Transportation Planner

**RESOLUTION NO. 3231-1214**

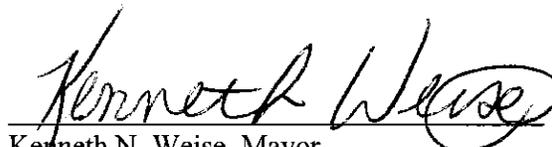
A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, ADOPTING THE CITY OF AVONDALE STREET TREE MASTER PLAN.

**BE IT RESOLVED** BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The City of Avondale Street Tree Master Plan is hereby adopted in substantially the form and substance attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

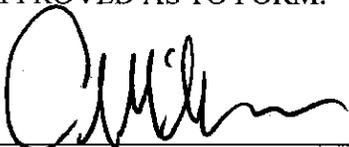
**PASSED AND ADOPTED** by the Council of the City of Avondale, December 1, 2014.

  
Kenneth N. Weise, Mayor

ATTEST:

  
Carmen Martinez, City Clerk

APPROVED AS TO FORM:

  
Andrew J. McGuire, City Attorney

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# Introduction

## 1) Importance of Street Tree Master Plan

Creating a unique sense of place for any community involves many factors, from the physical location to the emotions and perceptions people emit while in the space. An important factor is the level of connection people have with the community. The community's natural backdrop, cultural characteristics, and social interactions drive the connections' depth with the people who live, work and frequent the community.

A unified street tree program is another factor that can shape the image or perception of a community. The intentional and functional design of assembled row plantings with uniformly spaced trees provides an organized structure in the landscape. This better suits the environment as the design provides a sense of comfort, safety, and aesthetics in the road networks. It also supports the overall health of the tree species.

Street's primary functions are to serve as transportation and utility corridors. Street trees may be secondary, but are essential in bridging the gap from a street to a pedestrian friendly corridor that is safer, attractive, more livable and accessible to all users in the City. Avondale's City streets transport people, young and old, from home to work, school, and play. Street trees serve as a unifying thread that weaves through the urban fabric, forming and shaping the image of the community. Providing a street tree master plan is the first step to fulfilling these needs and creating a sense of place unique to Avondale. In order to succeed, the street tree master plan needs to select the best trees for the specified locations based on ordinances, zoning and guidelines, and implement with the best maintenance practices for them to prosper.

This document has been established to help guide the City and provide a strategy for future tree replacement, growth, and to determine the best practices to ensure consistency in street trees throughout the City as outlined in the objectives.

## 2) Benefits of Street Trees

Street trees are an urban element that can transform a City's streets by providing numerous environmental, aesthetic, cultural and economic benefits.

Environmental benefits of street tree planting include:

- Absorbing and storing carbon dioxide and discharge of oxygen;
- Moderating air temperatures through the interception of direct and reflected sun light and casting of shadows;
- Cleansing, purification, and conditioning the air;
- Controlling wind;
- Reducing storm-water run-off by intercepting rain, retaining storm-water on-site, absorbing the storm-water via their root systems, reducing soil erosion, and reducing storm-water velocities; and
- Providing habitats and food sources for urban wildlife.

Economic benefits of street tree planting include:

- Enhanced economic performance by improving aesthetics in areas of business and tourism – people tend to linger longer in tree-lined areas;
- Additional shaded areas reduce the urban heat island effect and energy consumption; and
- Higher property values for well-planted street areas adjacent to retail, apartments, and housing.

Social and psychological benefits of street tree plantings include:

- Support multi-modal transportation and healthy lifestyles;
- Calm traffic speeds;
- Unify community subdivisions;
- Strengthen characteristics of roadway corridors to define direction and advanced indication of circulation patterns;

- Define vehicular and pedestrian corridors;
- Strengthen the perceived and physical separation between vehicular and pedestrian areas;
- Deflect, reflect, and absorb traffic noise;
- Intercept bright lights from natural (sun) and human-made (streetlights) sources;
- Screen or block unpleasant objects adjacent to roadways;
- Provide a buffer for purposes of privacy;
- Enhance general aesthetics and attractiveness;
- Emphasize the location by way of advanced notice upon an entrance or intersection;
- Indicate or acknowledge the existence of an important land use;
- Improve shade conditions;
- Improve comfort and convenience of pedestrian use; and
- Create seasonal interest and natural beauty.

### 3) Historical Perspective

The City of Avondale is a diverse and changing City with strong agricultural ties. It is situated at the base of Estrella Mountain Regional Park and the confluence of the Gila and Agua Fria Rivers. These natural features and scenic views provide inspiration and connect the built environment to the surrounding natural environment. It is home to the initial survey point for the State of Arizona. The initial survey point, the intersection of the Base Line and Principal Meridian, is located east of the Phoenix International Raceway on Monument Hill. It serves as the point of reference for most of the public land surveys conducted in Arizona and is the basis for patents issued by the U.S. Government. At the base of Monument Hill is the approximately 198-acre Base and Meridian Wildlife Area located on the north bank of the Gila River.

The riparian habitat of the Base and Meridian (B&M) Wildlife Area stretches along the Gila River and the associated upland banks. The riparian habitat is home to Cottonwood, Willow, Salt Cedars, Desert Broom, and Mesquite trees. Many species of bird, fowl, mammal, and fish can be found in the wildlife area. The Audubon Society and BirdLife International recently designated the area as an Important Bird Area. Each year, the Tres Rios Nature Festival is held at the B&M Wildlife Area to celebrate the natural beauty, wildlife habitat and history of the Salt, Gila and Agua Fria Rivers.

Typical of small western towns, Avondale developed its eclectic, southwestern style based on elements that reflected its past including ranching, the railroad, and cotton farming industries. Avondale's role in the forming of the American West remains a source of community pride.

### 4) Current Urban Forest

The City of Avondale is 44.9 square miles and is home to over 2,800 trees located in the City's streets and parks, as shown on the Tree Coverage Map located on page 6 of this document. The key objective is to reach 25% tree canopy coverage by the year 2030, which will help counteract the effects of the Urban Heat Island. A study completed at Arizona State University in 2013 found, "with an increase in tree canopy cover from 10% to 25% trees will result in daytime cooling benefits of up to 3.6 °F" (Middel). "Trees are high-yield assets" (Tree and Shade Master Plan). "Trees have a documented return on investment (ROI) in Arizona of \$2.23 for every \$1.00 invested (Desert Southwest Community Tree Guide). This demonstrates the important role that trees have within the City's economy. This is why it is critical to manage and invest in the urban forest; the health of the urban forest is closely linked to the economic health of the City."

One of the most significant tree species seen throughout the City of Avondale is the Palo Verde. The Palo Verde was designated as the State Tree of Arizona in 1954. The Sonoran Desert is home to two species of Palo Verde, *Parkinsonia microphylla* (Little Leaf Palo Verde) and *Parkinsonia florida* (Blue Palo Verde). It is known for its drought tolerance, green bark, and its vibrant yellow flowers that bloom from spring into summer. These qualities have made the Palo Verde a

useful tree in numerous applications.

## 5) 2030 Vision

The City of Avondale will contain a sustainable urban forest consisting of a multi-aged diverse stand of tree species that are well adapted to Avondale's desert environment. Through the City's commitment to a properly maintained and healthy urban forest, as well as through its public education and tree awareness efforts, the City endeavors to continue to be recognized as a Tree City USA and which:

- Enhances the quality of life for both residents and visitors of the City through proper tree placement and species selection that promotes large shade canopies;
- Creates a healthy urban forest that benefits the City by contributing towards improving air and water quality, conserving energy, reducing noise pollution and beautifying the City, thus increasing property values, attracting visitors and businesses, and retaining residents;
- Identifies the selection of trees that provide large shade canopies and beautify Avondale's major corridors and gateway entry points. Selected trees will promote colorful entryways and identify a sense of community pride;
- Utilizes proper and cost-effective methods to properly maintain all public trees to the highest International Society of Arboriculture (ISA) standards practical;
- Utilizes the City's care of public trees to serve as an example to private property owners to the proper care and maintenance of their own trees, as a large portion of Avondale's urban forest resides on private property;
- Contributes to the design of a healthy, sustainable community that promotes walking, biking and other outdoor activities;
- Encourages residents to willingly and voluntarily preserve and protect trees under their stewardship, and where room is available, plant additional trees on private property; and

## 6) Key Objectives

The Street Tree Master Plan provides guiding principles for street tree planting, improvements, sustaining and maintaining existing street trees, and how to increase public awareness of the benefits provided. The key objectives are:

- Provide a street tree plan that unifies the community, creating a sense of arrival and place;
- Establish a street tree species palette best suited to the environmental conditions of Avondale;
- Enhance the character areas of the City using distinct street tree planting;
- Increase the number of trees, species and canopy coverage along Avondale's streets, creating pedestrian-friendly and walkable environments;
- Guide the maintenance and management of existing and new street trees to ensure they survive and thrive;
- Implement an incentive program for private property owners who plant trees on private property;
- Seek additional funding to further develop the City's urban forest; and
- Improve the use of color and variety of the street trees used along the City streets.
- Reach 25% tree coverage by the year 2030.

## 7) Who Will Use this Plan

The Street Tree Master Plan is intended for use by:

- City of Avondale Staff – as a guide for the instituting and management of street trees within the City's public domain;
- Landowners and developers – to assist in the selection and maintenance of tree species;
- Landscape contractors- to assist in maintaining a healthy tree canopy; and
- General public – to develop a better understanding of the desired street tree character.

## 8) Context – Character Areas

Six character areas were defined within the City of Avondale. With the help of City of Avondale staff, the City of Avondale General Plan and City of Avondale Specific Plans, the areas were defined as such:

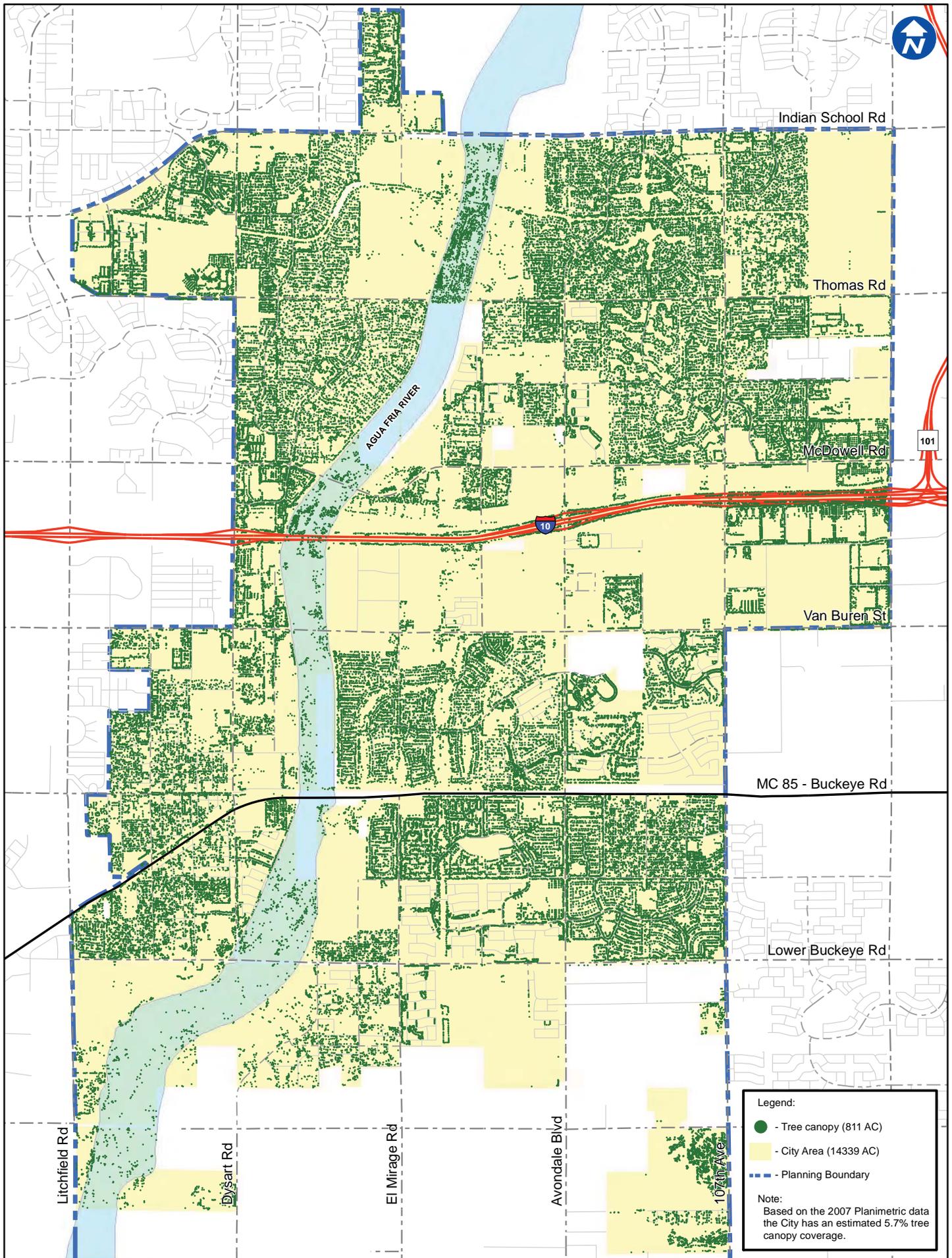
1. North Avondale Character Area
2. Freeway Character Area
3. Historic Avondale Character Area
4. City Center Character Area
5. Central Core Character Area
6. South Avondale Character Area

## 9) Definitions

- Apical buds: The terminal bud, or tip, of a stem of a main leader that maintains dominance. Removing the apical bud can promote lateral buds to grow.
- Approved Street Tree List: A list of street trees approved and accepted for planting in the City right-of-way by the City of Avondale.
- Arborist: A professional who possesses the technical competence through experience and related training to provide for or supervise the management of trees and other woody plants in the residential, commercial and public landscape.
- Branch: A secondary shoot or stem arising from one of the main axes (i.e., trunk or leader) of a tree or woody plant.
- Branch collar: Trunk tissue that forms around the base of a branch between the main stem and the branch or a branch and a lateral. As a branch decreases in vigor or begins to die, the branch collar becomes more pronounced.
- Branch bark ridge: Raised area of bark in the branch crotch that marks where the branch wood and trunk wood meet.
- Cambium: Dividing layer of cells that forms sapwood (xylem) to the inside and bark (phloem) to the outside.
- Certified Arborist: A tree care specialist designated as such by the International Society of Arboriculture.
- Climbing spurs: Sharp, pointed devices affixed to the climber's leg used to assist in climbing trees (also known as gaffs, hooks, spurs, spikes, climbers).
- Co-dominant: Two main branches that originate at the same point on the main trunk. These create a weak union that is more prone to failure than normal branch development.
- Compartmentalization: The process within woody plants of building cell walls around decay to prevent the spread.
- Crotch: The angle formed at the attachment between a branch and another branch, leader, or trunk of a woody plant.
- Crown: The leaves and branches of a tree or shrub; the upper portion of a tree from the lowest branch on the trunk to the top.
- Decay: Degradation of woody tissue caused by biological organisms.
- Epicormic branches: A branch that arises from latent or adventitious buds; also known as water sprouts, that occur on stems and branches and suckers that are produced from the base of trees. In older wood, epicormic shoots often result from se-

vere defoliation, excessive pruning, or topping.

- Girdling roots: Roots located above or below ground whose circular growth around the base of the trunk or over individual roots applies pressure to the bark area, ultimately restricting sap flow and trunk/root growth, frequently resulting in reduced vitality or stability of the plant.
- Heading: Cutting a currently growing or one-year-old shoot back to a bud, or cutting an older branch or stem back to a stub or lateral branch not sufficiently large enough to assume the terminal role. Heading should rarely be used on mature trees.
- Included bark: Bark enclosed between branches with narrow angles of attachment, forming a wedge between the branches.
- International Society of Arboriculture (ISA): An international non-profit organization that promotes the professional practice of arboriculture and fosters a greater worldwide awareness of the benefits of trees.
- Lateral: A branch or twig growing from a parent branch or stem.
- Natural Target Pruning: Utilizing natural markers on the tree to ensure pruning occurs without injuring the branch bark ridge or collar.
- Nodes: Point along a branch where leaf or lateral shoot growth originates. Just above a node is the correct place to make a pruning cut.
- Parent branch or stem: The tree trunk or a large limb from which lateral branches grow.
- Property Owner: The owner of real property.
- Public Property: Land owned in fee by the City or dedicated for public use.
- Topping: An inappropriate technique to reduce tree size that cuts through a stem more than two years old at an indiscriminant location.
- Tree City USA: A designation by the National Arbor Day Foundation that signifies a City's commitment to progressive urban forestry practices.
- Urban Forest: The sum total of trees growing within the urbanized area of the region.
- Wound: The opening that is created any time the tree's protective bark covering is penetrated, cut, or removed, injuring or destroying living tissue. Pruning a live branch creates a wound, even when the cut is properly made.



**Legend:**

- - Tree canopy (811 AC)
- City Area (14339 AC)
- Planning Boundary

**Note:**  
Based on the 2007 Planimetric data the City has an estimated 5.7% tree canopy coverage.

Prepared By: GIS Division of Information Technology - 6/11/2014

## Street Tree Methodology

The selection of a street tree is vital in setting the tone and theme for any streetscape design and can require a large economic commitment. With multiple variables influencing the selection process, ensuring the correct species is chosen for its particular location requires a comprehensive analysis of the site. This in-depth understanding takes into consideration the existing site conditions, relationship to surrounding neighborhoods, long term viability and associated maintenance of each tree species to produce an aesthetic and functional streetscape.

The primary and secondary street tree species were selected based on the tree's size and shape features, shade properties, and water and maintenance requirements. In addition to the physical characteristics of each tree species, another leading variable is the characteristics of the streets themselves and their capacity to host an adequate street tree program. The characteristics considered for each street when selecting the appropriate tree palette included, but were not limited to whether:

- The street maintains a level-to-moderate slope;
- Setbacks provide ample spacing to accommodate full maturity and growth without building, vehicular or pedestrian obstruction;
- Existing overhead or underground conflicts are present, such as power lines or waterlines; and
- Streets have existing constructed sidewalks and curbs.

Each specific species was selected based on its physical features and the street's available characteristics, which will result in an appealing and efficient streetscape that is integrated into the existing environment. In the end, the tree species were selected based on their ability to function in the current site conditions and their adaptability for future development.

No project is without potential constraints when selecting a street tree palette; each site has many different features to consider, with one crucial element being the species' size within their growing environments. For example, in areas with overhead power lines, the height of a species must be considered to alleviate potential maintenance and pruning costs, while also staying within utility compliance. Similarly, if a larger tree species is placed within a confined planting area, it may lead to conflicts with roads, sidewalks, walls and underground utilities; whereas a smaller species placed in ample space may produce gaps in shaded areas. These considerations went into the decision process for selecting each street tree species and recommendations for placement.

The planting of a streetscape incorporates art and science, with the best possible relationship between the above listed characteristics and the thorough analysis of the site conditions. The result is a street scene offering a shaded and connected environment that embraces walkability and the pedestrian experience. The selected species will create continuity throughout the City of Avondale by uniting the surrounding neighborhoods, creating a sense of place through a visually pleasing environment.

A two-part process was conducted in selection of the most suitable tree species for the existing site conditions and future development:

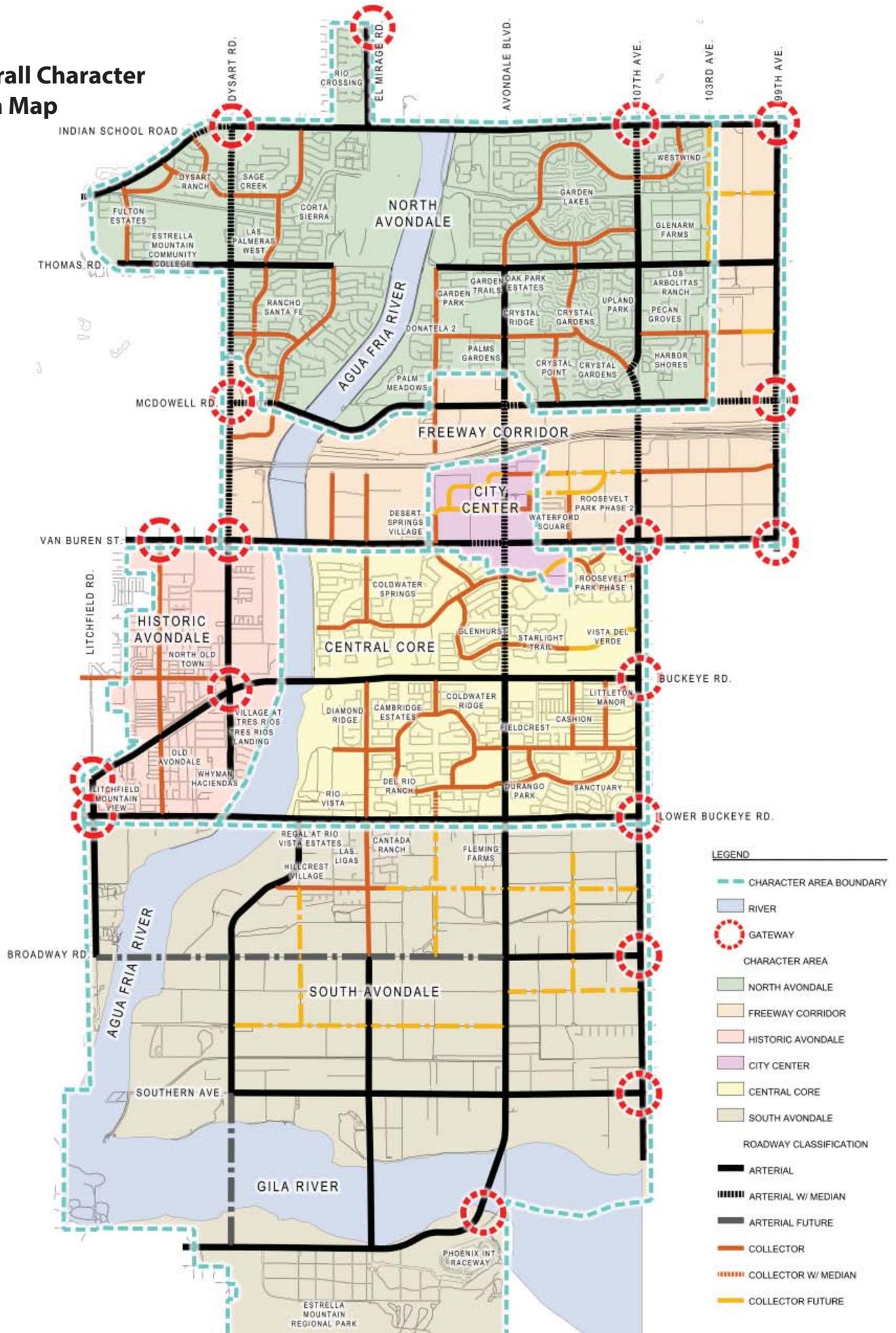
### 1. Inventory & Analysis

- a. Character Area Identification;
- b. Photographic Inventory; and
- c. Field Study.

### 2. Street Tree Methodology

- a. Street Tree Functions;
- b. Tree Palette Matrix;
- c. Tree Character Profiles; and
- d. Detailed Tree Study.

# Overall Character Area Map



## Recommended Character Area Street Trees Introduction

The Street Tree Methodology was applied with the four planting principles described below to achieve the goals of this project and produce a Street Tree Master Plan that will create a sense of place unique to Avondale.

Primary and secondary street trees were selected for specific streets or segments of arterial and collector streets to provide a visually compatible and complementary association. Using the planting principles below, unity is achieved.

1. Repetition;
2. Sequence;
3. Balance; and
4. Scale.

Integrating the selected primary and secondary street trees with the planting principles, the selected species will create continuity throughout the City of Avondale by uniting the surrounding neighborhoods and five Character Areas, creating a visually pleasing environment. The complimentary tree palette will accentuate the character of the existing landscape, creating a unified appearance. The result is a street scene offering a shaded and connected environment which embraces walkability and the pedestrian experience.

Specific corner treatments should be accented with tree species and landscape treatments to identify these entrances. The corner treatments or tree species are not specified within this document but should complement the adjacent street segments specified as primary and secondary tree species and accentuate the adjacent Character Area. The Gateways (corner treatments and tree species) to be further developed with City of Avondale staff at time of project submittal.

The following pages outline each specific Character Area, recommended street trees, and proposed spacing and location. For each specific character area, the following will be identified:

Corner tree: A tree selected by the land owner and or developer to accentuate the corner of the property. Selected tree shall be compatible with Primary and Secondary tree species. The selected tree will be reviewed and approved by City of Avondale staff.

Primary tree: A tree specie selected for specific street segments that shall remain the dominant tree. Based on the City requirements for trees, the specified street segment shall be planted with no more and no less than 50% of the primary tree specie.

Secondary tree: A tree specie selected for specific street segments that compliments the primary tree. Based on the City requirements for trees, the specified street segment shall be planted with no more and no less than 25% of the secondary tree specie.

SVT (Sight Visibility Triangle): Defines an area at intersections, which may vary based on type of street and intersection geometry. These areas are to remain visibly unobstructed to motorists. Refer to the City of Avondale guidelines.

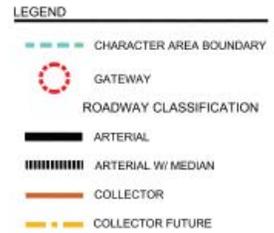
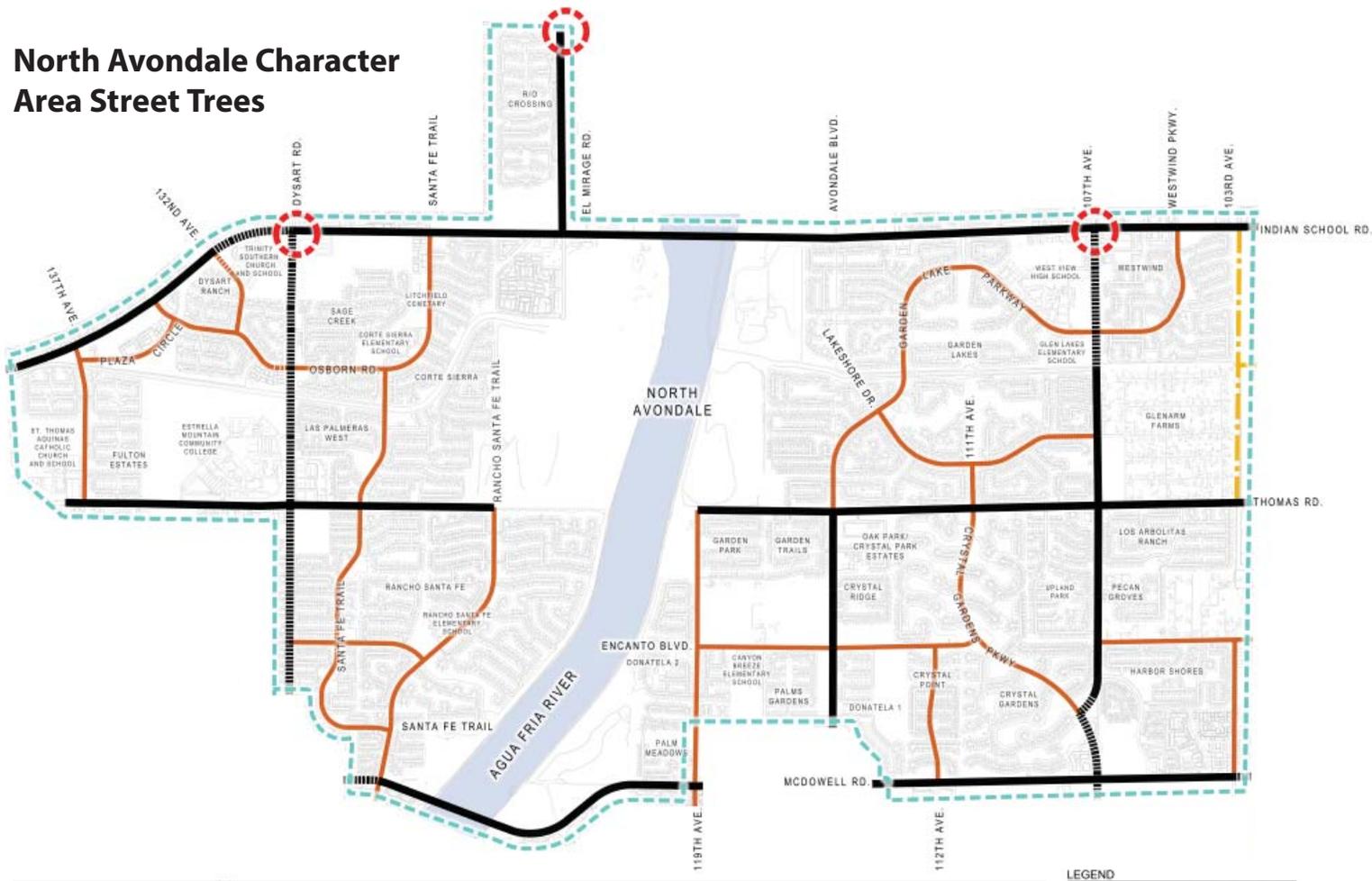
Tertiary tree: Developer, designer or land owner chosen tree that compliments the primary and secondary trees approved by City staff at time of submittal. Based on the City requirements for trees, the tertiary tree shall be planted with no more and no less than 25% of the selected tertiary tree specie.

## GATEWAY TREES

Avondale shares common boundaries with several municipalities. The Overall Character Map on page 8 identifies the Gateways marking the entrances into the City. When entering Avondale from a neighboring community, it is helpful for residents and visitors to have a sense of arrival into the City.

Specific corner treatments should be accented with tree species and landscape treatments to identify these entrances, noted as Gateways. The Gateways, Primary and Secondary (configuration and tree species) will be further developed with City of Avondale staff at time of project submittal.

# North Avondale Character Area Street Trees



The North Avondale Character Area consists largely of established suburban communities with pockets of multi-family and higher density residential, commercial, churches and the Estrella Mountain Community College campus. The Agua Fria River corridor bisects North Avondale into east and west portions.

The streetscapes, plant palettes, landscape setbacks, and sidewalk characteristics vary along the arterial roadways. Overhead power lines exist along many of the arterial roads, interfering with the existing tree species in those areas. Collector streets offer the most consistency in terms of sidewalk locations, landscape setbacks, density and shade. The overall existing street tree palette includes mature trees of varied species, with the opportunity to incorporate new planting to supplement the existing street scene.

The Street Tree Master Plan defines primary and secondary trees for North Avondale to accentuate the entrance into the City of Avondale via the major north/south arterial roads, including Avondale Boulevard, Dysart Road, and 107th Avenue. By accentuating the entrance at these City gateways, street trees will set the tone and provide the framework for a consistent streetscape throughout, creating a sense of place unique to Avondale.

The proposed tree palette will improve opportunities with the addition of trees between the curb and sidewalk supplementing the existing mature trees and filling the voids where no trees are present, to meet the current zoning ordinance for right-of-way landscape. Overall, the Street Tree Master Plan creates a consistent, shaded, and walkable environment in North Avondale. The following table outlines specific primary and secondary tree species recommendations per street or street segment in North Avondale.



# North Avondale Character Area Primary and Secondary Street Trees

Key	Street Info	Arterial Streets						Collector Streets														
		Indian School Rd.	Thomas Rd.	McDowell Rd.	Dysart Rd.	El Mirage Rd.	Avondale Blvd.	107th Ave.	137th Ave.	Plaza Circle	Osborn Rd.	132 nd. Ave.	Santa Fe Trl.	Rancho Santa Fe Trl.	Encanto Blvd.	*Garden Lakes Pkwy.	Westwind Pkwy.	119th Ave.	112th Ave.	Crystal Gardens Pkwy.	103rd Ave.	
X: Existing Condition P: Primary Tree S: Secondary Tree *: Primary and Secondary trees apply to all Garden Lakes subdivision streets.	Raised Median	X		X	X						X	X										
Tree Common Name	Chinese Elm				P		P															
	Evergreen Oak spp.			P				P							P		P			P		
	Indian Rosewood					S			S				S	P								S
	Mastic Tree								S	S												
	Palo Verde spp.		P	S	S		S		S	P	P							S			P	
	Red Push Pistache	P																				
	Sweet Acacia														S						S	
	Thornless Mesquite spp.			S		P	S	P		P		P	P	S		S	S	P				
	Willow Acacia	S	S									S				P						

# North Avondale Character Area Street Tree Palette Matrix

Key		Size (small, med, large)	Height (average)	Width (average)	Form	Exposure	Water Use	Growth Rate	Tree Type	Litter	Spines or Thorns	ADWR Approved	SRP & APS Approved
Common Name	Botanical Name												
<p>Tree Size: Small (&lt;25 ft), Medium (25-40 ft), Large (&gt;40 ft)</p> <p>Form: Round (R), Spreading (S), Palm (PA), Pyramidal (P), Oval (OV), Conical (C), Vase (V), Columnar (CO), Open (O), Weeping (W) &amp; Irregular (I)</p> <p>Exposure: Full sun (F), Full/Reflected sun (FR), Partial Shade (PS), Reflected Sun (RS) &amp; Shade (SH)</p> <p>Tree Type: Deciduous (D), Evergreen (E), Semi-evergreen (SE) &amp; Palm (P)</p> <p>Water Use: Low (L), Medium (M) &amp; High (H)</p> <p>Growth Rate: Fast (F), Moderate (M), &amp; Slow (S)</p> <p>Litter: Leaves (L), Flowers (F), Seeds/Cones/Fruit (S)</p> <p>*: Not for use in Right-of-way</p>													
Chinese Elm	Ulmus parvifolia spp.	L	40	40	S	F, RS	M	M	D	L, F	N	Y	N
Evergreen Oak spp.	Quercus virginiana spp.	L	60	80	R, OV	F, RS	M	M	E	S	N	Y	N
Indian Rosewood	Dalbergia sissoo	L	50	30	R, OV	F	M, H	M	E	L, S	N	Y	N
Mastic Tree	Pistacia lentiscus	S	20	30	I	F	L	S	E	L	N	Y	Y
Palo Verde spp.	Parkinsonia spp.	M	30	30	R	F, RS	L	M	D	L, F, S	Y	Y	N
Red Push Pistache	Pistachia x 'Red Push'	M	30	30	R	F	M	M	D	L	N	Y	Y
Sweet Acacia	Acacia farnesiana	M	25	25	V	F	L	M	E	L, F	Y	Y	Y
Thornless Mesquite spp.	Prosopis x Hybrid "Thornless"	M	30	30	R, S	F, RS	L	F	D	L, F	N	Y	N
Willow Acacia	Acacia salicina	L	40	20	W	F	L	F	E	L	N	Y	N

## North Avondale Character Area Primary and Secondary Tree Character Profile



### Chinese Elm *Ulmus parvifolia* spp.

**Size:** Large  
**Height x width:** 40' x 40'  
**Form:** Spreading  
**Exposure:** Full sun, reflected sun  
**Water use:** Medium  
**Tree type:** Deciduous  
**Growth rate:** Moderate  
**Litter:** Leaves, flowers  
**Spines or thorns:** No  
**Approved Lists:** ADWR

#### Streetscape Values

- Great for allee effect
- Upright form
- Useful in medians
- Shade, street tree



### Evergreen Oak spp. *Quercus virginiana* spp.

**Size:** Large  
**Height x width:** 60' x 80'  
**Form:** Round, Oval  
**Exposure:** Full sun, reflected sun  
**Water use:** Medium  
**Tree type:** Evergreen  
**Growth rate:** Moderate  
**Litter:** Seeds/cones/fruit  
**Spines or thorns:** No  
**Approved Lists:** ADWR

#### Streetscape Values

- Great in grove planting
- Upright form
- Provides plenty of shade
- Useful in medians
- Background tree





**Indian Rosewood** *Dalbergia sissoo*

**Size:** Large  
**Height x width:** 50' x 30'  
**Form:** Round, oval  
**Exposure:** Full sun  
**Water use:** Medium, high  
**Tree type:** Evergreen  
**Growth rate:** Moderate  
**Litter:** Leaves, seeds/cones/fruit  
**Spines or thorns:** No  
**Approved Lists:** ADWR



**Streetscape Values**

- Large shade tree
- Upright form
- Background tree



**Mastic tree** *Pistacia lentiscus*

**Size:** Small  
**Height x width:** 20' x 30'  
**Form:** Irregular  
**Exposure:** Full sun  
**Water use:** Low  
**Tree type:** Evergreen  
**Growth rate:** Slow  
**Litter:** Leaves  
**Spines or thorns:** No  
**Approved Lists:** ADWR, APS & SRP



**Streetscape Values**

- Dense canopy great for buffer or privacy screen
- Small specimen or accent tree
- Shade, street tree
- Background tree

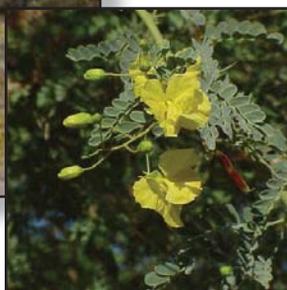


**Palo Verde spp.** *Parkinsonia spp.*

**Size:** Medium  
**Height x width:** 30' x 25'  
**Form:** Regular  
**Exposure:** Full sun, reflected sun  
**Water use:** Low  
**Tree type:** Semi-evergreen  
**Growth rate:** Moderate  
**Litter:** Leaves, flowers, seeds/cones/fruit  
**Spines or thorns:** Yes  
**Approved Lists:** ADWR

**Streetscape Values**

- Needs space for natural growth
- Small specimen or accent tree
- Useful in medians
- Shade, street tree



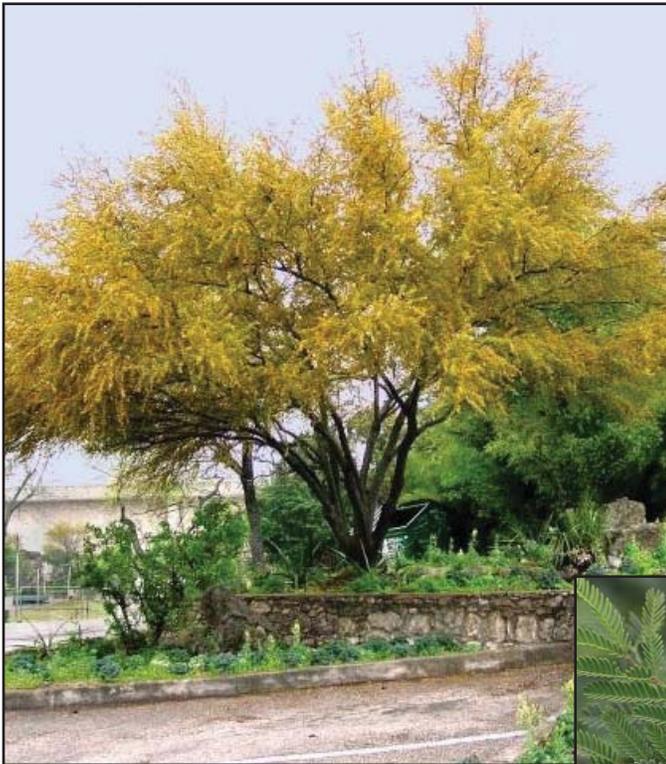
**Red Push Pistache** *Pistachia x 'Red Push'*

**Size:** Medium  
**Height x width:** 30' x 30'  
**Form:** Round  
**Exposure:** Full sun  
**Water use:** Medium  
**Tree type:** Deciduous  
**Growth rate:** Moderate  
**Litter:** Leaves  
**Spines or thorns:** No  
**Approved Lists:** ADWR

**Streetscape Values**

- Specimen tree
- Useful in medians
- Shade, street tree





**Sweet Acacia** *Acacia farnesiana*

**Size:** Medium  
**Height x width:** 25' x 25'  
**Form:** Vase  
**Exposure:** Full Sun  
**Water use:** Low  
**Tree type:** Evergreen  
**Growth rate:** Moderate  
**Litter:** Leaves, flowers  
**Spines or thorns:** Yes  
**Approved Lists:** ADWR, APS & SRP



**Streetscape Values**

- Small accent tree
- Useful in medians
- Great as security barrier because of thorns
- Plant a safe distance from walkways



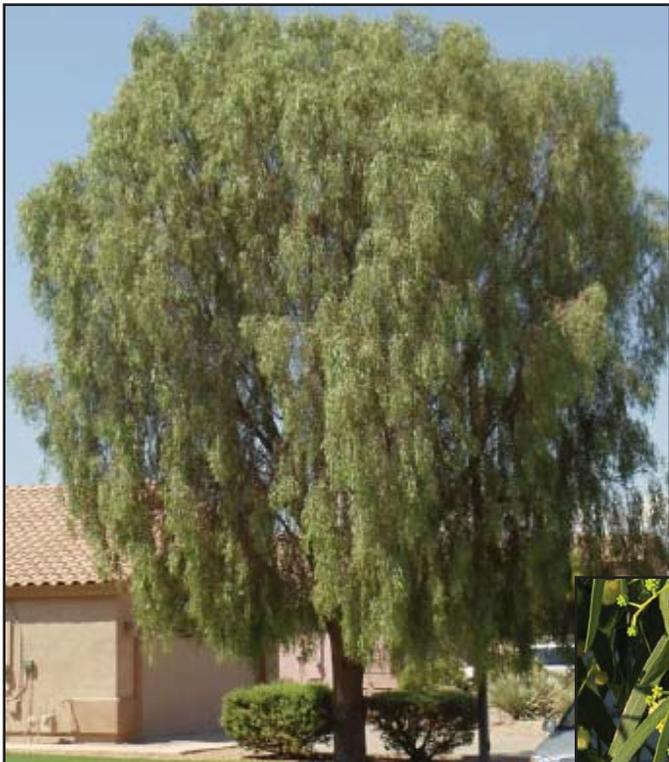
**Thornless Mesquite spp.** *Prosopis x Hybrid "Thornless"*

**Size:** Medium  
**Height x width:** 30' x 30'  
**Form:** Round, spreading, vase  
**Exposure:** Full sun, reflected sun  
**Water use:** Low  
**Tree type:** Deciduous  
**Growth rate:** Fast  
**Litter:** Leaves, flowers  
**Spines or thorns:** No  
**Approved Lists:** ADWR



**Streetscape Values**

- Useful in medians
- Striking natural vase-like form
- Medium specimen or accent tree
- Shade, street tree



**Willow Acacia** *Acacia salicina*

- Size:** Large
- Height x width:** 40' x 20'
- Form:** Weeping
- Exposure:** Full sun
- Water use:** Low
- Tree type:** Evergreen
- Growth rate:** Fast
- Litter:** Leaves
- Spines or thorns:** No
- Approved Lists:** ADWR

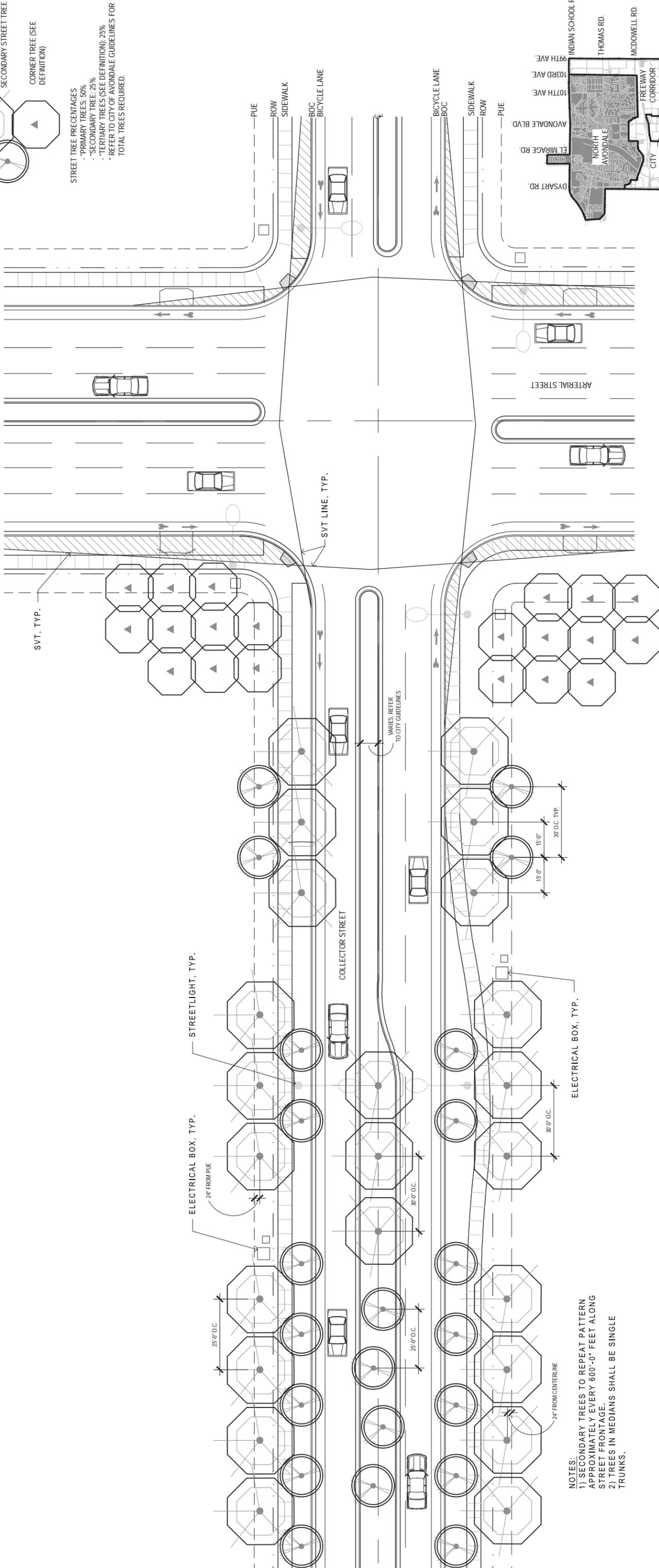


**Streetscape Values**

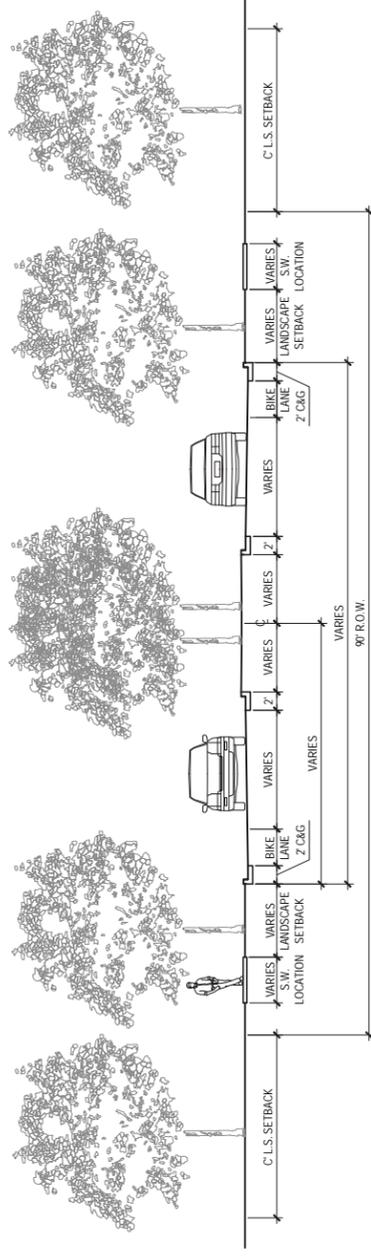
- Shade, street tree
- Useful in medians
- Specimen tree
- Great for small spaces, entry gardens



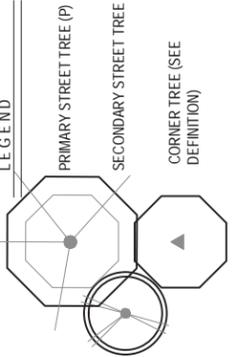
# North Avondale Character Area Collector Street to Arterial Street Vignette



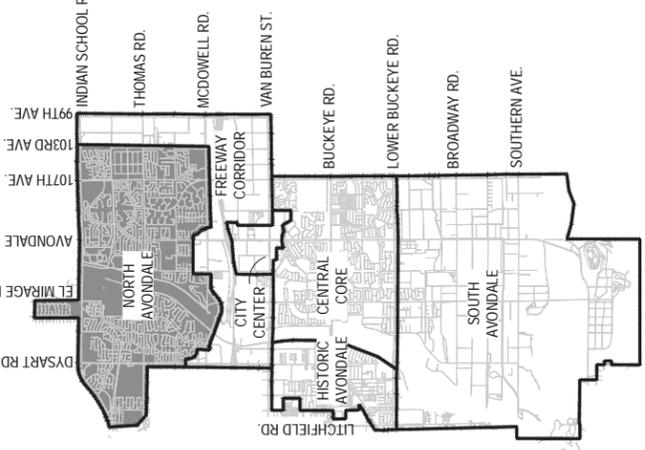
- NOTES:
- 1) SECONDARY TREES TO REPEAT PATTERN APPROXIMATELY EVERY 600'-0" FEET ALONG STREET FRONTAGE.
  - 2) TREES IN MEDIANS SHALL BE SINGLE TRUNKS.



NOTE: VERIFY STREET SECTION WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

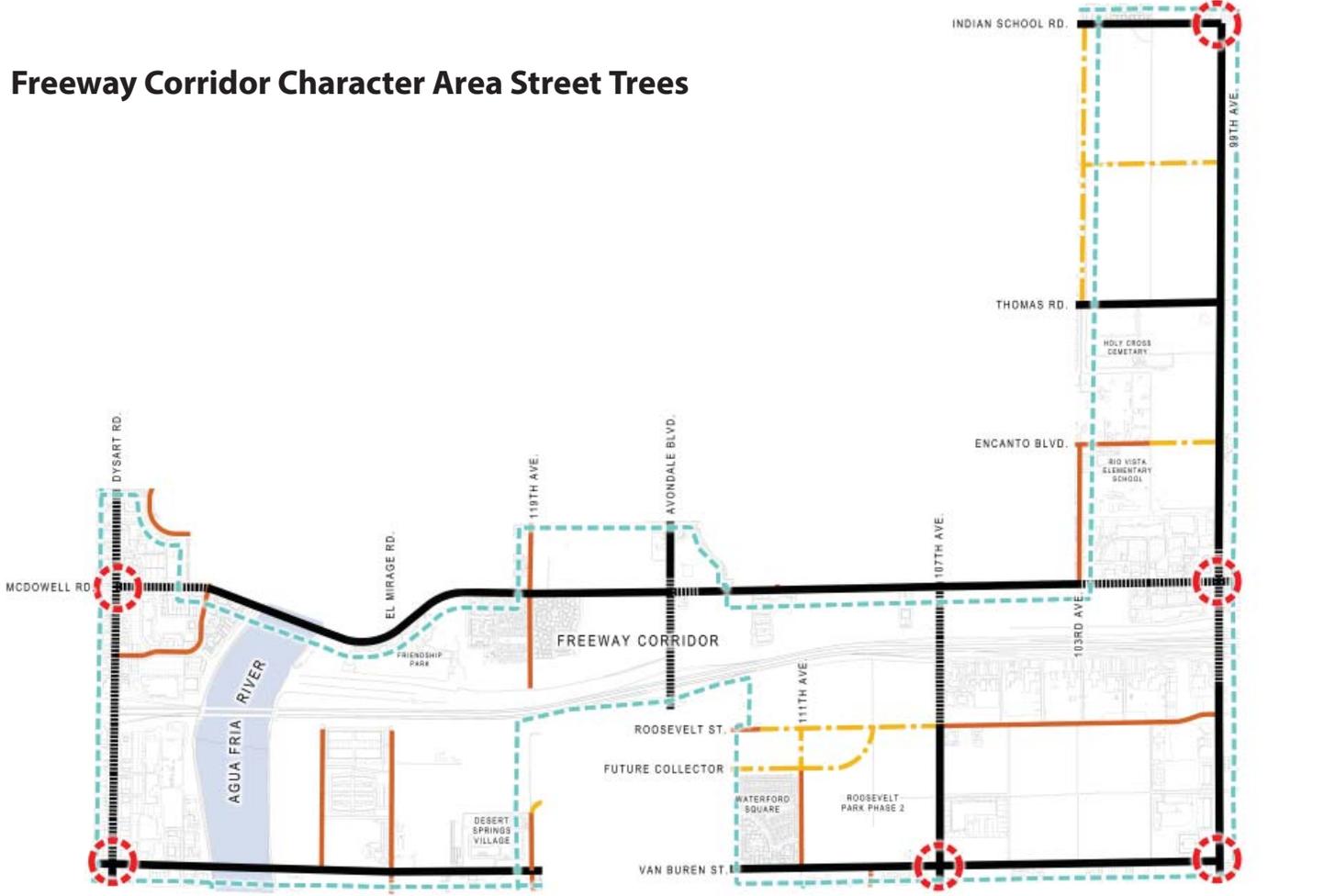


STREET TREE PERCENTAGES  
 - PRIMARY TREES: 50%  
 - SECONDARY TREE: 25%  
 - TERTIARY TREES (SEE DEFINITION): 25%  
 \* REFER TO CITY OF AVONDALE GUIDELINES FOR TOTAL TREES REQUIRED.



Key Map  
 not to scale

# Freeway Corridor Character Area Street Trees



**LEGEND**

- CHARACTER AREA BOUNDARY
- GATEWAY
- ROADWAY CLASSIFICATION**
- ARTERIAL
- ARTERIAL W/ MEDIAN
- COLLECTOR
- COLLECTOR W/ MEDIAN
- COLLECTOR FUTURE

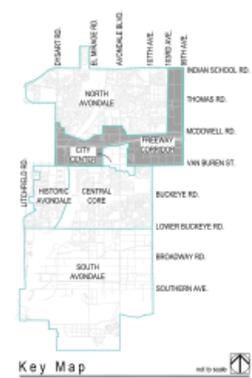
North not to scale

The Freeway Corridor Character Area is currently a mix of suburban scale agriculture, commercial, industrial, and residential uses. Future plans incorporate increased density of commercial, retail, and office core, in a transit and pedestrian focused design. With Interstate 10 bisecting the Character Area and the Loop 101 located to the east, this Character Area hosts the main vehicular access into the City of Avondale.

The streetscapes lack consistency in tree palettes and need sidewalks and plantings adjacent to undeveloped land. The street trees that exist in this character area are not mature or significant enough to offer an adequate shade canopy to promote pedestrian circulation.

The Street Tree Master Plan provides primary and secondary street tree species to unify the developed street segments with the future planned sections by offering a consistent streetscape, sidewalk characteristics, and recommended street tree species. The recommended street tree species for the major arterials will be consistent throughout Dysart Road, Avondale Boulevard, McDowell Road, and 107th Avenue, creating continuity throughout the City and surrounding character areas.

The framework that is provided in the Street Tree Master Plan provides a complimentary tree palette to accentuate the character of the existing landscape, creating a unified appearance. As construction continues in this area, new and existing developers and landowners will be encouraged to include the recommended street trees in their properties, in locations of voids, or as replacements for the dead or damaged trees, creating continuity and offering a consistent, shaded streetscape. The following table outlines specific primary and secondary tree species recommendations per street or street segment in The Freeway Corridor.



# Freeway Corridor Character Area Primary and Secondary Street Trees

Key	Street Info	Arterial Streets							Collector Streets								
		Indian School Rd.	Thomas Rd.	McDowell Rd.	Van Buren St.	Dysart Rd.	Avondale Blvd.	107th Ave.	99th Ave.	Corporate Drive	Encanto Blvd.	Rancho Santa Fe Blvd.	119th Ave.	127th Ave.	El Mirage Rd.	Roosevelt St.	111th Ave.
X: Existing Condition P: Primary Tree S: Secondary Tree	Raised Median			X		X	X	X	X								
Tree Common Names	Chinese Elm					P	P		P								P
	Evergreen Oak spp.			P						P	P	S	P	S	S		
	Indian Rosewood				S					S			P	P		S	
	Palo Verde spp.		P			S		S	S							P	
	Red Push Pistache	P			P												
	Swan Hill' Olive											P					
	Sweet Acacia									S							
	Thornless Mesquite spp.			S			S	P				S			S		
	Willow Acacia	S	S														

## Freeway Corridor Character Area Street Tree Palette Matrix

Key		Size (small, med, large)	Height (average)	Width (average)	Form	Exposure	Water Use	Growth Rate	Tree Type	Litter	Spines or Thorns	ADWR Approved	SRP & APS Approved
Common Name	Botanical Name												
<p>Tree Size: Small (&lt;25 ft), Medium (25-40 ft), Large (&gt;40 ft)</p> <p>Form: Round (R), Spreading (S), Palm (PA), Pyramidal (P), Oval (OV), Conical (C), Vase (V), Columnar (CO), Open (O), Weeping (W) &amp; Irregular (I)</p> <p>Exposure: Full sun (F), Full/Reflected sun (FR), Partial Shade (PS), Reflected Sun (RS) &amp; Shade (SH)</p> <p>Tree Type: Deciduous (D), Evergreen (E), Semi-evergreen (SE) &amp; Palm (P)</p> <p>Water Use: Low (L), Medium (M) &amp; High (H)</p> <p>Growth Rate: Fast (F), Moderate (M), &amp; Slow (S)</p> <p>Litter: Leaves (L), Flowers (F), Seeds/Cones/Fruit (S)</p> <p>*: Not for use in Right-of-way</p>													
Chinese Elm	Ulmus parvifolia spp.	L	40	40	S	F, RS	M	M	D	L, F	N	Y	N
Evergreen Oak spp.	Quercus virginiana spp.	L	60	80	R, OV	F, RS	M	M	E	S	N	Y	N
Indian Rosewood	Dalbergia sissoo	L	50	30	R, OV	F	M, H	M	E	L, S	N	Y	N
Palo Verde spp.	Parkinsonia spp.	M	30	30	R	F, RS	L	M	D	L, F, S	Y	Y	N
Red Push Pistache	Pistachia x 'Red Push'	M	30	30	R	F	M	M	D	L	N	Y	Y
Swan Hill Olive	Olea europaea 'Swan Hill' Olive	M	30	30	O	F, RS, PS	L, M	S	E	L	N	Y	N
Sweet Acacia	Acacia farnesiana	M	25	25	V	F	L	M	E	L, F	Y	Y	Y
Thornless Mesquite spp.	Prosopis x Hybrid "Thornless"	M	30	30	R, S	F, RS	L	F	D	L, F	N	Y	N
Willow Acacia	Acacia salicina	L	40	20	W	F	L	F	E	L	N	Y	N

## Freeway Corridor Character Area Primary and Secondary Tree Character Profile



### Chinese Elm *Ulmus parvifolia* spp.

**Size:** Large  
**Height x width:** 40' x 40'  
**Form:** Spreading  
**Exposure:** Full sun, reflected sun  
**Water use:** Medium  
**Tree type:** Deciduous  
**Growth rate:** Moderate  
**Litter:** Leaves, flowers  
**Spines or thorns:** No  
**Approved Lists:** ADWR

#### Streetscape Values

- Great for allee effect
- Upright form
- Useful in medians
- Shade, street tree



### Evergreen Oak spp. *Quercus virginiana* spp.

**Size:** Large  
**Height x width:** 60' x 80'  
**Form:** Round, Oval  
**Exposure:** Full sun, reflected sun  
**Water use:** Medium  
**Tree type:** Evergreen  
**Growth rate:** Moderate  
**Litter:** Seeds/cones/fruit  
**Spines or thorns:** No  
**Approved Lists:** ADWR

#### Streetscape Values

- Great in grove planting
- Upright form
- Provides plenty of shade
- Useful in medians
- Background tree





**Indian Rosewood** *Dalbergia sissoo*

**Size:** Large  
**Height x width:** 50' x 30'  
**Form:** Round, oval  
**Exposure:** Full sun  
**Water use:** Medium, high  
**Tree type:** Evergreen  
**Growth rate:** Moderate  
**Litter:** Leaves, seeds/cones/fruit  
**Spines or thorns:** No  
**Approved Lists:** ADWR

**Streetscape Values**

- Large shade tree
- Upright form
- Background tree

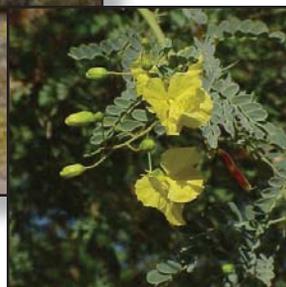


**Palo Verde spp.** *Parkinsonia spp.*

**Size:** Medium  
**Height x width:** 30' x 25'  
**Form:** Regular  
**Exposure:** Full sun, reflected sun  
**Water use:** Low  
**Tree type:** Semi-evergreen  
**Growth rate:** Moderate  
**Litter:** Leaves, flowers, seeds/cones/fruit  
**Spines or thorns:** Yes  
**Approved Lists:** ADWR

**Streetscape Values**

- Needs space for natural growth
- Small specimen or accent tree
- Useful in medians
- Shade, street tree





**Red Push Pistache** *Pistachia x 'Red Push'*

**Size:** Medium  
**Height x width:** 30' x 30'  
**Form:** Round  
**Exposure:** Full sun  
**Water use:** Medium  
**Tree type:** Deciduous  
**Growth rate:** Moderate  
**Litter:** Leaves  
**Spines or thorns:** No  
**Approved Lists:** ADWR



**Streetscape Values**

- Specimen tree
- Useful in medians
- Shade, street tree



**Swan Hill Olive** *Olea europea 'Swan Hill'*

**Size:** Medium  
**Height x width:** 30' x 30'  
**Form:** Open  
**Exposure:** Full sun, reflected sun, partial shade  
**Water use:** Low, medium  
**Tree type:** Evergreen  
**Growth rate:** Slow  
**Litter:** Leaves  
**Spines or thorns:** No  
**Approved Lists:** ADWR



**Streetscape Values**

- Filters sun for loose shade coverage
- Upright form
- Useful in medians
- Shade, street tree
- Wind screen



**Sweet Acacia** *Acacia farnesiana*

**Size:** Medium  
**Height x width:** 25' x 25'  
**Form:** Vase  
**Exposure:** Full Sun  
**Water use:** Low  
**Tree type:** Evergreen  
**Growth rate:** Moderate  
**Litter:** Leaves, flowers  
**Spines or thorns:** Yes  
**Approved Lists:** ADWR, APS & SRP

**Streetscape Values**

- Small accent tree
- Useful in medians
- Great as security barrier because of thorns
- Plant a safe distance from walkways



**Thornless Mesquite spp.** *Prosopis x Hybrid "Thornless"*

**Size:** Medium  
**Height x width:** 30' x 30'  
**Form:** Round, spreading, vase  
**Exposure:** Full sun, reflected sun  
**Water use:** Low  
**Tree type:** Deciduous  
**Growth rate:** Fast  
**Litter:** Leaves, flowers  
**Spines or thorns:** No  
**Approved Lists:** ADWR

**Streetscape Values**

- Useful in medians
- Striking natural vase-like form
- Medium specimen or accent tree
- Shade, street tree





**Willow Acacia** *Acacia salicina*

**Size:** Large  
**Height x width:** 40' x 20'  
**Form:** Weeping  
**Exposure:** Full sun  
**Water use:** Low  
**Tree type:** Evergreen  
**Growth rate:** Fast  
**Litter:** Leaves  
**Spines or thorns:** No  
**Approved Lists:** ADWR

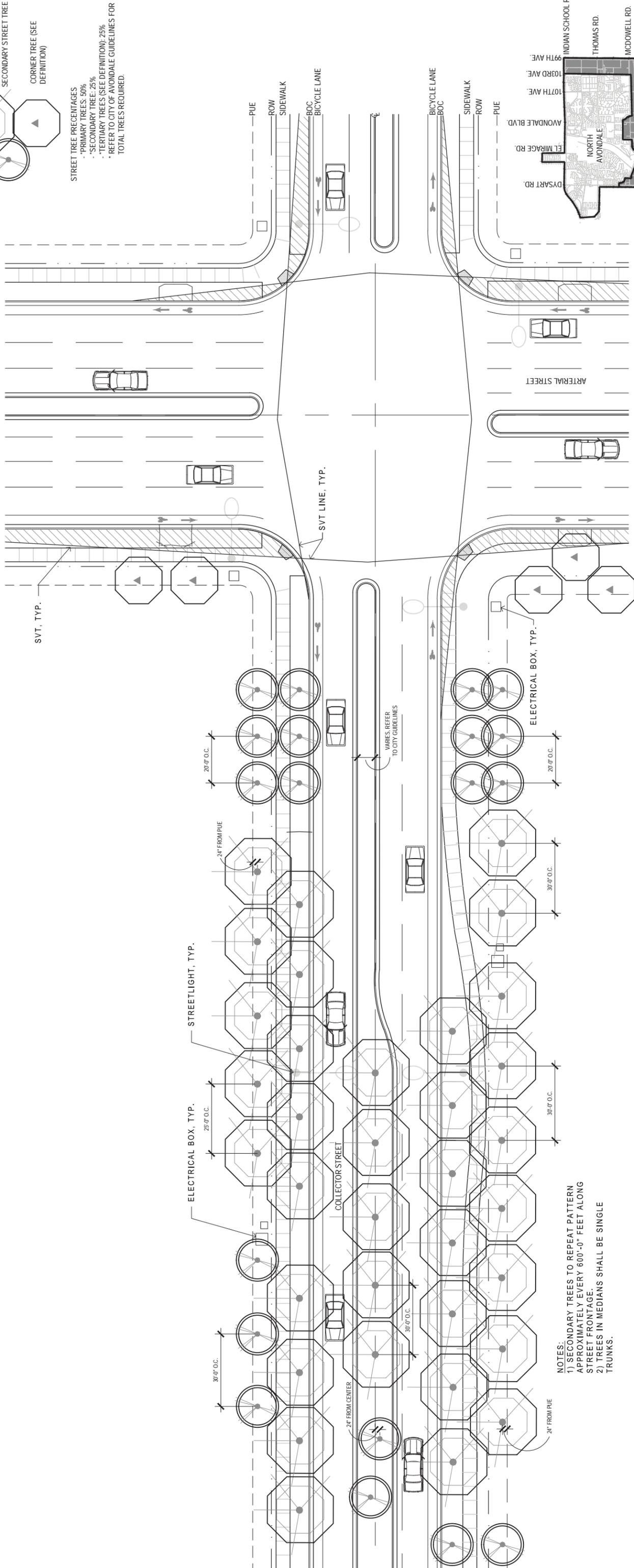


**Streetscape Values**

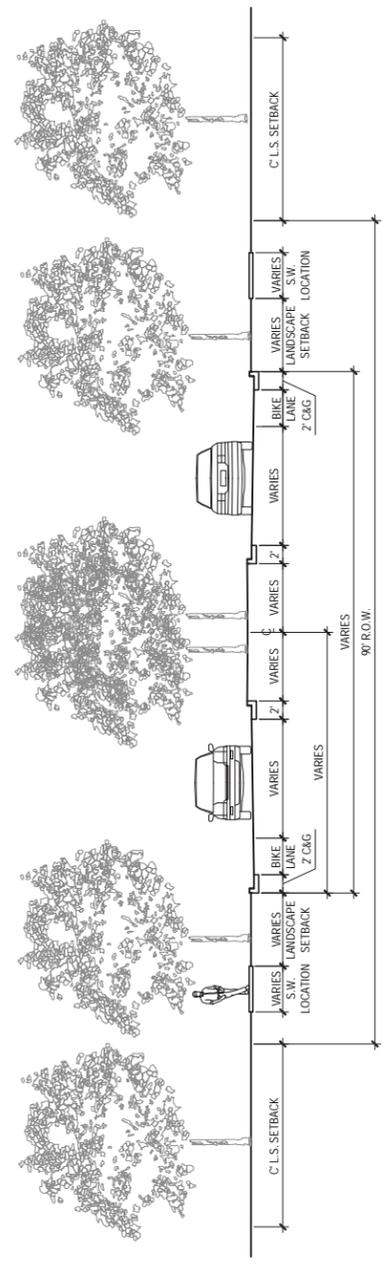
- Shade, street tree
- Useful in medians
- Specimen tree
- Great for small spaces, entry gardens



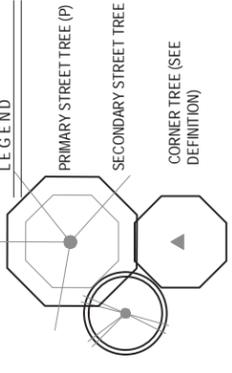
# Freeway Corridor Character Area Collector Street to Arterial Street Vignette



- NOTES:
- 1) SECONDARY TREES TO REPEAT PATTERN APPROXIMATELY EVERY 600'-0" FEET ALONG STREET FRONTAGE.
  - 2) TREES IN MEDIANS SHALL BE SINGLE TRUNKS.

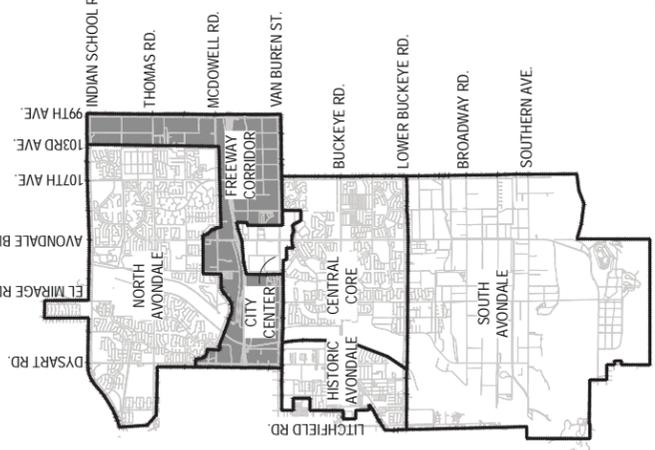


NOTE: VERIFY STREET SECTION WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.



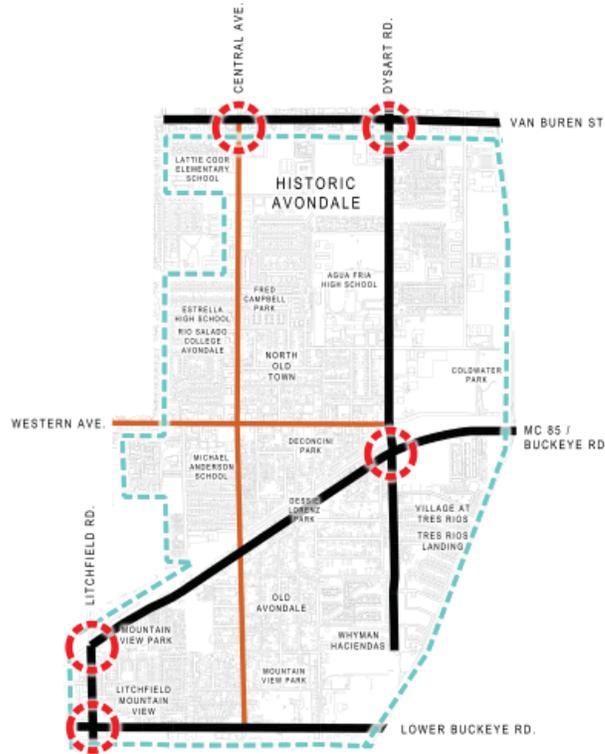
STREET TREE PERCENTAGES

- PRIMARY TREES: 50%
- SECONDARY TREE: 25%
- TERTIARY TREES (SEE DEFINITION): 25%
- \* REFER TO CITY OF AVONDALE GUIDELINES FOR TOTAL TREES REQUIRED.



Key Map  
not to scale

# Historic Avondale Character Area Street Trees

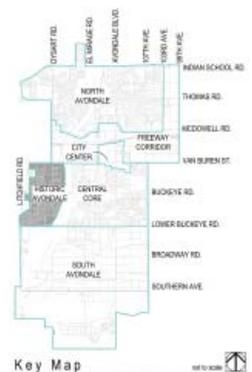


The Historic Avondale Character Area is the most established neighborhood in the City. Many of the commercial and public buildings are along Western Avenue, which offers a shaded pedestrian oriented streetscape with aesthetic tree canopies lining the street.

Even though Western Avenue provides a consistent streetscape and walkable environment, much of the surrounding arterial and collector streets do not continue this character. Utilities and a Union Pacific Railroad easement along Buckeye Road play an important role in limiting tree planting opportunities within this character area. Walkability through the downtown corridor along Western Avenue (a collector street) is easily accessible and visually pleasing. Due to building setbacks and utilities, minimal opportunities occur to provide trees between sidewalks and buildings throughout the remaining character area.

The Street Tree Master Plan provides a complimentary tree palette to accentuate the character of the existing landscape, creating a unified appearance. Shade, color, and structure will be added to the roadways through maintaining a clear and sufficient area behind the sidewalks for planting recommended street trees. While tree planting opportunities in the right-of-way are limited, future development and redevelopment shall utilize this plan to provide shading opportunities on private property that will help to provide shade and encourage walkability. Adding raised medians along the arterial roads provides visual relief from the blacktop while achieving a unified visual appearance through the recommended tree palette. The recommended trees will provide a uniform appearance and strengthen the existing walkability of the downtown corridor to enhance the existing sense of place.

The following table outlines specific primary and secondary tree species recommendations per street or street segments within Historic Avondale.



# Historic Avondale Character Area Primary and Secondary Street Trees

Key	Street Info	Arterial Streets				Collector Streets			
		Buckeye Rd.	Lower Buckeye Rd.	Litchfield Rd.	Dysart Rd.	Western Ave.	Central Ave.		
X: Existing Condition P: Primary Tree S: Secondary Tree	Raised Median								
Anachocho Orchid Tree						S			
Chinese Elm				P					
Desert Willow						P			
Indian Rosewood		P				P			
Mexican Redbud						S			
Mulga Tree		S							
Palo Verde spp.			S	S					
Thornless Cascalote						S			
Thornless Mesquite spp.			P	S					
Willow Acacia				P					

# Historic Avondale Character Area Street Tree Palette Matrix

Key		Size (small, med, large)	Height (average)	Width (average)	Form	Exposure	Water Use	Growth Rate	Tree Type	Litter	Spines or Thorns	ADWR Approved	SRP & APS Approved
Common Name	Botanical Name												
Tree Size: Small (<25 ft), Medium (25-40 ft), Large (>40 ft) Form: Round (R), Spreading (S), Palm (PA), Pyramidal (P), Oval (OV), Conical (C), Vase (V), Columnar (CO), Open (O), Weeping (W) & Irregular (I) Exposure: Full sun (F), Full/Reflected sun (FR), Partial Shade (PS), Reflected Sun (RS) & Shade (SH) Tree Type: Deciduous (D), Evergreen (E), Semi-evergreen (SE) & Palm (P) Water Use: Low (L), Medium (M) & High (H) Growth Rate: Fast (F), Moderate (M), & Slow (S) Litter: Leaves (L), Flowers (F), Seeds/Cones/Fruit (S) *: Not for use in Right-of-way													
Common Name	Botanical Name	S, M, L	(feet)	(feet)	R, S, P, OV, C, V, CO, O, W & I	F, FR, P, SH	L, M, H	S, M, F	D, E, S	L, F, S	Yes or No	Yes or No	Yes or No
Chinese Elm	Ulmus parvifolia spp.	L	40	40	S	F, RS	M	M	D	L, F	N	Y	N
Desert Willow	Chilopsis linearis	M	30	30	O	F, RS	L	M	D	L, F, S	N	Y	Y
Indian Rosewood	Dalbergia sissoo	L	50	30	R, OV	F	M, H	M	E	L, S	N	Y	N
Mexican Redbud	Cercis canadensis mexicana	S	15	15	R, I	F, PS	L	M	D	L, F	N	Y	Y
Mulga Tree	Acacia anuera	S	20	10	P, R	FR	L	M	E	L, S	N	Y	Y
Palo Verde spp.	Parkinsonia spp.	M	30	30	R	F, RS	L	M	D	L, F, S	Y	Y	N
Thornless Cascalote	Caesalpinia cacalaco	S	15	15	R	F, RS	L	S	E	F, S	N	Y	Y
Thornless Mesquite spp.	Prosopis x Hybrid "Thornless"	M	30	30	R, S	F, RS	L	F	D	L, F	N	Y	N
Willow Acacia	Acacia salicina	L	40	20	W	F	L	F	E	L	N	Y	N

## Historic Avondale Character Area Primary and Secondary Tree Character Profile



**Chinese Elm** *Ulmus parvifolia* spp.

**Size:** Large  
**Height x width:** 40' x 40'  
**Form:** Spreading  
**Exposure:** Full sun, reflected sun  
**Water use:** Medium  
**Tree type:** Deciduous  
**Growth rate:** Moderate  
**Litter:** Leaves, flowers  
**Spines or thorns:** No  
**Approved Lists:** ADWR

### Streetscape Values

- Great for allee effect
- Upright form
- Useful in medians
- Shade, street tree



**Desert Willow** *Chilopsis linearis*

**Size:** Medium  
**Height x width:** 30' x 30'  
**Form:** Oval  
**Exposure:** Full sun, reflected sun  
**Water use:** Low  
**Tree type:** Deciduous  
**Growth rate:** Moderate  
**Litter:** Leaves, Flowers, seeds/cones/fruit  
**Spines or thorns:** No  
**Approved Lists:** ADWR, APS & SRP

### Streetscape Values

- Adds interest with long-lasting bloom period
- Shade, street tree
- Great accent tree
- Useful in medians





### Indian Rosewood *Dalbergia sissoo*

**Size:** Large  
**Height x width:** 50' x 30'  
**Form:** Round, oval  
**Exposure:** Full sun  
**Water use:** Medium, high  
**Tree type:** Evergreen  
**Growth rate:** Moderate  
**Litter:** Leaves, seeds/cones/fruit  
**Spines or thorns:** No  
**Approved Lists:** ADWR

#### Streetscape Values

- Large shade tree
- Upright form
- Background tree

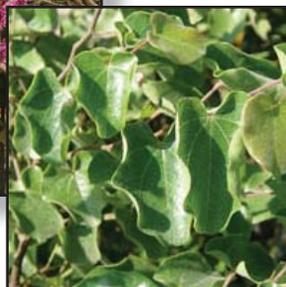


### Mexican Redbud *Cercis canadensis var. mexicana*

**Size:** Small  
**Height x width:** 15' x 15'  
**Form:** Round, irregular  
**Exposure:** Full sun, partial shade  
**Water use:** Low  
**Tree type:** Deciduous  
**Growth rate:** Moderate  
**Litter:** Leaves, flowers  
**Spines or thorns:** No  
**Approved Lists:** ADWR

#### Streetscape Values

- Spring and fall color
- Specimen tree





**Mulga Tree** *Acacia anuera*

**Size:** Small  
**Height x width:** 20' x 10'  
**Form:** Pyramidal, Round  
**Exposure:** Full/reflected sun  
**Water use:** Low  
**Tree type:** Evergreen  
**Growth rate:** Moderate  
**Litter:** Leaves, seeds  
**Spines or thorns:** No  
**Approved Lists:** ADWR, APS & SRP

**Streetscape Values**

- Small specimen or accent
- Privacy screen
- Medians
- Background tree

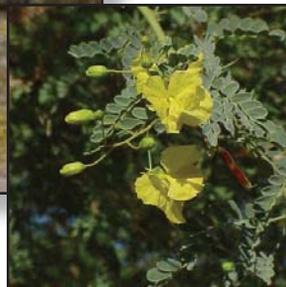


**Palo Verde spp.** *Parkinsonia spp.*

**Size:** Medium  
**Height x width:** 30' x 25'  
**Form:** Regular  
**Exposure:** Full sun, reflected sun  
**Water use:** Low  
**Tree type:** Semi-evergreen  
**Growth rate:** Moderate  
**Litter:** Leaves, flowers, seeds/cones/fruit  
**Spines or thorns:** Yes  
**Approved Lists:** ADWR

**Streetscape Values**

- Needs space for natural growth
- Small specimen or accent tree
- Useful in medians
- Shade, street tree





**Thornless Cascalote** *Caesalpinia cacalaco*

**Size:** Small  
**Height x width:** 15' x 15'  
**Form:** Regular  
**Exposure:** Full sun, reflected sun  
**Water use:** Low  
**Tree type:** Evergreen  
**Growth rate:** Slow  
**Litter:** Flowers, seeds  
**Spines or thorns:** No  
**Approved Lists:** ADWR, APS & SRP

**Streetscape Values**

- Useful in medians
- Small accent tree
- Useful in small spaces
- Flowers add interest to desert landscape



**Thornless Mesquite spp.** *Prosopis x Hybrid "Thornless"*

**Size:** Medium  
**Height x width:** 30' x 30'  
**Form:** Round, spreading, vase  
**Exposure:** Full sun, reflected sun  
**Water use:** Low  
**Tree type:** Deciduous  
**Growth rate:** Fast  
**Litter:** Leaves, flowers  
**Spines or thorns:** No  
**Approved Lists:** ADWR

**Streetscape Values**

- Useful in medians
- Striking natural vase-like form
- Medium specimen or accent tree
- Shade, street tree





**Willow Acacia** *Acacia salicina*

**Size:** Large  
**Height x width:** 40' x 20'  
**Form:** Weeping  
**Exposure:** Full sun  
**Water use:** Low  
**Tree type:** Evergreen  
**Growth rate:** Fast  
**Litter:** Leaves  
**Spines or thorns:** No  
**Approved Lists:** ADWR



**Streetscape Values**

- Shade, street tree
- Useful in medians
- Specimen tree
- Upright form



**Anacacho Orchid Tree** *Bauhinia lunarioides*

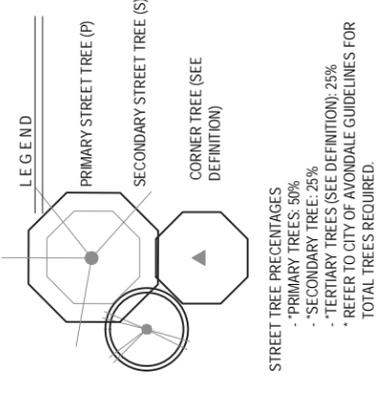
**Size:** Small  
**Height x width:** 8' x 6'  
**Form:** Spreading  
**Exposure:** Full sun, reflected sun, partial shade  
**Water use:** Low  
**Tree type:** Evergreen  
**Growth rate:** Moderate  
**Litter:** Leaves, flowers  
**Spines or thorns:** No  
**Approved Lists:** ADWR



**Streetscape Values**

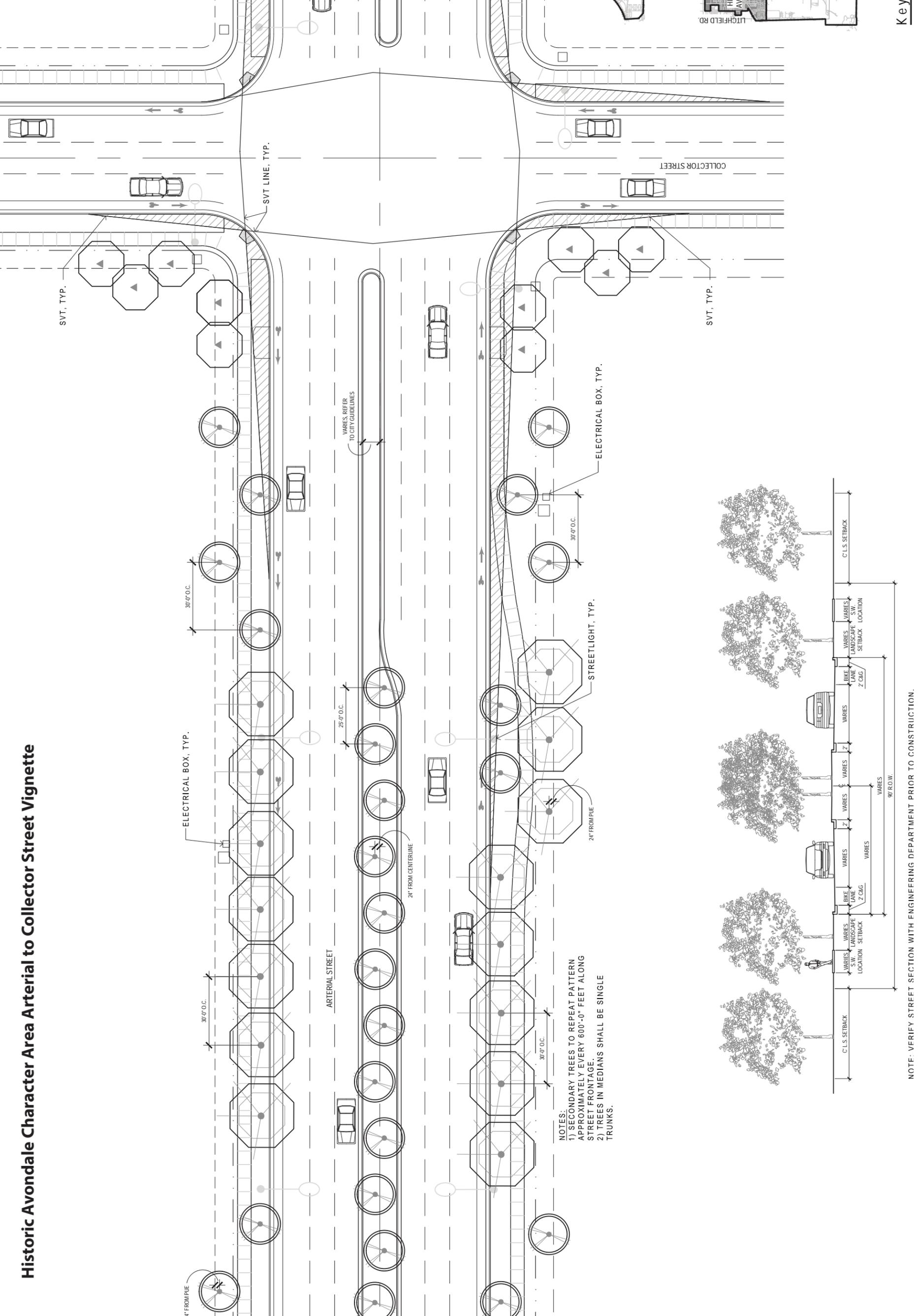
- Great for allee effect
- Upright form
- Useful in medians
- Great for small spaces, entry gardens

# Historic Avondale Character Area Arterial to Collector Street Vignette



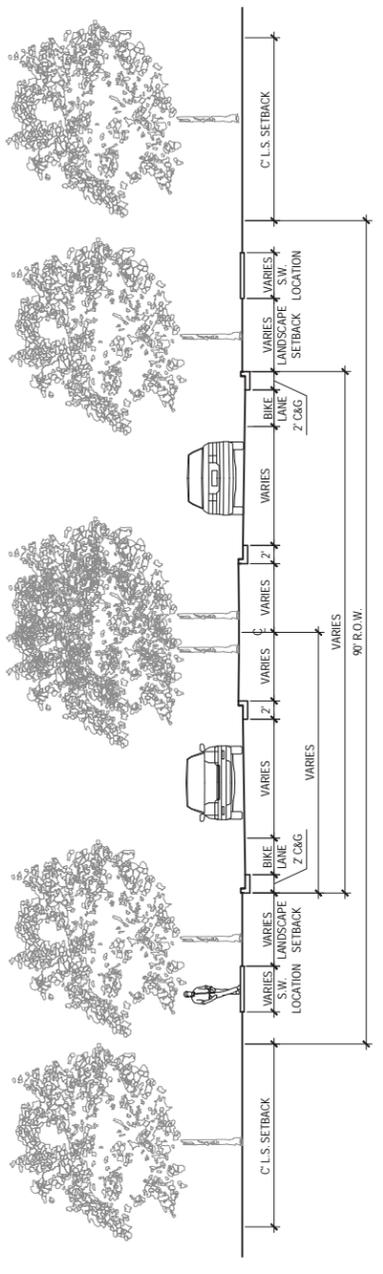
**STREET TREE PERCENTAGES**

- PRIMARY TREES: 50%
- SECONDARY TREES: 25%
- TERTIARY TREES: 25%
- \* REFER TO CITY OF AVONDALE GUIDELINES FOR TOTAL TREES REQUIRED.

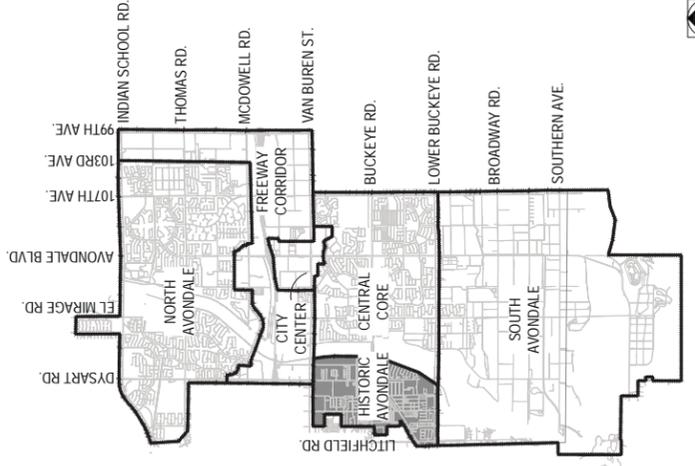


**NOTES:**

- 1) SECONDARY TREES TO REPEAT PATTERN APPROXIMATELY EVERY 600'-0" FEET ALONG STREET FRONTAGE.
- 2) TREES IN MEDIANS SHALL BE SINGLE TRUNKS.



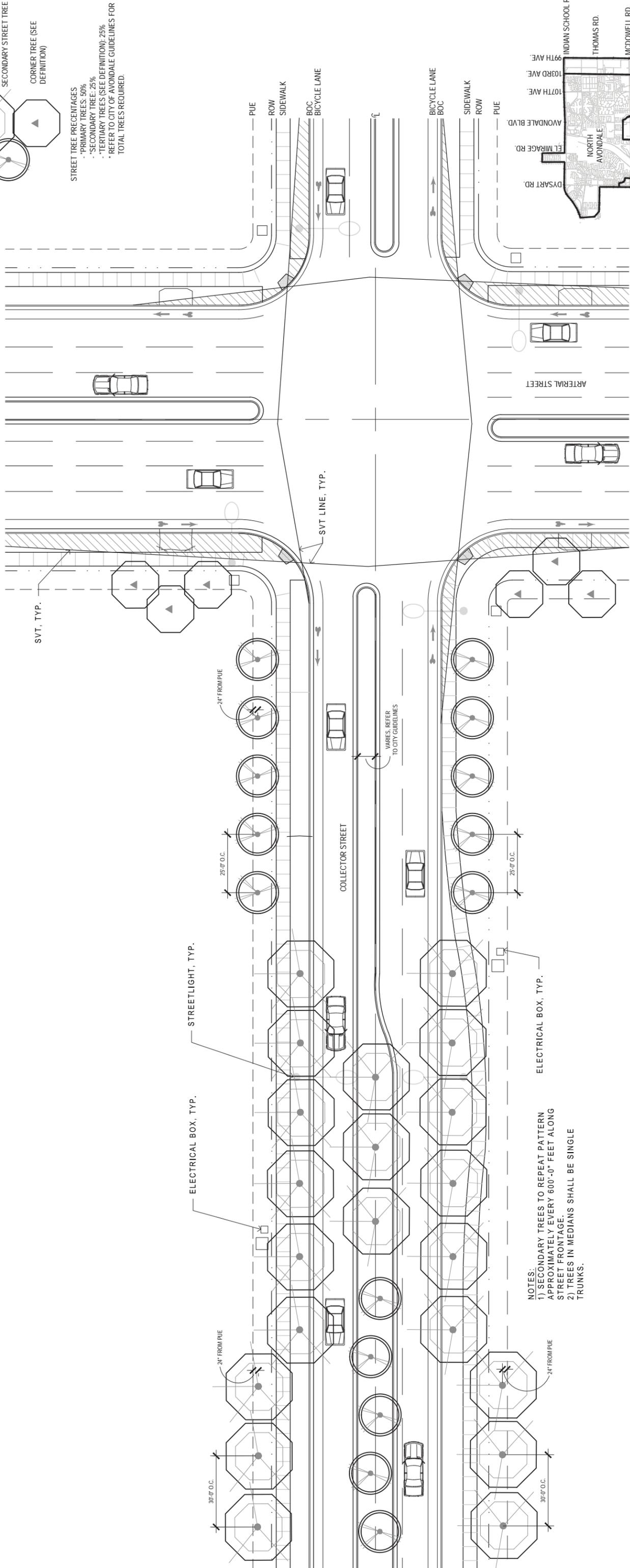
NOTE: VERIFY STREET SECTION WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.



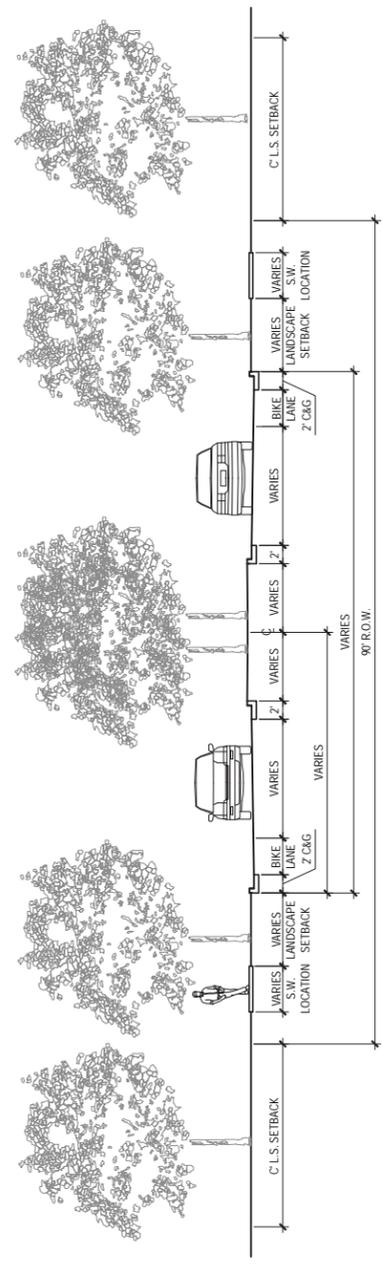
Key Map

not to scale

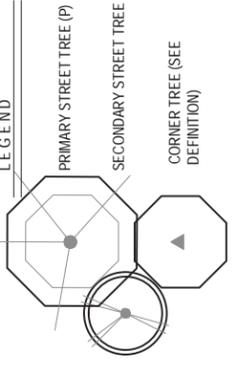
# Historic Avondale Character Area Collector to Arterial Street Vignette



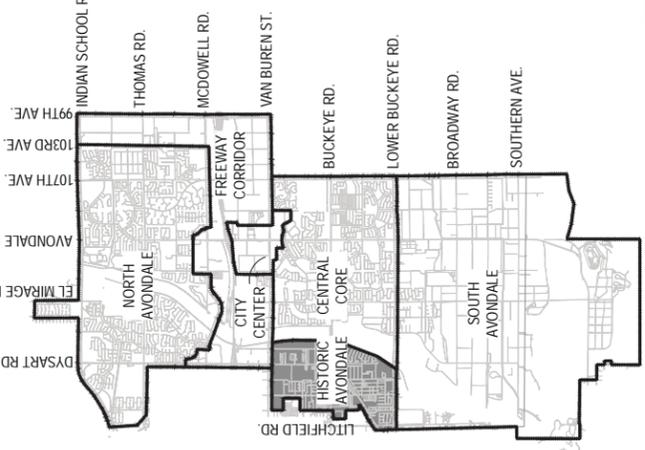
NOTES:  
 1) SECONDARY TREES TO REPEAT PATTERN APPROXIMATELY EVERY 600'-0" FEET ALONG STREET FRONTAGE.  
 2) TREES IN MEDIANS SHALL BE SINGLE TRUNKS.



NOTE: VERIFY STREET SECTION WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

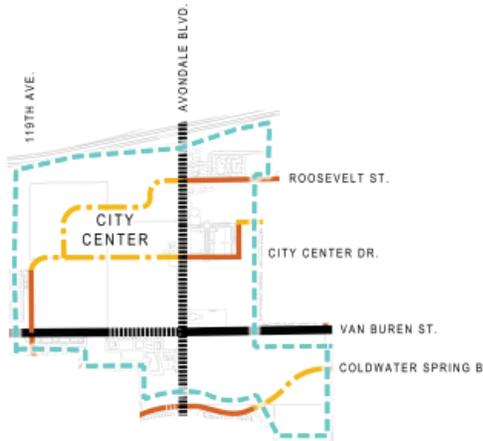


STREET TREE PERCENTAGES  
 - PRIMARY TREES: 50%  
 - SECONDARY TREE: 25%  
 - TERTIARY TREES (SEE DEFINITION): 25%  
 \* REFER TO CITY OF AVONDALE GUIDELINES FOR TOTAL TREES REQUIRED.



Key Map  
 not to scale

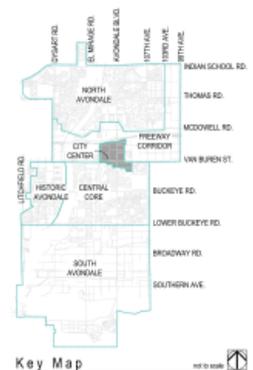
# City Center Character Area Street Trees



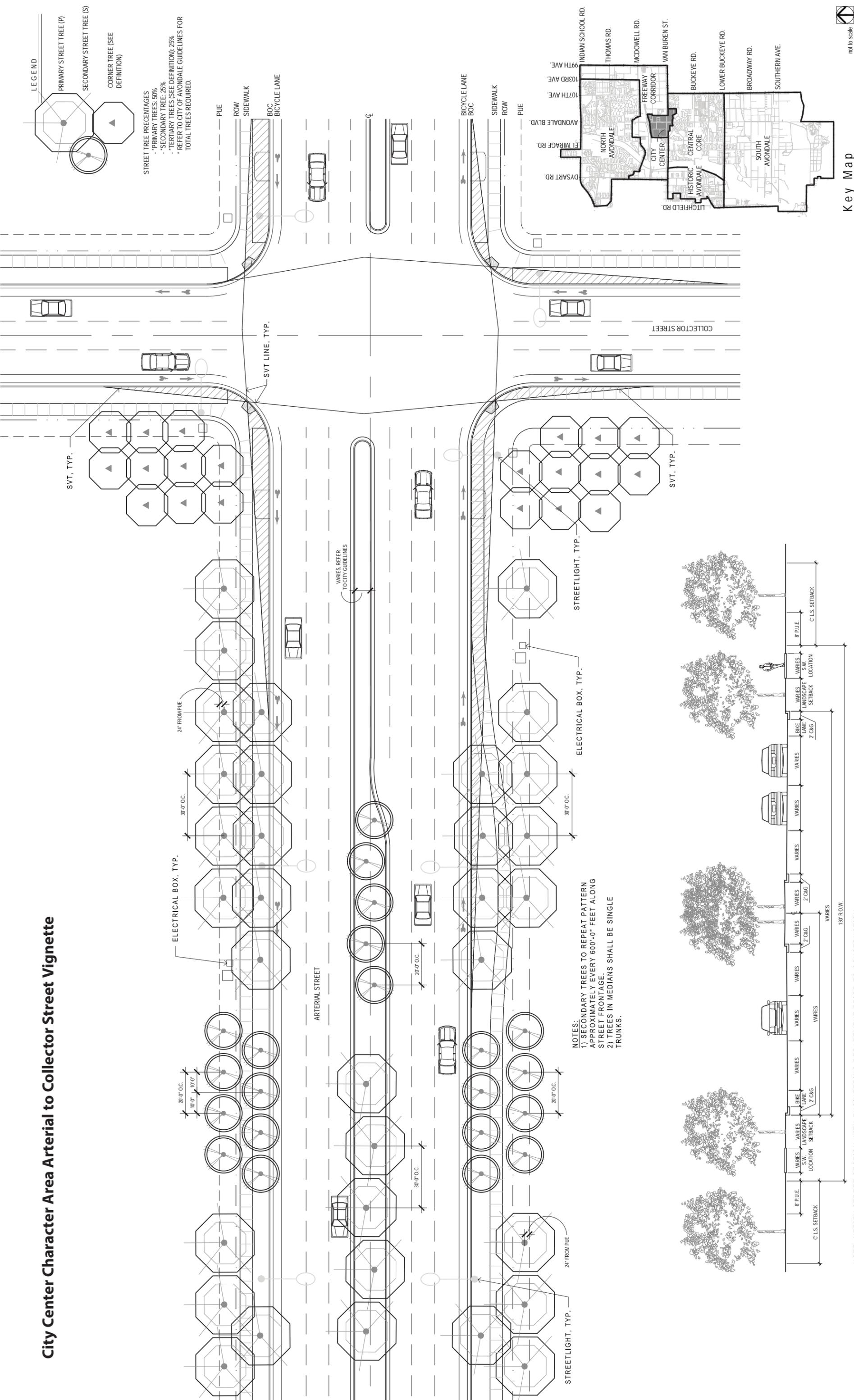
This area is planned to be the business and entertainment mecca of Avondale due to its central location, connecting the major gateways from the Freeway Corridor all the way through South Avondale and Phoenix International Raceway. New construction is currently ongoing to build pedestrian oriented, urban, mixed-use, high density residential and employment based development framework, with the American Sports Center building already completed.

Since much of this area is newly developed or yet to be constructed, all current sidewalks exist only adjacent to developed areas. Many of the collector streets are not currently constructed or constructed as half streets. Segments C4 (City Center Dr. from Avondale Blvd. to Park Ave.) and C5 (Park Ave. from City Center Dr. to Dale Earnhardt Dr.) as outlined in Appendix D: City Center Character Area Findings & Recommendations, offer consistent tree plantings in density and spacing. Once these relatively young trees have fully matured they will provide ample shade for the pedestrian-friendly street segments. Additional trees will be added in the next phase of the City Center to maintain the existing structure and alignment of the trees currently planted.

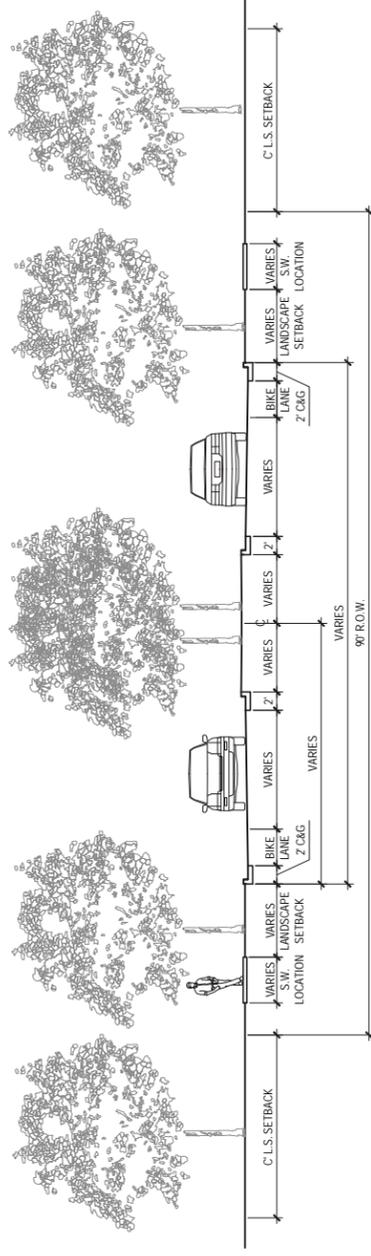
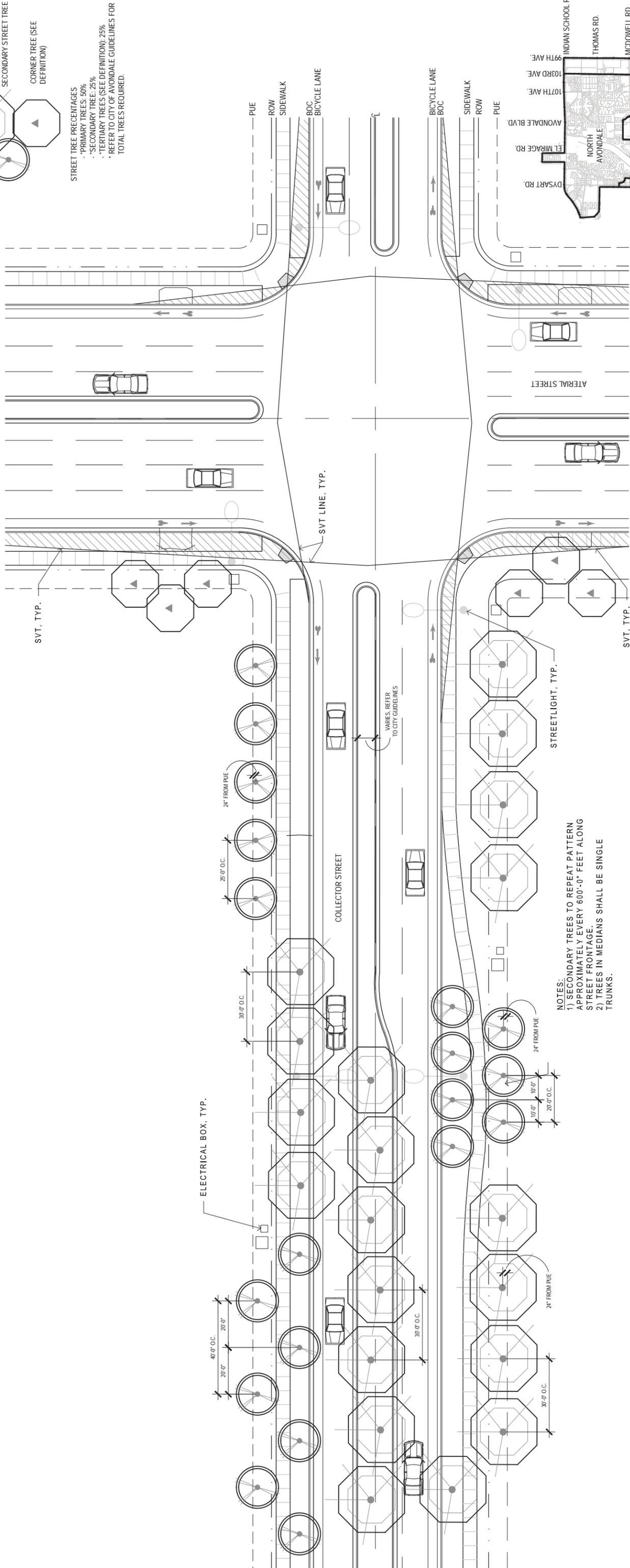
For recommended street tree species, reference the “Avondale City Center Specific Plan” located on the City of Avondale website [www.ci.avondale.az.us](http://www.ci.avondale.az.us).



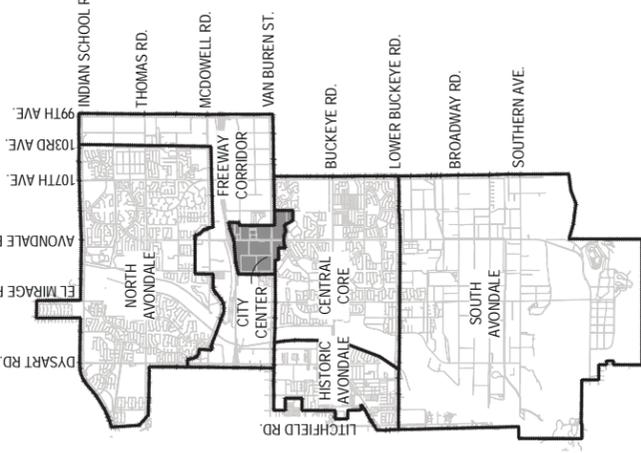
# City Center Character Area Arterial to Collector Street Vignette



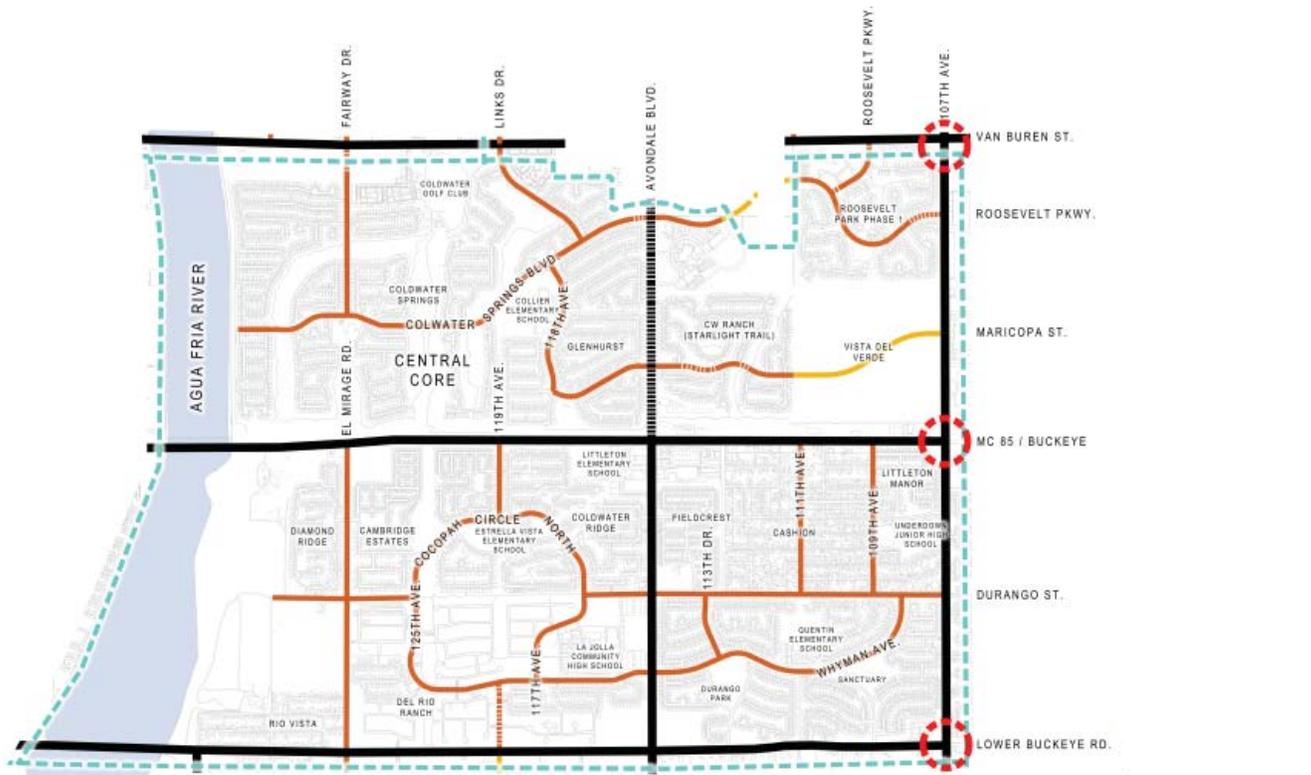
# City Center Character Area Collector to Arterial Street Vignette



NOTE: VERIFY STREET SECTION WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.



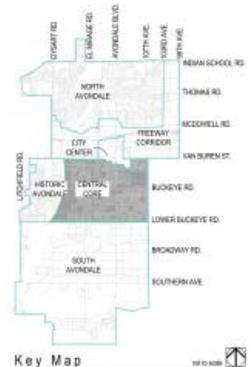
# Central Core Character Area Street Trees



Newly constructed residential developments exist in the Central Core Character Area providing a refreshed streetscape scene in the City. While each community offers a character style consistent within its walls, the theme does not necessarily coincide with the adjacent communities, creating a lack of unity in the streetscapes. Streetscapes along the arterials vary in their landscape and sidewalk characteristics due to the single- and double-track Union Pacific Railroad along Buckeye Road, mix of development status of the constructed areas, and vacant land. A desert lush landscape character composed of drought-tolerant and non-native species describes a majority of the collector streetscapes.

Overall, much of the existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create shaded walkable environments. The Street Tree Master Plan outlines a complimentary tree palette to incorporate into these areas that will accentuate the character of the existing landscape and enhance community continuity. New and replacement trees shall be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Replacement of street trees will access condition of tree based on damage, disease, or tree health. Shade conditions can be further improved by implementing recommended trees in areas with voids, to meet current zoning codes for right-of-way landscape areas.

The following table outlines specific primary and secondary tree species recommendations per street or street segments in Central Core.



# Central Core Character Area Primary and Secondary Street Trees

Key	Street Info	Arterial Streets				Collector Streets																
		Buckeye Rd.	Lower Buckeye Rd.	Avondale Blvd.	107th Ave.	Coldwater Springs Blvd.	Roosevelt Pkwy.	Fairway Dr.	Links Dr.	118th Ave.	Maricopa St.	El Mirage Rd.	Durango St.	119th Ave.	Cocopah Circle	125th Ave.	117th Ave.	111th Ave.	109th Ave.	113th Dr.	Whyman Ave.	
X: Existing Condition P: Primary Tree S: Secondary Tree	Raised Median							X			X							S	S			
Chaste Tree																						
Chinese Elm				P									P	P								
Evergreen Oak spp.						S																
Ghost Gum			P											S	S							
Indian Rosewood						P	P	P	P		S			S	P	P				P	P	
Mulga Tree		S																				
Palo Verde spp.		P			S		P			P							P	P				
Thornless Mesquite spp.			S	S	P	S		S	S	S		S								S	S	
Willow Acacia											P	P	S									

# Central Core Character Area Street Tree Palette Matrix

Key		Size (small, med, large)	Height (average)	Width (average)	Form	Exposure	Water Use	Growth Rate	Tree Type	Litter	Spines or Thorns	ADWR Approved	SRP & APS Approved
Common Name	Botanical Name												
<p>Tree Size: Small (&lt;25 ft), Medium (25-40 ft), Large (&gt;40 ft)</p> <p>Form: Round (R), Spreading (S), Palm (PA), Pyramidal (P), Oval (OV), Conical (C), Vase (V), Columnar (CO), Open (O), Weeping (W) &amp; Irregular (I)</p> <p>Exposure: Full sun (F), Full/Reflected sun (FR), Partial Shade (PS), Reflected Sun (RS) &amp; Shade (SH)</p> <p>Tree Type: Deciduous (D), Evergreen (E), Semi-evergreen (SE) &amp; Palm (P)</p> <p>Water Use: Low (L), Medium (M) &amp; High (H)</p> <p>Growth Rate: Fast (F), Moderate (M), &amp; Slow (S)</p> <p>Litter: Leaves (L), Flowers (F), Seeds/Cones/Fruit (S)</p> <p>*: Not for use in Right-of-way</p>													
Chaste Tree	Vitex agnus-cactus	S	25	25	R, S	F	L	F	D	L, F	Y	Y	N
Chinese Elm	Ulmus parvifolia spp.	L	40	40	S	F, RS	M	M	D	L, F	N	Y	N
Evergreen Oak spp.	Quercus virginiana spp.	L	60	80	R, OV	F, RS	M	M	E	S	N	Y	N
Ghost Gum	Eucalyptus papuana	L	60	30	I	F, RS	L	M	E	L	N	Y	N
Indian Rosewood	Dalbergia sissoo	L	50	30	R, OV	F	M, H	M	E	L, S	N	Y	N
Mulga Tree	Acacia anuera	S	20	10	P, R	FR	L	M	E	L, S	N	Y	Y
Palo Verde spp.	Parkinsonia spp.	M	30	30	R	F, RS	L	M	D	L, F, S	Y	Y	N
Thornless Mesquite spp.	Prosopis x Hybrid "Thornless"	M	30	30	R, S	F, RS	L	F	D	L, F	N	Y	N
Willow Acacia	Acacia salicina	L	40	20	W	F	L	F	E	L	N	Y	N

## Central Core Character Area Primary and Secondary Tree Character Profile

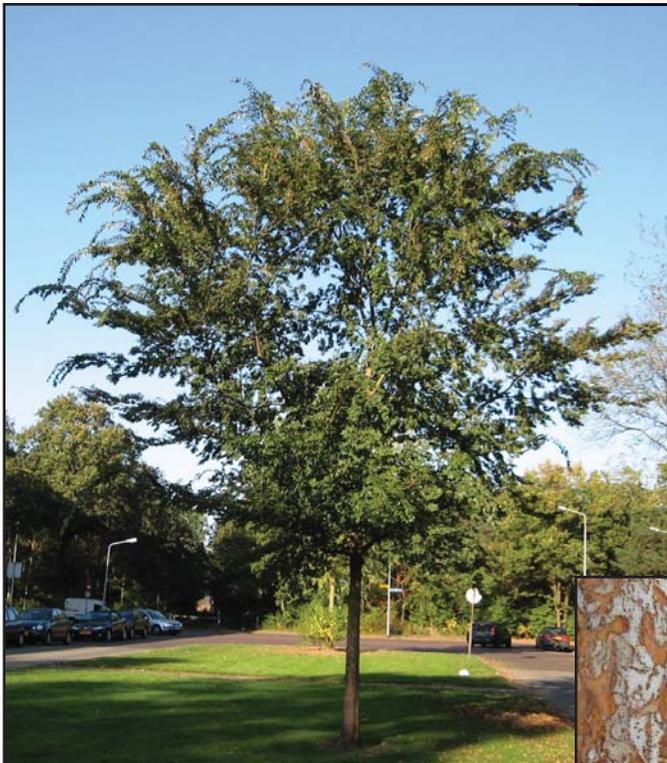


**Chaste Tree** *Vitex agnus-castus*

**Size:** Small  
**Height x width:** 25' x 25'  
**Form:** Round, spreading  
**Exposure:** Full sun  
**Water use:** Low  
**Tree type:** Deciduous  
**Growth rate:** Fast  
**Litter:** Leaves, flowers  
**Spines or thorns:** Yes  
**Approved Lists:** ADWR

### Streetscape Values

- Striking summer color adds interest
- Small specimen or accent tree
- Useful in medians
- Shade, street tree
- Great border tree, summer screen



**Chinese Elm** *Ulmus parvifolia* spp.

**Size:** Large  
**Height x width:** 40' x 40'  
**Form:** Spreading  
**Exposure:** Full sun, reflected sun  
**Water use:** Medium  
**Tree type:** Deciduous  
**Growth rate:** Moderate  
**Litter:** Leaves, flowers  
**Spines or thorns:** No  
**Approved Lists:** ADWR

### Streetscape Values

- Great for allee effect
- Upright form
- Useful in medians
- Shade, street tree





**Evergreen Oak spp.** *Quercus virginiana* spp.

**Size:** Large  
**Height x width:** 60' x 80'  
**Form:** Round, Oval  
**Exposure:** Full sun, reflected sun  
**Water use:** Medium  
**Tree type:** Evergreen  
**Growth rate:** Moderate  
**Litter:** Seeds/cones/fruit  
**Spines or thorns:** No  
**Approved Lists:** ADWR

**Streetscape Values**

- Great in grove planting
- Upright form
- Provides plenty of shade
- Useful in medians
- Background tree



**Ghost Gum** *Eucalyptus papuana*

**Size:** Large  
**Height x width:** 60' x 30'  
**Form:** Irregular  
**Exposure:** Full sun, reflected sun  
**Water use:** Low  
**Tree type:** Evergreen  
**Growth rate:** Moderate  
**Litter:** Leaves  
**Spines or thorns:** No  
**Approved Lists:** ADWR

**Streetscape Values**

- Planted in groves
- Upright form
- Useful in small spaces
- Shade, street tree
- White bark adds interest to desert landscape





### Indian Rosewood *Dalbergia sissoo*

- Size:** Large
- Height x width:** 50' x 30'
- Form:** Round, oval
- Exposure:** Full sun
- Water use:** Medium, high
- Tree type:** Evergreen
- Growth rate:** Moderate
- Litter:** Leaves, seeds/cones/fruit
- Spines or thorns:** No
- Approved Lists:** ADWR

#### Streetscape Values

- Large shade tree
- Upright form
- Background tree



### Mulga Tree *Acacia anuera*

- Size:** Small
- Height x width:** 20' x 10'
- Form:** Pyramidal, Round
- Exposure:** Full/reflected sun
- Water use:** Low
- Tree type:** Evergreen
- Growth rate:** Moderate
- Litter:** Leaves, seeds
- Spines or thorns:** No
- Approved Lists:** ADWR, APS & SRP

#### Streetscape Values

- Small specimen or accent
- Privacy screen
- Medians
- Background tree





**Palo Verde spp.** *Parkinsonia spp.*

- Size:** Medium
- Height x width:** 30' x 25'
- Form:** Regular
- Exposure:** Full sun, reflected sun
- Water use:** Low
- Tree type:** Semi-evergreen
- Growth rate:** Moderate
- Litter:** Leaves, flowers, seeds/cones/fruit
- Spines or thorns:** Yes
- Approved Lists:** ADWR

**Streetscape Values**

- Needs space for natural growth
- Small specimen or accent tree
- Useful in medians
- Shade, street tree



**Thornless Mesquite spp.** *Prosopis x Hybrid "Thornless"*

- Size:** Medium
- Height x width:** 30' x 30'
- Form:** Round, spreading, vase
- Exposure:** Full sun, reflected sun
- Water use:** Low
- Tree type:** Deciduous
- Growth rate:** Fast
- Litter:** Leaves, flowers
- Spines or thorns:** No
- Approved Lists:** ADWR

**Streetscape Values**

- Useful in medians
- Striking natural vase-like form
- Medium specimen or accent tree
- Shade, street tree





**Willow Acacia** *Acacia salicina*

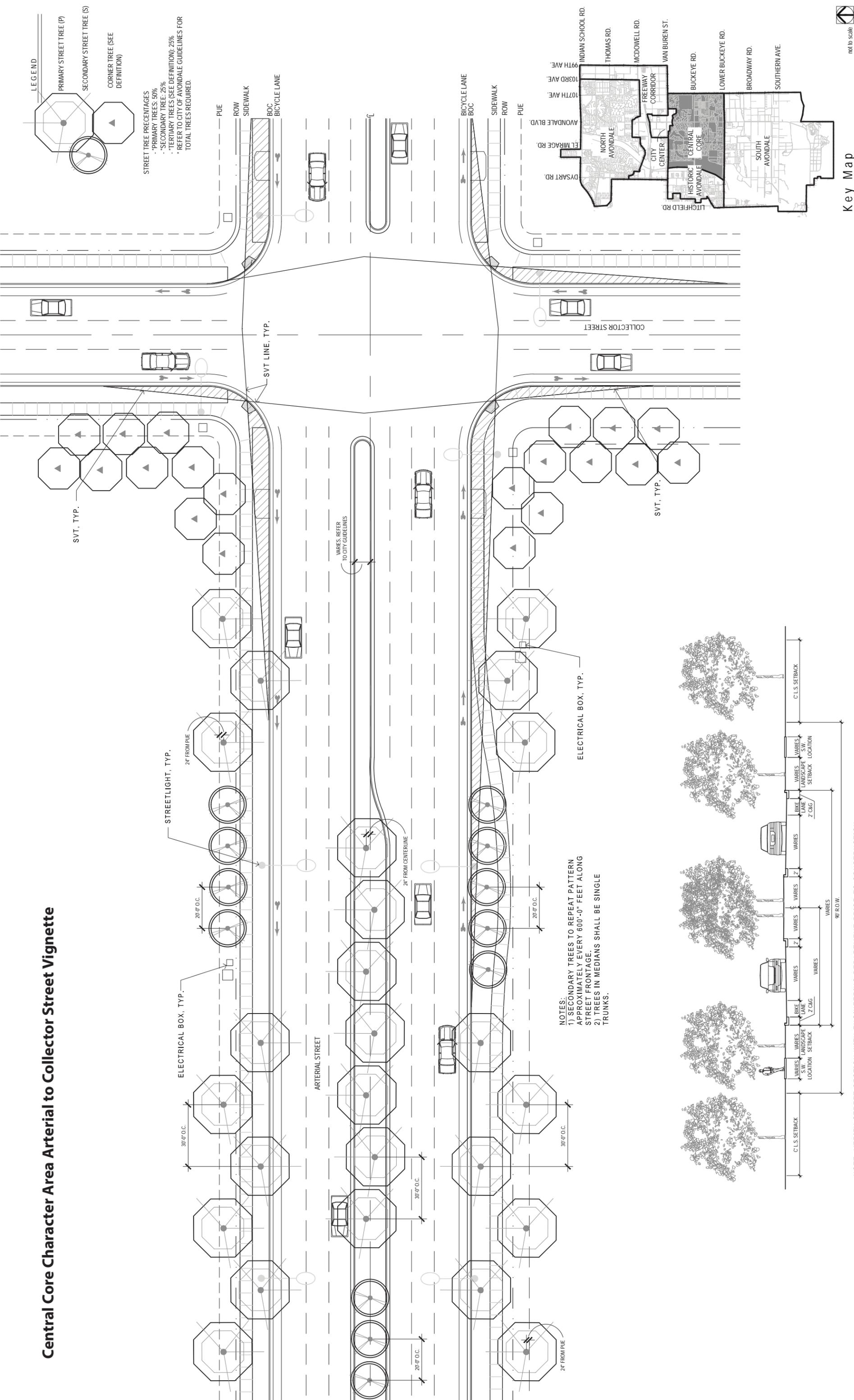
**Size:** Large  
**Height x width:** 40' x 20'  
**Form:** Weeping  
**Exposure:** Full sun  
**Water use:** Low  
**Tree type:** Evergreen  
**Growth rate:** Fast  
**Litter:** Leaves  
**Spines or thorns:** No  
**Approved Lists:** ADWR



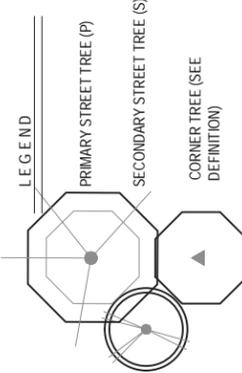
**Streetscape Values**

- Shade, street tree
- Useful in medians
- Specimen tree
- Great for small spaces, entry gardens

# Central Core Character Area Arterial to Collector Street Vignette



**STREET TREE PERCENTAGES**  
 - PRIMARY TREES: 50%  
 - SECONDARY TREES: 25%  
 - TERTIARY TREES: 25%  
 \* REFER TO CITY OF AVONDALE GUIDELINES FOR TOTAL TREES REQUIRED.



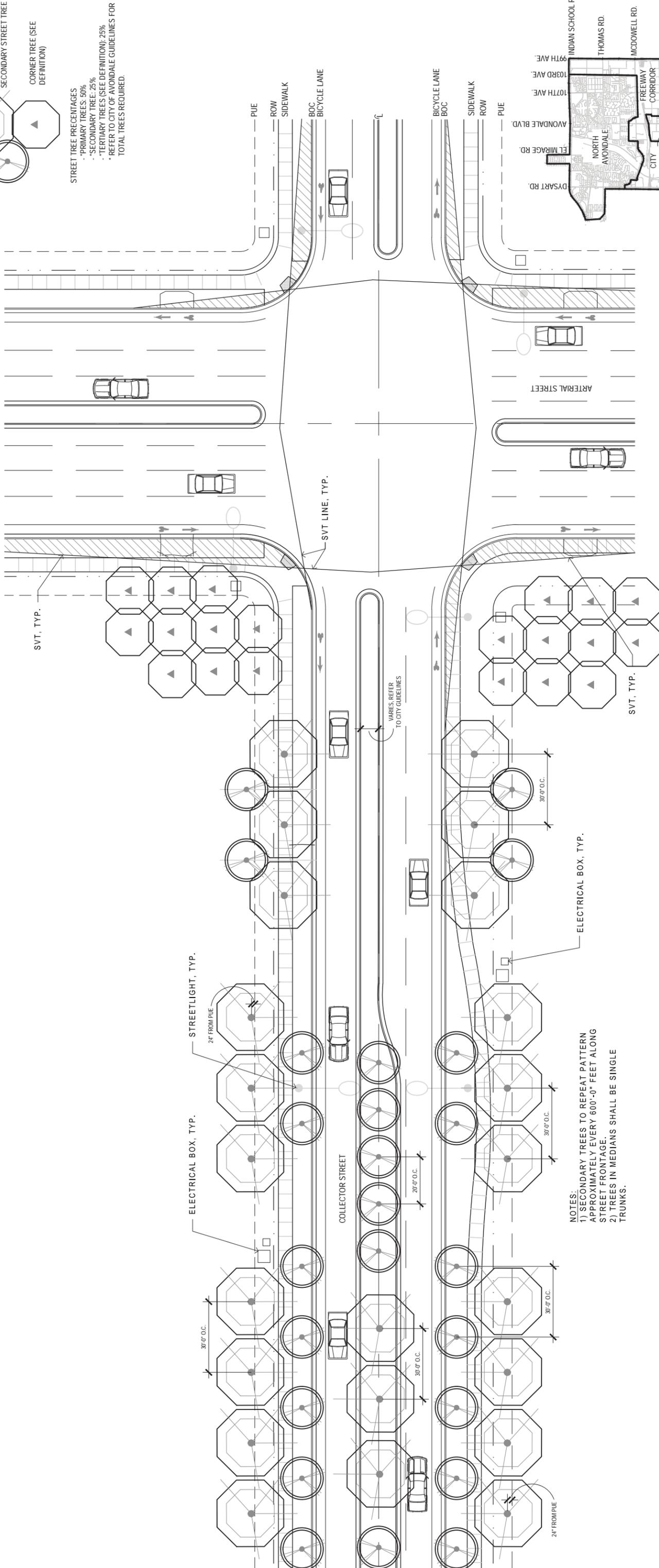
**NOTES:**  
 1) SECONDARY TREES TO REPEAT PATTERN APPROXIMATELY EVERY 600'-0" FEET ALONG STREET FRONTAGE.  
 2) TREES IN MEDIANS SHALL BE SINGLE TRUNKS.

NOTE: VERIFY STREET SECTION WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

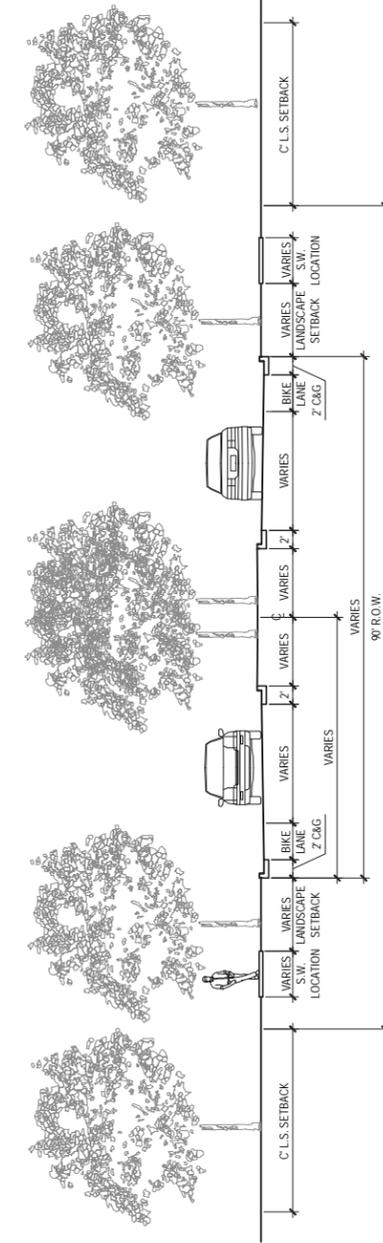
Key Map

not to scale

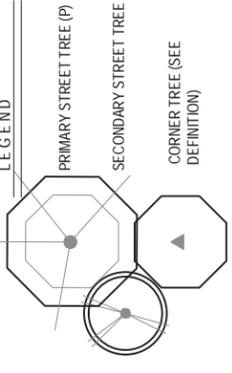
# Central Core Character Area Collector to Arterial Street Vignette



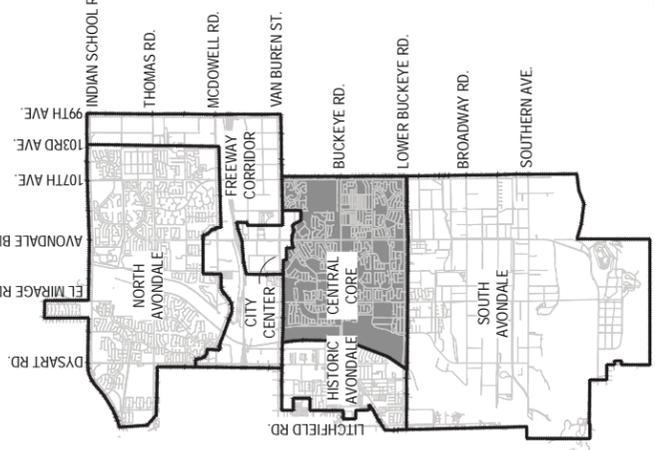
NOTES:  
 1) SECONDARY TREES TO REPEAT PATTERN APPROXIMATELY EVERY 600'-0" FEET ALONG STREET FRONTAGE.  
 2) TREES IN MEDIANS SHALL BE SINGLE TRUNKS.



NOTE: VERIFY STREET SECTION WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

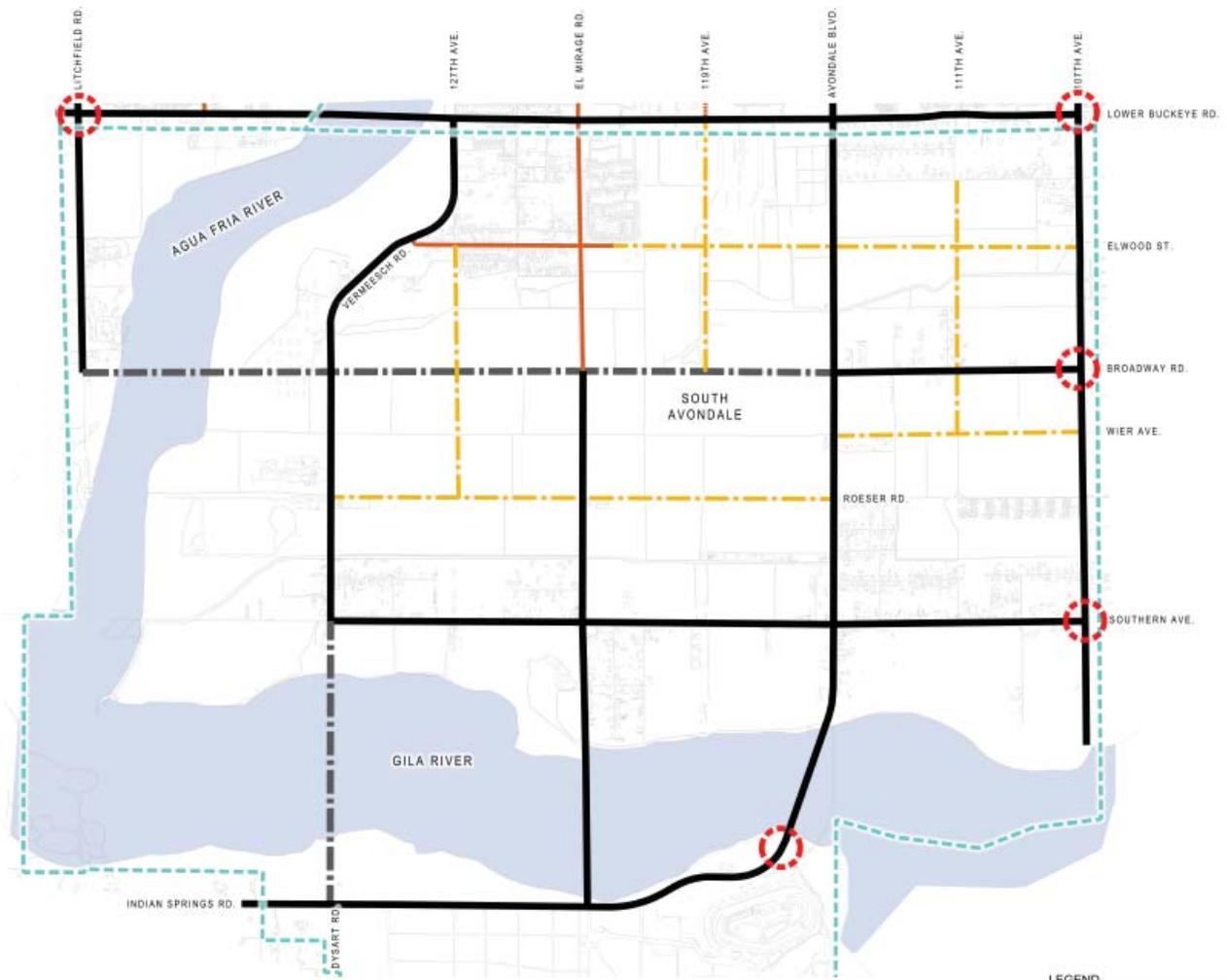


STREET TREE PERCENTAGES  
 - PRIMARY TREES: 50%  
 - SECONDARY TREE: 25%  
 - TERTIARY TREES (SEE DEFINITION): 25%  
 \* REFER TO CITY OF AVONDALE GUIDELINES FOR TOTAL TREES REQUIRED.



Key Map  
 not to scale

# South Avondale Character Area Street Trees



Future plans for this area include residential, commercial, and business office land uses, as well as, the future State Route-30 freeway corridor. This character area plays a vital role in connecting the Phoenix International Raceway to the Interstate-10 freeway via the major arterial streets of Avondale Boulevard and 107th Avenue. Continuity throughout the major north/south arterial roads and the various character areas will play a significant role in creating a sense of place that is unique to the City of Avondale.

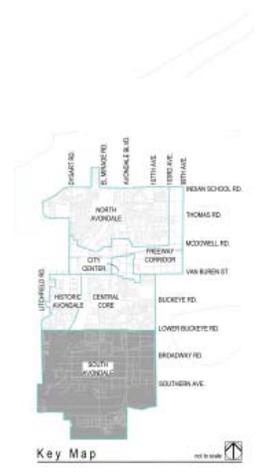
This Character Area draws inspiration from the nearby Estrella Mountain Regional Park and Agua Fria and Gila Rivers. These natural features are the driving factors in choosing the primary and secondary tree species. A majority of the roads are currently undeveloped, with no sidewalks, paving, or landscape. The Street Tree Master Plan provides a tree palette to compliment the surrounding characteristics of the land and the distant views to the mountains beyond.

The Street Tree Master Plan incorporates the above-stated conditions to provide a unified appearance to include shaded sidewalks creating a sense of place. The following table outlines specific primary and secondary tree species recommendations per street or street segments in South Avondale.

**LEGEND**

- CHARACTER AREA BOUNDARY
- GATEWAY
- ROADWAY CLASSIFICATION**
- ARTERIAL
- ARTERIAL FUTURE
- COLLECTOR
- COLLECTOR FUTURE

North not to scale



# South Avondale Character Area Primary and Secondary Street Trees

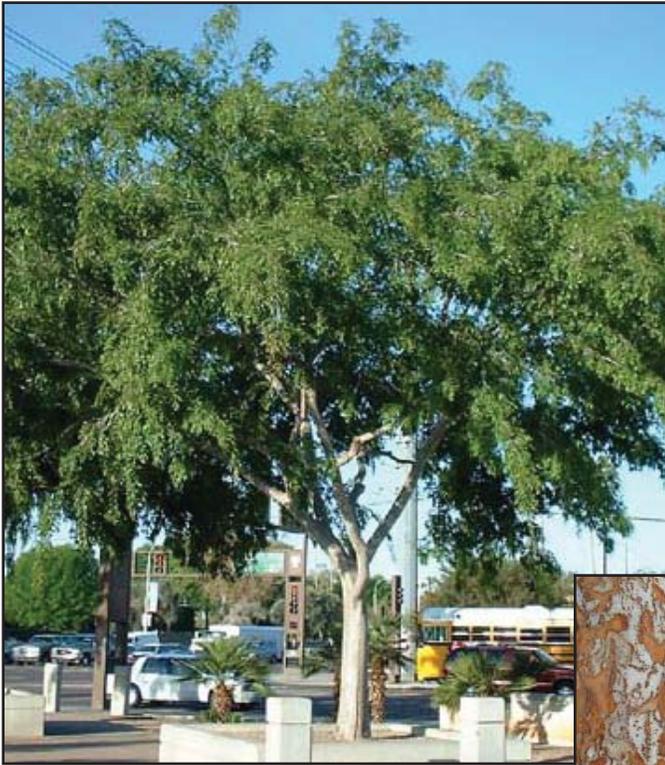
## South Avondale

Key	Street Info	Arterial Streets							Collector Streets					
		Broadway Rd.	Southern Ave.	Indian Springs Rd.	Litchfield Rd.	127th Ave. (Dysart Rd.)	El Mirage Rd.	Avondale Blvd.	107th Ave.	Elwood St.	Roeser Rd.	Wier Ave.	119th Ave.	111th Ave.
X: Existing Condition P: Primary Tree S: Secondary Tree	Raised Median													
Tree Common Name	Chinese Elm					P								
	Chitalpa						S							
	Desert Willow				S				S	S	S			
	Evergreen Oak spp.	S												
	Palo Verde spp.		P	S		S					S	S		
	Red Push Pistache							P						
	Swan Hill' Olive	P												
	Sweet Acacia		S						P					
Thornless Mesquite spp.			P	P		P	S	P	P	P	P	P	P	

## South Avondale Character Area Street Tree Palette Matrix

Key		Size (small, med, large)	Height (average)	Width (average)	Form	Exposure	Water Use	Growth Rate	Tree Type	Litter	Spines or Thorns	ADWR Approved	SRP & APS Approved
Common Name	Botanical Name												
Tree Size: Small (<25 ft), Medium (25-40 ft), Large (>40 ft) Form: Round (R), Spreading (S), Palm (PA), Pyramidal (P), Oval (OV), Conical (C), Vase (V), Columnar (CO), Open (O), Weeping (W) & Irregular (I) Exposure: Full sun (F), Full/Reflected sun (FR), Partial Shade (PS), Reflected Sun (RS) & Shade (SH) Tree Type: Deciduous (D), Evergreen (E), Semi-evergreen (SE) & Palm (P) Water Use: Low (L), Medium (M) & High (H) Growth Rate: Fast (F), Moderate (M), & Slow (S) Litter: Leaves (L), Flowers (F), Seeds/Cones/Fruit (S) *: Not for use in Right-of-way													
Chinese Elm	Ulmus parvifolia spp.	L	40	40	S	F, RS	M	M	D	L, F	N	Y	N
Chitalpa	Chitalpa tashkentensis*	M	30	30	R, I	F, PS	M, H	M	D	L, F	N	Y	N
Desert Willow	Chilopsis linearis	M	30	30	O	F, RS	L	M	D	L, F, S	N	Y	Y
Evergreen Oak spp.	Quercus virginiana spp.	L	60	80	R, OV	F, RS	M	M	E	S	N	Y	N
Palo Verde spp.	Parkinsonia spp.	M	30	30	R	F, RS	L	M	D	L, F, S	Y	Y	N
Red Push Pistache	Pistachia x 'Red Push'	M	30	30	R	F	M	M	D	L	N	Y	Y
Swan Hill Olive	Olea europaea 'Swan Hill' Olive	M	30	30	O	F, RS, PS	L, M	S	E	L	N	Y	N
Sweet Acacia	Acacia farnesiana	M	25	25	V	F	L	M	E	L, F	Y	Y	Y
Thornless Mesquite spp.	Prosopis x Hybrid "Thornless"	M	30	30	R, S	F, RS	L	F	D	L, F	N	Y	N

## South Avondale Character Area Primary and Secondary Tree Character Profile



**Chinese Elm** *Ulmus parvifolia* spp.

**Size:** Large  
**Height x width:** 40' x 40'  
**Form:** Spreading  
**Exposure:** Full sun, reflected sun  
**Water use:** Medium  
**Tree type:** Deciduous  
**Growth rate:** Moderate  
**Litter:** Leaves, flowers  
**Spines or thorns:** No  
**Approved Lists:** ADWR

### Streetscape Values

- Great for allee effect
- Upright form
- Useful in medians
- Shade, street tree



**Chitalpa** *Chitalpa tashkentensis*

**Size:** Medium  
**Height x width:** 30' x 30'  
**Form:** Round, irregular  
**Exposure:** Full sun, partial shade  
**Water use:** Medium, high  
**Tree type:** Deciduous  
**Growth rate:** Moderate  
**Litter:** Leaves, flowers  
**Spines or thorns:** No  
**Approved Lists:** ADWR

### Streetscape Values

- Adds interest with bloom period
- Interesting small tree
- Great accent tree
- Useful in medians





**Desert Willow** *Chilopsis linearis*

- Size:** Medium
- Height x width:** 30' x 30'
- Form:** Oval
- Exposure:** Full sun, reflected sun
- Water use:** Low
- Tree type:** Deciduous
- Growth rate:** Moderate
- Litter:** Leaves, Flowers, seeds/cones/fruit
- Spines or thorns:** No
- Approved Lists:** ADWR, APS & SRP



**Streetscape Values**

- Adds interest with long-lasting bloom period
- Shade, street tree
- Great accent tree
- Useful in medians



**Evergreen Oak spp.** *Quercus virginiana* spp.

- Size:** Large
- Height x width:** 60' x 80'
- Form:** Round, Oval
- Exposure:** Full sun, reflected sun
- Water use:** Medium
- Tree type:** Evergreen
- Growth rate:** Moderate
- Litter:** Seeds/cones/fruit
- Spines or thorns:** No
- Approved Lists:** ADWR



**Streetscape Values**

- Great in grove planting
- Upright form
- Provides plenty of shade
- Useful in medians
- Background tree

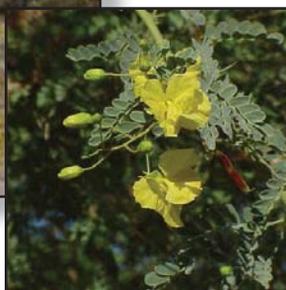


**Palo Verde spp.** *Parkinsonia spp.*

- Size:** Medium
- Height x width:** 30' x 25'
- Form:** Regular
- Exposure:** Full sun, reflected sun
- Water use:** Low
- Tree type:** Semi-evergreen
- Growth rate:** Moderate
- Litter:** Leaves, flowers, seeds/cones/fruit
- Spines or thorns:** Yes
- Approved Lists:** ADWR

**Streetscape Values**

- Needs space for natural growth
- Small specimen or accent tree
- Useful in medians
- Shade, street tree



**Red Push Pistache** *Pistachia x 'Red Push'*

- Size:** Medium
- Height x width:** 30' x 30'
- Form:** Round
- Exposure:** Full sun
- Water use:** Medium
- Tree type:** Deciduous
- Growth rate:** Moderate
- Litter:** Leaves
- Spines or thorns:** No
- Approved Lists:** ADWR

**Streetscape Values**

- Specimen tree
- Useful in medians
- Shade, street tree





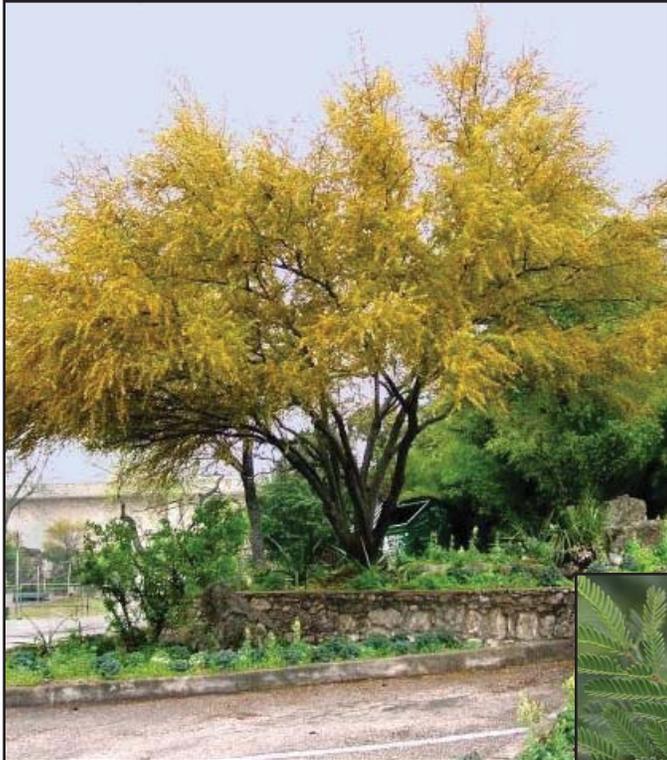
**Swan Hill Olive** *Olea europaea 'Swan Hill'*

**Size:** Medium  
**Height x width:** 30' x 30'  
**Form:** Open  
**Exposure:** Full sun, reflected sun, partial shade  
**Water use:** Low, medium  
**Tree type:** Evergreen  
**Growth rate:** Slow  
**Litter:** Leaves  
**Spines or thorns:** No  
**Approved Lists:** ADWR



**Streetscape Values**

- Filters sun for loose shade coverage
- Upright form
- Useful in medians
- Shade, street tree
- Wind screen



**Sweet Acacia** *Acacia farnesiana*

**Size:** Medium  
**Height x width:** 25' x 25'  
**Form:** Vase  
**Exposure:** Full Sun  
**Water use:** Low  
**Tree type:** Evergreen  
**Growth rate:** Moderate  
**Litter:** Leaves, flowers  
**Spines or thorns:** Yes  
**Approved Lists:** ADWR, APS & SRP



**Streetscape Values**

- Small accent tree
- Useful in medians
- Great as security barrier because of thorns
- Plant a safe distance from walkways



**Thornless Mesquite spp.** *Prosopis x Hybrid* "Thornless"

**Size:** Medium

**Height x width:** 30' x 30'

**Form:** Round, spreading, vase

**Exposure:** Full sun, reflected sun

**Water use:** Low

**Tree type:** Deciduous

**Growth rate:** Fast

**Litter:** Leaves, flowers

**Spines or thorns:** No

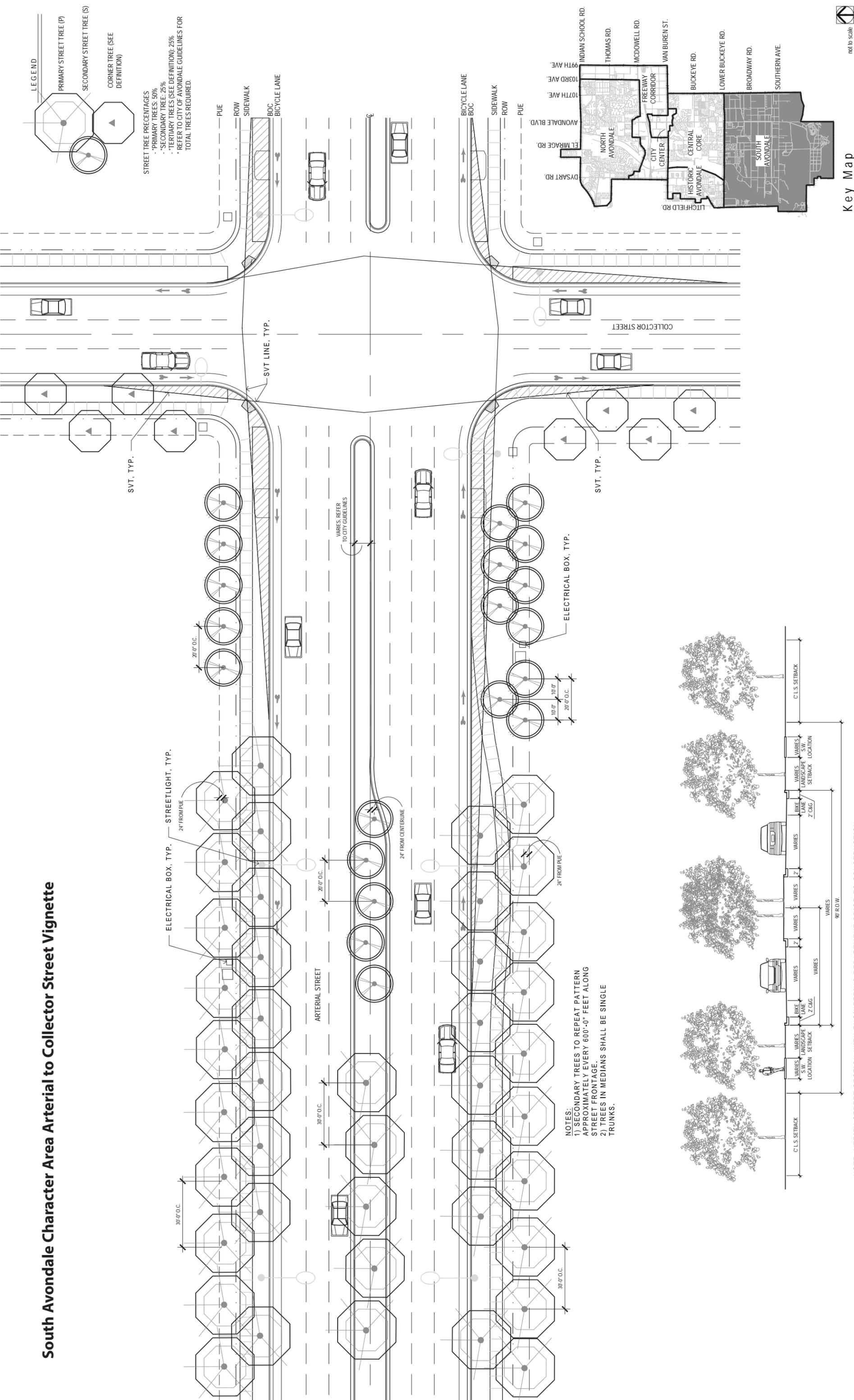
**Approved Lists:** ADWR

**Streetscape Values**

- Useful in medians
- Striking natural vase-like form
- Medium specimen or accent tree
- Shade, street tree

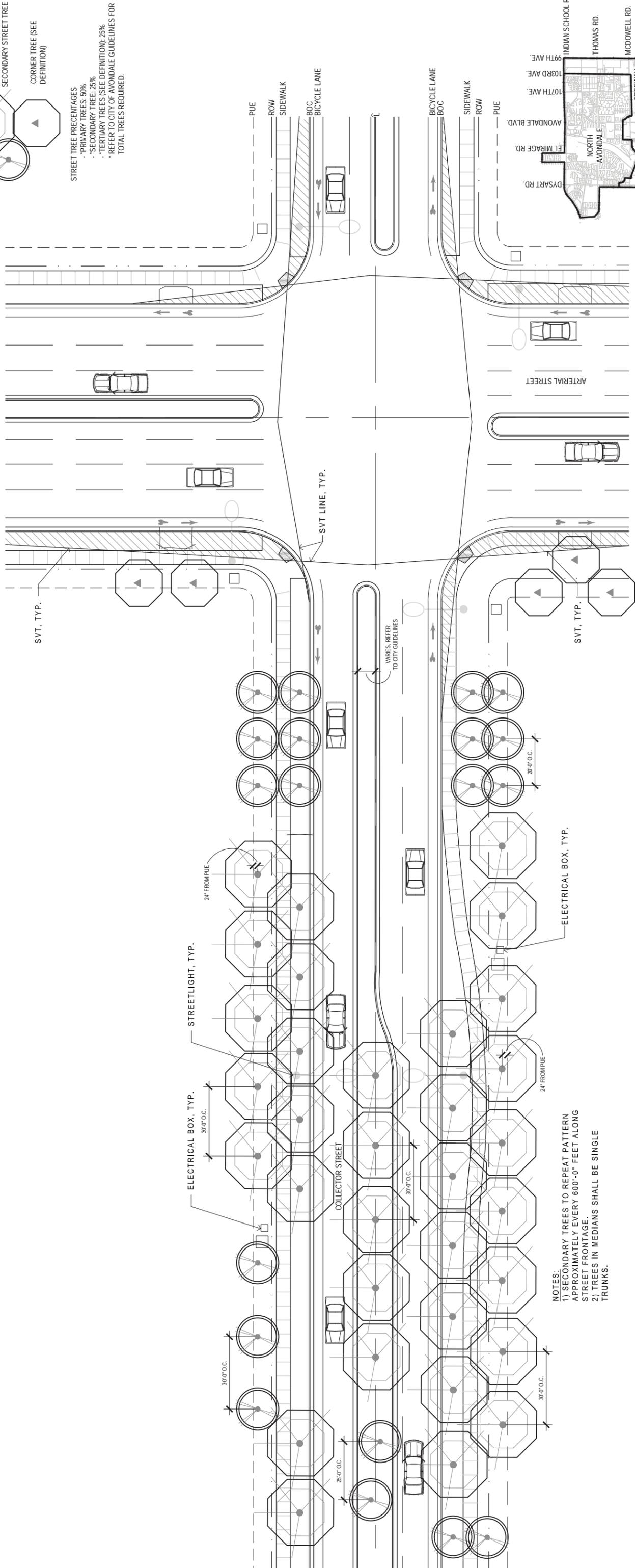


# South Avondale Character Area Arterial to Collector Street Vignette

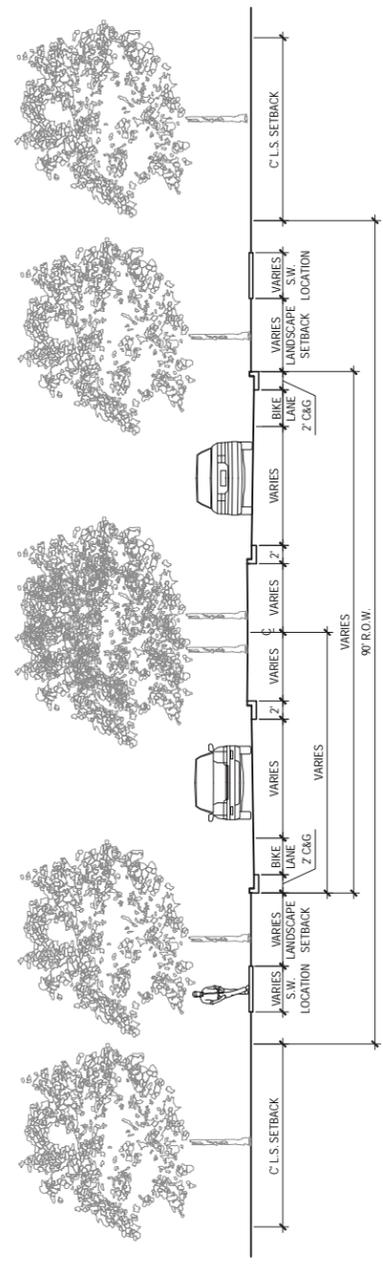


NOTE: VERIFY STREET SECTION WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

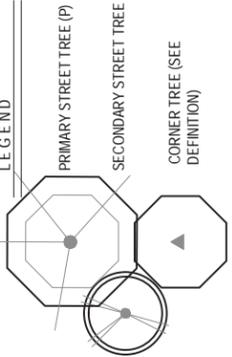
# South Avondale Character Area Collector to Arterial Street Vignette



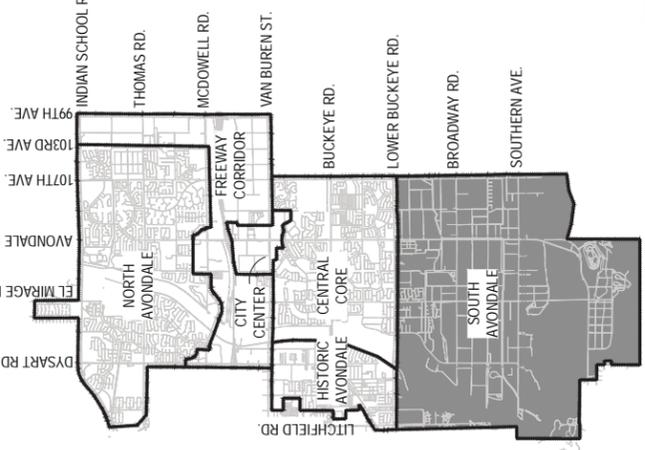
NOTES:  
 1) SECONDARY TREES TO REPEAT PATTERN APPROXIMATELY EVERY 600'-0" FEET ALONG STREET FRONTAGE.  
 2) TREES IN MEDIANS SHALL BE SINGLE TRUNKS.



NOTE: VERIFY STREET SECTION WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.



STREET TREE PERCENTAGES  
 - PRIMARY TREES: 50%  
 - SECONDARY TREE: 25%  
 - TERTIARY TREES (SEE DEFINITION): 25%  
 \* REFER TO CITY OF AVONDALE GUIDELINES FOR TOTAL TREES REQUIRED.



Key Map  
 not to scale

## Maintenance Guidelines

Maintenance of the public urban forest is the responsibility of the City of Avondale. Pruning of trees is the primary maintenance practice. This section contains landscaping maintenance standards of acceptable tree pruning maintenance, safety consideration, and irrigation systems. Properly designed, installed, and maintained streetscaping adds identity, character, beauty and value to our community.

The Street Tree Master Plan pruning standards reflect acceptable best management practices for pruning as published in the “American National Standards Institute (ANSI) A300 Pruning Standards” and “International Society of Arboriculture (ISA) Best Management Practices: Tree Pruning.” In some cases the City of Avondale are more restrictive than those in the publications above, given the City’s goals of optimizing and enhancing the urban forest.

The main reasons for pruning trees are safety, health, and aesthetics.

- Pruning can encourage trees to develop a strong structure and reduce the likelihood of damage during severe weather.
- Pruning for safety involves removing branches that could fall and cause injury or property damage, trimming branches that interfere with lines of sight on streets or driveways, and removing branches that grow into utility lines.
- Pruning for health involves removing diseased or insect-infested wood, thinning the crown to increase airflow and reduce some pest problems, and removing crossing and rubbing branches.
- Pruning for aesthetics involves enhancing the natural form and character of trees or stimulating flower production.



FIGURE 1: REASONS TO PRUNE

### I. TREE MAINTENANCE SCHEDULE

Maintenance of the streetscape is the responsibility of the City of Avondale Public Works Department or the adjacent land owner. All trees shall be checked routinely for replacement or removal of unnecessary stakes and hose buffers. Nursery stakes, such as bamboo, shall be removed when the tree is planted and staked per City specifications. Contractor shall replace, at his/her cost, trees that are damaged by girdling caused by improper staking or hose buffer adjustments. All pruning shall conform to ANSI A300 Part 1 Pruning Standards.

When to prune:

- Deciduous trees should be pruned during their dormancy period, usually in the winter. Pruning during dormancy will promote a healthy spring growth.
- Spring flowering and desert trees should be pruned in May.
- Pruning Desert Trees: The pruning of desert trees shall occur as necessary but at least partial pruning twice a year to enhance a natural desert look and to keep branches from interfering with pedestrian, vehicle and bicycle traffic. **Pruning that creates a pom, ball, or umbrella look, or lion tailing is prohibited.** A ‘partial prune’ shall be required when specific limbs need to be removed, or to eliminate specific concerns. Partial pruning shall include, but not limited to: crown reductions, crown raising, eliminating visibility obstructions, and eliminating walkway obstructions.
- Never use pruning sealants, which can cause bacteria and fungus to seal in and degrade the health of the tree.
- Trees should be sparingly pruned during the summer months to prevent sunburn to trunks and other newly exposed areas.
- Cracked branches or hazardous conditions are prioritized for immediate maintenance. Low branches over street or sidewalk are to be maintained within one week of notice. All other inquiries for maintenance of non-safety related issues shall be completed within one month of notice.

## II. TREE PRUNING SPECIFICATIONS

Pruning should only be done with a specific objective. It is the responsibility of the person conducting the work to be familiar with each type of pruning, its benefits, and its limitations. All pruning is to be supervised by a Certified Arborist as accredited by the ISA.

To meet the objective(s) identified for a tree, one or more of the following types of pruning may be permitted: crown cleaning, crown raising, reducing, thinning, crown reduction, weight reduction, crown restoration and young tree training. Each of these pruning types is described in further detail in ANSI A300 Standards and Best Management Practices: Tree Pruning.

How much to prune:

- No more than 25% of the trees mass should be removed during the year. Pruned trees will require more water and fertilizer due to the foliage loss, which would normally have produced plant energy.
- Topping, “poodling”, lion tailing , balling, or squaring of trees is not allowed.
- All trees shall be pruned to promote structural strength and to accentuate the natural form and features of the tree.
- All trees shall be allowed to grow to their natural genetic form and size.
- Pruning shall be carried out to permit unobstructed passage to pedestrians and motor vehicles and to prevent sight restrictions near intersections. This means that branches should be maintained to a 8 ft. above sidewalks and 13 ft. above vehicular areas.
- Stripping of lower branches (“rising up”) shall not be permitted. Lower branches shall be retained in a “tipped back” or pinched condition with as much foliage as possible to promote trunk caliper growth. Lower branches shall be cut off only after the tree is able to stand erect without staking or other support.
- Thinning of certain species and individual specimens may be required to prevent wind damage. Suckers, water sprouts, crossing and heavily laden branches shall be removed to provide less wind resistance.

- Thinning of certain species and individual specimens may be required to prevent wind damage. Suckers, water sprouts, crossing and heavily laden branches shall be removed to provide less wind resistance.

#### Young tree pruning:

Young trees should be pruned to develop good structure, including a strong and well established central leader, strong branch attachments, and adequate spacing and distribution of scaffold branches. Young tree pruning will need to occur on an ongoing basis over the first ten years after tree planting.

When pruning young trees- those three to four years old – the goal is to establish strong girth or width in a single-trunk tree. The stronger the trunk, the more apt it will be able to grow without stakes. Multi-trunk specimens, the goal is to develop three to four strong leaders.

- Leave lower branches on young trees for first three years after planting. They help nourish the trunk to make it stronger. It's acceptable to reduce branch length if clearance is needed.
- Avoid heading, also called topping. It will create a less-attractive structure and shortens life of the tree.
- Remove branches when angles are too narrow or too wide. These are weak and tend to split or break easily.

### III. TYPES OF PRUNING AND WHERE TO CUT

- **Crown Cleaning:** Cleaning shall consist of pruning to remove one or more of the following non-beneficial parts: dead, diseased, and/or broken branches; also can be removal of water sprouts, crowded, weakly attached and low vigor branches from a tree's crown.

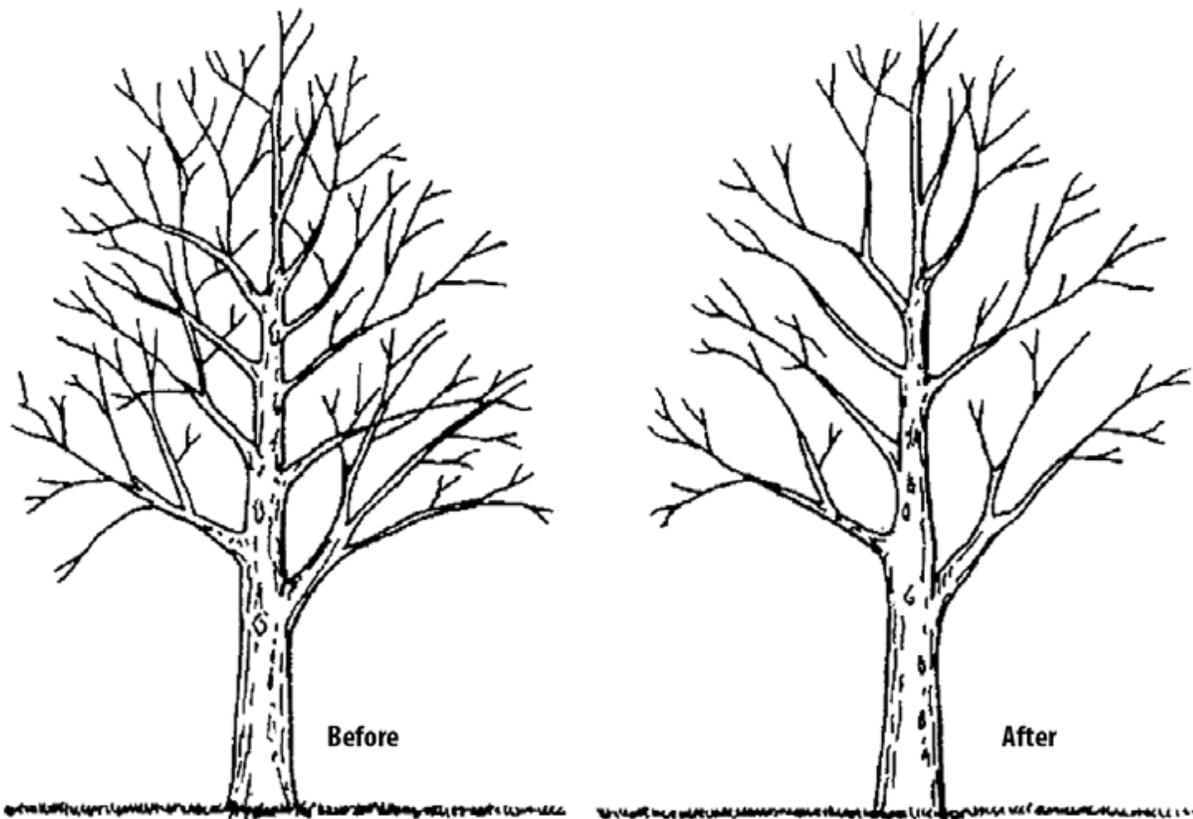


FIGURE 2: CROWN CLEANING

- **Crown Raising:** Raising shall consist of pruning to provide vertical clearance by removing the lower branches of a tree in order to provide clearance for vehicles, pedestrians, signage, and buildings. The city requires maintaining clearance standards 7 1/2 feet above the sidewalk. Consideration shall be given to the ability of a species to tolerate this type of pruning.

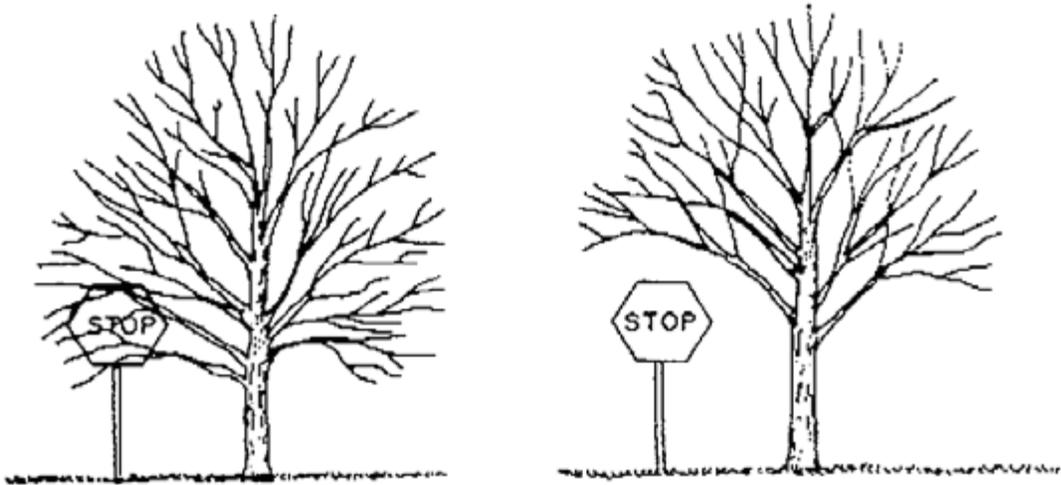


FIGURE 3: CROWN RAISING FOR SIGN CLEARANCE



FIGURE 4: CROWN RAISING SHALL RETAIN 67 PERCENT CROWN AND PRUNE 33 PERCENT

- **Reduce:** Reducing shall consist of pruning to decrease height for vertical conflicts and/or spread for adjacent conflicts such as buildings, walls, or bus shelters. Trees growing under electrical lines are cut back to the required distance as determined by the utility company.

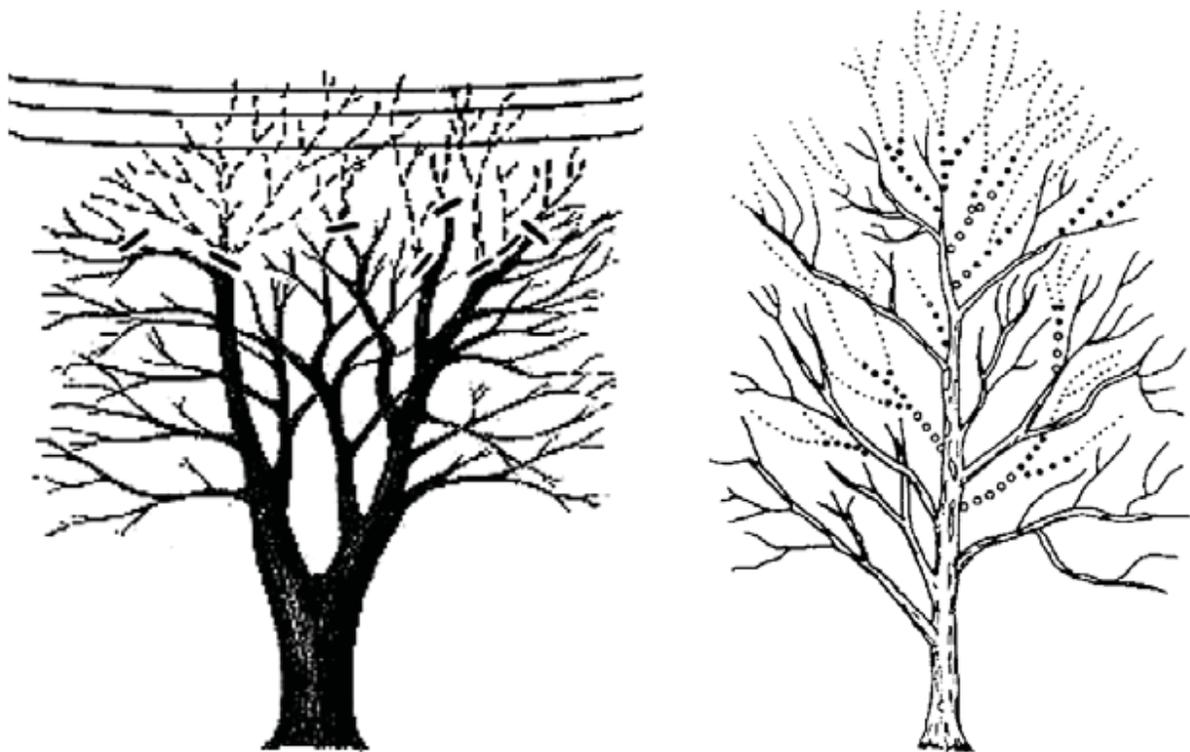


FIGURE 5: CROWN REDUCTION PRUNING UNDER UTILITY LINES (LEFT) OR REDUCTION IN SPREAD (RIGHT)

- **Crown Thinning:** Thinning shall consist of selective pruning to reduce density of live branches. Thinning should result in an even distribution of branches on individual branches and throughout the crown. A properly thinned tree should look natural, balanced, and healthy. Almost like no work has been done at all.

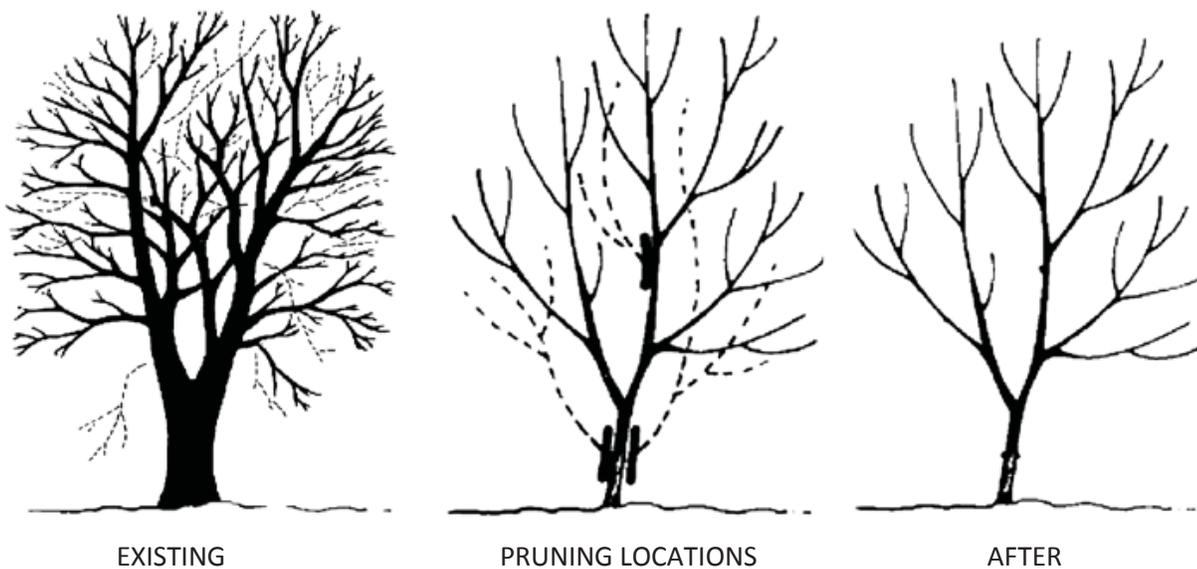


FIGURE 6: EXAMPLE STAGES OF PROPER CROWN THINNING

- **Crown Reduction:** Crown reduction is the cutting of limbs back to their point of origin or back to a lateral branch capable of sustaining the remaining limb and assuming apical dominance of the limb. Crown reduction is not the same as topping.
- **Weight reduction:** In order to reduce the likelihood of limb or trunk failure, proper pruning cuts at the end of limbs are used to reduce the weight of a limb.

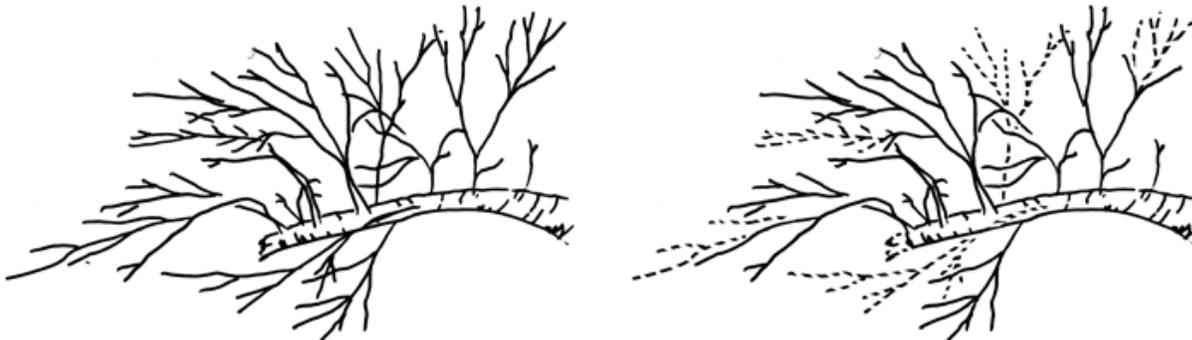


FIGURE 7: EXISTING (LEFT) AND PREFERRED REDUCTION PRUNING (RIGHT)

- **Restoration:** Crown restoration pruning is performed to improve the structure, form, and appearance of trees that have been topped, vandalized, or storm damaged. The success of restoration pruning depends on the ability of the tree to compartmentalize decay, extent and location of damage and the skill of the arborist attempting restoration. Restoring a tree to a sustainable structure usually requires a number of pruning's over a period of years. Not all trees that have been damaged are candidates for crown restoration and **a professional tree care specialist or certified arborist should be consulted to evaluate the tree**. It may not be possible to restructure the tree and removal and replacement may be a more viable solution.
- **Palm Pruning:** Palm trees shall be trimmed annually, May 15 through June 15, when the flower stalks have developed, but before flowering has occurred. Do not remove green leaves or prune up beyond the horizontal since this leads to bud damage, disease, or “pencil pointing” of the trunks. Palms should not look like carrots.
  - Palm pruning should be performed when fronds, fruit, or loose petioles may create a dangerous condition.
  - Live, healthy fronds above horizontal shall not be removed. Exception: Palms encroaching on electric supply lines.
  - Removing all live healthy fronds below a 45 degree angle from horizontal is not an acceptable pruning practice.

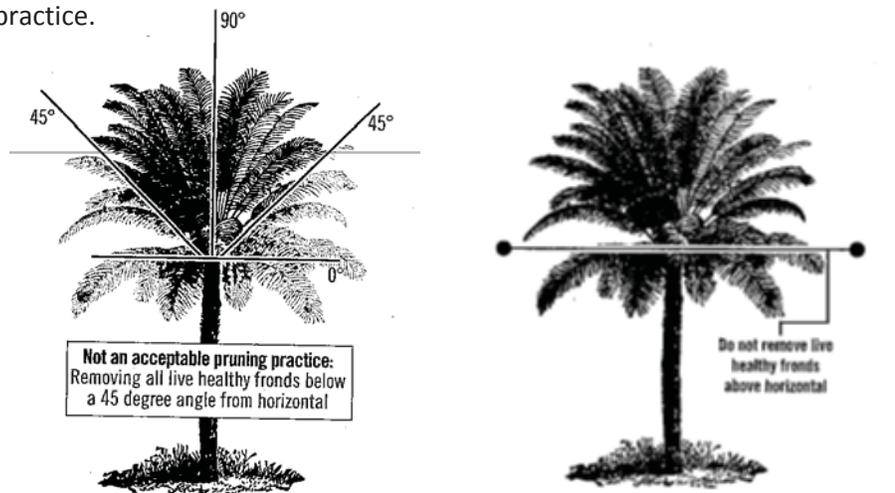


FIGURE 8: NOT ACCEPTABLE (LEFT) AND ACCEPTABLE (RIGHT) PALM PRUNING PRACTICE

### III. PRUNING CUTS

Pruning cuts shall utilize the proper tools. Keeping tools well cleaned and sharpened will improve tree pruning. Tools shall also be cleaned between tree to tree pruning.

- Pruning tools shall be sharp and appropriately sized for the pruning cut.
  - Pruning shears shall be used for cuts up to ¾ inch diameter.
  - Lopping shears include long handles and can cut up to 1 ½ inch diameter branches.
  - Hand saws can be utilized for cutting branches up to 4 inches in diameter.
- Equipment that will damage the bark and cambium layer shall not be used on or in any tree. No chain saws or gas powered or electric trimming devices shall be used.
- Spikes or climbing spurs shall not be used for climbing trees during pruning operations.
- Bypass blades cross each other like those in scissors
- Pruning saws usually have curved blades with teeth that cut when you pull. Pruning saws allow for extended reach with a long handle, but they must be used carefully as it is difficult to achieve clean cuts
- Anvil type pruners are not acceptable.

Pruning cuts shall be in accordance with ANSI A300 pruning standard, and work shall be performed in accordance with the ANSI Z133.1 safety standard. Pruning shall be in accordance with *ISA's Best Management Practices: Tree Pruning*. All work shall be performed under the supervision of an ISA Certified Arborist.

Use the following guide for size of branches to be removed:

1. Under two inches in diameter – go ahead,
2. Between two and four inches in diameter – think twice, and
3. Greater than four inches in diameter – have a good reason.

#### Three Step Pruning Cut

The three-cut approach to pruning shall be used to prevent tearing of the bark and vascular tissue.

- Cut one-third of the way through the branch on the underside.
- Go 2-4 inches beyond the undercut to remove the branch.
- Make the final cut just outside the branch bark ridge and trunk collar.

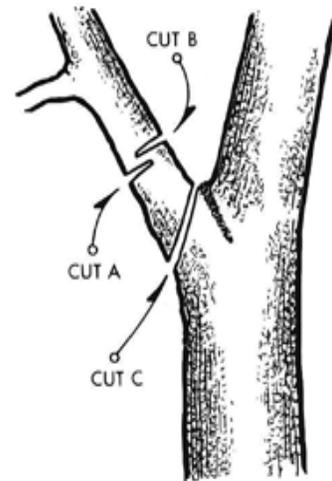
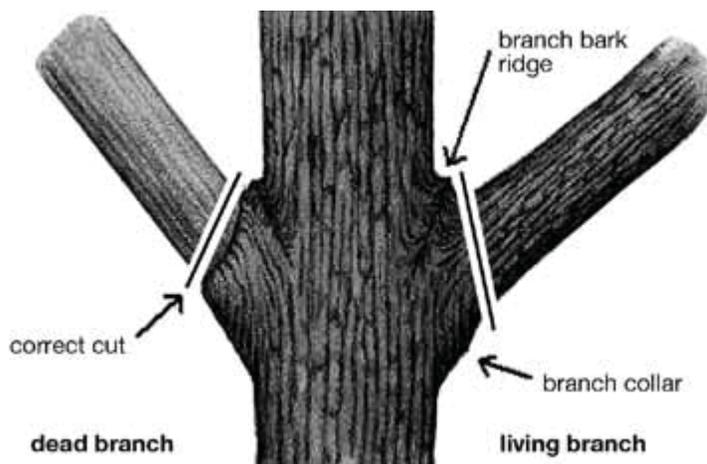
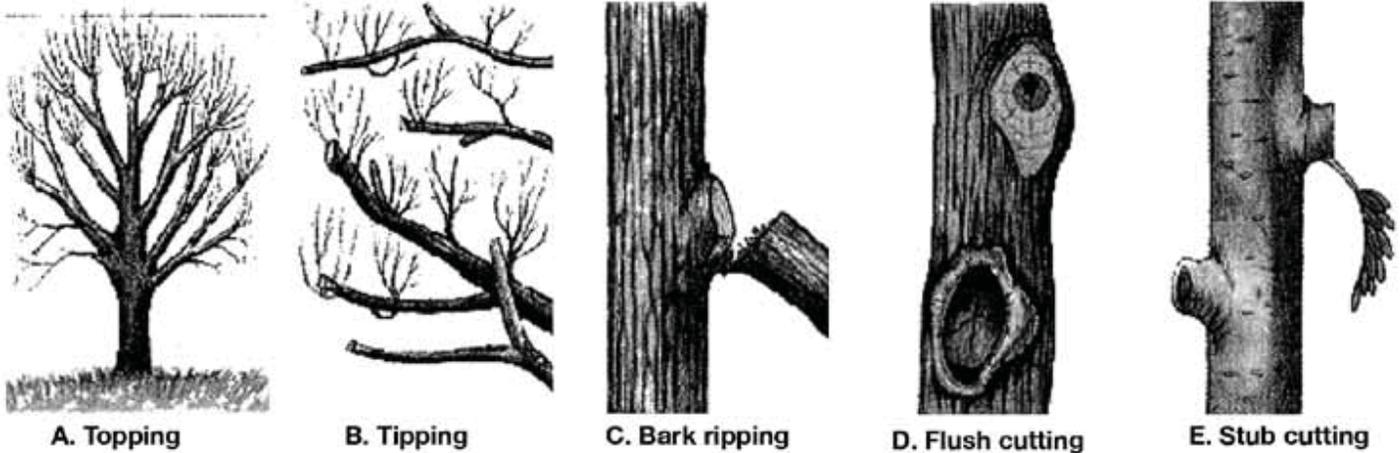


FIGURE 9: EXAMPLE OF 3-STEP PRUNING CUT



## PRACTICES THAT HARM TREES



**Topping, pooding, balling, squaring, and tipping are pruning practices that harm trees and are not allowed.** Topping is the pruning of large upright branches between **nodes** and is often done to reduce the height of a tree. Tipping is a practice of cutting lateral branches between nodes to reduce crown width or branch length. These practices result in the development of epicormic sprouts or in the death of the cut branch back to the next lateral branch below. These epicormic sprouts are weakly attached to the stem and eventually will be supported by a decaying branch. Internodal pruning and leaving branch stubs are not permitted.



FIGURE 10: EXAMPLE OF TIPPING



FIGURE 11: EXAMPLE OF TOPPING

**Improper pruning cuts cause unnecessary injury and bark ripping.** Flush cuts can injure stem tissues and can result in decay. Stub cuts delay wound closure and can provide entry to canker fungi that kill the **cambium**, delaying or preventing wound-wood formation. It is important that the safety of the tree be evaluated by a professional arborist before any pruning is attempted on a tree. There may be structural defects that will endanger property and the people who use the area as well as the worker who attempts to prune the tree.

- Flush cuts are not permitted.
- Lions tailing is not permitted. Lions tailing is the improper practice of removing all or most secondary and tertiary branches from the interior portion of the crown, leaving most live foliage at the edge of the canopy.

## AMOUNT OF PRUNING

No more than 25% of the crown shall be removed within an annual growing season.

FIGURE 12: EXAMPLE OVER-PRUNING:  
NO MORE THAN 25% OF CROWN SHALL BE  
REMOVED



## IV. FERTILIZATION

- Fertilizing if needed, shall be performed to the ANSI A300 (Part2),-2004, Fertilization Standards and the companion BMP publication.
- Trees from desert regions: unnecessary to add fertilizer to the backfill nor ongoing.
- Non -native trees shall be fertilized annually, in the spring, with a complete fertilizer. Fertilization of mature trees shall be required only if the tree show a definite need for fertilization.
- Apply nitrogen fertilizer ONLY if diagnosis by an arborist indicates that is necessary. Fertilizer shall be applied around the tree, approximately halfway between the trunk and the dripline, at the rate of one-half pound of nitrogen per inch of trunk diameter measured at four feet above the soil surface.
- All trees shall be observed for signs of nutrient deficiencies and treated to correct deficiencies throughout the year.

## V. WATERING

The watering of existing and new trees shall follow these landscape guidelines. Periods of extreme heat, wind or drought may require additional application of water beyond the amounts recommended in these specifications. The method and amount that is applied may vary depending upon soil composition, heat, wind, nearby competition such as turf or ground cover, periods of abnormal rainfall or in poorly drained soils. Trees shall be checked monthly to ensure they are receiving the proper amount of water and more often during the summer months.

All woody plants respond best to long, deep soaks that wet the entire root zone, and there should be enough time between the soaks for the soil to dry out slightly.

Conduct a soil moisture test within 30 minutes after watering to check moisture depth. Insert a metal rod or similar instrument into the soil near the drip line of the plant. This will indicate if watering schedule; frequency is adequate or needs adjustment. It is best to water long and deep rather than shallow watering for short intervals.

Water requirements should be calculated based upon tree size, tree type, weather and microclimates. In the low desert, the irrigation schedule guidelines from the Arizona Municipal Water Users Association shall be followed whenever possible.

# Landscape Watering Guidelines

How Much & How Often		Seasonal Frequency – Days Between Waterings				Water This Deeply
		Spring Mar – May	Summer May – Oct.	Fall Oct. – Dec.	Winter Dec. – Mar.	
Trees	Desert Adapted	14 – 30 days	7 – 21 days	14 – 30 days	30 - 60 days	24 – 36inches
	High Water Use	7 – 12 days	7 - 10 days	7 - 12 days	14 - 30 days	24 – 36 inches
Shrubs	Desert Adapted	14 - 30 days	7 - 21 days	14 - 30 days	30 - 45 days	18 - 24 inches
	High Water Use	7 – 10 days	5 – 7 days	7 – 10 days	10 - 14 days	18 – 24 inches
Groundcovers & Vines	Desert Adapted	14 - 30 days	7 -21 days	14 - 30 days	21 - 45 days	8 – 12 inches
	High Water Use	7 – 10 days	2 – 5 days	7 – 10 days	10 - 14 days	8 – 12 inches
Cacti & Succulents		21 - 45 days	14 - 30 days	21 - 45 days	If needed	8 – 12 inches
Annuals		3 – 7 days	2 – 5 days	3 – 7 days	5 –10 days	8 – 12 inches
Warm Season Grass (Bermuda, etc.)		4 – 14 days	3 – 6 days	6 - 21 days	15 - 30 days	6 – 10 inches
Cool Season Grass (Rye, Fescue)		3 – 7 days	None	3 – 10 days	7 – 14 days	6 – 10 inches

These guidelines are for established plants (1 year for shrubs, 3 years for trees). Additional water is needed for new plantings or unusually hot or dry weather. Less water is needed during cool or rainy weather.

***Drip run times are typically 2 hours or more for each watering***

Refer to Arizona Municipal Water Users Association’s Guidelines for Landscape Drip Irrigation Systems for Estimate Requirements for Phoenix, Arizona. [www.amwua.org](http://www.amwua.org) and the “Landscape Watering by the Numbers Guide.”

## Resources

ANSI A300 (Part 1)-2008 Pruning: Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices Pruning (Revision of ANSI 300 (Part 1)- 2001. American National Standards Institute, Washington D.C.

ANSI A300 (Part 2) -2011 Soil Management – a. Modification b. Fertilization, and c. Drainage (Revision of ANSI A300 (Part 2)-2004 Fertilization. American National Standards Institute, Washington D.C.

ANSI Z133.1 -2006. Standards for Arboricultural Operations: Safety Requirements. American National Standards Institute, Washington, D.C.

Best Management Practices: Tree Pruning.2002. Gilman, E. and S. Lilly. International Society of Arboriculture. Champion, Ill.

Shigo, A. 1991. Modern arboriculture. Durham, NH: Shigo & Trees, Associates.

Shigo, A. 1989. Tree pruning: a worldwide photo guide. Durham, NH: Shigo & Trees, Associates.  
Trees are good, © 2007 International Society of Arboriculture



# Appendix A

## Street Tree Functions



## Street Tree Functions

This table defines the specific function street trees will provide to improve the streetscape overall effectiveness. These terms will be utilized in The Character Area Findings & Recommendations for each segment as general recommendations for that particular area. For example, Segment A1 recommendations include providing a tree palette to “moderate air temperature”, indicating the trees would intercept direct sunlight by casting shadows, providing a canopy of shade, reducing temperatures, and providing a more pedestrian-friendly and walkable streetscape.

Function	Definition
Community Continuity	Creating a visual sense that each individual development within the City is unified and aesthetically consistent throughout the City.
Alignment reinforcement	Strengthening the linear character definition of the roadway corridor.
Direct attention	Define linear direction and create an obvious indication for vehicular and pedestrian circulation patterns.
Corridor definition	Create an obvious pattern for vehicular and pedestrian corridors.
Pedestrian security	Provide a strong and obvious sense of separation between vehicular and pedestrian pathways.
Noise abatement	Decrease the level of traffic noise from adjacent areas through deflection, reflection, refraction and absorption of traffic noise.
Air pollution control	Withdrawing carbon from the air while cleansing and conditioning air as well.
Glare & reflection control	Offering a barrier of protection from bright lights, whether natural (e.g. sun) or human-made (e.g. street lights, vehicle headlights, windows).
Moderation of air temperature	Offering a barrier from solar radiation through shade and casting of shadows.
Wind Control	Blocking, deflecting, guiding, and filtering air flow (wind, or other sources).
Screening	Providing a block towards nearby objects, activities, and/or view.
Buffering	Providing a visual blocking to provide privacy.
Architectural complement	Incorporating adjacent architectural details, such as building scale, colors, and shapes.
Soften harsh lines	Counteract the severity of urban architecture and human-made environment.
Accentuation	Emphasize and highlight locations to announce entrance into that specific area or provide advanced notice.
Acknowledgement	Indicate existence of an important land use.
Water quality improvement	Reduction of stormwater run-off by intercepting rain via the tree's root system.

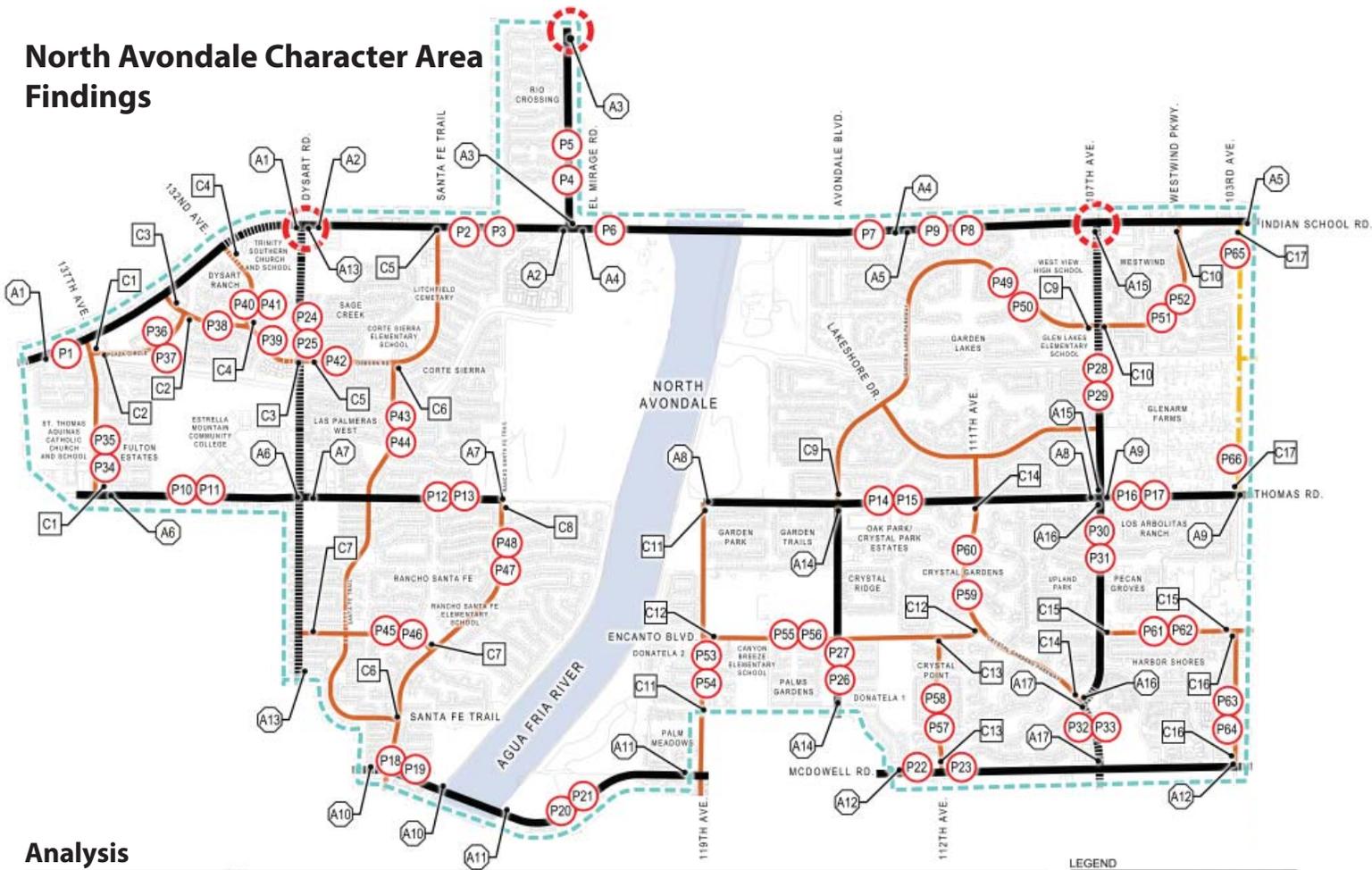


# Appendix B

## North Avondale Character Area Findings



# North Avondale Character Area Findings



## Analysis

The North Avondale Character Area consists primarily of existing suburban communities constructed between the mid-1990s and early-2000s. A large portion of this Character Area is comprised of medium, single family residential developments, with sporadic pockets of multi-family and higher density residential, commercial, churches and educational facilities such as the Estrella Mountain Community College campus. This area also hosts one of the major gateway entrances into the City of Avondale at the intersection of Dysart Road and Indian School Road.

The Agua Fria River corridor bisects North Avondale into east and west portions, with the eastern communities being the more established than the western portion. The area is generally comprised of a lush desert landscape in the areas with mature landscaping and street trees. Major arterial roads range from two to four lanes (most include a center turn lane); very few raised medians occur in the arterial roads and even fewer that include street trees. Overhead power lines are prevalent among much of the arterial roadways with inappropriate tree species planted beneath, requiring heavy pruning to remain unobstructed. Due to the varied development over the years, there is an overall lack of consistency in the arterial streetscapes in terms of plant palettes, landscape setbacks, and sidewalk characteristics. Some stretches of roadways lack sidewalks and physical plant material in general, where others contain large voids and gaps in tree plantings. The smaller collector roads offer the most consistency in terms of sidewalk locations, landscape setbacks, and creating an inviting and pedestrian friendly street scene. They host a larger density of street trees providing shade and pedestrian security.

The overall existing street tree palette includes mature trees of varied species, with inconsistencies in densities and planting locations with respect to curbs and sidewalks.



## North Avondale Character Area Findings

### **A1** Segment - Indian School Rd from 137th Ave. to Dysart Rd.

**Street Type:** Arterial

**Orientation:** e/w

**Street Width:** 4 travel lanes + center turn lane

**Zoning:** Medium Density Residential and Local Commercial

**Raised Median:** Yes at intersection of Dysart Rd.

**Sidewalk characteristics:** 8' detached meandering – south side only

**Overhead utilities:** Yes, north side, switches to south side after Wigwam Boulevard intersection

**Canal or drainage way:** Yes, south side

**Existing Street Tree Species:** Palo Verde and Ash (located in adjacent land uses).

#### Findings

This stretch of Indian School Road is void of physical plant material.

The north side contains no sidewalk but has a varying 10' to 20' wide landscape area between curb and subdivision perimeter wall, with overhead power lines. The south side contains an 8' detached meandering sidewalk with a varying 2' to 8' wide landscape area between curb and sidewalk.



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#### Recommendations

The existing right-of-way, adjacent landscape areas and tract provide sufficient landscape area to create a shaded walkable environment. Provide a tree palette to accentuate the entrance into the City of Avondale and locate shade canopy trees between the curb and sidewalk to improve shade qualities. Extend raised planted median to provide visual relief and assist in unifying the streetscape. Streetscape planting should meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Accentuation, Community Continuity and Moderation of Air Temperatures.

## North Avondale Character Area Findings

### **A2** Segment - Indian School Rd. from Dysart Rd. to El Mirage Rd.

**Street Type:** Arterial

**Orientation:** e/w

**Street Width:** 4 travel lanes + center turn lane

**Zoning:** Public/Civic, Local Commercial, Business Park and Medium Density Residential

**Raised Median:** No

**Sidewalk characteristics:** South side – 6' detached

**Overhead utilities:** Yes, south side

**Canal or drainage way:** No

**Existing street tree species:** Palo Verde, Sweet Acacia, Sissoo, Mulga, Mesquite, Willow Acacia, Texas Ebony, Olive, California Fan Palm, Elm, Date, Palm, Oak, and Queen Palm.

#### Findings

This segment of Indian School Road features an inconsistent streetscape, plant palette, sidewalk locations and varying setbacks. Where vacant land abuts the right-of-way, no landscape or sidewalks exist. The south side features a variety of sidewalk widths and locations; the general widths of the sidewalks are approximately 6'. Where detached sidewalks exist, landscape areas between the curb and sidewalk vary from approximately 5' to 8' wide. The north side features a variety of sidewalks and locations. The general widths of the sidewalks are approximately 5' wide. Where detached sidewalks exist, landscape areas between the curb and sidewalk vary from approximately 4' to 12' wide.

#### Recommendations

Work with necessary entities to underground overhead power lines and construct street sections to meet current General Engineering Requirements. Implement a raised planted median to provide visual relief and assist in unifying the streetscape. The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create shaded walkable environments. Provide a tree palette to accentuate the entrance into the City of Avondale, and locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voids to improve shade conditions and meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Functions utilized: Accentuation, Community Continuity and Moderation of Air Temperatures.



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# North Avondale Character Area Findings

## A3 Segment - El Mirage Rd. from Indian School Rd. north to City Limits

**Street Type:** Arterial  
**Orientation:** n/s  
**Street Width:** 2 driving lanes plus turn lane  
**Zoning:** Medium Density Residential, Local Commercial  
**Raised Median:** No  
**Sidewalk characteristics:** 6' detached, meandering, west side only  
**Overhead utilities:** Yes, east side  
**Canal or drainage way:** No

**Existing street tree species:** Mulga, Mesquite, Texas Honey Mesquite, Texas Ebony, Sissoo, and Willow Acacia.

### Findings

Where vacant undeveloped land abuts the right-of-way, no landscape or sidewalks exist. Aggregate mining is adjacent to this segment on the east side. Adjacent to the Rio Crossing subdivision, exists a detached meandering sidewalk with a varying 2' to 6' landscape area between curb and sidewalk, leaving a minimum 26' wide landscape area between the sidewalk and subdivision perimeter wall. The landscape palette consists of drought-tolerant, non-native species with turf in open space areas.

### Recommendations

Work with necessary entities to finish street sections to meet current General Engineering Requirements and to underground overhead power lines. The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create shaded walkable environments. Locate trees between the curb and sidewalk and in voids to improve shade conditions and meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## North Avondale Character Area Findings

**A4 Segment** - Indian School Rd. from El Mirage Rd. to 113th Dr.

**Street Type:** Arterial

**Orientation:** e/w

**Street Width:** 4 drive lanes + center turn lane

**Zoning:** Local Commercial, Open Space and Parks, Medium Density Residential

**Raised Median:** No

**Sidewalk characteristics:** 5' detached meandering

**Overhead utilities:** Yes, south

**Canal or drainage way:** Yes, north

**Existing street tree species:** Mesquite, Palo Verde, Olives, and Sweet Acacia.

### Findings

This segment of Indian School Rd. is largely vehicle-oriented with few sidewalks incorporated. Where vacant land abuts the right-of-way, no landscape or sidewalks exist. Aggregate mining exists on both sides of the Agua Fria River on the south portion of the segment. The streetscape adjacent to the Garden Lakes subdivision features a detached sidewalk with a varying 6' to 12' landscape area between the curb and sidewalk. A canal parallel to Indian School Rd. and a plant nursery exist adjacent to 113th Dr. The streetscape lacks any consistency and is highly void of plant material.

### Recommendations

Work with landowners and future development to incorporate sidewalks and streetscape. Work with necessary entities to underground overhead power lines and canal. Finish street sections to meet current General Engineering Requirements. Implement a raised planted median to provide visual relief and assist in unifying the streetscape. Locate trees between the curb and sidewalk and in voids to improve shade conditions and meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## North Avondale Character Area Findings

### A5 Segment - Indian School Rd. from 113th Dr. to 103rd Ave.

**Street Type:** Arterial

**Orientation:** e/w

**Street Width:** 4 driving lanes + center turn lane

**Zoning:** Medium Density Residential

**Raised Median:** No

**Sidewalk characteristics:** South detached from the curb to 113th

**Overhead utilities:** Yes, south side

**Canal or drainage way:** Yes, north only

**Existing street tree species:** Mesquite, Palo Verde, Olives, and Willow Acacia.

#### Findings

This segment of Indian School Road features an inconsistent streetscape, plant palette, sidewalk locations and varying setbacks. Where vacant land abuts the right-of-way, no landscape or sidewalks exist. The south side features a variety of sidewalk locations; however, general widths of the sidewalks are 5', approximately. Where detached sidewalk exists, landscape areas between the curb and sidewalk vary from 2' to 14' wide, approximately. The north side streetscape is more consistent than the south; however, one portion between 111th Avenue and 109th Avenue is void of any landscape due to the adjacent canal, and a second portion at the intersection of 104th Drive is void of landscape and sidewalk. The south side includes voids in vegetation and consistency in landscape plantings is lacking. An overall lack of trees between the curb and sidewalk provides little shade for pedestrians. The north side features a variety of sidewalks locations as well. The general widths of the sidewalks are approximately 5' wide. Where detached sidewalks exist, landscape areas between the curb and sidewalk vary from approximately 5' to 10' wide.

#### Recommendations

Implement a raised planted median to provide visual relief and assist in unifying the streetscape. A majority of existing right-of-way adjacent landscape areas and tracts provide sufficient landscape area to create a shaded walkable environment. Locate trees in voids to improve shade conditions and meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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# North Avondale Character Area Findings

## **A6** Segment - Thomas Rd. from 137th Ave. to Dysart Rd.

**Street Type:** Arterial

**Orientation:** e/w

**Street Width:** 4 travel lanes + center turn lane

**Zoning:** Medium Density Residential and Education

**Raised Median:** No

**Sidewalk characteristics:** Detached; north side is inconsistent with no repetition or patterns and void of plant material and few trees between the back-of-curb and sidewalk. Southside provides no shade characteristics or consistency between landscape setbacks.

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Mesquite, Palo Verde, Willow Acacia, Date Palm, Mondel Pine, and Oak.

### Findings

This segment of Thomas Road features a fairly consistent streetscape, plant palette, and sidewalk locations, however, the setback lengths vary. Where vacant land abuts the right-of-way, no landscape or sidewalks exist. The south side features detached sidewalks with widths varying between 8' and 10' wide. The landscape areas between the curb and sidewalk vary from 6' to 10' wide, approximately. The north side features detached sidewalks with widths varying between 5' and 6' wide, approximately. The landscape areas between the curb and sidewalk vary from 2' to 8' wide. The south side streetscape is fairly consistent and composed of drought-tolerant species. The north side streetscape is consistent until it reaches Estrella Mountain Community College where the landscape and landscape area between curb and sidewalk is highly void of plant material.

### Recommendations

The implementation of a raised planted median would provide visual relief and assist in unifying the streetscape. A majority of existing right-of-way adjacent landscape areas and tracts provide sufficient landscape area to create a shaded walkable environment. Locate trees between the curb and sidewalk where voids exist to improve shade conditions. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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# North Avondale Character Area Findings

## A7 Segment - Thomas Rd. from Dysart Rd. to Rancho Santa Fe Trl

**Street Type:** Arterial  
**Orientation:** e/w  
**Street Width:** 2 travel lanes + center turn lane  
**Zoning:** Local Commercial, Medium Density Residential and Open Space and Parks  
**Raised Median:** No  
**Sidewalk characteristics:** 6' detached meandering  
**Overhead utilities:** No  
**Canal or drainage way:** No

**Existing street tree species:** Mesquite, Palo Verde, Sissoo, Evergreen Elm, and Willow Acacia.

### Findings

This segment of Thomas Road features a consistent streetscape, plant palette and sidewalk. Where vacant land abuts the right-of-way no landscape or sidewalks exist. The sidewalks are 6' wide, detached, and meandering. The landscape area between the curb and sidewalk vary from approximately 3' to 20' wide, leaving a minimum 8' wide landscape area between sidewalk and subdivision perimeter wall. The landscape characteristic is lush desert composed of drought-tolerant species. Few trees exist between curb and sidewalk, and portions are void of street trees.

### Recommendations

The implementation of a raised planted median would provide visual relief and assist in unifying the streetscape. The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create a shaded walkable environment. Locate trees between the curb and sidewalk where voids exist to improve shade conditions. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New trees and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## North Avondale Character Area Findings

### **A8** Segment - Thomas Rd. from 119th Ave. to 107th Ave.

**Street Type:** Arterial

**Orientation:** e/w

**Street Width:** 3 travel lanes + center lanes

**Zoning:** Medium Density Residential, Open Space and Parks and Local Commercial

**Raised Median:** No

**Sidewalk characteristics:** 5' to 6' detached meandering

**Overhead utilities:** Yes, north side

**Canal or drainage way:** No

**Existing street tree species:** Mesquite, Palo Verde, Olives, Sweet Acacia, Chaste Trees, Willow Acacia, Oak, and Elm.

#### Findings

This segment of Thomas Road features consistent sidewalk locations but lacks a consistent landscape. Where vacant land abuts the right-of-way, no landscape or sidewalks exist. The detached sidewalks vary approximately 5' to 6' wide with landscape areas varying approximately between 2' to 12' wide. The landscape character is lush desert landscape with turf in open spaces. Few trees exist between the curb and sidewalk, and voids in plant material exist.

#### Recommendations

The implementation of a raised planted median would provide visual relief and assist in unifying the streetscape. Existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create a shaded walkable environment. Locate trees between the curb and sidewalk where voids exist to improve shade conditions. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New trees and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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# North Avondale Character Area Findings

## **A9** Segment - Thomas Rd. from 107th Av. to 103rd Ave.

**Orientation:** e/w

**Street Width:** 4 travel lanes + center turn lane, to 2 travel lanes

**Zoning:** Medium Density Residential and Rural Low Density Residential

**Raised Median:** No

**Sidewalk characteristics:** 6' detached, south only

**Overhead utilities:** Yes, south side

**Canal or drainage way:** No

**Existing street tree species:** Palo Verde - south side only.

### Findings

The north side of this segment of Thomas Road is Rural Low Density Residential and does not contain a sidewalk or sufficient room for landscape, however, an adjacent frontage road (105th and 106th Avenue) contains a 4' wide attached sidewalk. The south side has a consistent streetscape featuring a double row of trees that provides shade to the sidewalk meandering between. The sidewalk is 6' wide with a varying 4' to 8' wide landscape area between curb and sidewalk, leaving a minimum 12' wide landscape area between sidewalk and subdivisions perimeter wall. The landscape features a lush desert feel composed of drought-tolerant species with turf in the open area. No sidewalk or landscape exists where vacant land abuts the right-of-way.

### Recommendations

Any improvements should echo the streetscape characteristics of the south in order to create a unified aesthetic. Implement a raised planted median to provide visual relief and assist in unifying the streetscape. Locate trees in any voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Functions utilized: Community Continuity, Alignment Reinforcement and Moderation of Air Temperatures.



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# North Avondale Character Area Findings



## Segment - McDowell Rd. from North Avondale Character Area Boundary to Agua Fria River

**Street Type:** Arterial

**Orientation:** e/w

**Street Width:** 4 travel lanes + center turn lane

**Zoning:** Local Commercial, Freeway Commercial, Corporate Park and High Density Residential

**Raised Median:** Yes, from Dysart Rd. to Rancho Santa Fe Blvd with few trees

**Sidewalk characteristics:** detached and attached

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Oak, Palo Verde, Sweet Acacia, California Fan Palm, Olive, and Ghost Gum Eucalyptus.

### Findings

This short segment of McDowell Road features inconsistent streetscape conditions. Both sides have detached and attached sidewalks approximately 6' wide. Landscape areas between curbs and sidewalks vary from 5' to 24' wide, approximately. The landscape character is lush desert with drought-tolerant, non-native species. A raised planted median located at the intersection of Rancho Santa Fe Boulevard accentuates the entrance into the area.

### Recommendations

Existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape spaces to create a shaded walkable environment. Locate shade canopy trees behind sidewalks and between curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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# North Avondale Character Area Findings

**A11** Segment - McDowell Rd. from Agua Fria River to 119th Ave.

**Street Type:** Arterial  
**Orientation:** e/w  
**Street Width:** 4 travel lanes + center turn lane  
**Zoning:** Open Space and Parks, Medium Density Residential, High Density Residential  
**Raised Median:** No  
**Sidewalk characteristics:** Detached and attached  
**Overhead utilities:** No  
**Canal or drainage way:** No

**Existing street tree species:** Palo Verde, California Fan Palm, Sissoo, Evergreen Elm, and Bottle Tree.

### Findings

The majority of this segment of McDowell Road is adjacent to open space and parks. To the north is a future site of a water recharge park with an approximate 8' wide detached sidewalk. To the south is Friendship Park. Both areas are completely void of street trees. The remaining portion is adjacent to Medium Density and High Density Residential; the sidewalks in this area vary approximately from 6' to 8' wide, and vary from attached to detached meandering. The street section adjacent to Country Hills Mobile Estates does not have a completed street section, lacking landscape and a sidewalk.

### Recommendations

This road segment borders the Freeway Character Area and City Center Character Area; the tree palette shall be provided to accentuate these areas. The implementation of a raised planted median would provide visual relief and assist in unifying the streetscape. Plant a row of street trees on either side of McDowell Road adjacent to the open space and park to help define the corridor and unify the streetscape. Existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create a shaded walkable environment. Locate trees behind sidewalks and between the curb and sidewalk where voids exist to improve shade conditions. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity, Accentuation, Alignment reinforcement and Moderation of Air Temperatures.



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## North Avondale Character Area Findings

**A12 Segment** - McDowell Rd. from North Avondale Character Area Boundary to 103rd Ave.

**Street Type:** Arterial

**Orientation:** e/w

**Street Width:** 4 travel lanes + center turn lane

**Zoning:** Medium Density Residential, Freeway Commercial

**Raised Median:** No

**Sidewalk characteristics:** Where existing, largely attached sidewalks with a small mix of detached. Sidewalks exist on less than half of the south side of the road, with exceptions around office buildings. The north side hosts largely detached, adjacent to residential single family medium density.

**Overhead utilities:** Yes, north side

**Canal or drainage way:** No

**Existing street tree species:** Mesquite, Palo Verde, Oak, Ash, Olives, Sissoo, Mexican Fan Palm, Ironwood, California Fan Palm, Elm, Willow Acacia, and Sweet Acacia.



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### Findings

This segment of McDowell Road is largely undeveloped with highly inconsistent and undeveloped street sections of no curbs or sidewalks. Varying setbacks, landscape palettes, sidewalk widths and locations exist. Where sidewalks do exist they vary approximately between 5' to 8' wide. A majority of the sidewalks are detached meandering with a landscape area varying approximately from 4' to 14' wide. The landscape character changes from land use to land use but features drought-tolerant, non-native species with turf.



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### Recommendations

This road segment borders the Freeway Character Area and City Center Character Area; a tree palette shall be provided to accentuate these areas. The implementation of a raised planted median would provide visual relief and assist in unifying the streetscape. Existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create a shaded walkable environment. Locate trees behind sidewalks and between the curb and sidewalk where voids exist to improve shade conditions. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Functions utilized: Community Continuity, Accentuation, Alignment reinforcement and Moderation of Air Temperatures.

## North Avondale Character Area Findings

### **A13** Segment- Dysart Rd. from Indian School Rd. to North Avondale Character Area Boundary

**Street Type:** Arterial

**Orientation:** n/s

**Street Width:** 4 to 6 travel lanes + center turn lane

**Zoning:** Medium Density Residential, Local Commercial, Education and Office/Professional

**Raised Median:** Yes

**Sidewalk characteristics:** 6' attached and detached

**Overhead utilities:** Yes, short portion on the west side at the intersection of Indian School Road

**Canal or drainage way:** Yes, canal south of Osborn Rd. perpendicular crossing, and drainage way parallel to Dysart Road from Indian School Road to canal south of Osborn Road.

**Existing street tree species:** Mexican Fan Palm, Mulga, Palo Verde, Ash, Mesquite, Sissoo, Sweet Acacia, Eucalyptus, Willow Acacia, Ironwood, Elm, California Fan Palm, and Oak.

#### Findings

This segment of Dysart Road is largely residential with inconsistent landscape palettes, and sidewalk widths and locations. A raised planted median is consistent through this segment. Where vacant land abuts the right-of-way some portions have a sidewalk and landscape, while others are lacking a complete street section. The sidewalks on the east side, where existing, are generally 6' wide detached meandering with an approximately varying 4' to 18' wide landscape area between the curb and sidewalk. The sidewalks on the west side are generally 8' wide attached to detached straight with an approximate varying 4' to 6' wide landscape area between the curb and sidewalk. The landscape character is composed of drought-tolerant, non-native species with some turf in open areas as is inconsistent from one side to the other.

#### Recommendations

Existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create a shaded walkable environment. Locate trees behind sidewalks and between the curb and sidewalk (where voids exist) to improve shade conditions. Locate trees in voided areas to meet current zoning code for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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# North Avondale Character Area Findings

## **A14** Segment - Avondale Blvd. from Thomas Rd. North Avondale Character Area

**Street Type:** Arterial  
**Orientation:** n/s  
**Street Width:** 2 travel lanes + center turn lane  
**Zoning:** Medium Density Residential and Office/Professional  
**Raised Median:** No  
**Sidewalk characteristics:** Detached meandering  
**Overhead utilities:** Yes, west side  
**Canal or drainage way:** Yes, short portion parallel to Avondale Blvd on the west side, north of Encanto Blvd

**Existing street tree species:** Willow Acacia, Palo Verde, Mesquite, Elms, Mexican Fan Palms, Sissoo, and Sweet Acacia.

### Findings

This segment of Avondale Boulevard lacks a consistent street section. No sidewalks or landscape exist where vacant land abuts the right-of-way. Where development exists a consistent detached sidewalk varying from approximately 4' to 6' wide, with approximately 4' to 10' wide landscape areas between curbs and sidewalks exist. This segment features a fairly consistent lush desert landscape composed of drought-tolerant, non-native species but few trees exist between the curb and sidewalk.

### Recommendations

Existing right-of-way, adjacent landscape areas and tracts provide sufficient landscape area to create a shaded walkable environment. Locate trees behind sidewalks and between the curb and sidewalk where voids exist to improve shade conditions. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## North Avondale Character Area Findings

**A15 Segment** - 107th Ave. from Indian School Rd. to Thomas Rd.

**Street Width:** 4 travel lanes + center turn lane

**Zoning:** Local Commercial, Education, Medium Density Residential and Estate/Low Density Residential

**Raised Median:** From just south of Indian School Road Intersection to canal.

**Sidewalk characteristics:** 5' to 6' wide attached and 5' detached meandering

**Overhead utilities:** Yes, west side

**Canal or drainage way:** Yes, perpendicular crossing south of Westwind Pkwy. and a canal parallel to 107th Ave. approximately 700' south of Indian School Rd. to perpendicular canal south of Westwind Pkwy.

**Existing street tree species:** Sweet Acacia, Palo Verde, Olive, Queen Palm, Mexican Fan Palm, Bottle Tree, Ash, Sycamore, and Mesquite.



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### Findings

This stretch of 107th Avenue features an inconsistent streetscape and sidewalk locations due to varying land uses and setbacks. The sidewalk along the Estate/Low Density Residential is 6' wide attached, while the sidewalk along the Garden Lakes subdivision is 5' wide with a varying 5' to 12' wide landscape area between curb and sidewalk, leaving a minimum 10' wide landscape area between sidewalk and subdivision perimeter wall. The sidewalk along Garden Lakes Elementary School and Westwind High School is detached meandering with a varying 5' to 13' wide landscape area between curb and sidewalk. The sidewalk adjacent to the canal is 5' wide attached. The local commercial located at the northern portion of this segment features a 6' wide attached sidewalk on the east side and a 5' wide detached straight and meandering sidewalk on the west side with a varying 5' to 12' wide landscape area. The landscape character is inconsistent, consisting of drought-tolerant species, few trees between the curb and sidewalk, and contains large voids of plant material. The current landscape area adjacent to the parallel canal is not sufficient to create a shaded pedestrian friendly environment. No landscape or sidewalk exists where vacant land abuts the right-of-way



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### Recommendations

Much of the existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create a shaded walkable environment. Locate shade canopy trees behind sidewalk and between curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.

## North Avondale Character Area Findings

**A16 Segment** - 107th Ave. from Thomas Rd. to Crystal Garden Pkwy.

**Street Type:** Arterial

**Orientation:** n/s

**Street Width:** 4 travel lanes + center turn lane

**Zoning:** Medium Density Residential

**Raised Median:** Yes, small portion at the intersection of Crystal Gardens Parkway

**Sidewalk characteristics:** 5' attached and detached

**Overhead utilities:** Yes, starts on the west side at Thomas Road and switches to the east side at Encanto Boulevard.

**Canal or drainage way:** No

**Existing street tree species:** Palo Verde, Mesquite, Elm, Eucalyptus, Oak, Sissoo, Willow Acacia, Pine, Olive, Ash, African Sumac, Chilopsis, Sweet Acacia, and California Fan Palm.

### Findings

This segment of 107th Avenue features varying setbacks depending on what side of the street the overhead power lines are located, but sufficient landscape areas exist to create a shaded pedestrian environment. Where sidewalks are attached, a landscape area varying from 12' to 23' wide exists between back-of-sidewalk and subdivision perimeter wall. Where detached sidewalks exist, a landscape area varying from 2' to 20' wide between curb and sidewalk exists, leaving a minimum 14' wide landscape area between sidewalk and subdivision perimeter wall. A small pocket of rural residential exists at the interstation of Encanto Boulevard, and lacks a sidewalk and landscape. The streetscape is inconsistent but is composed of drought-tolerant species.

### Recommendations

The existing right-of-way, adjacent landscape areas, and tract provide sufficient landscape area to create a shaded walkable environment. Locate shade canopy trees behind sidewalk and in between curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## North Avondale Character Area Findings

**A17 Segment** - 107th Ave. from Crystal Gardens Pkwy. to McDowell Rd.

**Orientation:** n/s

**Street Width:** 4 travel lanes

**Zoning:** Local Commercial, Office/Professional, Public/Civic, Open Space and Park

**Raised Median:** Yes

**Sidewalk characteristics:** 5' to 6' attached

**Overhead utilities:** Yes, east side

**Canal or drainage way:** No

**Existing street tree species:** Mexican Fan Palm, Elm, Sissoo, Palo Verde, Cascalote, and Mesquite.

### Findings

This segment of 107th Avenue serves as the entrance into the Crystal Gardens subdivision and features a raised median lined with Mexican Fan Palms. A 5' wide attached sidewalk is located on each side of the street with varying landscape setbacks. No street trees, landscaping or sidewalks exist where vacant land abuts the right-of-way. Currently this segment lacks a consistent streetscape.

### Recommendations

The existing right-of-way, adjacent landscape areas, and tract provide sufficient landscape area to create a shaded walkable environment. Locate shade canopy trees between existing palms in median and behind sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Functions utilized: Community Continuity, Alignment Reinforcement, Accentuation and Moderation of Air Temperatures.



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# North Avondale Character Area Findings

## C1 Segment - 137th Ave. from Indian School Rd. to Thomas Rd.

**Street Type:** Collector  
**Orientation:** n/s  
**Street Width:** 2 travel lanes + center turn lane  
**Zoning:** medium density residential  
**Raised median:** No  
**Sidewalk characteristics:** 6' attached and detached straight and meandering  
**Overhead utilities:** No  
**Canal or drainage way:** Yes, perpendicular to road

**Existing street tree species:** Sissoo, Palo Verde, Oak, Elm, Mondel Pine, Sweet Acacia, Olive, Evergreen Pear, and Date Palm.

### Findings

137th Ave. features detached, straight and meandering sidewalks, with varying 2' to 8' wide landscape areas between the curb and sidewalk. This leaves a minimum 8' wide landscape area between the sidewalk and subdivision perimeter wall. The landscape character consists of lush desert plant material, composed of non-native, drought-tolerant species. Few trees exist between the curb and sidewalk. No street trees, landscaping or sidewalks exists where vacant land abuts the right-of-way.

### Recommendations

The existing right-of-way adjacent landscape areas and tracts provide sufficient landscape area to create a shaded walkable environment. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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# North Avondale Character Area Findings

## C2 Segment - Plaza Cir. from 137th Ave. to Osborn. Rd.

**Street Type:** Collector  
**Orientation:** e/w  
**Street Width:** 2 travel lanes  
**Zoning:** medium density residential & local commercial  
**Raised median:** No  
**Sidewalk characteristics:** south side only, 5' detached meandering  
**Overhead utilities:** No  
**Canal or drainage way:** No

**Existing street tree species:** Palo Verde, Ironwood, Mexican Fan Palm, California Fan Palm, Willow Acacia, Mesquite, Olive, Texas Ebony, Aleppo Pine, and Bottle Tree.

### Findings

The north side of Plaza Circle lacks a consistent sidewalk and plant palette. Where vacant land abuts the right-of-way no landscape or sidewalk exists. The landscape character is fairly lush with turf areas located within the right-of-way. The south side features a consistent streetscape and abuts open space. The sidewalk is detached and meandering with varying 2' to 6' wide landscape area. The landscape character consists of drought-tolerant species with few trees located between the curb and sidewalk. Large voids exist between trees and the majority of the sidewalk is unshaded.

### Recommendations

Existing right-of-way and open space provide sufficient landscape area to create a shaded walkable environment. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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# North Avondale Character Area Findings

## C3 Segment - Osborn Rd. from Indian School Rd. to Dysart Rd.

**Street Type:** Collector  
**Orientation:** e/w  
**Street Width:** 2 travel lanes +center turn lane  
**Zoning:** medium density residential, local commercial  
**Raised median:** Yes, at Dysart Rd. intersection  
**Sidewalk characteristics:** 5' attached to detached meandering  
**Overhead utilities:** No  
**Canal or drainage way:** Yes, crossing perpendicular to street

**Existing street tree species:** Eucalyptus, Palo Verde, Chilopsis, Ironwood, Ash, Mastic, and Date Palms.

### Findings

A majority of this Osborn Road segment is residential but a small commercial center exists at the intersection of Indian School Rd. It features an attached sidewalk abutting the commercial center and a detached meandering sidewalk in the residential area. The detached, meandering sidewalk consists of varying 2' to 5' wide landscape areas between curb and sidewalk, leaving a minimum 10' wide landscape area between sidewalk and subdivision perimeter wall. The landscape character is lush desert consisting of mostly non-native and drought-tolerant species. Large voids exist between trees and few trees exist between the curb and sidewalk.

### Recommendations

The existing right-of-way, adjacent landscape areas, and tract provide sufficient landscape area to create a shaded walkable environment. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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# North Avondale Character Area Findings

## C4 Segment - 132nd Ave. from Indian School Rd. to Osborn Rd.

**Street Type:** Collector

**Orientation:** n/s

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Medium Density Residential, Local Commercial

**Raised median:** yes at Indian School intersection

**Sidewalk characteristics:** 5' detached straight sidewalk

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Mesquite, Date Palm, Willow Acacia, Ash, Sweet Acacia, Palo Verde, Tipu Tree, and Mastic.

### Findings

132nd Ave. consists largely of residential developments with the Trinity Southern Church and School siting at the intersection of Indian School Rd. This segment features a detached, straight sidewalk with 5' wide landscape area between the curb and sidewalk leaving a minimum of 14' between sidewalk and subdivision perimeter wall. A median exists at the intersection of Indian School Road pronouncing the entrance into Dysart Ranch subdivision. The streetscape is consistent and is composed of drought-tolerant, non-native species but lacks trees between curb and sidewalk.

### Recommendations

The existing right-of-way, adjacent landscape areas and tract provide sufficient landscape area to create a shaded walkable environment. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## North Avondale Character Area Findings

**C5 Segment** - Osborn Rd. & Santa Fe Trl. from Dysart Rd. to Indian School Rd.

**Street Type:** Collector

**Orientation:** n/s & e/w

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Medium Density Residential, Education, Open Space and Parks, Local Commercial

**Raised median:** No

**Sidewalk characteristics:** 5' attached and detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Mesquite, Willow Acacia, Sissoo, California Fan Palm, Elm, Ash, Texas Mountain Laurel, Tipu Tree, and Cascalote.

### Findings

This segment of Osborn Road/Santa Fe Trail consists of residential, Corte Sierra Elementary School and Goodyear Farms Historic Cemetery. It possesses a consistent plant palette and sidewalk characteristics. The sidewalk is 5' wide attached and detached meandering with varying 2' to 10' wide landscape areas between curb and sidewalk, leaving a minimum 10' wide landscape area between sidewalk and subdivision perimeter wall. The landscape character is lush desert composed of drought-tolerant, non-native species with turf located in open areas. The streetscape is consistent but lacks trees between the curb and sidewalk. No trees or landscaping exist where vacant land abuts the right-of-way.

### Recommendations

The existing right-of-way, adjacent landscape areas and tract provide sufficient landscape area to create a shaded walkable environment. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Tree species shall be of the type that extends the current lush desert landscape character. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## North Avondale Character Area Findings

**C6 Segment** - Santa Fe Trl. from Osborn Rd. to Rancho Santa Fe Trl.

**Street Type:** Collector

**Orientation:** n/s

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Medium Density Residential

**Raised median:** Yes

**Sidewalk characteristics:** 5' wide sidewalk attached and detached meandering

**Overhead utilities:** No

**Canal or drainage way:** Yes, crossing perpendicular

**Existing street tree species:** Mesquite, Elm, Ash, Texas Mountain Laurel, Tipu, Cascalote, and California Fan Palm.

### Findings

This segment of Santa Fe Trail includes attached and detached meandering sidewalks with varying 2' to 6' wide landscape area, leaving a minimum 12' landscape area between the sidewalk and subdivision perimeter wall. A raised median pronounces the entrance on either side of the intersection with Encanto Blvd. The streetscape is consistent featuring a lush desert landscape composed of drought-tolerant species. Voids within the streetscape exist and few trees are planted between the curb and sidewalk.

### Recommendations

The existing right-of-way, adjacent landscape areas and tract provide sufficient landscape area to create a shaded walkable environment. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Tree species shall be of the type that extends the current lush desert landscape character. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## North Avondale Character Area Findings

**C7 Segment** - Encanto Blvd. from Dysart Rd. to Rancho Santa Fe Trl.

**Orientation:** e/w

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Medium Density Residential, Education

**Raised median:** yes, at Dysart intersection

**Sidewalk characteristics:** 5' detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Sissoo, Sweet Acacia, Ironwood, Palo Verde, and Mesquite.

### Findings

Encanto Boulevard consists of a detached meandering sidewalk with varying 2' to 16' wide landscape areas, leaving a minimum 6' wide landscape area between back of sidewalk and subdivision perimeter wall. The streetscape is consistent and consists of a lush desert landscape of drought-tolerant species and turf in open spaces. Voids within the streetscape persist, with few trees planted between the curb and sidewalk.

### Recommendations

The existing right-of-way, adjacent landscape areas and tract provide sufficient landscape space to create a shaded walkable environment. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Tree species shall be of the type that extends the current lush desert landscape character. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## North Avondale Character Area Findings

**C8 Segment** - Rancho Santa Fe Trl. from Thomas Rd. to McDowell Rd.

**Street Type:** Collector

**Orientation:** n/s

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Medium Density Residential, Education

**Raised median:** No

**Sidewalk characteristics:** 5' wide detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Sissoo, Oak, Palo Verde, Willow Acacia, Mesquite, and Eucalyptus.

### Findings

Rancho Santa Fe Trail consists mainly of residential communities and Rancho Santa Fe Elementary School is located approximately in the middle of this segment. The streetscape features a consistent landscape palette composed of drought-tolerant species creating a lush desert characteristic. The sidewalk is detached meandering with varying 2' to 16' wide landscape areas leaving a minimum of 6' landscape area between the sidewalk and subdivision perimeter wall. Few trees exist between the curb and sidewalk.

### Recommendations

The existing right-of-way, adjacent landscape areas, and tract provide sufficient landscape space to create a shaded walkable environment. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Tree species shall be of the type that extends the current lush desert landscape character. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## North Avondale Character Area Findings

**C9 Segment** - Garden Lakes Pkwy. from Thomas Rd. to 107th Ave. (Garden Lakes Subdivision)

**Street Type:** Collector

**Orientation:** n/s & e/w

**Street Width:** 2 travel lanes + center turn lane

**Zoning (adjacent land use):** Medium Density Residential, Education, Open Space and Parks

**Raised median:** No

**Sidewalk characteristics:** 8' detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Bottle Tree, Sweet Acacia, Oak, Queen Palm, Flowering Pear, California Fan Palm, and African Sumac.

### Findings

The streets within the Garden Lakes subdivision have a consistent streetscape featuring segments of attached and detached sidewalks. A majority of the sidewalks are detached meandering with a varying 2' to 10' wide landscape area between curb and sidewalk leaving a minimum 10' wide landscape area between sidewalk and subdivision perimeter wall. Garden Lakes Parkway sidewalk is located on the south side of the street except in front of the church and Westview High School. The sidewalk on Lakeshore Drive is located on the north side. The landscape character is lush with turf in the right-of-way with drought-tolerant non-native tree species. Few trees are located between the curb and sidewalk.

### Recommendations

The existing right-of-way, adjacent landscape tract, and open space areas provide sufficient landscape space to create a shaded walkable environment. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Tree species shall be of the type that extends the current lush landscape character. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## North Avondale Character Area Findings

**C10 Segment** - Westwind Pkwy. from 107th Ave. to Indian School Rd.

**Street Type:** Collector

**Orientation:** n/s & e/w

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Medium Density Residential, Local Commercial

**Raised median:** No

**Sidewalk characteristics:** 5' attached & detached

**Overhead utilities:** No

**Canal or drainage way:** Yes, located at the intersection of 107th Ave. perpendicular crossing

**Existing street tree species:** Mesquite, Willow Acacia, Yellow Oleander, African Sumac, and Elm.

### Findings

Westwind Parkway features mature trees with a fairly lush landscape with turf in the open spaces. The majority of the sidewalks are attached. Where the sidewalk detaches from the curb, a varying 2' to 8' wide landscape area exists between the curb and sidewalk leaving a minimum 1' wide landscape area between the sidewalk and subdivision perimeter wall. This segment is largely residential with the exception of the southwest corner of Indian School Rd. and Westwind Parkway.

### Recommendations

Although the right-of-way and adjacent landscape areas have a limited width, they are sufficient to create a shaded walkable environment. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Tree species shall be of the type that extends the current landscape character. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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# North Avondale Character Area Findings

## C11 Segment - 119th Ave. from Thomas Rd. to North Avondale Character Area Boundary

**Street Type:** Collector  
**Orientation:** n/s  
**Street Width:** 2 travel lanes  
**Zoning:** Medium Density Residential  
**Raised median:** No  
**Sidewalk characteristics:** 4' attached and 5' detached meandering  
**Overhead utilities:** yes  
**Canal or drainage way:** No

**Existing street tree species:** Texas Honey Mesquite, Chaste Tree, Willow Acacia, Sweet Acacia, Sissoo, Oak, Mesquite, Willow Acacia, and California Fan Palm.

### Findings

119th Avenue is not a through street; a complete street section does not exist where vacant land abuts the right-of-way, lacking sidewalks and streetscape. The northern portion features a 4' attached sidewalk with a 5' wide landscape area between the sidewalk and subdivision perimeter wall. Overhead power lines exist on the west side of the street. The southern portion features a consistent fresh landscape palette composed of drought-tolerant, non-native species. The sidewalk is 5' wide detached meandering with a varying 4' to 6' wide landscape area between the curb and sidewalk leaving a minimum 14' wide landscape area between the sidewalk and subdivision perimeter wall.

### Recommendations

Although the existing right-of-way adjacent landscape areas and tract vary, they provide sufficient landscape area to create a shaded walkable environment. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Tree species shall be of the type that extends the current landscape character of the southern portion of street. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## North Avondale Character Area Findings

**C12 Segment** - Encanto Blvd. from 119th Ave. to Crystal Garden Pkwy.

**Street Width:** 2 driving lanes + turn lane

**Zoning:** Medium Density Residential, Education

**Raised median:** No

**Sidewalk characteristics:** 5' attached and detached meandering

**Overhead utilities:** yes, north side

**Canal or drainage way:** No

**Existing street tree species:** Palo Verde, Mesquite, Oak, Sissoo, California Fan Palm, Olive Tree, African Sumac, Bottle Tree, and Elm.

### Findings

This stretch of Encanto Boulevard features both attached and detached sidewalks. Where sidewalks are attached, a landscape area varying from 10' to 16' wide exists between sidewalk and subdivision wall. Where sidewalk is detached, a varying 10' to 16' wide landscape area between curb and sidewalk exist leaving a minimum of 14' between the sidewalk and subdivision perimeter wall. Where vacant land abuts the right-of-way, no sidewalks or streetscape exist except in front of the future school site. Some portions do not have a completed street section. The landscape character is inconsistent and is composed of drought-tolerant and non-native species.

### Recommendations

The existing right-of-way, adjacent landscape areas and tracts provide sufficient landscape area to create a shaded walkable environment. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## North Avondale Character Area Findings

**C13 Segment** - 112th Ave. from Encanto Blvd. to McDowell Rd.

**Street Width:** 2 driving lanes + center turn lane

**Zoning (adjacent land use):** Medium Density Residential

Subdivision (if applicable):

**Raised median:** No

**Sidewalk characteristics:** 5' detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** California Fan Palm, Palo Verde, Sweet Acacia, Mesquite, and Olive.

### Findings

112th Avenue has a consistent streetscape featuring a detached meandering sidewalk with varying 2' to 6' wide landscape area leaving a minimum 3' wide landscape area between sidewalk and subdivision perimeter wall. The landscape characteristic is fairly lush with drought-tolerant, non-native species and turf in the open spaces. California Fan Palms are planted between curb and sidewalk and do not provide sufficient shade.

### Recommendations

The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape space to create a shaded walkable environment. Replace the California Fan Palms between the curb and sidewalk with shade canopy trees to improve shade conditions and meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Tree species shall be of the type that extends the current lush landscape character. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## North Avondale Character Area Findings

**C14 Segment** - Crystal Gardens Pkwy. from Thomas Rd. to 107th Ave.

**Zoning:** Medium Density Residential

**Raised median:** No

**Sidewalk characteristics:** 5' attached

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Mesquite, Yellow Oleander, Chilopsis, Elm, Weeping Pittosporum, Oak, California Pepper Tree, Oleander, Palo Verde, and Sweet Acacia.

### Findings

Crystal Gardens Parkway features intermittent open spaces with lakes. The landscape character is mature with drought-tolerant, non-native species with turf in the open spaces. The sidewalk is attached with a varying 18' to 24' wide landscape area between sidewalk and subdivision perimeter wall. The streetscape is inconsistent with large voids between trees providing little shade.

### Recommendations

The existing right-of-way, adjacent landscape areas and tracts provide sufficient landscape area to create a shaded walkable environment. Locate shade canopy trees at back of sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## North Avondale Character Area Findings

**C15 Segment** - Encanto Blvd. from 107th Ave. to 103rd Ave.

**Street Width:** # of lanes + turn lane

**Zoning:** Medium Density Residential, Estate/Low Density Residential

**Raised median:** No

**Sidewalk characteristics:** 5' detached meandering, south side only

**Overhead utilities:** No

**Canal or drainage way:** yes, north side

**Existing street tree species:** Sweet Acacia, African Sumac, Oak, Mulga, and Mesquite.

### Findings

The north side of Encanto Boulevard contains a canal and is void of physical plant material and sidewalks. The south side features a consistent streetscape with a detached meandering sidewalk. Landscape areas varying 2' to 6' wide between the curb and sidewalk are void of trees. A minimum 9' wide landscape area exists between the sidewalk and subdivision perimeter wall. The lush desert landscaping consists of drought-tolerant non-native species.

### Recommendations

On the south side, existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape space to create a shaded walkable environment. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Tree species will be of the type that extends the current lush desert landscape character. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## North Avondale Character Area Findings

**C16 Segment** - 103rd Ave. from Encanto Blvd. to McDowell Rd.

**Street Type:** Collector

**Orientation:** n/s

**Street Width:** 2 driving lanes + center turn lane

**Zoning:** High Density, Medium Density Residential, Educational & Freeway Commercial

**Raised median:** No

**Sidewalk characteristics:** west side – 5' detached meandering & 6' detached meandering; east side – 5' attached & 6' detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Eucalyptus, Willow Acacia, Bottle Tree, Olive, Palo Verde, Mulga, Cascalote, Chitalpa, Sissoo, Mondel Pine, Elm, and Date Palm. .



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### Findings

103rd Ave. features a mix of development types and streetscapes. The sidewalk adjacent to the elementary school is 5' wide attached, while the sidewalk adjacent to Harbor Shores is 5' wide detached with a varying 2' to 8' wide landscape area between curb and sidewalk leaving a minimum 8' wide landscape between sidewalk and subdivision perimeter wall. The sidewalk adjacent to the multi-family residential and commercial center is 6' wide detached meandering with a varying 2' to 8' landscape area between curb and sidewalk. Where vacant land abuts the right-of-way no sidewalks or streetscape exists and the street section is incomplete. The overall streetscape is inconsistent with varying landscape palettes. Few trees exist between curb and sidewalk.



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### Recommendations

Existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape space to create a shaded walkable environment. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.

## North Avondale Character Area Findings

**C17 Segment** - 103rd Ave from Indian School Road to Thomas Rd.

**Orientation:** n/s

**Street Width:** N/A, use currently approved General Engineering Requirements

**Zoning:** Medium Density Residential and Rural Low Density Residential

**Raised median:** N/A

**Sidewalk characteristics:** N/A

**Overhead utilities:** N/A

**Canal or drainage way:** N/A

**Existing street tree species:** N/A

### Findings

This segment of 103rd Avenue is currently defined as a future collector street and is undeveloped with no sidewalks, pavement or landscape. The surrounding conditions along the road alignment are generally agricultural and irrigation ditches.

### Recommendations

Provide a tree palette to compliment future development, creating a unified appearance while providing shaded sidewalks and a sense of place. Implement the current General Engineering Requirements for the street sections allowing for larger setbacks between the back of curb and sidewalks. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Functions utilized: Moderation of Air Temperatures and Community Continuity.



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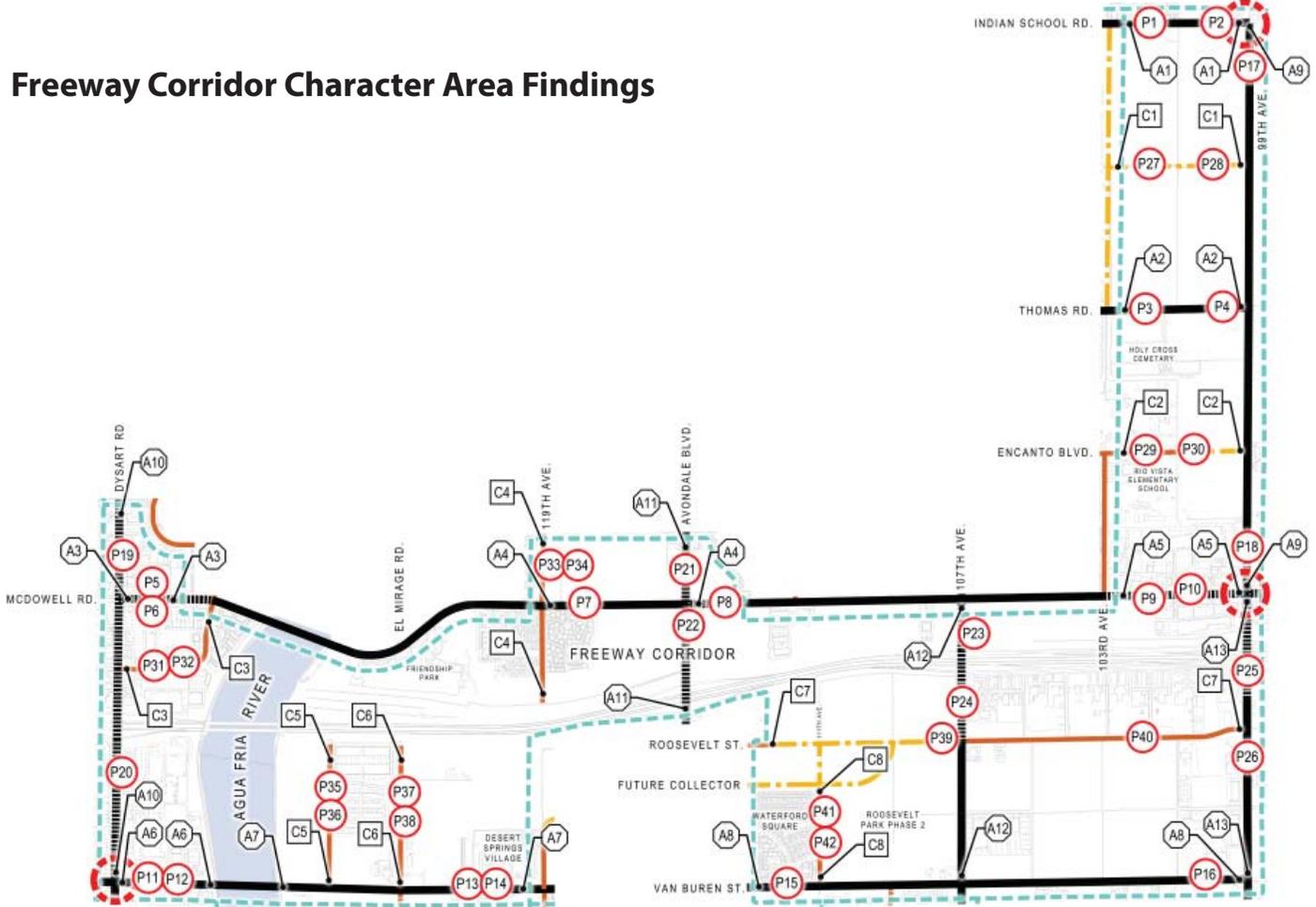
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# Appendix C

## Freeway Corridor Character Area Findings



# Freeway Corridor Character Area Findings



## Analysis

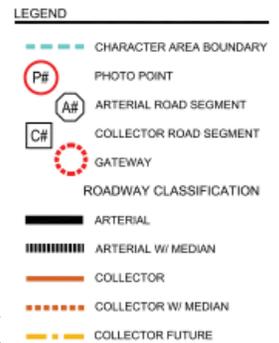
The Freeway Corridor Character Area has seen the most recent construction in commercial development in recent years. Large retail complexes with restaurants and retail offices host a lush desert streetscape with raised medians and a street scene to offering shaded pedestrian-oriented circulation on many of the arterial roadways. An Auto Mall complex exists at the eastern edge of the City of Avondale with sight visibility from the Interstate 10 freeway. Pockets of high-density, multi-family urban residential neighborhoods also exist in this area.

This location serves as the main driving entrance to the City, possessing two gateway entrances via the Interstate-10 and the Loop 101, and a total of six freeway interchanges connecting Avondale to the greater Phoenix Metropolitan Area. The future development for this area plans to continue incorporating an intense commercial, retail and office core, with urban residential living in a transit- and pedestrian-friendly design.

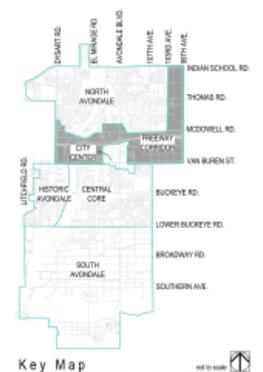
However, many pockets of this Character Area remain undeveloped. Due to the varied timeframe in construction and development, the arterial and collector streetscapes are disconnected in terms of landscape setbacks, sidewalk characteristics, and plant palettes. Some stretches of roadways, especially in areas adjacent to vacant or agriculture parcels, lack sidewalks and physical plant material in general.

The goal is to utilize its proximity to the major freeway interchanges to create a visual gateway into the City of Avondale, and develop a welcoming, continuous, connected tone throughout the City right from the start.

Zoning: Freeway Commercial, Urban Commercial, Local Commercial, Business Park, Industrial, Office and Professional, Mixed-Use, Corporate Park, High Density Residential, Medium High Density Residential, Open Space and Parks



North not to scale



Key Map not to scale

# Freeway Corridor Character Area Findings

## A1 Segment - Indian School Rd. from 103rd Ave. to 99th Ave.

**Street Type:** Arterial  
**Orientation:** e/w  
**Street Width:** 2 travel lanes + center turn lane  
**Zoning:** High Density Residential, Business Park  
**Raised median:** No  
**Sidewalk characteristics:** 5' wide attached and detached  
**Overhead utilities:** Yes  
**Canal or drainage way:** Yes

**Existing street tree species:** Palo Verde, Pine, Willow Acacia, and Mesquite.

### Findings

This segment of Indian School Road is currently developed with two travel lanes in both directions. Sidewalks only occur on the south side of the street where existing development is present. The initial development on the south side of Indian School and 99th Avenue has the sidewalk attached to back-of-curb and is approximately 5' wide. The residential and apartment complex located on the south side of Indian School Road between 100th Avenue and 103rd Avenue has a 5' wide detached sidewalk located approximately 8' behind the back-of-curb. No significant trees are located within the area between back-of-curb and sidewalk. In general, along the entire segment of road no significant trees are located adjacent to the sidewalks to provide shade or a sense of place. The north side of the road has an irrigation ditch that is located approximately 12' off the back-of-curb. Surrounding conditions are currently residential, apartments, agricultural and local commercial.

### Recommendations

Provide a complimentary tree palette to accentuate the existing character of the existing landscape, creating a unified appearance and gateway entrance into the City. Work with existing landowners to maintain a clear 8' to 10' area behind the existing sidewalk for planting the recommended street trees. Provide a raised median in the street based on current engineering codes and regulations. Functions utilized: Corridor Definition, Accentuation, General Beauty, Screening, Buffering Moderation of Air Temperatures and Community Continuity.



P1



P2

## Freeway Corridor Character Area Findings

**A2 Segment** - Thomas Rd. from 103rd Ave. to 99th Ave.

**Orientation:** e/w

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Business Park

**Raised median:** No

**Sidewalk characteristics:** 5' attached and detached

**Overhead utilities:** Yes

**Canal or drainage way:** Yes

**Existing street tree species:** Palo Verde and Mesquite.

### Findings

This segment of Thomas Road is currently developed with one travel lane in both directions. Sidewalks only occur on the north side of the street where existing development is present. The initial development on the north side has attached and detached sidewalks and is approximately 5' wide. The detached areas maintain approximately 8' separation from back-of-curb. No significant trees are located within the area between back-of-curb and sidewalk due to the overhead power lines. In general, along the entire segment of road no significant trees are located adjacent to the sidewalks providing no shade or a sense of place. The south side of the road has an irrigation ditch that is located approximately 8' off the back-of-curb. Surrounding conditions are currently undeveloped, worship, and agricultural.

### Recommendations

Provide a complimentary tree palette to accentuate the existing character of the existing landscape, creating a unified appearance. Work with existing landowners to maintain a clear 8' to 10' area behind the existing sidewalk for planting the recommended street trees. Widen the street to full arterial section per current codes. Provide a raised median in the street based on current engineering codes and regulations. Functions utilized: Corridor Definition, Accentuation, General Beauty, Screening, Buffering Moderation of Air Temperatures and Community Continuity.



P3



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## Freeway Corridor Character Area Findings

### A3 Segment - McDowell Rd. from Dysart Rd. to Freeway Corridor Boundary

**Street Type:** Arterial

**Orientation:** e/w

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Local Commercial, Medium Density Residential, Freeway Commercial

**Raised median:** Yes, partial

**Sidewalk characteristics:** 6' to 8' primarily detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** California Fan Palm, Mesquite, Sweet Acacia, Willow Acacia, Olive, Palo Verde, Oak, and Elm.

#### Findings

This segment of McDowell Road is currently developed with two travel lanes in both directions with raised medians and turning lanes. Sidewalks occur on both sides of the street and are primarily meandering and 6' to 8' in width. The planter between the sidewalks varies from an approximate minimum offset of 24" to a maximum offset of 10'. In general, there are trees that are located between the back-of-curb and the sidewalks and behind the sidewalk providing shade and sense of coolness along this segment. The depth of the landscape outside the landscape easement allows for layering of landscape materials, creating depth and visual interest and adding to the cooling appearance. Surrounding conditions are currently commercial.

#### Recommendations

Provide a complimentary tree palette to accentuate the character of the existing trees, creating a unified appearance and providing additional shade opportunities. Work with existing commercial entities to educate on best maintenance practices and replacement options for trees. Functions utilized: Corridor Definition, Accentuation, General Beauty, Screening, Buffering Moderation of Air Temperatures and Community Continuity.



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P6

## Freeway Corridor Character Area Findings

### **A4** Segment - McDowell Rd. from 119th Ave. to Avondale Blvd.

**Street Type:** Arterial

**Orientation:** e/w

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** High Density Residential, Business Park, Medium Density Residential

**Raised median:** No

**Sidewalk characteristics:** 5' detached meandering

**Overhead utilities:** Yes

**Canal or drainage way:** Yes

**Existing street tree species:** Date Palm, Mesquite, Pine, Palo Verde, Willow Acacia, Jacaranda, and Vitex.

#### Findings

This segment of McDowell Road is currently developed with two travel lanes in both directions. Sidewalks only occur on the south side of the street where existing development is present. The initial development on the south side has a meandering sidewalk approximately 5' wide with an approximate minimum offset of 24" from back-of-curb and a maximum offset of 8'. No significant trees are located within the area between back-of-curb and sidewalk. The entire south side of the road has overhead power lines and larger 230kv power poles running adjacent to the road. The north side from North 117th Avenue east to North Avondale Boulevard has an irrigation channel running adjacent to the road corridor. The remainder of the segment of road has no sidewalks or significant trees on either side of the road. The surrounding conditions are currently undeveloped, apartments, and agricultural.

#### Recommendations

Provide a complimentary tree palette to accentuate the character of the existing landscape, creating a unified appearance. Work with existing landowners to maintain a clear 8' to 10' area behind the existing sidewalk for planting the recommended street trees. Work with the existing apartment complex to implement the new street trees between the back-of-curb and sidewalk. Provide a raised median in the street based on current engineering codes and regulations. Functions utilized: Corridor Definition, Accentuation, General Beauty, Screening, Buffering, Moderation of Air Temperatures, and Community Continuity.



P7



P8

## Freeway Corridor Character Area Findings

**A5 Segment** - McDowell Rd. from 103rd Ave. to 99th Ave.

**Street Type:** Arterial

**Orientation:** e/w

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Freeway Commercial

**Raised median:** Yes, partial

**Sidewalk characteristics:** 6' detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Date Palm, Mesquite, Desert Museum Palo Verde, Willow Acacia, Olive, Sissoo, Oak, Shoe String Acacia, California Fan Palms, Elm, and Sweet Acacia.

### Findings

This segment of McDowell Road is currently developed with two travel lanes in both directions with striped medians, turning lanes, and raised planted medians were possible. A portion of sidewalk is currently missing along the south side from 103rd Avenue east to the entrance into the commercial center adjacent to Islands Restaurant. Sidewalks occur on both side of the street where existing development is present. The sidewalks on the south side are primarily attached to back-of-curb and are approximately 6' wide. Sidewalks on the north side are primarily meandering 6' wide and offset a minimum of 36" from back-of-curb up to a maximum of approximately 8'. Areas that are detached are the same width and are only setback approximately 24", not allowing enough room for trees. No significant trees are located within the area between back-of-curb and sidewalk. In general along the entire segment of road, no significant trees are located adjacent to the sidewalks providing no shade or sense of place. Surrounding conditions are currently commercial.

### Recommendations

Provide a complimentary tree palette to accentuate the existing character of the existing landscape, creating a unified appearance and gateway entrance into the City. Work with existing commercial entities to educate on best maintenance practices and replacement options for trees. Functions utilized: Corridor Definition, Accentuation, General Beauty, Screening, Buffering, Moderation of Air Temperatures, and Community Continuity.



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## Freeway Corridor Character Area Findings

### A6 Segment - Van Buren St. from Dysart Rd. to Agua Fria River

**Street Type:** Arterial

**Orientation:** e/w

**Street Width:** varies

**Zoning:** Urban Commercial, Local Commercial, Business Park, Public/Civic, High Density Residential, Education, Medium High Density Residential

**Raised median:** No

**Sidewalk characteristics:** 5' to 6' primarily attached

**Overhead utilities:** Yes

**Canal or drainage way:** No

**Existing street tree species:** Palo Verde, Mesquite, California Fan Palm, Sweet Acacia, Willow Acacia, and Pine.

#### Findings

This segment of Van Buren Street is currently developed with two travel lanes in both directions with striped medians and turning lanes. Sidewalks only occur where existing development occurs. The sidewalk is primarily attached and approximately 5' to 6' wide. Where sidewalks are offset, they are offset a maximum of 36" from back-of-curb, not allowing enough room to plant and maintain trees. Only two medians are raised and contain trees and plant material; they are located at the intersection of Van Buren Street and Avondale Boulevard. No significant trees are located within the area between back-of-curb and sidewalk. The entire segment of road has power lines along both sides of the road. Areas on both sides of the Agua Fria River have no landscape or tree coverage grounding the bridge structure, or providing visual relief to the vast undeveloped open space. In general this segment of road has no uniformity on sidewalks or significant tree massing's on either side of the road. The Surrounding conditions are currently undeveloped, commercial, residential, and agricultural.

#### Recommendations

Provide a complimentary tree palette to accentuate the character of the existing landscape, creating a unified appearance. Develop a tree design palette specific to the bridge abutments that will ground the bridge and unify the visual appearance of the surrounding character. Work with existing landowners to maintain a clear 8' to 10' area behind the existing sidewalk for planting the recommended street trees in undeveloped areas. Work with the existing developments to implement the new street trees between the back-of-curb and sidewalk. Provide a raised median in the street based on current engineering codes and regulations. Work with existing commercial entities to educate on best maintenance practices and replacement options for trees. Functions utilized: Corridor Definition, Accentuation, General Beauty, Screening, Buffering Moderation of Air Temperatures and Community Continuity.



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# Freeway Corridor Character Area Findings

## **A7** Segment - Van Buren St. from Agua Fria River to 119th Ave.

**Street Type:** Arterial

**Orientation:** e/w

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Urban Commercial, Local Commercial, Business Park, Public/Civic, High Density Residential, Education, Medium High Density Residential

**Raised median:** No

**Sidewalk characteristics:** 5' to 6' attached and detached

**Overhead utilities:** Yes

**Canal or drainage way:** No

**Existing street tree species:** Palo Verde, Mesquite, California Fan Palm, Sweet Acacia, Willow Acacia, and Pine.

### Findings

This segment of Van Buren Street is currently developed with two travel lanes in both directions. Sidewalks only occur where existing development is present. The sidewalk is primarily attached and approximately 5' to 6' wide. Where sidewalks are offset they are a maximum of 36" from back-of-curb, not allowing adequate space to plant and maintain trees. Only two medians are raised and contain trees and plant material; they are located at the intersection of Van Buren Street and Avondale Boulevard. No significant trees are located within the area between back-of-curb and sidewalk. The entire segment of road has power lines along both sides of the road. Areas on both sides of the Agua Fria River have no landscape or tree coverage providing no visual relief to the vast undeveloped open space. In general this segment has no uniformity on sidewalks or significant tree massing's on either side of the road. The surrounding conditions are currently undeveloped, commercial, residential, and agricultural.

### Recommendations

Provide a complimentary tree palette to accentuate the character of the existing landscape, creating a unified appearance. Develop a tree design palette specific to the bridge abutments that will ground the bridge and unify the visual appearance of the surrounding character. Work with existing landowners to maintain a clear 8' to 10' area behind the existing sidewalk for planting the recommended street trees in undeveloped areas. Work with the existing developments to implement the new street trees between the back-of-curb and sidewalk. Provide a raised median in the street based on current engineering codes and regulations. Work with existing commercial entities to educate on best maintenance practices and replacement options for trees. Functions utilized: Corridor Definition, Accentuation, General Beauty, Screening, Buffering Moderation of Air Temperatures and Community Continuity.



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## Freeway Corridor Character Area Findings

**A8 Segment** - Van Buren St. from Freeway Corridor Boundary to 99th Ave.

**Street Type:** Arterial

**Orientation:** e/w

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Medium High Density Residential, High Density Residential, Local Commercial, Business Park

**Raised median:** No

**Sidewalk characteristics:** 6' detached meandering

**Overhead utilities:** Yes

**Canal or drainage way:** Yes

**Existing street tree species:** Palo Verde, Mesquite, California Fan Palm, Sweet Acacia, Willow Acacia, and Pine.

### Findings

This segment of Van Buren Street is currently developed with one travel lane in both directions. Sidewalks only occur where existing development is present. From the Boundary to 111th Avenue there is a meandering 6' wide sidewalk on the north side; the sidewalk is offset from back-of-curb a minimum of 24" and a maximum of 8'. On the south side of this section there is an irrigation ditch approximately 12' off the back-of-curb. From 111th Avenue to 107th Avenue the north side has no sidewalk, with overhead power lines. On the south side the existing residential development has an approximately 5' wide concrete sidewalk; the sidewalk is offset from back-of-curb a minimum of 24" and a maximum of 48". From 107th Avenue to 103rd Avenue there is a meandering 6' wide sidewalk on the south side; the sidewalk is offset from back-of-curb a minimum of 24" and a maximum of 8'. On the south side of this section there is an irrigation ditch approximately 12' off the back-of-curb, and overhead power lines. From 103rd Avenue there is an existing commercial center on the south side, with an approximate 5' wide concrete sidewalk that is a minimum of 24" from back-of-curb to a maximum of 8' from back-of-curb. Along the north side of the road there is primarily undeveloped agricultural fields. The two parcels of land at the intersection of 99th Avenue and Van Buren Street are partially developed with detached sidewalk; the north side includes a 24" landscape area between curb and sidewalk. The south side includes a rough shoulder and power poles. The entire segment of road has power lines along both sides, but primarily on the northern side and the undeveloped areas.



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In general, this segment of road has no uniformity on sidewalks or significant tree massings on either side of the road between back-of-curb and sidewalk, or behind the sidewalks. The surrounding conditions are currently undeveloped, commercial, residential, apartments, business industrial and agricultural.

### Recommendations

Provide a complimentary tree palette to accentuate the character of the existing landscape, creating a unified appearance. Work with new and existing developers and landowners to underground power lines. Work with existing landowners to maintain a clear 8' to 10' area behind the existing sidewalk for planting the recommended street trees in undeveloped areas. Work with the existing developments to implement the new street trees between the back-of-curb and sidewalk. Provide a raised median in the street based on current engineering codes and regulations. Work with existing commercial entities to educate on best maintenance practices and replacement options for trees. Functions utilized: Corridor Definition, Accentuation, General Beauty, Screening, Buffering Moderation of Air Temperatures and Community Continuity.

## Freeway Corridor Character Area Findings

### **A9** Segment - 99th Ave. from Indian School Rd. to McDowell Rd.

**Orientation:** n/s

**Street Width:** 2 travel lanes, turn lanes at intersections

**Zoning:** Business Park, Freeway Commercial, Office Professional, Medical Center, Medium Density Residential

**Raised median:** Yes, partial

**Sidewalk characteristics:** 6' attached and detached meandering

**Overhead utilities:** Yes

**Canal or drainage way:** Yes

**Existing street tree species:** Date Palm, Palo Verde, Mesquite, Sweet Acacia, Shoe String Willow, Sissoo, Cacalote, Olive, Oak, and Elm.

#### Findings

This segment of 99th Avenue is currently developed with two travel lanes in both directions with striped median turning lanes at intersections. There is a meandering sidewalk from McDowell Road heading south to the property boundary of the commercial center located on the west side of the road. The sidewalk is approximately 6' wide and is a minimum of 24" from back-of-curb to a maximum of 9'. This portion of road has a raised median and turn lanes for West McDowell Road. The median has Date Palms and Sweet Acacia. Along the east side of the road, the commercial center on the corner has an attached sidewalk at back-of-curb. Tree massing's within this sidewalk area occur along the west side only. The east side is void of trees with no shade provided along the sidewalks. Heading north from the commercial center, the road returns to the standard two travel lanes in both directions with no turning lane and rough shoulders without sidewalks. Along the west side there is an irrigation ditch approximately 20' off the edge of pavement, with overhead power lines approximately 10' off edge of pavement. Along the West side of the road there is primarily undeveloped rough shoulders. From the intersection of Thomas Road and 99th Avenue heading south, the road maintains the standard two travel lanes in both directions with no turning lane, and rough shoulders without sidewalks. Along the west side of the road there is primarily undeveloped rough shoulders, and a smaller irrigation ditch (approximately 20' off the edge of pavement) for a majority of the area. The surrounding conditions are currently undeveloped, commercial, large lot residential, business industrial and agricultural.

#### Recommendations

Provide a complimentary tree palette to accentuate the character of the existing landscape, creating a unified appearance and depth for layering. Work with new and existing developers and landowners to underground power lines. Work with existing landowners to maintain a clear 8' to 10' area behind the existing sidewalk for planting the recommended street trees in undeveloped areas. Provide a raised median in the street based on current engineering codes and regulations. Work with existing commercial entities to educate on best maintenance practices and replacement options for trees. Functions utilized: Corridor Definition, Accentuation, General Beauty, Screening, Buffering Moderation of Air Temperatures and Community Continuity.



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## Freeway Corridor Character Area Findings

### **A10** Segment - Dysart Rd. from Encanto Blvd. to Van Buren St.

**Orientation:** n/s

**Street Width:** 2 travel lanes with turn lane

**Zoning:** Urban Commercial, Freeway Commercial, Local Commercial, Medium Density Residential

**Raised median:** Yes

**Sidewalk characteristics:** 6' to 8' attached and meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Elm, Oak, Sissoo, Willow Acacia, Date Palm, Palo Verde, Mexican Fan Palms, African Sumac, California Fan Palm, and Olive.

#### Findings

This segment of Dysart road is currently developed with two travel lanes in both directions with raised medians and striped median turning lanes at intersections. In general, the sidewalk on the east side of the road is 6' to 8' wide and is meandering with a minimum offset from back-of-curb to sidewalk at 24" and a maximum offset approximately 6'. The sidewalk on the west side is generally attached to back-of-curb and is 8' wide. In isolated areas where the sidewalk is detached on the west side it is detached 24" from back-of-curb, eliminating the opportunity for trees between curb and sidewalk and minimizing opportunities for additional trees between sidewalk and wall. The general feel of this segment of street is uniformity of the landscape materials and colors. The west side has sufficient room for trees along both sides of the sidewalk between back-of-curb and from wall to sidewalk. The median provides a visual relief from the large stretch of asphalt on either side. Additional trees could be added to fill in voids left from missing or damaged trees. The east side has a narrow buffer between the back-of-curb and residential wall, preventing massing of larger shade trees. In commercial areas the buffer is larger and adequate to provide shade trees. The surrounding conditions are currently commercial, business and industrial.

#### Recommendations

Provide a complimentary tree palette to accentuate the character of the existing landscape, creating a unified appearance and depth for layering. Work with new and existing developers and landowners to include the new street trees in their properties in locations of voids, or as replacements for the dead or damaged trees. Add additional trees within the median along the entire segment to supplement the existing; replace the damaged and dead trees to increase the visual buffer. Include residential homeowners in the process to add trees along the edges of their properties on the west side of this segment (at cul-de-sacs) to increase opportunities to provide trees along the sidewalks in narrow buffer zones. Functions utilized: Corridor Definition, Accentuation, General Beauty, Screening, Buffering Moderation of Air Temperatures and Community Continuity.



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# Freeway Corridor Character Area Findings

## **A11** Segment - Avondale Blvd. from Freeway Corridor Boundary to West Palm Ln.

**Street Type:** Arterial  
**Orientation:** n/s  
**Street Width:** one to two travel lanes with turning lanes  
**Zoning:** Business Park, Freeway Commercial, Employment and Commercial Corridor  
**Raised median:** Yes  
**Sidewalk characteristics:** 6' to 8' detached meandering  
**Overhead utilities:** Yes  
**Canal or drainage way:** Yes

**Existing street tree species:** Mesquite, Sweet Acacia, Willow Acacia, California Fan Palms, California Fan Palms, Chitalpa, Olive, Sissoo, and Eucalyptus.

### Findings

This segment Avondale Boulevard is currently developed with one to two travel lanes in both directions with raised medians and striped median turning lanes at intersections. In general both sides of the road are undeveloped up to the commercial gas station on the intersection of Avondale Boulevard and McDowell Road. The sidewalk on the east side at the gas station is meandering with the planter depth at 15' at the maximum from back-of-curb. The medical complex on the intersection of McDowell Road and Avondale Boulevard has an attached sidewalk that is approximately 8' wide and transitions into a meandering 6' wide sidewalk to Palm Lane. The meandering sidewalk is offset from back-of-curb to sidewalk a minimum of 24" and a maximum of 8'. The west side of Avondale Boulevard from Palm Lane to the approximate entrance into the medical facility is a collection of residential and agricultural structures. The road frontage is generally undeveloped with no curb or sidewalk. This portion also has overhead power lines present. The surrounding conditions are currently commercial, business, residential and agricultural.

### Recommendations

Provide a complimentary tree palette to accentuate the character of the existing landscape, creating a unified appearance and depth for layering. Work with new and existing developers and landowners to include the new street trees in their properties in locations of voids or as replacements for the dead or damaged trees. Add additional trees within the median along the entire segment to supplement the existing; replace the damaged and dead trees to increase the landscape buffer. Include residential homeowners in the process to add trees along the edges of their properties on the west side of this segment. Work with existing owners and new developments to underground existing utilities. Functions utilized: Corridor Definition, Accentuation, General Beauty, Screening, Buffering Moderation of Air Temperatures and Community Continuity.



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## Freeway Corridor Character Area Findings

### **A12** Segment - 107th Ave. from McDowell Rd. to Van Buren St.

**Street Type:** Arterial

**Orientation:** n/s

**Street Width:** one travel lane with turning lane to access road and 2 travel lanes and turning lane to McDowell Road

**Zoning:** Business Park, Freeway Commercial

**Raised median:** Partial

**Sidewalk characteristics:** 6' to 8' attached and Meandering

**Overhead utilities:** Yes

**Canal or drainage way:** Yes

**Existing street tree species:** Willow Acacia, Olive, Desert Museum Palo Verde, Mesquite, Sweet Acacia, and Desert Willow.

#### Findings

This segment of 107th Avenue is currently partially developed with one travel lane in each direction and turning lane to the access road and two travel lanes and turning lane to McDowell Road with partial raised medians on either side of the freeway overpass. The raised medians do not currently contain any landscape material. The east side of 107th Avenue from Van Buren Street to McDowell Road has a combination of attached and meandering sidewalk approximately 6' to 8' wide. The minimum offset between back-of-curb and sidewalk is approximately 24" and the maximum is approximately 8 feet. There are currently no trees located between the back-of-curb and sidewalk along this segment. Along the east side of 107th Avenue from Van Buren Street to the access road there is an irrigation ditch and overhead power lines. From the access road north along 107th Avenue to the freeway overpass the sidewalk is at back-of-curb and is approximately 6' in width. From the freeway overpass to McDowell Road on the west side there is no sidewalk, but there is an irrigation ditch and overhead power lines with an unfinished rough shoulder. The surrounding conditions are currently commercial, business and agricultural.



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#### Recommendations

Provide a complimentary tree palette to accentuate the character of the existing landscape, creating a unified appearance and depth for layering. Work with new and existing developers and landowners to include the new street trees in their properties in locations of voids, or as replacements for the dead or damaged trees. Add additional raised medians along the entire segment to increase the visual buffer. Add complimentary trees within the median along the entire segment to supplement the existing; replace the damaged and dead trees to increase the landscape buffer. Work with existing owners and new developments to underground existing utilities. Functions utilized: Corridor Definition, Accentuation, General Beauty, Screening, Buffering Moderation of Air Temperatures and Community Continuity.

# Freeway Corridor Character Area Findings

## **A13** Segment - 99th Ave. from McDowell Rd. to Van Buren St.

A13 Segment: 99th Ave. from McDowell Rd. to Van Buren St.

**Street Type:** Arterial

**Orientation:** n/s

**Street Width:** 2 lanes of travel + center turning lane

**Zoning:** Business Park and Freeway Commercial

**Raised median:** Yes, Partial raised planted median

**Sidewalk characteristics:** 8' attached and detached straight, and 6' detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Date Palm, Palo Verde, Mesquite, Sweet Acacia, Shoe String Willow, Sissoo, Cacalote, Olive, Oak, and Elm.

### Findings

This segment of 99th Avenue is currently developed with two travel lanes, turning lane, and partial raised medians on either side of the freeway overpass. The sidewalk along the east side of the segment is attached at 8' wide and detached with a 2' wide landscape buffer between curb and sidewalk. The exception is the intersection of 99th Avenue and McDowell Road, which has a meandering 6' wide sidewalk with a minimum detachment of 24" and a maximum approximately 8' wide. Only one tree is located within the area between back-of-curb and sidewalk at this location. Along the west side of 99th Avenue the sidewalk generally meanders. There are sections that the meandering sidewalk leave stretches of landscape areas with a total width of 18" that is not sufficient for shrubs or trees. The remaining areas of the meandering sidewalk vary from 24" to 8' wide landscape areas from back-of-curb to sidewalk. This area is largely comprised of the auto mall and display yards facing the 99th Avenue corridor, with a general spacing of trees, trees that have been over pruned, or severely damaged trees. The raised medians on the south side of the freeway overpass are filled with concrete with no trees. The median on the north side has partial landscape including Date Palm Trees and Desert Museum Trees. The surrounding conditions are currently commercial, and business.

### Recommendations

Provide a complimentary tree palette to accentuate the character of the existing landscape, creating a unified appearance and depth for layering. Work with new and existing developers and landowners to include the new street trees in their properties in locations of voids, or as replacements for the dead or damaged trees. Add additional raised medians along the entire segment to increase the visual buffer. Add complimentary trees within the median along the entire segment to supplement the existing; replace the damaged and dead trees to increase the landscape buffer. Work with existing owners and new developments to educate the importance of trees and how to maintain and group them for functionality and long term viability. Functions utilized: Corridor Definition, Accentuation, General Beauty, Screening, Buffering Moderation of Air Temperatures and Community Continuity.



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## Freeway Corridor Character Area Findings

### C1 Segment - Clarendon Rd. from 103rd Ave. to 99th Ave.

C1 Segment: Clarendon Rd. from 103rd Ave. to 99th Ave.

**Street Type:** Collector

**Orientation:** e/w

**Street Width:** 2 travel lanes

**Zoning:** High Density Residential

**Raised median:** No

**Sidewalk characteristics:** N/A

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** N/A

#### Findings

This is an undefined road alignment, currently exists as agriculture fields with Clarendon Road dead-ending on the west at an existing community.

#### Recommendations

Provide a complimentary tree palette to accentuate the character of the existing landscape to the west, creating a unified appearance.



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## Freeway Corridor Character Area Findings

### C2 Segment - Encanto Blvd. from 103rd Ave. to 99th Ave.

**Street Type:** Collector

**Orientation:** e/w

**Street Width:** 2 travel lanes

**Zoning:** Freeway Commercial and Urban Commercial

**Raised median:** No

**Sidewalk characteristics:** 5' attached

**Overhead utilities:** Yes

**Canal or drainage way:** Yes

**Existing street tree species:** Mesquite

#### Findings

This segment of Encanto Boulevard has a partial road alignment from 103rd Avenue terminating into a cul-de-sac. The north side of the road has no curb or sidewalk, and the south side has an attached sidewalk approximately 5' in width. There are existing trees along the south side only and are located approximately 8' to 10' from the edge of sidewalk. The north side of the road has no curb or sidewalk and an irrigation ditch. The collector alignment is bisected in the middle by a larger irrigation ditch. The area between 105th Avenue and 99th Avenue is surrounded by agriculture fields and has an irrigation ditch on the northern side of and power lines (on the south side of the alignment). There is also a larger irrigation ditch that runs north and south at the eastern end on Encanto Boulevard.

#### Recommendations

Provide a complimentary tree palette to accentuate the character of the existing landscape to the west, creating a unified appearance.



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## Freeway Corridor Character Area Findings

### C3 Segment - Rancho Santa Fe Blvd. from Dysart Rd. to McDowell

**Street Type:** Collector

**Orientation:** e/w & n/s

**Street Width:** varies

**Zoning:** High Density Residential and Freeway Commercial

**Raised median:** No

**Sidewalk characteristics:** 6' attached

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Olive, Mexican Fan Palm, Elm, Oak, Sissoo, and Mesquite.

#### Findings

This segment of Rancho Santa Fe Boulevard is currently fully developed with one travel lane in each direction and a center turn lane. The sidewalk along the both side of the segment is attached and approximately 6' wide. The common tree is the Olive and the Mexican Fan Palm, spaced at approximately 25' and 50', respectively. Since the palms are relatively tall and the Olive Trees are set back so far, there is limited shade is present along the sidewalk.

#### Recommendations

Maintain the Olive Tree as the primary tree based on the existing landscape. Add an additional secondary trees to complement the existing and provide pockets of shade along the sidewalks. Work with existing land owners and new developers to implement the new trees into the landscape corridors.



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# Freeway Corridor Character Area Findings

## C4 Segment - 119th Ave. from Freeway Corridor Boundary to I-10

**Street Type:** Collector

**Orientation:** n/s

**Street Width:** One lane of travel each direction

**Raised median:** No

**Sidewalk characteristics:** 5' detached meandering

**Overhead utilities:** No

**Canal or drainage way:** Yes

**Existing street tree species:** Ash, Pine, Elm, Oak, Olive, and Mesquite.

### Findings

This segment of 119th Avenue is partially constructed with one lane of travel in both directions. From McDowell Road north to the limit of the road (just prior to the drainage ditch, adjacent to the freeway) there is a meandering sidewalk along the east side, and a curb only on the west side of the street. The sidewalk is approximately 5' wide and has a minimum of 24" from back-of-curb and a maximum of 6' from back-of-curb. No trees are currently planted between the curb and sidewalk on the east side. There are no trees located along the west side of the street for the entire segment.

### Recommendations

Provide a complimentary tree palette to accentuate the character of the existing landscape to the east, while creating a unified appearance along the east. Work with existing land owners and new developers to add trees as specified along the alignment to provide additional visual interest and shade. Complete the road sections and sidewalk along the west side.



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## Freeway Corridor Character Area Findings

### C5 Segment -127th Ave. from Van Buren St., dead-ending at cul-de-sac

**Orientation:** n/s

**Street Width:** one travel lane with turning lane

**Zoning:** Business Park

**Raised median:** No

**Sidewalk characteristics:** 6' attached and meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Ash, Elm, Cascalote, Oak, Sissoo, Chitalpa, Willow Acacia, and Mesquite.

#### Findings

This segment of 127th Avenue extends from Van Buren Street south to a cul-de-sac, adjacent to the freeway. The undeveloped portion of the road from Van Buren Street to the first east/west road has no sidewalk. The remainder of the road to the cul-de-sac has an attached sidewalk that is approximately 6' wide. Trees along the developed portions are newly planted but should provide adequate coverage and shade on the sidewalk when fully matured.

#### Recommendations

Provide a complimentary tree palette to accentuate the character of the existing landscape while creating a unified appearance. Work with existing landowners and new developers to add trees as specified along the alignment to provide additional visual interest and shade. Complete the road sections and sidewalk along the undeveloped areas.



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## Freeway Corridor Character Area Findings

### C6 Segment - Fairway Dr. from Van Buren St dead-ending at a cul-de-sac

**Orientation:** n/s

**Street Width:** One travel lane with turning lane

**Zoning:** Business Park

**Raised median:** No

**Sidewalk characteristics:** 6' attached and meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Ash, Elm, Cascalote, Oak, Sissoo, Chitalpa, and Mesquite.

#### Findings

This segment of El Mirage Road extends from Van Buren Street south to a cul-de-sac, adjacent to the freeway. The undeveloped portion of the road from Van Buren Street to the first east/west road has no sidewalk on the east side. The remainder of the road to the cul-de-sac has a meandering sidewalk that is approximately 6' wide with a minimum of 24" between back-of-curb and sidewalk, and a maximum of 8' of planter. The portion constructed from the middle road to the cul-de-sac is only constructed as a half-street; trees along the developed portions are newly planted but should provide adequate coverage and shade on the sidewalk when fully matured.

#### Recommendations

Provide a complimentary tree palette to accentuate the character of the existing landscape while creating a unified appearance. Work with existing land owners and new developers to add trees as specified along the alignment to provide additional visual interest and shade. Complete the road sections and sidewalk along the undeveloped areas.



P37



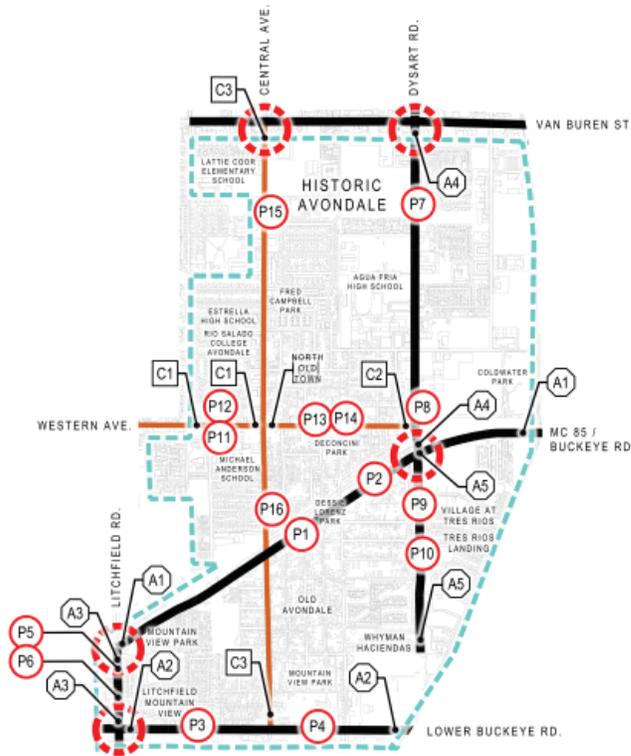
P38

# Appendix D

## Historic Avondale Character Area Findings



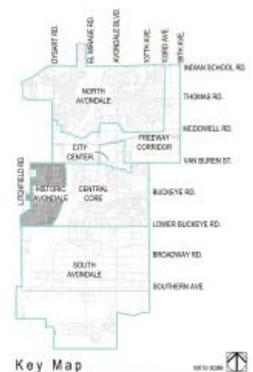
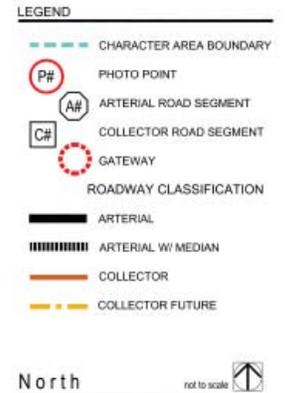
# Historic Avondale Character Area Findings



## Analysis

The Historic Avondale Character Area is the oldest area of Avondale, with Western Avenue providing a walkable oldtown street scene with consistent tree palette and shade coverage. The two-lane street includes the Avondale Public Library, Deconcini Park, retail and restaurants with covered awnings and attached straight sidewalks. The remaining arterial and collector roadways in this character area are largely two- and four-lane streets with turn lanes, and a majority possess attached, straight sidewalks. There is an absence of landscape setbacks and, in many areas, a lack of any physical plant material. Without a unified landscape setback, much of the area is not sufficient to host an adequate street tree scene.

Zoning: Medium Density Residential, Medium/High Density Residential, High Density Residential, Local Commercial, Historic Avondale District, Open Space and Parks, Public/Civic, Education



# Historic Avondale Character Area Findings

## A1 Segment - Buckeye Rd. from Litchfield Rd. to Agua Fria River

**Street Type:** Arterial  
**Orientation:** e/w  
**Street Width:** 4 travel lanes + center turn lane  
**Zoning:** Local Commercial, Historical, and Industrial  
**Raised median:** No  
**Sidewalk characteristics:** 5' attached  
**Overhead utilities:** Both sides of street with high concentration along the north  
**Canal or drainage way:** No

**Existing street tree species:** Mesquite, Palo Verde, California Fan Palms, Pine varieties, Eucalyptus, Willow Acacia, Shoe String Acacia, Orange Trees, and Sycamore.

### Findings

This segment of Buckeye Road is currently constructed as full improvements without a center median. The sidewalk along the north and south side is 5' and attached to back-of-curb. The overhead power poles and wires are aligned directly over the sidewalk, along the north and south sides of the road. This proximity eliminates the opportunity for tree planting close enough to provide shade in the sidewalks based on the current City requirements for offset of planting under utilities. There is a current active double track Union Pacific Railroad easement that parallels the entire length of the segment. Approximately 1,600' east of the Litchfield Road and Maricopa County-85 highway intersection has both the Rail Road Easement and the overhead power lines present, effectively eliminating the options for tree placement along the road. The remaining area behind the sidewalk along the street frontage is under existing power lines, eliminating the opportunity to add additional trees based on the current City Codes for tree location under utilities.

### Recommendations

Provide a complimentary tree palette to accentuate the existing character of the existing landscape, creating a unified appearance. Work with existing landowners to maintain a clear 8' to 10' area behind the existing sidewalk for planting the recommended street trees. This will provide shade and structure to the street frontage. Functions utilized: Corridor Definition, Screening, Buffering Moderation of Air Temperatures and Community Continuity.



P1



P2

## Historic Avondale Character Area Findings

### A2 Segment - Lower Buckeye Rd. from Litchfield Rd. to the Agua Fria River

**Street Type:** Arterial

**Orientation:** e/w

**Street Width:** 2 travel lanes

**Zoning:** Medium Density Residential, Industrial, Open Space and Parks, and Public/Civil

**Raised median:** No

**Sidewalk characteristics:** 6' detached meandering only at Medium Density Residential

**Overhead utilities:** Yes

**Canal or drainage way:** Minor irrigation ditches

**Existing street tree species:** Mesquite, Willow Acacia, Palo Verde, and Oak.

#### Findings

This segment Lower Buckeye Road is currently partially improved with a minimum of one lane of travel in either direction. The Medium Density Residential component and the Public/Civil areas have additional improvements including turning lanes. The only sidewalk that currently exists is approximately 6' and meanders along the south side of the street in front of the Medium Density Residential area. The sidewalk bends a minimum of 2' from the back-of-curb to a maximum of 8' from back-of-curb allowing for opportunities to have shade trees. The industrial area currently extends into the road right-of-way eliminating the opportunities to extend the sidewalks and add street trees. This condition occurs along the entire northern edge of the street from the Medium Density Residential to the Agua Fria River. The south side appears to be free from obstructions restricting the ability to install sidewalks and the recommended street trees with the exception of the power poles.

#### Recommendations

Provide a tree palette that compliments the existing characteristics of this area bordering the Agua Fria River and connecting to the Maricopa County-85 highway, creating a unified appearance. Work with existing landowners to determine viable solutions for a unified appearance on the street frontage, either as a permanent or temporary solution. Provide initial street tree and sidewalk placement on the Public/Civil and Open Space and Park facilities located along the south side of the street. Functions utilized: Corridor Definition, Screening, Buffering Moderation of Air Temperatures and Community Continuity.



P3



P4

# Historic Avondale Character Area Findings

## A3 Segment - Litchfield Rd. from Buckeye Rd. to Lower Buckeye Rd.

**Street Type:** Arterial  
**Orientation:** n/s  
**Street Width:** 2 travel lanes to 4 travel lanes + center turn lane  
**Zoning:** Medium Density Residential and Local Commercial  
**Raised median:** No  
**Sidewalk characteristics:** East side 8', meandering with 2' to 10' planting space. West side 5', attached  
**Overhead utilities:** No  
**Canal or drainage way:** No

**Existing street tree species:** Willow Acacia, Mesquite, Oak, Cascalote, African Sumac, Elm, and Ash.

### Findings

This segment of Litchfield Road is currently paved and developed as full street improvements with no median, sidewalk and no significant landscape improvements on the west side. The east side is improved from the intersection of the Maricopa County-85 Highway to Lower Buckeye Road. This section of the improvements has a 5', attached sidewalk at back-of-curb along the west side and an 8' wide meandering sidewalk on the east side with a minimum of 2' offset and a maximum of an 10' offset from back-of-curb. The currently installed landscape on the east is providing adequate shade for the sidewalk and is set back off the curb allowing for full mature growth. Additional trees will be required as local commercial development occurs along Lower Buckeye Road.

### Recommendations

Provide a complimentary tree palette to accentuate the existing landscape along the east side of Litchfield Rd., creating a unified appearance. Add a center, raised median along the entire corridor per current engineering requirements. Work with existing commercial entities and owners of the future local commercial center to provide additional shade coverage to the existing sidewalks while maintaining compliance with current city codes. Functions utilized: Corridor Definition, Screening, Buffering, Alignment reinforcement, Moderation of Air Temperatures and Community Continuity.



P5



P6

## Historic Avondale Character Area Findings

### **A4** Segment - Dysart Rd. from Van Buren Rd. to Buckeye Rd.

**Street Type:** Arterial

**Orientation:** n/s

**Street Width:** 4 travel lanes + center turn lane

**Zoning:** Local Commercial, Medium Density Residential, Medium/High Density Residential, Education, Historic Avondale, and Open Space Parks

**Raised median:** No

**Sidewalk characteristics:** primary 5', attached sidewalk on developed properties only; one area of meandering sidewalk from east Brinker Dr. North to east Riley Dr.

**Overhead utilities:** Yes primarily on the east side

**Canal or drainage way:** No

**Existing street tree species:** Mesquite, Eucalyptus, Sissoo Willow, Acacia, Cascalote, Sweet Acacia, Mulberry, California Fan Palm, Mexican Fan Palm, and Aleppo Pine.



P7

### Findings

This segment of Dysart Road is currently paved and developed as full street improvements with no median. This segment of the improvements has a 5', attached sidewalk at back-of-curb along the west and east side within the developed areas. The areas that are not currently developed are missing the sidewalk. One area has a meandering sidewalk from East Brinker Drive north to East Riley Drive. This sidewalk has an approximate offset of 2' to 5' from back-of-curb. The currently installed landscape along both sides of the road alignment are not consistent and offer no formal or informal structure or shade to the existing sidewalk. The areas that are landscaped are not consistent in species or landscape varieties, providing no uniform appearance.

### Recommendations

Provide a complimentary tree palette to highlight the entire segment of road throughout the total character area to create a unified appearance. Add a center raised median with turning lanes along full stretch to meet current engineering requirements. Work with existing commercial entities and owners of the future local commercial centers and infill properties to provide additional shade coverage and sidewalks. Functions utilized: Corridor Definition, Screening, Buffering, Alignment reinforcement, Moderation of Air Temperatures and Community Continuity.



P8

## Historic Avondale Character Area Findings

### **A5** Segment - Dysart Rd. from Buckeye Rd. to Whyman Ave.

**Orientation:** n/s

**Street Width:** 2 lanes of travel + center turn lane

**Zoning:** Local Commercial and Medium Density Residential

**Raised median:** No

**Sidewalk characteristics:** Primarily 5', attached sidewalks along the western side; 5', meandering sidewalks along the east side with 2' to 12' planting areas.

**Overhead utilities:** Yes, west side from East Harrison Dr. to the Maricopa County-85 Highway

**Canal or drainage way:** No

**Existing street tree species:** Oak, Mesquite, Sweet Acacia, Palo Verde, and Chitalpa.

#### Findings

This segment of Dysart Road is currently paved and developed to full street improvements with no median. This segment of the improvements has a 5', attached sidewalk at back-of-curb along the west and a 5', meandering sidewalk along the east side. The meandering sidewalk has landscape setback of approximately 2' to 12' allowing for pockets of trees to shade the walks. The constraints of the existing walls, sidewalks, street lighting and sidewalk offer no opportunities to add additional street trees along the west side. The alignment of the meandering sidewalk and the landscape easement along the east side allow opportunities to add additional trees to shade the existing sidewalks. The areas that are landscaped are not consistent in species or types of landscapes varieties, providing no uniform appearance.

#### Recommendations

Provide a complimentary tree palette to highlight the entire segment of road throughout the character area to create a unified appearance. Add a center raised median to meet current general engineering requirements to help achieve a unified landscape appearance.

Work with existing commercial entities and owners of the future local commercial centers and infill properties to provide additional shade coverage and sidewalks while maintaining compliance with current city codes. Functions utilized: Corridor Definition, Screening, Buffering, Community Continuity, Alignment reinforcement, Moderation of Air and Temperatures.



P9



P10

## Historic Avondale Character Area Findings

### C1 Segment - Western Ave. from 4th Ave. to Central Ave.

**Street Width:** 2 travel lanes

**Zoning:** Historic Avondale District

**Raised median:** No

**Sidewalk characteristics:** 5' detached with 4' to 6' planting

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Ash, Sissoo, Queen Palm, Mexican Fan Palm, Chitalpa, Canary Date Palm, Willow Acacia, Cascalote and Orchid Tree.

#### Findings

This segment of Western Avenue is currently paved and developed as full street improvements with no median. This segment of the improvements has a 5', detached sidewalk with 4' to 6' of planter between the back-of-curb and sidewalk. On-street parking provides an additional planter that extends into the road, eliminating one travel lane per side and reducing the collector to a single lane of travel in either direction. On-street drainage is available within the street by maintaining the existing concrete curbing, adding the new curbing from the planters, and parking approximately one-and-a-half-feet away from the existing curb. A gap is produced due to the drainage, providing accessibility and walkability over the gap by various metal panels and grates. While a few of the planters that surround the on-street parking are raised, many are painted striped lines on the street. Walkability through the downtown corridor along Western Ave. is easily accessible and visually pleasing. Minimal opportunities are available to have trees between the sidewalk and building, due to the setback of the buildings and utilities. The areas that are landscape are not consistent in species or types of landscapes varieties, providing no uniform appearance.

#### Recommendations

Provide a complimentary tree palette to highlight the entire segment of road throughout the character area to create a unified appearance. Add additional raised medians at either end of the on-street parking to expand opportunities for shade trees. Work with existing commercial entities and owners of the future local commercial centers and infill properties to provide additional shade coverage and sidewalk connections while maintaining compliance to current city ordinance. Review maintenance procedures for existing and proposed trees to identify proper maintenance practices and educate current owners on the importance of the trees. Institute a replacement tree program for trees that are underperforming, dead, or are in poor shape due to location or maintenance practices. Strengthen the existing walkability of the downtown corridor with additional trees that provide structure, color and shade to create a sense of place. Functions utilized: Corridor Definition, Screening, Buffering, General Beauty, Alignment reinforcement, Moderation of Air Temperatures and Community Continuity.



P11



P12

## Historic Avondale Character Area Findings

### C2 Segment - Western Ave. from Central Ave. to Dysart Rd.

**Street Width:** 2 lanes of travel

**Zoning:** Historic Avondale District

**Raised median:** No

**Sidewalk characteristics:** Detached

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Sissoo, Mexican Fan Palm, Date Palm, and Sweet Acacia.

#### Findings

This segment of Western Avenue is currently paved and developed as full street improvements with no median, and a 5' detached sidewalk with 4' to 6' of planter between the back-of-curb and sidewalk. On-street parking provides an additional planter that extend into the road, eliminating one travel lane per side, and reducing the collector to a single lane of travel in either direction. On street drainage is available within the street by maintaining the existing concrete curbing, adding the new curbing for the planters, and parking approximately one-and-a-half feet away from the existing curb. Accessibility and walkability over the gap created by the drainage is available via various metal panels and grates that span the gaps. While a few of the planters that surround the on-street parking are raised, many are painted striped lines on the street. Walkability through the downtown corridor along Western Ave. is easy and pleasing to the eye. Minimal opportunities are present to have trees between the sidewalk and building based on the setback of the buildings and utilities. The areas that are landscaped are not consistent in species or types of landscapes varieties providing no uniform appearance.

#### Recommendations

Provide a complimentary tree palette to highlight the entire segment of road throughout the entire character area to create a unified appearance. Add additional raised medians at either end of the on-street parking to expand opportunities for shade trees. Work with existing commercial entities and owners of the future local commercial centers and infill properties to provide additional shade coverage and sidewalk connections, while maintaining compliance to current City ordinance. Review maintenance procedures for existing and proposed trees to identify proper maintenance practices and educate current owners on the importance of the trees. Institute a replacement tree program for trees that are under-performing, dead, or are in poor shape due to location or maintenance practices. Strengthen the already walkable and pedestrian-friendly portion of the downtown corridor with additional trees that provide structure, color, and shade to create a sense of place. Functions utilized: Corridor Definition, Screening, Buffering, General Beauty, Alignment reinforcement, Moderation of Air Temperatures and Community Continuity.



On street drainage is available within the street by maintaining the existing concrete curbing, adding the new curbing for the planters, and parking approximately one-and-a-half feet away from the existing curb. Accessibility and walkability over the gap created by the drainage is available via various metal panels and grates that span the gaps. While a few of the planters that surround the on-street parking are raised, many are painted striped lines on the street. Walkability through the downtown corridor along Western Ave. is easy and pleasing to the eye. Minimal opportunities are present to have trees between the sidewalk and building based on the setback of the buildings and utilities. The areas that are landscaped are not consistent in species or types of landscapes varieties providing no uniform appearance. P13



Provide a complimentary tree palette to highlight the entire segment of road throughout the entire character area to create a unified appearance. Add additional raised medians at either end of the on-street parking to expand opportunities for shade trees. Work with existing commercial entities and owners of the future local commercial centers and infill properties to provide additional shade coverage and sidewalk connections, while maintaining compliance to current City ordinance. Review maintenance procedures for existing and proposed trees to identify proper maintenance practices and educate current owners on the importance of the trees. Institute a replacement tree program for trees that are under-performing, dead, or are in poor shape due to location or maintenance practices. Strengthen the already walkable and pedestrian-friendly portion of the downtown corridor with additional trees that provide structure, color, and shade to create a sense of place. Functions utilized: Corridor Definition, Screening, Buffering, General Beauty, Alignment reinforcement, Moderation of Air Temperatures and Community Continuity. P14

C3 Segment: Central Ave. from Van Buren St. to Lower Buckeye Rd.

## Historic Avondale Character Area Findings

### C3 Segment - Central Ave. from Van Buren St. to Lower Buckeye Rd.

**Street Width:** Varies

**Zoning:** Industrial, High Density Residential, Historic Avondale District, and Education

**Raised median:** No

**Sidewalk characteristics:** Attached

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** California Fan Palm, Pine, Mesquite, Eucalyptus, Palo Verde, Sissoo, Texas Ebony, Chilopsis, Sweet Acacia, Bottle Tree, Mulberry, and African Sumac

#### Findings

This segment of Central Avenue is currently paved and developed as full street improvements with two travel lanes each direction and a turning lane with no median. This segment of the improvements currently has a 5' attached sidewalk. At the intersection of West Main St. south to Lower Buckeye Rd. the road section narrows to a single travel lane in both directions with no turn lane. This section from West Main St. to Lower Buckeye Rd. also has an attached 5' wide sidewalk. The entire segment has power lines just beyond the back-of-sidewalk along the west side of the street. A majority of the street on the west side has no trees that are adjacent to the sidewalk due to the power lines. In areas of newer construction, trees exist but are setback off the sidewalk farther than 10' to 12' feet to avoid the power lines and the PUE. In areas where the trees have been placed under the power lines, the appearance and shade value of the trees have been diminished due to poor maintenance practices. The trees along the east side are minimal and only occur in areas of newer construction. These trees are spaced too far back off the sidewalk to provide meaningful shade. The areas south of East Ludlow Dr. on the east side of Central Avenue are primarily residential lots facing the street. These residential units lack a consistent species, spacing, and maintenance practices of the trees. In general, the areas that are landscaped are not consistent in species or types of landscapes varieties, providing no uniform appearance or shade value along the street frontage.



P15



P16

#### Recommendations

Provide a complimentary tree palette to highlight the entire segment of road throughout the entire character area to create a unified appearance. Work with existing residential and commercial entities and infill properties to provide additional shade coverage and sidewalks while maintaining compliance with current City ordinance. Review maintenance procedures for existing and proposed trees to identify proper maintenance practices and educate current owners on the importance of the trees. Institute a replacement tree program for trees that are under-performing, dead, or are in poor shape due to location or maintenance practices. Functions utilized: Corridor Definition, Screening, Buffering, General Beauty, Alignment reinforcement, Moderation of Air Temperatures and Community Continuity.

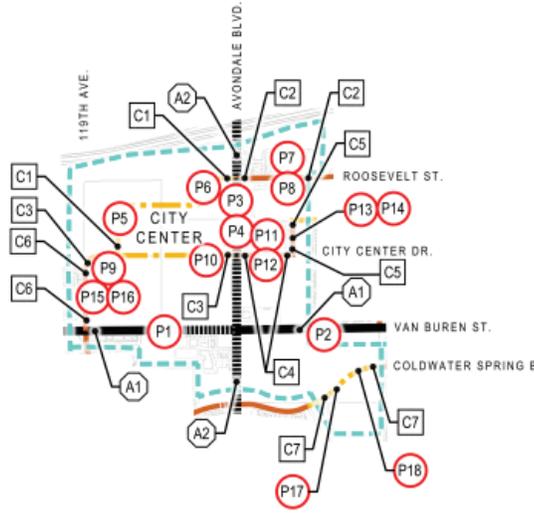


# Appendix E

## City Center Character Area Findings



# City Center Character Area Findings

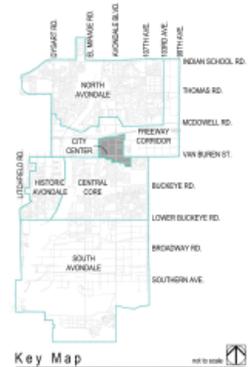
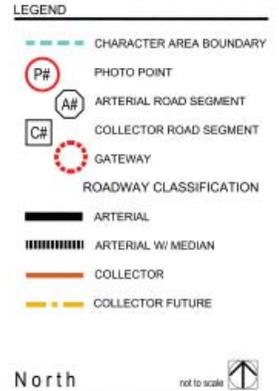


## Analysis

The Avondale City Center Character Area is situated south of the Interstate-10 Freeway and in the midst of the Freeway Corridor Character Area. Avondale Boulevard intersects the City Center Character Area, and will serve as a vital connection point from the Interstate-10 freeway into the heart of the City, and connect farther south to the Phoenix International Raceway. It is currently largely agriculture parcels with a newer commercial and retail space under construction. The City of Avondale envisions this area as the “heart” of the Avondale community; a premier destination for shopping, restaurants, and entertainment in a pedestrian friendly design that is conducive to daytime and nighttime activities. However, similar to the Freeway Corridor Area, a majority of this area is not yet developed and lacks a physical curb, sidewalk, and unified streetscape program.

The street trees and planting treatments will play a vital role in setting the tone for this area by providing a comfortable and inviting space for the residents of Avondale.

Zoning: City Center Specific Plan Area: Gateway Employment, Employment Mixed Use, Residential Mixed Use, Neighborhood commercial, Townhouse Residential



# City Center Character Area Findings

## A1 Segment - Van Buren St. from 119th Ave. to City Center Character Area Boundary

**Street Type:** Arterial

**Orientation:** e/w

**Street Width:** 4 travel lanes + center turn lane

**Zoning:** Apartments and Commercial on south side, Residential and Commercial on the North

**Raised median:** Only at Van Buren and Avondale Blvd. intersection.

**Sidewalk characteristics:** South side only from 119th Ave. to Avondale Blvd.; 6' to 8' wide with combination of detached with 24" offset from back-of-curb to attached at back-of-curb. No sidewalk on the north side and no sidewalk from Avondale Blvd. east.

**Overhead utilities:** North side

**Canal or drainage way:** N/A

**Existing street tree species:** Mesquite, Palo Verde, Mulga, Sissoo, Cascalote, Date Palm and Oak.



P1

### Findings

The north side of this segment of Van Buren Street is primarily undeveloped with no sidewalks and limited to zero landscape. The landscape setbacks have not been defined and there are overhead power poles that will need to be undergrounded. The south side is partially developed as part of the Coldwater Springs community and commercial entities from 119th Avenue to Avondale Boulevard the south side from Avondale Boulevard to the City Center character boundary is undeveloped and the road section reduces from four lanes to a single lane in both directions approximately 1,000' from the intersection. Sidewalks along the south side range from 6' to 8' and are detached with an approximate 24" offset from back-of-curb to attach to back-of-curb. There is an existing planted raised median on the east side that extends from the intersection approximately 1,200' west. There is a painted median at grade on the east side approximately 800' east of the intersection.



P2

### Recommendations

Providing a tree palette to accentuate the existing conditions along the Van Buren Street corridor will create a unified appearance while providing shaded sidewalks and a sense of place. Work with adjacent land owners on undergrounding utilities and overhead power lines. Existing conditions between the back-of-curb and sidewalk do not offer sufficient space to integrate shade trees, however there are ample areas within the landscape setback that will allow for additional shade trees as well as future areas for replacement trees. Functions utilized: Accentuation, Moderation of Air Temperatures and Community Continuity.

## City Center Character Area Findings

### A2 Segment - Avondale Blvd. from I-10 to Coldwater Spring Blvd.

**Street Type:** Arterial

**Orientation:** n/s

**Street Width:** 4 travel lanes + center turn lane

**Zoning:** City Center Specific Plan Area

**Raised median:** Yes

**Sidewalk characteristics:** On the east side only, primary 8' wide attached sidewalk at Avondale City Center Phase 1 detached areas are approximately 8' from back-of-curb to sidewalk and only occur at the south entry to the City Center.

**Overhead utilities:** West side

**Canal or drainage way:** Minor concrete spillways along the west side to temporary basins.

**Existing street tree species:** Oak, Mesquite, Palo Verde, Sissoo, Date Palms, Pistache and Shoe String Acacia.

#### Findings

The north side of this segment of Avondale Boulevard is primarily undeveloped with no sidewalks or landscape. The south side is primarily undeveloped with only the Initial Phase 1 of the City Center developed with sidewalk and landscape. The areas that have trees will eventually provide shade to the existing sidewalks once full maturity is reached, which may take considerable time due to their slow growing nature. The street has a fully developed raised median for the entire segment. Additional trees will be added as development occurs.

#### Recommendations

Provide a complimentary tree palette to accentuate the existing City Center Phase 1 landscape and create a unified appearance from the entry at the Interstate-10 exit ramp in the Freeway Corridor Character Area through the City Center Specific Plan area. Functions utilized: Accentuation, Alignment reinforcement, Moderation of Air Temperatures and Community Continuity.



P3



P4

# City Center Character Area Findings

## C1 Segment - Roosevelt St. from City Center Dr. to Avondale Blvd.

**Orientation:** n/s/ and e/w

**Street Width:** N/A, use currently approved general engineering requirements

**Zoning:** City Center Specific Area Plan

**Raised median:** N/A

**Sidewalk characteristics:** N/A

**Overhead utilities:** N/A

**Canal or drainage way:** N/A

**Existing street tree species:** N/A

### Findings

This area is currently defined as a future collector that will interconnect within the City Center. No improvements are currently present within this alignment.

### Recommendations

Provide a complimentary tree palette to accentuate the existing City Center Specific Plan landscape area to create a unified appearance. Functions utilized: Alignment reinforcement, Moderation of Air Temperatures and Community Continuity.



P5



P6

## City Center Character Area Findings

### C2 Segment - Roosevelt St. from Avondale Blvd. to City Center Character Area Boundary

**Orientation:** e/w

**Street Width:** 2 travel lanes

**Zoning:** Employment mixed use

**Raised median:** N/A

**Sidewalk characteristics:** 5' attached north side only

**Overhead utilities:** N/A

**Canal or drainage way:** N/A

**Existing street tree species:** Palo Verde, Oak, Cascalote and Shoe String Acacia.

#### Findings

This segment of Roosevelt Street is currently paved and developed as a half-street improvement with no median, sidewalk, or landscape improvements on the south side. The north side is improved from the intersection of Avondale Boulevard and Roosevelt Street to approximately 1,000' to the east. This section of the improvements has a 5' attached sidewalk at back-of-curb. The current installed landscape on the north is providing adequate shade for the sidewalk and is setback off the curb, allowing for full mature growth. Additional trees will be required as development occurs along both the north and south sides.

#### Recommendations

Provide a complimentary tree palette to accentuate the existing City Center Phase 3 Specific Plan landscape area creating a unified appearance. Work with existing hotel property owners to add additional trees in areas with voids between the entrances of the primary collector roads. This will provide added shade coverage to the existing sidewalks while remaining in compliance with the current city codes. Functions utilized: Alignment reinforcement, Moderation of Air Temperatures and Community Continuity.



P7



P8

## City Center Character Area Findings

### C3 Segment - City Center Dr. from 119th Ave. to Avondale Blvd.

**Orientation:** e/w

**Street Width:** N/A, use currently approved general engineering requirements

**Zoning:** City Center Specific Area Plan

**Raised median:** N/A

**Sidewalk characteristics:** N/A

**Overhead utilities:** N/A

**Canal or drainage way:** N/A

**Existing street tree species:** N/A

#### Findings

This segment of City Center Drive currently defined as a future collector that will interconnect within the City Center. It appears that there are existing structures and agricultural facilities that will need to be removed prior to any improvements within this area. No streets, utilities, sidewalk or landscape improvements are currently present within this alignment.

#### Recommendations

Provide a complimentary tree palette to accentuate the existing City Center Specific Plan landscape area creating a unified appearance. Functions utilized: Alignment Reinforcement, Moderation of Air Temperatures and Community Continuity.



P9



P10

## City Center Character Area Findings

### C4 Segment - City Center Dr. from Avondale Blvd. to Park Ave.

**Orientation:** e/w

**Street Width:** 2 travel lanes **Zoning:** City Center Specific Plan

**Raised median:** Yes with roundabout

**Sidewalk characteristics:** 8' to 12'

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Oak, Palo Verde, Cascolote and Chitalpa.

#### Findings

This segment is fully improved and exists as the primary entry into Phase 1 of the City Center. The collector terminates into a roundabout, directing traffic north to the primary parking for the City Center or east to off-street parking and Park Ave., the collector running north/south along the rear of the Phase 1 City Center. Trees with adequate quantities and spacing line the sidewalks and parking spaces along this segment. While the shade from the trees is limited due to the slow growth habits of the planted tree species, the quality of shade and low maintenance will provide long term viability.

#### Recommendations

Provide a complimentary tree palette to accentuate the existing City Center Phase 1 Specific Plan landscape area creating a unified appearance. Add additional trees along the south and east side of the road alignment in the future Phase 2 of the City Center to maintain the existing structure and alignment of the trees currently planted. Functions utilized: Alignment reinforcement, Moderation of Air Temperatures and Community Continuity.



P11



P12

## City Center Character Area Findings

### C5 Segment - Park Ave. from City Center Dr. to Dale Earnhardt Dr.

**Street Type:** Modified Collector

**Orientation:** n/s

**Street Width:** 1 travel lane, one direction with off-street parking

**Zoning:** City Center Specific Plan

**Raised median:** Modified internal water harvesting

**Sidewalk characteristics:** Attached and detached with 4' planter

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Elm and Chitalpa.

#### Findings

This segment of Park Avenue is fully improved and is used for circulation and parking for Phase 1 of the City Center. The modified collector is split into two one/way travel lanes with off-street parking and center water harvesting open space park retention basin. Trees of adequate quantities and spacing line the sidewalks and parking spaces along this segment. While the shade from the trees is limited due to the slow growth habits of the planted tree species, the quality of shade and low maintenance will provide long term viability.

#### Recommendations

Provide a complimentary tree palette to accentuate the existing City Center Phase 1 Specific Plan landscape area creating a unified appearance. Add additional trees along the north, south and east side of the road alignment in the future Phase 2 of the City Center to maintain the existing structure and alignment of the trees currently planted. Functions utilized: Alignment reinforcement, Moderation of Air Temperatures and Community Continuity.



P13



P14

## City Center Character Area Findings

### C6 Segment - 119th Ave. from Van Buren St. to City Center Dr.

**Street Type:** Collector

**Orientation:** n/s

**Street Width:** 2 travel lanes

**Zoning:** City Center Specific Plan

**Raised median:** No

**Sidewalk characteristics:** 6' attached

**Overhead utilities:** Yes

**Canal or drainage way:** Yes

**Existing street tree species:** Sissoo, Eucalyptus, Oak and Evergreen Elm.

#### Findings

This segment of 119th Avenue is currently constructed as a half-street improvement. The sidewalk along the western curb is 5' and attached to back-of-curb. The overhead power poles and lines are aligned directly over the sidewalk eliminating the opportunity for tree planting close enough to allow for shade based on the current City requirements for offset of planting under utilities. There is approximately 200' that is not constructed as a half-street just north of the Roosevelt Street alignment. This portion has an existing irrigation channel that will need to be undergrounded prior to construction. The median and the east portion of the road are not currently constructed.

#### Recommendations

Provide a complimentary tree palette to accentuate the existing City Center Specific Plan landscape area to create a unified appearance. Add additional trees along the west side of the road alignment, adjacent to the existing wall, and in voids of vegetation of the existing plant material. Upon construction on the east half of the road, provide a minimum of 8' offset between the back-of-curb and sidewalk, a minimum of 6' wide sidewalk, and a landscape setback per current standards. Functions utilized: Alignment reinforcement, Moderation of Air Temperatures and Community Continuity.



P15



P16

## City Center Character Area Findings

**C7 Segment** - Coldwater Spring Blvd. from Civic Center Dr. to Roosevelt Pkwy.

**Street Width:** 2 travel lanes

**Zoning:** City Center Specific Plan and Public/Civic

**Raised median:** No

**Sidewalk characteristics:** N/A

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** N/A

### Findings

This segment of Coldwater Springs Boulevard is currently defined as a future collector that will connect the Avondale Civic Center to the Avondale City Center. The current conditions have no improvements east beyond the existing half-street improvements on west Coldwater Springs Blvd. No streets, utilities, sidewalk or landscape improvements are currently present within this alignment.

### Recommendations

Provide a complimentary tree palette to accentuate the existing City Center Specific Plan landscape area to create a unified appearance. Select trees that are upright and provide both shade and vertical height to the street screen the proposed townhouse residential district. Functions utilized: Alignment reinforcement, Moderation of Air Temperatures and Community Continuity.



P17



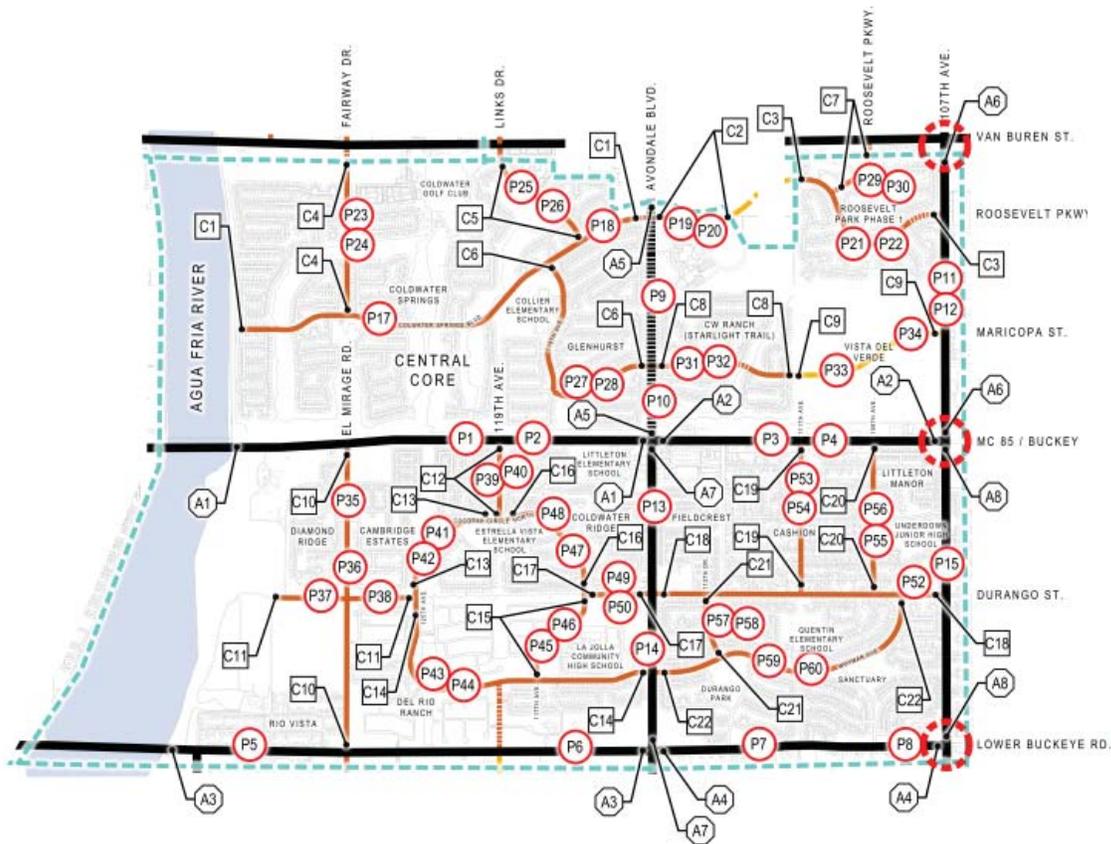
P18

# Appendix F

## Central Core Character Area Findings



# Central Core Character Area Findings



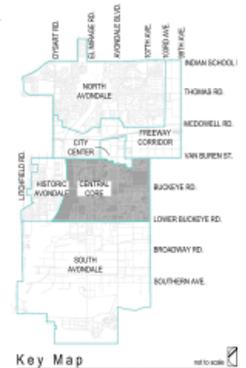
## Analysis

The Central Core Character Area is positioned appropriately in the central area of the City of Avondale and sits east of the Agua Fria River. This area hosts a large portion of the most recently constructed residential, single family developments, which have played a large role in providing a refreshed streetscape scene with consistent sidewalk characteristics, landscape setbacks, and tree palettes in each community.

However, as each community has character style and planting treatments unique to each individual community, the species and planting treatments do not carry over from community to community. This has created an overall disconnected tone for Central Core Avondale.

Two of the larger arterial roadways, Buckeye Road and Lower Buckeye Road have vast differences between their north and south sides; the north side of Buckeye Road is void of sidewalks and physical plant material, due to its proximity to the railroad track and overhead power lines. The south side of Lower Buckeye Road contains very little developed sidewalks or physical plant material; however, the north side does contain a consistent sidewalk characteristic adjacent to the newly constructed residential communities. Avondale Boulevard, is the most consistent in terms of plant material and sidewalk characteristics, however, the tree species varies vastly from the west side to the east.

**Zoning:** Medium Density Residential, Medium/High Density Residential, High Density Residential, Local Commercial, Open Space and Parks, Public/Civic, Education



# Central Core Character Area Findings

## A1 Segment - Buckeye Rd. from Agua Fria River to Avondale Blvd.

**Street Type:** Arterial  
**Orientation:** e/w  
**Street Width:** 4 travel lanes + center turn lane  
**Zoning:** Open Space and Parks, High Density Residential, Local Commercial, Medium Density Residential and Education  
**Raised median:** No  
**Sidewalk characteristics:** 6' to 8' detached meandering, south side only  
**Overhead utilities:** Yes, north and south side  
**Canal or drainage way:** No

**Existing street tree species:** Mesquite, Sissoo, Mexican Fan Palm, Palo Verde and Aleppo Pine.

### Findings

This segment of Buckeye Road features a currently active, single-track Union Pacific Railroad easement paralleling the entire length of the segment on the north side, and predominately residential developments on the south side. The north side is void of sidewalks and landscape. No landscape or sidewalks exist where vacant land abuts the right-of-way. Where existing, the sidewalk on the south side is generally detached meandering approximately 6' to 8' wide with an approximate varying 4' to 18' wide landscape area between the curb and sidewalk. This leaves a landscape area between the sidewalk and subdivision perimeter wall approximately varying between 16' to 20' wide. The streetscape along the south side is consistent, featuring drought-tolerant, non-native species.

### Recommendations

Initiate a committee to determine what existing power lines can be undergrounded based on size and location. Implement a raised planted median to provide visual relief and assist in unifying the streetscape. The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create shaded walkable environments. Provide a complimentary tree palette to accentuate the character of the existing landscape, creating a unified appearance. Locate trees in voids to improve shade conditions and meet current zoning ordinance for right-of-way landscape. New trees and replacement trees shall be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Confirm activity, easements, and sign visibility requirements with the existing Union Pacific Railroad easements and determine what areas can be carved out to allow tree placement. Functions utilized: Corridor Definition, Screening, Buffering, Moderation of Air Temperatures, and Community Continuity.



P1



P2

## Central Core Character Area Findings

### **A2** Segment - Buckeye Rd. from Avondale Blvd. to 107th Ave.

**Street Type:** Arterial

**Orientation:** e/w

**Street Width:** 4 travel lanes + center turn lane

**Zoning:** Mixed Use, Local Commercial and Medium Density Residential

**Raised median:** No

**Sidewalk characteristics:** 5' attached to 6' detached meandering

**Overhead utilities:** Yes, south

**Canal or drainage way:** No

**Existing street tree species:** Palo Verde, Mesquite, Willow Acacia and Shoestring Acacia.

#### Findings

This segment of Buckeye Road features a current active double track Union Pacific Railroad easement that parallels the entire length of the segment on the north side and predominately local commercial on the south side. North side is void of sidewalks and landscape. The south side features stretches of new development at the intersections of Avondale Boulevard and 107th Avenue featuring consistent setbacks and landscape. The sidewalks in these areas are approximately 6' wide detached meandering with an approximate varying 4' to 24' wide landscape area between curb and sidewalk. The middle stretch features older local commercial with no consistent setbacks or landscape. The sidewalk in this area is an approximate 5' wide. Where vacant land abuts the right-of-way no landscape exists. The landscape character where existing, is juvenile and features drought-tolerant, non-native species; however voids do exist in plant material and few trees exist between curb and sidewalk

#### Recommendations

Initiate a committee to determine what existing power lines can be undergrounded based on size and location. Implement a raised planted median to provide visual relief and assist in unifying the streetscape. Work with existing landowners to maintain a clear 8' to 10' area behind the existing sidewalk for planting the recommended street trees. This will provide shade and structure to the street frontage. The existing right-of-way, adjacent landscape areas and tracts within the new development areas provide sufficient landscape area to create a shaded walkable environment. Provide a complimentary tree palette to accentuate the existing character of the existing landscape, creating a unified appearance. Locate trees in voids to improve shade conditions and meet current zoning ordinance for right-of-way landscape. New trees and replacement trees shall be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Corridor Definition, Screening, Buffering, Moderation of Air Temperatures and Community Continuity.



P3



P4

## Central Core Character Area Findings

**A3 Segment** - Lower Buckeye Rd. from Agua Fria River to Avondale Blvd.

**Street Type:** Arterial

**Orientation:** e/w

**Street Width:** 2 to 4 travel lanes + center turn lane

**Zoning:** Mix Use, Estate/Low Density Residential, Open Space and Parks, Medium Density Residential and Local Commercial

**Raised median:** No

**Sidewalk characteristics:** 6' detached meandering

**Overhead utilities:** Yes, north and perpendicular crossing

**Canal or drainage way:** Yes, irrigation canals perpendicular to street

**Existing street tree species:** Mondel Pine, Sissoo, Elm, Oak, Ash, Eucalyptus, Palo Verde and Mesquite.

### Findings

This segment of Lower Buckeye Road is largely undeveloped with agricultural lots. No landscape or sidewalks exist where vacant land abuts the right-of-way. The streetscape is highly inconsistent due to developed, undeveloped, older established, and newly constructed areas. Where sidewalks do exist they are generally approximately 6' wide detached meandering with approximately 4' to 12' wide landscape areas. Where landscape does exist it is composed of drought-tolerant, non-native species.

### Recommendations

Implement a raised planted median to provide visual relief and assist in unifying the streetscape. Where development exists, existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create shaded walkable environments. Provide a complimentary tree palette to accentuate the existing character of the existing landscape, creating a unified appearance. Locate trees in voids to improve shade conditions and meet current zoning ordinance for right-of-way landscape.

New trees and replacement trees shall be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Corridor Definition, Moderation of Air Temperatures, and Community Continuity



P5



P6

## Central Core Character Area Findings

**A4 Segment** - Lower Buckeye Rd. from Avondale Blvd. to 107th Ave.

**Orientation:** e/w

**Street Width:** 2 to 3 travel lanes + center turn lane

**Zoning:** Local Commercial, Medium Density Residential and Estate/  
Low Density Residential

**Raised median:** No

**Sidewalk characteristics:** 6' detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Mesquite, Mulga, Sweet Acacia, Sissoo, Mondel Pine, Oak, Willow Acacia, Mexican Fan Palm and Elm.

### Findings

The south side of this segment of Lower Buckeye Road features Low Density Residential, void of sidewalks and landscape. The north side features newer development with a fairly consistent landscape and sidewalk locations. Where vacant land abuts the right-of-way, some areas have sidewalks but are void of landscape. The sidewalk on the north side is approximately 6' wide detached meandering with an approximate 4' to 14' wide landscape area between curb and sidewalk, leaving an approximate minimum 16' wide landscape area between sidewalk and subdivision perimeter wall.

### Recommendations

Where newer development exists, existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create shaded walkable environments. Provide a complimentary tree palette to accentuate the existing character of the existing landscape, creating a unified appearance. Locate trees in voids to improve shade conditions and meet current zoning ordinance for right-of-way landscape. New trees and replacement trees shall be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Corridor Definition, Moderation of Air Temperatures, and Community Continuity.



P7



P8

## Central Core Character Area Findings

**A5 Segment** - Avondale Blvd. from Coldwater Springs Blvd. to Buckeye Rd.

**Orientation:** n/s

**Street Width:** 6 to 4 travel lanes + center turn lane

**Zoning:** Public/Civic, Medium Density Residential and Mix Use

**Raised median:** Yes, entire segment

**Sidewalk characteristics:** 6' detached meandering

**Overhead utilities:** Yes, short portion at the intersection of Buckeye Rd, perpendicular crossing.

**Canal or drainage way:** No

**Existing street tree species:** Oak, Mesquite, Sissoo, Palo Verde, Mondel Pine, Willow Acacia and Mexican Fan Palm.

### Findings

This segment features fairly consistent landscape and sidewalk locations. Where the Public/Civic land use abuts the right-of-way an approximate 6' wide detached meandering sidewalk with an approximate 8' wide landscape area exists between curb and sidewalk. The remaining sidewalks are generally varying from 5' to 6' wide detached meandering with a 4' to 26' wide landscape area between curb and sidewalk, leaving an approximate minimum 10' wide landscape area between the sidewalk and subdivision perimeter wall. The landscape is composed of drought-tolerant, non-native species. Voids within the landscape exist, and few trees are located between the curb and sidewalk. The existing median helps unify the streetscape but lacks consistent plant material throughout. A current active double track Union Pacific Railroad easement crosses perpendicular at the Buckeye Road intersection.

### Recommendations

The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create shaded walkable environments. Provide a complimentary tree palette to accentuate the existing character of the existing landscape, creating a unified appearance. Locate trees in voids to improve shade conditions and meet current zoning code for right-of-way landscape. New trees and replacement trees shall be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Moderation of Air Temperatures, and Community Continuity.



P9



P10

## Central Core Character Area Findings

### **A6** Segment - 107th Ave. from Van Buren St. to Buckeye Rd.

**Street Type:** Arterial

**Orientation:** n/s

**Street Width:** 3 to 4 travel lanes + center turn lane

**Zoning:** Medium Density Residential

**Raised median:** No

**Sidewalk characteristics:** 6' detached meandering

**Overhead utilities:** Yes, west side and switches to east side approximately midway of this segment.

**Canal or drainage way:** No

**Existing street tree species:** Sissoo, Palo Verde, Elm, Mondel Pine, Willow Acacia, Mesquite and Oak.

#### Findings

This segment of 107th Avenue lacks a consistent streetscape character due to varying land uses and vacant land. The vacant land at the southeast corner of Van Buren Street and 107th Avenue is void of sidewalks and landscape. The vacant land at the northwest corner of Buckeye Road has a sidewalk but is void of landscape. A current active single track Union Pacific Railroad easement crosses 107th Avenue perpendicularly at the intersection of Buckeye Road. The west side features residential communities and the east side features an office park; both have an approximate 6' detached sidewalks with a varying 4' to 12' wide landscape area between curb and sidewalk. The landscape consists of drought-tolerant, non-native species lacking trees between curb and sidewalk.

#### Recommendations

Initiate a committee to determine what existing power lines can be undergrounded based on size and location. Implement a raised planted median to provide visual relief and assist in unifying the streetscape. The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create shaded walkable environments. Provide a complimentary tree palette to accentuate the character of the existing landscape, creating a unified appearance. Locate trees in voids to improve shade conditions and meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Screening, Buffering, Moderation of Air Temperatures and Community Continuity.



P11



P12

## Central Core Character Area Findings

### A7 Segment - Avondale Blvd. from Buckeye Rd. to Lower Buckeye Rd.

**Street Type:** Arterial

**Orientation:** n/s

**Street Width:** 4 travel lanes + center turn lane

**Zoning:** Education, Local Commercial, Public/Civic and Medium Density Residential

**Raised median:** No

**Sidewalk characteristics:** 6' detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Sissoo, Elm, Ash, Palo Verde, Mesquite, Mexican Fan Palm, Mulga, Sweet Acacia and Eucalyptus.

#### Findings

This segment of Avondale Boulevard features a fairly consistent streetscape; a majority of the street are lined with Mexican Fan Palms on either side. This segment is largely residential with small pockets of local commercial and education. The sidewalks are generally approximately 6' wide with an approximately varying 4' to 20' wide landscape area between the curb and sidewalk, leaving a generally minimum 14' wide landscape area between sidewalk and subdivision perimeter walls. The landscape features a fairly lush desert palette composed of drought-tolerant, non-native species. A majority of the Mexican Fan Palms are located between the curb and sidewalk, providing little shade.

#### Recommendations

Implement a raised planted median to provide visual relief and assist in unifying the streetscape. The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create shaded walkable environments. Provide a complimentary tree palette to accentuate the character of the existing landscape, creating a unified appearance. Locate shade canopy trees between Mexican Fan Palms and in voids to improve shade conditions and meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic.



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P14

## Central Core Character Area Findings

### A8 Segment - 107th Ave. from Buckeye Rd. to Lower Buckeye Rd.

**Street Type:** Arterial

**Orientation:** n/s

**Street Width:** 3 to 4 lanes + center turn lane

**Zoning:** Medium Density Residential and Education

**Raised median:** No

**Sidewalk characteristics:** Attached and detached meandering

**Overhead utilities:** Yes, east side

**Canal or drainage way:** No

**Existing street tree species:** Oak, Palo Verde, Sissoo, Olive, Willow Acacia, Sweet Acacia, Mesquite, Bottle Tree and Cascalote.

#### Findings

This segment of 107th Avenue features a fairly consistent streetscape. A majority of the sidewalks are detached meandering; however a small portion adjacent to Underdown Learning Center and the older residential communities to the south have an approximate 5' wide attached sidewalk. The detached meandering sidewalks are approximately 5' wide with a varying 2' to 15' wide landscape area leaving an approximate minimum 7' wide landscape area exists between sidewalk and subdivision perimeter walls. The landscape is composed of drought-tolerant, non-native species.

#### Recommendations

Implement a raised planted median to provide visual relief and assist in unifying the streetscape. Implement a street tree planting program with current landowners to locate trees behind the sidewalk along the older residential area. The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create shaded walkable environments. Provide a complimentary tree palette to accentuate the character of the existing landscape, creating a unified appearance. Locate trees in voids to improve shade conditions and meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Moderation of Air Temperatures and Community Continuity.



P15



P16

## Central Core Character Area Findings

**C1 Segment** - Coldwater Springs Blvd. from 126th Ave. to Avondale Blvd.

**Street Type:** Collector

**Orientation:** e/w

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Medium Density Residential and Education

**Raised median:** No

**Sidewalk characteristics:** 5' detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Mondel Pine, Sweet Acacia, Sissoo, Mesquite, Oak, and Ash.

### Findings

Coldwater Springs Boulevard features a fairly consistent streetscape. A majority of the sidewalks are approximately 5' wide detached meandering with an approximately varying 2' to 10' wide landscape area between curb and sidewalk. The landscape character is lush desert composed of drought-tolerant, non-native species with turf in open spaces. Few trees are located between the curb and sidewalk. Large voids between plant materials exist adjacent to Collier Elementary School and open spaces.

### Recommendations

The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create a shaded walkable environment. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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P18

## Central Core Character Area Findings

### C2 Segment - Coldwater Springs Blvd. from Avondale Blvd. to Civic Center Dr.

**Street Type:** Collector

**Orientation:** e/w

**Street Width:** 2 travel lanes

**Zoning:** Public/Civic and City Center Specific Plan Area

**Raised median:** No

**Sidewalk characteristics:** 5' attached, south only

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Oak and Palo Verde.

#### Findings

The north side of this segment of Coldwater Springs Boulevard is currently undeveloped and lacking a sidewalk and landscape. The south side features an approximately 6' wide attached sidewalk. The landscape character consists of lush desert plant material, composed of non-native, drought-tolerant species with turf in the open spaces.

#### Recommendations

Provide a complimentary tree palette to accentuate the existing character of the existing landscape, creating a unified appearance. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## Central Core Character Area Findings

**C3 Segment** - Roosevelt Pkwy. S. from 110th Dr. to 107th Ave.

**Street Type:** Collector

**Orientation:** e/w & n/s

**Street Width:** 2 driving lanes

**Zoning:** Medium Density Residential

**Raised median:** No

**Sidewalk characteristics:** 6' attached

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Palo Verde, Oak and Mesquite.

### Findings

Roosevelt Parkway south is a Palo Verde-lined street that provides a unified look. It features an approximate 6' wide attached sidewalk leaving an approximate minimum 16' wide landscape area between sidewalk and subdivision perimeter wall. The landscape character is composed of drought-tolerant species with turf in the open spaces.

### Recommendations

The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create a shaded walkable environment. Provide a complimentary tree palette to accentuate the existing character of the existing landscape, creating a unified appearance. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## Central Core Character Area Findings

### C4 Segment - Fairway Dr. (El Mirage Rd.) from Van Buren St. to Coldwater Springs Blvd.

**Street Type:** Collector

**Orientation:** n/s

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Medium Density Residential, High Density Residential and Open Space and Parks

**Raised median:** No

**Sidewalk characteristics:** 5' detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Mondel Pine, Sweet Acacia, Sissoo, Mesquite, Oak, and Ash.

#### Findings

Fairway Drive features a consistent streetscape. The sidewalks are approximately 5' wide detached meandering with an approximately varying 3' to 20' wide landscape area between curb and sidewalk. The landscape character is lush desert composed of drought-tolerant, non-native species with turf patches between the curb and sidewalk, and sidewalk and perimeter wall. Few trees are located between the curb and sidewalk. Large voids between plant materials exist adjacent to Collier Elementary School and open spaces.

#### Recommendations

The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create a shaded walkable environment. Locate shade canopy trees behind sidewalk and between the curb and sidewalk to improve shade qualities where adequate space is available. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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P24

# Central Core Character Area Findings

## C5 Segment - Links Dr. from Van Buren to Coldwater Springs Blvd.

**Street Type:** Collector

**Orientation:** n/s

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** High Density Residential, Medium Density Residential and Open Space and Parks

**Raised median:** No

**Sidewalk characteristics:** 5' attached and detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Mesquite, Pine, Palo Verde, Sissoo and Sweet Acacia.

### Findings

The majority of the west side of Links Drive does not contain a sidewalk or landscape. The east side features a fairly consistent streetscape with an approximate 5' wide attached and detached sidewalk. Where detached sidewalks exist an approximate varying 2' to 8' landscape area exists between curb and sidewalk leaving an approximate minimum 8' wide landscape area between sidewalk and subdivision perimeter wall. The landscape character is composed of drought-tolerant, non-native species.

### Recommendations

Work with necessary entities to complete street section. The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create a shaded walkable environment. Provide a complimentary tree palette to accentuate the existing character of the existing landscape, creating a unified appearance. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## Central Core Character Area Findings

**C6 Segment** - 118th Ave. & Maricopa St. from Coldwater Springs Blvd. to Avondale Blvd.

**Street Type:** Collector

**Orientation:** e/w & n/s

**Street Width:** 2 travel lanes + center turn lane to 2 travel lanes

**Zoning:** Medium Density Residential and Education

**Raised median:** Yes, roundabout

**Sidewalk characteristics:** detached and detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Sissoo, Palo Verde, Mondel Pine, Mesquite and Ghost Gum.

### Findings

118th Avenue features 5' wide detached meandering and straight sidewalks. Where detached meandering sidewalk exists, an approximate varying 2' to 8' wide landscape area exists between the curb and sidewalk, leaving an approximate minimum 4' landscape area existing between the sidewalk and subdivision perimeter wall exists. Where detached straight sidewalk exists, an approximate 6' wide landscape area between the curb and sidewalk exists, leaving an approximate minimum 8' wide landscape area between sidewalk and subdivision perimeter wall. The east side of this segment has a consistent streetscape but the west side (adjacent to the elementary school) includes large voids of plant material. The overall landscape character is composed of drought-tolerant, non-native species. Maricopa Street features a Ghost Gum-lined (Eucalyptus tree) street, providing a consistent streetscape and sidewalk locations. The sidewalks are an approximate 5' wide detached straight with an approximate 6' wide landscape area between curb and sidewalk, leaving an approximate minimum 8' wide landscape area between sidewalk and subdivision perimeter wall exists.

### Recommendations

The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create a shaded walkable environment. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## Central Core Character Area Findings

**C7 Segment** - Roosevelt Pkwy. N. From Van Buren St. to Roosevelt Pkwy. S.

**Street Type:** Collector

**Orientation:** e/w & n/s

**Street Width:** 2 driving lanes

**Zoning:** Medium Density Residential

**Raised median:** No

**Sidewalk characteristics:** 6' attached

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Palo Verde, Oak and Mesquite.

### Findings

Roosevelt Parkway N. is a Palo Verde-lined street that provides a unified look. It features an approximate 6' wide attached sidewalk, leaving an approximate minimum 16' wide landscape area between sidewalk and subdivision perimeter wall. The landscape character is composed of drought-tolerant species with turf in the open spaces.

### Recommendations

The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create a shaded walkable environment. Provide a complimentary tree palette to accentuate the character of the existing landscape, creating a unified appearance. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## Central Core Character Area Findings

### C8 Segment - Maricopa St. from Avondale Blvd. to 111th Dr.

**Street Type:** Collector

**Orientation:** e/w

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Medium Density Residential

**Raised median:** Yes, intermittently throughout segment

**Sidewalk characteristics:** 4' detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Mexican Fan Palms, Mesquite, Palo Verde, and Willow Acacia.

#### Findings

This segment of Maricopa Street features a consistent streetscape and a raised planted median that helps to unify the street. The sidewalks are 4' wide detached meandering with an approximate varying 3' to 9' wide landscape area between curb and sidewalk, leaving an approximate minimum 8' wide landscape area between the sidewalk and subdivision perimeter wall. The landscape character is lush desert composed of drought-tolerant, non-native species with turf in the open areas.

#### Recommendations

The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create a shaded walkable environment. Provide a complimentary tree palette to accentuate the existing character of the existing landscape, creating a unified appearance. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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# Central Core Character Area Findings

## C9 Segment - Maricopa St. from 111th Dr. to 107th Ave.

**Street Type:** Collector  
**Orientation:** e/w  
**Street Width:** N/A  
**Zoning:** Medium Density Residential  
**Raised median:** N/A  
**Sidewalk characteristics:** N/A  
**Overhead utilities:** No  
**Canal or drainage way:** No

**Existing street tree species:** N/A

### Findings

This area is currently defined as a future collector. No streets, utilities, sidewalk, or landscape improvements are currently present within this alignment.

### Recommendations

Provide a complimentary tree palette to accentuate the currently existing Maricopa Street. Functions utilized: Moderation of Air Temperatures and Community Continuity.



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## Central Core Character Area Findings

**C10 Segment** - El Mirage Rd. from Buckeye Rd. to Lower Buckeye Rd.

**Street Type:** Collector

**Orientation:** n/s

**Street Width:** 2 to 4 travel lanes + center turn lane

**Zoning:** Local Commercial, Medium Density Residential and Medium High Density Residential

**Raised median:** No

**Sidewalk characteristics:** 5' detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Willow Acacia, Ash, Mesquite, Elm, Mexican Fan Palms, Sissoo and Ghost Gum.

### Findings

This segment of El Mirage Road is largely undeveloped. Where vacant land abuts the right-of-way, no sidewalks or landscape exist. Where existing, the sidewalks are generally approximately 6' wide detached meandering with an approximate varying 3' to 10' landscape area between curb and sidewalk. The general landscape character is lush desert composed of drought-tolerant, non-native species with turf in open areas.

### Recommendations

The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create shaded walkable environments. Provide a complimentary tree palette to accentuate the existing character of the existing landscape, creating a unified appearance. Locate trees in voids to improve shade conditions and meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic.



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P36

## Central Core Character Area Findings

### C11 Segment - Durango St. from 125th Ave. to Cocopah Cir.

**Street Type:** Collector

**Orientation:** e/s

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Medium/High Density Residential and Medium Density Residential

**Raised median:** No

**Sidewalk characteristics:** 5' detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Elm, Sissoo, Willow Acacia, Chilopsis, Shoestring Acacia, Mesquite, Mexican Fan Palm, Ghost Gum and Ash.

#### Findings

The 1st half of this segment of Durango Street from approximately 125th Avenue to El Mirage road does not have a completed street section on the south side, and is void of landscape and a sidewalk. The north side features a detached meandering sidewalk and a consistent landscape composed of drought-tolerant, non-native species. The 2nd half from El Mirage Road to Cocopah Circle features consistent sidewalk locations, but the juvenile landscape on the south side is not consistent with the mature landscape on the north side. The south side features a double row of Ghost Gum trees that the sidewalk meanders between. Sidewalks are generally 5' wide detached meandering with an approximate varying 3' to 10' wide landscape area between the curb and sidewalk leaving an approximate minimum 6' wide landscape area between the sidewalk and subdivision perimeter wall. Overall, few trees are located between the curb and sidewalk and voids exist within the landscape.

#### Recommendations

Provide a complimentary tree palette to accentuate the existing character of the existing landscape, creating a unified appearance. The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create a shaded walkable environment. Provide a complimentary tree palette to accentuate the existing character of the existing landscape, creating a unified appearance. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New trees and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



P37



P38

## Central Core Character Area Findings

### C12 Segment - 119th Ave. from Buckeye Rd. to Cocopah Cir.

**Street Type:** Collector

**Orientation:** n/s

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Medium Density Residential

**Raised median:** No

**Sidewalk characteristics:** 5' detached meandering

**Overhead utilities:** 5' detached meandering

**Canal or drainage way:** No

**Existing street tree species:** Mexican Fan Palm, Mesquite, Sissoo, Elm, Willow Acacia, Mulga, Sweet Acacia and Date Palm.

#### Findings

This segment of 119th Avenue features consistent sidewalk locations and a fairly consistent streetscape. The sidewalks are approximately 5' wide detached meandering with an approximate varying 3' to 10' wide landscape area between the curb and sidewalk. The landscape character is lush desert composed of drought-tolerant, non-native species. Voids exist in the landscape and only a few trees exist between the curb and sidewalk.

#### Recommendations

The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create a shaded walkable environment. Provide a complimentary tree palette to accentuate the existing character of the existing landscape, creating a unified appearance. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New trees and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## Central Core Character Area Findings

### C13 Segment - Cocopah Cir. from 119th Ave. to Durango St.

**Orientation:** e/w & n/s

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Medium Density Residential and Education

**Raised median:** No

**Sidewalk characteristics:** 5' detached meandering

**Overhead utilities:** Yes, perpendicular crossing

**Canal or drainage way:** No

**Existing street tree species:** Mexican Fan Palms, Sissoo, Willow Acacia, Palo Verde, Elm, Mesquite and Sweet Acacia.

#### Findings

This segment of Cocopah Circle features a consistent streetscape and sidewalk locations; however, the portion adjoining Estrella Vista Elementary School is highly void of plant material. The sidewalks are 5' wide detached meandering with a varying 4' to 13' wide landscape area between the curb and sidewalk, leaving a minimum 7' wide landscape area between the sidewalk and subdivision perimeter wall, approximately. The landscape character is lush desert composed of drought-tolerant, non-native species with turf in open spaces. Voids exist in the landscape and only a few trees exist between the curb and sidewalk.

#### Recommendations

The existing right-of-way, adjacent landscape areas and tracts provide sufficient landscape area to create a shaded walkable environment. Provide a complimentary tree palette to accentuate the character of the existing landscape, creating a unified appearance. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New trees and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## Central Core Character Area Findings

**C14 Segment** - 125th Ave. and Whyman Ave. from Durango St. to Avondale Blvd.

**Orientation:** n/s & e/w

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Medium Density Residential and Medium/High Density Residential

**Raised median:** No

**Sidewalk characteristics:** 5' to 6' attached and detached meandering

**Overhead utilities:** Yes, perpendicular crossing

**Canal or drainage way:** No

**Existing street tree species:** Ghost Gum, Mesquite, Palo Verde and Sweet Acacia.

### Findings

This segment of 125th Avenue and Whyman Avenue features a consistent streetscape and sidewalk locations; however, the portion adjoining La Joya Community High School is highly void of plant material. The sidewalks are 5' wide detached with an approximately 5' to 10' wide landscape area between the curb and sidewalk leaving approximately minimum 10' wide landscape area between the sidewalk and subdivision perimeter wall. A 6' wide attached sidewalk exists in front of the high school. The landscape character is lush desert composed of drought-tolerant, non-native species with turf in open spaces. Voids exist in the landscape and only a few trees exist between the curb and sidewalk.

### Recommendations

The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create a shaded walkable environment. Provide a complimentary tree palette to accentuate the character of the existing landscape, creating a unified appearance. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## Central Core Character Area Findings

### C15 Segment - 117th Ave. from Whyman Ave. to Durango St.

**Street Type:** Collector

**Orientation:** n/s

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Medium Density Residential and Education

**Raised median:** No

**Sidewalk characteristics:** 6' attached and 5' detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Palo Verde, Ghost Gum, Sweet Acacia and Sissoo.

#### Findings

The west side of this segment of 117th Avenue features a consistent streetscape; the majority of the sidewalks are approximately 5' wide detached meandering with an approximate varying 2' to 10' wide landscape area between the curb and sidewalk. A retention basin is located on the west side of the street. The sidewalks adjacent to the La Joya Community High School are 6' attached and the landscape area adjoining the high school is highly void of plant material. The overall landscape is composed of drought-tolerant, non-native species and has not yet fully matured.

#### Recommendations

The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create a shaded walkable environment. Provide a complimentary tree palette to accentuate the existing character of the existing landscape, creating a unified appearance. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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# Central Core Character Area Findings

## C16 Segment - Cocopah Cir. from Durango St. to 119th Ave.

**Street Type:** Collector  
**Orientation:** n/s & e/w  
**Street Width:** 2 travel lanes + center turn lane  
**Zoning:** Medium Density Residential and Education  
**Raised median:** No  
**Sidewalk characteristics:** 5' detached meandering  
**Overhead utilities:** No  
**Canal or drainage way:** No

**Existing street tree species:** Mulga, Palo Verde, Mesquite, and Ash.

### Findings

This segment of Cocopah Circle features a consistent landscape and sidewalk locations. Sidewalks are approximately 5' wide detached meandering with an approximate varying 2' to 10' landscape area between the curb and sidewalk leaving approximately an 8' landscape area between the sidewalk and subdivision perimeter wall. The overall landscape character is lush desert composed of drought-tolerant, non-native species with turf in the open spaces. Few trees are located between the curb and sidewalk, and voids exist within the landscape especially in front of the elementary school.

### Recommendations

The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create a shaded walkable environment. Provide a complimentary tree palette to accentuate the existing character of the existing landscape, creating a unified appearance. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New trees and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## Central Core Character Area Findings

### C17 Segment - Durango St. from Cocopah Cir. to Avondale Blvd.

**Street Type:** Collector

**Orientation:** e/w

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Medium Density Residential

**Raised median:** No

**Sidewalk characteristics:** 6' attached and 5' detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Chilopsis, Sweet Acacia, Palo Verde, Mesquite and Mulga.

#### Findings

This segment of Durango Street features Medium Density Residential on the north side and La Joya Community High School on the south side. The detached sidewalk on the north side is 5' wide with a varying 2' to 8' wide landscape area between the curb and sidewalk, leaving 8' between sidewalk and subdivision perimeter wall. The sidewalk on the south side is 5' attached. The overall landscape character is composed of drought tolerant, non-native species. Few trees exist between the curb and sidewalk. Voids persist with the landscape especially on the south side.

#### Recommendations

The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create a shaded walkable environment. Provide a complimentary tree palette to accentuate the character of the existing landscape, creating a unified appearance. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New trees and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## Central Core Character Area Findings

**C18 Segment** - Durango St. from Avondale Blvd. to 107th Ave.

**Street Type:** Collector

**Orientation:** e/w

**Street Width:** 2 travel lanes + center turn lane

**Zoning:** Medium Density Residential

**Raised median:** No

**Sidewalk characteristics:** 5' attached and 5' detached meandering

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Mesquite, Oak, Willow Acacia, Ash, Mulga, Palo Verde and Sweet Acacia.

### Findings

This segment of Durango Street features recently constructed and existing residential development. The recently constructed development has a consistent streetscape including sidewalk locations. The existing development has no consistent streetscape and the sidewalk is approximately 5' wide attached. The remaining sidewalks are approximately 5' wide attached or detached meandering. Where detached meandering sidewalks exist, a varying 4' to 8' wide landscape area between curb and sidewalk exists, leaving an approximate minimum of 10' wide landscape area between sidewalk and subdivision perimeter walls. The overall landscape character is lush desert and is composed of drought-tolerant, non-native species. Voids in planting are present and few trees are planted between the curb and sidewalk.

### Recommendations

The existing right-of-way, adjacent landscape areas, and tracts provide sufficient landscape area to create a shaded walkable environment. Provide a complimentary tree palette to accentuate the existing character of the existing landscape, creating a unified appearance. Locate shade canopy trees between the curb and sidewalk to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## Central Core Character Area Findings

**C19 Segment** - 111th Ave. from Buckeye Rd. to Durango St.

**Street Type:** Collector

**Orientation:** n/s

**Street Width:** 2 driving lanes

**Zoning:** Medium Density Residential

**Raised median:** No

**Sidewalk characteristics:** 4' Attached and detached with a 24" landscape parkway between back-of-curb and sidewalk and 24" landscape area between sidewalk and property wall.

**Overhead utilities:** Yes-east side

**Canal or drainage way:** No

**Existing street tree species:** N/A

### Findings

This segment is primarily single family dwelling units fronting the street, with minimal landscape along the entire stretch of road on either side. The entire east side has overhead power lines between back-of-curb and sidewalk with the residential wall approximately 48" behind the sidewalk. No trees are currently planted along the east side of the street. The west side of the street is comprised of existing and undeveloped residential lots facing the street. No landscape is currently installed along this portion of the frontage.

### Recommendations

Locate shade canopy trees between the sidewalk and wall on the east side, and behind the sidewalk in the residential front yards on the west side to improve shade qualities. Work with existing residential units and the utilities provider to underground the power lines to allow tree placement along the streets. Work with existing residential homes owners to implement the street tree program throughout the community. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## Central Core Character Area Findings

**C20 Segment** - 109th Ave. from Buckeye Rd. to Durango St.

**Street Type:** Collector

**Orientation:** n/s

**Street Width:** 2 driving lanes

**Zoning:** Medium Density Residential and Local Commercial

**Raised median:** No

**Sidewalk characteristics:** 5' Attached

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Mexican Fan Palm, Mesquite, Oak, and Willow Acacia.

### Findings

109th Ave. has an approximately 5' wide attached sidewalk with no consistent street scene or landscape setbacks. The landscape along the west side of the street is almost non-existent as the residential walls are located on the back of the sidewalk. On the east side of the street, a larger setback is provided but there is very minimal landscape in the landscape areas. The primary landscape along the street is at the school frontage between West Apache Street and West Pima Street.

### Recommendations

The existing right-of-way tracts on the east side provide sufficient landscape area to create a shaded walkable environment. Provide a complimentary tree palette to accentuate the existing character of the existing landscape, creating a unified appearance. Locate shade canopy trees between the sidewalk and wall to improve shade qualities. Locate trees in voided areas to meet current zoning ordinance for right-of-way landscape. New and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of Air Temperatures.



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## Central Core Character Area Findings

**C21 Segment** - 113th Dr. from Durango St. to Whyman Ave.

**Street Type:** Collector

**Orientation:** n/s

**Street Width:** 2 driving lanes

**Zoning:** Medium Residential Density

**Raised median:** No

**Sidewalk characteristics:** 5' attached with a 10' landscape area between sidewalk and subdivision perimeter wall

**Overhead utilities:** No

**Canal or drainage way:** Retention basin on east side

**Existing street tree species:** Sissoo

### Findings

113th Drive has an approximately 5' wide attached sidewalk and a consistent streetscape with good shade qualities. The landscape along the east and west side of the street is a monoculture of Sissoo along the street; species change in front of the school on the adjacent street frontage. The trees are drought-tolerant, non-native species, with turf in open spaces.

### Recommendations

The existing right-of-way, adjacent landscape areas, and tract provide sufficient landscape area to create a shaded walkable environment. Locate trees in any existing voids to improve shade conditions and meet current zoning ordinance for right-of-way landscape. New trees and replacement trees will be used to maintain and accent the existing street tree theme, providing a consistent and unified aesthetic. Functions utilized: Community Continuity and Moderation of air temperatures.



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P58

## Central Core Character Area Findings

**C22 Segment** - Whyman Ave. from Avondale Blvd. to Durango St.

**Street Type:** Collector

**Orientation:** n/s & e/w

**Street Width:** 2 driving lanes + center turn lane

**Zoning:** Medium Residential Density and Education

**Raised median:** No

**Sidewalk characteristics:** 5' detached meandering with varying 2'-6' wide landscape area leaving a minimum of 10' between sidewalk and subdivision perimeter wall

**Overhead utilities:** No

**Canal or drainage way:** No

**Existing street tree species:** Sissoo, Palo Verde, and Mesquite.

### Findings

Whyman Ave. has an approximately 5' detached meandering sidewalk, with varying 2'-6' wide landscape area, leaving a minimum of 10' between sidewalk and subdivision perimeter wall. No trees are currently located between back-of-curb and wall, and would benefit by the implementation of a secondary street tree. There is a strong monoculture of Sissoo trees along the street frontage with consistent off-sets between them. Tree species changes in front of school zone to Sissoo, Palo Verde and Mesquite trees. The trees are drought-tolerant, non-native species, turf in open spaces.

### Recommendations

The existing right-of-way, adjacent landscape areas, and tract provide sufficient landscape area to create a shaded walkable environment. Locate secondary accent trees behind the sidewalk within the right-of-way and within the landscape tracts to improve shade conditions and visual interest. Place trees in voids to meet current zoning ordinance for right-of-way landscape. New trees and replacement trees will be used to develop a primary street tree theme providing a consistent and unified aesthetic. Work with the existing home owners association and school district to implement the new street trees and maintenance procedures. Functions utilized: Community Continuity and Moderation of air temperatures.



P59



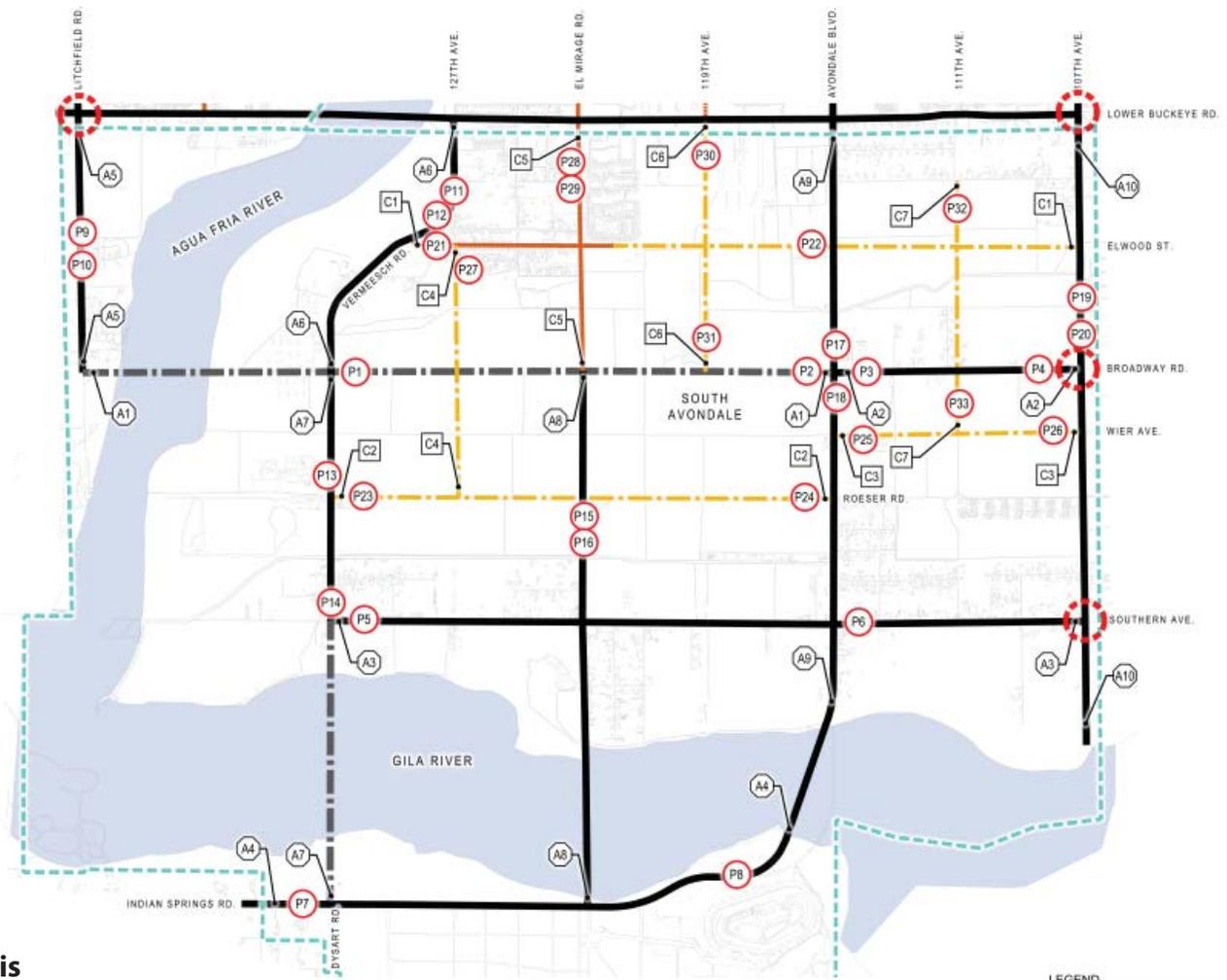
P60

# Appendix G

## South Avondale Character Area Findings



# South Avondale Character Area Findings



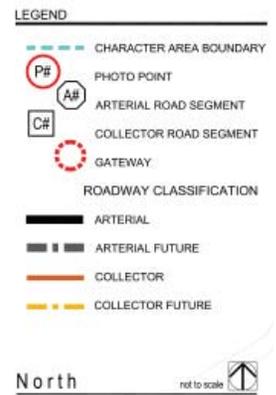
## Analysis

The South Avondale Character Area is currently largely agricultural with future plans to include large multiple use developments and a future State Rout-30 freeway corridor. The future SR-30 will serve as a connecting point between the future Loop 101 to the east and Loop 303 to the west, as well as offer additional access to the Phoenix International Raceway. With the inclusion of Estrella Mountain Regional Park and the confluence of the Agua Fria and Gila Rivers, South Avondale offers a natural riparian feel.

A majority of this area is undeveloped, with large, rural lots planned for future residential development, sports and entertainment areas, recreational opportunities, and the future planned freeway corridor. Due to the nature of its rural status, this area is generally lacking curbs, sidewalks and a developed streetscape.

For the areas with newer residential developments currently under construction, there exists adjacent detached, meandering sidewalks with consistent street tree species within the community, consistent with current City of Avondale engineering requirements. However, the consistency may vary from community to community depending on the type and size of the future development. In the established residential areas very few constructed curbs, sidewalks, landscape setbacks, or physical plant materials exist, which is again due to the larger more agriculture based lots with undeveloped road networks.

Zoning: Rural Low Density Residential, Estate/Low Density Residential, Medium Density Residential, High Density Residential, Local Commercial, Freeway Commercial, Public/Civic, Mixed Use



## South Avondale Character Area Findings

### A1 Segment - Broadway Rd. from Litchfield Rd. to Avon-

**Street Type:** Arterial

**Orientation:** e/w

**Street Width:** N/A

**Zoning:** Estate Low Density Residential, Public/Civic, High Density Residential and Local Commercial

**Raised median:** No

**Sidewalk characteristics:** N/A

**Overhead utilities:** Yes

**Canal or drainage way:** N/A

**Existing street tree species:** N/A

#### Findings

This segment of Broadway Road is currently undeveloped with no sidewalks, pavement, or landscape. The surrounding conditions along the road alignment are generally agricultural and utility easements. There are irrigation ditches that line the south side of the future road alignment with an isolated area on the north site along the SRP substation. There is a combined approximately 525' electrical easement containing two larger power poles and wires crossing over Broadway Road. Just east of 123rd Avenue that terminates into the utility substation on the north side of Broadway Road. This easement is owned by SRP, APS and WAPA and will limit the type of trees planted within this zone to approved trees on the Associated Utilities List. There is also an SRP electrical easement approximately 92' wide on the south side of the Broadway alignment, which will also limit the selection of trees based on the approved SRP tree list. No significant trees are located along the future alignment.

**Adjacent landscape description:** Agricultural Farm Land

#### Recommendations

Provide a tree palette to compliment the surrounding characteristics of the land and the distant views to the mountains beyond.

Implement the current General Engineering Requirements for the street sections allowing for larger setbacks between the back-of-curb and sidewalks. Provide opportunities to overlap into or plant within a portion of the 8'-0" PUE to allow for additional shading on the backside of the sidewalks. Implement raised medians along the entire stretch of road as required by the City Engineering Department. Incorporate all the above conditions within this segment to provide a unified appearance while providing shaded sidewalks and a sense of place. Work with adjacent land owners on undergrounding utilities and overhead power lines. Functions utilized: Acknowledgement, Accentuation, General Beauty, Moderation of Air Temperatures and Community Continuity.



P1



P2

## South Avondale Character Area Findings

**A2 Segment** - Broadway Rd. from Avondale Blvd. to 107th Ave.

**Street Type:** Arterial

**Orientation:** e/w

**Street Width:** N/A

**Zoning:** Medium Density Residential, High Density Residential and Local Commercial

**Raised median:** No

**Sidewalk characteristics:** N/A

**Overhead utilities:** Yes

**Canal or drainage way:** Yes

**Existing street tree species:** N/A

### Findings

This segment Broadway Road currently exists with asphalt, two travel lanes with no curb or gutter, and a dirt shoulder. No formal sidewalk or landscape exists along the frontage of the road. The surrounding conditions along the road alignment are generally large (1+AC) residential lots, agricultural, and utility easements. There are irrigation ditches that generally line the south side of the future road alignment with isolated areas on the north side. There are power poles along both sides of the Broadway Road alignment which will limit the selection of trees based on the approved SRP tree list. No significant or mature trees are located along the future alignment.

**Adjacent landscape description:** Agricultural Farm Land

### Recommendations

Provide a tree palette to compliment the surrounding characteristics of the land and the distant views to the mountains beyond. Implement the current General Engineering Requirements for the street sections allowing for larger setbacks between the back-of-curb and sidewalks. Provide opportunities to overlap into or plant within a portion of the 8' PUE, allowing for additional shade opportunities on the backside of the sidewalks. Implement raised medians along the entire stretch of road as required by the City Engineering Department. Incorporate all the above conditions within this segment to provide a unified appearance while providing shaded sidewalks and a sense of place. Functions utilized: Acknowledgement, Accentuation, General Beauty, Moderation of Air Temperatures and Community Continuity.



P3



P4

## South Avondale Character Area Findings

**A2 Segment** - Southern Ave. from Dysart Rd. to 107th Ave.

**Street Type:** Arterial  
**Orientation:** e/w  
**Street Width:** N/A  
**Zoning:** Freeway Commercial and Low Density Residential  
**Raised median:** N/A  
**Sidewalk characteristics:** N/A  
**Overhead utilities:** N/A  
**Canal or drainage way:** N/A

**Existing street tree species:** N/A

### Findings

This segment of Southern Avenue currently exists with asphalt, two travel lanes with no curb or gutter, and a dirt shoulder. No formal sidewalk or landscape exists along the frontage of the road. The surrounding conditions along the road alignment are generally large (1+AC) residential lots, agricultural and utility easements. There are irrigation ditches that generally line the south side of the future road alignment with isolated areas on the north side. There are power poles generally on the south sides of the Southern Road alignment which will limit the selection of trees based on the approved SRP tree list. No significant trees are located along the future alignment.

**Adjacent landscape description:** Agricultural Farm Land

### Recommendations

Provide a tree palette to compliment the surrounding characteristics of the land and the distant views to the mountains beyond. Implement the current General Engineering Requirements for the street sections allowing for larger setbacks between the back-of-curb and sidewalks. Provide opportunities to overlap into or plant within a portion of the 8' PUE, allowing for additional shading on the backside of the sidewalks. Implement raised medians along the entire stretch of road as required by the City Engineering Department. Incorporate all the above conditions within this segment to provide a unified appearance while providing shaded sidewalks and a sense of place. Functions utilized: Acknowledgement, Accentuation, General Beauty, Moderation of Air Temperatures and Community Continuity.



P5



P6

## South Avondale Character Area Findings

### A4 Segment - Indian Springs Rd. from City Limits to Gila River

**Orientation:** e/w

**Street Width:** N/A

**Zoning:** Sports and Entertainment, Open Space and Parks

**Raised median:** N/A

**Sidewalk characteristics:** N/A

**Overhead utilities:** N/A

**Canal or drainage way:** N/A

**Existing street tree species:** N/A

#### Findings

This segment of Indian Springs Road currently exists with asphalt, two travel lanes, with no curb or gutter, and dirt shoulder from the City limits to El Mirage Road. From El Mirage Road to the Gila River bridge crossing, the road widens to two lanes of travel in both directions with a turning lane and dirt shoulders. No formal sidewalk or landscape exists along the frontage of the road. There are power line easements along the south portion at the Phoenix International Raceway property which will limit the selection of trees based on the approved SRP tree list. The surrounding conditions along the road alignment are generally adjacent to the Gila River wash on the south and Phoenix International Raceway on the north. The landscape along the wash on the north side of Indian Springs Road is generally undisturbed natural desert landscape in its unmaintained natural condition. No significant trees are located along the future alignment at the southern side of the street.

**Adjacent landscape description:** Sports and Entertainment, Gila River and PIR Race Track

#### Recommendations

Provide a tree palette to compliment the surrounding characteristics of the land and the distant views to the mountains beyond. Implement the current General Engineering Requirements for the street sections allowing for larger setbacks between the back-of-curb and sidewalks. Provide opportunities to overlap into or plant within a portion of the 8' PUE, to allow for additional shading on the backside of the sidewalks. Implement raised medians along the entire stretch of road as required by the City Engineering Department. Incorporate all the above conditions within this segment to provide a unified appearance with shaded sidewalks and a sense of place and uniformity. Functions utilized: Acknowledgement, Accentuation, General Beauty, Moderation of Air Temperatures and Community Continuity.



P7



P8

## South Avondale Character Area Findings

**A5 Segment** - Litchfield Rd. from Lower Buckeye Rd. to Broadway Rd.

**Street Width:** N/A

**Zoning:** Gila River Scenic District

**Raised median:** N/A

**Sidewalk characteristics:** N/A

**Overhead utilities:** N/A

**Canal or drainage way:** N/A

**Existing street tree species:** N/A

### Findings

This segment of Litchfield Road currently exists with asphalt, two travel lanes, with no curb or gutter, and a dirt shoulder. No formal sidewalk or landscape exists along the frontage of the road. The surrounding conditions along the road alignment are generally large (1+AC) residential lots, agricultural and utility easements. There are irrigation ditches that generally line the portions of both sides of the future road. There are power poles generally on the west sides of the road alignment which will limit the selection of trees based on the approved SRP tree list. No significant trees are located along the future alignment.

**Adjacent landscape description:** Agricultural Farm Land

### Recommendations

Provide a tree palette to compliment the surrounding characteristics of the land and the distant views to the mountains beyond. Implement the current General Engineering Requirements for the street sections allowing for larger setbacks between the back-of-curb and sidewalks. Provide opportunities to overlap into or plant within a portion of the 8' PUE, to allow for additional shading on the backside of the sidewalks. Implement raised medians along the entire stretch of road as required by the City Engineering Department. Incorporate all the above conditions within this segment to provide a unified appearance while providing shaded sidewalks and a sense of place.



P9



P10

## South Avondale Character Area Findings

**A6 Segment** - 127th Ave. (Vermeesch Road) from Lower Buckeye Rd. to Broadway Rd.

**Orientation:** e/w

**Street Width:** N/A

**Zoning:** Business Park, Low Density Residential and Medium Density Residential

**Raised median:** N/A

**Sidewalk characteristics:** N/A

**Overhead utilities:** N/A

**Canal or drainage way:** N/A

**Existing street tree species:** N/A

### Findings

This segment of 127th Avenue currently exists with asphalt, two travel lanes, with no curb or gutter, and a dirt shoulder. No formal sidewalk or landscape exists along the frontage of the road. The surrounding conditions along the road alignment are generally large (1+AC) residential lots, agricultural commercial farms, and utility easements. There are power poles generally on the east and south sides of the road alignment which will limit the selection of trees based on the approved SRP tree list. A larger utility easement crosses the alignment at approximately 1600' south of the Broadway Road alignment. No significant trees are located along the future alignment.

**Adjacent landscape description:** Agricultural Farm Land

### Recommendations

Provide a tree palette to compliment the surrounding characteristics of the land and the distant views to the mountains beyond. Implement the current General Engineering Requirements for the street sections allowing for larger setbacks between the back-of-curb and sidewalks. Provide opportunities to overlap into or plant within a portion of the 8' PUE, to allow for additional shading on the backside of the sidewalks. Implement raised medians along the entire stretch of road as required by the City Engineering Department.



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## South Avondale Character Area Findings

### **A7** Segment - Dysart Rd. from Broadway Rd. to Indian Springs Rd.

**Orientation:** e/w

**Street Width:** 2 travel lanes

**Zoning:** Rural Low Density Residential, Public/Civil, Freeway Commercial, Corporate Park, Gila River, Open Space and Park

**Raised median:** No

**Sidewalk characteristics:** None

**Overhead utilities:** Yes

**Canal or drainage way:** N/A

**Existing street tree species:** N/A

#### Findings

This segment of Dysart Road from Broadway Road to Southern Road currently exists with asphalt, two travel lanes, with no curb or gutter, and a dirt shoulder. No formal sidewalk or landscape exists along the frontage of the road. The segment of road from Southern Road to Indian Springs Road is currently undeveloped with no sidewalks, pavement or landscape and the span across the Gila River will require a bridge. The surrounding conditions along the road alignment are generally agricultural, mining operations, low density residential, and utility easements. There are irrigation ditches that line the west side of the future road alignment with an isolated area on the north side. There are generally power poles on the eastern side of the road alignment in the developed portion of the road alignment, which will limit the selection of trees based on the approved SRP tree list. No significant trees are located along the future alignment. The undeveloped areas of the alignment are natural, undisturbed riparian areas from Southern Ave. south to Indian Springs Road.

**Adjacent landscape description:** Agricultural Farm Land

#### Recommendations

Provide a tree palette to compliment the surrounding characteristics of the land and the distant views to the mountains beyond.

Implement the current General Engineering Requirements for the street sections allowing for larger setbacks between the back-of-curb and sidewalks. Provide opportunities to overlap into or plant within a portion of the 8' PUE, to allow for additional shading on the backside of the sidewalks. Implement raised medians along the entire stretch of road as required by the City Engineering Department. Incorporate all the above conditions within this segment to provide a unified appearance while providing shaded sidewalks and a sense of place. Functions utilized: Acknowledgement, Accentuation, General Beauty, Moderation of Air Temperatures and Community Continuity.



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## South Avondale Character Area Findings

### A8 Segment - El Mirage Rd. from Broadway Rd. to Indian Springs Rd.

**Street Width:** 2 travel lanes

**Zoning:** Medium Density Residential, Local Commercial, Rural Low Density Residential, Estates Low Density Residential, Corporate Park, and Gila River Scenic District

**Raised median:** No

**Sidewalk characteristics:** None

**Overhead utilities:** Yes

**Canal or drainage way:** N/A

**Existing street tree species:** N/A

#### Findings

This segment of road currently exists with asphalt, two travel lanes, with no curb or gutter, and a dirt shoulder. No formal sidewalk or landscape exists along the frontage of the road. The surrounding conditions along the road alignment are generally large (1+AC) residential lots, agricultural, mining operations and utility easements. There are irrigation ditches that generally line the east side of the future road alignment with isolated areas on the west side. There are power poles along the west side alignment which will limit the selection of trees based on the approved SRP tree list. No significant trees are located along the future alignment.

**Adjacent landscape description:** Agricultural Farm Land

#### Recommendations

Provide a tree palette to compliment the surrounding characteristics of the land and the distant views to the mountains beyond. Implement the current General Engineering Requirements for the street sections allowing for larger setbacks between the back-of-curb and sidewalks. Provide opportunities to overlap into or plant within a portion of the 8' PUE, to allow for additional shading on the backside of the sidewalks. Implement raised medians along the entire stretch of road as required by the City Engineering Department. Incorporate all the above conditions within this segment to provide a unified appearance while offering shaded sidewalks and a sense of place. Functions utilized: Acknowledgement, Accentuation, General Beauty, Moderation of Air Temperatures and Community Continuity.



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## South Avondale Character Area Findings

### A9 Segment - Avondale Blvd. Lower Buckeye Rd. to the Gila River

**Street Width:** 2 travel lanes

**Zoning:** Medium Density Residential, Medium/High Density Residential, High Density Residential, Business Park Local Commercial, Rural Low Density Residential, Education, Estates Low Density Residential, Corporate Park, Gila River Scenic District and Freeway Commercial

**Raised median:** N/A

**Sidewalk characteristics:** N/A

**Overhead utilities:** N/A

**Canal or drainage way:** N/A

**Existing street tree species:** N/A

#### Findings

This segment of road currently exists with two lanes of travel both ways with a turning lane. The road has no curb and gutter and has a dirt shoulder. No formal sidewalk or landscape exists along the frontage of the road. The surrounding conditions along the road alignment are generally large (1+AC) residential lots, agricultural, mining operations and utility easements. There are irrigation ditches that generally line the east side of the future road alignment with isolated areas on the west side. There are power poles along the east side alignment which will limit the selection of trees based on the approved SRP tree list. Additional power line easements cross the alignment south of West Miami Avenue, north of Broadway Road and south of Roeser Road. No significant trees are located along the future alignment adjacent to the road right-of-way.

**Adjacent landscape description:** Agricultural Farm Land

#### Recommendations

Provide a tree palette to compliment the surrounding characteristics of the land and the distant views to the mountains beyond. Implement the current General Engineering Requirements for the street sections allowing for larger setbacks between the back-of-curb and sidewalks. Provide opportunities to overlap into or plant within a portion of the 8' PUE, to allow for additional shading on the backside of the sidewalks. Implement raised medians along the entire stretch of road as required by the City Engineering Department. Incorporate all the above conditions within this segment to provide a unified appearance while offering shaded sidewalks and a sense of place. Functions utilized: Acknowledgement, Accentuation, General Beauty, Moderation of Air Temperatures and Community Continuity.



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## South Avondale Character Area Findings

### **A10** Segment - 107th Ave. from Lower Buckeye Rd. to Gila River

**Street Width:** 2 travel lanes

**Zoning:** Estate low density residential, Local Commercial, High Density Residential, Freeway Commercial, and Rural Low Density Residential

**Raised median:** N/A

**Sidewalk characteristics:** N/A

**Overhead utilities:** N/A

**Canal or drainage way:** N/A

**Existing street tree species:** N/A

#### Findings

This segment 107th Avenue currently exists with one lane of travel both ways. The road has no curb or gutter and has a dirt shoulder. One section of road has been expanded to the full width section with two travel lanes in each direction with a turning lane. This section occurs approximately 1250 linear feet north of Broadway Road for approximately 1400 linear feet in front of the Lyons Gate Subdivision. This section is the only portion that contains a sidewalk and landscape along the street frontage. The sidewalk is detached from back-of-curb approximately 8' and is 5' wide. No formal sidewalk or landscape exists along the frontage of the road. The surrounding conditions along the road alignment are generally large (1+AC) homesteads, agricultural, mining operations and utility easements. There are irrigation ditches that generally line the east side of the future road alignment with isolated areas on the west side. There are power poles along the east side alignment and isolated areas along the west side which will limit the selection of trees based on the approved SRP tree list. Additional power line easements cross the alignment south of West Miami Ave., north of Broadway Road and south of Roeser Road. No significant trees are located along the future alignment adjacent to the road right-of-way.

**Adjacent landscape description:** Agricultural Farm Land

#### Recommendations

Provide a tree palette to compliment the surrounding characteristics of the land and the distant views to the mountains beyond. Implement the current General Engineering Requirements for the street sections allowing for larger setbacks between the back-of-curb and sidewalks. Provide opportunities to overlap into or plant within a portion of the 8' PUE, to allow for additional shading on the backside of the sidewalks. Implement raised medians along the entire stretch of road as required by the City Engineering Department. Incorporate all the above conditions within this segment to provide a unified appearance while providing shaded sidewalks and a sense of place. Functions utilized: Acknowledgement, Accentuation, General Beauty, Moderation of Air Temperatures and Community Continuity.

**Street Type:** Collector



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## South Avondale Character Area Findings

### C1 Segment - Elwood St. from 127th Ave. to 107th Ave.

**Zoning:** Medium Density Residential and Estate and Low Density Residential

**Raised median:** No

**Sidewalk characteristics:** N/A

**Overhead utilities:** Yes

**Canal or drainage way:** no

**Existing street tree species:** N/A

#### Findings

This segment of Elwood Street currently exists with one lane of travel both ways from 127th Ave. east to 122nd Avenue. The road has a roll curb with no sidewalks from 127th Ave. to 125th Avenue. The street has residential lots facing the street. From 125th Avenue to 123rd Avenue the road has an attached sidewalk approximately 48" wide. The remaining section of road (from 123rd Avenue to 122nd Avenue) is constructed as a half-street with a meandering sidewalk on the north side approximately 48" wide, and a planter of 24" to 7' between back-of-curb and sidewalk. The remainder of the road easement from 122nd Avenue to 107th Avenue is currently following an existing power line easement that appears to take up the entire area dedicated to the alignment. The surrounding conditions along the road alignment are generally low to medium residential lots, agricultural, and utility easements. There are power poles along the majority of the alignment which will limit the potential location and selection of trees based on the approved SRP tree list.

#### Recommendations

Provide a tree palette to compliment the surrounding characteristics of the existing residential lots. Implement the current General Engineering Requirements for the street sections allowing for larger setbacks between the back-of-curb and sidewalks. Provide opportunities to overlap into or plant within a portion of the 8' PUE to allow for additional shading on the backside of the sidewalks.

Complete the sidewalk layouts for the existing streets and outlines as required by the City Engineering Department. Incorporate all the above conditions within this segment to provide a unified appearance while providing shaded sidewalks and a sense of place. Functions utilized: Acknowledgement, Accentuation, General Beauty, Moderation of Air Temperatures and Community Continuity.



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## South Avondale Character Area Findings

### C2 Segment - Roeser Rd. from Dysart Rd. to Avondale Blvd.

**Street Width:** N/A

**Zoning:** Rural Low Density Residential

**Raised median:** N/A

**Sidewalk characteristics:** N/A

**Overhead utilities:** N/A

**Canal or drainage way:** N/A

**Existing street tree species:** N/A

#### Findings

This segment of Roeser Road is currently undeveloped with no sidewalks, pavement or landscape. The surrounding conditions along the road alignment are generally agricultural, mining operations and utility easements. There are irrigation ditches that line the south side of the future road alignment with an isolated area on the north side around the SRP substation. No significant trees are located along the future alignment.

**Adjacent landscape description:** Agricultural Farm Land

#### Recommendations

Provide a tree palette to compliment the surrounding characteristics of the land and the distant views to the mountains beyond. Implement the current General Engineering Requirements for the street sections allowing for larger setbacks between the back-of-curb and sidewalks. Provide opportunities to overlap into or plant within a portion of the 8' PUE, to allow for additional shading on the backside of the sidewalks. Implement raised medians along the entire stretch of road as required by the City Engineering Department. Incorporate all the above conditions within this segment to provide a unified appearance while providing shaded sidewalks and a sense of place.



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## South Avondale Character Area Findings

### C3 Segment - Weir Ave. from Avondale Blvd. to 107th Ave.

**Street Type:** Collector

**Street Width:** N/A

**Zoning:** Rural Low Density Residential

**Raised median:** No

**Sidewalk characteristics:** None

**Overhead utilities:** N/A

**Canal or drainage way:** N/A

**Existing street tree species:** N/A

#### Findings

This segment of road is currently undeveloped with no sidewalks, pavement or landscape. The surrounding conditions along the road alignment are generally agricultural and irrigation ditches. The irrigation ditches are generally on the south side of the future road alignment with an isolated area on the north. No significant trees are located along the future alignment.

**Adjacent landscape description:** Agricultural Farm Land

#### Recommendations

Provide a tree palette to compliment the surrounding characteristics of the land and the distant views to the mountains beyond. Implement the current General Engineering Requirements for the street sections allowing for larger setbacks between the back-of-curb and sidewalks. Provide opportunities to overlap into or plant within a portion of the 8' PUE, to allow for additional shading on the backside of the sidewalks. Implement raised medians along the entire stretch of road as required by the City Engineering Department. Incorporate all the above conditions within this segment to provide a unified appearance while providing shaded sidewalks and a sense of place.



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## South Avondale Character Area Findings

**C4 Segment** -127th Ave frm Elwood St. to Roeser Rd.

**Orientation:** n/s

**Street Type:** Collector

**Orientation:** n/s

**Zoning:** Medium Density Residential and Rural Low Density Residential

**Raised median:** No

**Sidewalk characteristics:** N/A

**Overhead utilities:** N/A

**Canal or drainage way:** N/A

**Existing street tree species:** N/A

### Findings

This majority of this segment of 127th Avenue is currently undeveloped with no sidewalks, pavement or landscape. The portion of the road that is partially completed is between Elwood Street and Ilini Street. This section has an attached sidewalk on the west side approximately 48" wide and no sidewalk on the east. The partially existing street segment does not contain any trees along the street frontage. The surrounding conditions along the road alignment are generally agricultural, mining operations, and residential. No significant trees are located along the future alignment.



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**Adjacent landscape description:** Agricultural Farm Land

### Recommendations

Provide a tree palette to compliment the surrounding characteristics of the land and the distant views to the mountains beyond. Implement the current General Engineering Requirements for the street sections allowing for larger setbacks between the back-of-curb and sidewalks. Provide opportunities to overlap into or plant within a portion of the 8'-0" PUE, to allow for additional shading on the backside of the sidewalks. Implement raised medians along the entire stretch of road as required by the City Engineering Department. Incorporate all the above conditions within this segment to provide a unified appearance while providing shaded sidewalks and a sense of place.

## South Avondale Character Area Findings

### C5 Segment - El Mirage Rd. from Lower Buckeye Rd. to Broadway Rd.

**Street Type:** Collector

**Orientation:** n/s

**Street Width:** Varies

**Zoning:** Rural Low Density Residential, Estates/Low Density Residential and Local Commercial

**Raised median:** No

**Sidewalk characteristics:** See Findings

**Overhead utilities:** No

**Canal or drainage way:** Yes

**Existing street tree species:** Palo Verde, African Sumac, Elm, and Pine.

#### Findings

The portion of El Mirage Road from Lower Buckeye Road to West Elwood Street is constructed as a half-street with travel lanes in both directions, striped turning lanes and tapering portions that blend back to existing conditions. The existing sidewalk is on the east side from Lower Buckeye Road and approximately 5' wide, meandering with a minimum of 24" planter up to 7' of planter between back-of-curb and sidewalk. There is no sidewalk on the west side of this existing portion of street. Along this portion of the street there are two areas of significant tree stands that provide shade on the sidewalk but are not very substantial or significant along the entire stretch of sidewalk. The remainder of this segment is a local road with 25' of pavement with irrigation ditches along both sides of the road. The surrounding conditions along the road alignment are generally agricultural, mining operations, and residential. No significant trees are located along the future alignment.

**Adjacent landscape description:** Agricultural Farm Land

#### Recommendations

Provide a tree palette to compliment the surrounding characteristics of the land and the distant views to the mountains beyond. Implement the current General Engineering Requirements for the street sections allowing for larger setbacks between the back-of-curb and sidewalks. Provide opportunities to overlap into or plant within a portion of the 8' PUE to allow for additional shading on the backside of the sidewalks. Implement raised medians along the entire stretch of road as required by the City Engineering Department. Incorporate all the above conditions within this segment to provide a unified appearance while providing shaded sidewalks and a sense of place.



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## South Avondale Character Area Findings

### C6 Segment - 119th Ave. from Lower Buckeye Rd. to Broadway Rd.

**Street Type:** Collector

**Orientation:** N/A

**Street Width:** N/A

**Zoning:** Medium Density Residential, Public/Civic and High Density Residential

**Raised median:** N/A

**Sidewalk characteristics:** N/A

**Overhead utilities:** Yes

**Canal or drainage way:** N/A

**Existing street tree species:** N/A

#### Findings

This segment of 119th Avenue is currently undeveloped with no sidewalks, pavement, or landscape. The road alignment has irrigation ditches on both the east and west sides, with power line crossings and alignments primarily along the eastern side of the future road. The surrounding conditions along the road alignment are generally agricultural, Public/Civil, and residential. Approximately the southern half of the road alignment along the western side, adjacent to the SRP Substation, is planted with a variety of native low-water use trees and shrubs. While these trees are not directly in the future corridor, they will allow for a significant backdrop and buffer to the substation. No significant trees are located along the remainder of the future alignment.

**Adjacent landscape description:** Agricultural Farm Land

#### Recommendations

Provide a tree palette to compliment the surrounding characteristics of the land and the distant views to the mountains beyond. Implement the current General Engineering Requirements for the street sections allowing for larger setbacks between the back-of-curb and sidewalks. Provide opportunities to overlap into or plant within a portion of the 8' PUE, to allow for additional shading on the backside of the sidewalks. Implement raised medians along the entire stretch of road as required by the City Engineering Department. Incorporate all the above conditions within this segment to provide a unified appearance while providing shaded sidewalks and a sense of place.



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## South Avondale Character Area Findings

### C7 Segment - 111th Ave. from Miami Ave. to Broadway Rd.

**Street Type:** Collector

**Orientation:** N/A

**Street Width:** N/A

**Zoning:** Estate/Low Density Residential

**Raised median:** No

**Sidewalk characteristics:** None

**Overhead utilities:** Yes

**Canal or drainage way:** Yes

**Existing street tree species:** N/A

#### Findings

This segment of 111th Avenue is currently undeveloped with no sidewalks, pavement or landscape. The road alignment has irrigation ditches on both the east and west sides of the road with power line crossings and alignments primarily along the eastern side of the future road. The surrounding conditions along the road alignment are generally agricultural, and residential. No significant trees are located along the the future alignment.

**Adjacent landscape description:** Agricultural Farm Land

#### Recommendations

Provide a tree palette to compliment the surrounding characteristics of the land and the distant views to the mountains beyond. Implement the current General Engineering Requirements for the street sections allowing for larger setbacks between the back-of-curb and sidewalks. Provide opportunities to overlap into or plant within a portion of the 8' PUE, to allow for additional shading on the backside of the sidewalks. Implement raised medians along the entire stretch of road as required by the City Engineering Department. Incorporate all the above conditions within this segment to provide a unified appearance while providing shaded sidewalks and a sense of place.



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# Appendix H

## Resources

# Resources

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