



**PUBLIC NOTICE
REVITALIZATION COMMISSION**

Meets

Wednesday, April 26, 2023

3:00 PM

ELOY CITY EXECUTIVE CONFERENCE ROOM

595 North C Street Suite 104

Eloy, Arizona 85131

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Call to the Public**
- IV. Motion to approve the March 22, 2023 meeting minutes of the Revitalization Commission**
 - A. Meeting Minutes
- V. Old Business: Possible discussion and/or action on the following:**
 - A. Staff to update the Commission on the conduct of the Technical Assistance Panel by the Arizona Chapter of the Urban Land Institute on April 18, 2023.
 - B. Staff will provide the Commission with an overview of the Frontier Street Community Tree Project, which will provide landscaping and irrigation improvements for the south side of Frontier Street, between Myers Boulevard and Stuart Boulevard.
- VI. New Business: Possible discussion and/or action on the following:**
- VII. Communications:**
 - A. Executive Director update on the recent and upcoming activities of the Eloy Chamber of Commerce
 - B. Ex Officio Member Announcements
 - C. Community Development Director Announcements
- VIII. Good of the Order**
- IX. Motion to Adjourn**

POSTED BY 5:00 P.M., ON THURSDAY, APRIL 20, 2023, AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS COMMUNITY CENTER, TOLTEC COMMUNITY/SENIOR CENTER AND CITY WEBSITE: www.elayaz.gov

A handwritten signature in cursive script that reads "Mary Myers". The signature is written in black ink and extends to the right with a long horizontal flourish. Below the signature is a solid horizontal line.

Mary Myers, MMC, CPM
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT LORENA LaSALDE-RIOS, ADA COORDINATOR FOR THE CITY OF ELOY AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH REQUESTS SHOULD BE MADE 72 HOURS IN ADVANCE. ONE OR MORE MEMBERS OF THE COMMISSION AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.

**SUMMARY MEETING MINUTES OF THE CITY OF ELOY REVITALIZATION
COMMISSION
Regular Meeting
Wednesday, March 22, 2023
3:00 p.m.**

I. Call to Order

After some discussion regarding what constitutes a quorum, and in the absence of Chairperson Peters, Ralph Varela called the meeting to order at 3:07 pm.

II. Roll Call

Members present included:

- David Christenson
- Ralph Varela
- Allen Crawford
- Ex-Officio/City Councilman - Daniel Snyder

Members Absent:

- Eddie Peters (excused)

Staff present:

- Jon Vlaming, Community Development Director
- Jeff Fairman, Economic Development Specialist
- David Malewitz, City Manager

Others present:

None

Note - One or more members of the Revitalization Commission may attend by telephonic means

III. Call to the Public

No response.

IV. Motion to Approve the April 27, 2022 Meeting Minutes of the Revitalization Commission

Commissioner Varela asked for a motion to approve the October 12, 2022 meeting minutes. Commission Member Christenson made the motion to approve, Commissioner Crawford seconded. The motion passed 3-0.

V. Old Business: Possible Discussion and/or Action on the Following:

A. Staff updated the Commission on the Technical Assistance Panel by the Arizona Chapter of the Urban Land Institute on April 18, 2023 (tentative).

- Mr. Vlaming identified that the Urban Land Institute conducted a Technical Assistance Panel in 2015. A document was prepared to memorialize the work and

directions expressed during this day-long event. Concurrent with the preparation of the upcoming Downtown Master Plan and work on the Downtown Vision Plan, staff would like to utilize this event to update the work done in 2015, identify the inroads that the City has made during that time, and utilize their expertise to underpin directions in the Master Planning process.

B. Staff provided an update on the Completion of the Painting on the Building Columns on Both sides of Main Street, from Frontier Street to 5th Street.

- Mr. Fairman commented that the City engaged an artist to paint scenes on each of 57 columns along Main Street to highlight Eloy activities including skydiving, agricultural activities, local color and culture and much more. He discussed the dozens of affirmative comments received on various social media platforms. Also discussed was the opportunity for additional art on building walls to enhance the work already completed.

VI. New Business: Possible Discussion and/or Action On The Following:

A. Staff presented a framework for the establishment of a volunteer committee of the Eloy Revitalization Commission for the Commission's consideration and approval.

- The Commission unanimously approved the Volunteer Committee concept and structure as a new tool to get specific projects done by the Commission throughout the City as needed.

B. Commission to consider and nominate one of its members to serve as the inaugural volunteer committee leader.

- As there are no projects on the immediate horizon, this item was tabled.

C. Commission to accept Staff's support for the involuntary resignation of Ms. George Hargis and conduct a subsequent search for a new Revitalization Commission member.

- After a brief discussion this action was unanimously approved.

D. Commission to nominate and elect a Chairperson for Calendar Year 2023

- It was confirmed that Eddie Peters will be the Revitalization Commission chair for 2023

E. Commission to nominate and elect a Vice Chairperson for Calendar Year 2023

- It was confirmed that David Christenson will serve as the Commission Vice-Chair for 2023

VII. Communications:

A. Ex-Officio Member Announcements

- City Council Member Dan Snyder discussed the proposal by members of the State Legislature to eliminate certain restaurant and bar taxes in Arizona and the negative affect that would have on rural community budgets. He encouraged everyone to write to our representatives and ask that they veto this attempt.

B. Community Development Director Announcements

- Mr. Vlaming discussed the upcoming Planning and Zoning Work Session and meeting where the primary topic will be the utility scale (large) solar generation projects, location and requirements. This is an additional outreach exercise to receive as much public input as possible leading to a recommendation by the City's Planning & Zoning Commission and eventual decision by City Council on these locations, regulations and standards.

VIII. Good of the Order

- A general conversation took place regarding animal control regulations, the City's budgeting process and what will be required to attract new members to the Commission.
- The next Revitalization Commission is scheduled for April 26, 2023 in the Eloy City Hall Executive Conference Room.

IX. Motion to Adjourn

- Commissioner Varela asked for a motion to adjourn. Commissioner Christenson made a motion to adjourn, Commissioner Crawford seconded. The motion passed 3-0 and the meeting adjourned at 4:25 p.m.

CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: V.A.

Date: 4/26/2023

Date submitted:
04/20/2023

Action: Other

Subject: Staff to update the Commission on the conduct of the Technical Assistance Panel by the Arizona Chapter of the Urban Land Institute on April 18, 2023.

Date requested:
4/26/2023

TO: Downtown Advisory Commission

FROM: Jon Vlaming

RECOMMENDATION:

There is not a recommendation at this time.

DISCUSSION:

In 2015, the Urban Land Institute conducted a technical assistance panel (TAP) focused on Downtown Eloy. This panel was memorialized in a report prepared at that time. Staff worked closely with the ULI Staff and its Technical Advisory Panel to organize and hold an updated panel day on April 18, 2023 to review the implementation of actions in the original report and to determine appropriate next steps for the Downtown Area in the near future. The event occurred on April 18th and was a successful working session led by Mark Stapp and supported by five other panelists. The results of the TAP will be memorialized in a PowerPoint and presented at a future City Council meeting.

FISCAL IMPACT:

There is not a direct fiscal impact associated with this discussion.



Urban Land Institute

Arizona



CITY OF ELOY



ULI Arizona Technical Assistance Panel
April 30th, 2015

Funding for the ULI Arizona and City of Eloy Arizona Technical Assistance Panel was
generously provided by the Union Pacific Building America Foundation



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Acknowledgements

City of Eloy Mayor and City Council

The Honorable Joel G. Belloc, Mayor

Micah Powell, Vice Mayor

J.W. Tidwell, Councilmember

Augustine Saucedo, Councilmember

Joseph R. Nagy, Councilmember

Andrew Rodriguez, Councilmember

JoAnne Galindo, Councilmember



City of Eloy Staff

Harvey Krauss, AICP, City Manager

Jon Vlaming, Community Development Director

Belinda Cruz, Planner

Jill Sherwood, GIS Analyst

ULI Arizona Technical Assistance Panel Committee Leadership

Lance C. Ross, SIOR, ULI AzTAP Chair
President, Ross Property Advisors

Amy Malloy, ULI AzTAP Vice-Chair
Assistant Vice President, Development, Macerich

AzTAP Committee

Dan Alpers, Analyst
VIZZDA

K.C. Brandon, President
Oridian Construction Services

Cameron Carter, Partner
Rose Law Group pc

George T. Cole, Director
Fennemore Craig, P.C.

Mark Davis, Partner
Davis Enterprises

Susan Demmitt, Member
Gammage & Burnham

Leslie Dornfeld, FAICP, Principal
Plan-et

Daniel “Buzz” Gosnell, President
DWG Phoenix, LLC

Tom Hester, Urban Design Practice Leader
Parsons Brinckerhoff

Don Keuth, President
Phoenix Community Alliance

Kyle Mieras, AICP, Development Services
Director
Town of Gilbert

Todd Severson, Development Manager
Walton International Group

Mitchell Rosen, Development Manager
Papago Park Center, Salt River Project

Jon Vlaming, Community Development Director
City of Eloy

Judie Scalise, Principal
ESI Corporation

Jacob E. Zonn, Senior Planner
Tiffany & Bosco

AzTAP Panelists

Mark Stapp, AzTAP Moderator,
Executive Director, Master of Real Estate
Development Program, the Fred E. Taylor
Professor of Real Estate, W.P. Carey School of
Business, Arizona State University

Lani Lott, President
L.L Consulting

Joe McClure, Principal
McClure Consulting

Trevor Barger, President
Espiritu Loci

Silvia Urrutia, Director of Housing & Healthcare
Raza Development Fund

Dana Belknap, Shareholder
Gallagher & Kennedy

Keith Watkins, Senior Vice President
Arizona Commerce Authority

Susan Demmitt, Member
Gammage & Burnham

Special Acknowledgement



The Urban Land Institute Arizona District Council (ULI Arizona) would like to thank the **Union Pacific Building America Foundation** for underwriting costs of the ULI Arizona / City of Eloy AzTAP. This funding enables smaller Arizona communities and nonprofits to benefit from this unique resource.

ULI Arizona Staff

Debra Z. Sydenham, FAICP
Executive Director

Carrie Martin
Manager

Kristen Busby, AICP
Director

Stacey Haggerson
Associate



Introduction and Overview

About ULI

The Urban Land Institute is a 501(c) (3) nonprofit research and education organization supported by its members. Founded in 1936, the Institute has members in 95 countries worldwide, representing the entire spectrum of land use and real estate development disciplines working in private enterprise and public service. The mission of the Urban Land Institute is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

The ULI Arizona District Council was formed in the early 1980s, as a direct response to the need for educational forums and events at a local level. ULI Arizona boasts over 1000 members, and has one of the highest member participation rates of any ULI District Council. Known as the industry gold standard, ULI Arizona is at the forefront of real estate trends in Arizona. ULI Arizona is a trusted neutral convener, educator, and advisor positioned for high impact. ULI Arizona brings public and private sector leaders together to share and exchange ideas, information, and experiences to shape the way communities grow. For additional information, please visit: www.arizona.uli.org.

About ULI Arizona TAPs

The ULI Arizona Technical Assistance Panel (AzTAP) Program is a service offered by ULI Arizona to assist Arizona municipalities, counties, regions, and nonprofits in the preliminary study of complex land use planning, development, and redevelopment issues. Drawing from a seasoned professional membership base, TAPs provide objective and responsible guidance on a variety of land use and real estate issues ranging from site-specific projects to public policy questions.

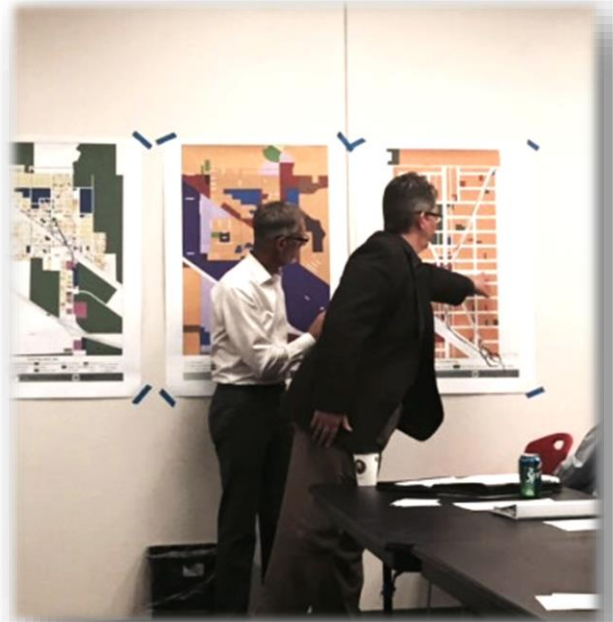
AzTAP was initiated by the ULI Arizona District Council in 2003 as an extension of the time-tested national ULI Advisory Services Program that was established in 1947 with proven success for its comprehensive, pragmatic approach to solving land use challenges. TAP interdisciplinary panel teams are carefully chosen for their specific knowledge and the holistic examination that they provide to help resolve local issues.

Communities gain valuable insight and ideas from highly qualified industry professionals who volunteer their time. Professionals who bring their expertise to bear also get a better understanding of the unique development challenges facing communities. The interaction between panel experts, local communities, and residents strengthens the community fabric and builds opportunities for strong public and private sector collaboration to promote thriving Arizona communities. The focus and scope of issues defined by the local sponsoring community make each TAP unique. Past ULI Arizona TAP reports are available to view and download at www.arizona.uli.org.

Eloy TAP Process

ULI Arizona and the City of Eloy undertook the AzTAP process to discuss the long-term future of the City's Downtown Area.

1. The City submitted an application in August 2014 to the ULI Arizona District Council requesting a Technical Assistance Panel be conducted, focusing on revitalizing the City's Downtown core.
2. The ULI AzTAP Committee evaluated the City's goals for the TAP and gathered additional insight from the City regarding the scope of development issues to be addressed.
3. Members of the ULI AzTAP Committee and ULI Arizona staff met with City Officials in Eloy to review the TAP process and refine questions pertaining to revitalizing the City's Main Street and Downtown Area.
4. The ULI AzTAP Committee selected Panel members with expertise specific to the City's key questions. The City prepared and delivered Briefing Book materials summarizing the City's history, demographics, economics, and other pertinent community data to the Panel members. An additional in-person meeting was held with the Panel one week prior to the TAP to thoroughly review background information.
5. The Eloy AzTAP took place on April 30, 2015 at the Eloy Santa Cruz Library. This day-long event began with a study area tour narrated by the Eloy City Manager and Community Development Director. The TAP meeting was attended by City Council Members, City staff, and interested stakeholders. For specific details refer to the AzTAP Agenda in the Appendix.
6. A draft report was prepared, capturing the Panel's recommendations and conclusions and transmitted to the Panel and the City for review. The final report was presented to the City Council (with members of the City's Planning and Zoning Commission invited) for consideration and potential implementation.



Executive Summary

Overview

The City of Eloy is one of six incorporated cities (i.e. Eloy, Maricopa, Coolidge, Casa Grande, Florence, Apache Junction) located in Pinal County. The TAP study area encompasses the historic Downtown, bounded by Battaglia Drive on the north, Alsdorf Road on the south, ½ mile to the east of Sunshine Boulevard on the east and Eleven Mile Corner Road on the west. The Downtown Area is approximately 320 acres or one-half of a square mile (see Figure 1 Eloy AzTAP Study Area, pg. 12).

The City's Downtown was once a vibrant area within the community. Fifty years ago, the community had a population of nearly 5,000 and Main Street and the Downtown Area were lively zones of activity and commerce for the City and region. Since that time, Eloy has experienced years of marginal population increases resulting in the erosion of retail and businesses along Main Street. The City is working hard to restore, improve and enhance the area, demolish dilapidated structures, clean up private properties, and repave and resurface many Downtown streets. Major assets that encompass the area include the Union-Pacific Railroad, Eloy Municipal Airport, Central (Main Street) Park, Interstate I-10 and I-8, and a substantial stock of historic buildings and residential housing.

The ULI Arizona Eloy Technical Assistance Panel (Eloy AzTAP) was convened to examine the opportunities and challenges associated with Eloy's Downtown Area with regard to market potential, branding, design, infrastructure, and finance. The goal was to position the City to develop a Downtown Area strategic plan which documents the best use of the land uses the near and mid-term market will support, and provides recommendations for implementation.



Process

In Fall of 2014, ULI Arizona and City Officials met to discuss the AzTAP process and desired goals. Dialogue continued in the Spring of 2015 and culminated with the AzTAP that took place on April 30, 2015 focusing on five key questions. The Panel discussion set forth a series of strategies for the City to consider, including the top five to move the City's Downtown Area revitalization efforts forward.

AzTAP Panel Questions



Market Potential: What is the market potential for Downtown – viable uses, location, etc.? What steps should the City take to increase the market for retail, office and other compatible uses on Main Street?



Planning and Design: What character improvements need to occur to attract or influence the market potential?



Investment Strategies: Is the City appropriately investing in its infrastructure to create a vibrant Main Street? Should the City acquire land along and proximate to Main Street? What other investment strategies should be considered?



Finance Strategies: How do we finance – public private partnerships and other sources? What entities could or should assist?



Incentive Strategies: How do we use community resources effectively to help create desired outcomes?

Strategies for Consideration

Question 1. Market Potential:

- ✓ **Develop an anchor** that will be a central activity center to lure people Downtown, become a source of resident pride, create demand and spur additional commercial activity.
- ✓ **Map and connect existing community assets** to create a network of regional and local businesses, schools, and service institutions that can assist with economic and community development efforts.
- ✓ **Survey area employers** to gather information regarding: 1) how to bring more people and businesses into the Downtown Area; 2) the amenities desired by employees; 3) the specific employer workforce training needs; and 4) possible business expansion or Downtown location opportunities.
- ✓ **Convert vacant space to incubator workspaces** and create opportunities for start-up and small businesses. Offering incubator, accelerator and co-working spaces to small businesses in Eloy's Downtown Area will transform the underutilized and vacant commercial spaces and build capacity for businesses to grow and expand.

Question 2. Planning and Design:

- ✓ **Cultivate a brand** that tells the unique story of Eloy's deep family roots, diversity, cultural pride, agricultural history, and skydiving appeal. Own the community's important historical elements and curate an experience through physical design elements and infrastructure, and social and educational programming.
- ✓ **Activate Main Street and its connections** to foster revitalization and to move people to the Downtown expeditiously from Interstate 10.
- ✓ **Develop design guidelines** to build Eloy's distinct character and brand. Incorporate consistent characteristics and attributes in guidelines that will foster cohesion and will provoke discovery experiences from residents and visitors (i.e. "the ability to go from little shop to little shop").

Question 3. Investment Strategies:

- ✓ **Critically evaluate alternative "Main Streets"** under consideration in the Downtown Area and identify where key design elements and development concentrations are strategically located. Focus public and private energy and investments on the preferred corridor.

- ✓ **Acquire and assemble land** in the Downtown Area. It is prudent for the City to control as much property as possible both north and south of Frontier Street for strategic opportunities.
- ✓ **Devote public and private monies and other resources judiciously** since they are limited. Be careful not to create competition between the Downtown Area and other activity centers.
- ✓ **Build financial partnerships**, such as, but not limited to, Great Western Bank and Pinal County Federal Credit Union. Look for opportunities where mutual objectives can be realized through their financial participation in implementation efforts. .

Question 4. Finance Strategies:

- ✓ **Enhance grant writing capacity** to know which agencies and organizations have money, the timing of submission/grant awards, and how to submit (and resubmit) compelling grant applications for Downtown Area development.
- ✓ **Develop a capital inventory of available financial resources**, including debt and equity resources to support community development and related infrastructure activities.
- ✓ **Create a Downtown Advisory Committee** to review specific recommendations and actions to improve the Downtown Area, monitor grant efforts, and navigate the many issues which need to be addressed by the public, private, and nonprofit sectors.

Question 5. Incentive Strategies:

- ✓ **Consider forming a Special District** to assist Downtown Area redevelopment and public infrastructure improvements through statutorily authorized finance mechanisms (e.g. Improvement, Revitalization, Community Facilities, etc.) that are intended to enhance public services and neighborhood amenities in designated areas.
- ✓ **Explore Public-Private-Partnership (P3) opportunities** to help the City advance Downtown Area priorities through private projects that leverage public investment dollars.

Going Forward: Top 5 Priorities

Create A Downtown Advisory Committee comprised of major public, private, nonprofit stakeholders whose mission is to drive actions and Downtown planning efforts.

Survey Local Businesses and Employers to find out what services they are lacking or would like to have so that they remain and expand their companies in the City, especially in the Downtown Area.

Establish a Recognizable Identity, Community Brand, and Market to bring people to live, work, and play in Eloy. Make sure infrastructure design concepts and projects support the image.

Prioritize the Alternative "Main Streets", pick one, and invest in pursuits that bring people to Main Street. Use the Main Street Area as a stage for every major activity and celebration that takes place in Eloy.

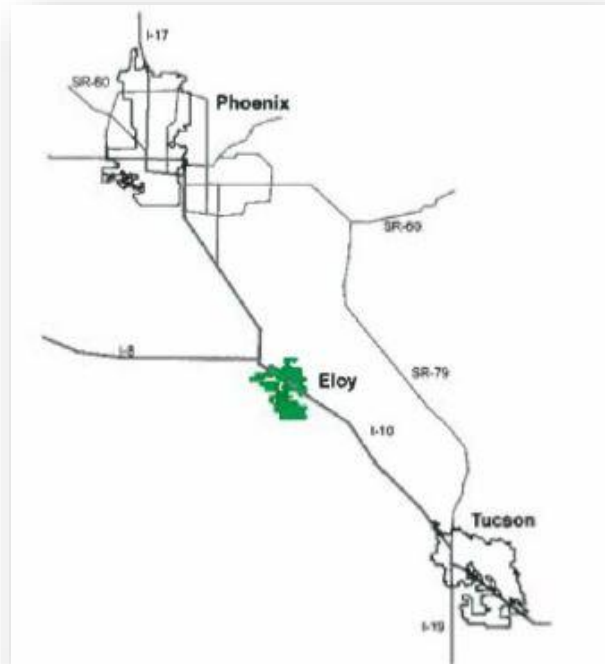
Develop the Overall Plan that promotes Eloy's brand/identity, has specific goals, and coalesces stakeholders. Strike while the iron is hot and find the smallest tangible successful outcome(s) to stimulate momentum. Celebrate each successful outcome and market it through various mediums.

Overview of Eloy

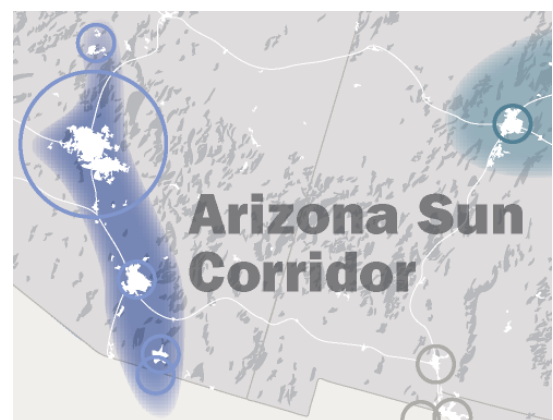
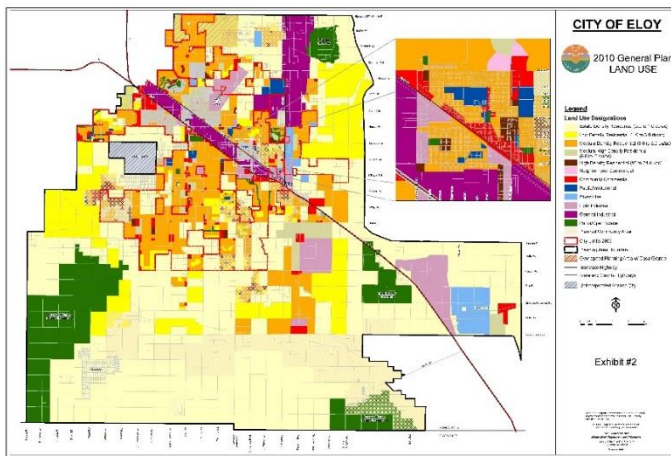
The following is a synopsis of the City’s demographic, economic, infrastructure, and development conditions.

Context

Location The City of Eloy is located in the emerging Arizona Sun Corridor, nearly equidistant from Phoenix (56 miles south) and Tucson (54 miles north), in west central Pinal County. The City is a transportation hub strategically located at the crossroads of Interstates 8 and 10. The Sun Corridor is the vortex for manufacturing and major distribution firms. Another key transportation corridor is the Union Pacific Sunset Line (Long Beach to El Paso). Located approximately 40 miles to the north of Eloy, Phoenix Gateway International Airport (in Mesa) provides commercial aviation services to the East Valley and Central Pinal County.



The City’s planning area consists of an irregularly shaped polygon bounded by SR 287 on the north, Pinal/Pima County boundary on the south, Marylynne Lane on the east and Burris Road on the west. The total planning area is approximately 500 square miles. The planning area contains both incorporated and county lands within its boundaries. The City’s incorporated area includes approximately 113 square miles.



Downtown Area The Study Area encompasses the historic Downtown Area of Eloy, bounded by Battaglia Drive on the north, Alsdorf Road on the south, Sunshine Boulevard on the east and Curiel Street on the west. The Downtown Study Area is approximately 320 acres or one-half of a square mile. The existing land uses consist of a mix of low density and medium density residential, specialty commercial, office, public/semi-public and open spaces. The majority of the land is owned by private interests. However, semi-public ownership consists of schools, churches and nonprofit agencies; city and county owned parcels.

Figure 1, Eloy AzTAP Study Area Map



History The area surrounding the City began to carry the name of Eloy when a railroad switchyard was constructed by the Southern Pacific Railroad to connect Tucson to Casa Grande in 1902. In 1918, several developers laid out the foundations for a community they called Cotton City, and for agricultural tracts to raise cotton. The City of Eloy, incorporated in 1949, historically is an agricultural community and is part of the Santa Cruz River Basin, which is one of Arizona's most fertile soil and agricultural areas with more than 100,000 irrigable acres.



There are three developed areas which make up the current City of Eloy. The first is the original town site, which has functioned historically as the Downtown Area. The second area is Toltec, which was annexed in 1965 and increased the City's incorporated area to 11 square miles. The third is Robson Ranch, an age restricted community which was annexed in 2006. As agriculture began to contract and neighboring towns expanded and diversified their economies, Eloy's downtown area began to decline. Today, few businesses on Main Street remain and many of the storefronts are vacant or filled with service uses and County or City governmental agencies.



Today, few businesses on Main Street remain and many of the storefronts are vacant or filled with service uses and County or City governmental agencies.

Development Conditions

Existing Study Area Land Use The existing land uses consist of a mix of low density and medium density residential, specialty commercial, office, public/semi-public and open space. The majority of the area is developed, but pockets of vacant and underutilized lands exist throughout the area. The Main Street frontage (south of 6th Street) is approximately 80 percent vacant (including both vacant lots and vacant buildings).

Study Area Land Ownership The existing pattern of land ownership includes private lands, which comprise the majority of the ownership; semi-public owners, consisting of schools, churches and nonprofit agencies; city owned parcels and public owned (Pinal County) parcels.

Commercial Development The only new retail or office construction that took place in 2014 was for a Family Dollar Store (located on Frontier Street, approximately four miles from the Downtown Study Area). The existing inventory of commercial uses is scattered throughout the corridor and there are many buildings available for retail and office use.

Historically, Main Street was a vibrant retail and services corridor for the City, in conjunction with Frontier Street. Now, the corridor is underutilized with many existing buildings currently vacant due to a lack of market strength. Many of the lots fronting on Main Street are also vacant. The following retail, office and other establishments are located on Main Street:

Retail

Nicos Mexican Restaurant
 Fashion J
 Circle K
 Eloy Family Laundry
 Isabel’s Flowers and Gifts
 Pablo’s Main Cuts
 Eloy Home and Auto
 Watermill Express

Office

Paglia Law Firm
 Pinal Hispanic Council
 Century Link
 Great Western Bank
 Eloy Enterprise

Other

US Post Office
 Masons Building
 Chapel of Hope
 Eloy Veterans Center
 Eloy Church of Christ
 Pinal County Justice Court
 Santa Cruz High School
 Eloy/Santa Cruz Library
 Eloy City Hall
 Main Street Park

Eloy General Plan Adopted in 2011, the general plan contains 11 elements: Land Use, Circulation, Growth, Parks, Open Space and Trails, Housing, Environmental Planning, Water Resources, Public Facilities, Downtown Development and Neighborhood Preservation, Economic Development, and Cost of Development. The vision of the general plan consists of the following:

By implementing the Eloy General Plan, the City hopes to create a forward thinking, culturally diverse, and sustainable community that creates and preserves parks, open space, trails and open vistas while providing a variety of employment opportunities, entertainment and recreational activities, shopping and other commercial or retail services and a variety of residential opportunities.

Demographics

Population The City of Eloy is estimated to contain nearly 16,600 residents. A portion of its population (approximately 7,000) is incarcerated within a complex administered by Corrections Corporation of America (CCA). Historically, the City’s population has only grown half as much as Pinal County, but slightly more than the State. The effect of the Great Recession has slightly eroded the population from its 2010 level.

Population Growth, 1980-2014						
Jurisdiction	1980	1990	2000	2010	2014	Percent Change
Eloy	6,240	7,211	10,375	16,631	16,531	165%
Pinal County	90,918	116,379	179,727	375,770	396,237	335%
Arizona	2,716,546	3,665,228	5,130,632	6,392,017	6,731,4784	148%

Source: US Census, 1980, 1990, 2000, 2010; 2014; CAAG, 2014

Population Forecast-The forecast for future population may be somewhat aggressive for the City for the year 2020, but with the strengthening of the economy and location, land and water attributes, the City may catch up to its forecast by 2025 or 2030. The State Demographers’ medium series forecast has the City growing twice as fast as Pinal County and four times as much as the State.

Population Projections, 2020-2030				
Jurisdiction	2020	2025	2030	Percent Change
Eloy	27,798	37,472	48,742	75%
Pinal County	493,200	580,200	681,600	38%
Arizona	7,485,000	8,168,200	8,852,800	18%

Sources: Central Arizona Association of Governments and Arizona State Demographer (Medium Series), 2015

Age In terms of age, the City’s juvenile residents are older than the County and State, exhibit a higher number of residents that could participate in the labor force, and contain a lower segment of those residents potentially retired.

Age, 2009-2013			
Age Range	Eloy	Pinal County	Arizona
Persons under 5 years	5.4%	6.4%	7.1%
Persons under 18 years	17.9%	25.0%	25.5%
Persons between 18-65 years	70.2%	51.6%	53.6%
Persons over 65 years	6.5%	17.0%	13.8%

Source: US Census/Quickfacts, 2015

Ethnicity The City is culturally diverse, with higher proportions of Asian, Black, Hispanic and Pacific Islander than either the County or the State.

Household Size The City exhibits the highest level of persons per household in the region, as well as the County and State. This may be attributed to larger families as well as multi-generational relatives living together. This condition may indicate the existing demand for more multi-bedroom units for both rental and owner occupied housing.

Income Eloy exhibits lower median household and per capita incomes than both Pinal County and the State of Arizona. On average, Eloy residents receive lower wages and their incomes along with the City's economy rely on agricultural and other "blue-collar" employment. Few new units have been added over the last few years to the housing supply to meet the needs of the City's low/moderate-income households. Approximately 38 percent of the City’s residents (6,200) were identified as below the poverty level by the 2010 US Census.

Educational Attainment The City’s residents significantly lag the educational attainment of both the State and the County. This condition may provide the basis to continue efforts to enhance associate’s degree attainment as well as technical and vocational training to respond to employment demands in these types of sectors. In addition, it may also provide the impetus to enhance the retention of students in high school and the foundations to continue their educational pursuits at four year institutions.

Housing The most recent housing construction in Eloy has focused on Robson Ranch; an age restricted community located approximately four miles northwest of the Downtown Study Area. In 2014, approximately 90 new home permits were approved for new housing construction in this age restricted community. Homes in this community range from \$250,000 to \$400,000-significantly higher than any other neighborhood in the City.

The Downtown Study Area consists of a full range of housing types and conditions. While some housing is well maintained, other properties require substantial rehabilitation or redevelopment. The City has demolished eight homes in the Downtown over the past two years. This decline is largely related to the lack of new housing, inadequate maintenance of existing housing, and the decrease in agricultural jobs and other resource industry jobs-the demand that fostered the construction of housing in this area in the 1940's and 1950's-which turned bust in the 1970's.

Economics

The majority of City revenue accrues from the truck stops (i.e. Love's, TA, Flying J, Pilot, Petrol, Circle K) along Interstate 10 and the privately operated prison -Corrections Corporation of America (CCA). There are several other revenue sources that augment local revenue sources such as state and federal transfers. In fiscal year 2014-2015, the City of Eloy's total budget was approximately \$78 million.

Major Employers The City contains the following major employers as shown below:

Large Eloy Employers	Employees
Corrections Corporation of America	1,600
Schuff Steel	150
City of Eloy	126
Education (Eloy Elementary School District#11 and Santa Cruz Valley Union High School District # 840)	75
Otto Environmental Systems, Inc.	70

Source: Access Arizona and City of Eloy, 2015

Strategies and Actions for Consideration

A series of five questions were posed to the ULI AzTAP Panel to facilitate structured dialogue and ideas to address development challenges in the City's Downtown. Through the discussion, the Panelists identified strategies for the City to consider in its efforts to revitalize the Downtown and return the Central Business District to the bustling activity center of prior years.



Question 1. Market Potential: What is the market potential for Downtown – viable uses, location, etc.? What steps should the City take to increase the market for retail, office and other compatible uses on Main Street?

Develop an anchor that will be a central activity center to lure people Downtown, become a source of resident pride, create demand and spur additional commercial activity.

Panel Discussion:

The Panel discussed how to create market potential and the necessary demand in the Downtown Area. Currently consumer demand in Eloy concentrates on nonprofit social support systems. However, the City would like to activate robust commercial market demand. To do this, it is necessary to focus on the creation of Downtown destinations. “For profit” is currently doing well along Interstate 10, but the Downtown Area lacks vibrancy because of significant stretches of vacant buildings and lots, and a weakening housing stock. Eloy has attractive land pricing, so this is a good opportunity since population growth is expected to dramatically increase in the Sun Corridor over the next 20 years. As the City considers ways to locate retail uses and repurpose housing in the Downtown Area, developing an anchor is a huge piece of the puzzle. A downtown anchor might include specialty restaurants, small shops, or entertainment. The right anchor will be the catalyst to induce additional activity and define the community brand. People crave liveliness in a downtown activity center with dining and housing options. Market trends have revealed that both younger and older demographic groups desire the quality of life and livability of smaller, walkable communities.

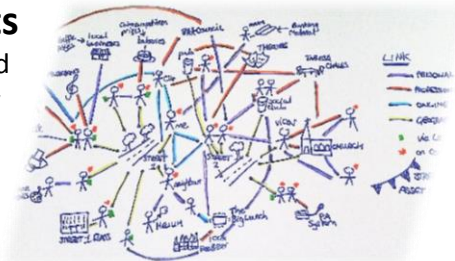
Strategies/Implementation Actions:

- Develop a “flagship” restaurant/retail center with the necessary dining options to demonstrate confidence in other business operations opening Downtown.

- Offer truckers healthier dining options through van shuttles between truck stops to Downtown. Initiatives are underway in the trucking industry to focus on healthier choices, such as creating systems for physical activity and having access to nutritious food along trips.
- Attract professionals who have community roots, especially Millennials, back as residents in essential service occupations, i.e. finance, insurance, real estate, tax, legal, etc.

Map and connect existing community assets

to create a network of regional and local businesses, schools, and service institutions that can assist with economic and community development efforts.



Panel Discussion:

The Panel discussed how the relationships among community assets lead to innovative ideas, resources, and build capacities for stronger economic health, workforce training, and education. Mapping what assets currently exist is a good first step towards organizing the people in the region to take active roles in building a more vibrant Eloy. When the region's existing support organizations are identified, they will reveal interconnections and lead to different opportunities to combine and leverage resources, spurring collective action to address important community development issues. A strong, active Eloy will be built on the foundation of assets already in place. Schools, hospitals, churches, libraries, social and service clubs, and health care centers are assets that improve Eloy's livability and quality of community life.

Strategies/Implementation Actions:

- Collaborate with Sun Life Health Center. They focus on community redevelopment and bring in grants and funding resources. They likely have a particular interest in Downtown revitalization due to their close proximity to the area.
- Develop a connection with the high school and local businesses that could lead to job training opportunities, entry positions, and nutrition services with local produce growers.
- Identify and connect the various regional institutions who can provide supportive services to grow the skilled workforce pool. There are a number of Vietnam Veterans living in Eloy. The Housing Authority is currently working with families, senior/disabled individuals, and Veterans. The City should collaborate with the Housing Authority on a Strategic Housing Reinvestment Plan to target limited resources and address opportunities for affordable workforce housing.
- Leverage the City's willing and active volunteers (e.g. Eloy Rotary Club and Robson Ranch) who focus on a soup kitchens, safety events, etc. Community-based neighborhood organizations are a ready source of active partners to address community issues.

Survey area employers to gather information regarding: 1) how to bring more people and businesses into the Downtown Area; 2) the amenities desired by employees; 3) the specific employer workforce training needs; and 4) possible business expansion or Downtown location opportunities.



Panel Discussion:

The Panel discussed Eloy’s focus on economic development in the Downtown Area and how it is important to understand the support for existing businesses and local entrepreneurs. Businesses that are already located in the region are important assets and may expand and have a presence on Main Street someday. The goal is to listen to what is important to their business and employees, and to outline what investments are essential to them in the Downtown. This will also increase awareness on how to support their business retention and potential expansion needs.

Strategies/Implementation Actions:

- Meet with local businesses (e.g. Sun Life Health Center, Veteran’s Center, Eloy Airport companies, Skydive Arizona, Lucky Nickel Farming) and discuss opportunities and potential partnerships. Work with Access Arizona on business survey efforts.
- Identify primary businesses who are attracting customers and visitors to Eloy and examine prospects of expanding outpost operations to locate in the Downtown (e.g. Skydive Arizona parachute display).
- Develop a strong connection with local businesses to share and foster ideas that can help them grow and build the labor force, e.g. training mechanics to service the local truck stops, local electricians, etc.

Convert vacant space to incubator workspaces and create opportunities for start-up and small businesses. Offering incubator, accelerator and co-working spaces to small businesses in Eloy’s Downtown will transform the underutilized and vacant commercial spaces and build capacity for businesses to grow and expand.



Panel Discussion:

The Panel discussed how the pockets of vacant buildings in the Downtown Area are currently a drag on development and people going downtown. Transforming the dead space will build confidence in Downtown Eloy and signal to the brokerage and development community that the City is truly “open for business” (e.g. DeSoto Market in Phoenix). The City owns several lots and buildings Downtown that could be immediate opportunities to convert blighted space into active commercial. Temporary uses generate activity and interest for sites that are not ripe for redevelopment and may provide short-term space for entrepreneurial start-up businesses. Nationwide, communities are increasingly preventing vacant lands

from lying fallow through temporary uses, such as community gardens and green spaces, event and festival sites, and food truck stations.

Strategies/Implementation Actions:

- Entice businesses Downtown through various incentives.
- Consider the vacant buildings as opportunities for businesses to get started or turn them into workforce training centers.
- Temporarily convert the vacant Downtown buildings into local agriculture outlets. The community garden in Eloy grows produce for the food bank but is not near Downtown, so this could be an opportunity to expand the garden's presence and operations.
- Create a Downtown Mercado that links Eloy's Hispanic heritage to food. When empty storefronts are divided among a variety of tenants, the different occupants share the risk. This activity can also serve as an incubator to build tenant capacity for eventually establishing individual full service operations. People want to experience authentic places. There often is a synergy among the different tenants (e.g. East coast fish markets), and together they create a unique experience.





Question 2. Planning and Design:

What character improvements need to occur to attract or influence the market potential?

Cultivate a brand that tells the unique story of Eloy’s deep family roots, diversity, cultural pride, agricultural history, and skydiving appeal. Own the community’s important historical elements and curate an experience through physical design elements and infrastructure, and social and educational programming.

Panel Discussion:

The Panel discussed how many of the successful communities in the country have a trademark feel to them (e.g. San Antonio, Santa Fe, Savannah, etc.). Through local development policies, communities build identity. For example, the Town of Gilbert has consistent implementation of brand and identity in the downtown Heritage District that celebrates the Town’s small town, agricultural legacy. Having a vision that pronounces that City’s unique character and promoting the brand in local amenities and infrastructure helps attract potential visitors and residents. Community development practitioners strive to create unique, authentic destinations in downtowns. Branding the Main Street district should be about telling the “one of a kind” Eloy story in the people, buildings, history, character, shops, restaurants and infrastructure.

Strategies/Implementation Actions:

- Develop a marketing plan that outlines how to tell the Eloy story, where it is told Downtown and throughout the City, how to celebrate it through community functions, and how it is reflected in Downtown design elements (e.g. Coronado Island Spanish origins).
- Ensure the brand essence melds the existing character, traditions, and celebrated historic buildings.
- Make the brand profound with many layers and opportunities to attract different market segments, e.g. festivals, tours (“seed to seed” farming), monuments, museums, recreation, education, etc.
- Create artistic gateways with historical and cultural orientations that welcomes visitors and residents to the Downtown Area at key entries.
- Maximize the Eloy Visitor Center as a principal resource for bringing more people to the Downtown Area.



Activate Main Street and its connections to

foster revitalization and to move people to the Downtown expeditiously from Interstate 10.



Panel Discussion:

The Panel discussed how streetscape enhancements, signage, and street interconnectivity will orient visitors, residents, and employers, enhancing the pedestrian experience. People typically will walk within a defined 0.25 mile Main Street segment where a critical mass of commercial retail and restaurants demonstrate “we are open for business”. The City’s ongoing investment in water and streetscape improvements supported by Water Infrastructure Finance Authority (WIFA) and Highway User Revenue Fund (HURF) capital already demonstrates a strong government commitment for the Downtown.

Strategies/Implementation Actions:

- Narrow the width of Main Street by adding on-street parking and add pedestrian scale and landscape amenities to improve the function and image of the public right-of-way for all users.
- Add identifiable elements, wayfinding, and directional signage to guide people Downtown. Recognized gateways will provide notice of transition and contribute to the sense of arrival.
- Implement the improvements necessary incrementally to make Eloy vibrant to attract business and retail. Don’t do too much too fast, be strategic with limited resources.
- Manage parking (e.g. on-street, vertical, shared, etc.) to maintain easy access to businesses, especially in the early stages.
- Support design improvements such as wider sidewalks, and visible, safe pedestrian crossings and access points that lead pedestrians to businesses, retail space, and key civic and gathering spaces like Central Main Street Park.

“A bad road can be forgiven if the place is pulsating and alive with activity. A great road might be nothing if the place is silent.”

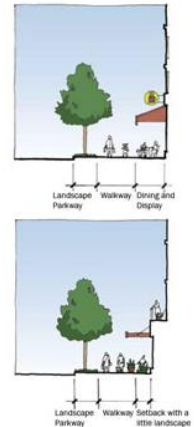
- Trevor Barger, Espiritu Loci, TAP Panelist



Develop design guidelines to build Eloy’s distinct character and brand (e.g. Town of Gilbert’s Heritage Area). Incorporate consistent characteristics and attributes in guidelines that will foster architecturally cohesive development and will provoke discovery experiences from residents and visitors (i.e. “the ability to go from little shop to little shop”).

Panel Discussion:

The Panel discussed how successful downtowns have virtues that attract residents, shoppers and visitors who find it different from and more desirable than other places. The virtues may disappear if new development does not carefully relate to the existing design context. Design guidelines influence the general character of projects to preserve important qualities and to promote a cohesive community brand.



Strategies/Implementation Actions:

- Create design guidelines with strategic community input to ensure consistency with community goals.
- Develop character elements (e.g. vegetation, artworks, murals, signage, lighting, colors, texture, materials integration, shading, etc.) that will celebrate the history, culture, and traditions of Eloy, while also heightening the overall appeal and functionality of the Downtown.





Question 3. Investment Strategies: Is the City appropriately investing in its infrastructure to create a vibrant Main Street? Should the City acquire land along and proximate to Main Street? What other investment strategies should be considered?

Critically evaluate alternative “Main Streets” under consideration in the Downtown Area and identify where key design elements and development concentrations are strategically located. Focus public and private energy and investments on the preferred corridor.

Panel Discussion:

The Panel discussed, including sketching out different scenarios on maps, potentially moving the focus of Main Street to a different location configuration along either Main, Stuart or Frontier Streets. Visitors accessing Downtown from I-10 should be able to orient to Main Street easily and know this corridor transports them Downtown. There are several areas of focus currently in the Downtown Area that should be thoughtfully considered to determine where strategic investment efforts make the most sense.

Strategies/Implementation Actions:

- Potentially move “Main Street”. Stuart Street could be emphasized due to the locations of the Chamber of Commerce, behavioral health, medical, possible new civic center, etc. Another option is to block off



- Direct people to Downtown by restricting short cut streets and adding “wayfinding” to channel people to wherever “Main Street” locates. Develop the gateway to Downtown with pronounced amenities and then opening up to the dominant street to guide people where to go.
- Understand how people make decisions to get to Downtown Eloy. The different electronic map support applications (e.g. MapQuest, Yahoo, Google) currently direct traffic via different routes. Focus investment on a route of preference, so visitors can experience the transition to the walkable Downtown Area of activity.
- Redirect and emphasize the through-traffic movement from Sunshine Boulevard to Main Street because no regional traffic has to travel through Downtown currently.
- Recognize that a tipping point of roadway congestion and scarce parking can be a positive performance measure.
- Main Street is too wide currently. Shrink and narrow from its edges so that retail and commercial uses feel closer together and people feel comfortable crossing the Street. Employ traffic calming through the use of landscaped curb bump outs along with on-street parking on both sides.
- As the City explores building a new civic center, make sure the new location will enhance activity and pedestrian traffic on Main Street.

Acquire and assemble land in the Downtown Area. It is prudent for the City to control as much property as possible both north and south of Frontier Street for strategic opportunities.

Panel Discussion:

The Panel discussed how it is beneficial for a municipality to manage its own property holdings to encourage private or possibly public-private development. It can be easier to advance community goals and market a brand when the City owns and assembles downtown parcels to attract private investment. “Control your own destiny”. Gilbert owns a lot of land in its Heritage District, which simplifies the Town’s ability to adhere to its brand and strong sense of place. Maintaining municipal



control over the vacant and underutilized buildings in the Downtown Area will also make it easier to advance short-term temporary use of space to activate private revitalization/redevelopment.

Strategies/Implementation Actions:

- Establish a database of City-owned Downtown property to respond to requests for information from prospective Downtown businesses.
- Inventory available public property within the Downtown Area and identify parcels with the highest yield potential.
- Develop a strategic plan for land acquisition with identified goals for assemblage of land and redevelopment in prime areas.

- Acquire right of way access where necessary to redirect traffic through Downtown.
- Approach financial institutions about their portfolio of Downtown parcels to determine their willingness to donate and take the write-off.

Devote public and private monies and other resources judiciously since they are limited. Be careful not to create competition between Downtown and other activity centers.

Panel Discussion:

The Panel discussed the importance of outlining a framework of actions that are designed to produce positive financial results while balancing limited City resources. Being strategic with incentives to targeted uses, street, water, and sewer upgrades to enhance capacity and adequacy, and marketing and branding efforts to build external awareness will continue to positively leverage efforts and resources.



Strategies/Implementation Actions:

- Invest in signage, way finding, brand/image, land banking, public utilities and infrastructure improvements where/when possible, and financially feasible.
- Central Main Street Park is well maintained and should be referenced as a best practice to prudently manage public resource expenditures.

Build financial partnerships with banks, such as, but not limited to, Great Western Bank and Pinal County Federal Credit Union. Look for opportunities where mutual objectives can be realized through their financial participation in implementation efforts.

Panel Discussion:

The panel discussed the federal Community Reinvestment Act (CRA) and how banks also have community development missions to assist populations and businesses who are located in their region. The perceived inability of some banks to serve certain geographies may result from inaccurate or incomplete demographic or economic information. It is important to maintain open communications to increase the awareness of the City's economic and community development needs as well as the demand for loans and equity investments in local projects.



Strategies/Implementation Actions:

- Reach out to regional financial institutions regarding their respective CRA requirements and how they are fulfilling its objectives of providing capital and financial services to Eloy residents and businesses.
- Assess the financial institutions' investment willingness. This is a good opportunity to have focused conversations regarding the balance of investment/loan portfolios with local banking deposit levels.
- Talk with Access Arizona and the City's small-business owners about finance and equity needs. Financial institutions usually have a local Community Investment Officer who can assist with CRA opportunities.





Question 4. Finance Strategies: How do we finance – public private partnerships and other sources? What entities could or should assist?

Enhance grant writing capacity to know which agencies and organizations have money, the timing of submission/grant awards, and how to submit (and resubmit) compelling grant applications for Downtown Area development. Eloy has the existing characteristics to demonstrate need, which opens the ability to submit for more grants and resources, thus leveraging local funds.



Panel Discussion:

The Panel discussed how grants provide much-needed funding and enhance the community's capacity for change. However, grant writing is a very technical process and submittal and review can be viewed as subjective. Understanding where to look for money, how to clarify project goals and objectives, especially the roles and responsibilities, and clearly describing the problem/needs statements are imperative for successful grant applications. Eloy meets the eligibility standards in many grants and should actively pursue them.

Strategies/Implementation Actions:

- Example grant sources include:
 - United States Department of Agriculture (USDA), e.g. Florence downtown efforts
 - Economic Development Administration (EDA)
 - Community Development Block Grants (CDBG)
 - Arizona Commerce Authority (ACA) \$2 million rural infrastructure grants to promote base industry development (not retail)
 - Housing and Urban Development Department (HUD) Home funds
 - Department of Labor (DOL) training money
 - Arizona Office of Tourism
 - Arizona Lottery small community grant program
 - Health Resources and Services Administration (HRSA)
 - Utilities
 - Foundations

- Think outside of the box. The more linkages made, the better chances of the City obtaining money. Start small, realize success and move to the next step. Going after too much too soon can cause failure.
- Look for an established nonprofit to receive grants and partner with various groups, such as with Sun Life Healthcare Center.
- Get to know Sun Life Healthcare Center and how they operate. They obtain federal funds for ancillary services. This relationship can be important because a range of community development activities can be eligible for funding through a health organization. Healthcare centers also usually have grant writers on staff or on contract.
- Review Pinal County Health Assessment data to understand important health indicators for the City. “Building healthy places” is a popular cross-disciplinary theme to link human health with the built environment. There are numerous national, regional, and local organizations / foundations available as potential sponsors, or as resources for tools and best practice information to advance approaches to healthy buildings, projects, and health-promoting operations. (e.g. Centers for Disease Control, the Federal Reserve Bank of San Francisco, Robert Wood Johnson, Kresge, Urban Land Institute, Smart Growth America, AARP, Arizona Department of Health Services, St. Luke’s Health Initiative).
- Keep up-to-date on the various efforts to restore the Arizona Heritage Fund. This could be a good source for the Dust Bowl Theatre to be refurbished.
- Connect with arts organizations to include art in public streetscape improvements (e.g. Casa Grande *Life on Main Master Plan*).

Develop a capital inventory of available financial resources, including debt and equity resources to support community development and related infrastructure activities.

Panel Discussion:

The Panel discussed how outlining the associated risk and expected returns of each available resource builds stronger investment decision-making and explores different funding options, such as General Obligation (GO) Bonds, Community Facilities Districts (CFDs), revitalization districts, secondary taxes, special assessment bonds, real estate and development crowdfunding resources, municipal development agreements, etc. Eloy is in a good financial position because the City currently has no GO Bond debt.



Strategies/Implementation Actions:

- Evaluate the feasibility of financing one big public improvement through a GO Bond.
- Evaluate whether to set up a Revitalization District. The Arizona Legislature approved the creation of Revitalization Districts outside of Maricopa County in 2011 for planning, designing, repairing, and operating defined public infrastructure or providing enhanced municipal services (see ARS

Title 48). Revitalization Districts must not reduce levels of service, need to have majority of property owner participation, and have a focus on specific goals. For example, the City of Flagstaff recently approved a Business Improvement and Revitalization District for their downtown to fund comprehensive downtown management and planning of infrastructure improvements and services, such as parking.

- Monitor discussion related to bringing back Tax Increment Financing (TIF). TIF is a tool (not currently available in Arizona) that allows a community to “freeze” the existing property tax within a defined area. As the community undertakes future projects within that area, the community captures the increase or increment that allows payment or repayment of public improvements. The boundaries of a Revitalization District, if strategically defined, may also set the boundary for a TIF District, if so desired in the future.
- Take advantage of available business assistance resources. The Arizona Commerce Authority (ACA) has a revolving loan fund program, the Arizona Innovation Accelerator Fund, to stimulate financing of small businesses and manufacturers, but it requires cash flow. Perhaps a local or regional financial institution comes in first and the ACA loan fund is the second position.

Create a Downtown Advisory Committee to review specific recommendations and actions to improve the Downtown Area, monitor grant efforts, and navigate the many issues which need to be addressed by the public, private, and nonprofit sectors.

Panel Discussion:

The Panel discussed the benefits of a Downtown Advisory Committee. A group is needed that could coalesce a variety of public, private, nonprofit disciplines and perspectives. Such a group could help coordinate activities focused on the Downtown business environment and creating additional public amenities that strengthen its sense of place. The Committee would meet regularly to identify and discuss issues, explore plausible opportunities, review and monitor implementation progress, and make recommendations to the Eloy City Council.



Strategies/Implementation Actions:

- Ensure the Advisory Committee includes a diverse membership with all members having a stake in the goals (e.g. Sun Life Family Health Center, Great Western Bank, Chamber of Commerce, Eloy Visitor Center, Access Arizona, Rotary Club, local businesses, prison, farms, etc.).
- Consider setting up a nonprofit entity (i.e. 501(c) (3)) to be the lead organizational resource for the Downtown Area with City Council Members and land owners participating in an advisory capacity.
- Don't be afraid of not-for-profits operating Downtown. The social ventures that interest nonprofits fit well with the community because of lower costs (e.g. La Paloma Restaurant, Heart of Eloy, and the popular Florence Fudge Company).



Question 5. Incentive Strategies:

How do we use community resources effectively to help create desired outcomes?

Consider forming a Special District to assist Downtown Area redevelopment and public infrastructure improvements through statutorily authorized finance mechanisms (e.g. Improvement, Revitalization, Community Facilities, etc.) that are intended to enhance public services and neighborhood amenities in designated areas.

Panel Discussion:

The Panel discussed how cities form and use special improvement districts to finance supplemental public services in downtown commercial areas. There are a variety of districts authorized by state legislation in Arizona and many are funded by assessment fees paid by merchants and property owners within the district.

Strategies/Implementation Actions:

- Consider the Government Property Lease Excise Tax (GPLET) as a redevelopment tool to initiate development. The foundation for GPLET is a provision in Arizona's tax code that exempts land owned by governments from property taxes. GPLET allows a city to take over the rights to a piece of land and lease it back to the developer at a significantly reduced rate that replaces the normal property tax.
- Focus on adaptive reuse projects that transition older buildings for new business uses to promote building efforts that preserve Eloy's history and contribute economic vitality and authenticity.
- Explore a façade improvement program offering discounted or matching funds to qualifying businesses (Panelists noted that matching programs demonstrate "skin in the game"). For example, the City of Glendale has a Commercial Visual Improvement Program that assists in the improvement of commercial or industrial properties by offering a rebate of up to 50% of any qualified improvement costs.
- Offer incentives that create easier paths for property owners to develop and reinvest, such as waiving or reducing permit / development fees, offering density bonuses, providing lease abatement in City-owned buildings to jumpstart business, providing flexible zoning code requirements and development standards when certain conditions are met, and working to resolve business expansion or relocation conflicts with existing regulations (e.g. example of La Paloma desiring patio expansion but fire restrictions prohibiting).

- Consider a parking district so that businesses do not have to worry about accounting for parking ratios because it is provided and managed by the City.

Explore Public-Private-Partnership (P3) opportunities to help the City advance Downtown Area priorities through private projects that leverage public investment dollars.

Panel Discussion:

The Panel discussed why P3's are worthy opportunities. Many cities are considering these partnerships, as they are not only intended to maximize resources, but also to institute operating efficiencies.



Strategies/Implementation Actions:

- Develop a “Farm-to-Market” Program that could include the following scenario:
 1. The City will provide grocery retail space to local farmers wanting to sell local, organic foods in a vacant location Downtown (e.g. Lucky Nickel Farm);
 2. The farmers will provide training and jobs to local Veterans;
 3. The farmers’ produce will be provided to workforce nonprofits (e.g. La Paloma Restaurant);
 4. Workforce nonprofits can expand operations Downtown; and
 5. A Sustainable Agriculture Festival can be coordinated with the Farm-to-Market Program partners to attract visitors to Eloy.
- Collaborate with local businesses to assist growth and expansion needs. Develop cross-promotional opportunities where the City’s brand can be marketed (e.g. La Paloma Restaurant, Lucky Nickel, Skydive Arizona).
- Consider a P3 for the City-owned Dust Bowl Theatre to reduce its cost. A previous cost was estimated at approximately \$4.5 million to accomplish the adaptive reuse of the theatre, the plaza and to integrate a community center.



Going Forward: Top 5 Priorities: What are the top five steps that would have the potential to make the Downtown Area a place that would attract investment?

Create Downtown Advisory Committee comprised of major public, private, nonprofit stakeholders whose mission is to drive actions and Downtown planning efforts (e.g. Access Arizona, Eloy Chamber of Commerce, Visitor Center, Pinal County Hispanic Council, etc.). Establish a central organizer (ideally a paid position) who addresses the goals holistically, oversees tasks, writes grants, coordinates the critical players, and connects with potential partners (DOL, health centers, etc.). Having a point person who views the City holistically will help keep the various efforts in sync and moving forward.

Survey Local Businesses and Employers to find out what services they are lacking or would like to have so that they remain and expand their companies in the City, especially in the Downtown Area.

Establish a Recognizable Identity, Community Brand, and Market to bring people to live, work, and play in Eloy. Make sure infrastructure design concepts and projects support the image. If the image ends up celebrating organic agriculture, then consider reexamining the current theatre, community center and plaza design concepts.

Prioritize the Alternative “Main Streets”, pick one, and invest in pursuits that bring people to Main Street. Use the Main Street Area as a stage for every major activity and celebration that takes place in Eloy.

Develop the Overall Plan that promotes Eloy’s brand/identity, has specific goals, and coalesces stakeholders. Strike while the iron is hot and find the smallest tangible successful outcome(s) to stimulate momentum. Celebrate each successful outcome and market it through various mediums.



Panelist Biographies



Trevor Barger, President, Espiritu Loci

Trevor founded Espiritu Loci in 1997. He received a Bachelor of Science in Design, focusing on Housing and Urban Development, from Arizona State University in 1995. He earned a Master's of Science in Planning from the University of Arizona in 1997. Trevor has formally studied urban design around the country and around the world, in such places as Mexico, Italy, Denmark, Sweden, Switzerland, Austria, France, Spain, Germany, England and Canada. His studies abroad focused on the cultures and design techniques used in other countries to solve urban issues. He is an accomplished and certified planner, having worked on the projects that stretch to provide wonderful places for modern families to experience life.



Dana Belknap, Shareholder, Gallagher & Kennedy

Dana practices in the areas of land use, real estate development and governmental affairs. She has represented various regional and national developers and landowners in the planning and development of mixed-use, master-planned communities by assisting in a broad range of issues, including master planning and land use entitlements, negotiating annexations and development agreements, and advising on archaeological issues, infrastructure financing and development, analysis of water rights and environmental protections. In 2012, Dana was named among the "Best Lawyers in America," along with nearly two thirds of her fellow G&K shareholders. Dana earned her J.D., with honors, and her B.A, with honors, from University of Texas



Susan Demmitt, Member, Gammage & Burnham

Susan concentrates her practice in the areas of land use, development law and real estate transactions. Prior to attending law school, Susan worked for over a decade as a land use consultant for some of the most respected land use attorneys in Phoenix, allowing her to build close relationships with a wide-ranging network of developers, consultants, and city officials. She has extensive experience managing land use entitlement cases, negotiating annexation and development agreements, formation of special taxing districts, transactional counseling, development permitting, administrative proceedings and strategic oversight of public outreach campaigns involving collaboration with neighborhood organizations, political action groups and local media. Susan earned her J.D. from Arizona State University, where she was a Pedrick Scholar, and her bachelor's degree from Kansas State University, where she graduated from the College of Architecture, Planning and Design.



Lani Lott, President, L.L. Consulting

Lani is committed to assisting communities with the revitalization and economic development of their historic downtown cores, traditional commercial districts, urban commercial corridors, neighborhood districts and business improvement areas. With over 23 years in the field, Ms. Lott provides technical assistance and consulting services that include fundraising and funding plan development, organizational formation and training, Main Street program development and management, business development strategies and programs, strategic planning and visioning, marketing, promotional and tourism strategies, business improvement district formation and management and small business consulting and coaching. Prior to launching L.L. Consulting, Ms. Lott was a senior consultant for a national revitalization consulting firm. She holds a bachelor of science in public administration from California State University, Sacramento.



Joe McClure, Principal, McClure Consulting

Joe's multidisciplinary background incorporates many phases of the community and real estate development process: economic analysis and strategy development, market and financial feasibility assessment, and planning and design. Joe has an M.S. in Urban Planning, in a program that emphasized regional economics, from the University of Arizona and completed additional post graduate work in economic geography at UA. He has a B.S. in Architecture from the University of Cincinnati, and is a registered architect in Arizona. McClure directs the firm's technical focus on regional/land economic services – regional economic analysis and strategic planning, real estate feasibility, and economic impacts of development – and coordinates creative activities within the firm that include promoting innovation in economic development strategic planning.



Mark Stapp, Executive Director, Master of Real Estate Development Program, the Fred E. Taylor Professor of Real Estate, W.P. Carey School of Business, Arizona State University

Mark is the Executive Director of the Master of Real Estate Development Program and the Fred E. Taylor Professor of Real Estate in the W.P. Carey School of Business at Arizona State University. He also serves as a faculty associate in the School of Architecture and Landscape Architecture in the Herberger Institute for Design and the Arts at ASU. Mr. Stapp is also the Managing Member of Pyramid Community Developers, LLC, an investment and development firm of projects throughout the US and provider of asset management and design consultation services. Mr. Stapp completed his undergraduate work in environmental studies and urban design at William Paterson University, did his graduate work in urban economics at Arizona State University and was a member of the 2000 Stanford University Graduate School of Business Executive and Professional Education program. In 2007, Mr. Stapp received a Doctor of Humane Letters from A.T. Still University, for his work in community sustainability, health and wellness.



Silvia Urrutia, Director of Housing & Healthcare, Raza Development Fund

Silvia serves as the Director of Housing and Healthcare at RDF. As Director, she leads the company's vision and strategic planning in those sectors and oversees Business Development, Client Relations and Financing nationwide. Additionally, she provides technical assistance to many organizations, including the Illinois Latino Family Commission. Ms. Urrutia has extensive knowledge of community development and her experience includes: financing of affordable housing, healthcare facilities and charter schools; providing technical assistance; planning and developing mixed-income, mixed-finance projects; and utilizing collaborative leadership to revitalize neighborhoods. Ms. Urrutia holds a Bachelor degree from Arizona State University, a Juris Doctor from the Sandra Day O'Connor School of Law, and has completed courses at Harvard's Business School and Graduate School of Design. She was an Adjunct Professor at the University of Massachusetts Boston – College of Public & Community Service. She is fluent in English and Spanish.



Keith Watkins, Senior Vice President, Arizona Commerce Authority

Keith serves as the Senior Vice President of the Arizona Commerce Authority's Economic and Rural Development Division. Keith leads the ACA's efforts in advancing the rural economies of Arizona. In so doing, he has been instrumental in working with Arizona's rural communities to enhance their competitive offering so that they are capable of competing on the global scale. Mr. Watkins has pioneered the state of Arizona's first integrated Certified Sites program which is designed to showcase rural Arizona's very best development ready, industrial and office properties to employers seeking new locations. Prior to joining the Arizona Commerce Authority in 2011, Mr. Watkins spent 25 years in the real estate and economic development arenas and has a decorated history of bringing some of Arizona's largest employers to the state. Keith also has significant experience in the land development arena where he was responsible for the entitlement and development of large scale master planned communities. Mr. Watkins is a third generation Arizonan, is a graduate of the University of Arizona with a degree in Regional Development.

Appendix

- ❖ **Agenda of AzTAP Panel Session**

- ❖ **TAP Briefing Document Presentation (prepared by Jon Vlaming, Community Development Director, City of Eloy – under separate cover)**

- ❖ **TAP Briefing Document (prepared by City of Eloy-under separate cover)**



5090 North 40th Street
Suite 210
Phoenix, AZ 85018
www.arizona.uli.org

City of Eloy AzTAP Panel Day Agenda

Thursday, April 30, 2015
8:00am to 4:30pm
Eloy Santa Cruz Library
1000 N. Main Street, Eloy, Arizona 85131

8:00am	Panelists Arrive
8:15am	Tour of Study Area
9:15am	Welcome and Overview of Issues Being Considered Mayor Joel G. Belloc, City of Eloy Harvey Krauss, Manager, City of Eloy Jon Vlaming, Interim Community Development Director, City of Eloy
9:50am	Panel Introduction and ULI AzTAP Process Review Mark Stapp, Executive Director, MRED/W.P. Carey School of Business, ASU, ULI AzTAP Panel Moderator
10:00am	Question 1 - Market Potential What is the market potential for downtown – viable uses, location, etc.? What steps should the City take to increase the market for retail, office and other compatible uses on Main Street?
10:30am	Question 2 - Planning and Design What character improvements need to occur to attract or influence the market potential?
11:00am	Question 3 – Investment Strategies Is the City appropriately investing in its infrastructure to create a vibrant Main Street? Should the City acquire land along and proximate to Main Street? What other investment strategies should be considered?
11:45am	Public Comment
12:00pm	Lunch and Presentations
1:15pm	Question 4 – Finance Strategies How do we finance – public private partnerships and other sources? What entities could or should assist?
2:00pm	Question 5 – Incentive Strategies How do we use community resources effectively to help create desired outcomes?
3:00pm	Going Forward: Top 5 Priorities What are the top five steps that would have the potential to make the downtown a place that would attract investment?
3:50pm	Public Comment
4:00pm	Closing Remarks
4:30pm	Adjourn

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ULI Arizona Technical Assistance Panel



CITY OF ELOY

REQUEST FOR COUNCIL ACTION

Agenda Item: **V.B.**

Date: **4/26/2023**

Date submitted:
04/20/2023

Action: Other

Subject: Staff will provide the Commission with an overview of the Frontier Street Community Tree Project, which will provide landscaping and irrigation improvements for the south side of Frontier Street, between Myers Boulevard and Stuart Boulevard.

Date requested:
4/26/2023

TO: Mayor and City Council

FROM: Jon Vlaming, Community Development Director

RECOMMENDATION:

No recommendation needed at this time.

DISCUSSION:

This project was initially identified by a City resident and supported by one of our council members. It is identified as a project within the City's current FY2022/2023 Capital Improvement Program. The project envisions the placement of trees along the south side of Frontier Street (within the City's right-of-way) in the Downtown Area to achieve the following objectives:

- Improve air quality through carbon capture
- Reduce stormwater runoff through increased infiltration
- Reduce the urban heat island effect
- Enhance the aesthetic and natural environment
- Provide a welcoming gateway to assist with economic development efforts

City staff had previously obtained Council approval for the solicitation of landscape architectural services to design a street tree theme for the south side of Frontier Street (between Myers and Stuart Boulevards) and prepare the landscape plan and irrigation plan and construction documents. This project would implement the initial phase of the City's Community Street Tree Program envisioned for the south side, center median, and north side of Frontier Street through Downtown Eloy. The anticipated construction process is anticipated to require approximately 50 work days from notice to proceed.

FISCAL IMPACT:

The fiscal impact of this project will be determined by the City Council on April 24, 2023.

Approved as to Form:

A handwritten signature in blue ink, appearing to read "Stephen R. Cooper". The signature is fluid and cursive, with the first name "Stephen" and last name "Cooper" clearly legible. The signature is positioned above a solid black horizontal line.

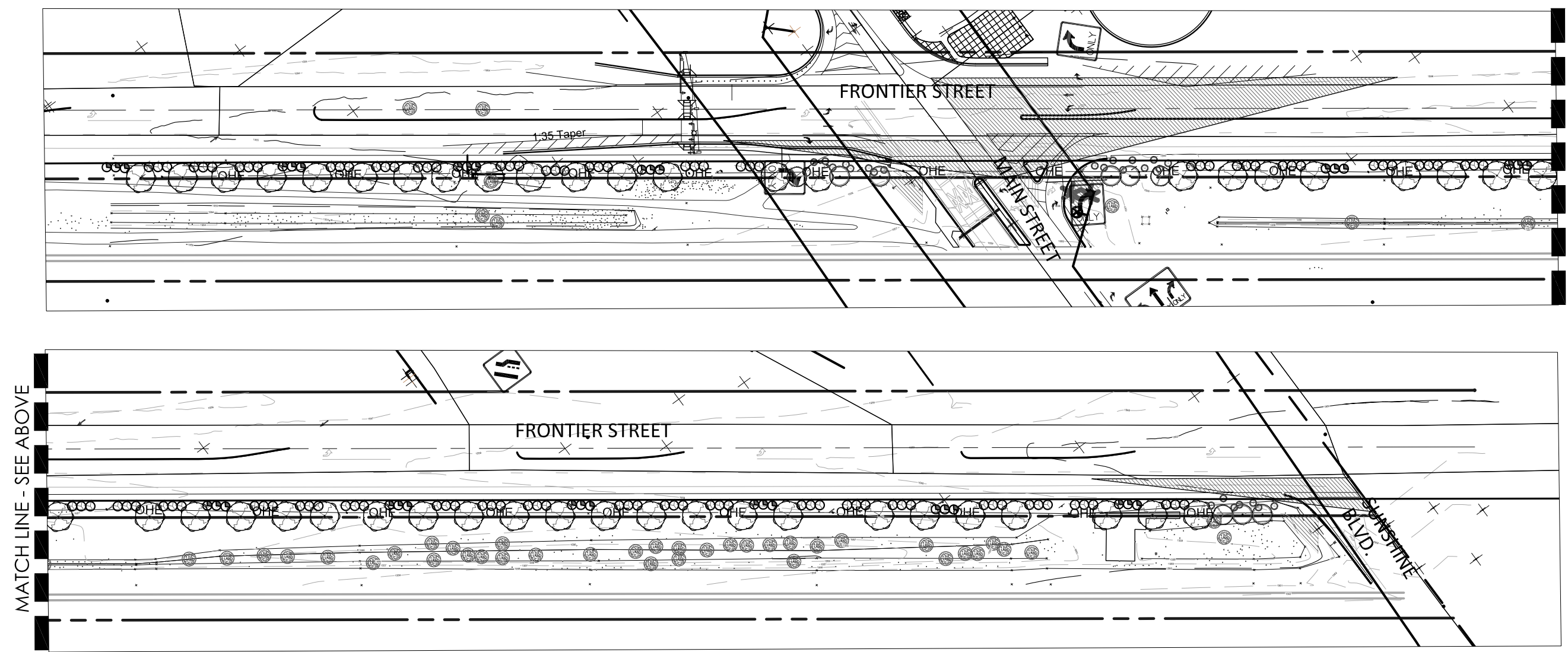
Stephen R. Cooper, City Attorney

IRRIGATION NOTES:(NOT APPROVED BY CITY)

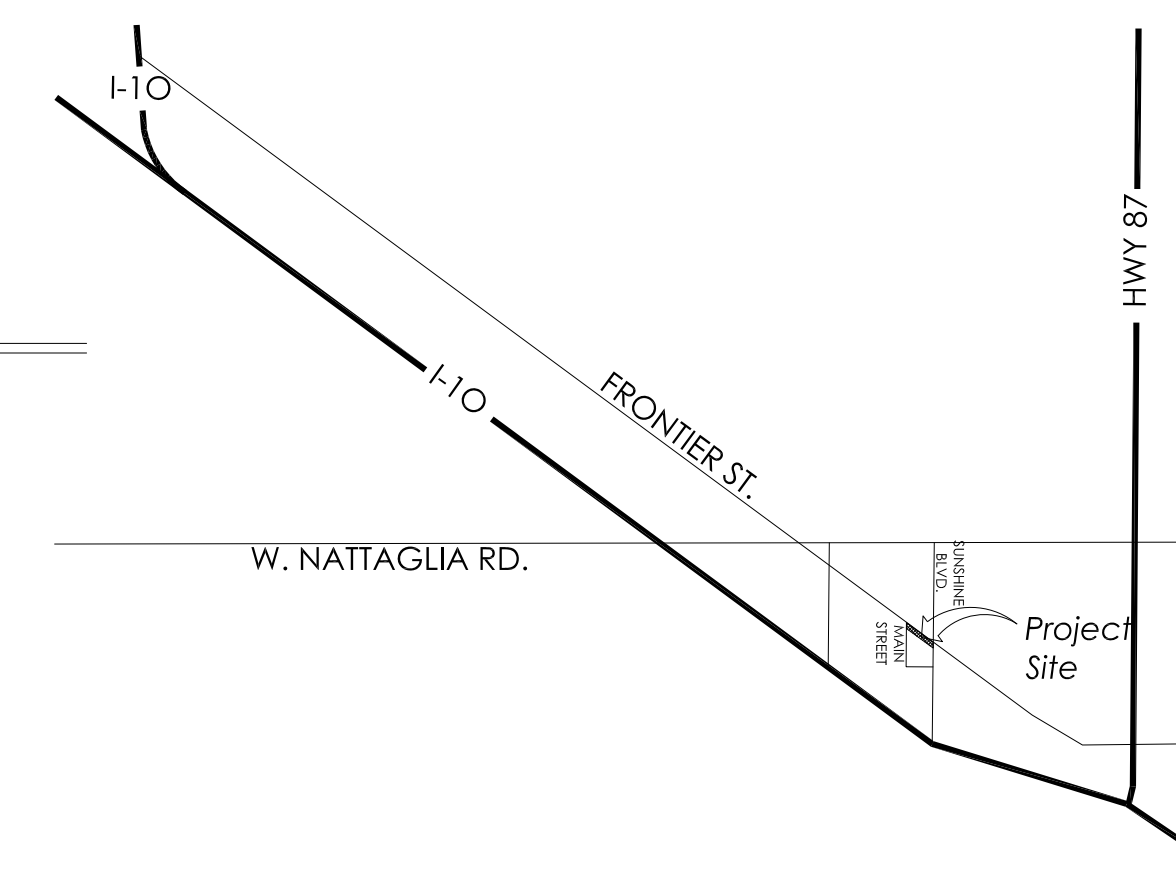
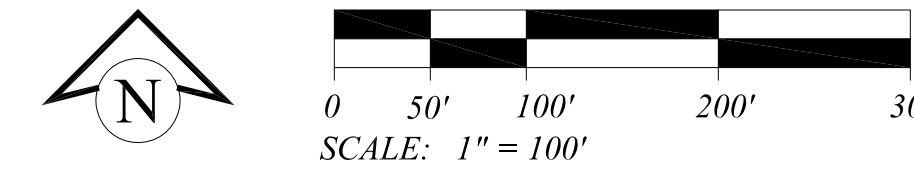
- ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS WITHIN PROPERTY BOUNDARIES OF THE PROJECT - ALL LINES AND EQUIPMENT ARE SCHEMATIC AND ARE SOMETIMES SHOWN IN ROADWAYS, SIDEWALKS, OR OUTSIDE PROPERTY LINES. THIS IS DONE FOR CLARITY PURPOSES ONLY.
- DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR CONFLICTS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM SOURCE PRESSURE OF 70 PSI, A MINIMUM OPERATING PRESSURE OF 25 PSI, AND A MAXIMUM FLOW DEMAND OF 60 GPM. THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- ALL MATERIAL USED SHALL BE INSTALLED AS DETAILED. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT SHALL APPROVE ALL DEVIATION'S FROM DRAWINGS OR MATERIALS USED.
- THE OWNER'S REPRESENTATIVE MAY, AT ANY TIME, TAKE AND ANALYZE SAMPLES OF MATERIALS AND EQUIPMENT FOR CONFORMITY TO SPECIFICATIONS. THE CONTRACTOR SHALL MAKE SUCH SAMPLES AVAILABLE UPON REQUEST. REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- INSTALL BACKFLOW PREVENTION UNIT(S) PIPING BETWEEN THE POINT OF CONNECTION AND THE BPU PER LOCAL CODES. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE THE FINAL LOCATION OF THE BPU. BACKFLOW PREVENTOR MUST BE SCREENED FROM VIEW.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE AS PER MANUFACTURER'S SPECIFICATIONS AND AS PER LOCAL CODE.
- 24 VOLT WIRE SHALL BE 600V, UF, UL APPROVED, #14 GAUGE, SINGLE STRAND, PLASTIC INSULATED, COPPER WIRE. COMMON WIRE IS TO BE WHITE, CONTROL WIRE IS TO BE RED (USE NO BLACK WIRE). TAPE AND BUNDLE WIRE AT 10' ON CENTER. LAY BESIDE MAINLINE. SPLICE IN VALVE BOXES ONLY, USING MANUFACTURED EPOXY OR RESIN FILLED WIRE CONNECTORS. PROVIDE 18" SLACK AT EACH ELBOW IN MAIN LINE AND AT EACH REMOTE CONTROL VALVE. PULL ONE ADDITIONAL SPARE WIRE TO THE MOST DISTANT VALVE LOCATION FOR POTENTIAL FUTURE USE. COLOR OF EXTRA WIRE SHALL BE YELLOW.
- LEVEL OF PEA GRAVEL IN IRRIGATION BOXES SHALL BE A MINIMUM OF 2" BELOW THE BOTTOM OF THE VALVE SO THAT THE VALVE IS COMPLETELY VISIBLE. ALL PEA GRAVEL IN VALVE BOX TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE. LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.
- LOCATE PRESSURE REGULATOR AND 'Y' STRAINER IN A VALVE BOX AS REQUIRED. REMOTE CONTROL VALVE TO BE LOCATED IN A SEPARATE (ADJACENT) VALVE BOX, OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES.
- ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 10" ROUND ECONOMY BOXES.
- THE CONTRACTOR SHALL PROVIDE CHECK VALVES AND AIR VACUUM RELIEF VALVES AS REQUIRED, OR AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, TO EACH CIRCUIT THROUGHOUT THE IRRIGATION SYSTEM LOCATED WITHIN SLOPED AREAS TO PREVENT LOW IRRIGATION HEAD DRAINAGE.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS AND PER PIPE SIZING SCHEDULE ON DETAIL SHEET. IF THERE IS A DISCREPANCY BETWEEN THE PIPE SIZES SHOWN ON THE PLAN AND THOSE OUTLINED IN THE PIPING SCHEDULE, THE SCHEDULE SHALL TAKE PRECEDENCE. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL PIPE SHALL BE BEDDED ON ALL SIDES WITH FOUR INCHES OF ROCK FREE (3/8" MINUS) MATERIAL IMPORT SAND IF NECESSARY. BACKFILL IN TWO OR MORE COMPACTED LIFTS. SETTling OF TRENCHES BY MORE THAN AN INCH SHALL BE BROUGHT TO FINISH GRADE AT THE CONTRACTOR'S EXPENSE.
- ALL IRRIGATION LINES ON SLOPES OR WITHIN RETENTION BASINS SHALL BE RUN PARALLEL WITH GRADE AND ARE TO MAINTAIN THE HIGHEST ELEVATIONS POSSIBLE AT ALL TIMES.
- MULTI-OUTLET EMITTERS SHALL SERVICE ALL TREES AND SHRUBS AND/OR GROUNDCOVERS.
- ALL PLANTS THAT REQUIRE MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND PERIMETER OF PLANTING WELL. EMISSION POINTS AT ROOTBALLS SHALL BE LOCATED ON THE UPHILL SIDE, MIDWAY BETWEEN THE CENTER OF THE PLANT AND THE EDGE OF THE ROOTBALL.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. COORDINATE INSTALLATION WITH THE GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
- IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULE 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 12" BEYOND CONCRETE STRUCTURES. ALLOW AT LEAST 4" - 6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS. ALL SLEEVES UNDER PARKING LOTS, STREETS, STAGING AREAS, AND PATIOS TO BE INSTALLED BY PAVING CONTRACTOR PRIOR TO PAVING.
- NOTIFY THE OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO THE FOLLOWING REQUIRED STAGES OF OBSERVATION FOR:
MAINLINE: Installation, depth, valves, wire, line pressure test
EMITTER LATERALS: Installation, depth, valves, emitters, outlet tubing, at line pressure
CONTROLLER: Installation, functioning
- PRIOR TO OWNER'S APPROVAL, AND IRRIGATION "TUNE UP" MUST BE PERFORMED AS FOLLOWS:
A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
B. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, WORKING AWAY FROM THE PRESSURE REGULATOR.
C. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO ETCHED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO INSIDE OF CONTROLLER.
- LOCATE VALVE BOXES IN PLANTING AREAS SO THAT THEY ARE SCREENED FROM VIEW. NO VALVE BOXES SHALL BE LOCATED IN TURF AREAS.

City of Eloy Frontier Streetscape

ELOY , AZ 85131



Existing Overall Site



Vicinity Map

LANDSCAPE ARCHITECT
 NEILL + YOUNG ASSOCIATES, LLC.
 3295 N DRINKWATER BLVD, SUITE 12
 SCOTTSDALE, AZ 85251
 PH: 480.949.7127
 CONTACT: TODD NEILL
 TNEILL@NEILLANDYOUNG.COM

SHEET INDEX:

L00	COVER SHEET SCHEDULES
L01-L03	LANDSCAPE PLAN
L04-L06	IRRIGATION PLAN
L07-L08	DETAILS

LANDSCAPE NOTES:

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE TOP DRESSING. ALL GRANITE IS TO BE 2" DEPTH, COLOR AS SPECIFIED, TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND CONFORMING TO LOCAL AGENCY'S APPROVED PLANT LIST.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO DELIVERY TO SITE. ONE WEEK MINIMUM NOTICE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS ON SITE PRIOR TO PROJECT START-UP.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES MADE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC., AT HIS EXPENSE.
- VERIFY ANY EXISTING PLANT MATERIAL WHICH IS TO BE REMOVED AND LIMITS OF WORK.
- ADJUST ALL NEW LANDSCAPING AS NECESSARY TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN. GET SIGNED APPROVAL WHEN ADJUSTMENTS ARE NECESSARY.
- CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE WORK BEING EXECUTED.
- QUANTITIES ON PLAN ARE PROVIDED FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT / OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- ALL TURF IS TO BE 'BERMUDA' HYBRID VARIETY OR MATCH EXISTING. PROVIDE SAMPLE FOR OWNER APPROVAL.
- ALL HEADER IS TO BE CAST IN PLACE CONCRETE WITH INTEGRAL COLOR TO MATCH EXISTING.
- CONTRACTOR TO ENSURE THAT SLEEVING FOR IRRIGATION GOES UNDER EVERY DRIVEWAY AND SIDEWALK.
- MATCH EXISTING DECOMPOSED GRANITE. PROVIDE DECOMPOSED GRANITE SAMPLE FOR SIGNED OWNER APPROVAL PRIOR TO SHIPMENT OF MATERIALS. CONTRACTOR WILL BE RESPONSIBLE FOR ANY MATERIALS WHICH DO NOT HAVE SIGNED APPROVAL.
- PROVIDE PURPLE PVC PIPE AND VALVE BOXES WHERE NON POTABLE WATER IS USED.

WARRANTY:

A. SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD. MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER WITHIN THIRTY DAYS OF WRITTEN NOTICE. WARRANTY PLANTING THAT IS REPLACED FOR 90 DAYS FROM THE DATE OF PLANTING.

1. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

A. DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE, OR NEGLIGENCE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.

B. STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER. REVISE START DATE IN SUBPARAGRAPH BELOW ACCORDING TO LOCAL PRACTICE AND THE TYPES OF PLANTING REQUIRED AND COORDINATE WITH THE MAINTENANCE PERIOD.

2. WARRANTY PERIODS FROM DATE OF SUBSTANTIAL COMPLETION: WARRANTY PERIODS IN FOUR SUBPARAGRAPHS BELOW ARE EXAMPLES ONLY FOR SOME CATEGORIES OF PLANTS; REVISE TO SUIT PROJECT.

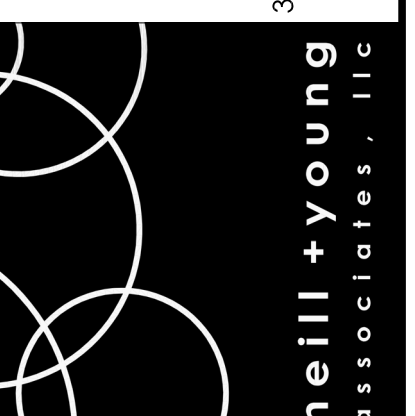
A. TREES: 12 MONTHS.

B. SHRUBS, GROUND COVERS, VINES, ORNAMENTAL GRASSES, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 3 MONTHS.

C. ANNUALS: 3 MONTHS.

D. TWO (2) YEAR WARRANTY FOR WORKMANSHIP

Landscape Architecture
 Land Planning
 Urban Design
 phone 480.949.7127
 fax 480.949.2665
 neill@neillandyoung.com
 3295 north drinkwater blvd
 suite 12
 scottsdale, arizona 85251



EXPIRES 09/30/2024

CITY OF ELOY
FRONTIER STREET COMMUNITY TREE STREETScape
 Eloy, Arizona 85131

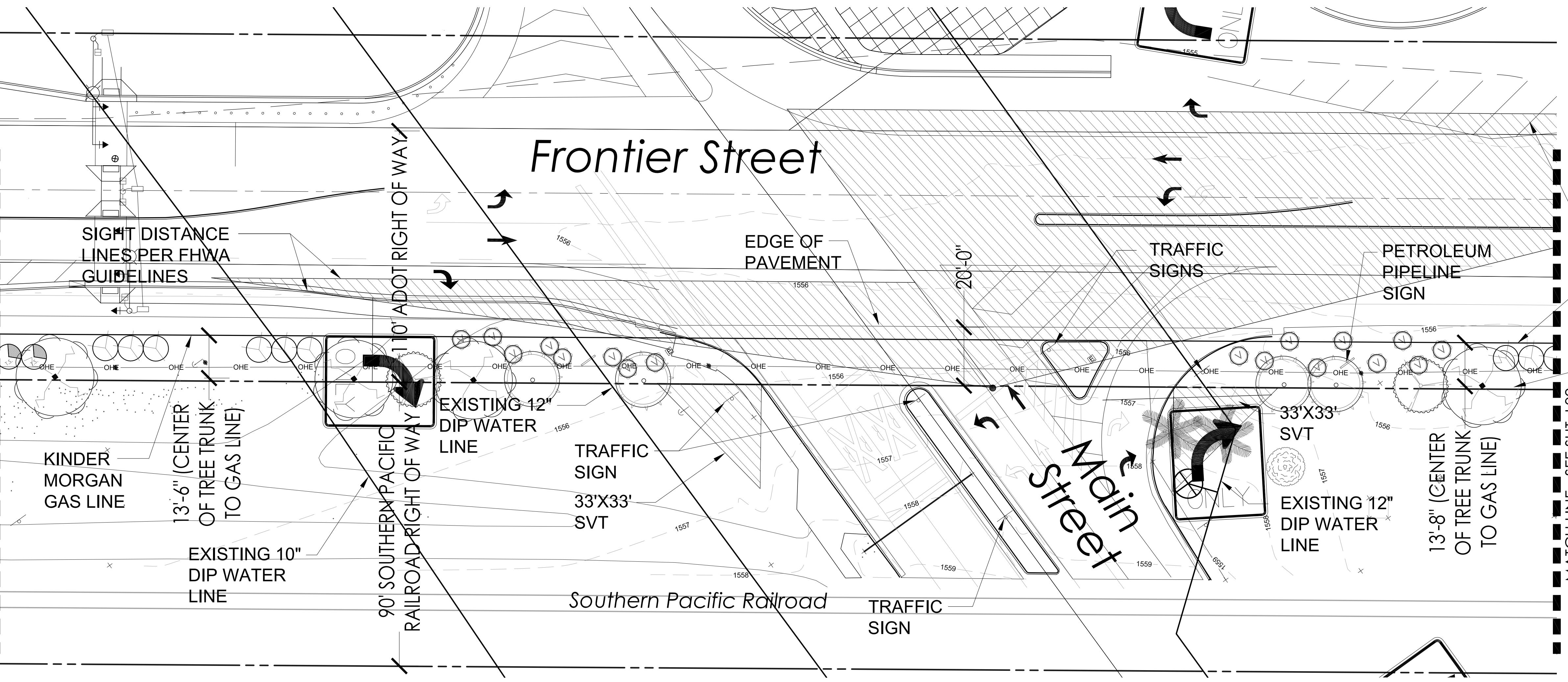
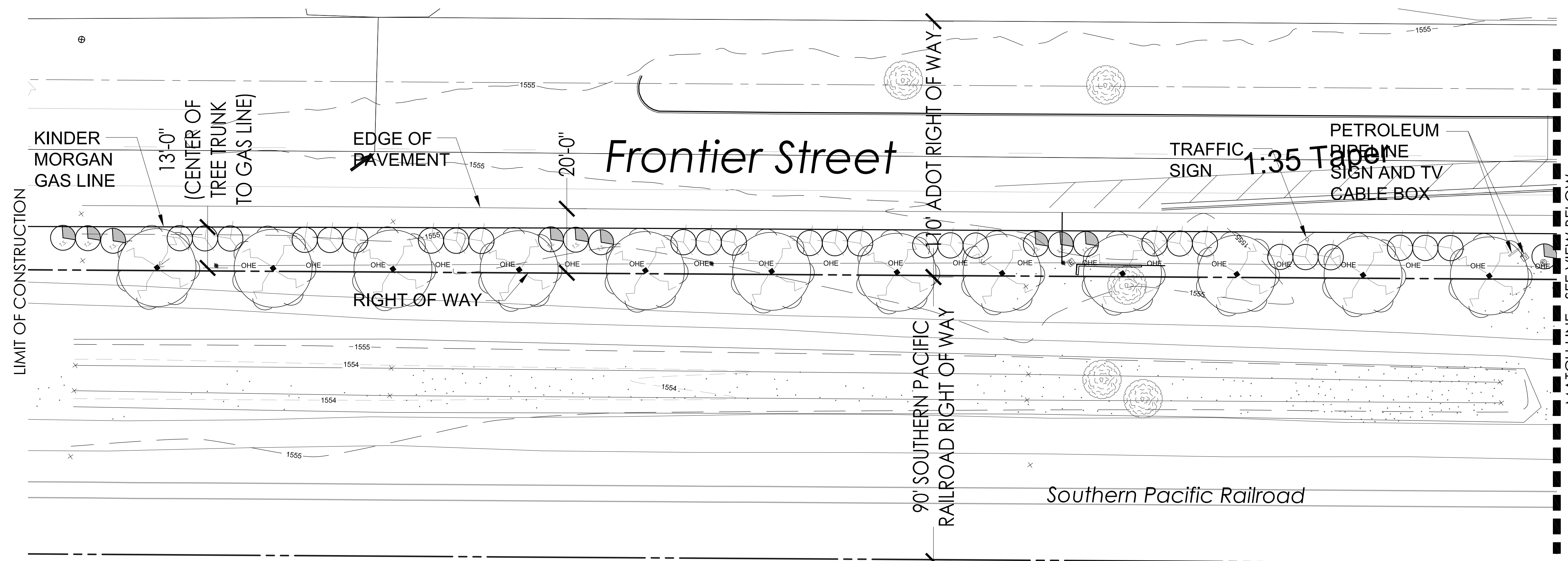
DATE:	11-02-2021
JOB NO.:	
DRAWN BY:	NYA
DESIGNED BY:	NYA
SCALE:	
REVISIONS:	DATE:
1	UPDATE DETAILS/ IRR EQUIP - 2/21/2022
SUBMITTED FOR:	

SHEET NO.

L00
 1 OF 9



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PLANT MATERIALS LEGEND

SYM.	PLANT NAME	SIZE	QTY	REMARKS
TREES				
	Pistacia species Red Push	24" BOX	45	
	Caesalpinia cacalaco Cascalote	24" BOX	6	
	Sophora secundiflora Texas Mountain Laurel	24" BOX	3	
	Existing California Fan Palm to remain in place			
	Existing Tree to remain in place			
SHRUBS				
	Eremophylla maculata Valentine Bush		5 GAL.	25
	Eremophylla X Summer Blue™		5 GAL.	114
	Summer Blue			
	Tecoma stans Yellow Bells		5 GAL.	36
	DECOMPOSED GRANITE: 1" SCREENED COLOR: PAINTED DESERT (ROCK PROS USA - 480-591-5151)		44,269 S.F.	

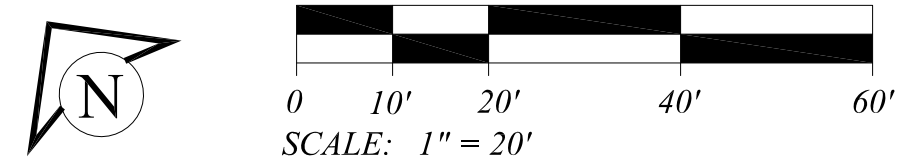
- NOTES:**
- ALL PLANTING AREAS TO RECEIVE 2" LAYER OF 3/4" SCREENED DECOMPOSED GRANITE AND SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS AFTER PLANTING HAS BEEN COMPLETED. TREES SHALL NOT BE PLANTED WITHIN 5' FROM THE EDGE OF PAVEMENT, CURB, OR SIDEWALK, TYP.
 - TREE CANOPY'S HANGING OVER THE SIGHT DISTANCE LINE OR SVT SHALL BE TRIMMED TO 7' ABOVE THE STREET SURFACE.
 - INSTALL ROOT BARRIERS ALONG ROADWAY, TYP.
 - TREES SHALL NOT BE PLACED WITHIN 5' OF A WATER MAIN, TYP.
 - 50' UNOBSTRUCTED VISIBILITY SHALL BE PROVIDED FOR ALL TRAFFIC SIGNS, TYP.
 - THE CONTRACTOR SHALL NOTIFY KINDER MORGAN REPRESENTATIVE (AREA OPERATIONS SUPERVISOR: BRICE BOX, 623-734-3700) 48 HOURS PRIOR TO START OF CONSTRUCTION.

SIGHT DISTANCE LINES PER FHWA GUIDELINES

KINDER MORGAN GAS LINE

RIGHT OF WAY

Landscape Plan



Landscape Architecture
Land Planning
Urban Design

phone 480.949.7127
fax 480.949.2655
neill@neillandyoung.com
3295 north drinkwater blvd
suite 12
scottsdale, arizona 85251

neill + young
associates, llc



CITY OF ELOY

FRONTIER STREET COMMUNITY TREE STREETSCAPE

Eloy, Arizona 85131

DATE:	11-02-2021
JOB NO:	
DRAWN BY:	NYA
DESIGNED BY:	NYA
SCALE:	
REVISIONS:	DATE:
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SUBMITTED FOR:	

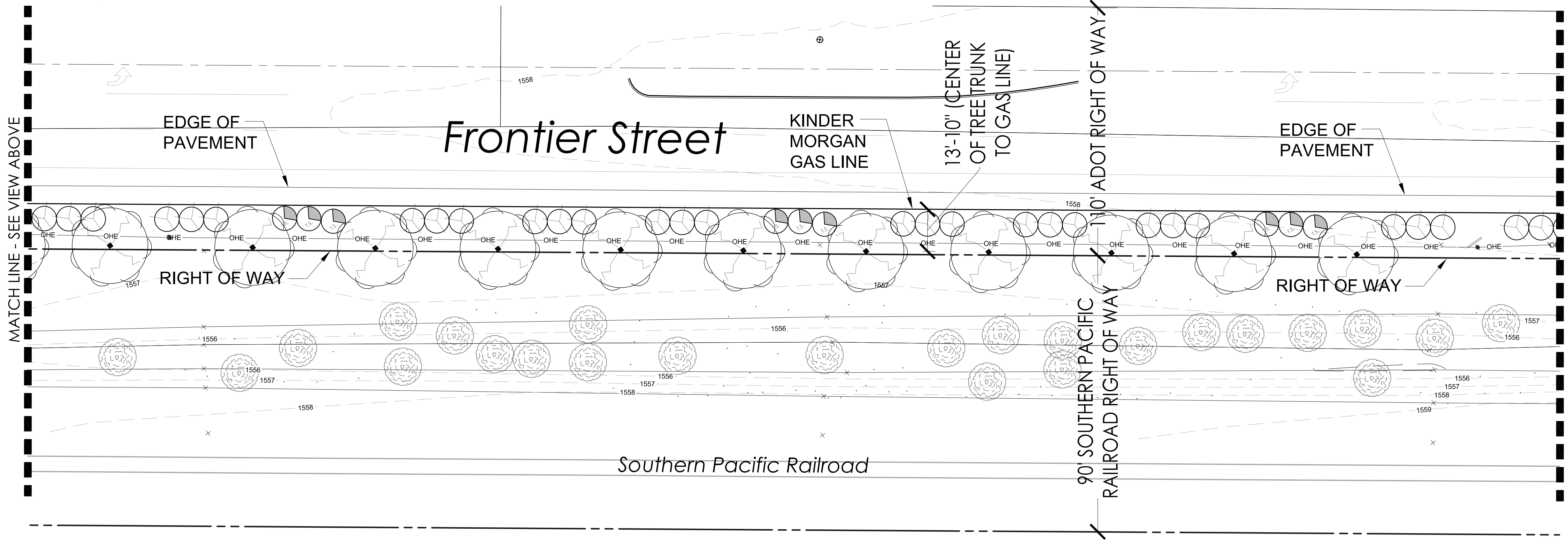
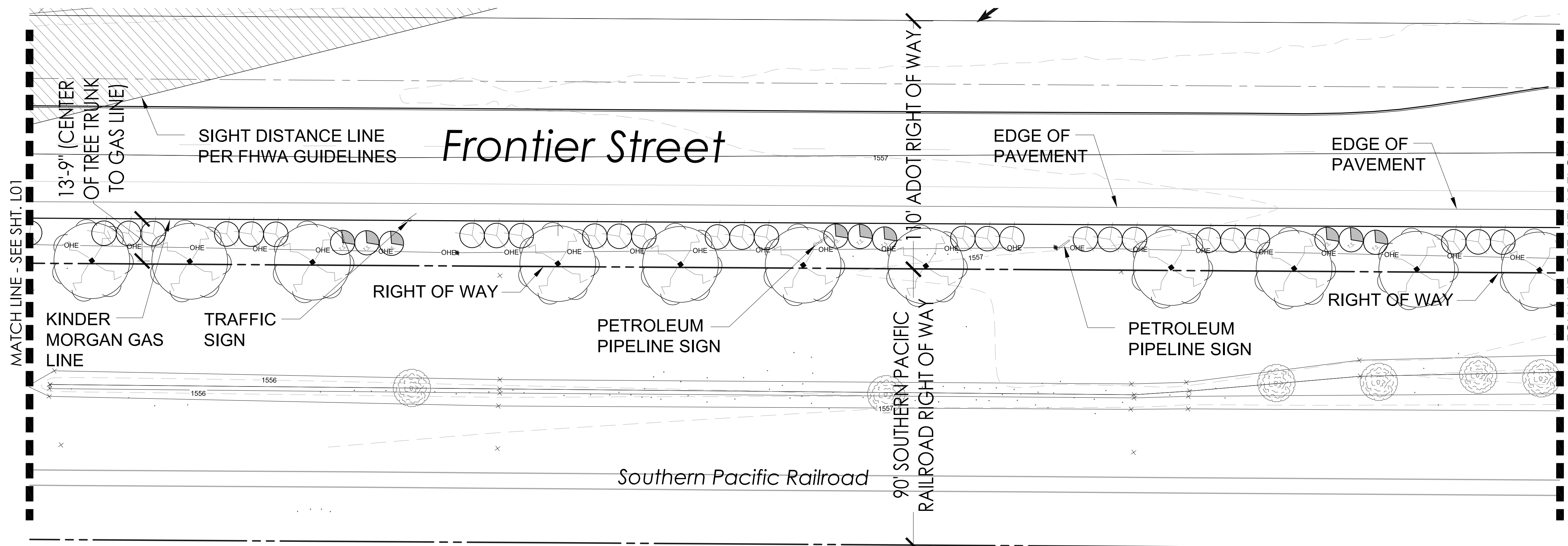
SHEET NO.

L01

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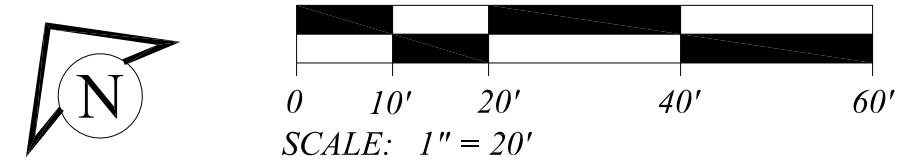


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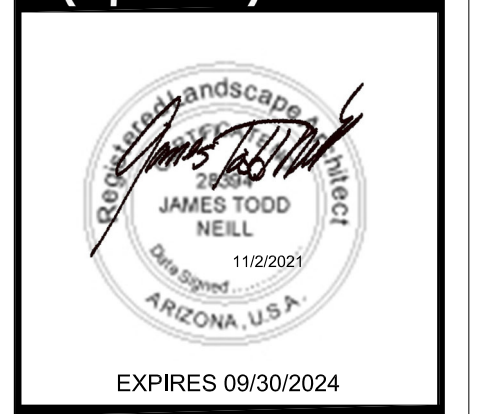
Landscape Plan



Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-11 (782-8348)
In Maricopa County: (602) 263-1100

Landscape Architecture
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suite 12
scottsdale, arizona 85251

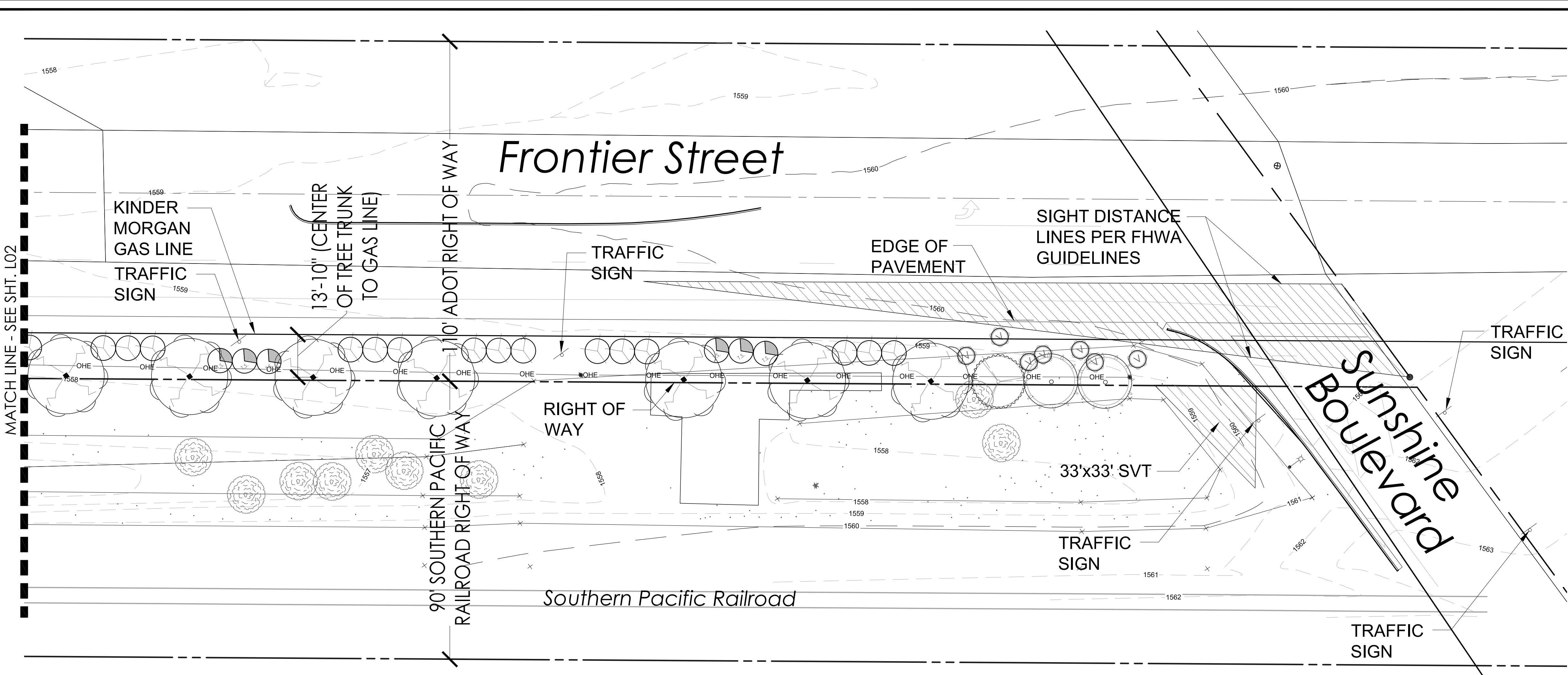


CITY OF ELOY
FRONTIER STREET COMMUNITY TREE STREETSCAPE
Eloy, Arizona 85131

DATE:	11-02-2021
JOB NO:	
DRAWN BY:	NYA
DESIGNED BY:	NYA
SCALE:	
REVISIONS:	DATE:
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△	
SUBMITTED FOR:	

SHEET NO.
L02
3 OF 9

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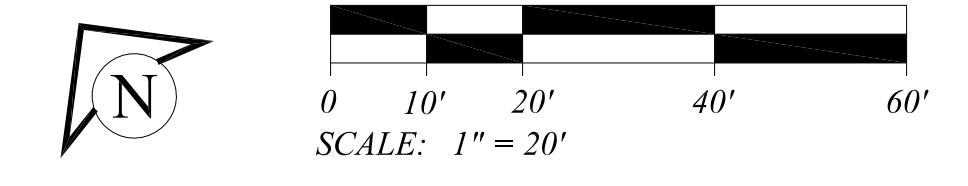


PLANT MATERIALS LEGEND

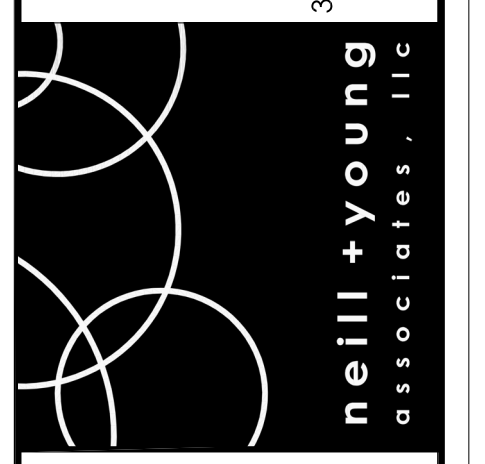
SYM.	PLANT NAME	SIZE	QTY	REMARKS
TREES				
	Pistacia species Red Push	24" BOX	45	
	Caesalpinia cacalaco Cascalote	24" BOX	6	
	Sophora secundiflora Texas Mountain Laurel	24" BOX	3	
	Existing California Fan Palm to remain in place			
	Existing Tree to remain in place			
SHRUBS				
	Eremophylla maculata Valentine Bush	5 GAL.	25	
	Eremophylla X Summer Blue™ Summer Blue	5 GAL.	114	
	Tecoma stans Yellow Bells	5 GAL.	36	
	DECOMPOSED GRANITE: 1" SCREENED COLOR: PAINTED DESERT (ROCK PROS USA - 480-591-5151)		44,269 S.F.	

- NOTES:**
- ALL PLANTING AREAS TO RECEIVE 2" LAYER OF 3/4" SCREENED DECOMPOSED GRANITE AND SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS AFTER PLANTING HAS BEEN COMPLETED.
 - TREES SHALL NOT BE PLANTED WITHIN 5' FROM THE EDGE OF PAVEMENT, CURB, OR SIDEWALK, TYP.
 - TREE CANOPY'S HANGING OVER THE SIGHT DISTANCE LINE OR SVT SHALL BE TRIMMED TO 7' ABOVE THE STREET SURFACE.
 - INSTALL ROOT BARRIERS ALONG ROADWAY, TYP.
 - TREES SHALL NOT BE PLACED WITHIN 5' OF A WATER MAIN, TYP.
 - 50' UNOBSTRUCTED VISIBILITY SHALL BE PROVIDED FOR ALL TRAFFIC SIGNS, TYP.
 - THE CONTRACTOR SHALL NOTIFY KINDER MORGAN REPRESENTATIVE (AREA OPERATIONS SUPERVISOR: BRICE BOX, 623-734-3700) 48 HOURS PRIOR TO START OF CONSTRUCTION.

Landscape Plan



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Land Planning
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phone 480.949.7127
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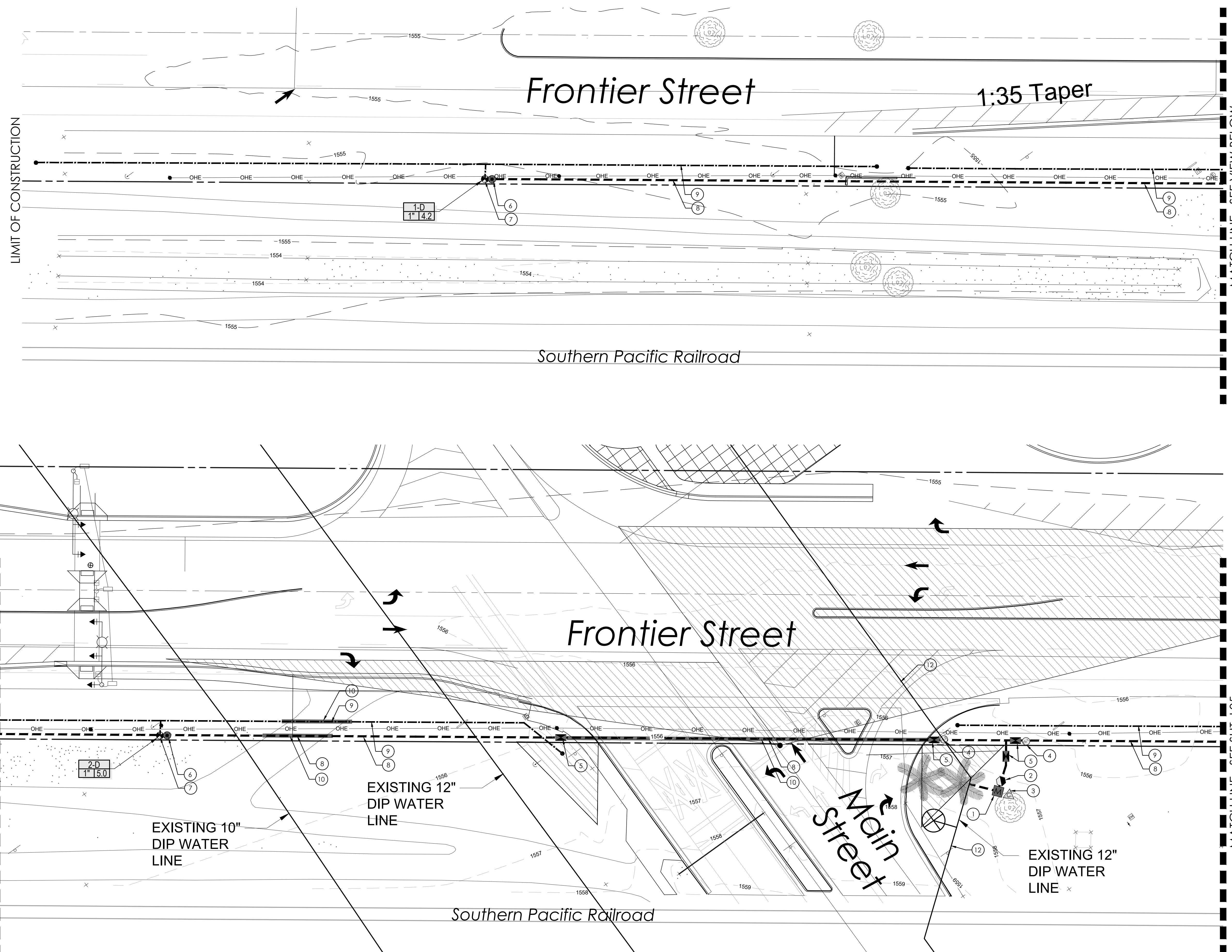
CITY OF ELOY
FRONTIER STREET COMMUNITY TREE STREETScape
 Eloy, Arizona 85131

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L03
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CONTRACTOR SHALL VERIFY ALL UTILITIES AND RECORD THEM. NO ALTERATIONS TO THESE PLANS ARE ALLOWED OTHER THAN AUTHORIZED NEILL+YOUNG EMPLOYEES. THIS DOCUMENT IS THE SOLE PROPERTY OF NEILL+YOUNG ASSOCIATES.



IRRIGATION SCHEDULE

SYMBOL	ITEMS	DESCRIPTION	REMARKS	DETAIL
	METER	CONTRACTOR SHALL INSTALL AND CONNECT NEW 1.5" METER TO WATER SERVICE LINE	INSTALLED PER CITY OF ELOY REQUIREMENTS	
	BACKFLOW PREVENTER	NEW 1.5" FBECO 825Y BACKFLOW PREVENTER	INSTALLED PER CITY OF ELOY REQUIREMENTS	
NOT SHOWN	SECURITY ENCLOSURE	SEE IRRIGATION DETAILS.		
	IRRIGATION CONTROLLER	(1) RAIN BIRD ESP LXD CONTROLLER W/ JAMES & IRVING'S SPEED STAINLESS STEEL PEDESTAL & CABINET	INSTALLED IN STAINLESS STEEL PEDESTAL MOUNT	
	GATE VALVE	GATE VALVE	INSTALLED IN TAN VALVE BOX	
	DRIP VALVE	RAIN BIRD KC2-100P8LC	INSTALLED IN TAN VALVE BOX	
	QUICK COUPLER	RAIN BIRD 33-DBR 3/4" QUICK COUPLER WITH VINYL AND TASCOS 3/16" SWING JONES	INSTALLED IN TAN VALVE BOX	
	FLOW SENSOR	RAIN BIRD IFS300FL (FS-2), QTY. (2)	INSTALLED IN TAN VALVE BOX	
	PVC SLEEVING	SCH 40 PVC SLEEVE UNDER ALL PAVING TYP.	2X SIZE OF PIPE PASSING THROUGH	
	PVC MAINLINE	2" SCH 40 PVC MAINLINE CLASS 200 RT WITH CAST IRON FITTINGS. PROVIDE THRUST BLOCKS AND SERVICE SADDLES AS NEEDED.		
	DRIP LATERAL	CLASS 200 PVC LATERAL	SEE PIPE SCHEDULE	
	SHRUB & TREES			
	END CAP	CARBON		

NOTE: SLEEVING SHALL BE PROVIDED FOR ALL MAINLINE PIPE, LATERAL PIPE, CONTROL WIRING, and DRIP LATERAL PIPE. COORDINATE WITH GENERAL CONTRACTOR FOR PLACEMENT UNDER PAVED SURFACES, TYP.

VALVE CALLOUT	PLANT	EMITTER SCHEDULE	NOTES
STATION NUMBER ZONE DESIGNATION (D) (DRIP) (R) (ROTOR)	1 GAL	RAIN BIRD XBT-10-6 BLACK 1.0 GPH	1 OUTLET PER PLANT
2 GAL	RAIN BIRD XBT-10-6 BLACK 1.0 GPH	2 OUTLETS PER PLANT	
3 GAL	RAIN BIRD XBT-10-6 BLACK 1.0 GPH	3 OUTLETS PER PLANT	
4 GAL	RAIN BIRD XBT-10-6 BLACK 1.0 GPH	4 OUTLETS PER PLANT	
5 GAL	RAIN BIRD XBT-10-6 BLACK 1.0 GPH	5 OUTLETS PER PLANT	
6 GAL	RAIN BIRD XBT-10-6 BLACK 1.0 GPH	6 OUTLETS PER PLANT	
7 GAL	RAIN BIRD XBT-10-6 BLACK 1.0 GPH	7 OUTLETS PER PLANT	
8 GAL	RAIN BIRD XBT-10-6 BLACK 1.0 GPH	8 OUTLETS PER PLANT	
9 GAL	RAIN BIRD XBT-10-6 BLACK 1.0 GPH	9 OUTLETS PER PLANT	
10 GAL	RAIN BIRD XBT-10-6 BLACK 1.0 GPH	10 OUTLETS PER PLANT	
11 GAL	RAIN BIRD XBT-10-6 BLACK 1.0 GPH	11 OUTLETS PER PLANT	
12 GAL	RAIN BIRD XBT-10-6 BLACK 1.0 GPH	12 OUTLETS PER PLANT	

- IRRIGATION NOTES**
- IRRIGATION METER - SEE IRRIGATION SCHEDULE TO VERIFY SIZE.
 - IRRIGATION BACKFLOW PREVENTER and BACKFLOW CAGE - SEE IRRIGATION SCHEDULE TO VERIFY SIZE.
 - IRRIGATION CONTROLLER - SEE IRRIGATION SCHEDULE TO VERIFY MAKE AND MODEL.
 - FLOW SENSOR - SEE IRRIGATION SCHEDULE.
 - GATE VALVE - SEE IRRIGATION SCHEDULE.
 - QUICK COUPLER VALVE - SEE IRRIGATION SCHEDULE.
 - AUTOMATIC DRIP IRRIGATION VALVE WITH Y-STRAINER LOCATION TYPICAL. (INSTALL per DETAILS IN NEAR VICINITY - COORDINATE PLACEMENT WITH SITE SUPERINTENDENT).
 - MAINLINE - (LOCATION as SHOWN is a SCHEMATIC) COORDINATE FINAL LOCATION WITH GENERAL CONTRACTOR and OTHER TRADES PRIOR TO BREAKING GROUND.
 - LATERAL LINES - (LOCATIONS as SHOWN are a SCHEMATIC) COORDINATE FINAL LOCATION WITH GENERAL CONTRACTOR and OTHER TRADES PRIOR TO BREAKING GROUND. (400' MAX. LENGTH from MAINLINE).
 - SLEEVE per DETAILS (SLEEVE UNDER ALL PAVING INCLUDING ALL FUTURE ANTICIPATED VEHICULAR ENTRANCES, SIDEWALKS, DRAINAGE STRUCTURES, and ETCETERA TYPICAL).
 - UTILITIES - SEE CIVIL DRAWINGS.
 - WATERLINE DRAWN FOR SCHEMATIC PURPOSES ONLY. CONTRACTOR TO VERIFY EXACT LOCATION OF WATERLINE BEFORE START OF CONSTRUCTION AND CONTACT CITY OF ELOY PUBLIC WORKS TO VERIFY LOCATION.

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 trell@neillyoung.com
 3295 north drinkwater blvd
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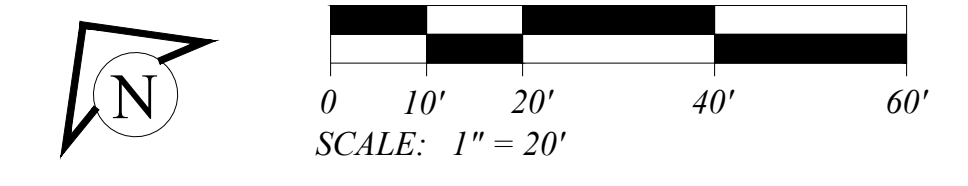


CITY OF ELOY
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 Eloy, Arizona 85131

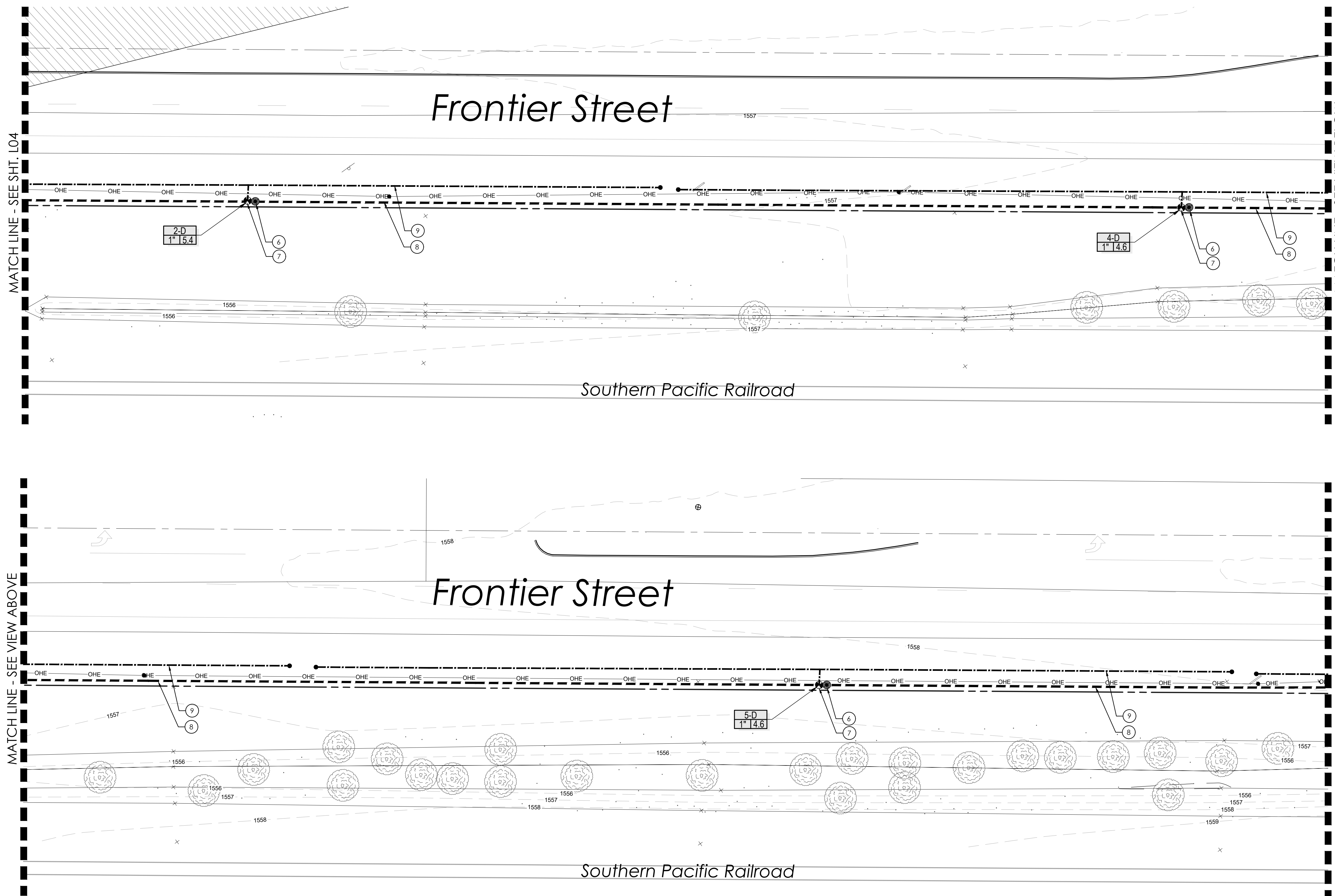
DATE:	11-02-2021
JOB NO:	
DRAWN BY:	NYA
DESIGNED BY:	NYA
SCALE:	
REVISIONS:	DATE:
1	UPDATE DETAILS / IRR EQUIP - 2/21/2022
SUBMITTED FOR:	

SHEET NO.
L04
 5 OF 9

Irrigation Plan



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IRRIGATION SCHEDULE

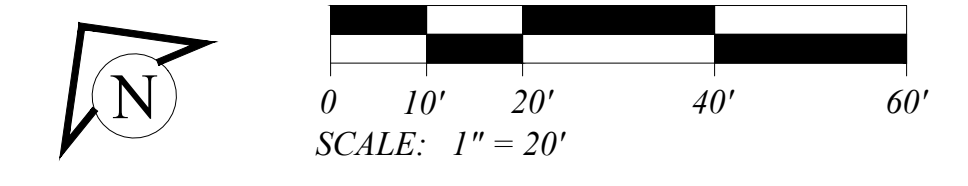
SYMBOL	ITEMS	DESCRIPTION	REMARKS	DETAIL
	METER	CONTRACTOR SHALL INSTALL AND CONNECT NEW 1.5" METER TO WATER	INSTALLED PER CITY OF ELOY REQUIREMENTS	
	BACKFLOW PREVENTER	NEW 1.5" FBCO 8207 BACKFLOW PREVENTER	INSTALLED PER CITY OF ELOY REQUIREMENTS	
	SECURITY ENCLOSURE	SEE IRRIGATION DETAILS		
	IRRIGATION CONTROLLER	(1) RAIN BIRD ESP L10 CONTROLLER W/ LXMMSS & LXMMSSP (STAINLESS STEEL PEDESTAL & CABINET)	INSTALLED IN STAINLESS STEEL PEDESTAL MOUNT	
	GATE VALVE	GATE VALVE	INSTALLED IN TAN VALVE BOX	
	DRIP VALVE	RAIN BIRD X2-100PB-AC	INSTALLED IN TAN VALVE BOX	
	QUICK COUPLER	RAIN BIRD 3/4" Q/C QUICK COUPLER WITH VHS AND GASCO G131 SWING JOINT	INSTALLED IN TAN VALVE BOX	
	FLOW SENSOR	RAIN BIRD IFS300FL (FS-2), QTY. (2)	INSTALLED IN TAN VALVE BOX	
	PVC SLEEVING	PVC SLEEVING, SCH 40 PVC SLEEVE UNDER ALL PAVING TYP.	2X SIZE OF PIPE PASSING THROUGH	
	PVC MAINLINE	2" SCH 40 PVC MAINLINE, CLASS 200 RT WITH CAST IRON FITTINGS, PROVIDE THRUST BLOCKS AND SERVICE SADDLES AS SHOWN		
	DRIP LATERAL	CLASS 200 PVC LATERAL	SEE PIPE SCHEDULE	
	SHRUB & TREE	END CAP	CARSON	

NOTE: SLEEVING SHALL BE PROVIDED FOR ALL MAINLINE PIPE, LATERAL PIPE, CONTROL WIRING, and DRIP LATERAL PIPE. COORDINATE with GENERAL CONTRACTOR for PLACEMENT UNDER PAVED SURFACES, TYP.

STATION NUMBER (OHE DESCRIPTION TO LEFT IF PROVIDED)	PLANT	EMITTER SCHEDULE	NOTES
1	1 GAL	RAIN BIRD XBT-10-6 BLACK 1.0 GPH	1 OUTLET PER PLANT
5	5 GAL	RAIN BIRD XBT-10-6 BLACK 1.0 GPH	5 OUTLETS PER PLANT
	CASCALOTE/MT LAUREL	RAIN BIRD XBT-20-6 RED 2.0 GPH	4 OUTLETS PER TREE
	RED PUSHER	RAIN BIRD XBT-20-6 RED 2.0 GPH	12 OUTLETS PER TREE

- ### IRRIGATION NOTES
- IRRIGATION METER - SEE IRRIGATION SCHEDULE TO VERIFY SIZE.
 - IRRIGATION BACKFLOW PREVENTER and BACKFLOW CAGE - SEE IRRIGATION SCHEDULE TO VERIFY SIZE.
 - IRRIGATION CONTROLLER - SEE IRRIGATION SCHEDULE TO VERIFY MAKE AND MODEL.
 - FLOW SENSOR - SEE IRRIGATION SCHEDULE.
 - GATE VALVE - SEE IRRIGATION SCHEDULE.
 - QUICK COUPLER VALVE - SEE IRRIGATION SCHEDULE.
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Irrigation Plan



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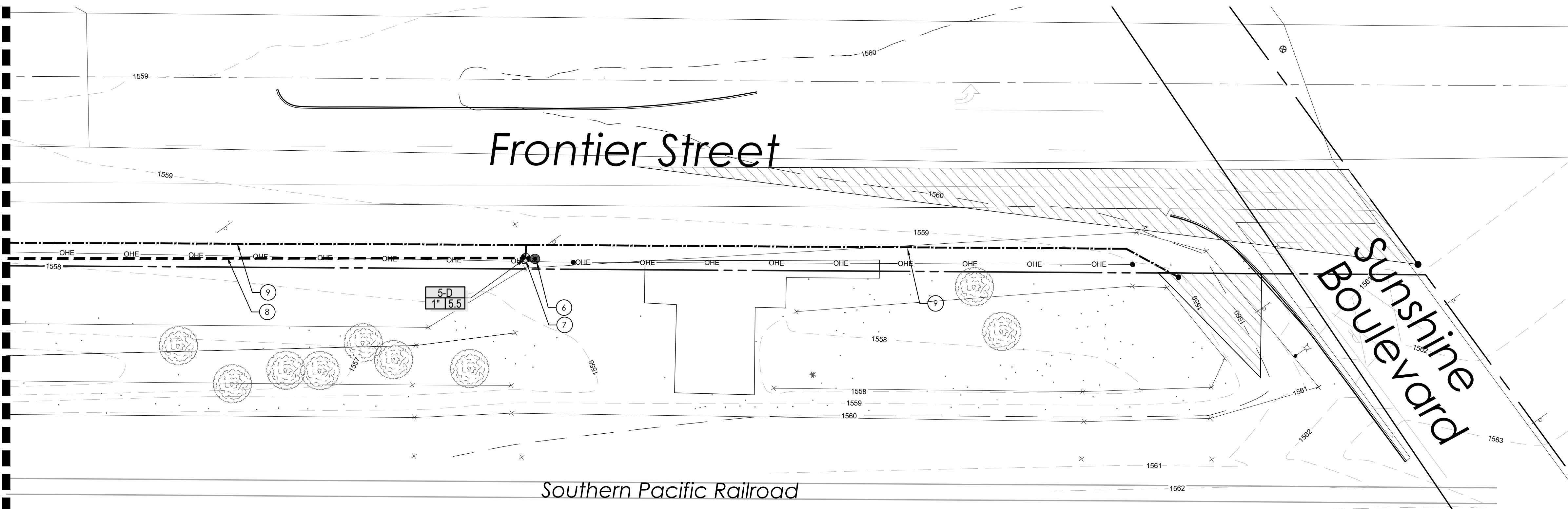
CITY OF ELOY
FRONTIER STREET COMMUNITY TREE STREETSCAPE
 Eloy, Arizona 85131

DATE:	11-02-2021
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1	UPDATE DETAILS/ IRR EQUIP - 2/21/2022
SUBMITTED FOR:	
SHEET NO.	

L05
 6 OF 9



MATCH LINE - SEE SHT. L05



IRRIGATION SCHEDULE

SYMBOL	ITEMS	DESCRIPTION	REMARKS	DETAIL
	METER	CONTRACTOR SHALL INSTALL AND CONNECT NEW 1.5" METER TO WATER SERVICE LINE	INSTALLED PER CITY OF ELOY REQUIREMENTS	
	BACKFLOW PREVENTER	NEW 1.5" FBCCO 825Y BACKFLOW PREVENTER	INSTALLED PER CITY OF ELOY REQUIREMENTS	
NOT SHOWN	SECURITY ENCLOSURE	SEE IRRIGATION DETAILS.		
	IRRIGATION CONTROLLER	(1) RAIN BIRD ESP LXD CONTROLLER W/ JAMES & JAMES' SPEED STAINLESS STEEL PEDESTAL & CABINET	INSTALLED IN STAINLESS STEEL PEDESTAL MOUNT	
	GATE VALVE	GATE VALVE	INSTALLED IN TAN VALVE BOX	
	DRIP VALVE	RAIN BIRD X22-100P8LC	INSTALLED IN TAN VALVE BOX	
	QUICK COUPLER	RAIN BIRD 33-BAC 3/4" QUICK COUPLER WITH VENT AND LASCOCO 1/2" SLEEVE, 30FT	INSTALLED IN TAN VALVE BOX	
	FLOW SENSOR	RAIN BIRD #S300FL (F-S-2), QTY. (2)	INSTALLED IN TAN VALVE BOX	
	PVC SLEEVING	PVC SLEEVING, SCH 40 PVC SLEEVE UNDER ALL PAVING TYP.	2X SIZE OF PIPE PASSING THROUGH	
	PVC MAINLINE	2" SCH 40 PVC MAINLINE, CLASS 200 RT WITH CAST IRON FITTINGS, PROVIDE THROST BLOCKS AND SERVICE SADDLES AS NEEDED.		
	DRIP LATERAL	CLASS 200 PVC LATERAL	SEE PIPE SCHEDULE	
	SHRINK & TREES	END CAP CARSON		

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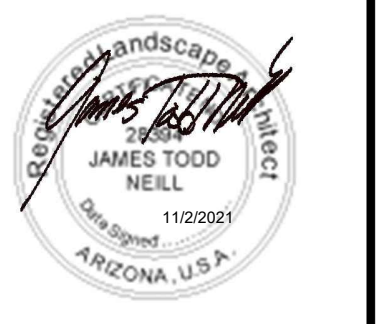
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neill + young
 a s s o c i a t e s . l l c



EXPIRES 09/30/2024

CITY OF ELOY
FRONTIER STREET COMMUNITY TREE STREETSCAPE
 Eloy, Arizona 85131

DATE: 11-02-2021

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DESIGNED BY: NYA

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1 UPDATE DETAILS/ IRR EQUIP - 2/21/2022

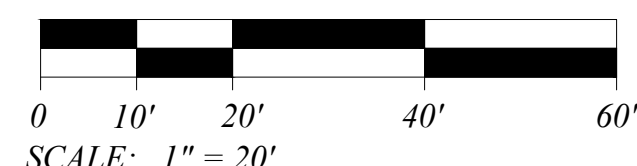
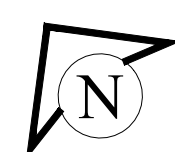
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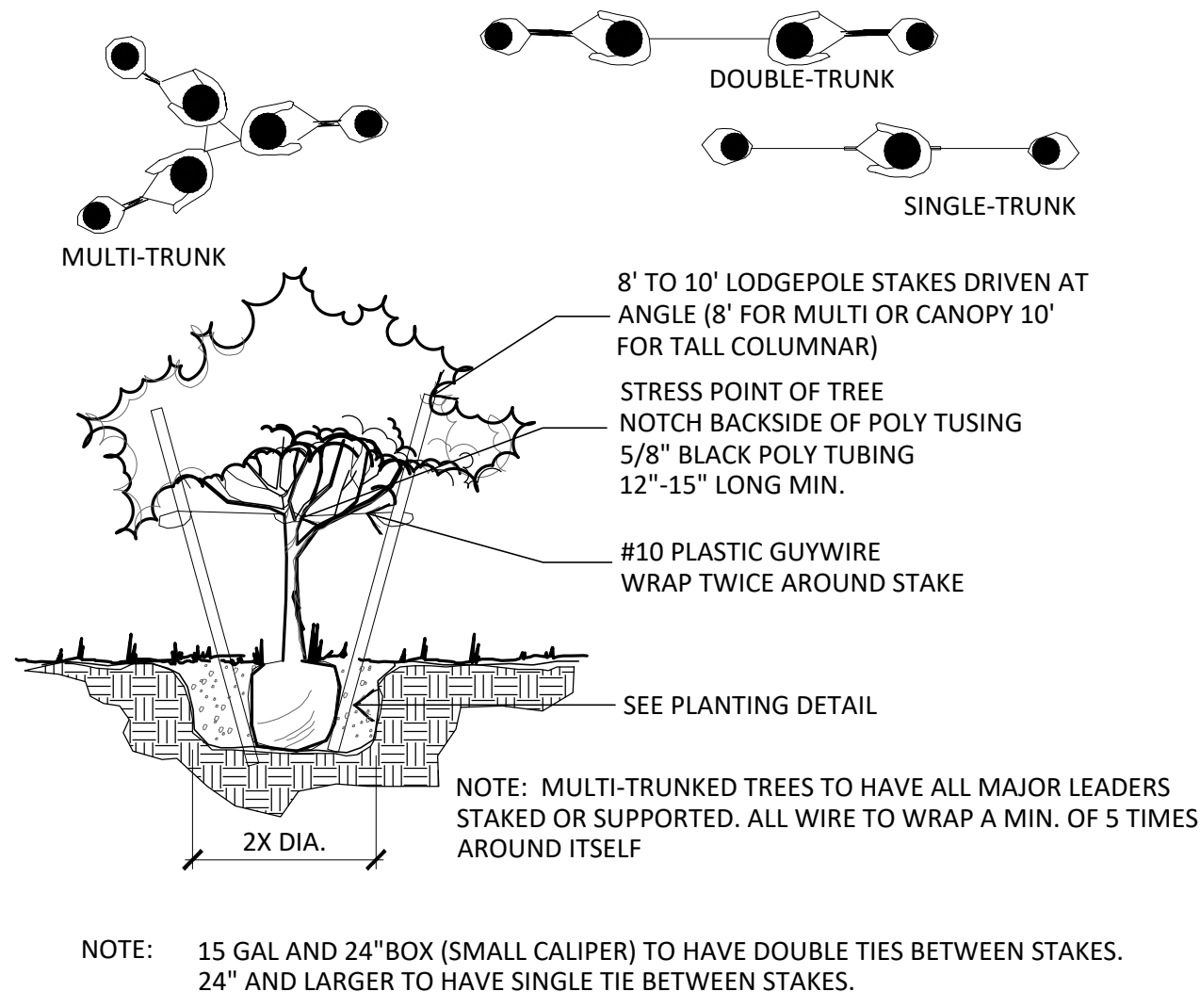
L06

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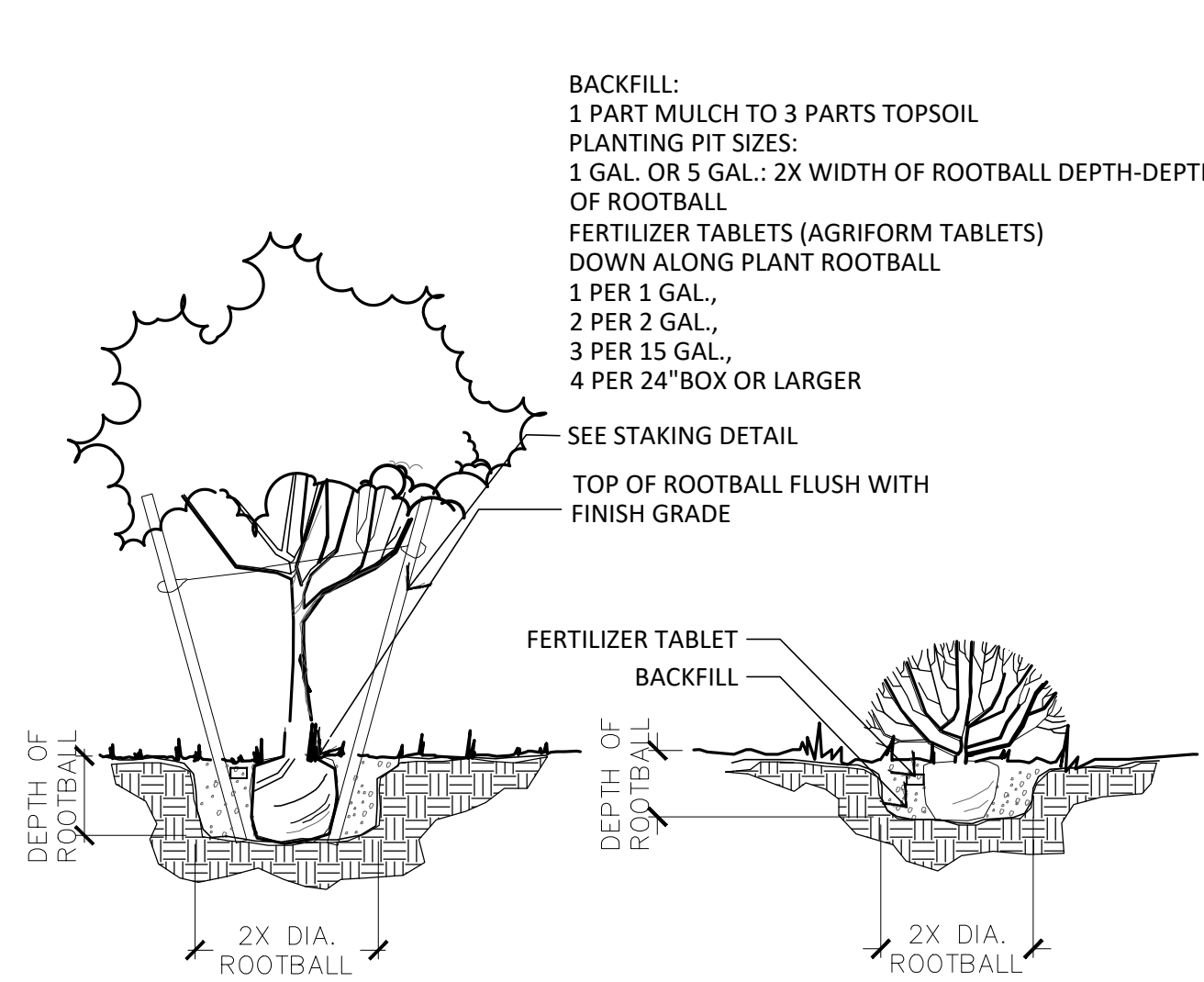
Irrigation Plan



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NOTE: 15 GAL AND 24" BOX (SMALL CALIBER) TO HAVE DOUBLE TIES BETWEEN STAKES. 24" AND LARGER TO HAVE SINGLE TIE BETWEEN STAKES.



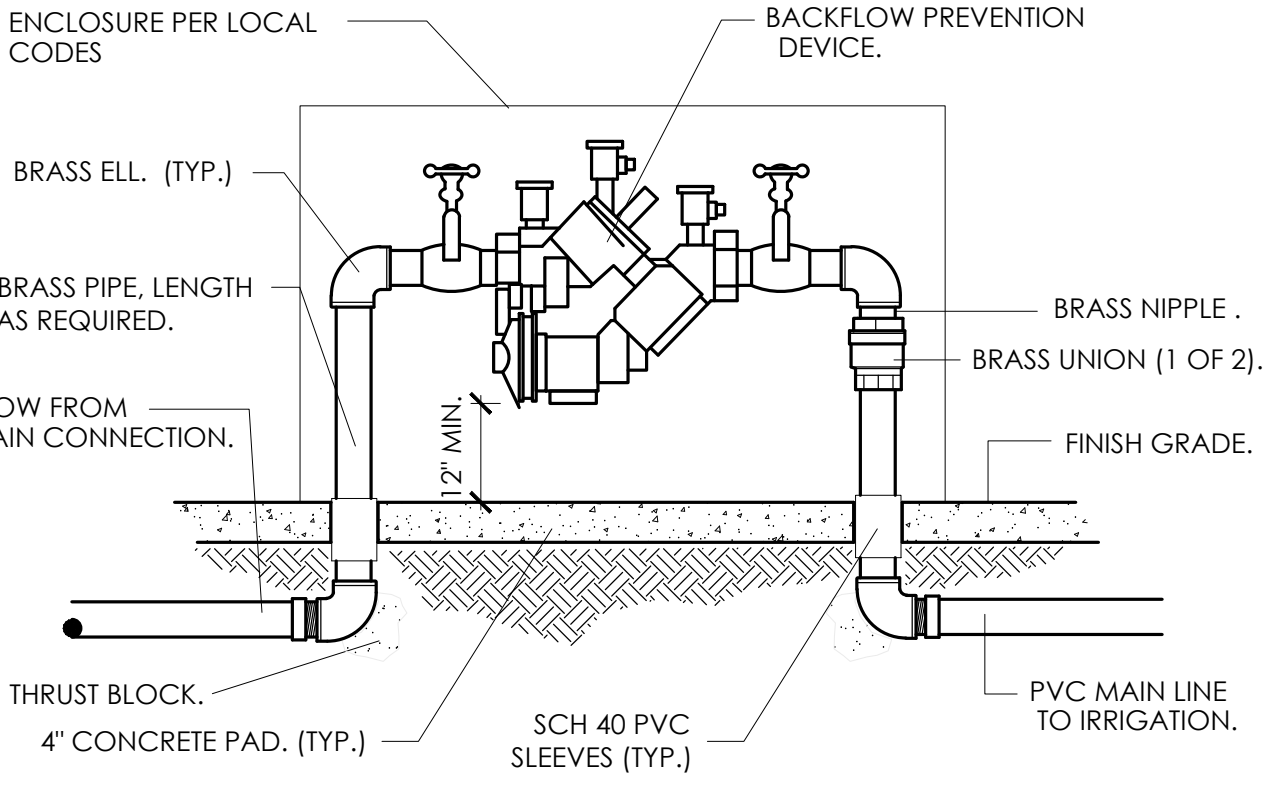
NOTE: PROVIDE GRANITE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

FINAL APPLICATION OF WEED CONTROL UPON COMPLETION OF GRANITE INSTALLATION

GRANITE (SEE SCHEDULE FOR COLOR, SIZE) RAKE SMOOTH

APPLY PRE-EMERGENT WEED CONTROL TO SUBGRADE SURFLAN OR EQUAL

SUBGRADE SMOOTH TO ALLOW FOR AN EVEN APPLICATION OF GRANITE



NOTES:
 1. FITTINGS AND PIPING TO BE SIZED IDENTICALLY TO NOMINAL BACKFLOW PREVENTION DEVICE.
 2. SIZE AND MODEL PER PLANS.
 3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, INSPECTIONS PER GOVERNING CODE.
 4. COLOR TO MATCH DG.

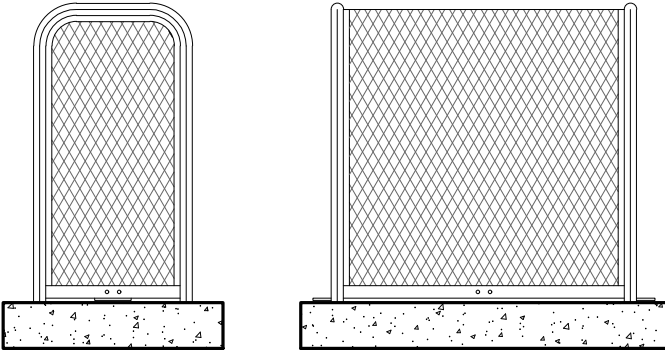
1 TYPICAL STAKING DETAIL
SCALE: NTS

2 TYPICAL STAKING DETAIL
SCALE: NTS

3 DECOMPOSED GRANITE
SCALE: NTS

4 BACKFLOW PREVENTER
SCALE: NTS

STANDARD ECONOCAGE™ SIZES
For 1/2" - 2" Backflow Prevention Assemblies

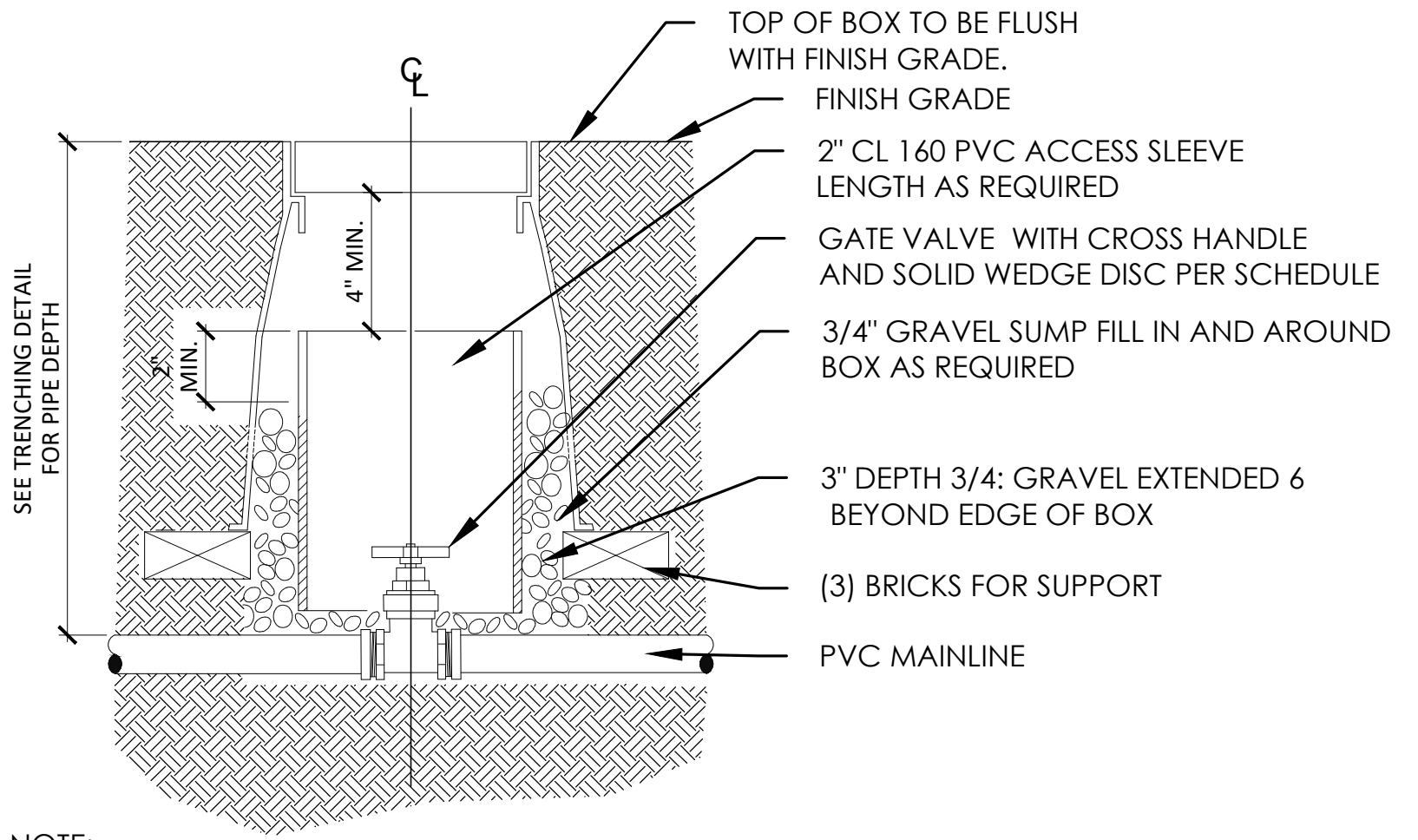


STANDARD ECONOCAGE™ SIZES INTERNAL DIMENSIONS

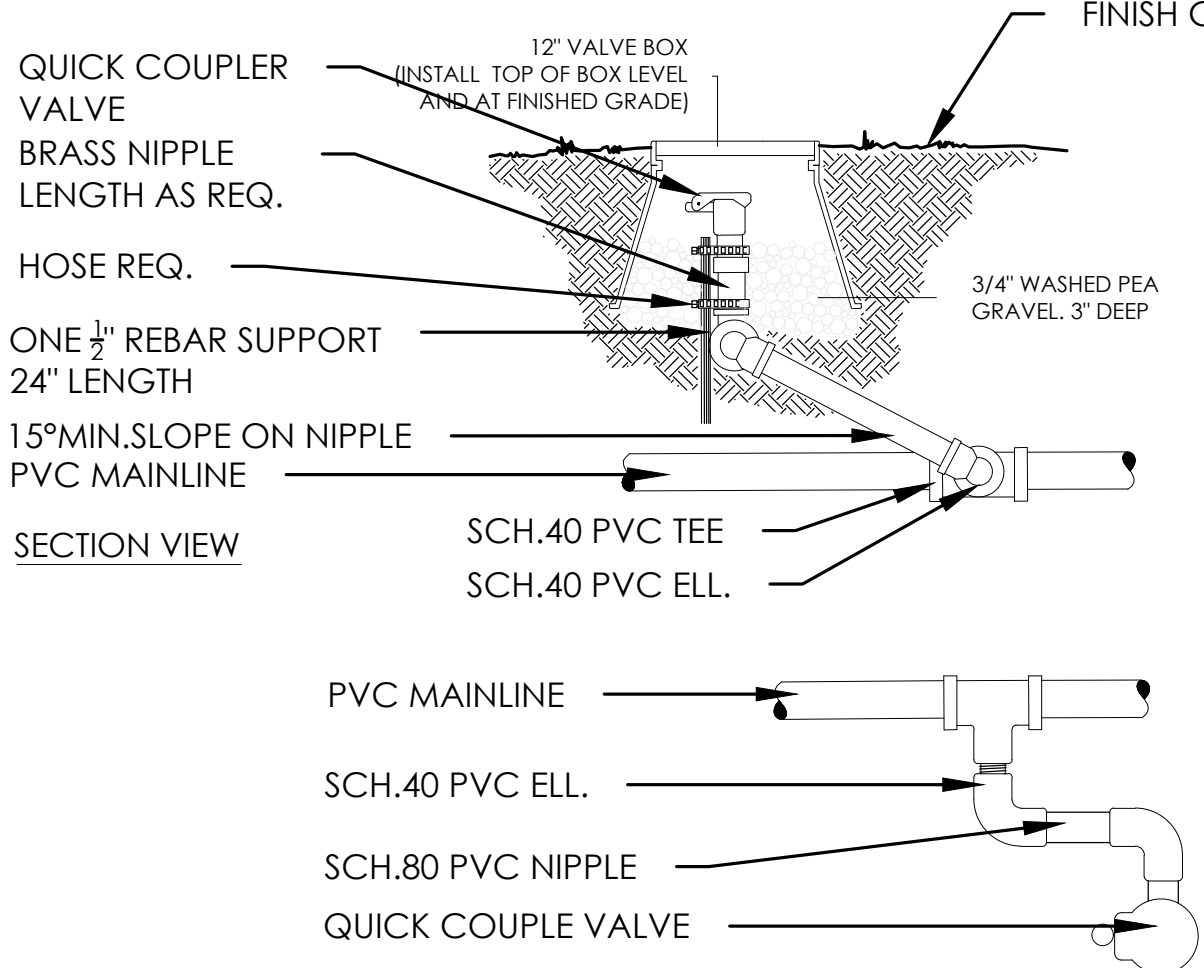
EC - 1	10" W x 24" H x 22" L	Lift-Off
EC - 2	10" W x 24" H x 30" L	Lift-Off
EC - 3	10" W x 24" H x 40" L	Lift-Off
EC - 3.3	13" W x 30" H x 30" L	Lift-Off
EC - 3.5	13" W x 30" H x 40" L	Hinged
EC - 4	13" W x 30" H x 46" L	Hinged

ECONOCAGE™ GENERAL SPECIFICATIONS

- ALL TUBING SHALL BE 1" .065 WALL THICKNESS ASTM B338 STEEL.
- ANGLE IRON SHALL BE 1" X 1" X 1/8" STEEL.
- EXPANDED METAL SHALL BE 1/2" SPACING X # 13 GA. FLATTENED DIAMOND PATTERN STEEL.
- THERE SHALL BE NO EXPOSED ENDS OF EXPANDED METAL ON THE OUTSIDE OF THE ENCLOSURE.
- WELDING SHALL BE A MINIMUM OF 1/4" LONG WELDS ON 4" SPACING.
- STANDARD MOUNTING BRACKETS SHALL BE WELDED ON EACH END OF LIFT OFF ENCLOSURES.
- ONE BRACKET ON HINGED UNITS SHALL BE WELDED ON END OPPOSITE HINGES.
- HARDWARE KITS PROVIDED FOR MOUNTING ENCLOSURES.
- ALL HARDWARE SHALL BE SECURELY ATTACHED TO ENCLOSURES.
- ALL ENCLOSURES SHALL WITHSTAND A MINIMUM OF 200 LBS. PER SQUARE FOOT WITHOUT ANY PERMANENT DEFLECTION OR DISTORTION.
- 3/8" SPACING BETWEEN ANGLE IRON FRAMEWORK OF ENCLOSURE AND SLAB TO PREVENT RUSTING. ONLY TUBING ENDS TO TOUCH SLAB.
- ENCLOSURE TO BE TREATED WITH FACTORY APPLIED POWDER COAT FINISH. COLOR TO BE EITHER WOODLANDS TAN OR FOREST GREEN. SEE IRRIGATION LEGEND FOR MORE INFORMATION.

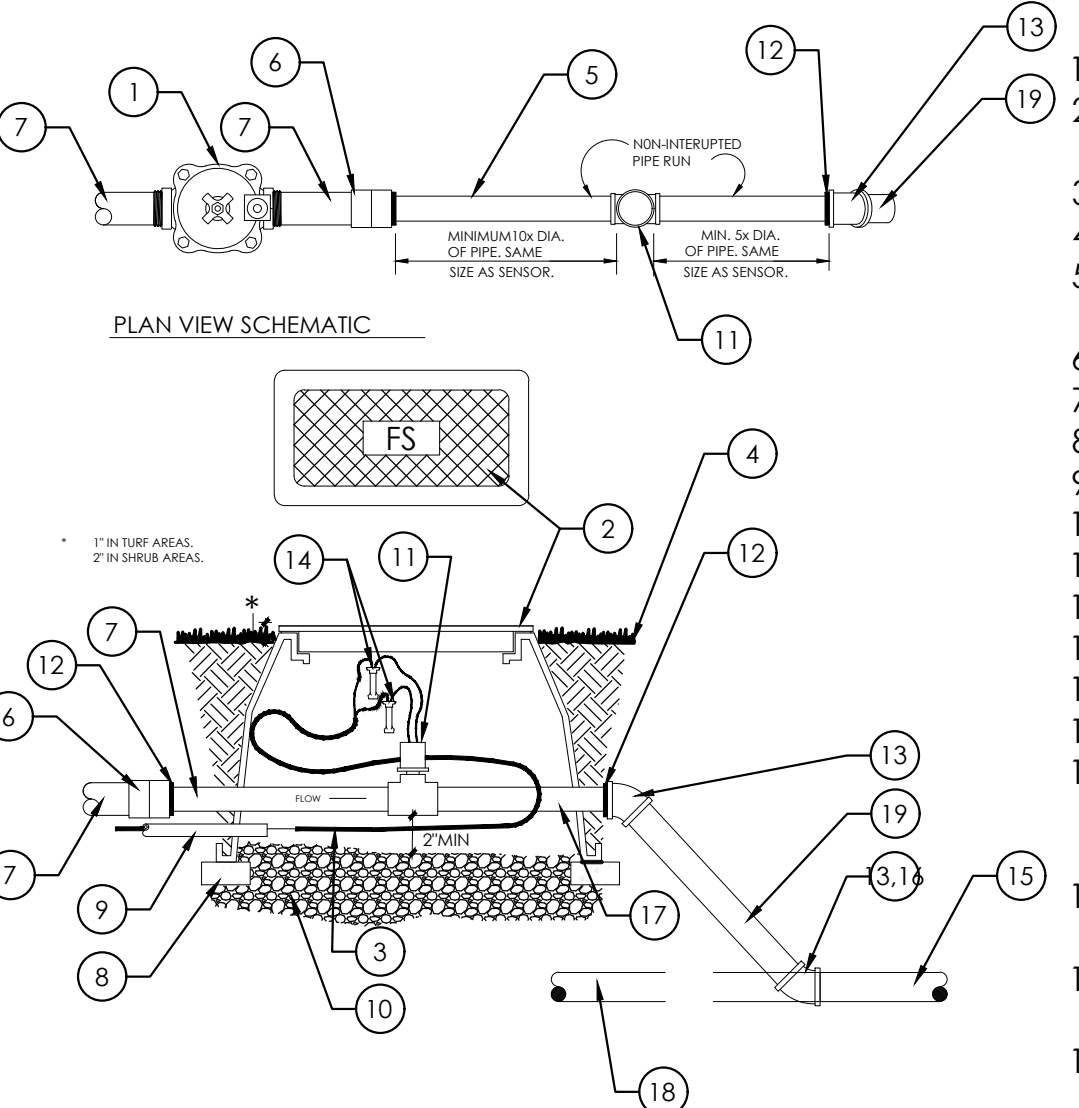


NOTE:
 1. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
 2. DO NOT REST VALVE BOX OR ACCESS SLEEVES ON MAINLINE OR LATERAL LINE.
 3. PROVIDE GATE VALVE KEY - LENGTH AS REQUIRED.



NOTE:
 1. ALL THREADED CONNECTIONS TO BE COATED WITH TEFLON LIQUID OR TAPE.
 2. COMPACT SOIL AROUND QUICK COUPLER VALVE ASSEMBLY TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.

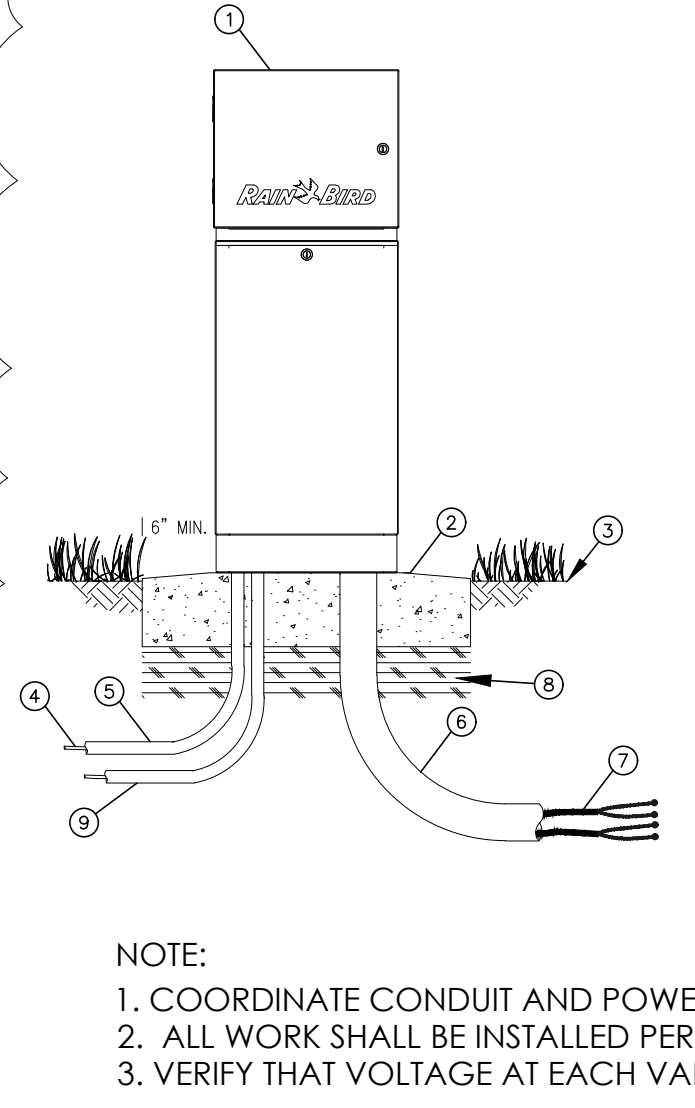
5 GUARDSHACK LIFT-OFF BACKFLOW ENCLOSURE
SCALE: NTS



1. SUPERIOR 3100 SOLENOID ACTUATED, NORMALLY OPEN MASTER CONTROL VALVE - SIZE AS NOTED.
2. RECTANGULAR VALVE BOX WITH GREEN BOLT DOWN COVER.
3. HEAT BRAND VALVE STATION NO. ON LID IN 2" HIGH CHARACTERS.
4. 30" COIL OF FLOW SENSOR CABLE.
5. FINISH GRADE.
6. PVC SCHEDULE 40 MAINLINE PIPE. SAME SIZE AS FLOW SENSOR. ALLOW MINIMUM DISTANCE OF 10 PIPE DIAMETERS FROM NEAREST UPSTREAM VALVE, FITTING, METER, OR REDUCING COUPLER.
7. PVC SxS COUPLING.
8. 12" SCHEDULE 80 TOE NIPPLE TO MASTER VALVE.
9. COMMON BRICK (4 REQUIRED).
10. 1" PVC SCHEDULE 40 CONDUIT WITH FLOW SENSOR CABLE FROM AUTOMATIC CONTROLLER.
11. 3/4" CRUSHED ROCK. 8" DEEP.
12. FLOW SENSOR.
13. PVC SxS REDUCER BUSHING FROM MAINLINE SIZE TO FLOW SENSOR SIZE.
14. PVC SxS 45 DEG. ELL. SAME SIZE AS EXISTING MAINLINE.
15. 3M DBY WIRE CONNECTOR.
16. EXISTING IRRIGATION MAINLINE PIPE.
17. CONNECT TO EXISTING IRRIGATION MAINLINE PIPE AS REQUIRED TO ACCOMMODATE INSTALLATION OF NEW MASTER VALVE AND FLOW SENSOR. ADJUST PIPE TO REQUIRED DEPTH WITH 45° ELLS.
18. PVC SCHEDULE 40 MAINLINE PIPE. SAME SIZE AS FLOW SENSOR. ALLOW MINIMUM DISTANCE OF 5 PIPE DIAMETERS FROM FLOW SENSOR TO NEAREST DOWN STREAM VALVE, FITTING, METER, OR REDUCING COUPLER.
19. REMOVE EXISTING IRRIGATION MAIN LINE PIPE AS REQUIRED TO INSTALL IRRIGATION MASTER VALVE AND FLOW SENSOR.
20. PVC SCHEDULE 40 PIPE.

8 FLOW SENSOR
SCALE: NTS

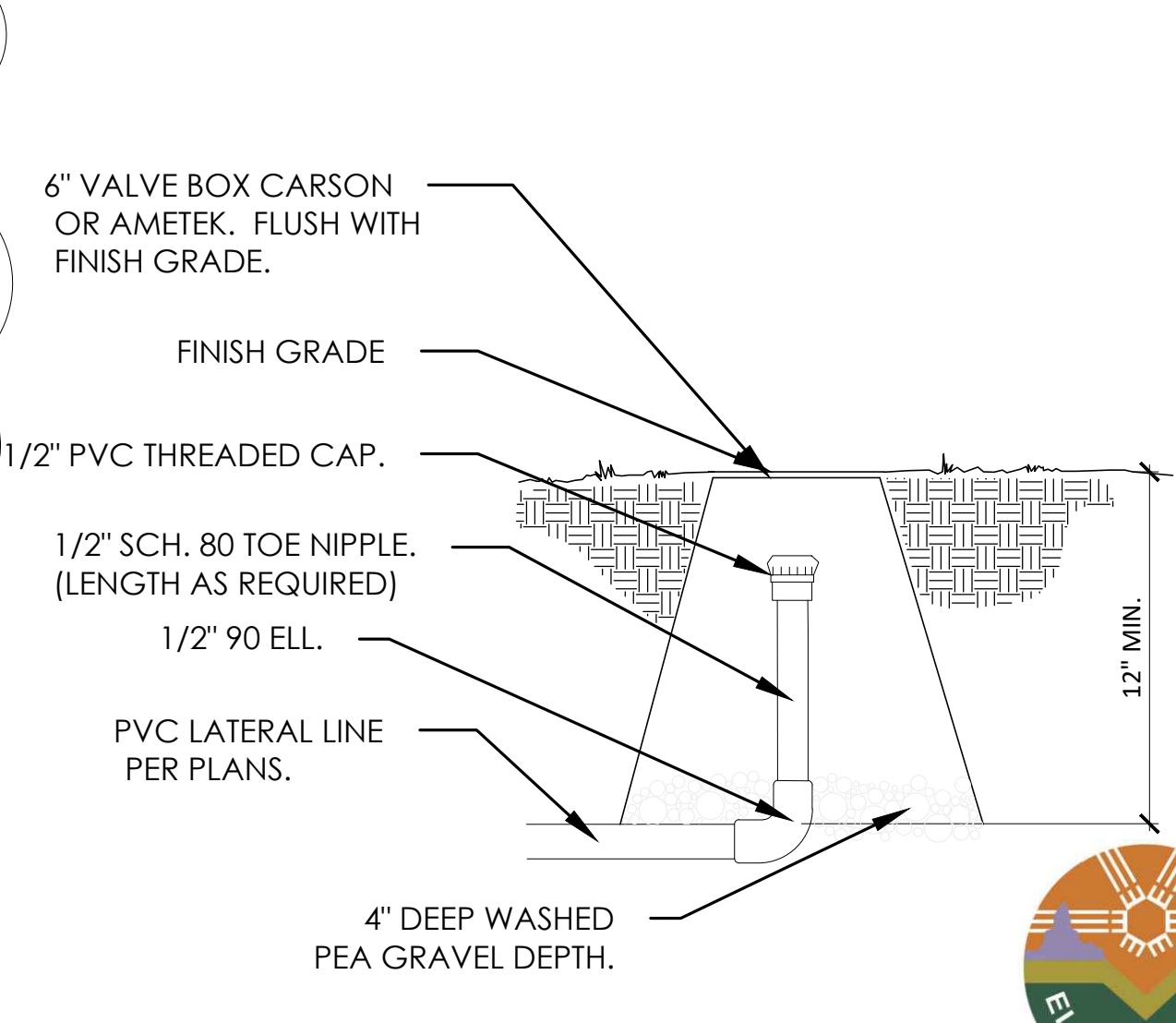
6 GATE VALVE 3" & SMALLER
SCALE: NTS



NOTE:
 1. COORDINATE CONDUIT AND POWER PRIOR TO CONSTRUCTION.
 2. ALL WORK SHALL BE INSTALLED PER CURRENT CODES.
 3. VERIFY THAT VOLTAGE AT EACH VALVE MEETS VALVE SPECIFICATIONS.

9 IRRIGATION CONTROLLER (ESP-LXIVM)
SCALE: NTS

7 QUICK COUPLER
SCALE: NTS



10 FLUSH END CAP
SCALE: NTS

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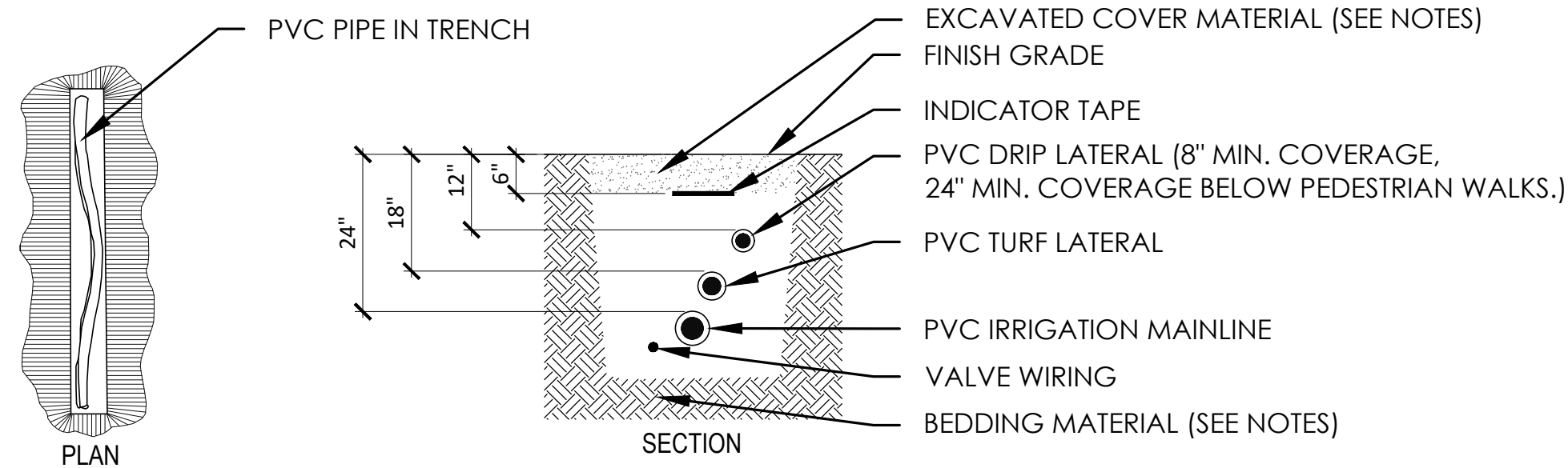
CITY OF ELOY
 FRONTIER STREET COMMUNITY TREE STREETSCAPE
 Eloy, Arizona 85131

DATE: 11-02-2021
 JOB NO:
 DRAWN BY: NYA
 DESIGNED BY: NYA
 SCALE:
 REVISIONS: DATE:
 1 UPDATE DETAILS/IRR EQUIP - 2/21/2022
 SUBMITTED FOR:
 SHEET NO.

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- NOTE:**
1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN IN PLAN VIEW ABOVE.
 3. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES.
 4. ALL ELECTRICAL WIRE CONNECTIONS TO VALVES AND SPLICES TO BE INSTALLED WITHIN A VALVE BOX AND MADE WITH DBY WATERPROOF CONNECTORS, OR APPROVED EQUAL.
 5. BUNDLE AND TAPE WIRING AT 10' INTERVALS
 6. VALVE WIRES TO BE INSTALLED WITHIN MAINLINE TRENCH WHEREVER POSSIBLE.
 7. BEDDING MATERIAL SHALL BE 1/4" MINUS SAND, AND SHALL BE 3" BELOW LOWEST PIPE OR WIRE AND 3" ABOVE HIGHEST PIPE OR WEIR WITHIN TRENCH.
 8. BEDDING MATERIAL SHALL BE IN MAINLINE TRENCH ONLY.
 9. BEDDING IS NOT REQUIRED IN POLYETHYLENE TUBING TRENCHES.
 10. EXCAVATED COVER MATERIAL SHALL BE FREE FROM DEBRIS AND ROCKS 1/2" OR GREATER.
 11. PIPE BEDDING MATERIAL TO BE ROCK AND DEBRIS FREE, BACKFILL IN 6" LIFTS, PUDDLE WITH WATER, BETWEEN LIFTS.

1 IRRIGATION TRENCH

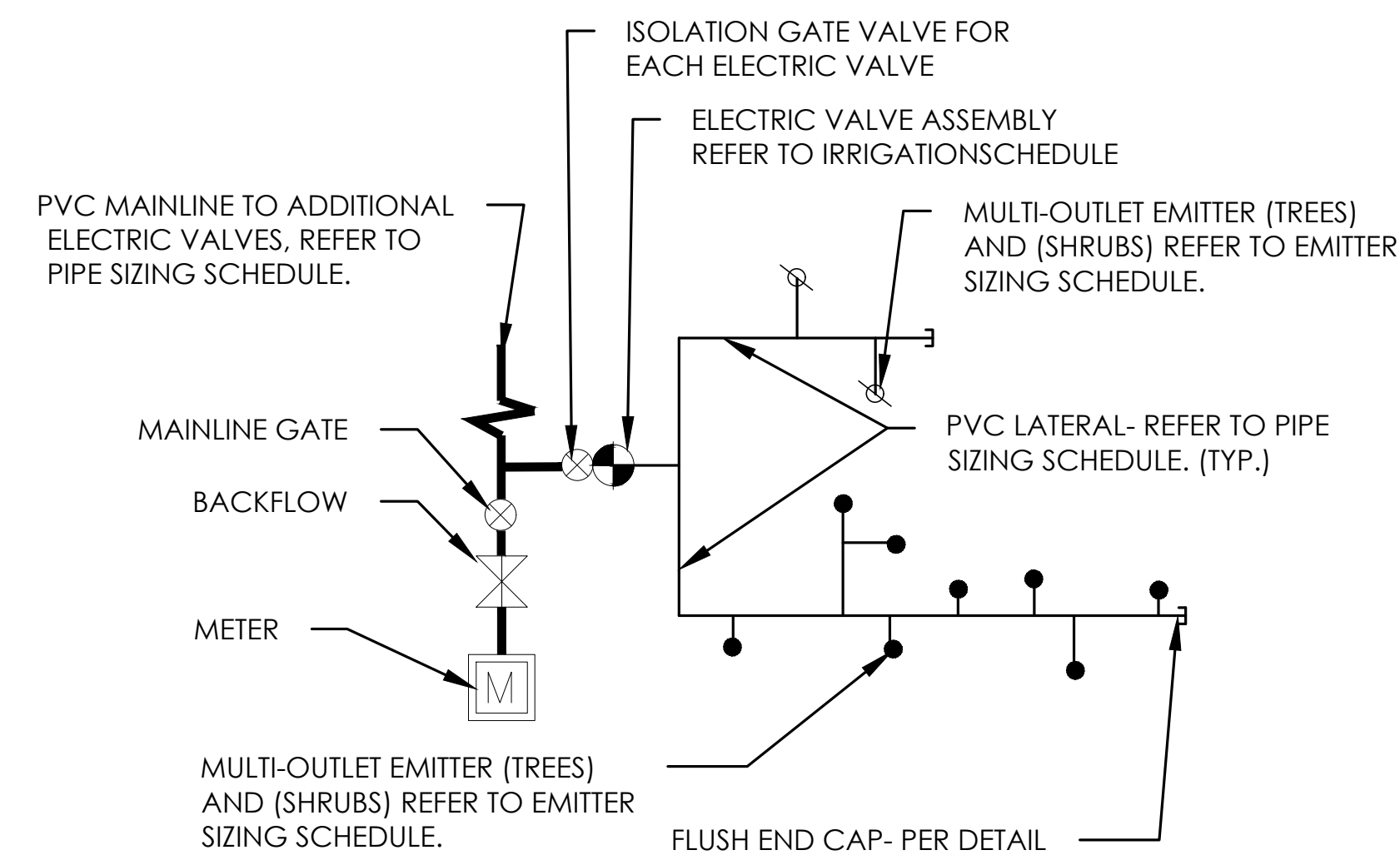
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2 IRRIGATION SLEEVE

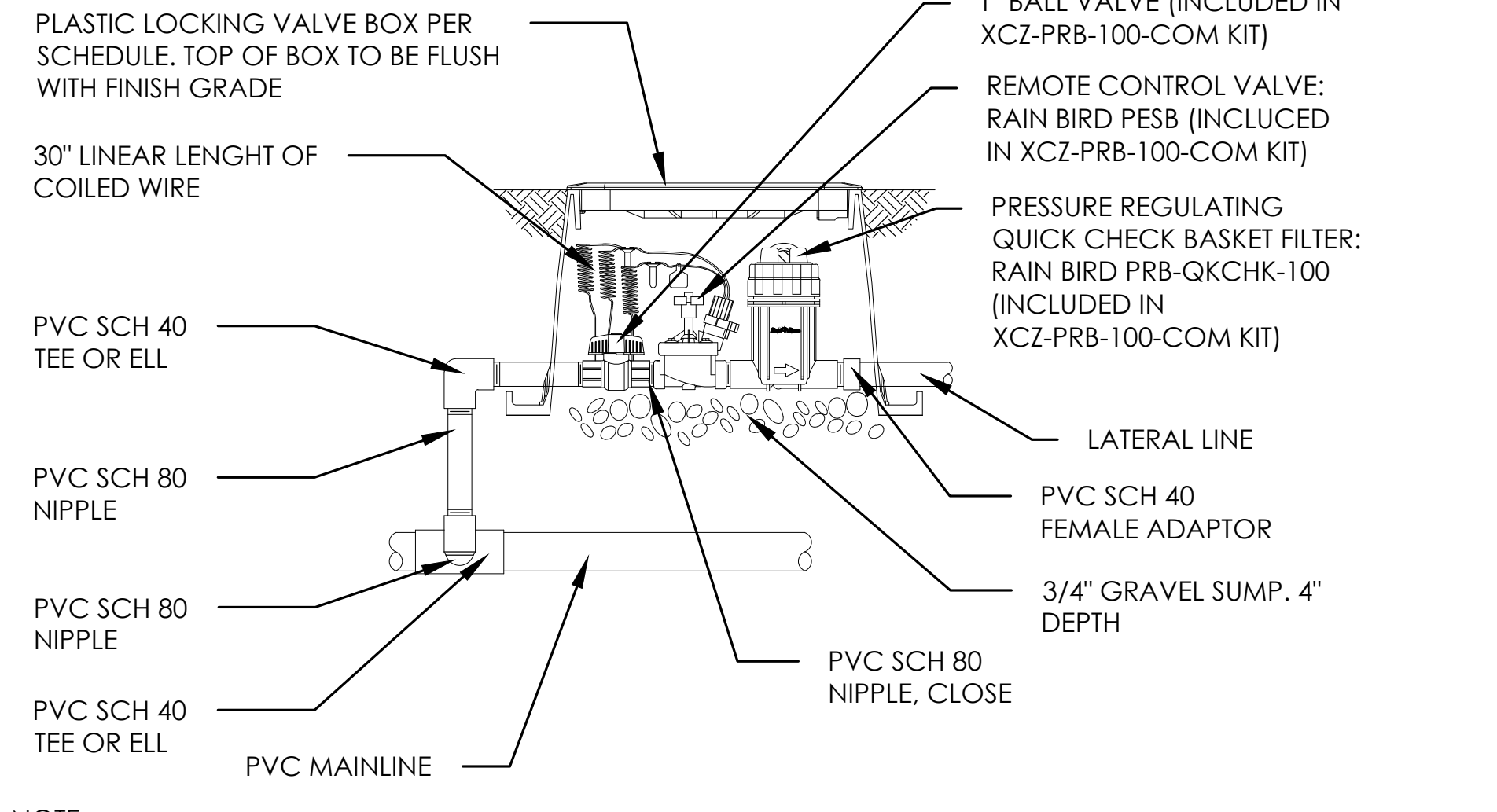
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3 SLEEVING/ PIPE SIZE

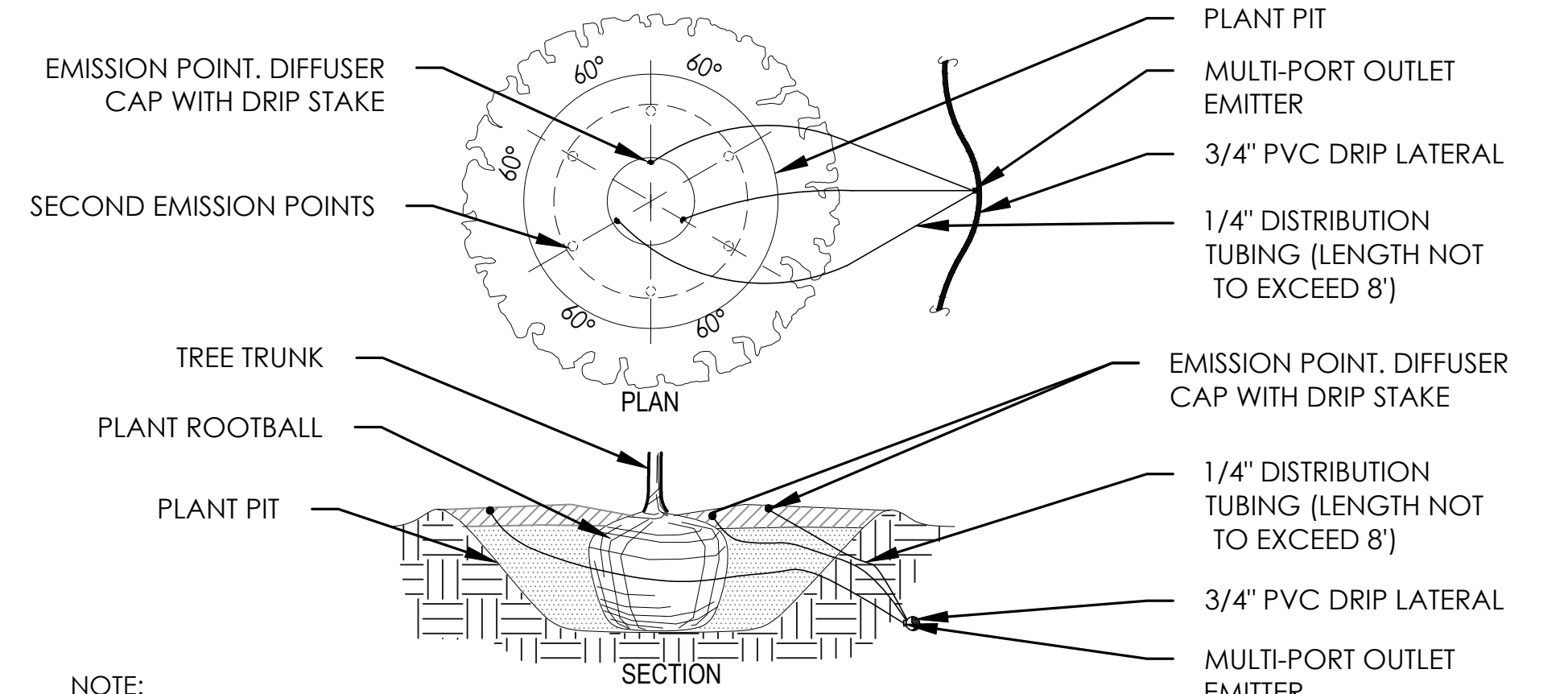
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- NOTE:**
1. EMITTER SYSTEM TO BE TOTALLY RIGID PVC UNLESS OTHERWISE NOTED.



- NOTE:**
1. BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL.
 2. 30" MIN. LENGTH OF CONTROL WIRE COILED AND PLACED IN BOX AT WATERPROOF CONNECTION TO SOLENOID.



- NOTE:**
1. MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8'.
 2. FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.
 3. ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. AT LEAST ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE EQUALLY SPACED WITHIN PLANT PIT PERIMETER.
 4. SECOND EMISSION POINTS (IF NEEDED) AS PER THE EMITTER SCHEDULE.
 5. THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR PROPER PLANT WATER DISTRIBUTION.

4 PIPE LAYOUT DETAIL

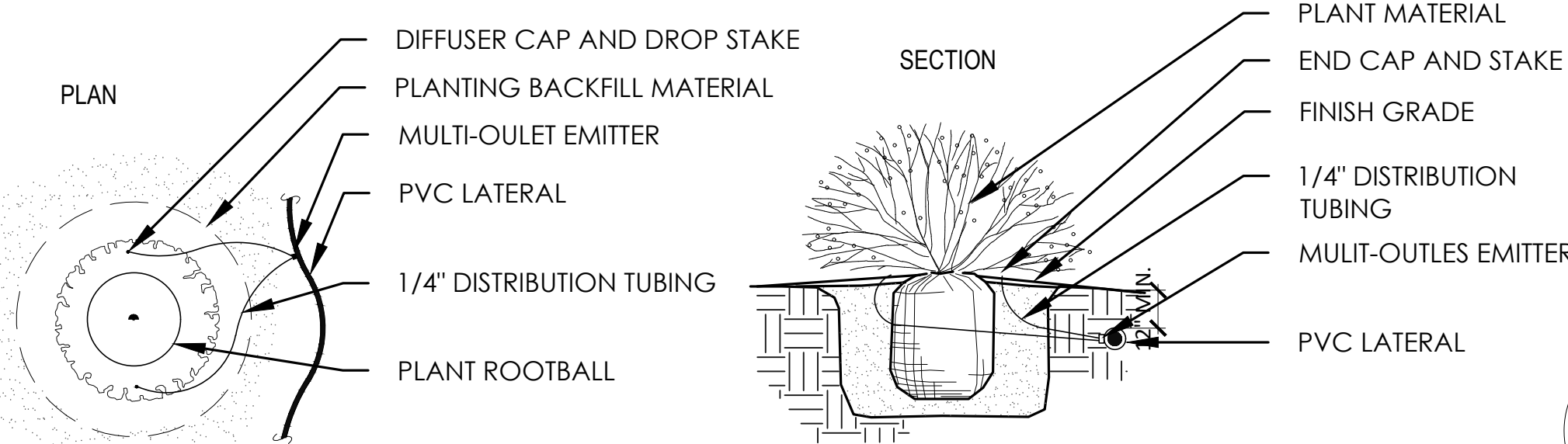
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5 DRIP VALVE ASSEMBLY

SCALE: NTS

6 TREE EMITTER PLACEMENT

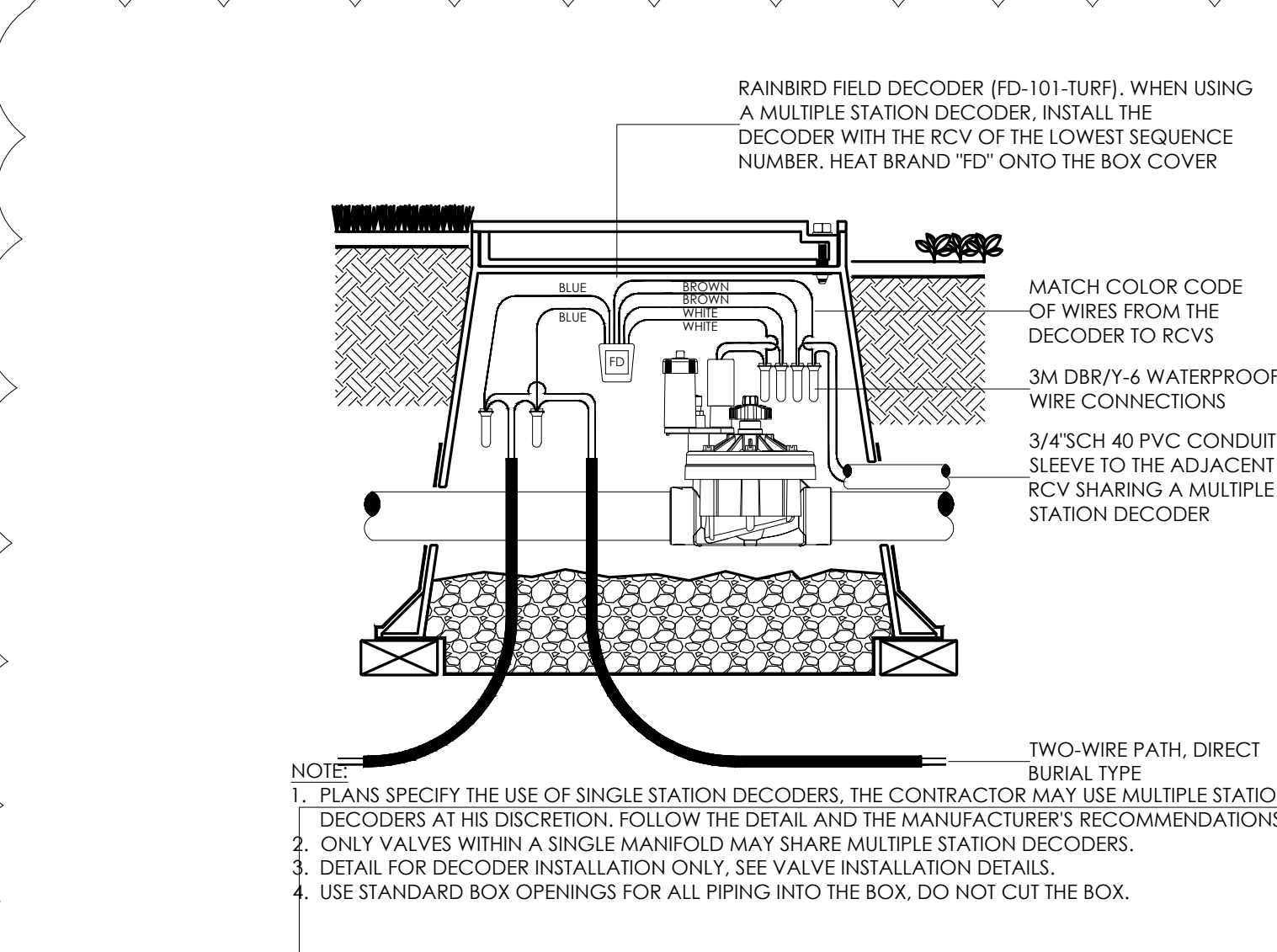
SCALE: NTS



- NOTE:**
1. MAXIMUM LENGTH OF ONE 1/4" DISTRIBUTION TUBE SHALL BE 8'.
 2. ONE EMITTER - ON TOP OF ROOTBALL. TWO EMITTERS - SPACE ON OPPOSING SIDES OF ROOT BALL. THREE OR MORE EMITTERS - SPACE EQUALLY AROUND EDGE OF ROOTBALL.
 3. FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER DISTRIBUTION TUBING PRIOR TO EMITTER INSTALLATION.
 4. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON THE UPHILL SIDE OF ROOTBALL.
 5. EMITTERS SHALL BE SELF-FLUSHING PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
 6. DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
 7. THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR PROPER PLANT WATER REQUIREMENT.

7 SHRUB EMITTER PLACEMENT

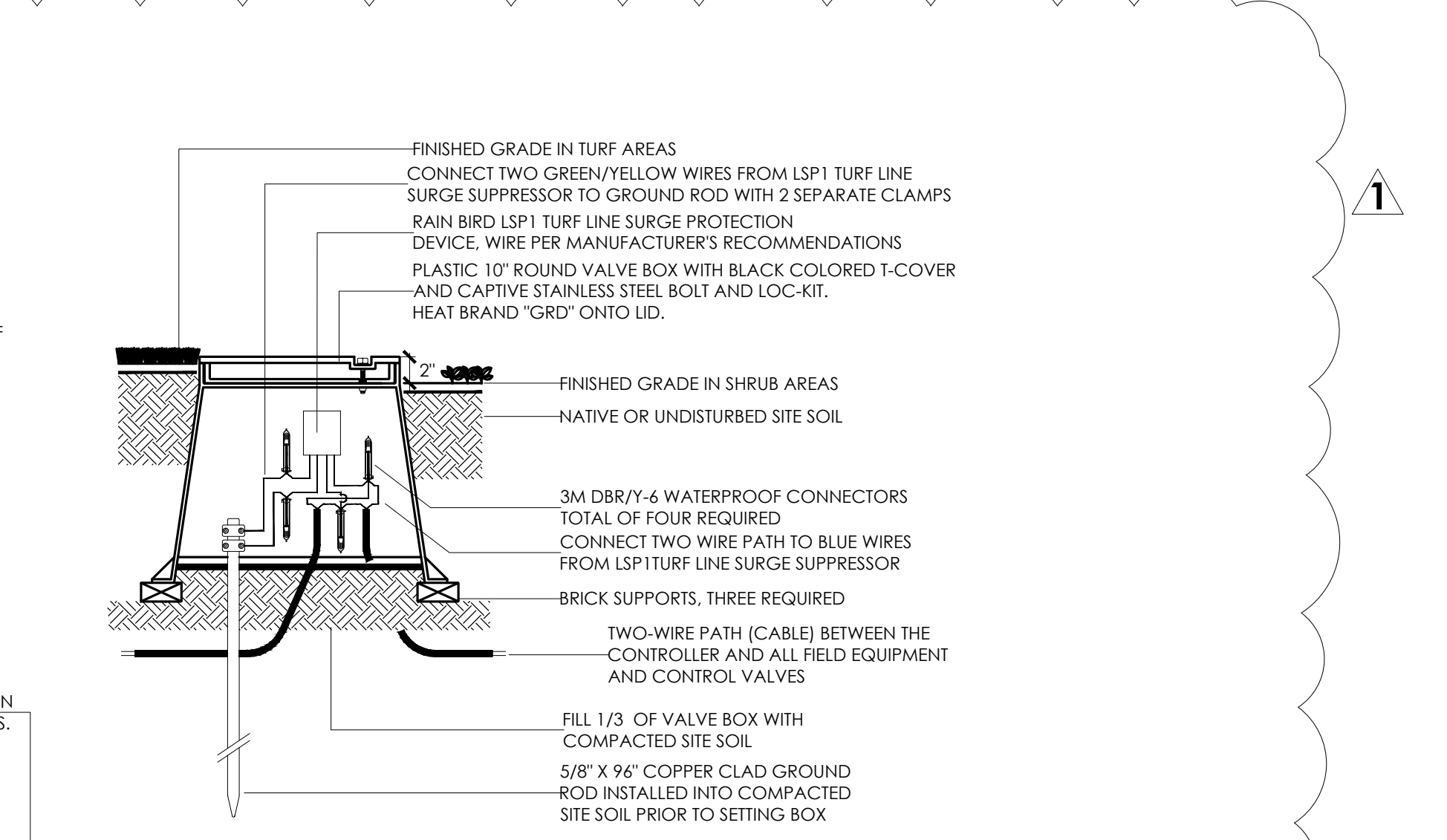
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- NOTE:**
1. PLANS SPECIFY THE USE OF SINGLE STATION DECODERS. THE CONTRACTOR MAY USE MULTIPLE STATION DECODERS AT HIS DISCRETION. FOLLOW THE DETAIL AND THE MANUFACTURER'S RECOMMENDATIONS.
 2. ONLY VALVES WITHIN A SINGLE MANIFOLD MAY SHARE MULTIPLE STATION DECODERS.
 3. DETAIL FOR DECODER INSTALLATION ONLY. SEE VALVE INSTALLATION DETAILS.
 4. USE STANDARD BOX OPENINGS FOR ALL PIPING INTO THE BOX. DO NOT CUT THE BOX.

8 SINGLE STATION DECODER

NTS



- NOTE:**
1. FINISHED GRADE IN TURF AREAS
CONNECT TWO GREEN/YELLOW WIRES FROM LSP1 TURF LINE SURGE SUPPRESSOR TO GROUND ROD WITH 2 SEPARATE CLAMPS
RAIN BIRD LSP1 TURF LINE SURGE PROTECTION DEVICE, WIRE PER MANUFACTURER'S RECOMMENDATIONS
PLASTIC 10' ROUND VALVE BOX WITH BLACK COLORED T-COVER AND CAPTIVE STAINLESS STEEL BOLT AND LOC-KIT.
HEAT BRAND "GRD" ONTO LID.
 2. FINISHED GRADE IN SHRUB AREAS
NATIVE OR UNDISTURBED SITE SOIL
 3. 3M DBR/Y-6 WATERPROOF CONNECTORS
TOTAL OF FOUR REQUIRED
CONNECT TWO WIRE PATH TO BLUE WIRES FROM LSP1 TURF LINE SURGE SUPPRESSOR
 4. BRICK SUPPORTS, THREE REQUIRED
 5. TWO-WIRE PATH (CABLE) BETWEEN THE CONTROLLER AND ALL FIELD EQUIPMENT AND CONTROL VALVES
 6. FILL 1/3 OF VALVE BOX WITH COMPACTED SITE SOIL
 7. 5/8" X 96" COPPER CLAD GROUND ROD INSTALLED INTO COMPACTED SITE SOIL PRIOR TO SETTING BOX

9 TWO-WIRE PATH GROUNDING

NTS

NOTE:
ALL PIPE SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH A MINIMUM OFFSET AT THE JOINTS TO PERMIT EASY INSTALLATION AND REMOVAL OF THE IRRIGATION LINES. ALL PLASTIC LINES SHALL BE INSTALLED IN SLEEVES UNDER PAVED AREAS. SLEEVES SHALL EXTEND AT LEAST 12" BEYOND THE EDGES OF THE PAVEMENT. SIZE OF SLEEVES SHALL BE AS FOLLOWS:

PIPE SIZE	MIN. SLEEVE SIZE	PIPE SIZE	MIN. SLEEVE SIZE
1/2"	2"	2", 2-1/4"	4"
3/4"	2-1/2"	3", 4"	6"
1", 1-1/4", 1-1/2"	3"		

PIPE SIZE	FLOW (GPM)	PIPE SIZE	FLOW (GPM)
1/2"	0 - 5	2"	36 - 60
3/4"	6 - 10	2-1/2"	61 - 80
1"	11 - 15	3"	81 - 120
1-1/4"	16-25	3 1/2"	121 - 150
1-1/2"	26 - 35	4"	151 - 200

NOTE:
ALL MAINLINE PIPE 2 1/2" AND LARGER SHALL BE A MINIMUM CLASS 200 RING-TIGHT PIPE. MAINLINE 2" AND LESS SHALL BE A MINIMUM SCHEDULE 40 PVC. ALL LATERAL PIPE ABOVE 1/2" SHALL BE MINIMUM CLASS 200. ALL 1/2" LATERAL PIPE SHALL BE CLASS 315.

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