

ESTRELLA VILLAGE

ARTERIAL STREET LANDSCAPING PROGRAM

PREPARED BY THE CITY OF PHOENIX
PLANNING DEPARTMENT



THE ESTRELLA VILLAGE MAJOR STREET LANDSCAPING PROGRAM

One of the most powerful resources to identify a community's character is through the use of common trees and complementary landscaping located along public streets. The color, variety and long term care of the public street landscaping add to the aesthetic pleasure and joy of traveling through the community. Also, well-maintained streetscapes can enhance neighborhood preservation, property values, and overall community pride.

The following guide provides a landscape palette for major streets within the Estrella Village. Minor deviation may take place as long as the village landscape theme is maintained. The direction to prepare the guide is stated in the Estrella Village Plan, which was adopted by the City Council on March 17, 1999. The landscaping choices are based on the collaborative efforts of City staff from Planning, Development Services, Parks and Recreation, Street Transportation and Water and Wastewater Departments. (See Process to Select Arterial Street Landscaping section at the end of this report.)

LANDSCAPE GUIDE USE

The Estrella Village Arterial Street Landscape Guide is intended to be used by individuals who are developing property located along arterial streets in the Estrella Village. The guide's selected trees and shrubs are applicable to the required private property perimeter landscape areas adjacent to arterial streets (not individual lots) and within the public street right of way. The Street Transportation Department staff will use the guide as well, when arterial street capital improvement projects are undertaken in the area.

There are three sections to the guide. *First* is the general list of landscaping, which is applicable along all of the arterial streets. (The rationale for the landscape selection is provided at the end of this report.) *Second* is very specific trees and landscaping that are especially designed for Lower Buckeye Road and 67th Avenue. These two streets are the main arteries of the village. Future development along these two streets will be primarily shopping centers and residential neighborhoods. To further embellish the community character it is suggested to establish one common tree theme for each street and a complementary landscape palette. *Third* are the Village gateway intersection themes, which use either the Lower Buckeye Road or 67th Avenue theme to create an embellishment at the entrance to the village.

AMOUNT OF LANDSCAPING

Most of the Estrella Village arterial street trees that are suggested should be located 20 feet on center except for the Pistachio and Oak trees. These two are considered large trees at maturity and therefore should be planted 30 feet on center.

Approximately 70% of the landscaping (not including the trees) should be shrubs, 20% should be ground cover, and 10% should be accent plants.

I. Estrella Village Trees and Plant List for Arterial Streets

The trees and plants below are chosen for their brilliant color, shapes, and fullness. Specific trees are also identified as appropriate under power lines. They are suggested due to their limited height. The attached map provides the location of power line corridors.

A. Trees/Under Power Lines

1. *Acacia Abyssinica*
2. *Acacia Aneura* - Mulga
3. *Acacia Farnesiana* - Sweet Acacia
4. *Acacia Berlandieri*
5. *Acacia Craspedocarpa*
6. *Acacia Pennatula*
7. *Acacia Schaffneri*
8. *Eucalyptus Erythrocorys*
9. *Cercidium Praecox* - Sonoran Palo Verde
10. *Eucalyptus Torquata* - Coral Gum
11. *Leucaena Retusa* - Golden Ball Lead Tree
12. *Caesalpinia Cacalaco* - Cascalote
13. *Celtis Reticulata* - Western Hackberry
14. *Lysiloma Microphylla* - Desert Fern
15. *Pithecellobium Flexicaule* - Texas Ebony
16. *Pithecellobium Mexicanum* - Palo Chino
17. *Prosopis Chilensis* - South American Thornless Mesquite Hybrid

B. Trees/No Power Lines

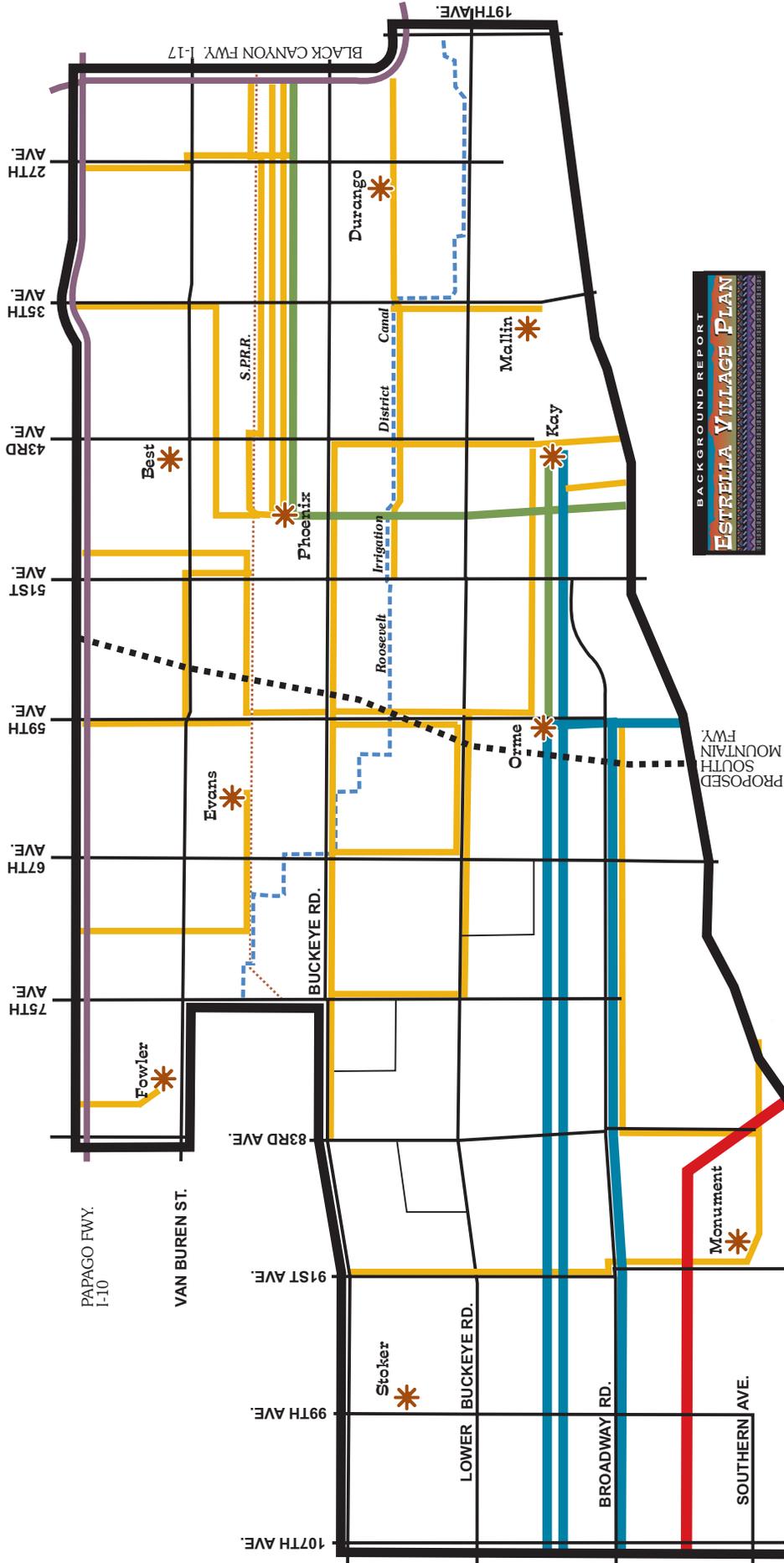
1. *Pistacia Chineusis* - Pistachio
2. *Dahlbergia Sissoo* - Sissoo
3. *Acacia Stenophylla* - Shoestring Acacia
4. *Cercidium Floridum* - Blue Palo Verde
5. *Quercus Virginiana* - Southern Live Oak

C. Large Shrubs

1. *Cassia* - Cassias
2. *Leucophyllum* - Texas Sage
3. *Cordia Parvifolia* - Little Leaf Cordia
4. *Caesalpinia Mexicana* - Mexican-Bird-Of-Paradise
5. *Dodonaea Viscosa* - Hopbush
6. *Tecoma Stans* - Yellow Bells
7. *Sophora Secundiflora* - Mescal Bean Tree
8. *Simmondsia Chinensis* - Jojoba
9. *Ruellia* - Ruellia

D. Small Shrubs/Groundcover (located in visibility triangles)

1. *Lantana* - Lantana
2. *Acacia Redolens* - Trailing Acacia
3. *Baccharis* - Desert Broom
4. *Dalea* - Indigo Bush
5. *Convolvulus Cneorum* - Bush Morning Glory



BACKGROUND REPORT
ESTRELLA VILLAGE PLAN
PHOENIX PLANNING DEPARTMENT

POWER LINE CORRIDORS

- LEGEND
- SUBSTATION
 - 500KV
 - 230 KV
 - 115 KV
 - 69KV
 - VILLAGE BOUNDARY



CITY OF PHOENIX PLANNING DEPARTMENT
 DECEMBER 1998

E. Accent

1. *Fouquieria Splendens* - Ocotillo
2. *Cactus*
3. *Yucca*
4. *Carneqiea Gigantea* - Saguaro
5. *Aloe*
6. *Desert Grasses*

**II. The Estrella Village Residential Parkways:
67th Avenue and Lower Buckeye Road**

In the Estrella Village Plan 67th Avenue and Lower Buckeye Road are defined as the village parkways. These streets are considered the main arteries into the community and provide access to the Village's residential corridor. The street right-of-way cross sections range from 110 to 130 feet wide and include landscaping, sidewalks, and multi purpose trails. The parkway landscape guide provided below applies to both of these roads. The intent is to have one principal tree for each street accompanied by a landscape theme that is identifiable. Each tree and complementary landscape palette can be supplemented by other species as defined in the list in section one.

67th Avenue

Trees

Cercedium Praecox - Sonoran Palo Verde (under power lines)
Dahlbergia Sissoo
Acacia Stenophylla

Large Shrubs

Caesalpinia Mexicana
Tecoma Stans
Ruellia

Small Shrubs

Lantana
Baccharis

Lower Buckeye Road

Trees

Pistachio
Quercus Buckleyi - Texas Red Oak
Acacia Farnesiana (under power lines)

Large Shrubs

Texas Sage
Tecoma Stans
Ruellia

Small Shrub

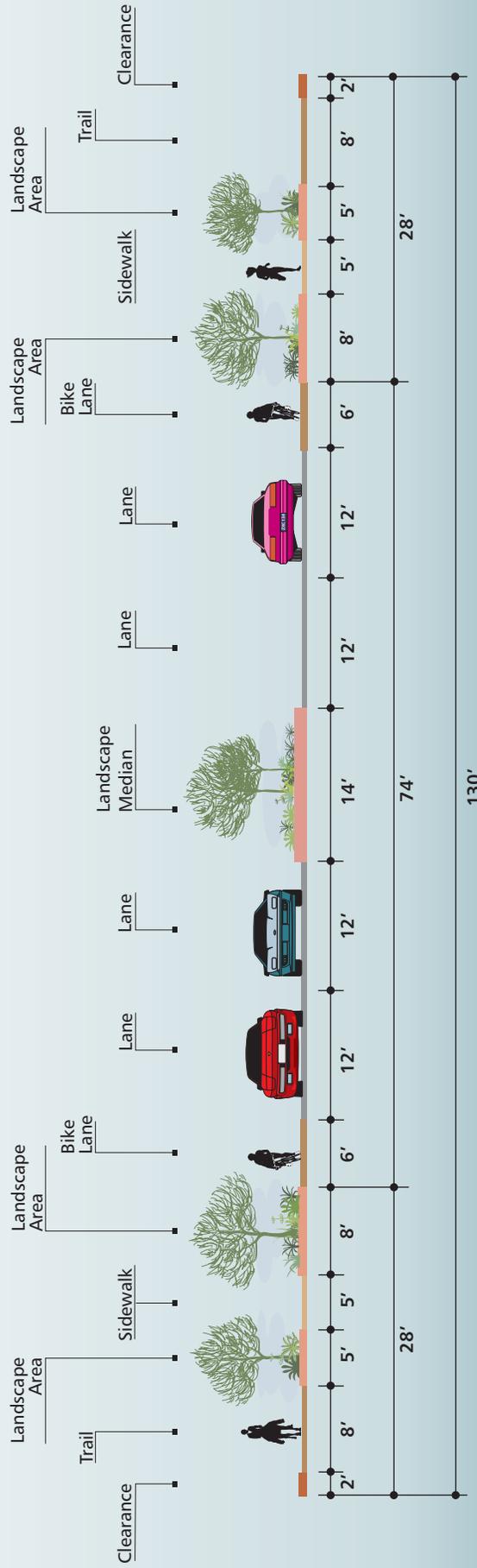
Lantana
Dalea

LOWER BUCKEYE ROAD

RESIDENTIAL PARKWAY

Cross Section

59th Ave. To 107th Ave.



III. Estrella Village Gateway Intersections

The gateways are the entrances into the Village from other areas of the City. They create a place of transition or denote boundaries marking the beginning and end of a distinct place. In the Estrella Village the gateway concept is "Welcome to Estrella Village" which would be located at each of the arterial street Village boundaries. It is at these intersections where there is an opportunity to highlight the village landscape theme. The locations are identified on the attached Village map.

There are primarily two ways to establish the gateway landscape improvements. First, the improvements will be recommended stipulations of rezoning approvals. Otherwise, improvements will be requested when a developer applies for a building permit for construction of 2,000 square feet or greater. This applies to new construction, expansion, or renovation of an existing development. The attached map shows the location of village gateway intersections. The entrances to the village core would also have the gateway features.

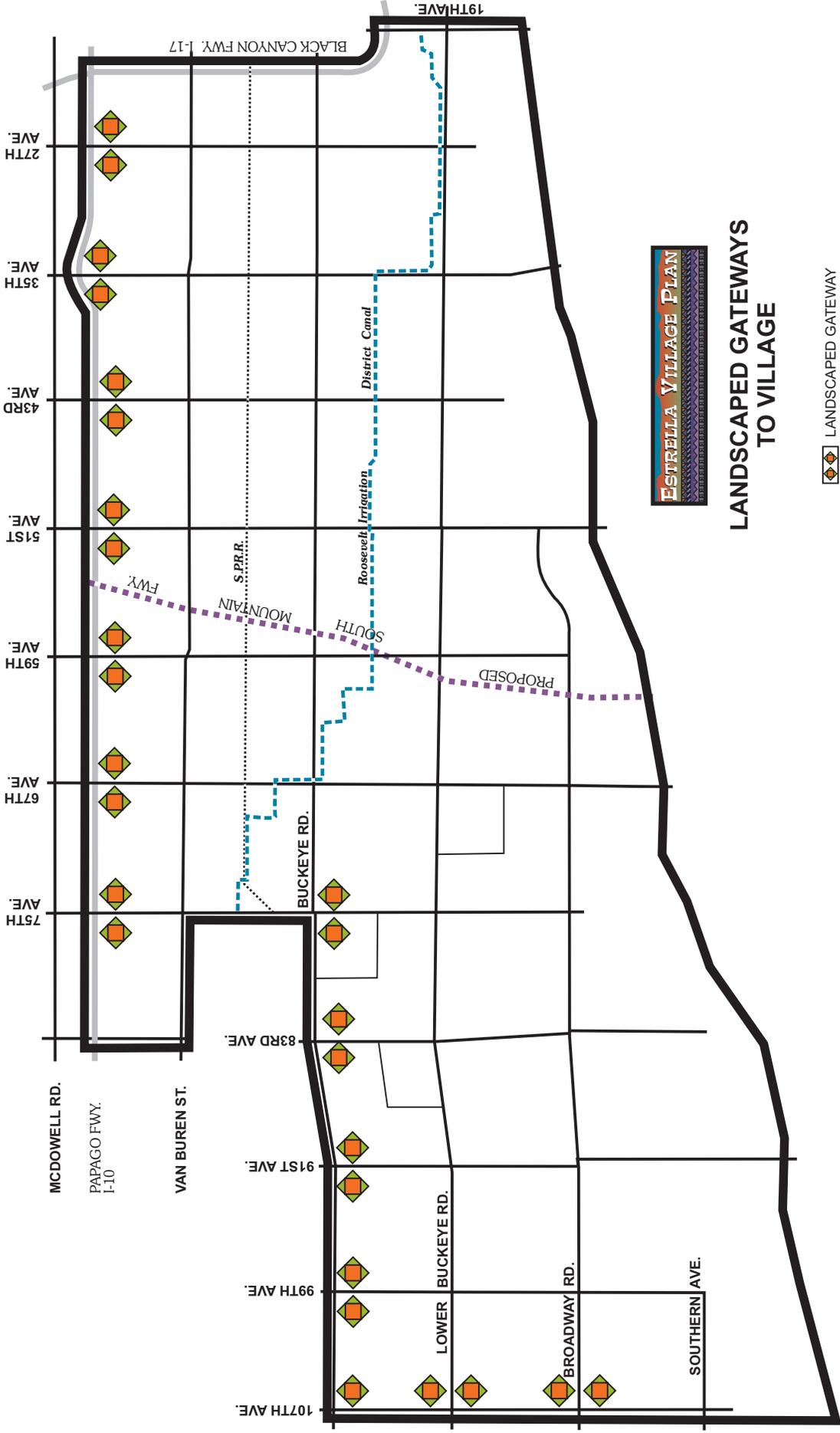
The gateway design is to include an average 75' x 75' landscape entryway feature using either the 67th Avenue or Lower Buckeye Road landscape palette. The gateway concept will impact primarily two corners of each entrance into the village. Whichever corner is developed first will set the precedent for the same landscape theme at the other gateway corner.

PROCESS TO SELECT ARTERIAL STREET LANDSCAPING

The City staff representatives' challenge was to select a palette of trees and shrubs that would be an appropriate theme for the Estrella Village. To research this task, the staff conducted a tour of the entire village and noted both the natural vegetation of the area and the planted landscaping that occurred with new development. As a supplement to this research, staff reviewed many of the developments' landscape site plans which, were submitted to Development Services Department.

An analysis of the research showed that there is no one landscape theme that exists today. However, it was noted, particularly on the tour, that the older areas, east of 43rd Avenue, appear to reflect more of the Mediterranean style landscaping (bougainvillea, oleander, palm trees, and ash trees) while the industrial areas have a mix of both Sonoran and Mediterranean landscaping located at the entrances and along the boundaries of the properties. For the agricultural and dairy areas, it is difficult to determine any distinctive plantings. Towards the Rio Salado there are hedgerows which include salt bush, mesquite, blue paloverde, velvet ash and large cottonwood trees. There is also some mesquite and salt cedar along the banks of many of the irrigation ditches.

Based on this information, the staff concluded that the landscape identity for the Estrella Village could be either Sonoran or Mediterranean. The trees and plants are chosen for their brilliant color, shapes, and fullness. Specific trees are also identified as appropriate under utility lines. They are suggested due to their limited height.



LANDSCAPED GATEWAYS TO VILLAGE

- LANDSCAPED GATEWAY
- PROPOSED FREEWAY



CITY OF PHOENIX PLANNING DEPARTMENT
 DECEMBER 1998