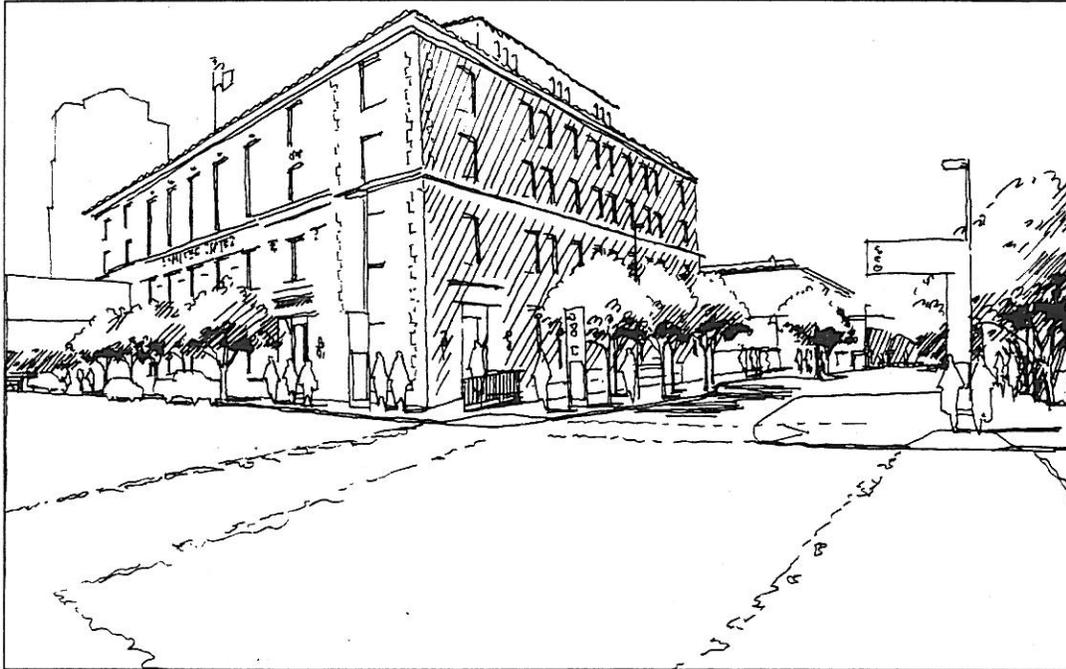


# Tucson DOWNTOWN

## Comprehensive Street Tree Plan



*Vision of street tree planting at the Old Federal Courthouse, Broadway and Scott Avenue*

The Tucson Downtown Comprehensive Street Tree Plan is a guide for property owners in the downtown central business district. This guide provides information on the types of street trees recommended for each downtown street, a "How-to-Plant" street trees in the downtown, and a step by step guide on how to obtain the necessary permits to plant street trees.

**City of Tucson**  
Department of Transportation  
Planning Division  
Parks and Recreation Department  
Planning Department



September 1998

## Acknowledgments

Mayor ..... George Miller, Mayor

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Ward II ..... Janet Marcus, Council Member  
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Ward IV..... Shirley C. Scott, Council Member  
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# Introduction

The 'Tucson Downtown Comprehensive Street Tree Plan' (Downtown Street Tree Plan) is provided to you as a guide to participate in the planting of street trees in the downtown business and arts district. The goal is to create a downtown environment that is attractive and lively. Providing natural shade and color through street tree plantings can help achieve this goal.

The Downtown Street Tree Plan is divided into three Sections.

**Section I** explains the Background, Purpose, and Goals of the Downtown Street Tree Plan.

**Section II** describes the overall concepts of the Downtown Street Tree Plan through a system of well-conceived downtown street types. The street types are defined by a 'hierarchy' of streets, including: Pedestrian Core Streets, Traffic Calming Streets, and Entry Streets. In addition, the Old Pueblo Promenade historic walk tour route is discussed in detail, illustrating how the trail is marked, connections the Promenade provides, and unique opportunities for Adopt-a-Gardens, inviting the community to become sponsors of individual garden areas. Section II includes a color insert of the Downtown Street Tree Plan, locating the selected street tree species that are recommended for each street type.

**Section III** provides a step-by-step approach to planting street trees to improve the public right-of way located adjacent to your property. Included in this Section are procedures for obtaining permits and approvals, utility verification (blue staking), planting tips, and maintenance responsibilities. Finally, Section III provides a complete list of contacts and telephone numbers for further information.

# SECTION I

## A. How to Use the Downtown Street Tree Plan

1. Review this document to understand its intent and requirements.
2. Refer to the insert map in Section II of this document - 'Tucson Downtown Comprehensive Street Tree Plan'.
  - 2a. Locate your property on the map to identify the existing and recommended street tree species.
  - 2b. Match the tree identification symbols on the plan with the tree species names on the Downtown Street Tree List.
  - 2c. Determine the recommended size and spacing recommendations for street trees.
3. Review Section III of this Plan and call the resource numbers for further information.
4. Follow the steps for permits and approvals, procedures for utility verification (blue staking), planting tips, and maintenance of your street trees.

## B. Goals of the Downtown Street Tree Plan

The goal of the 'Tucson Downtown Comprehensive Street Tree Plan' is to create a unique downtown streetscape environment by encouraging private and public interests to plant a variety of native, drought tolerant desert tree species in the business and arts district. This Plan serves as a concise 'how to' guide for planting street trees that were selected to improve and identify the different types of streets within the downtown Tucson district. The objective is that both private property owners and public agencies can work together to create a unique and interesting downtown streetscape environment through a variety of street trees that are representative of the Sonoran Desert environment.

### Background

In 1994, the Tucson Mayor and Council approved the 'City Center Vision & Strategic Plan' for the downtown business and arts district. This Plan recognized the need for shade in the downtown and recommended strategies such as: awning shade, street trees, and architectural designs to create shading opportunities of pedestrian areas in downtown. Creating a stronger urban design quality through the use of natural indigenous materials along the downtown street network was also a key component of the Plan.

Following the City Center planning effort is the Downtown Comprehensive Street Tree Plan. The Downtown Street Tree Plan was identified as one of several projects listed in the 'Tucson Downtown Pedestrian Implementation Plan'. Approved by the Mayor and Council in 1996, The 'Downtown Pedestrian Implementation Plan' provided City staff the direction to implement the Downtown Street Tree Plan.

The Downtown Comprehensive Street Tree Plan is a guide to assist property owners in downtown Tucson in the planning, design, planting, and maintenance of street trees. All downtown property owners (public and private) are encouraged to plant shade trees as a way of improving the aesthetic qualities of the streetscape adjacent to their property. The selected tree species recommended in this Plan are based on the approved low-water drought tolerant list established by the Arizona Department of Water Resources (ADWR). Other references in the *Land Use Code* that may be applicable include the following:

For the removal of existing native plant materials, see:  
TLUC: Native Plant Preservation Ordinance; Article 3, Division 8, Section 3.8. Development Standard 2-15.0.

For landscape and screening requirements, see:  
TLUC: Landscape and Screening Regulations; Article 3, Division 7, Sections 3.7.1 – 3.7.7 and Development Standard 2-06.0 Landscape and Screening Standards.

For further information on these ordinances and regulations, contact the City of Tucson Planning Department at 255 W. Alameda Street, Tucson, Arizona 85701. Tel 791-4505.

# Boundary Map of the Downtown Street Tree Plan



**Legend:**

 Downtown Street Tree Plan Boundary

## C. Who Does the Downtown Street Tree Plan Apply To?

This planning document is for public or private property owners, whether single lot owners or larger multi-property owner developers, who are interested in upgrading the streetscape along their property with street trees or other streetscape amenities. This guideline applies to improvements that are within the public right-of-way (or within perpetual easements for sidewalks) but does not apply to private property.

## D. Design Objectives

The Comprehensive Street Tree Plan is intended to create a diverse arrangement of native desert and/or drought tolerant plants for the City's streets in the downtown business and arts district. The focus is to identify different types of streets in the downtown by creating a palette of street trees that may provide color, texture, and form to the design of our streets.

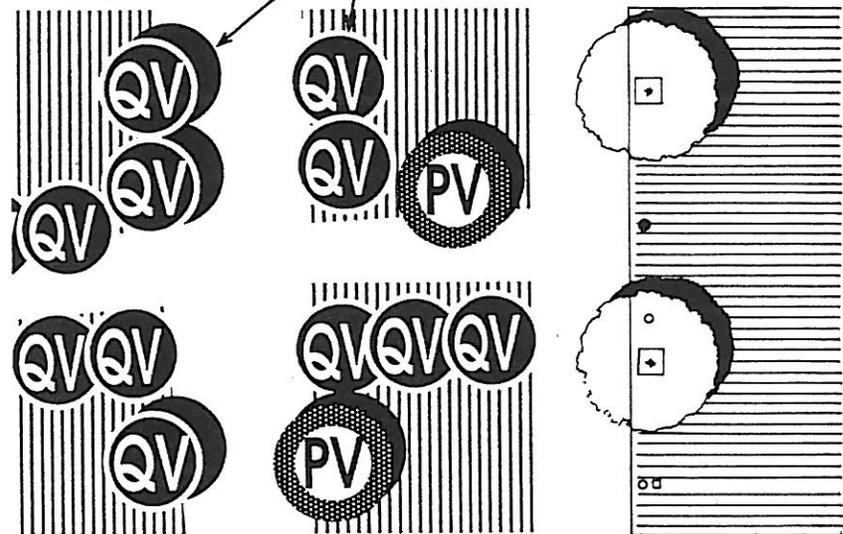
A composition of evergreen and deciduous trees are proposed to maximize shade in the summer months, allow winter sun to filter through, and mark the seasons with subtle flowers characteristic of the Sonoran Desert's trees.

Street trees in downtown Tucson's public-right-of-way are planned in the form of an urban mosaic to enhance the pedestrian environment through the addition of shade, seasonal color, character and scale.

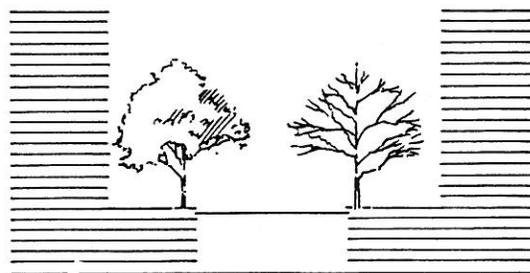
Trees must be planted a safe distance from utility lines.

Street trees must allow adequate clearances for pedestrian travel.

A portion of the Plan shows the location and species of existing and proposed trees.



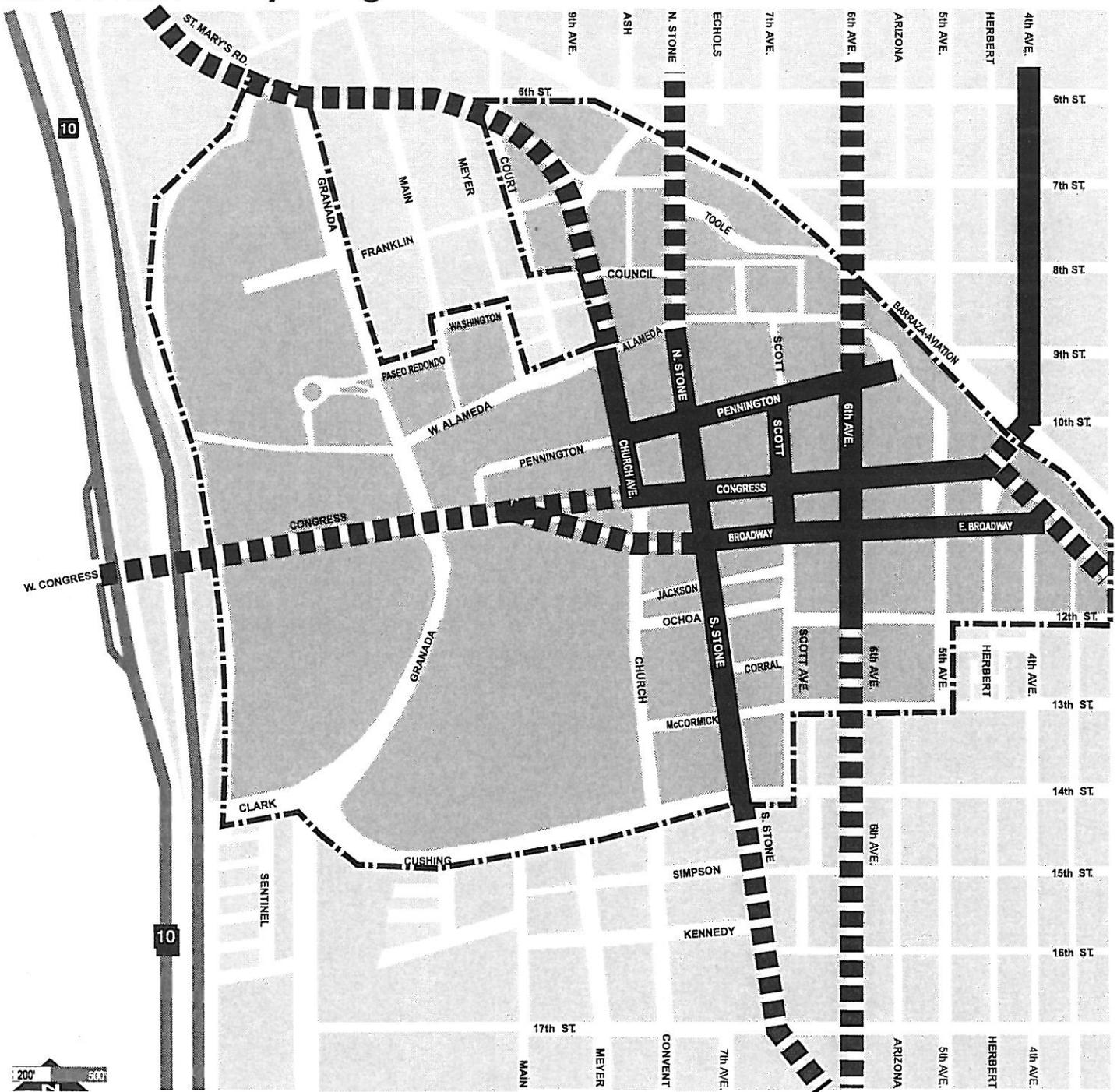
(Plan view)



A cross-section of the street shows the trees relation to the buildings



# Street Hierarchy Diagram for Downtown



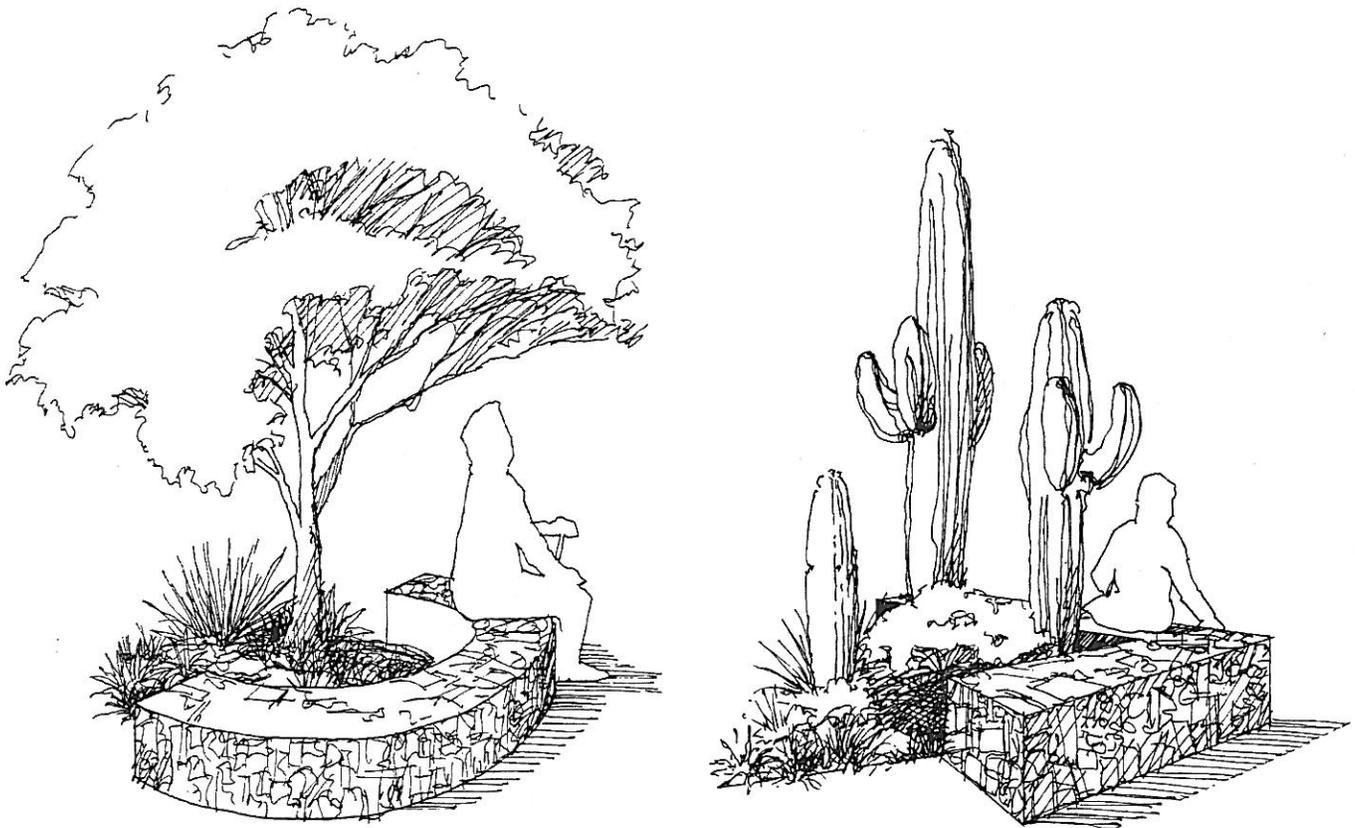
## Legend:

-  Pedestrian Core Streets have traditionally supported the most commercial activity.
-  Entry Streets are the primary routes into and out of Downtown.
-  Traffic Calming Streets are the remaining streets in the downtown network that serve to distribute traffic within Downtown.
-  Downtown Street Tree Plan Boundary

## B. The Old Pueblo Promenade

The Old Pueblo Promenade is a pedestrian route that circles through downtown Tucson. Along the path are a host of interesting features of Tucson's historic past, its lively neighborhoods, and the active business, arts, and government districts.

The Old Pueblo Promenade will be marked with interpretive signage, in addition to distinctive desert tree and shrub plantings within a mosaic seatwall. These elements may be Adopt-a-Garden sites as a way for community participation and support for downtown improvements. The Adopt-a-Garden concept is open to any non-profit or community organization that is created to educate the public on native plants and ecosystems of the Sonoran Desert region. Signs identifying the plants and recognizing the sponsoring organization should be included at the individual sites. The organization should coordinate with the City of Tucson to create the design for plant gardens at specified locations along the Old Pueblo Promenade. Funding for the design, construction, and maintenance of the garden and associated irrigation, seatwalls, and signs will be the responsibility of the sponsoring organizations.



The Old Pueblo Promenade is indicated on the Downtown Street Tree Plan by a dashed line. The symbol is located where an Adopt-a-Garden site planting and seatwall could be developed.



## C. Downtown Street Tree List

The location of street trees represented in the Downtown Street Tree Plan map are approximate. Verification of existing utilities and permit approvals from the City of Tucson will help determine the approximate location and spacing of street trees. To obtain the necessary permit to dig in the public right-of-way, the precise location of each tree to be planted must be determined. See page 13 for further information.

The street tree list was developed to respond to the individual street type as identified in the Street Hierarchy. The following street types have been established:

- Pedestrian Core Streets
- Traffic Calming Streets
- Neighborhood Routes
- Entry Streets
- Downtown Edges

Pedestrian Core Streets are distinguished by native deciduous tree species that have large massing and darker trunks to line the street with a strong linear presence. The *Quercus virginiana*, Southern Live Oaks, are the predominant street tree for this street type.

Traffic Calming Streets are defined by medium size evergreen and deciduous canopy trees with lighter colored trunks and shade for the narrower streets. These street tree species will provide dramatic spring colors and a comfortable pedestrian environment.

Neighborhood Routes will have medium sized trees to link each of the adjacent neighborhoods to the downtown core. The street trees identified for these street types create interesting forms and respond to the unique qualities of the historic neighborhoods in the downtown core.

Entry Streets will be dominated by large evergreen trees along the major routes to downtown. The selected tree species will compliment the wide roads and high volume of traffic typical of the area.

Downtown Edges impacted by the circulation corridors such as I-10 and the Barraza Aviation Parkway will be treated differently with a variety of street trees. The trees selected will provide varying massing, color, and texture to add interest for visitors and local residents of the area.

The Old Pueblo Promenade is marked at specific points with garden sites including Sonoran desert trees, understory vegetation and a tile mosaic seatwall.

The following lists the recommended street trees for the area within the Downtown Street Tree Plan boundary. This list of street trees has been approved by the Landscape Advisory Committee, with input from the City's Parks and Recreation and Transportation Departments.

# Downtown Street Tree List

STREET TYPE	SYMBOL	RECOMMENDED TREE SPECIES
PEDESTRIAN CORE STREETS	PV	Prosopis velutina, Native Mesquite
	QV	Quercus virginiana, Southern Live Oak
TRAFFIC CALMING STREETS	AS	Acacia smallii, Sweet Acacia
	CF	Cercidium floridum 'Desert Museum', Blue Palo Verde
NEIGHBORHOOD ROUTES	CL	Chilopsis linearis, Desert Willow
	PC	Prosopis chilensis, Chilean Mesquite
ENTRY STREETS	CR	Celtis reticulata, Western Hackberry
	OT	Olneya tesota, Desert Ironwood
	PH	Pinus halepensis, Aleppo Pine
	QT	Quercus texana, Red Oak
DOWNTOWN EDGES as planned by ADOT for the I-10 Frontage Road	AB	Acacia berlandieri, Guajillo
	AS	Acacia smallii, Sweet Acacia
	CC	Casuarina cunninghamiana, Australian Pine
	CF	Cercidium floridum, Blue Palo Verde
	EL	Eucalyptus leucoxylon, White Ironbark
EXISTING TREES  These street trees have been identified on the Downtown Comprehensive Street Tree Plan map included in this document.	AS	Acacia smallii, Sweet Acacia
	BP	Brachychiton populneus, Bottle Tree
	CC	Casuarina cunninghamiana, Australian Pine
	CF	Cercidium floridum, Blue Palo Verde
	EL	Eucalyptus leucoxylon, White Ironbark
	FV	Fraxinus velutina, Arizona Ash
	GT	Gleditsia triacanthos, Honey Locust
	JM	Jacaranda mimosifolia, Jacaranda
	OS	Olea species, Olive
	P	Phoenix canariensis, Canary Island Date Palm
	PH	Pinus halepensis, Aleppo Pine
	PW	Platanus wrightii, Arizona Sycamore
	PG	Prosopis glandulosa, Honey Mesquite
	PV	Prosopis velutina, Native Mesquite
	QV	Quercus virginiana, Southern Live Oak
	RL	Rhus lancea, African sumac
	SM	Schinus molle, California Pepper
W	Washingtonia robusta, California Fan Palm	

Notes:

The location shown on the Downtown Street Tree Plan map for the each tree to be planted is approximate.

In most cases, the property owner adjacent to the right-of-way is responsible for obtaining a tree planting permit, planting, irrigating, and maintaining the street tree. To obtain the necessary permit, the precise location of each tree to be planted must be determined, (see page 13).

*The goal is to have the maximum number of healthy trees in downtown that don't conflict with pedestrian circulation and utility locations.*



## SECTION III

The following information is from the 'TREE Planting Guide', published by the City of Tucson, Department of Transportation. This information has been reformatted for the Downtown Street Tree Plan.

### A. How to Plant & Maintain Your Street Tree

To ensure a long life for your street tree and to keep it from becoming a hazard to utility lines, pedestrians, and motorists, the City has developed these planting and maintenance guidelines for your use. These guidelines are in accordance with Sections 25-52 through 25-55 of the City Code adopted by Mayor and Council on July 5, 1994.

#### Planting in the Right-of-Way

The public right-of-way is the area reserved for a public use, such as street rights-of-way and utilities. The pedestrian area of the public ROW is the area located between your property line or building frontage and the street curb. Trees, shrubs, and other vegetation in the ROW should not interfere with the clear visibility of traffic signs and signals, lights, pedestrian walkways, or utility lines. To maintain clear visibility, trees should not be planted within fifty (50) feet of a stop sign, yield sign, or traffic signal along the driver's line of sight.

#### Planting in the Right-of-Way Requires a Permit

Whenever you plan to dig a hole on public property, you need to obtain an excavation permit from the Development Services Center. If you want to know approximately where your property line is, or if you need further information, call the Maps and Records Division 791-4321. Not-for-profit organizations and individual homeowners are exempt from permit fees for planting in the ROW (but are still required to obtain a permit).

#### Permit Application Information

You will need to submit a plan or drawing that includes measurements and dimensions showing the items listed below located within twenty five (25) feet of any proposed planting location.

- Number and type of each plant;
- Width of planting area(s);
- Property lines;
- Location of underground and overhead utilities in or above the planting area as determined by utility companies called out to "Blue Stake," as further described below;
- Distance from the planting area to the utility lines ("set-backs");
- Distance from the planting area to the curbs, sidewalks, street corners, alleyways, driveways, traffic signs, and fire hydrants or other permanent features.

#### "Blue Stake" Prior to Excavation and Planting

State law requires that underground utilities be located prior to digging in a public or utility ROW. Accidental contact with an underground line could cause injury, property damage, or interruption of utility services, and result in charges to you to repair the damage.

Call Blue Stake at 745-2211 to determine the location of underground and overhead utilities in or above the planting area. This is a free service.

Blue Stake will notify the various utility companies (gas, electric, water, sewer, telephone, cable, etc.) to send someone to your property to mark the location of the utilities. This information should be shown on the plan you submit with your permit application.

#### Trees for Tucson Tree Bank

Trees are available through the Trees for Tucson tree bank. Trees for Tucson also provides assistance in proper tree selection, and in attaining the necessary permits to plant in the right-of-way. Trees for Tucson is a project of Tucson Clean and Beautiful, a non-profit program. Call 791-3109 for more information.

## Distance Required Between Proposed Trees and Utilities

To safeguard workers who must perform maintenance repairs on utility equipment the following planting setbacks from utility locations are required:

### Aboveground Utilities

Utility poles.....	15ft (radius)
Utility meters .....	5 ft
Fire hydrants .....	3 ft (radius)
Fire dept. inlet .....	3 ft (radius)
connections	
Sanitary sewer .....	50 ft (radius)
manhole/cleanout	
Electrical Equipment.....	8 ft (from door)
with doors	

### Underground Utilities

Water main/service lines.....	5. ft
Natural gas lines .....	5. ft
Electrical lines .....	3. ft
Telephone lines.....	3. ft
Cable TV .....	3. ft
Electric & .....	50. ft
phone vaults & pullboxes	
Sanitary Sewer.....	10. ft

### Overhead Utility Lines

Trees planted under utility lines may be subject to severe pruning or removal by utility companies. For this reason, trees planted under utility lines will require permission from the utility companies. Care should be taken in locating trees near overhead utility lines. Consider how large the tree will be at maturity so that its trunk and branches will not interfere with any overhead lines.

### Tree Irrigation

The City does not normally permit the installation of any form of underground irrigation system in the pedestrian area of the ROW. Excavation under a sidewalk is not permitted. For more information about irrigation systems call the City Engineer's Office at 791-5100.

### Street Widening Affect on Street Trees

When the ROW area is needed for public improvement projects, the City may remove any and all trees and vegetation without compensation to the property owner. The City will notify property owners when the ROW is needed to allow the property owner the opportunity to remove and transplant trees and vegetation.

In addition, utility companies may remove or trim trees/shrubs without compensation to the property owner in order to access utility lines for emergency or routine maintenance work.

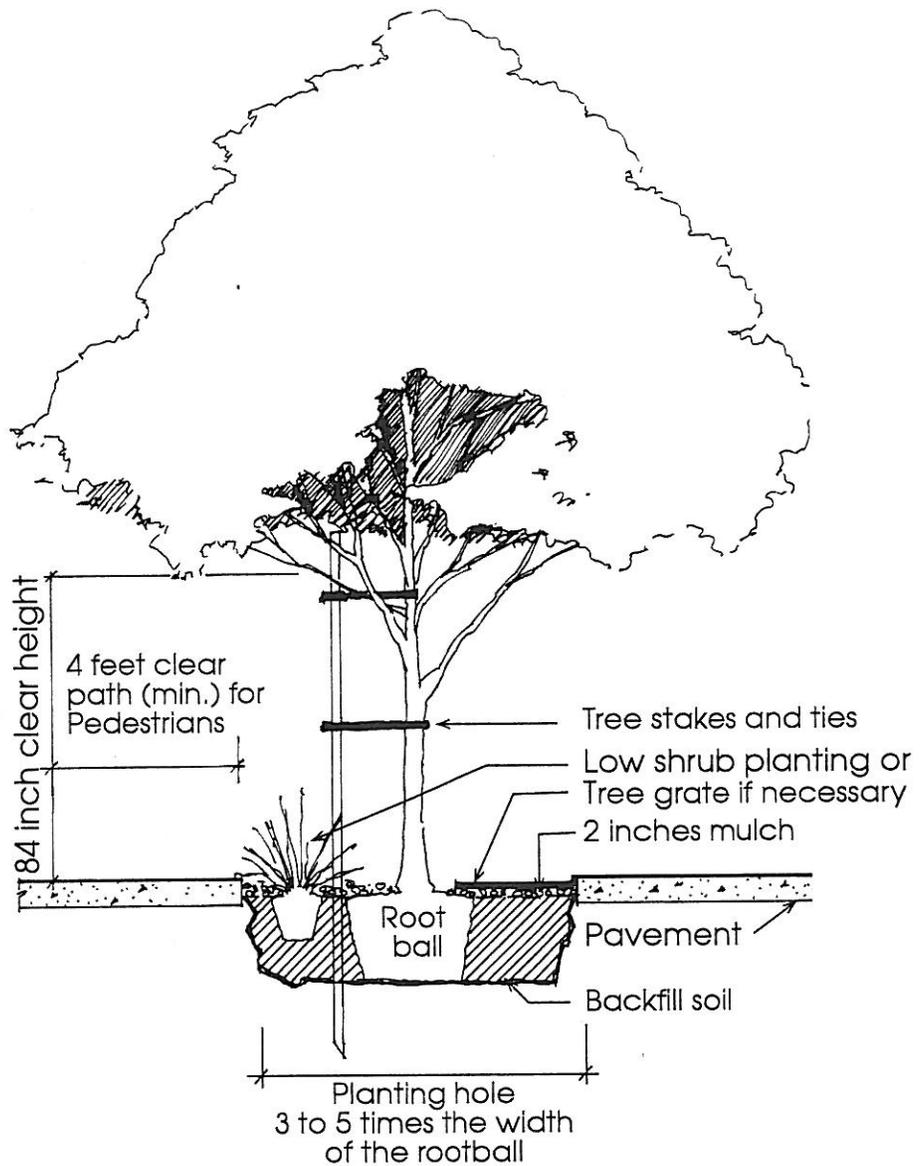
### Maintenance Responsibilities

To ensure that the street tree is not a hazard to pedestrians, particularly persons with visual impairments, branches extending over the sidewalk must be kept trimmed to a height of eighty-four (84) inches. Branches must also be trimmed to provide a minimum four (4) foot wide pedestrian path.

Street trees may be maintained by the City of Tucson. One or more Business Improvement Districts (BID) may be organized to attain funds for the enhancement and maintenance of the public right-of-way in Downtown. The BID may create a mechanism to pay for the maintenance of street trees and other vegetation located in the ROW within the BID.

## B. Planting Tips

1. Refer to the Street Tree Plan for the species of tree identified for your segment of the public right-of-way. Purchase a tree with a single trunk.
2. The diameter of the planting hole should be 3 to 5 times as wide as the container and no deeper than the rootball. The sides of the hole should be rough to allow roots to penetrate the hole.
3. Set the top of the rootball flush with the level of the adjacent soil surface. Do not add soil to the top of the rootball.
4. Remove the tree from the container by either cutting the sides of the container or gently tilting it on its side and tapping on the bottom and sides of the container to loosen the rootball. Gently guide the plant out by its trunk. Do not pull hard on the trunk as this may tear roots and jeopardize the survival of the plant. Hold and move the plant by the rootball. Avoid holding or moving the plant only by the trunk. Do not break the rootball. Detangle or prune any roots which have grown in a circle around the outside of the rootball. Cut the sides of the rootball about an inch deep from the top to bottom in two or three places to encourage lateral root growth.



5. Place the tree in the center of the hole and fill it with soil. Do not add organic amendments to the soil of desert trees because it tends to restrict root growth.
6. Water your new tree thoroughly immediately after planting. Spread a 2 inch layer of mulch on the soil surface to help prevent the soil from drying out. Contact your plant nursery for watering requirements.
7. Stake trees only when necessary to support the trunk. Do not prune your tree unnecessarily. Leave side branches on the trunk to allow the trunk to grow stronger. Side branches should only be trimmed if they obstruct the visibility of the sidewalk. Once the tree is a few years old lower branches can be removed to create an overhead tree canopy.

## C. Contacts for Additional Information

### For more information about planting street trees

City of Tucson Development Services .....	791-5608
T.E.A.M.....	791-4392
City of Tucson Traffic Engineering .....	791-4259
City of Tucson Parks and Recreation .....	791-4873
City of Tucson Streets.....	791-3154
Business Improvement District .....	791-5093 628-4610
Tucson Clean & Beautiful Program, Inc. ....	791-3109

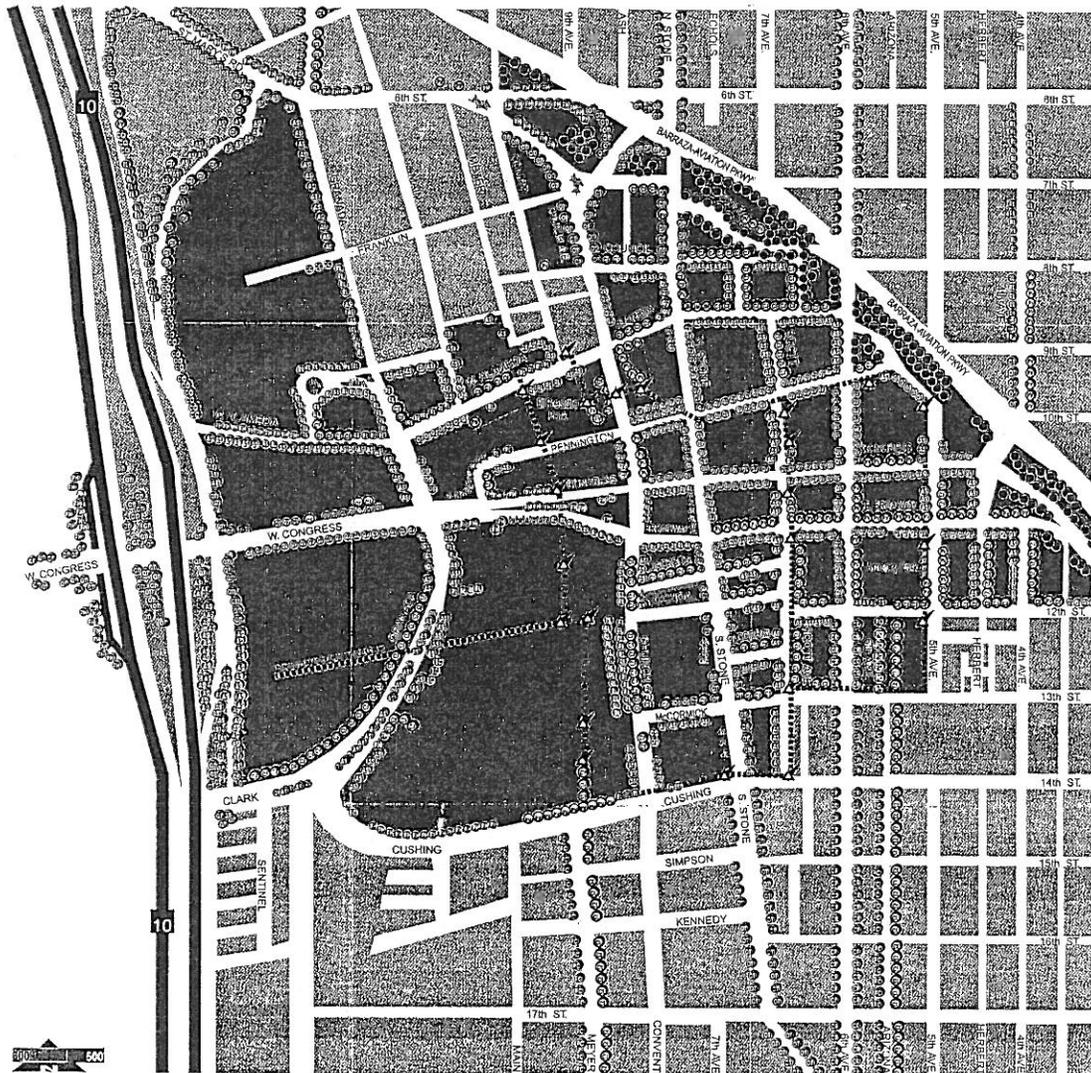
### Before you start digging the tree pit

Blue Stake .....	745-2211
Maps and Records .....	791-4321

### Utilities within the public right-of-way

Pima County Wastewater Management .....	740-6500
Tucson Water Department.....	791-2658
Tucson Electric Power.....	745-3170
Southwest Gas .....	794-6054
U.S. West Communications .....	292-7658
Tucson Cablevision .....	629-8472

# Tucson DOWNTOWN Comprehensive Street Tree Plan



## Downtown Street Tree List

A composition of evergreen and deciduous trees are proposed to maximize shade in the summer months, allow winter sun to filter through, and mark the seasons with subtle flowers characteristic of the Sonoran Desert's trees.

### PEDESTRIAN CORE STREETS

Deciduous native trees with dark trunks are added to the extensive planting of evergreen Heritage Live Oaks.

- PV Prosopis velutina, Native Mesquite
- QV Quercus virginiana, Southern Live Oak

### TRAFFIC CALMING STREETS

Medium size evergreen and deciduous canopy trees with light colored trunks shade the smaller streets.

- AS Acacia smallii, Sweet Acacia
- CF Cercidium floridum, "Desert Museum", Blue Palo Verde

### NEIGHBORHOOD ROUTES

Medium sized trees link each of the adjacent neighborhoods to the downtown core.

- CL Chilopsis linearis, Desert Willow
- PC Prosopis chilensis, Chilean Mesquite

### ENTRY STREETS

Large evergreen trees along the major routes to downtown will complement the wide roads and high volume of traffic.

- CR Callitris reticulata, Western Hackberry
- DT Cinerea hesata, Desert Ironwood
- PH Pinus halepensis, Aleppo Pine
- QT Quercus texana, Red Oak

### DOWNTOWN EDGES

Drought tolerant species, planted with the Barraca Aviation and I-19 improvements along the freeway and railroad corridors will enhance the entries into downtown.

- AB Acacia berlandieri, Guajillo
- AS Acacia smallii, Sweet Acacia
- CC Casuarina cunninghamiana, Australian Pine
- CF Cercidium floridum, Blue Palo Verde
- EL Eucalyptus leucocylon, White Ironbark

## Legend:

### Existing Street Trees

- Evergreen Canopy Tree
- Deciduous Canopy Tree
- ▲ Palm Tree

### Proposed Street Trees

- Evergreen Canopy Tree
- Deciduous Canopy Tree
- ▲ Old Pueblo Promenade Planting
- ||||| Arbor

### EXISTING TREES

- AS Acacia smallii, Sweet Acacia
- BP Baccharis populina, Bottle Tree
- CC Casuarina cunninghamiana, Australian Pine
- CF Cercidium floridum, Blue Palo Verde
- EL Eucalyptus leucocylon, White Ironbark
- FV Fraxinus velutina, Arizona Ash
- GT Giovidia tricanthos, Honey Locust
- JM Jacaranda mimosifolia, Jacaranda
- OS Olea species, Olive
- P Phoenix canariensis, Canary Island Date Palm
- PH Pinus halepensis, Aleppo Pine
- PW Platanus wrightii, Arizona Sycamore
- PG Prosopis glandulosa, Honey Mesquite
- PV Prosopis velutina, Native Mesquite
- SL Sida acuta, Southern Live Oak
- RL Rhus lancea, African Sumac
- SM Schinus molle, California Pepper
- W Washingtonia robusta, California Fan Palm



**OLD PUEBLO PROMENADE** The route is marked with distinctive trees planted with understory vegetation and a tile mosaic seawall.

## Tucson DOWNTOWN Comprehensive Street Tree Plan

City of Tucson  
Department of Transportation  
Planning Division  
Parks & Recreation Department  
Planning Department

