



**Downtown Streetscape Improvements**

# Mill Avenue

Rio Salado Parkway to  
University Drive

Project No. 6708311

Prepared By •  **J&J Design**

January 22, 2024

# Council Priorities

- 1.05 – Feeling of Safety in Your Neighborhood
- 3.14 – ADA Transition Plan
- 3.26 – 20 Minute City
- 4.11 – Tree Coverage
- 5.03 – Capital Investment



Safe and Secure  
Communities



Strong Community  
Connections



Quality of Life



Sustainable Growth  
and Development



Financial Stability  
and Vitality

# Agenda



- **Project History and Overview**
- **Planting and Hardscape Design Update**
- **Timeline & Next Steps**

# Mill Avenue Refresh Project Purpose



- **Infrastructure upgrades (electrical, irrigation etc.)**
- **Sidewalks & ADA improvements**
- **Sustainable practices (i.e. water harvesting)**
- **Tree canopy & plants**
- **Shade & seating**
- **Enhanced public space**
- **Celebrate history, arts, culture**

# Stakeholders & Staff Team



## Stakeholders:

- Downtown Tempe Authority & Merchants/Businesses
- Arizona State University
- Tempe Tourism
- Chamber of Commerce
- Salt River Pima Maricopa Indian Community
- Downtown Neighbors & Property Owners

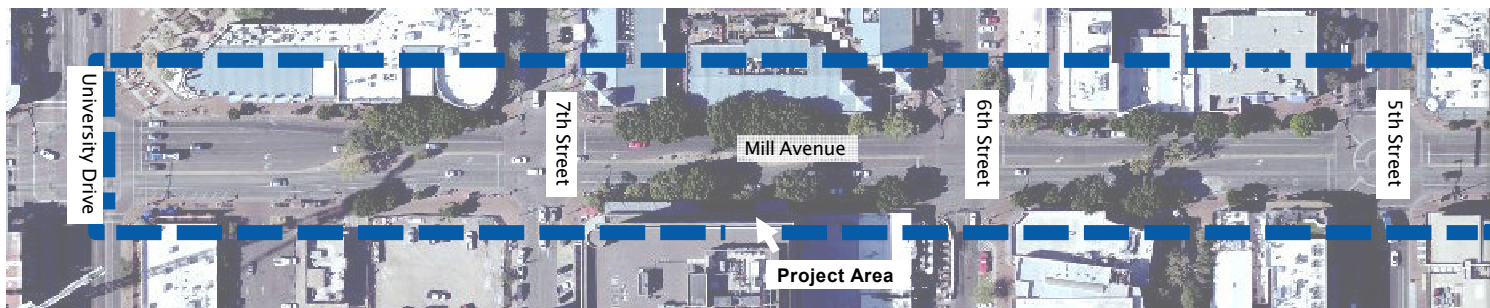
## Departments:

Engineering and Transportation, Sustainability and Resilience, Community Development, Community Services.

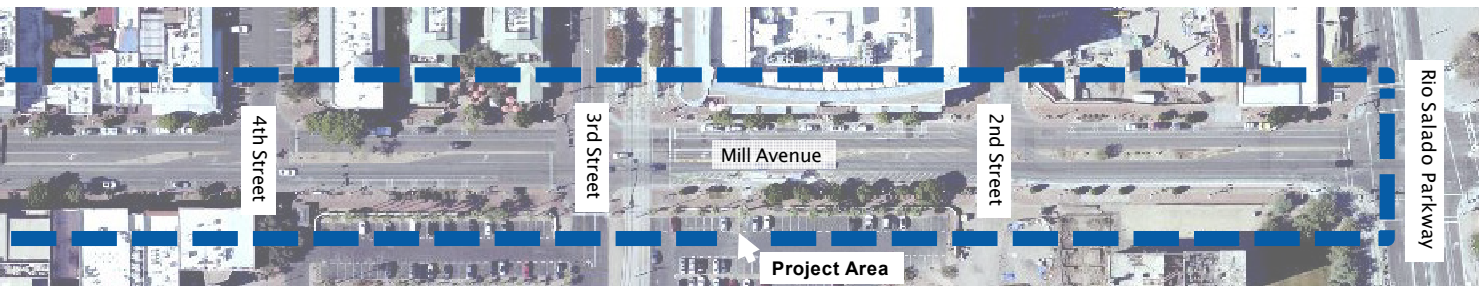
## Boards and Commissions:

Arts & Culture Commission, Neighborhood Advisory Commission, Commission on Disability Concerns, Transportation Commission, Development Review Commission, Human Relations Commission, Historic Preservation Commission, Parks, Recreation, Golf and Double Butte Cemetery Advisory Board, Desert Conservation Commission, Mayor's Youth Advisory Commission

# Project Area



MATCHLINE - SEE BELOW LEFT



MATCHLINE - SEE ABOVE RIGHT



NORTH

# Mill Avenue Reflects Tempe History, Culture & Story



This image is of Mill Avenue looking north. The structure at right is the Laid and Dines Drugstore building, a longtime Tempe business. (Courtesy of Arizona Historical Foundation, Arizona State University)



# Schedule Overview



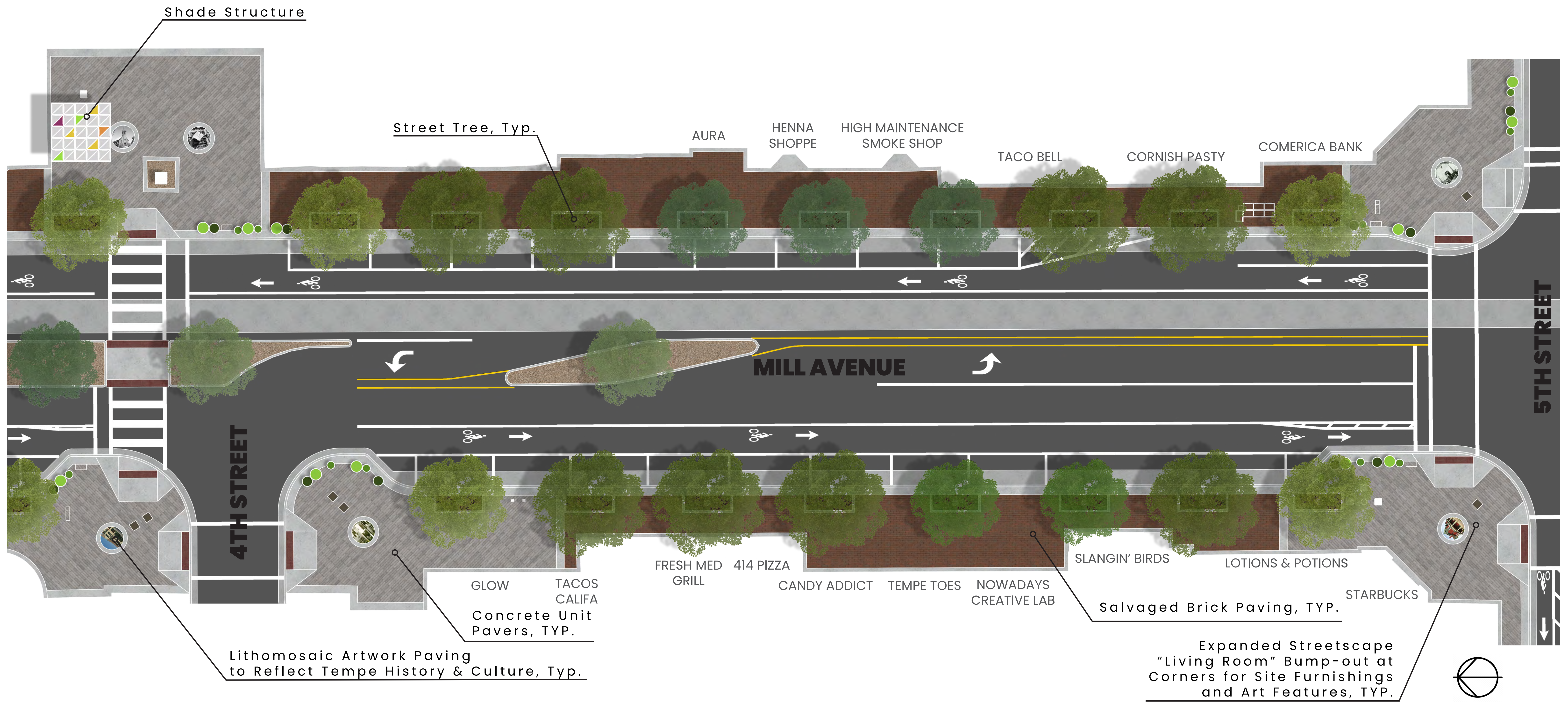
- Sept. 2022: Design Concept Report Completed
- Feb. 2023: Design Team Contracted
- March/April 2023: Survey Field Work
- May -Sept. 2023: Stakeholder, Public, and City Council Input
- June 2023: Council Direction
- May – Aug. 2023: Conceptual Design Refinements
- Sept 28, 2023: City Council Design Review
- Oct 19, 2023: City Council Design Review
- July 2023- Feb. 2024: Final Engineering Design
- **March 2024: Construction begins**



# Public Outreach



- Tempe Business Roadshow
- Downtown merchant newsletter
- Canvassing of downtown street-level merchants
- Direct outreach to downtown office buildings, residential properties and hotels
- Project information in downtown office building lobbies
- Citywide social media, eblasts and press release
- 3 public meetings – Fall / Summer 2023
- 10 board and commission presentations
- Online survey was open July 12, 2023 – Aug. 31, 2023
- Open House – January 2024









**Chair**  
***Keystone Ridge  
Courtyard Chair with Arms***



**Table**  
***QCP  
Q Cylinder***



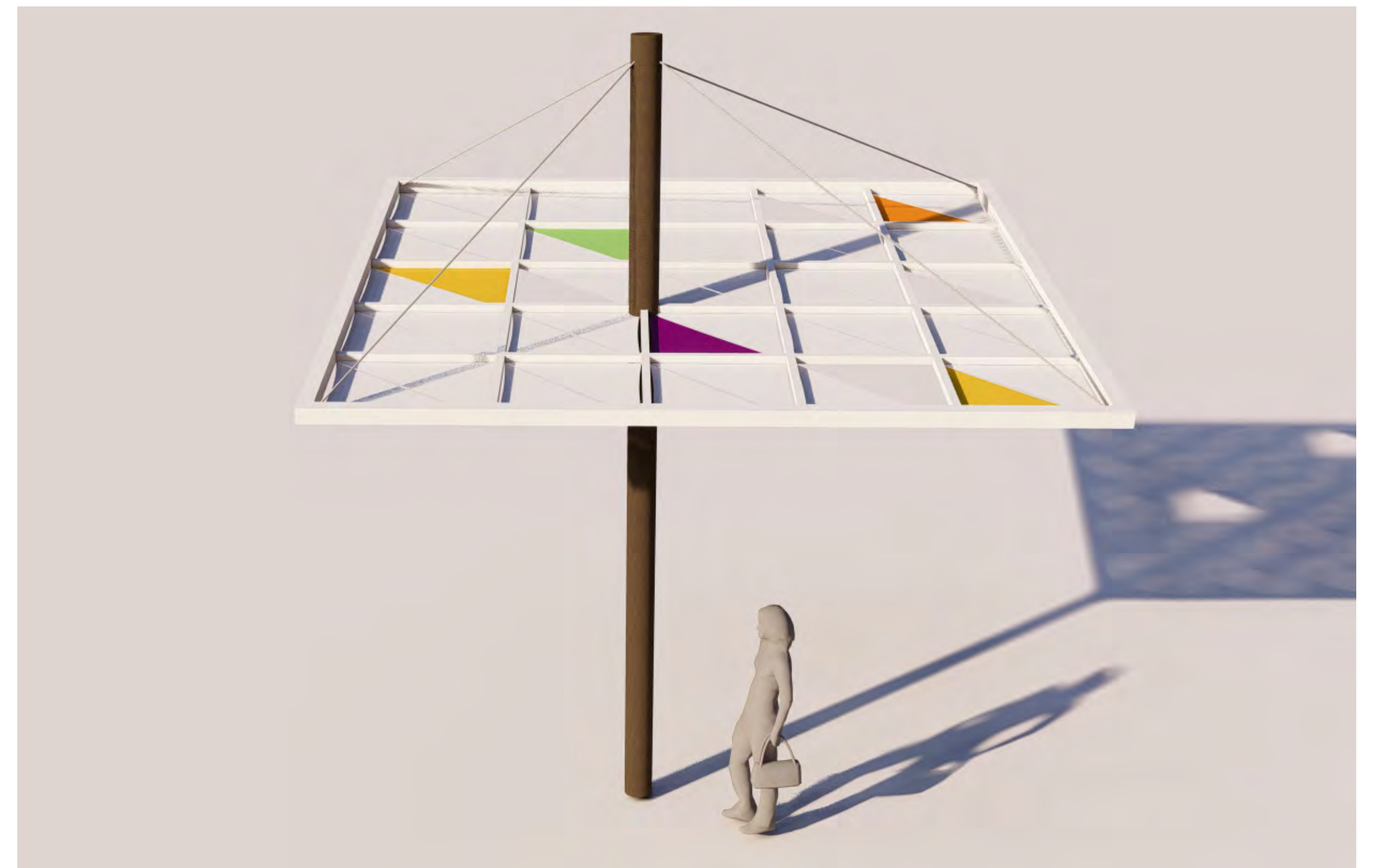
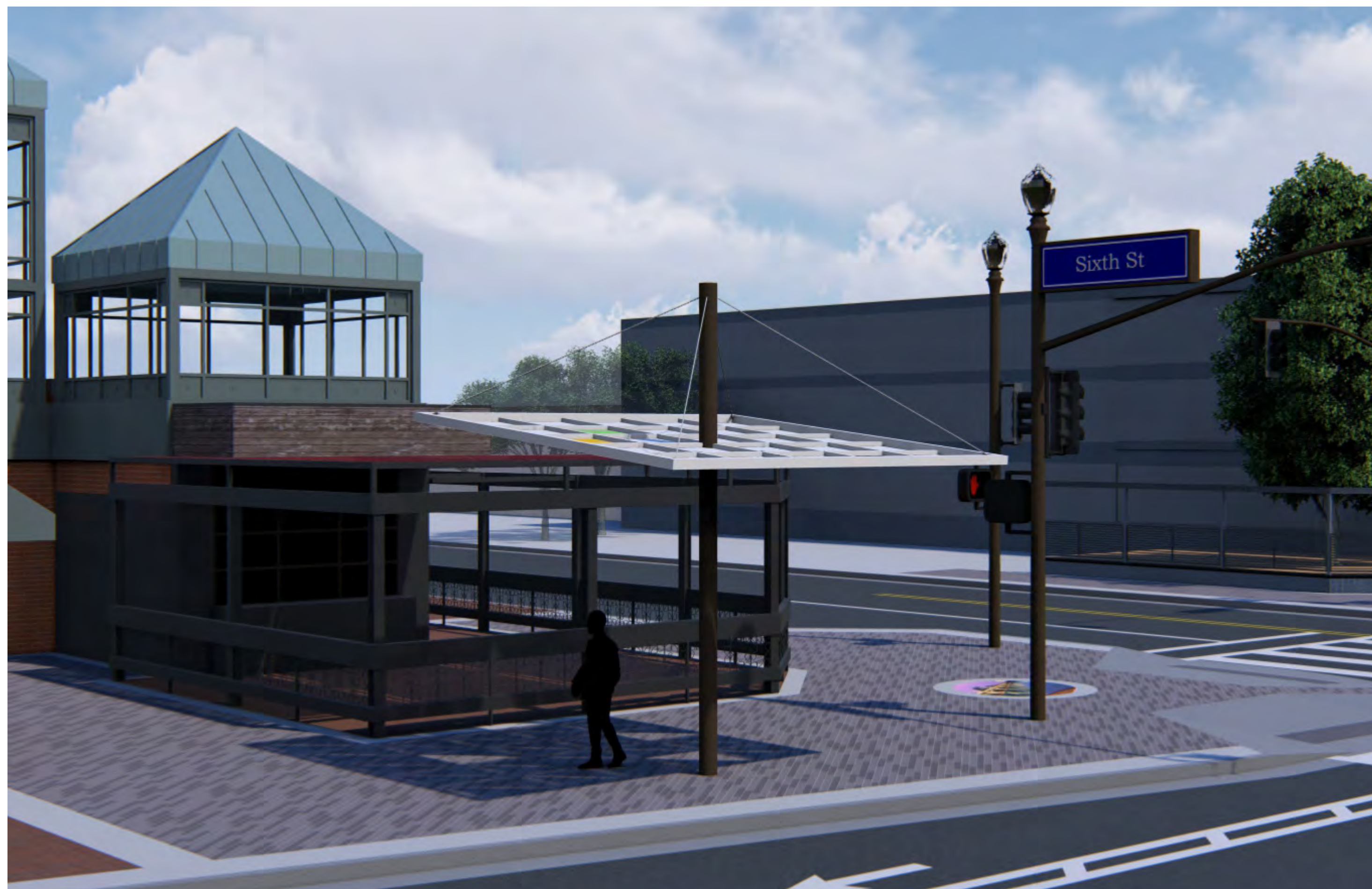
**Bench**  
***Keystone Ridge  
Schenley Bench with Back***

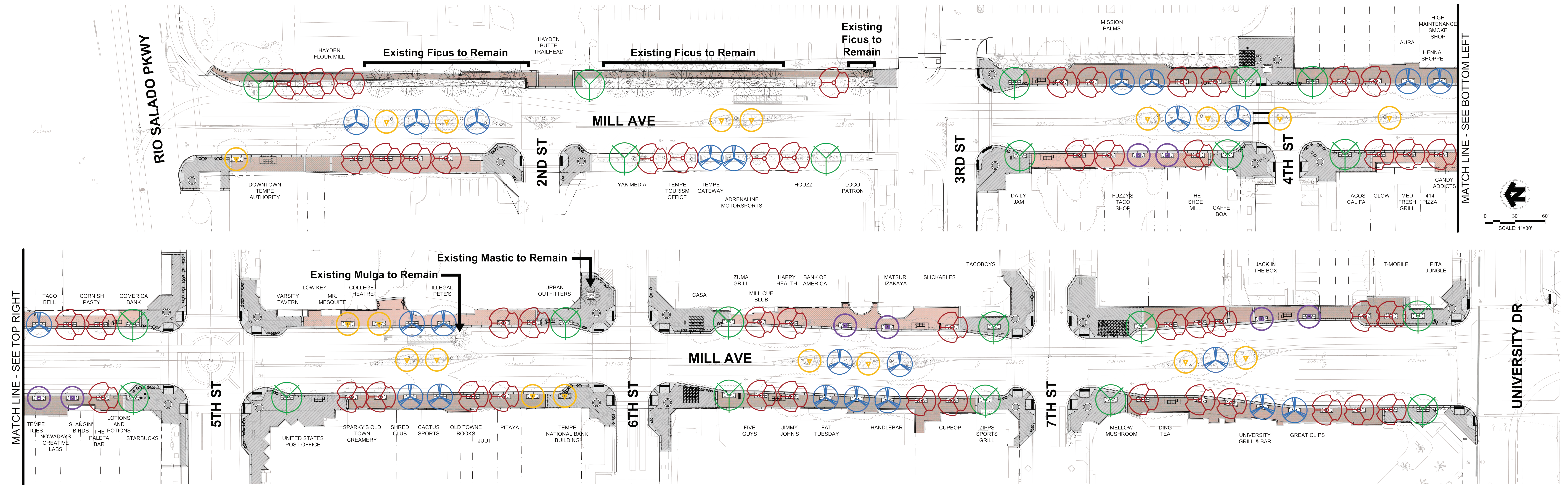


**Bike Rack**  
***Keystone Ridge  
Sonance Bike Rack***

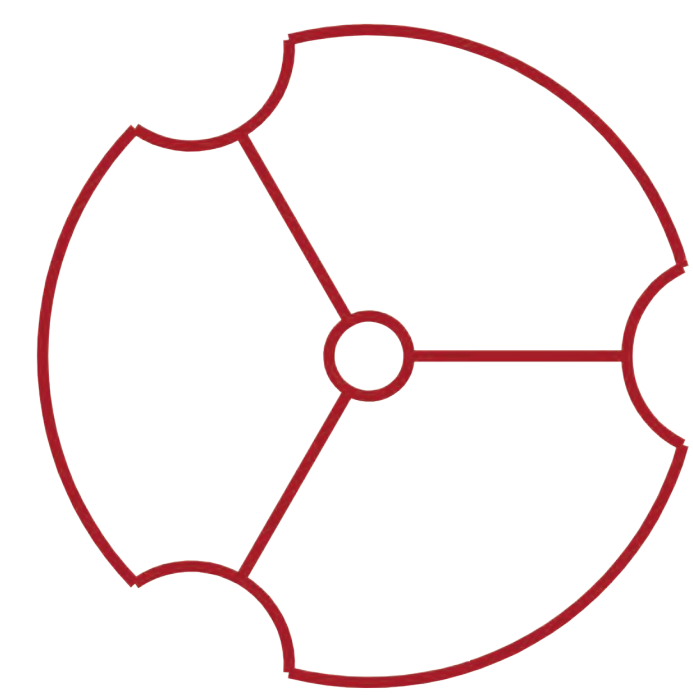


**Water Bollard**  
***MDF 24-8 SMSS w/  
Recessed Hose Bibb***



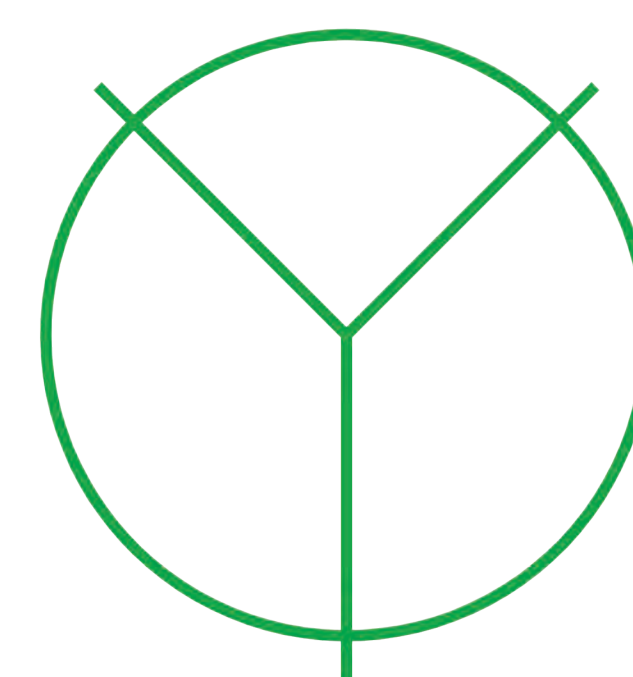


**PRIMARY STREET TREE**



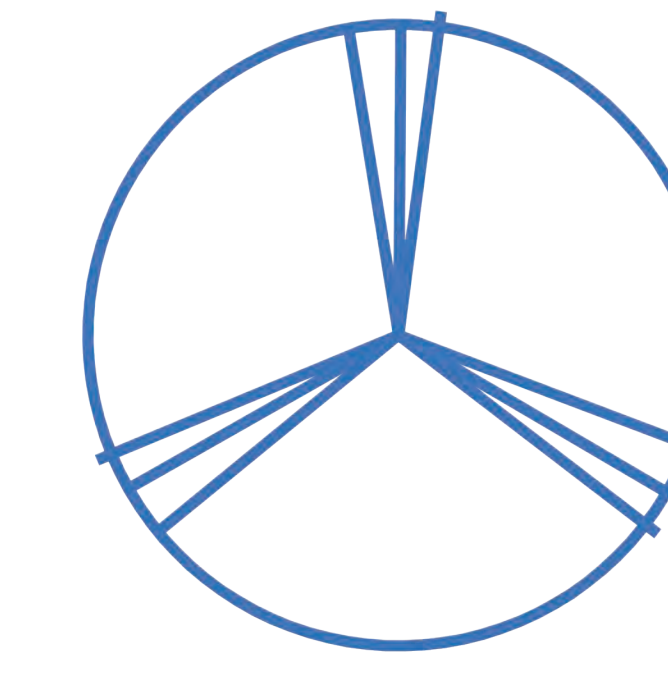
**PISTACIA 'RED PUSH'**  
RED PUSH PISTACHE  
TREE COUNT: 51

**SECONDARY STREET TREE**



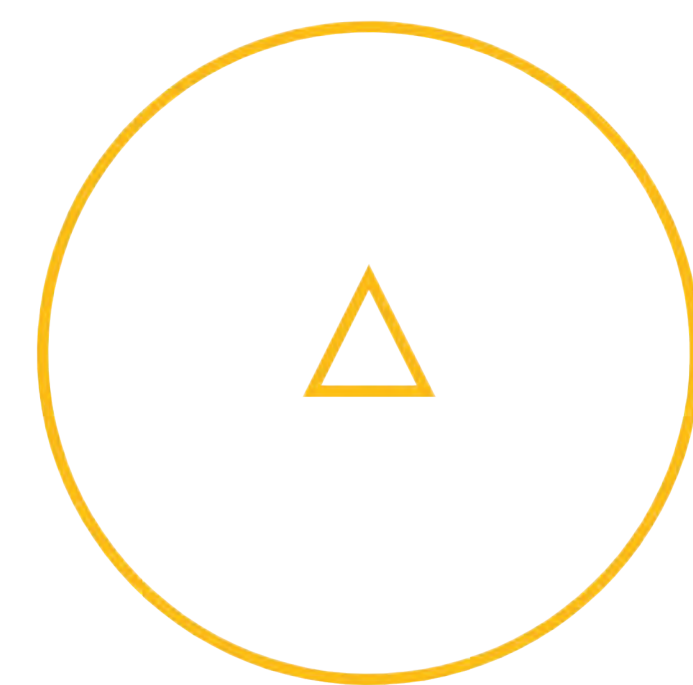
**TIPUANA TIPU**  
TIPU TREE  
TREE COUNT: 22

**MEDIAN / ACCENT STREET TREE**



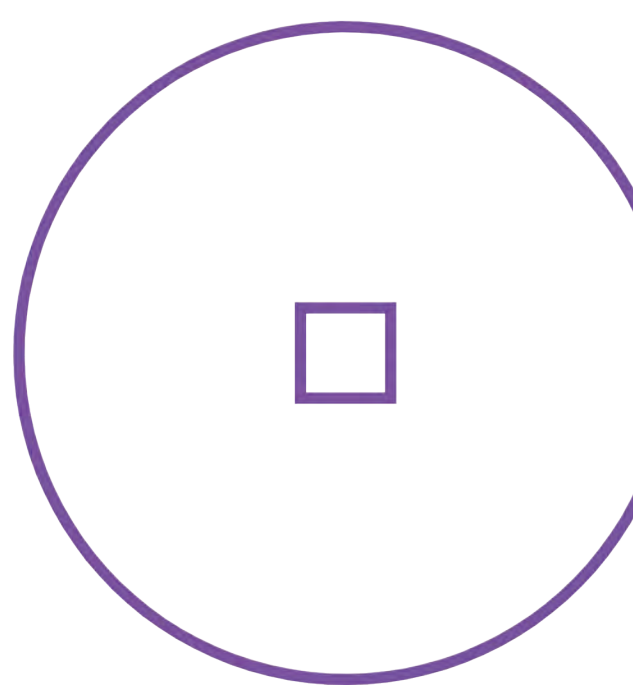
**OLEA EUROPEA 'SWAN HILL'**  
FRUITLESS OLIVE  
TREE COUNT: 24

**MEDIAN / HISTORIC BUILDING STREET TREE**

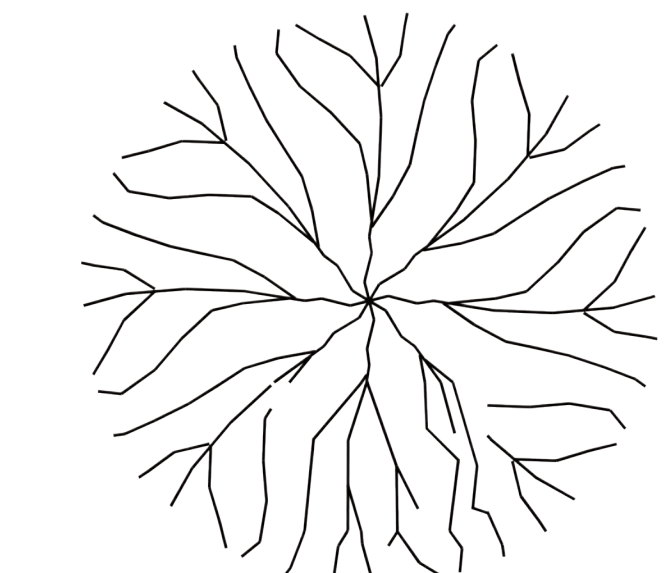


**EUCALYPTUS PAPUANA**  
GHOST GUM  
TREE COUNT: 19

**ACCENT STREET TREE**

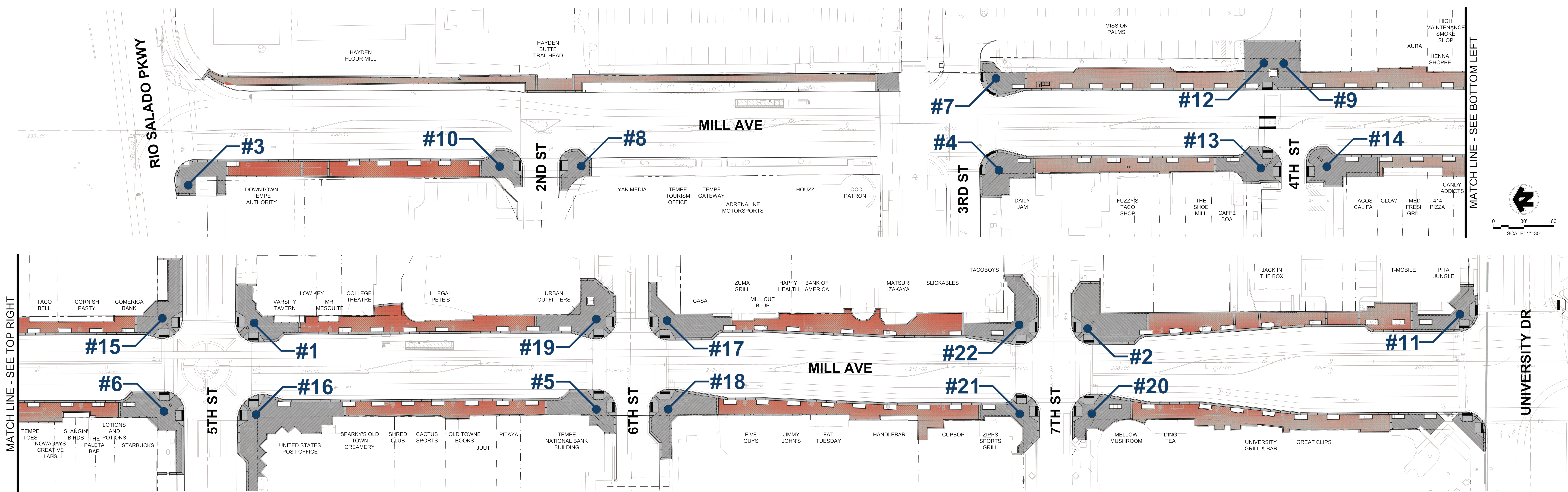


**PISTACIA LENTISCUS**  
MASTIC TREE  
TREE COUNT: 8



**EXISTING TREE**  
SPECIES VARY, SEE ABOVE  
TREE COUNT: 14

**TOTAL STREET TREE COUNT: 138**







**Primary Street Tree**  
***Pistacia 'Red Push'***  
Red Push Pistache



**Secondary Street Tree**  
***Tipuana tipu***  
Tipu Tree



**Median/Accent Street Tree**  
***Olea europaea 'Swan Hill'***  
Fruitless Olive



**Median/Historic Building Street Tree**  
***Eucalyptus papuana***  
Ghost Gum



**Accent Street Tree**  
***Pistacia lentiscus***  
Mastic Tree

# Tipuana tipu - Tipu



# Pistacia 'Red Push' – Red Push Pistache



# Eucalyptus papuana – Ghost Gum



# *Olea europaea* 'Swan Hill' - Fruitless Olive



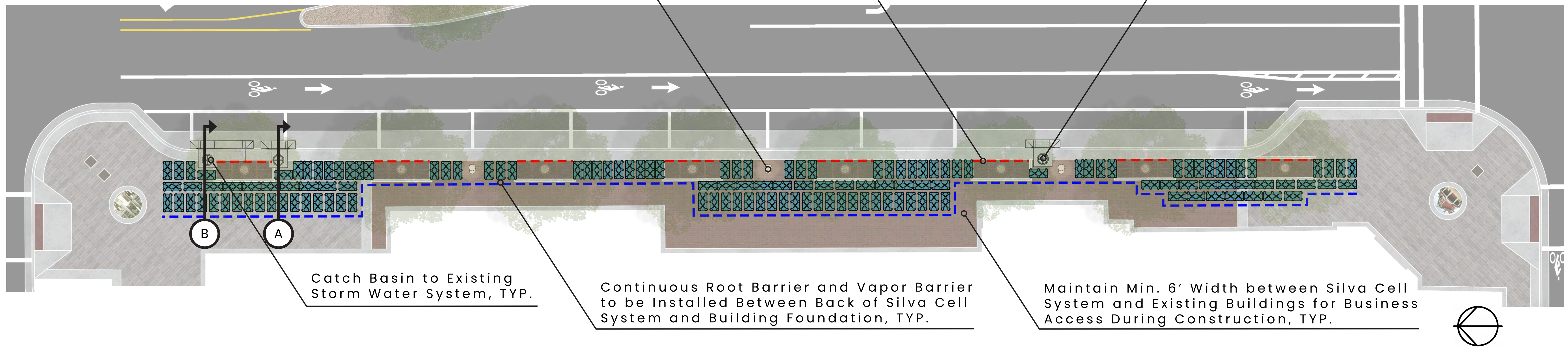
# Pistacia lentiscus – Mastic Tree



Root Barrier to be Installed Between Silva Cell System and Street at Tree Grate Locations, TYP.

Silva Cells to be Placed Around Existing Light Pole Footing, TYP.

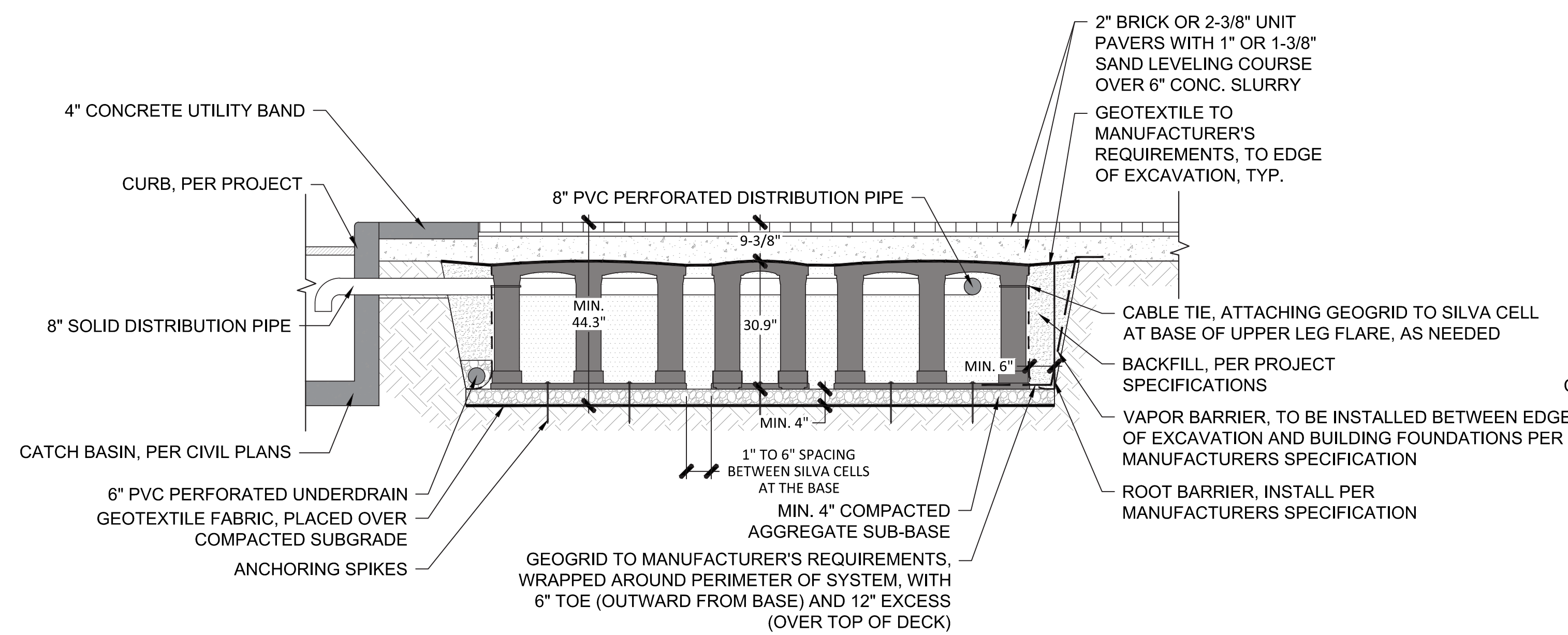
Catch Basin to Silva Cell System, TYP.



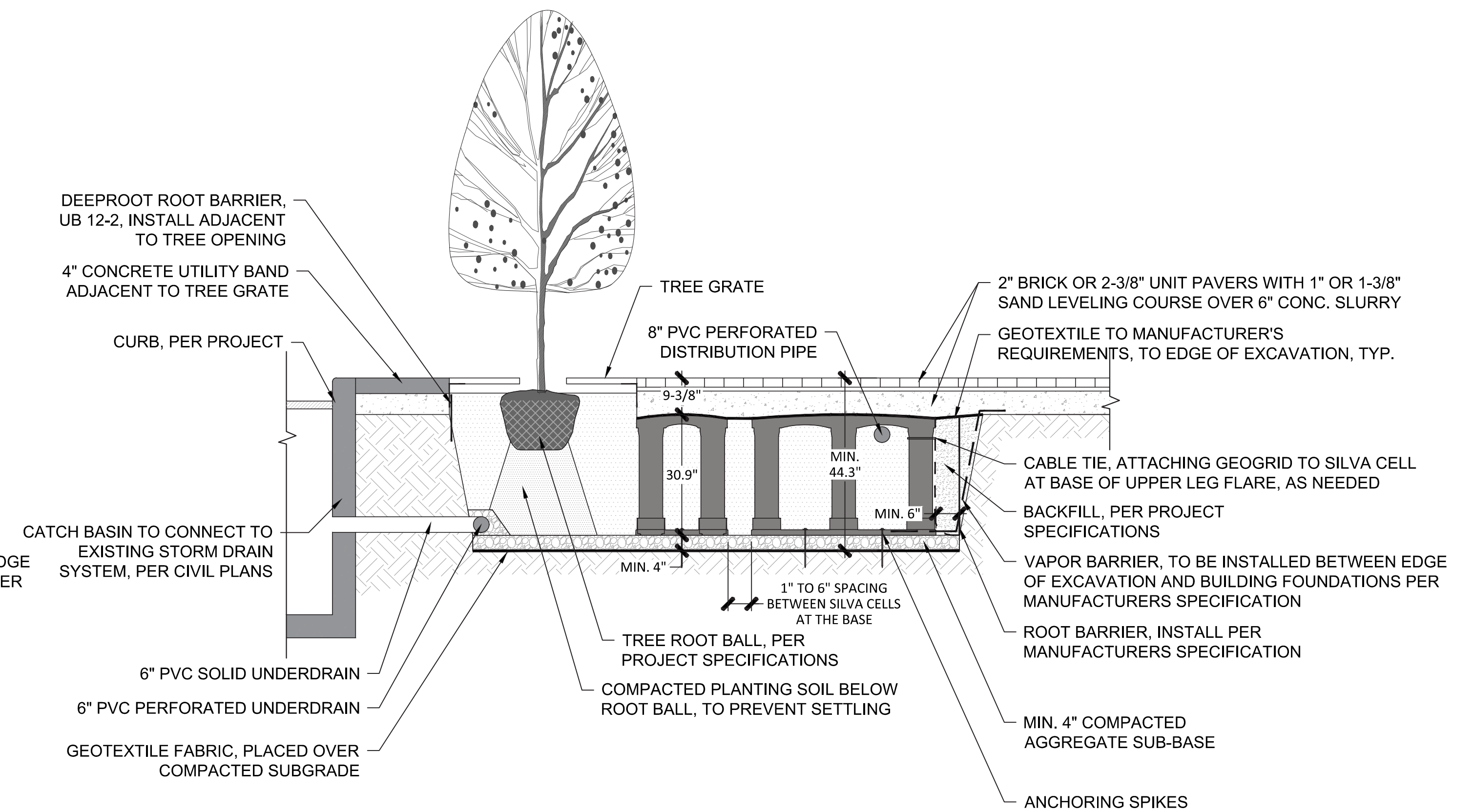
Catch Basin to Existing Storm Water System, TYP.

Continuous Root Barrier and Vapor Barrier to be Installed Between Back of Silva Cell System and Building Foundation, TYP.

Maintain Min. 6' Width between Silva Cell System and Existing Buildings for Business Access During Construction, TYP.



**A** SECTION A - SILVA CELLS (INFLOW)  
SCALE: NOT TO SCALE



**B** SECTION B - SILVA CELLS AT TREE GRATE (OUTFLOW)  
SCALE: NOT TO SCALE



# Tree Planting: Silva Cell System Benefits / Tree Statistics

- Provides additional storm-water management
- Produces larger, healthier trees with a longer life span
- Healthier, more robust trees with faster growth rate
- Long term ecological value and economic benefit
- Powerful form of Green-Infrastructure
- Lower water consumption through rainfall capture
- Diversity of trees encourages stronger, more resilient urban forest
- 138 Total Trees, 5 Tree Species



# Construction Overview



- Final Design Construction Documents being completed in February, 2024
- Initial construction to begin in March, 2024 (being mindful of DTA and major event coordination)
- Major 2024-2025 Construction Elements: Underground electrical, green storm water planting system, landscape, irrigation, utility relocations, concrete flatwork, paver sidewalks, traffic signal modifications, and site amenities
- Additional project funds will be available in 2025



- One-on-one stakeholder discussions prior to construction
- Coordinated and consistent messaging
- Open-door access to Achen-Gardner's field team
- Maintenance of public services
- Maintenance of access
- Coordination with Downtown events
- Signage
- Various communication methods

# Mill Avenue Refresh: New Features



- New tree species
- Low Impact Development (L.I.D.) using Silva Cells
- Recognition of Tempe history (Indigenous through contemporary) through images in pavement
- Tempe (Hayden) Butte trailhead link
- New pedestrian crossing at 5<sup>th</sup> Street & Mill Avenue
- New shade structures
- New bulb-outs with new seating
- Stronger pedestrian-focused street




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