



Downtown Streetscape Design Guidelines

December 1994

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Guidelines:

The Downtown Glendale Streetscape Design Guidelines:

- Serve to create and reinforce the positive downtown image through clear and consistent development of pedestrian areas and rights-of-way; and
- Provide information to developers who are required to improve rights-of-way areas as part of development projects; and
- Provide guidance and criteria in the design of various municipal streetscape improvement projects that may occur within the downtown area.

The streetscapes schemes are based on providing a safe and pleasant access within the right-of-way while improving the pedestrian image with special elements and materials that respond to the adjacent land use and level of pedestrian intensity.

Planting schemes include various tree locations and boulevard planting areas relating to the adjacent development and level of pedestrian and vehicular intensity within downtown. Street trees are consistently spaced throughout downtown as a unifying component. Flowering and evergreen ground covers found to be consistent performers in the downtown area are closely spaced in the boulevard planting areas to also promote visual unification. Accent plantings are utilized for areas of special interest and focus.

Levels of Development:

The Streetscape Design Guidelines apply in the general downtown area located:

- West and East of Grand Avenue, between Myrtle and Lamar Roads; and
- Along Glendale Avenue, from 51st Avenue to Grand Avenue and Grand Avenue to 63rd Avenue.

The Guidelines are divided into six levels of development identified as A, B, C, D, E, and F. The streetscape schemes generally increase their level of pedestrian intensity and sophistication the closer they are to the downtown core. Levels A, B, and C predominately apply to Glendale Avenue and adjacent roads closer to the downtown core. Levels D, E, and F serve as transitional designs and are lower cost alternatives to levels A and B.

- Level A is applied as the transitional streetscape on the east and west entrances into downtown, along Glendale Avenue. This scheme, which utilizes a boulevard streetscape, is identified for Glendale Avenue, between 51st Avenue to approximately 53rd Avenue, and West of Grand Avenue, from 59th Drive to 63rd Avenue.
- Level B is considered the second highest pedestrian use level and is represented in the right-of-way development adjacent to the Cerretta Candy Company on Glendale Avenue. Salt finish concrete walkways with 8-inch-wide brick header grid and tree grates are included. Level B is required along Glendale Avenue, from 53rd Avenue to 56th Avenue.
- Level C is most intensive level of the streetscape development and can be best characterized as the image created adjacent to Murphy Park. Brick walks with salt finish concrete header grid, and trees placed in grates with guards are the main materials utilized. Level C is identified for Glendale Avenue, between 56th Avenue and Grand Avenue; along side streets adjacent to Glendale Avenue between Lamar Road and Glenn Drive; and on the south side of Glenn Drive, between 57th Drive and 57th Avenue.

Levels of Development:

- Level D serves as the transitional streetscape to Level B and encourages curbside parking. Concrete walks, brick header grid accent and open tree planters with evergreen and flowering ground cover are included. Level D streetscape is indicated for 55th Avenue, 55th Drive and 56th Avenue from Lamar Road to Glenn Drive; the west side of 57th Avenue, 57th Drive, between Glenn Drive and Palmaire Avenue; and Glenn Drive between 57th Avenue and 58th Avenue.
- Level E is a residential scale streetscape that provides higher pedestrian use and is similar to the Catlin Court scheme. Level E schemes are predominately located in residential and residential scale commercial areas adjacent to the Catlin Court District. Level E is indicated for the south side of Glenn Drive between 57th Avenue and 55th Avenue; on the north side of Glenn Drive from 58th Avenue to 55th Avenue; and on all streets between Glenn Drive and Myrtle Avenue, between 57th Drive and 55th Avenue; and on the south side of Palmaire, between 58th Avenue and 57th Avenue between 58th Drive and 59th Avenue.
- Level F is a residential and suburban low cost streetscape scheme located on the north/south roadways east of downtown, from 55th Avenue East to 51st Avenue and along Lamar Road.

Downtown Streetscape Design Guidelines



- LEVEL A
- LEVEL B
- LEVEL C
- LEVEL D
- LEVEL E
- LEVEL F



N



Level A:

The Level A streetscape utilizes a boulevard configuration scheme with detached salt finish concrete walkways with brick paver header applied on both sides of walkway and open boulevard planting areas. Crosswalks and pedestrian intersection nodes receive interlocking concrete pavers to encourage and enforce the pedestrian environment along Glendale Avenue.

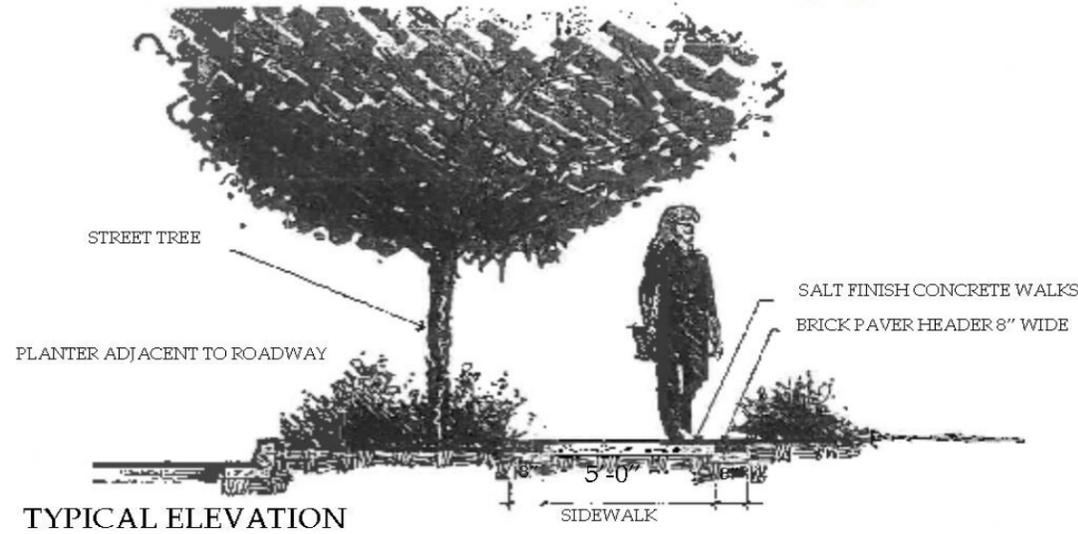
- Locations:** Glendale Avenue – two locations:
1) 51st Avenue west to approximately 53rd Avenue location.
2) 59th Drive west to 63rd Avenue.
- Sidewalk:** Salt finish concrete walks, 5 foot width with score joint pattern grid of 3 feet. Brick paver header 8 inches wide continuous along both sides of walk. Solid concrete paver accent areas are located at the intersection and correspond to the crosswalks.
- Sidewalk Accent:** 8 inch wide brick paver header continuously along each side of sidewalk and as a header to define planting areas.
- Crosswalks:** Interlocking concrete paver, Oak Blend color or equal, crosswalks placed on concrete base with mortar setting bed with 1 foot wide salt finish concrete header edge. Asparagus.
- Planting Areas:** Boulevard planting areas between walk and roadway includes the consistently spaced street trees (Evergreen Elm-*Ulmus parvifolia* 'True Green') Placed at 30' on-center minimum of 36 inch box size with closely spaced evergreen and flowering ground cover (*Asparagus Densiflorus 'sperngeri'*-Asparagus fern, *Dalea Capitata* 'Sierra Gold'-Sierra Gold Dalea, *Rosmarinus officinalis 'protratus'*-Dwarf Rosemary, *Lantana Camara*-Yellow Trailing Lantana spaced at 2 feet on-center) and accent plants (*Aloe saponaria*-Tiger Aloe) placed to provide points of focus and interest. All planting areas to receive decomposed granite, Aztec Gold 1/2 minus.
- Lighting Elements:** Standard City of Glendale downtown streetlight per street lighting standards P2 and F6

Downtown Streetscape Design Guidelines



Development Level A

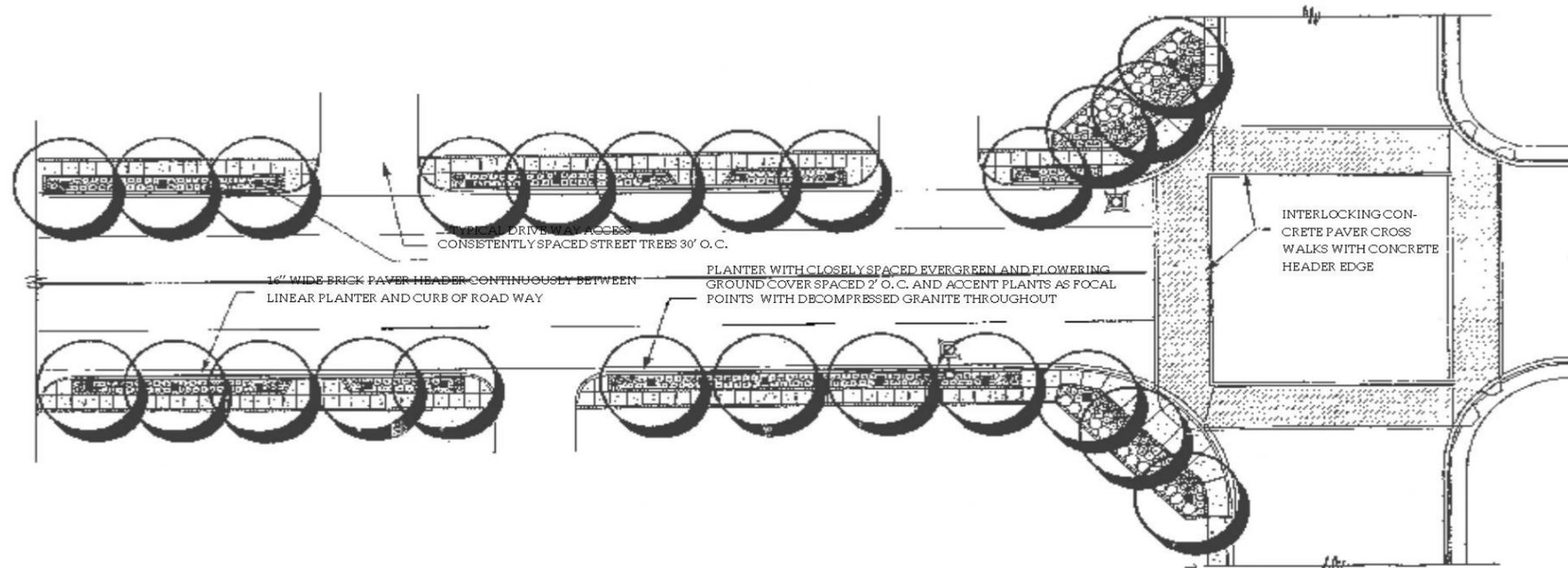
The Level A streetscape utilizes a boulevard configuration scheme with detached salt finish concrete walkways with brick paver header on both sides of walkway and open boulevard planting areas. Crosswalks and pedestrian intersection nodes receive interlocking concrete pavers.



Street Trees:
Ulmus Paravifolia
 'True Green'
 Evergreen Elm

Ground Cover:
Asparagus d. 'Sperneri', Asparagus Fern
Dalea Capitata 'Sierra Gold', Sierra Gold Dalea
Lantana Camara, Yellow Trailing Lantana
Lantana Montevidensis, Purple Trailing Lantana
Rosmarinus Officinalis 'Protratus',
 Dwarf Rosemary.

Accent:
Aloe Saponaria, Tiger Aloe



Level B:

The level B scheme utilizes salt finish concrete pavement with eight inch wide brick header in the traditional downtown Glendale Avenue grid. Street trees placed in grates and consistently spaced to respond to the grid pavement pattern, adjacent buildings and properties. In most cases a minimum sidewalk width of 12 feet is required to accommodate this condition.

Locations: Glendale Avenue between 53rd Avenue west to 56th Avenue.

Sidewalk: Salt finish concrete walkways with 8 inch wide brick header grid pattern. Minimum sidewalk width to be 12 feet.

Sidewalk Accent: 8 inch wide brick header placed in grid pattern- see Fig 3.

Crosswalks: Brick like interlocking concrete paver crosswalks placed on concrete base with mortar setting bed with 1 foot wide salt finish concrete header edge.

Planting Areas: Street trees (Evergreen Elm-*Ulmus Parvifolia 'True Green'*) placed uniformly at 27-30 feet on-center with a minimum of a 36 inch box size in tree pits with iron tree grates model R-8706-1, 180 degree square and tree guards style A color flat black; Neenah Foundry Company; 4221 E. Madison street, Phoenix, Arizona 85034; (602) 225-9801.

Seating Elements: Standard downtown wood benches are used as desired and directed by the City of Glendale as manufacture by British American Marketing model number (MD6) Medway 6 foot bench in natural wood color.

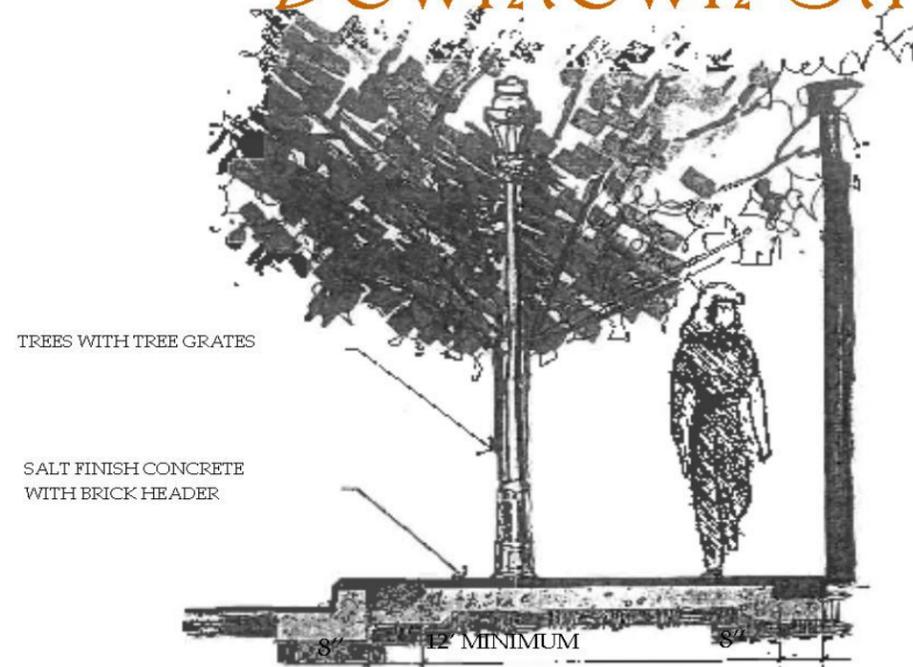
Lighting Elements: Standard pedestrian light from 55th Avenue west only as manufactured by Delta Lighting Systems Inc. model# HEOA 175 HPS 10'-0" pole and cast aluminum base model# PCB 104-10 or 114-10 or equal. Color to be flat black 1083 per Stering Chemical Coating Color Guide. Pedestrian lights are placed between every other street tree working in conjunction with the downtown streetlight per street lighting standards P2 and F6

Downtown Streetscape Design Guidelines

Development Level B



The level B scheme utilizes salt finish concrete pavement with eight inch wide brick header in the traditional downtown Glendale Avenue grid. Street trees placed in grates and consistently spaced to respond to the grid pavement pattern, adjacent buildings and properties.



TREES WITH TREE GRATES

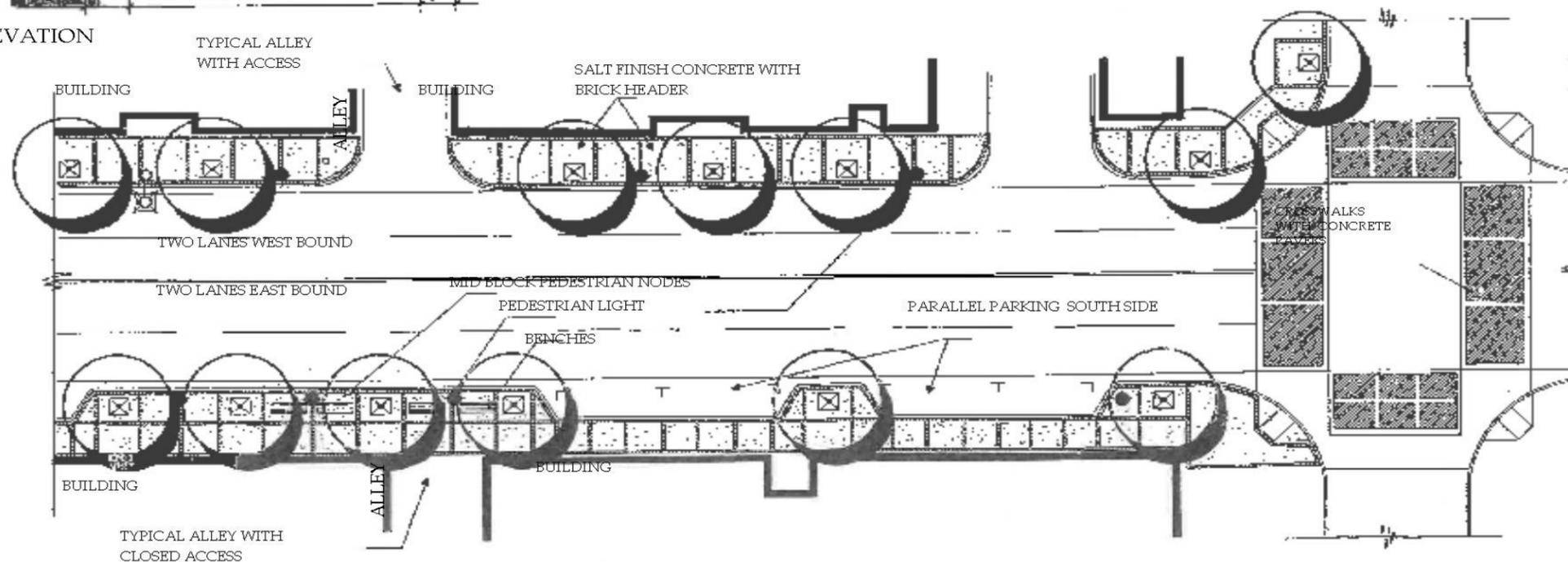
SALT FINISH CONCRETE WITH BRICK HEADER

TYPICAL ELEVATION

Street Trees:
Ulmus Parvifolia
 'True Green',
 Evergreen Elm

Seating Elements:
 Standard downtown wooden benches are used as desired and directed by the City of Glendale, benches are manufactured by British American Marketing Model# MD6, 6' bench natural wood color.

Lighting Elements:
 Standard pedestrian light located on Glendale Avenue west of 55th Avenue only, model as manufactured by Delta Lighting Systems, Inc. model# HEOA 175 HPS 10'-0" pole and cast aluminum base model# PCB 104-10 or 114-10 or equal. Downtown streetlight per Glendale Streetlight standards P2 and F6.



Level C:

The Level C scheme utilizes brick pavers with a salt finish concrete header grid, special brick crosswalks, benches, pedestrian lighting fixtures, and street trees placed in tree grates with tree guards. This level is for areas of concentrated pedestrian use, such as the downtown core areas. A minimum of 11'-8" from back of curb is required to properly accommodate this condition.

Locations: Glendale Avenue between 56th Avenue and 59th Drive shown on diagram in Figure #1 to 59th Drive and alongside streets adjacent to Glendale Avenue between Lamar Road and Palmaire Avenue.

Sidewalks: Brick pavers placed on concrete base with mortar setting bed in grid defined by a 1 foot wide salt finish concrete header. Width varies with 12'-6" width as preferred.

Sidewalk Accent: Salt finish header 1 foot wide is used for defining grid and as edging for tree pits, walks and structures.

Crosswalks: Interlocking concrete paver sidewalks placed on concrete base with mortar setting bed edged with 1 foot wide salt finish concrete header edge. Crosswalks should be a minimum width of 16 feet wide.

Planting Areas: Street trees (Evergreen Elm-*Ulmus Parvifolia 'True Green'*) placed at 27-30 feet on-center, minimum of a 36 inch box size are in tree pits with tree guards and tree grates. Tree grates are iron tree grates model R-8706-1, 180 degree square and tree guards style A color flat black;
Neenah Foundry Company;
4221 E. Madison street,
Phoenix, Arizona 85034;
602) 225-9801.

Level C

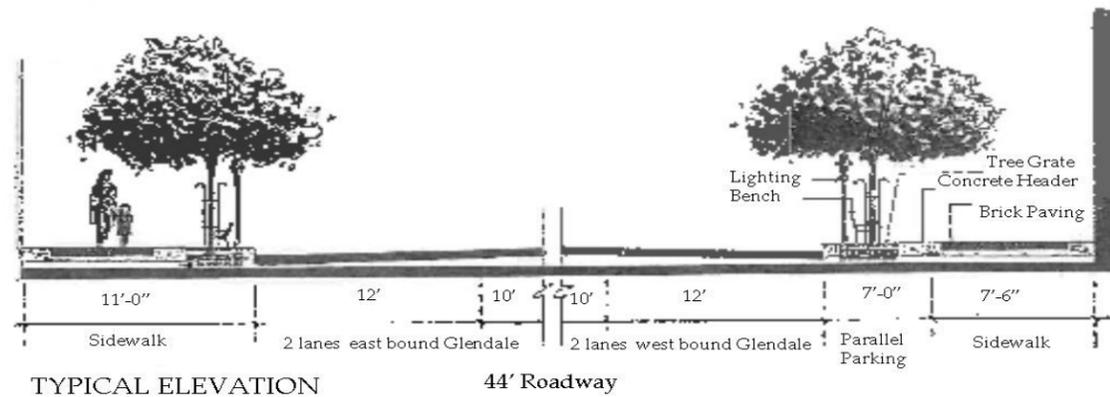
Seating Elements: Wood benches placed in pedestrian node areas and between trees. (see diagram). Benches are manufactured by British American Marketing model number (MD6) Medway 6' bench in natural wood color.

Lighting Elements: Standard pedestrian light from 55th Avenue West only as manufactured by Delta Lighting Systems Inc. model# HEOA 175 HPS 10'-0" pole and cast aluminum base model# PCB 104-10 or 114-10 or equal. Color to be flat black U-1083 per Stering Chemical Coating Color Guide. Pedestrian lights are placed between every other street tree working in conjunction with the downtown streetlight per street lighting standards P2 and F6.

Other Furnishings: Cast iron bollards can be applied as desired and as required by the City of Glendale to provide additional safety for particular pedestrian conditions, direct pedestrian crossing areas and as visual interest. Trash receptacles are utilized as required by the City of Glendale in areas of high pedestrian activity. Bollards are as manufactured by Spring City Electrical model Madison Bollard with tapped holes for chain eyebolt. Color to be flat black U-1083 per Stering Chemical Coatings Color Guide. Receptacles are as manufactured by Canterbury International Model #308A or equal. Color to be Khaki 2124 per Stering Chemical Coatings Color

Downtown Streetscape Design Guidelines

Development Level C



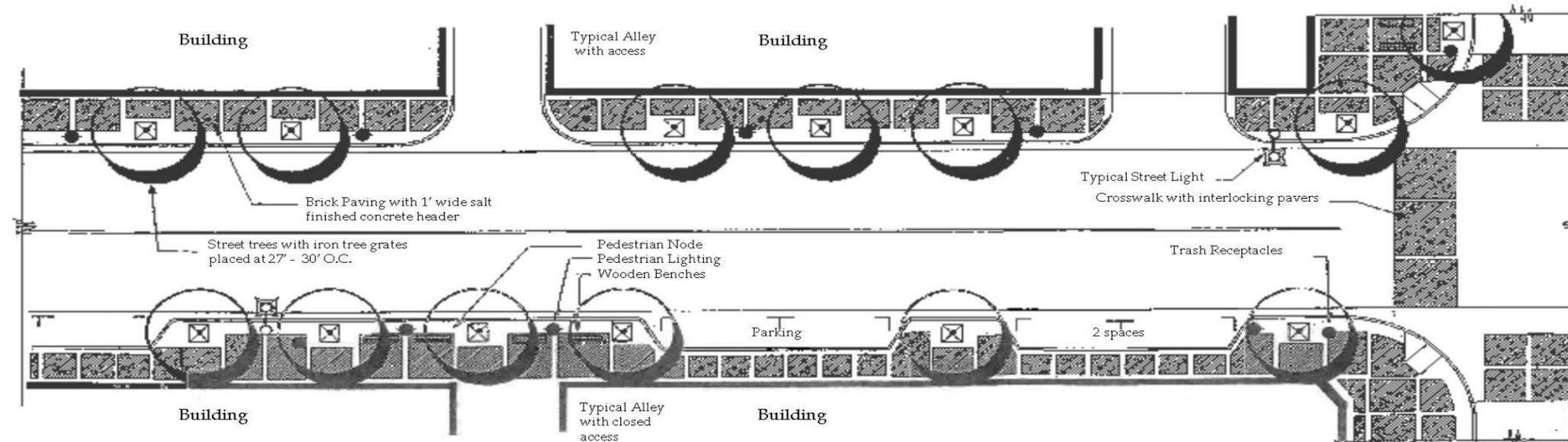
The Level C scheme utilizes brick pavers with a salt finish concrete header grid, special brick crosswalks, benches, pedestrian lighting fixtures, trash receptacles, bollards, and street trees placed in tree grates with tree guards. This level is for areas of greatest pedestrian use, such as the downtown core areas.

Street Trees:
Ulmus Paravifolia
'True Green',
Evergreen Elm

Seating Elements:
Standard downtown wooden benches are used as desired and directed by the City of Glendale, benches are manufactured by British American Marketing Model# MD6, 6' bench natural wood color.

Lighting Elements:
Standard pedestrian light located on Glendale Avenue West of 55th Avenue only, model as manufactured by Delta Lighting Systems, Inc. model# HEOA 175 HPS 10'-0" pole and cast aluminum base model# PCB 104-10 or 114-10 or equal. Glendale Downtown streetlight per standards P2 and F6

Other Furnishings:
Trash receptacles by Canterbury Int. model# 308A or equal. Cast iron bollards by Spring City Electrical model Madison Bollard at the discretion of the City of Glendale.



Level D:

Level D provides an alternative to Level B streetscape development. Intended as a transitional commercial streetscape, Level D utilizes concrete walks with an eight inch wide brick header grid and a continuous sixteen inch wide brick header along the curb. A minimum of 11 feet-8 inches from the back of the curb is required to properly accommodate this condition. This configuration is intended to provide pedestrian access to curb side parking. In most cases diagonal and parallel parking can occur adjacent to the curb.

Locations: Level D streetscape is indicated for 55th Avenue, 55th Drive, 56th Avenue and west side of 51st Avenue from Lamar Road to Glenn Drive.

Sidewalk: Concrete walks with eight inch wide brick header placed in grid pattern, see diagram in Figure 5. Sidewalk is a minimum of 11 feet 8 inches.

Sidewalk Accent: 16 inch wide brick header continuously along curb.

Crosswalks: Special crosswalk treatment as required by the City of Glendale with brick like concrete paver crosswalks placed on concrete base edged with mortar setting bed with 1 foot salt finish concrete header edge.

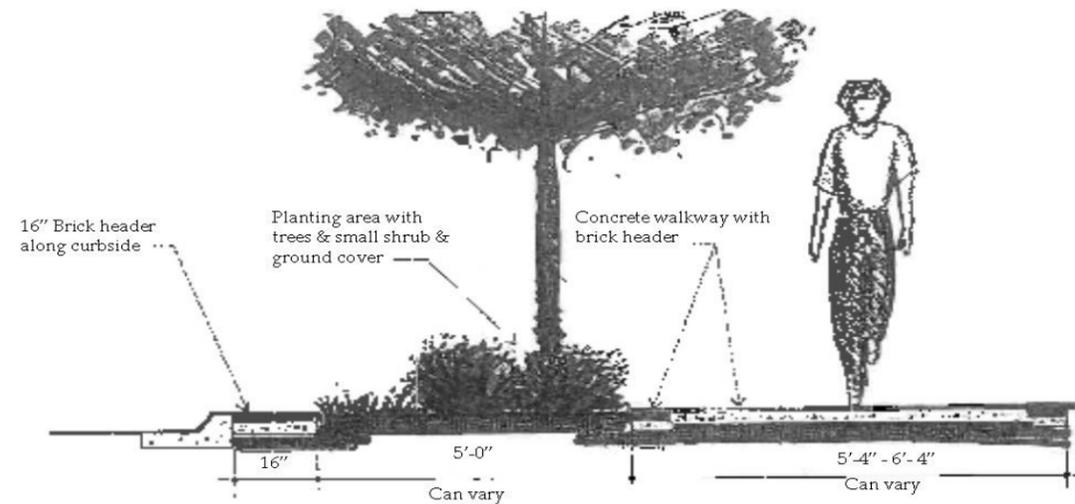
Planting Areas: Planters 11 to 12 feet long a minimum of 5' 4" wide adjacent to curb header. Street trees (*Evergreen Elm-Ulmus parvifolia 'True Green'*) located in the center of the planters placed at 30' on-center minimum of 36 inch box size with closely spaced evergreen and flowering ground cover (*Dalea Capitata 'Sierra Gold'-Sierra Gold Dalea*, and *Lantana Montevidensis-Purple Trailing Lantana* spaced at 2 feet on center, *Asparagus Densiflorus 'Sprengeri'*, *Asparagus Fern*).

Seating Elements: Seating Element as required at the direction of the City of Glendale.

Lighting Elements: When streetscape systems intersect Glendale Avenue one Pedestrian light is required on each side of the roadway at the corner of Glendale Avenue. Standard pedestrian light model as manufactured by Delta Lighting System, Inc. model #HEOA 175 HPS 10'-0" pole and cast aluminum base model # PCB 104- 10 or 114- 10 or equal. Color to be flat black U-1083 per Sterling Chemical Coatings Color Guide. Pedestrian lights shall be placed in conjunction with the City of Glendale downtown streetlight per street lighting standards P2 and F6.

Downtown Streetscape Design Guidelines

Development Level D



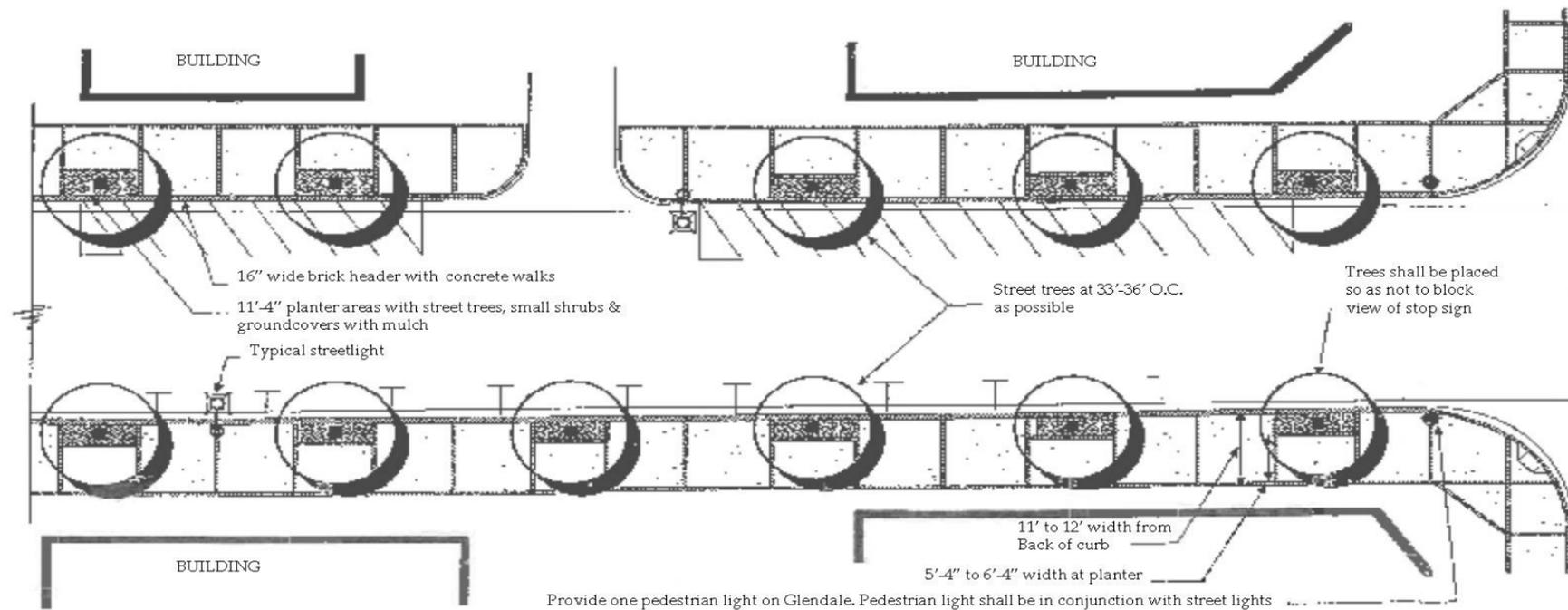
TYPICAL ELEVATION

Intended as a transitional commercial streetscape, Level D utilizes concrete walks with an eight inch wide brick header grid and a continuous sixteen inch wide brick header along the curb. A minimum of 11 feet-8 inches from the back of the curb is required. In most cases diagonal and parallel parking can occur adjacent to the curb.

Street Trees:
Ulmus Paravifolia
 'True Green',
 Evergreen Elm

Ground Cover:
Asparagus d. 'Sperneri',
 Asparagus Fern
Dalea Capitata 'sierra Gold',
 Sierra Gold Dalea
Lantana Montevidensis,
 Purple Trailing Lantana

Lighting Elements:
 Where intersecting streetscape system on Glendale Avenue (1) pedestrian light (by Delta Lighting Systems Inc, Inc. model# HEOA 175 HPS 10'-0" pole and cast aluminum base model# PCB 104-10 or 114-10 or equal) is required on each side of the roadway at corner. Glendale downtown streetlight per standard P2 and F6.



Level E:

The Level E streetscape provides a transition to the residential/commercial scale streetscape of Catlin Court. Streetscape Level E is intended for areas of residential scale and commercial land uses in the downtown area and utilizes concrete walks with 8 inch wide brick header adjacent to the walk. A linear planting strip between the walk and roadway shall be a minimum of 2 feet 6 inches and up to and beyond 6 feet wide. A continuous 16 inch wide brick header between the curb and the planter is identified.

Locations: All streets between and including Glenn Drive, Palmaire Avenue, and Myrtle Avenue to the east side of 55th Avenue to the east side of 57th Avenue the south side of Palmaire Avenue between 58th Avenue and 55th Avenue and between 59th Drive and 59th Avenue is included along with 54th Drive from Lamar Road to Glendale Avenue.

Sidewalk: A detached walk 5 foot width with 8 inch wide brick header continuously along each side of walk provide the 6 feet 4 inches minimum walkway width.

Sidewalk Accent: Sixteen inch wide brick header continuously between the curb and planter is also identified for areas with parallel parking.

Crosswalks: Special sidewalk treatments are not required except when adjoining levels A, B, and C streetscape.

Planting Areas: Continuous planter along curb a minimum width of 2 feet 6 inches wide with greater widths preferred. Planters up to and beyond 6 feet wide are encouraged to enhance the residential image this streetscape represents. Planting area shall utilize street trees (Evergreen Elm-*Ulmus Parvifolia 'True Green'*) placed at 30 feet on center with closely spaced evergreen and flowering ground cover (*Asparagus Densiflorus 'sperneri'*-Asparagus Fern, *Lantana Camara*-Yellow Trailing Lantana and *Gazania Rigens 'Sun Gold'* - Sun Gold gazania spaced at 2 feet on center) and accent plants (*Hesperaloe Parviflora*-Red Yucca) placed to provide points of focus and interest.

Lighting Elements: City of Glendale downtown streetlight per Glendale street lighting standards P2 and F6.

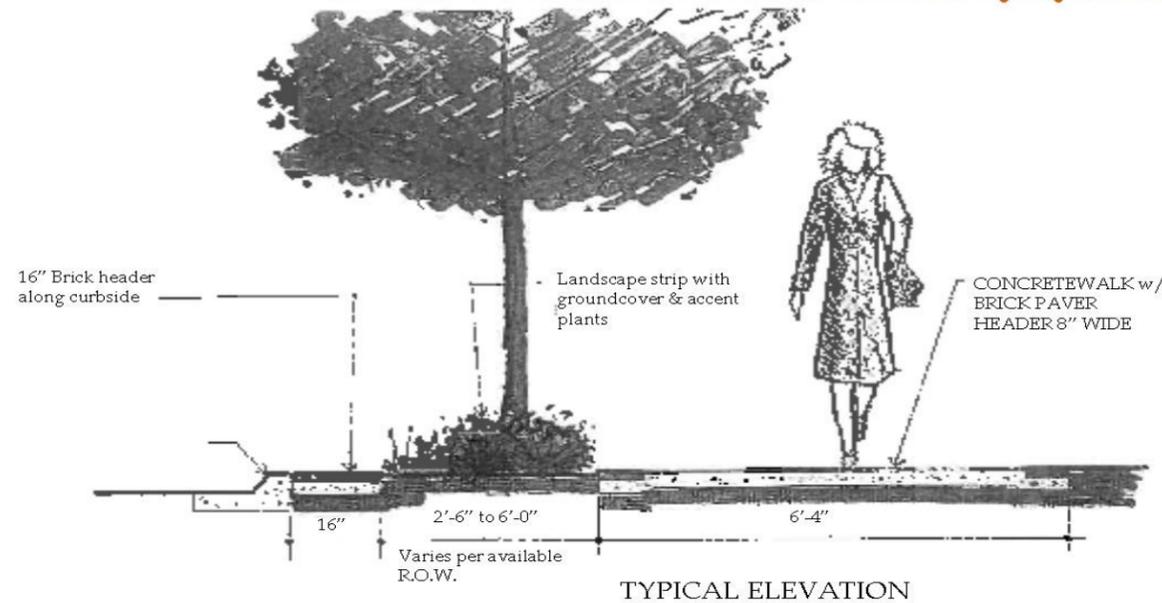
Seating Elements: Seating Elements are not required at this level.

Downtown Streetscape Design Guidelines

Development Level E



Streetscape Level E is intended for areas of residential scale and commercial land uses in the downtown area and utilizes concrete walks with 8 inch wide brick header adjacent to the walk. A linear planting strip between the walk and roadway shall be a minimum of 2 feet 6 inches and up to and beyond 6 feet wide. A continuous 16 inch wide brick header between the curb and the planter is identified.

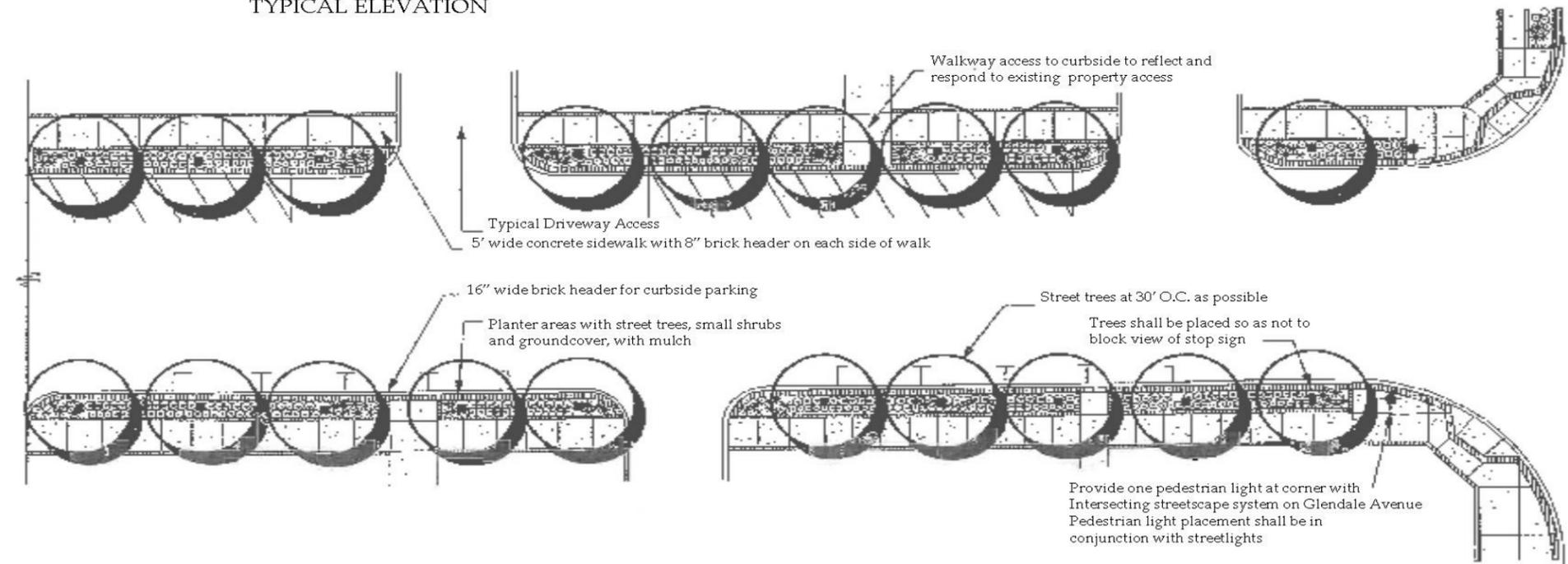


Street Trees:
Ulmus Paravifolia
 'True Green',
 Evergreen Elm

Ground Cover:
Asparagus d. 'Sperneri',
 Asparagus Fern
Lantana Camara, Yellow
 Trailing Lantana
Gazania rigens 'Sun Gold',
 Sun Gold Gazania

Accent:
Hesperaloe parviflora,
 Red Yucca

Lighting:
 City of Glendale downtown streetlight per street lighting standards P2 and F6



Level F:

Level F provides a residential scale streetscape that will accommodate moderate pedestrian traffic and use. The system includes 5 to 6 feet wide detached walkways constructed of concrete. A continuous 18 inch wide concrete header is included for portions with curb side parallel street parking.

Locations: North/south roadways east of downtown from 55th Avenue East to 51st Avenue and along Lamar Road and Myrtle Avenue from 55th Avenue to 53rd Avenue, also Glenn Drive from 55th Avenue to 51st Avenue, including the west side of 51st Avenue between Lamar Road and Glenn Drive.

Sidewalk: Salt finish concrete walks, detached, 5 feet wide minimum, 6 feet wide preferred.

Sidewalk Accent: Continuous 18 inch wide salt finish concrete header along curbs with roadside parking.

Crosswalks: Special crosswalk treatment is not included.

Planting Areas: Linear boulevard planters adjacent to the curb are variable in width depending on available right-of-way with street trees (Ulmus Paravifolia-Evergreen Elm with Pistacia Atlantica-Chinese Pistache on Lamar Road only) placed at 30 feet on center, ground cover planting (Myoporum parvifolium-Prostrate Myoporum, Dalea Capitata 'Sierra Gold'-Sierra Gold Dalea and Lantana Montevidensis-Purple Trailing Lantana spaced at 2 feet on center) and succulent (Aloe Saponaria-Tiger Aloe) used as accent.

Seating Elements: Special seating is not included in this level.

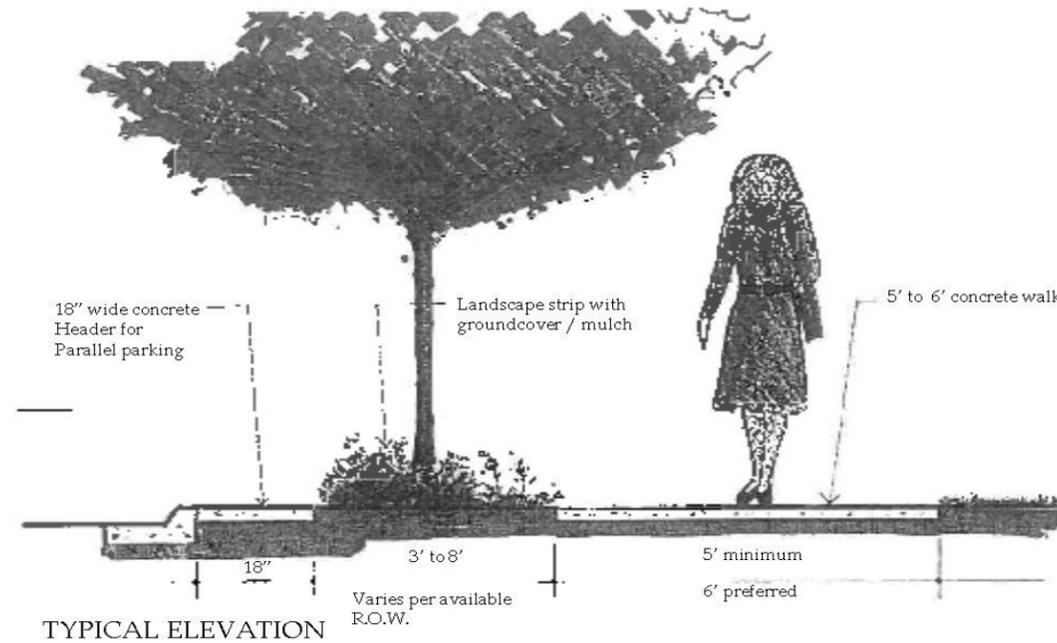
Lighting Elements: City of Glendale downtown streetlight per City of Glendale street lighting standards P2 and F6.

Downtown Streetscape Design Guidelines

Development Level F



Level F provides a residential scale streetscape that will accommodate moderate pedestrian traffic and use. The system includes 5 to 6 feet wide detached walkways constructed of concrete. A continuous 18 inch wide concrete header is included for portions with curb side parallel street parking.

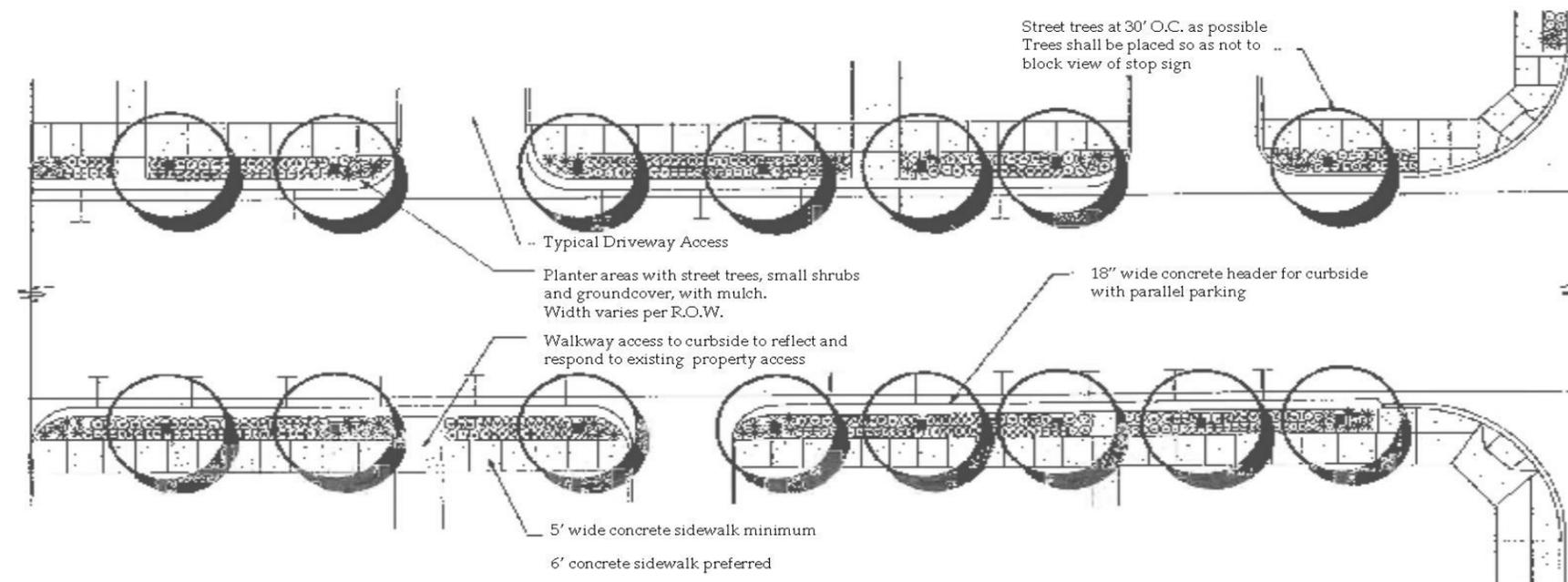


Street Trees:
Ulmus Paravifolia
 'True Green',
 Evergreen Elm
Pistacia Atlantica,
 Chinese Pistache on
 Lamar Road only

Ground Cover:
Myoporum parvifolium,
Prostrate Myoporum
Dalea Capitata 'sierra Gold,
 Sierra Gold Dalea
Lantana Montevicensis,
 Purple Trailing Lantana

Accent:
Aloe Saponaria, Tiger Aloe

Lighting:
 City of Glendale downtown
 streetlight per street lighting
 standards P2 and F6.



Appendix A:

Benches	Manufactured by British-American Marketing 251 Walsh Pool Road Lionville, Pennsylvania 19353 (800) 344-0159 Model# (MD6) Medway 6' Color-Natural Wood
Bollards	Manufactured by Spring City Electrical P.O. Box 19 Spring City, Pennsylvania 19475 Model Madison Bollard with tapped holes for chain eyebolt. Color-flat black U-1083 per Sterling Chemical Coating Color Guide.
Sidewalk Brick Pavers	Manufactured by American Eagle Brick Company P.O. Box 12336 El, Paso, Texas 79913-0336 (505) 589-4484 Higgins Brick Company 1845 Elna Avenue Redondo Beach, California 81002-0533 (719) 542-8278 8" x 4" x 2" Red brick pavers, class SX type
Crosswalk Pavers	Manufactured by Pavestone Company 1835 East University Drive Phoenix, Arizona 85281 (602) 257-4588 Type-Holland I 6cm Color-Oaks Blend
Pedestrian Lights	Manufactured by Delta Lighting Systems, Inc. 13980 Central Avenue Chino, California 91710 (909) 465-5468 Local Representative Watkins Sales (602) 244-9815 Model# HEOA 175 MPS 10'-0" pole and cast aluminum base model# PC8 104-10 or 114-10 or equal. Color flat black U-083 per Sterling Chemical Coating Color Guide.

Appendix A

Streetlights	Per City of Glendale street lighting standards P2 and F6.
Trash Receptacles	Manufactured by Canterbury International 5632 W. Washington Boulevard Los Angeles, California 90016 (800) 935-7111 Model# 308A or equal. Color-Khaki 2124 per Sterling Chemical Coating Color Guide.
Tree Grates	Manufactured by Neenah Foundry Company 4221 East Madison Street Phoenix, Arizona 85034 (602) 225-9801 Model# R-8706-1 iron 180 degree square. Color flat black
Tree Guards	Manufactured by Neenah Foundry Company 4221 East Madison Street Phoenix, Arizona 85034 Model# A Color flat black