

RESOLUTION NO. 03-882

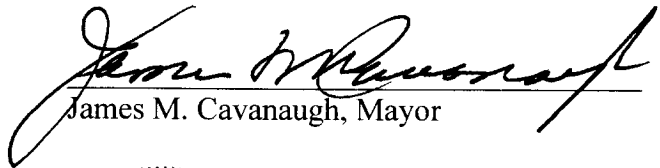
A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND ENTITLED, "CITY CENTER GATEWAY STREETScape PLAN" OF APRIL, 2003 FOR THE CITY OF GOODYEAR, ARIZONA AND ESTABLISHING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE MAYOR AND COUNCIL of the City of Goodyear, Maricopa County, as follows:

That certain documents entitled, "City Center Gateway Streetscape Plan " of April, 2003 for the City of Goodyear, Arizona, three copies of which are on file in the office of the City Clerk, is hereby declared to be a public record and said copies are ordered to remain on file with the City Clerk.

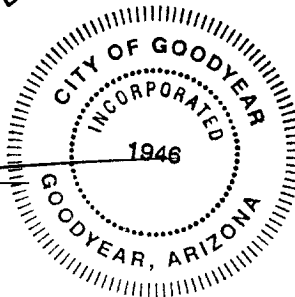
WHEREAS, it is necessary for the preservation of the peace, health and safety of the City of Goodyear, Arizona, this Resolution shall be effective thirty (30) days after its passage and adoption.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona this 11th day of August 2003.

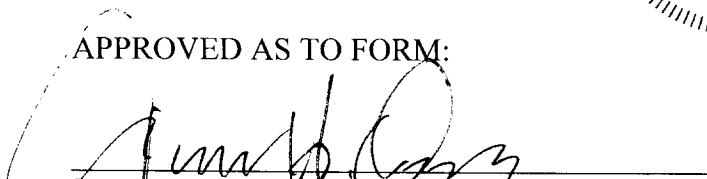

James M. Cavanaugh, Mayor

ATTEST:


Dee Cockrum, City Clerk



APPROVED AS TO FORM:


James H. Oeser, City Attorney

RESOLUTION NO. 05-975

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD AN AMENDMENT TO THE DOCUMENT ENTITLED, "CITY CENTER GATEWAY STREETScape PLAN", DATED JULY, 2003 EXTENDING THE BOUNDARIES TO INCLUDE PROPERTIES FRONTING ESTRELLA PARKWAY FROM GOODYEAR BOULEVARD SOUTH TO MARICOPA COUNTY ROUTE 85 (MC 85) FOR THE CITY OF GOODYEAR, ARIZONA AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED by the Mayor and Council of the City of Goodyear, Maricopa County, as follows:

WHEREAS, the City Center Gateway Streetscape Plan was first adopted by the Mayor and Council on August 11, 2003 through Resolution No. 2003-882 and only covered the area adjacent to Estrella Parkway between McDowell Road and Goodyear Boulevard North; and,

WHEREAS, the City of Goodyear Planning and Zoning Commission held a public hearing on December 15, 2004 in the manner prescribed by law, for the purpose of considering an amendment to the City Center Gateway Streetscape Plan, adopted August 11, 2003, to extend the boundaries to include all properties fronting Estrella Parkway from Goodyear Boulevard South to Maricopa County Route 85 (MC 85) and recommended approval of this proposed amendment; and,

WHEREAS, the City of Goodyear desires to amend the City Center Gateway Streetscape Plan by extending the boundaries of said Plan to include all properties fronting Estrella Parkway from Goodyear Boulevard South to Maricopa County Route 85 (MC 85).

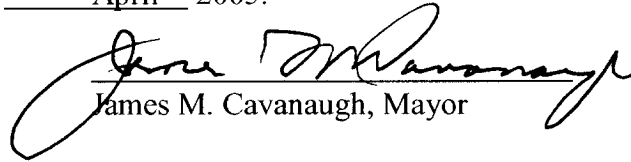
NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, as follows:

Section 1. That it is in the best interests of the City of Goodyear that this amendment to the City Center Gateway Streetscape Plan to extend the boundaries to include all properties fronting Estrella Parkway from Goodyear Boulevard South to Maricopa County Route 85 (MC 85) be approved and hereby is adopted.

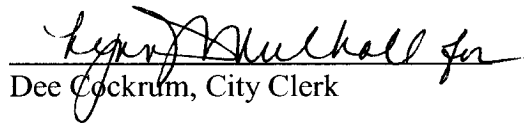
Section 2. That the document entitled, "City Center Gateway Streetscape Plan", dated July, 2003, amended April, 2005, for the City of Goodyear, Arizona, three copies of which are on file in the office of the City Clerk, is hereby declared to be a public record and said copies are ordered to remain on file with the City Clerk.

Section 3. That this Resolution shall become effective as provided by law.

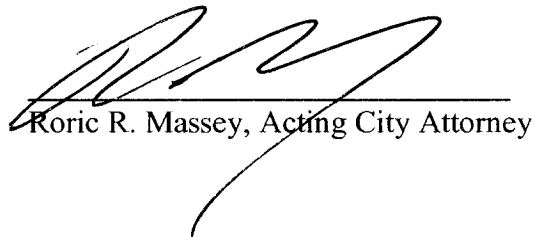
PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona this 25 day of April 2005.


James M. Cavanaugh, Mayor

ATTEST:


Dee Cockrum, City Clerk

APPROVED AS TO FORM:


Roric R. Massey, Acting City Attorney

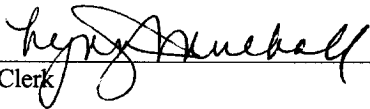
CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA)

COUNTY OF MARICOPA)

**I, the undersigned, Dee Cockrum, being the duly appointed, qualified and acting City Clerk of the City of Goodyear, Maricopa County, Arizona, certify that the foregoing Resolution No.2005-975 is a true, correct and accurate copy of Resolution No. 2005-975 passed and adopted at a regular meeting of the Council of the City of Goodyear, Maricopa County, Arizona, held on April 25, 2005, at which a quorum was present and, by a 7-
0 vote, voted in favor of said Resolution.**

Given under my hand and sealed this 4 day of May, 2005.

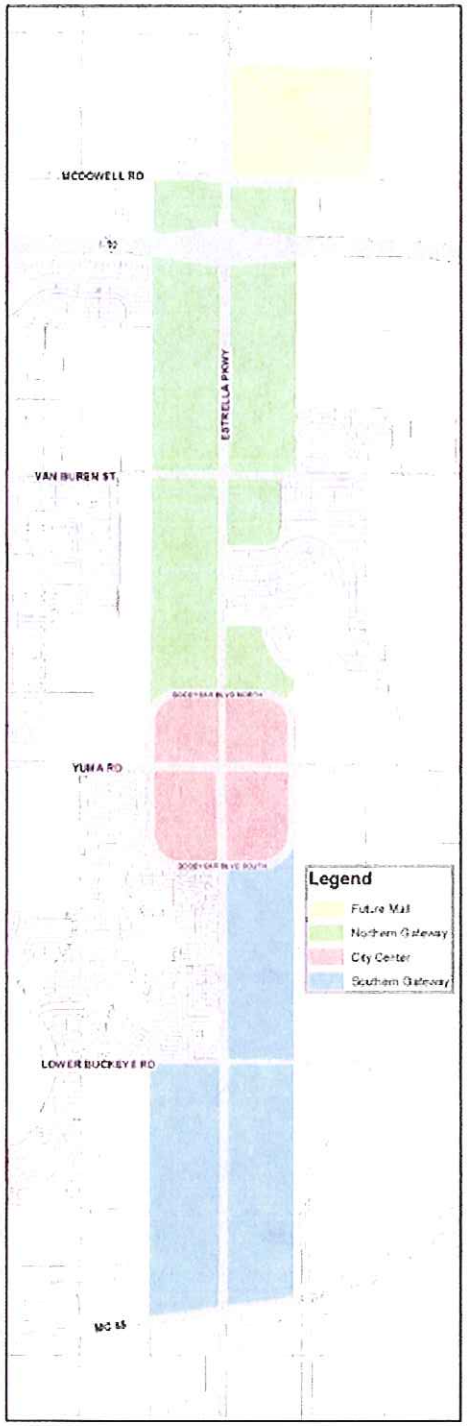

City Clerk

City Center Gateway Streetscape Plan

July 2003

Amended April 2005

Introduction



The City of Goodyear is planning to develop a mixed-use City Center at the intersection of Estrella Parkway and Yuma Road. This future downtown will serve as a central gathering place for residents of Goodyear and may become a regional attraction featuring municipal and public services, commercial activities, offices, specialty shops and restaurants, theaters and entertainment venues.

City Center is located approximately 2 miles south of Interstate 10 (I-10) and Estrella Parkway, with the Parkway serving as the main access road from I-10 to the future downtown, as shown below. The corridor along Estrella Parkway from McDowell Road south to Goodyear Boulevard North is referred to as the "Gateway to the City Center," intended to connect the proposed Planned Regional Center to the planned City Center. It is the City's desired to develop a unique character and strengthen the identity of the corridor leading to the heart of the community.

The City Center Gateway Overlay District was created to enhance the image of the community, protect and enhance surrounding and adjacent land uses, maximize the impact of public and private investment in the area, promote the value of properties within the District, promote compatible land uses, provide flexibility in the design and approval process to allow for the orderly development of this area, and allow for the use of incentives to promote quality design and development.

The Overlay District and the City Center Gateway Streetscape Plan apply to the Northern Gateway area that is located along the east and west sides of Estrella Parkway from McDowell Road on the north to Goodyear Boulevard North on the south. The City Center Gateway Streetscape Plan only applies to the Southern Gateway that is located along the east and west sides of Estrella Parkway from Goodyear Boulevard South to Maricopa County Road 85 (MC85). High-quality development design will increase and sustain property values in the District and surrounding areas and will maximize the impact of public and private investment. The Overlay District, in addition to the Streetscape Plan, will ensure that future development within the gateway is well-planned, has a consistent quality and theme, and creates a distinct character for this area of the City.

Purpose

The City Center Gateway Streetscape Plan is intended to provide property owners, developers and designers with a landscape design standard to follow in developing sites within the Gateway corridor. The primary focus of these guidelines is on the structure of the landscape to assure a consistent character is established as individual properties develop. This approach leaves part of the streetscape open to interpretation of individual designers, but each site should contribute to the overall character of the corridor.

Character

The character developed for the City Center Gateway corridor has an informal urban quality that will convey a strong sense of place as it matures. The primary structure of the landscape is established with the theme trees and hardscape elements. The understory of shrub and ground cover material will evolve over time to different stages of maturity, but the primary elements will remain to establish a cohesive theme. The informal character allows the development of an individual identity for each property to be developed, but will still retain and reinforce the unique identity for the City Center Gateway corridor.

Design Guidelines

The Streetscape Plan is structured to provide a written description of the guidelines for the parkway design, sidewalks, landscape material, and street furniture within the Estrella Parkway right-of-way and landscape setback area throughout the Gateway corridor. Sketches illustrating the guidelines are provided in Appendix A. The plant lists for each area are in Appendix B, or as otherwise permitted by the City of Goodyear. Since the guidelines have been developed to allow a certain amount of interpretation in the design of individual properties, it is recommended that the property owner and designer meet with City staff in a pre-design meeting to review preliminary concepts and discuss conditions specific to the site. This process will help promote consistency in application and interpretation of the guidelines and result in a stronger character for Estrella Parkway.

Parkway Design

Estrella Parkway is designated as a Scenic Arterial and will be constructed to the cross section shown in Figure 1.

- Primary median landscape features should be placed in the center of the median to accommodate construction of future lanes without disturbing major features.
- Retention areas are permitted within the 15-foot streetside setback, but should occupy no more than 50% of the total street frontage. The remaining 50% of the street frontage should be at or above the grade of the adjacent sidewalk, and berming is encouraged. Side slopes of berms should not exceed 5:1.

- Retention areas should not have slopes steeper than 5:1, and retaining storm water against a retaining wall should not be permitted.
- To encourage variable slopes and shapes, retention areas may encroach into the right-of-way in locations where the sidewalk meanders toward the street curb, provided that the ground elevation at the right-of-way line is not lower than 1 foot below the sidewalk elevation.
- Six-foot high masonry walls will only be permitted along the street frontage of single family and multi-family residential developments. To avoid straight walls on the right-of-way line, undulations or other variations in horizontal location of walls should be used.

Sidewalk

The sidewalk will be 8 feet wide on both sides of the street and should meander within the 25-foot landscape area. The meandering form of the sidewalk should be similar to Figure 2.

- The sidewalk will be located within the 25-foot landscape area of the right-of-way. It should be no closer than 5 feet to the back of curb and no closer than 2 feet to the right-of-way line.
- The minimum radius of the walkway centerline should be 250 feet and the maximum radius should be 1,000 feet.
- The tangent between reverse curves of the walkway centerline should be no longer than 10 feet. Compound curves should not be used.
- Sidewalk approaches to street and driveway intersections should be similar to Figures 3 and 4. The approaches can be used with the same design on both sides of an intersection or drive, or a combination can be used if that is the preferred design.
- Sidewalks should be 4-inch-thick, standard gray concrete color with a medium broom finish applied perpendicular to the travel direction. Construction should be similar to Figure 5-a.
- Tooled control joints, as shown in Figure 5-b, should be placed 8 feet on center (o.c.).
- Expansion joints as shown in Figure 5-c, should be placed as determined by a structural engineer, but should not be greater than 32 feet o.c.

Landscape Material

Landscape materials shall be either from the list provided in Appendix B, or as approved by the City of Goodyear. All plants must be from the Low Water Use/Drought Tolerant Plant List for the Phoenix Active Management Area as published by the Arizona Department of Water Resources and updated May 2000. The list is divided into two parts, with the first part indicating the only plants that may be used within the right-of-way. The second part of the list identifies those that may be used in the landscape setback. The list of plants for the landscape setback is expanded because the setback functions as a transition zone between the right-of-way and the individual site (Figure 1). Plants from

the right-of-way list may be used in the landscape easement, but the quantities should be limited so as not to dilute the character of the right-of-way. The landscape development on-site may use material from either list in these guidelines, but may also use any plant not otherwise restricted from use in the corridor by the plant list included in the City Center Gateway Overlay District Ordinance.

Trees

Right-of-Way

- Canopy theme trees will be provided in the right-of-way, at a rate of approximately one tree per 60 linear feet of street frontage. Canopy theme trees should be placed on both sides of the sidewalk in groupings similar to Figure 6.
- Accent/secondary trees will be provided in the right-of-way, at a rate of approximately one tree per 100 linear feet of street frontage. Trees should be placed at driveway and street intersections and pedestrian access nodes as shown in Figures 7 and 8.
- Accent/secondary trees may be substituted for a portion of the canopy theme trees if needed because of the number of driveways, intersections, or nodes. The total number of trees should not be less than one tree per 40 linear feet of frontage, and the number of accent trees should not exceed one-third of the total requirement.
- Because properties will develop over time and so as to maintain a sense of consistency in the primary landscape structure, theme and accent trees should be provided according to the following schedule:
 - Years 1 through 3–24” box
 - Years 4 through 6–36” box
 - Years 7 through 10–42” box
 - Years 11 through 14–48” box
 - Years 15 through 18–54” box
 - Years 19 and beyond – 60” box

For purposes of calculating, the years are considered the calendar years beginning with January 1 of the year after the guidelines were adopted (i.e., Year 1 is 2003). The size of trees to be installed will be based on scheduled installation date of the trees, and not on when plans are submitted to the City or approved.

Landscape Setback

- Trees selected from the list of plants for the landscape setback should be provided at the rate of one tree per 60 linear feet and placed in informal groupings to reinforce the character of the primary streetscape. Placement

should maintain openings in the primary streetscape for visibility to adjacent property.

- The landscape setback area should provide a transition to the landscape development on the adjacent property. Plants are to be selected from the list in the guidelines, and designers are encouraged to use some of the same plants in the landscape design for the site.
- Trees should not be placed closer than 40 feet to canopy theme trees to allow theme trees to develop a full natural form.

Figure 9 depicts a typical cross section of the streetscape design in relation to the landscape easement and site development.

Shrubs/Groundcover

Right-of-Way

Shrub and groundcover areas should be designed to achieve a vegetative cover of the ground surface of approximately 40% at a 5-year maturity level. Spacing of plants is suggested in the plant list. For estimating and approval purposes the number of plants required to meet this goal is calculated as follows:

$$\frac{50\% \text{ of decomposed granite area}}{20}$$

(20 is the approximate square footage covered by shrubs at 5 feet o.c. spacing)

- Minimum container size of shrubs should be 5 gallon.
- Shrubs and groundcover should be placed in informal massing of not less than three plants in a contiguous group.
- Shrubs that can be expected to reach a natural mature height of 6 feet or more should not be placed between the sidewalk and back of curb.

Landscape Easement

- The landscape easement area should provide a transition to the landscape development on the adjacent property. Plants are to be selected from the list in the guidelines and designers are encouraged to use some of the same plants in the landscape design for the site.
- Plants from the right-of-way plant list may be used in the easement area, but should not comprise more than 20% of the total number of plants outside the right-of-way.
- Coverage and container size requirements are the same as those for the right-of-way.

Accents

Right-of-Way

- The use of accents in the right-of-way is encouraged to provide additional color and texture to the landscape, especially at driveways, intersections, pedestrian access nodes, and other focal areas.
- As with shrubs and groundcover, massing of accent plants is encouraged, with at least three plants per group.
- Accent plants should not comprise more than 10% of the total amount of landscape material.
- Minimum container size for accent material should be 5 gallon.

Landscape Easement

- Accent plants from the right-of-way list may be used in the landscape easement, but should not comprise more than one-half the total number of accent plants used.
- As with shrubs and trees, material in the easement should be used in the design of the adjacent site to provide a transition from the streetscape.

Other Materials

- Decomposed granite ground cover should be applied to a 2-inch depth over the entire landscape area of the right-of-way and landscape easement. Granite will be ½-inch or ¾-inch, screened Madison Gold.
- Granite boulders may be used to provide additional interest to the landscape. Boulders should be surface select material a minimum 2 x 2 x 2 feet in size and be buried approximately one-third below grade. Boulders should not be placed within 8 feet from the back of curb.

Street Furniture

Street furniture will be selected to complement the overall streetscape and still allow for flexibility in the development of the character of the future City Center. Placement of street furniture is not required, but is encouraged as a way to enhance pedestrian use of the corridor, especially in association with the architectural character developed in the Overlay District Ordinance. While suggested locations are outlined below, the use of amenities is not restricted to these areas; alternative locations are encouraged and will be reviewed by the City.

Benches

[Bench manufacturer and style to be determined by City staff.]

- Pedestrian nodes
- Intermittent spacing along streetscape (generally not closer than 300 feet between locations)

Receptacles

[Receptacle manufacturer and style to be determined by City staff.]

- Pedestrian nodes
- Intersections
- Intermittent spacing as above
- Bus shelters

Bollards (unlit)

[Bollard manufacturer and style to be determined by City staff].

- Traffic control
- Property delineation

Lighting

Street

- To be same style as found throughout the City, but painted a different color through the corridor.

Walkway

- *[Pole manufacturer and style to be determined by City staff]*
- *[Bollard manufacturer and style to be determined by City staff]*

Bus Shelters

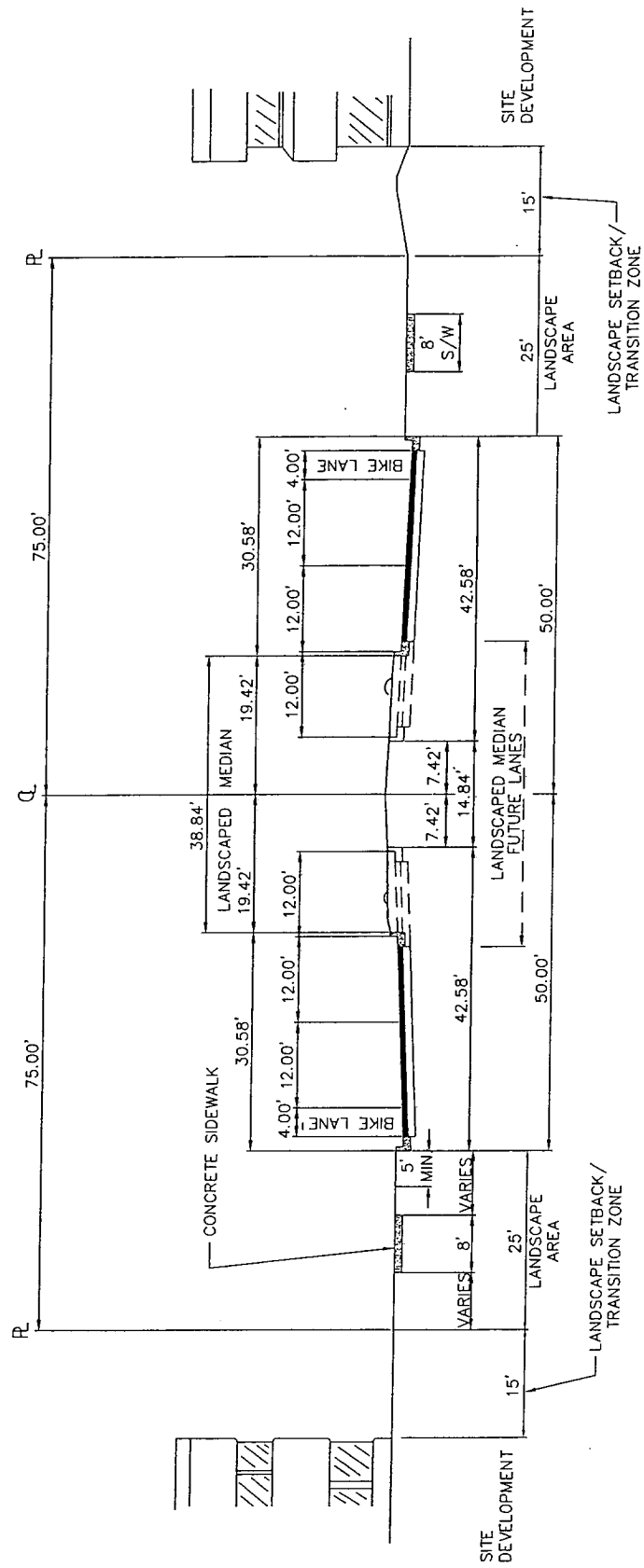
Bus shelter locations will be determined by the City during roadway design. Alternative locations must be reviewed for correct transit flow and traffic safety issues. Site developers and designers are encouraged to use shelter locations to

strengthen the landscape design of the adjacent site by including additional street furniture and lighting in the vicinity. The City will use the standard shelter design painted in a different color to match the selected furniture and lighting so as to enhance the overall character of the Gateway corridor.

Appendix A

Illustrations of Guidelines

<u>Figure No.</u>	<u>Description of Figure</u>
Figure 1. –	Estrella Parkway Section (Scenic Arterial)
Figure 2. –	Sidewalk Layout
Figure 3. –	Sidewalk Layout at Driveway
Figure 4. –	Sidewalk Layout at Intersection
Figure 5. –	Concrete Sidewalk Details
Figure 6. –	Canopy Tree Layout
Figure 7. –	Accent Tree Layout at Intersection
Figure 8. –	Accent Tree Layout at Access Node



SCENIC ARTERIAL

Figure 1 - Estrella Parkway Section

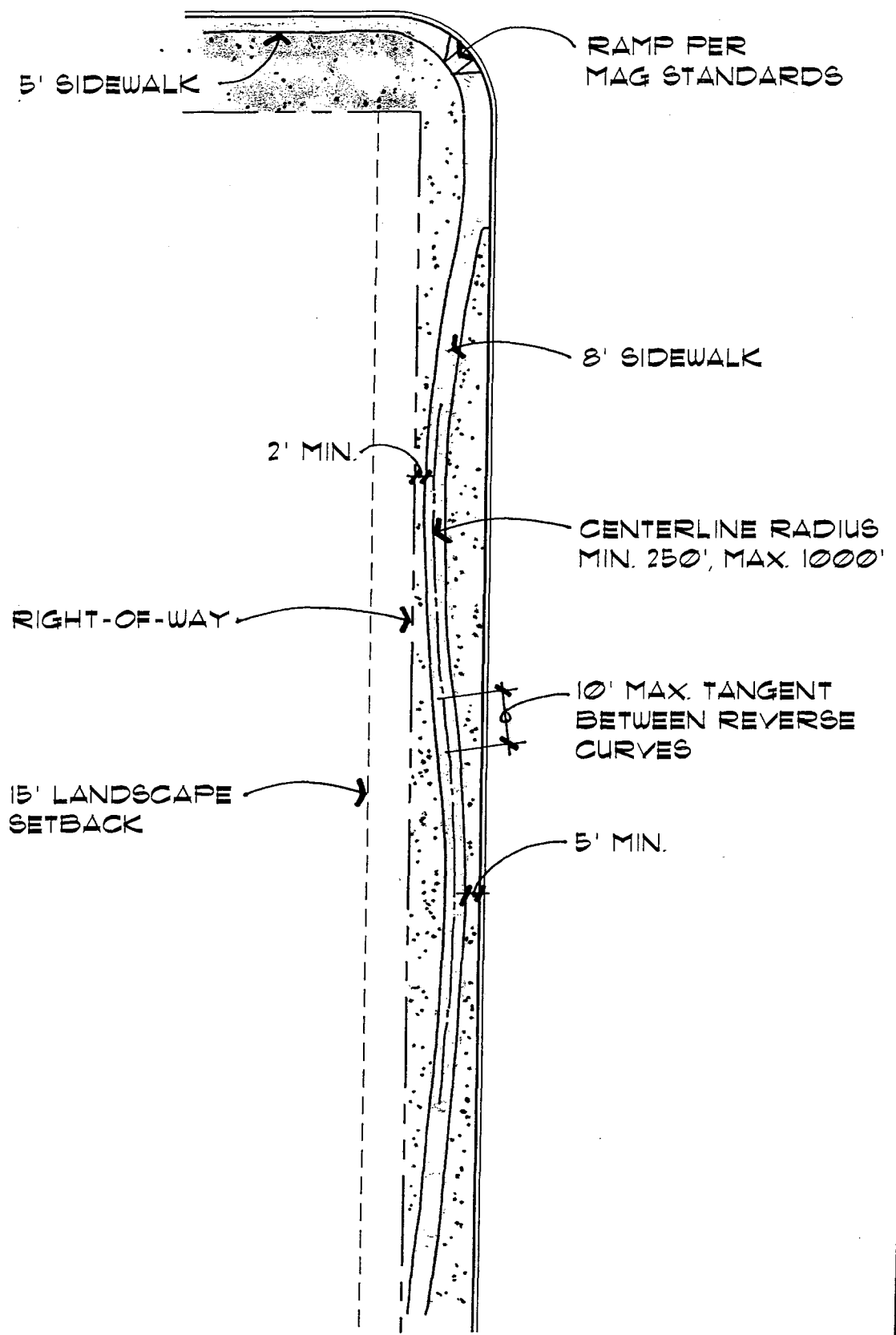


Figure 2 - Sidewalk Layout

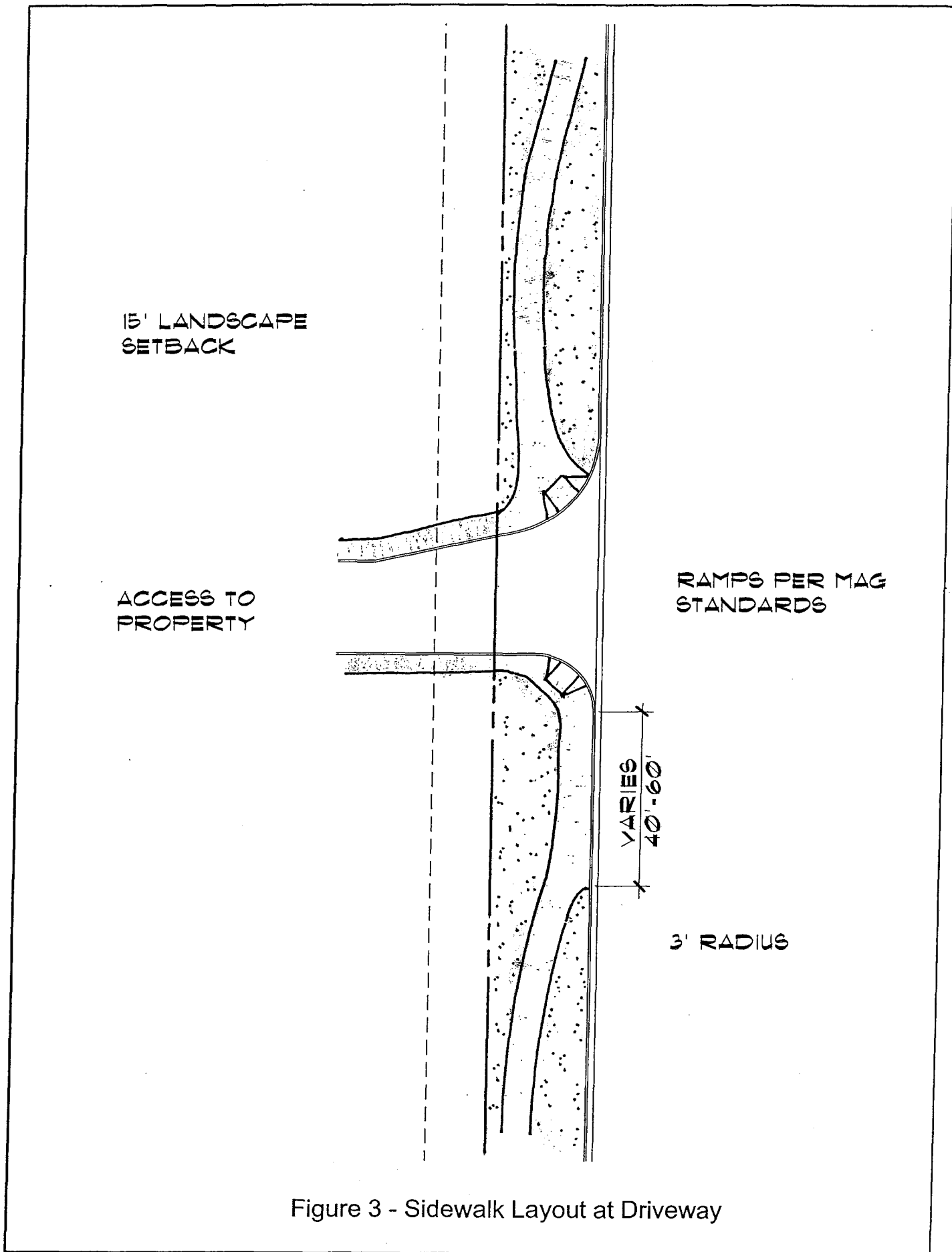


Figure 3 - Sidewalk Layout at Driveway

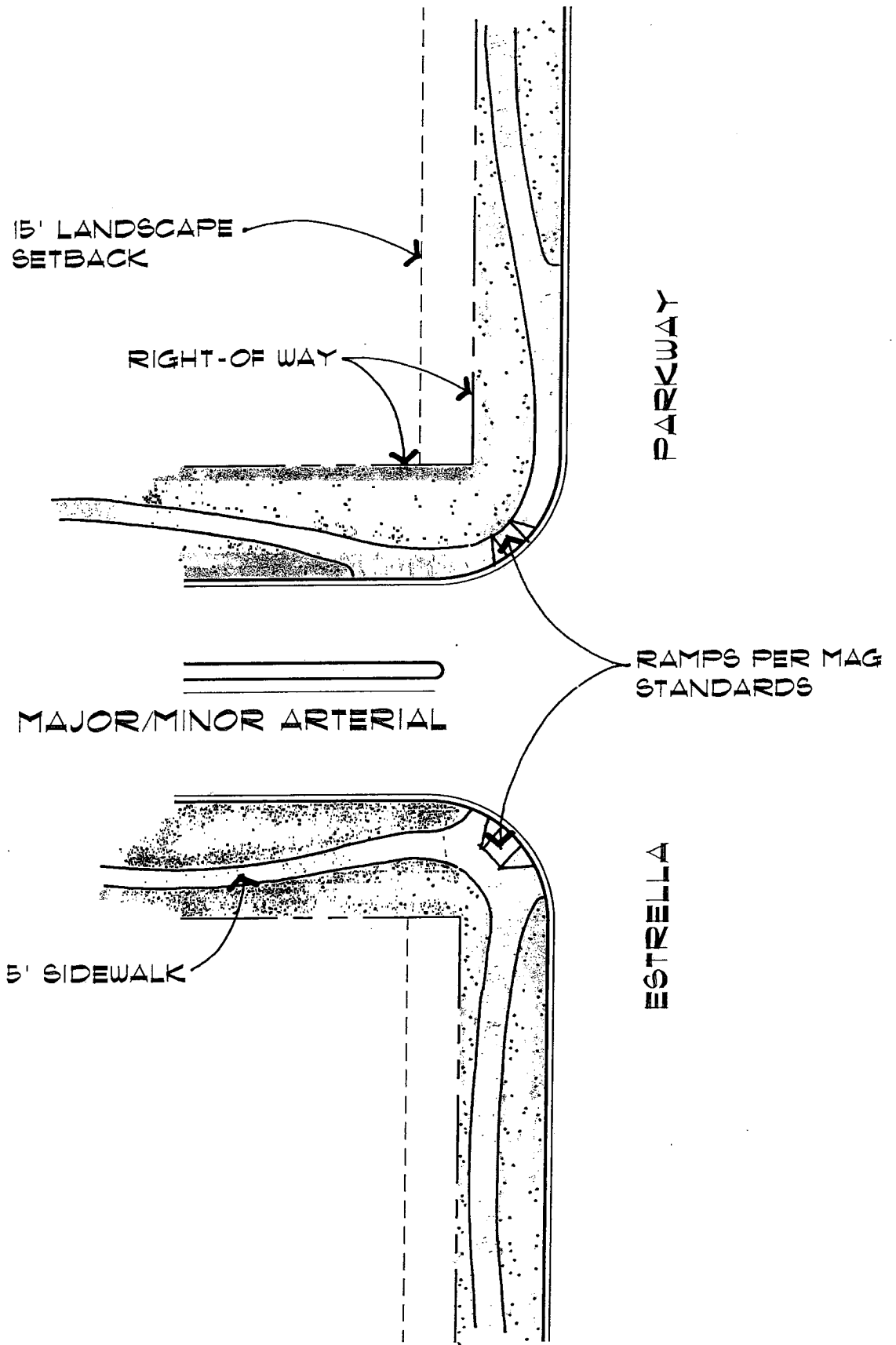
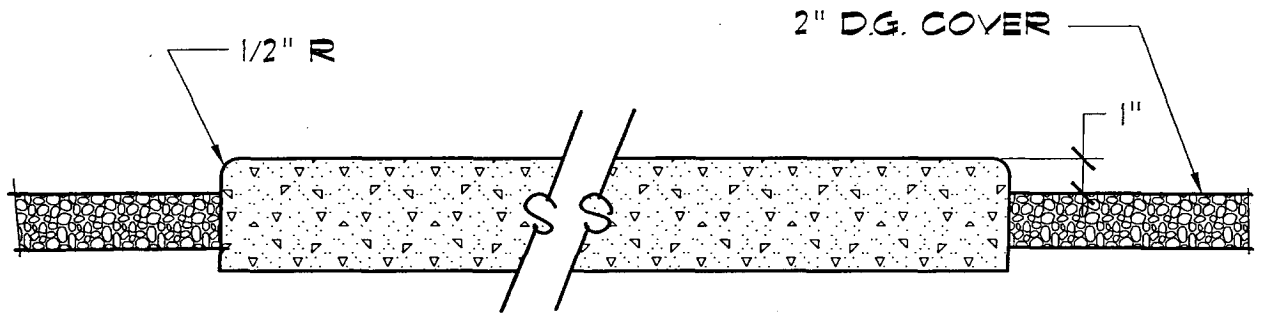
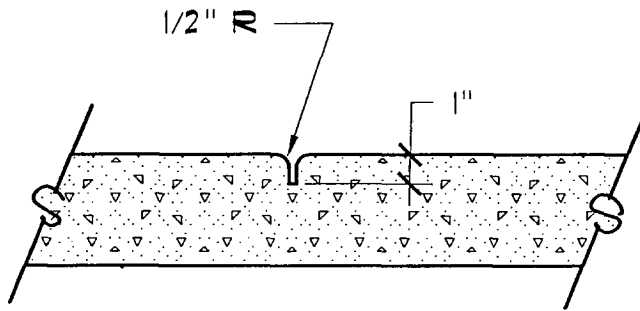


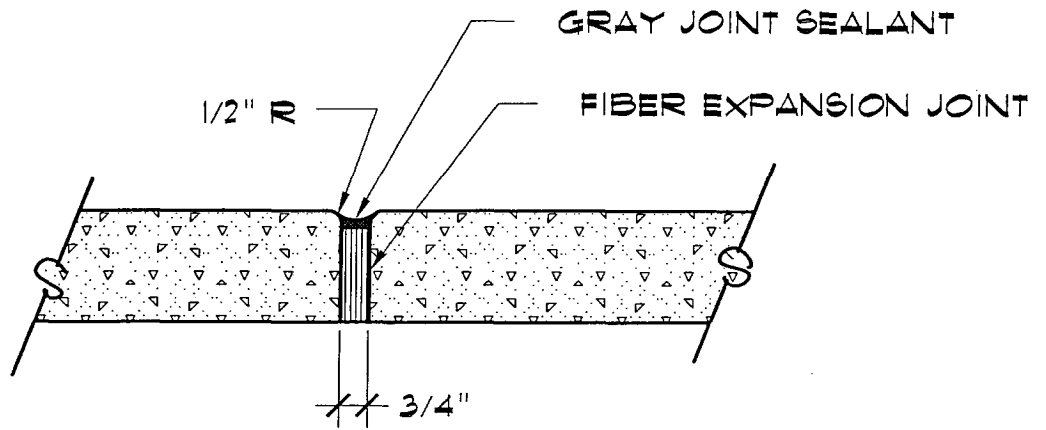
Figure 4 - Sidewalk Layout at Intersection



A.



B.



C.

Figure 5 - Concrete Sidewalk Details

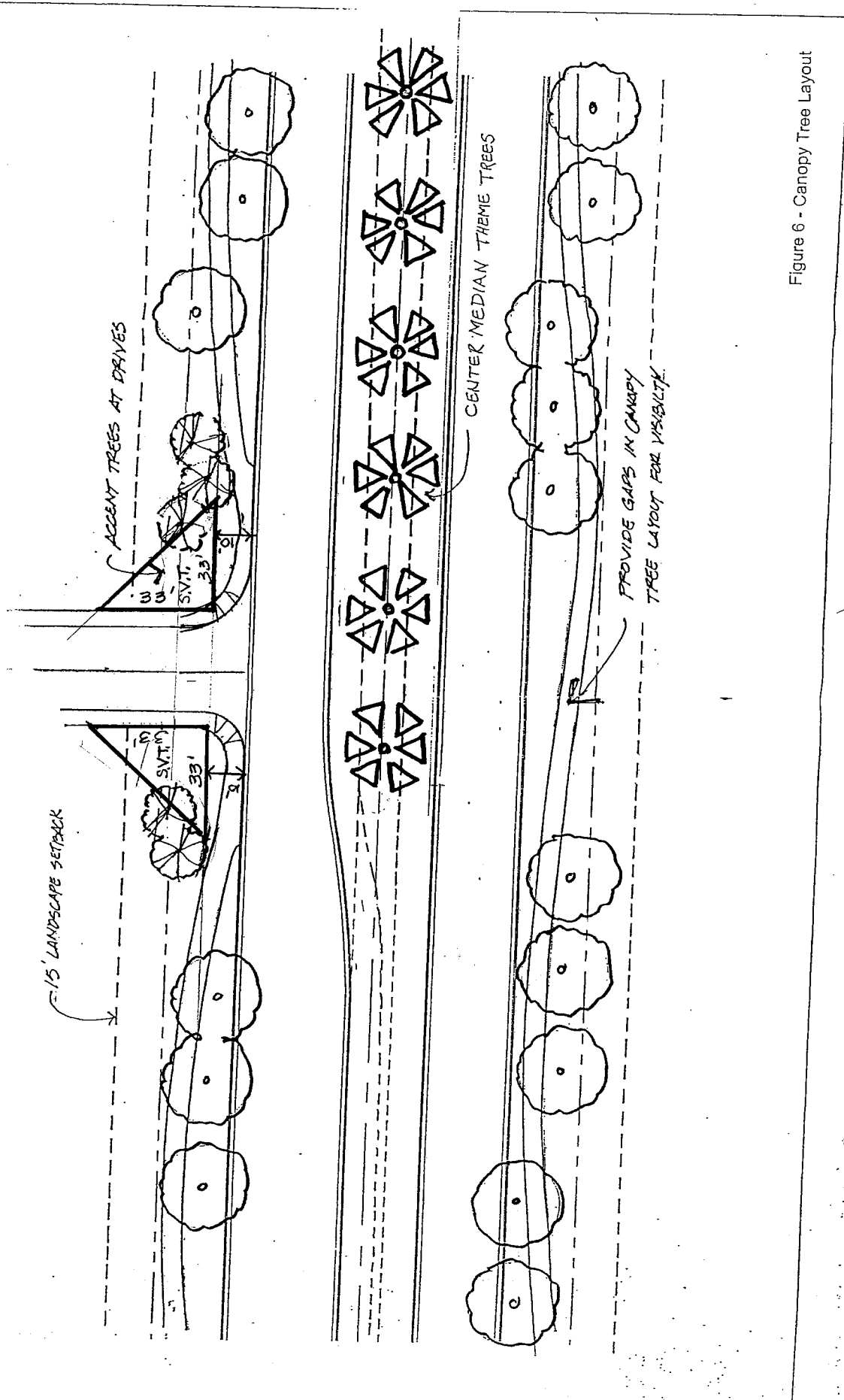


Figure 6 - Canopy Tree Layout

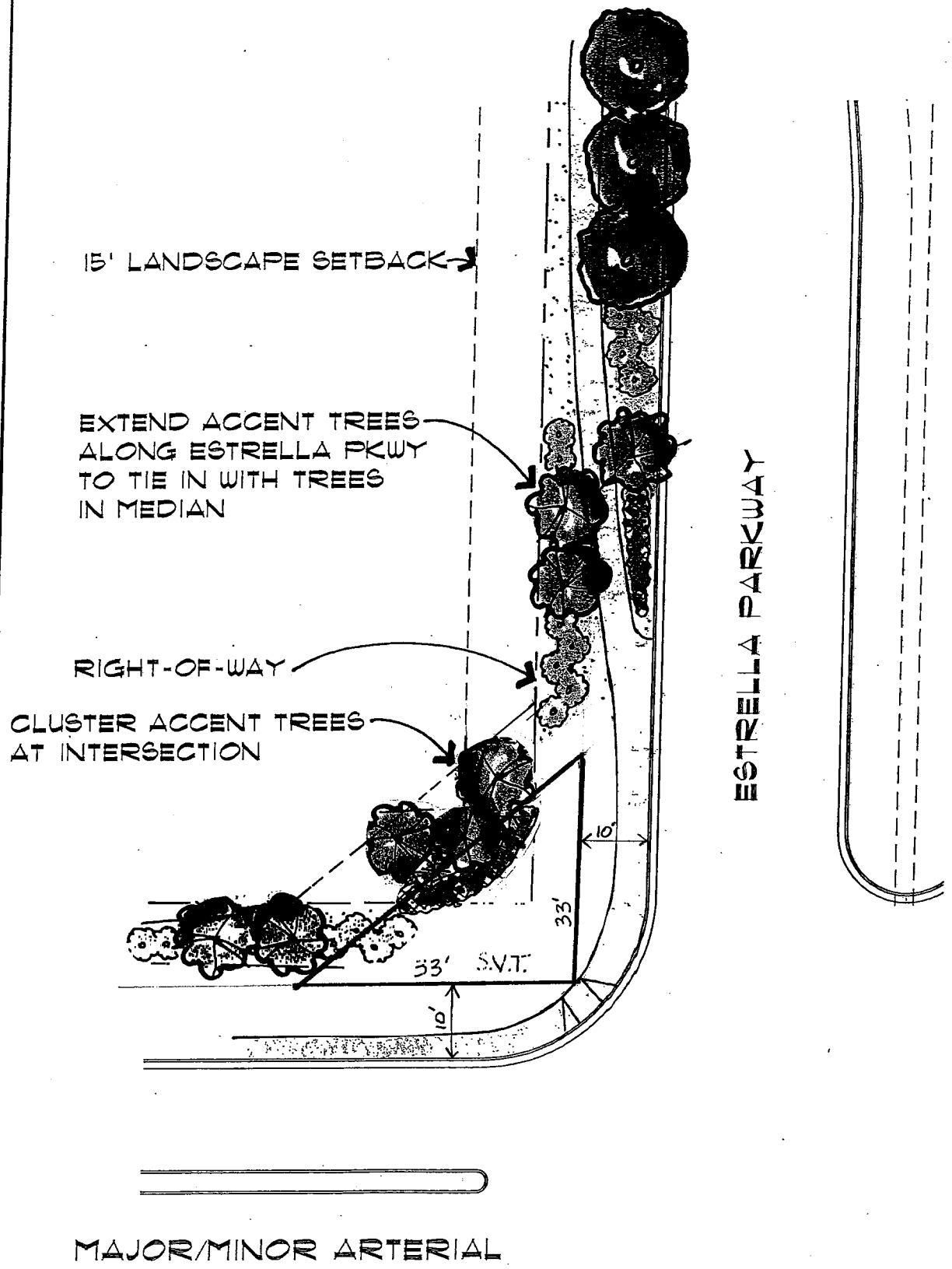


Figure 7 - Accent Tree Layout at Intersection

15' LANDSCAPE
SETBACK

ACCESS TO SITE

RIGHT-OF-WAY

PEDESTRIAN ACCESS
NODE SET TO BACK OF
RIGHT-OF-WAY

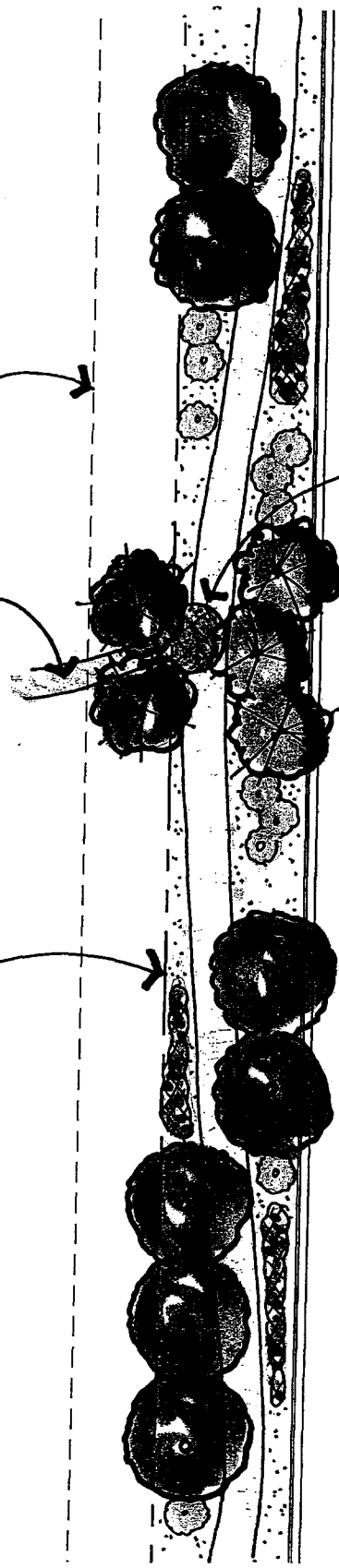


Figure 8 - Accent Tree Layout at Access Node

Appendix B – Plant List

RIGHT-OF-WAY		
Scientific Name	Common Name	Remarks/Recommended O.C. Spacing
Center Median Theme Tree		
Phoenix dactylifera	Phoenician Palm	
Canopy/Theme Tree		
Ulmus parvifolia	Chinese Elm	35'
Accent Tree		
Cercidium hybrid 'Desert Museum'	Desert Museum Palo Verde	15'
Shrubs/Groundcover		
Berlandiera lyrata	Chocolate Flower	2'
Calliandra eriophylla	Fairy Duster	3'
Cassia nemophylla	Silver Leaf Cassia	5'
Convolvulus cneorum	Bush Morning Glory	3'
Cordia parvifolia	Little Leaf Cordia	8'
Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	3'
Encelia farinose	Brittlebush	4'
Ericameria laricifolia	Turpentine Bush	3'
Erigeron karvinskianus 'Profusion'	Santa Barbara Daisy	3'
Erimophylla 'Valentine'	Valentine Emu Bush	6'
Gaura lindheimeri	Gaura	3'
Justicia spicigera	Mexican Honeysuckle	4'
Lantana mantevicensis	Trailing Yellow Lantana	4'
Leucophyllum f. 'White Cloud'	Texas Ranger	6'
Nerium oleander 'Petite Pink'	Dwarf Oleander	6'
Plumbago scandens	Summer Snow Plumbago	3'
Psilostrophe cooperi	Paper Flower	4'
Rosmarinus officinalis	Rosemary	4'
Ruellia brittoniana 'Katie'	Katie Ruellia	18"
Ruellia penninsularis	Desert Ruellia	5'
Accents		
Aloe hybrid 'Blue Elf'	Blue Elf Aloe	2'
Hesperaloe parvifolia	Red Yucca	4'
Yucca recurvifolia	Pendulous Yucca	6'

LANDSCAPE SETBACK		
Scientific Name	Common Name	Remarks / Recommended O.C. Spacing
Trees		
Chilopsis linearis	Desert Willow	Multi-trunk, 20'
Acacia Salicina	Willow Acacia	Multi-trunk, 20'
Giejera parviflora	Australian Willow	Multi-trunk/low break, 30'
Prosopis sp.	Mesquite	Multi-trunk/low break, 30'
Cercidium preacox	Palo Brea	Multi-trunk/low break, 30'
Cercidium floridum	Blue Palo Verde	Multi-trunk/low break, 30'
Cercidium hybrid 'Desert Museum'	Desert Museum Palo Verde	30'
Ulmus parvifolia	Evergreen Elm	35'
Quercus virginiana	Heritage Oak	35'
Shrubs/Groundcover		
Berlandiera lyrata	Chocolate Flower	2'
Calliandra eriophylla	Fairy Duster	3'
Cassia nemophylla	Silver Leaf Cassia	5'
Convolvulus cneorum	Bush Morning Glory	3'
Cordia parvifolia	Little Leaf Cordia	8'
Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	3'
Dodonaea viscosa 'purpurea'	Purple Hopbush	3'
Encelia farinose	Brittlebush	4'
Ericameria laricifolia	Turpentine Bush	3'
Erigeron karvinskianus 'Profusion'	Santa Barbara Daisy	3'
Erimophylla 'Valentine'	Valentine Emu Bush	6'
Gaura lindheimeri	Gaura	3'
Justicia spicigera	Mexican Honeysuckle	4'
Lantana montevidensis	Mexican Honeysuckle	4'
Leucophyllum f. 'White Cloud'	Texas Ranger	6'
Nerium oleander 'Petite Pink'	Dwarf Oleander	6'
Plumbago scandens	Summer Snow Plumbago	3'
Psilostrophe cooperi	Paper Flower	4'
Rosmarinus officinalis	Rosemary	4'
Ruellia brittoniana 'Katie'	Katie Ruellia	18"
Verbena sp	Verbena	3'
Accents		
Agave sp.	Agave	varies
Hesperaloe funifera	Giant Hesperaloe	5'

Yucca sp.	Yucca	varies
Aloe sp.	Aloe	varies
Nolina sp.	Bear Grass	varies
Dasyilirion sp.	Desert Spoon	varies

