

Median Landscape Maintenance



PUBLIC WORKS DEPARTMENT

Mohamed Youssef, PE, PTOE
Public Works Director

DEVELOPMENT SERVICES DEPARTMENT

Brett Burningham, AICP
Development Services Director



Median Landscaping: Background Council Strategic Planning Session (Feb. 2022);

Council directed staff to do the following:

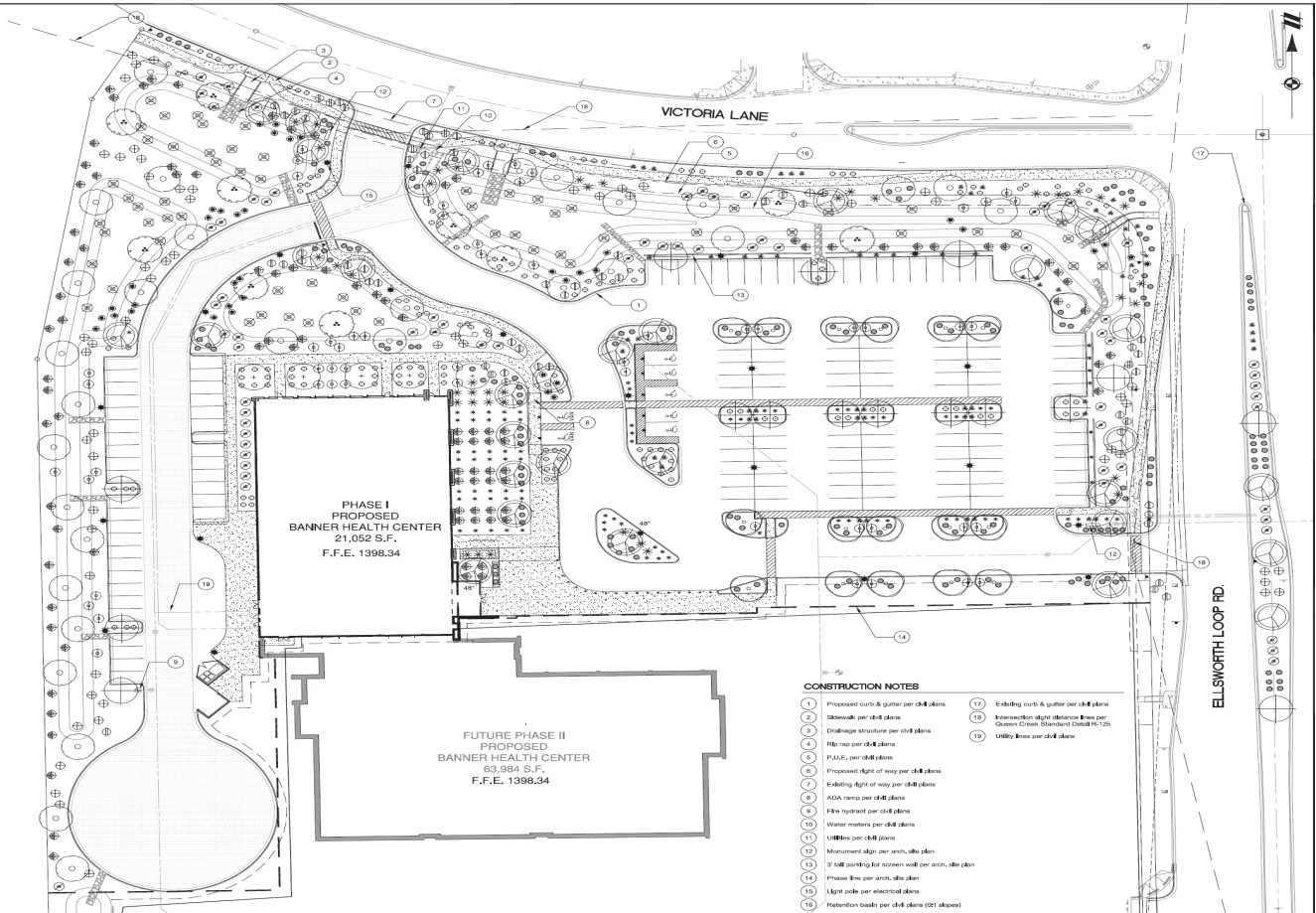
1. Maintain medians in the arterial streets to ensure a recurring, common approach to the safety and aesthetic needs of the community.
2. Conduct an additional survey of the existing medians and future medians that would be covered under this directive. Additional information will identify locations, costs and timing of new medians constructed by new development.
3. Development Services staff to investigate the possibility to accelerate code enforcement program to ensure faster compliance for landscape maintenance by Homeowner's Associations, as applicable.

Town Development Standards

LANDSCAPE SCHEDULE

All tree sizes to meet or exceed Arizona Nurseries Association (ANA) Specifications
U.O.N. = Unless otherwise noted

TREES	
Bum	50m
<i>Acacia salicina</i>	24" low 50m, Trunk
<i>Ulmus Amstel</i>	24" low 50m, Trunk
<i>Cercidiphyllum japonicum</i>	30" low U.O.N. 60" low Multi Trunk
<i>Prosopis juliflora</i> Phoenix™	24" low Multi Trunk
<i>Prosopis juliflora</i> Phoenix™	24" low Multi Trunk
<i>Ficus religiosa</i>	24" low 50m, Trunk
<i>Ficus religiosa</i>	24" low 50m, Trunk
<i>Quercus virginiana</i>	30" low 50m, Trunk
<i>Southern Live Oak</i>	30" low 50m, Trunk
<i>Ulmus parviflorus</i>	24" low 50m, Trunk
<i>Evergreen Elm</i>	24" low 50m, Trunk
SHRUBS & ACCENTS	
Bum	50m
<i>Callistemon californicus</i>	5.0m
<i>Salvia Red Fairy Duster</i>	5.0m
<i>Callistemon coccineus 15000 Jumbo</i>	5.0m
<i>Agave palmifolius</i>	5.0m
<i>Agave palmifolius</i>	5.0m
<i>Eurochorda maculata Violante™</i>	5.0m
<i>Yucca filamentosa</i>	5.0m
<i>Hebe x exoniensis</i>	5.0m
<i>Red Yucca</i>	5.0m
<i>Clusia Minoris</i>	5.0m
<i>Conocarpus pedunculatus Green Cloud™</i>	5.0m
<i>Green Cloud Sage</i>	5.0m
<i>Muhlenbergia capensis Regal Mist™</i>	5.0m
<i>Regal Mist Grass</i>	5.0m
<i>Trachypogon</i>	5.0m
<i>Gold Star</i>	5.0m
GROUNDCOVERS	
Bum	50m
<i>Lantana speciosa New Gold™</i>	5.0m
<i>Shrub Gold Lantana</i>	5.0m
<i>Trailing Rosemary</i>	1.0m
<i>Asplenium nidus Desert Carpet™</i>	1.0m
<i>Desert Carpet</i>	1.0m
MISCELLANEOUS	
Bum	50m
Decomposed Granite	3/4" Screened



- CONSTRUCTION NOTES**
- 1 Proposed curb & gutter per c&g plans
 - 2 Sidewalk per c&g plans
 - 3 Intersection sight triangle area per Queen Creek Standard Detail R-125
 - 4 Drainage structure per c&g plans
 - 5 Fibr mat per c&g plans
 - 6 P.U.P.E. per c&g plans
 - 7 Proposed sight of way per c&g plans
 - 8 Existing sight of way per c&g plans
 - 9 ADA ramps per c&g plans
 - 10 Fire hydrant per c&g plans
 - 11 Water meters per c&g plans
 - 12 Utilities per c&g plans
 - 13 Monument sign per arch. site plan
 - 14 3' tall parking lot screen wall per arch. site plan
 - 15 Private Bus per arch. site plan
 - 16 Light poles per electrical plans
 - 17 Existing curb & gutter per c&g plans
 - 18 Intersection sight triangle area per Queen Creek Standard Detail R-125
 - 19 Utility lines per c&g plans

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THE ATTACHED UTILITY PLAN AND HAVE NOT BEEN RECONCILED BY THE OWNER OR THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH AND CHARACTER OF ALL UTILITIES BEFORE BEGINNING THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH AND CHARACTER OF ALL UTILITIES BEFORE BEGINNING THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH AND CHARACTER OF ALL UTILITIES BEFORE BEGINNING THE PROJECT.

NOTICE:
CONTRACTOR SHALL VERIFY THE SOLE RESPONSIBILITY OF THE CONTRACTOR WITHIN THE OWNER FOR THE ENGINEER'S DESIGN IS TO PROVIDE AND MAINTAIN ALL RESPONSIBILITY FOR THE SAFETY OF THE WORK OF PERSONS EMPLOYED BY THE OWNER OR ANY NEARBY STRUCTURES, OR BY ANY OTHER PERSONS.

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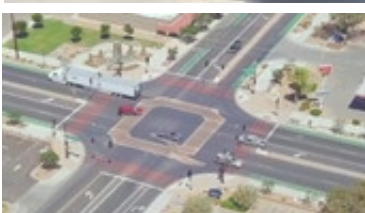
Code Enforcement

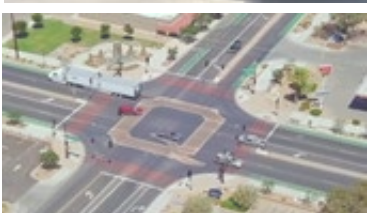
- 1-5 HOAs
- HOA Turnover
- Code Enforcement Action
(Notice of Violation/Citation)



Neglected HOA/ Property Owners Median Landscape

Public Works Staff
Providing
Maintenance to
neglected HOA/
Property Owners
Median Landscape

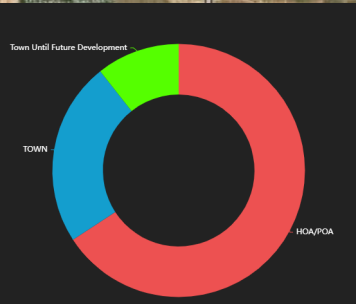
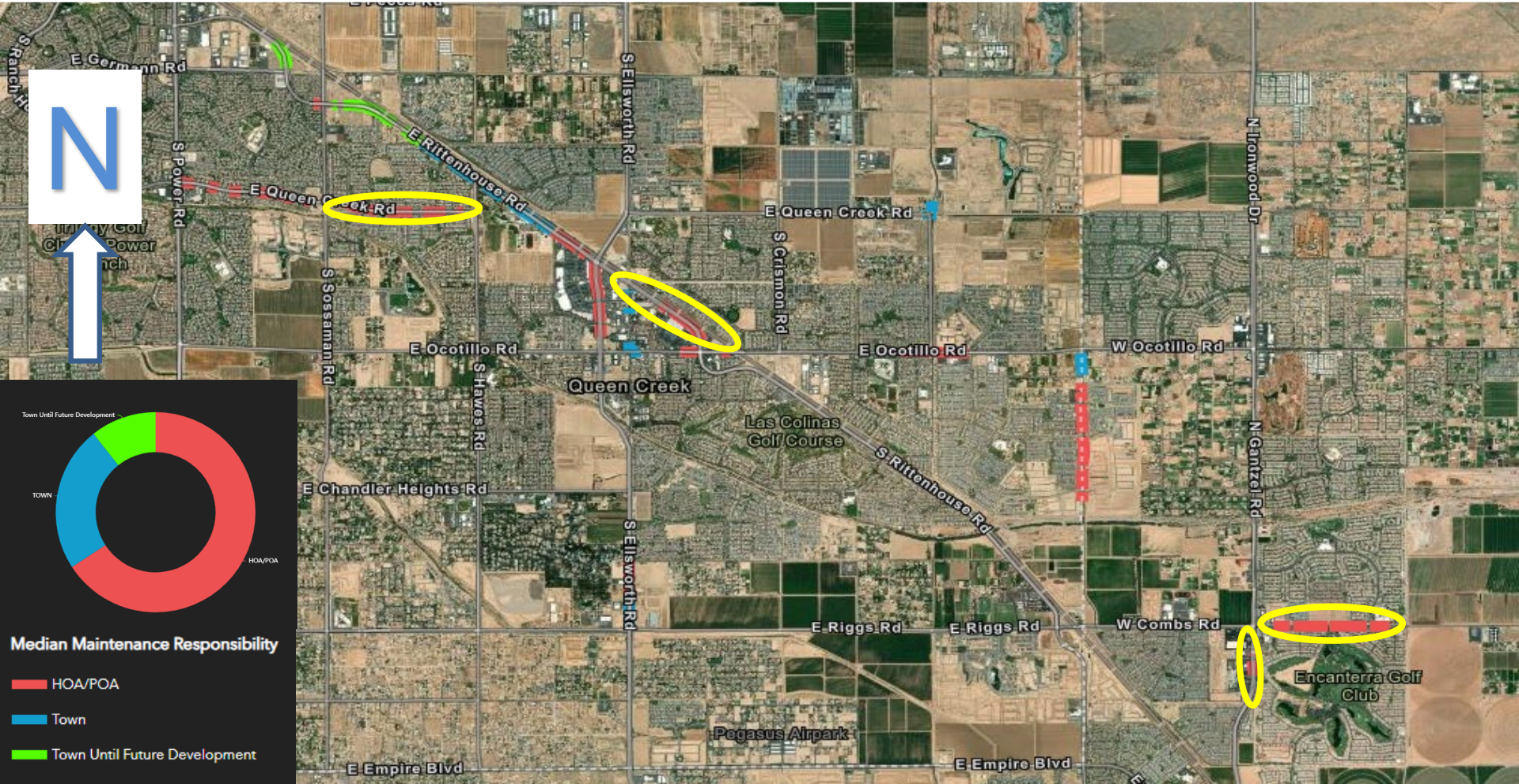




Map of Landscaped Arterial Medians Responsibility



Map of Landscaped Arterial Medians for Identified Areas of Concern



Median Maintenance Responsibility

- HOA/POA
- Town
- Town Until Future Development



BASIC OPTION

Town staff Maintain all landscaped median Town-wide only and private HOA will pay for water usage, irrigation system replacement and vegetation replacement.

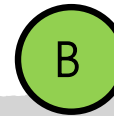
Town-wide



TOWN-WIDE FULL OPTIONS

Town staff will take a full ownership of the median maintenance, water usage, irrigation system replacement and vegetation replacement

Town-wide



AREAS OF CONCERN FULL OPTIONS

Town staff will take a full ownership of the median maintenance, water usage, irrigation system replacement and vegetation replacement

for identified areas of concerns only.

Alternatives Comparison



	A	B*	C
Maintenance Only			
Vegetation Replacement			
Water Usage & Irrigation System Replacement			

* Identified areas of concern only



Alternatives Cost Comparison



*** Identified areas of concern only**

Next Steps

- For options A & C
An amendment to the Zoning Ordinance & Subdivision Regulations is needed (2 months)
- For option B
Agreements with HOA/Property Owners is needed (2 months)



