Exhibit D



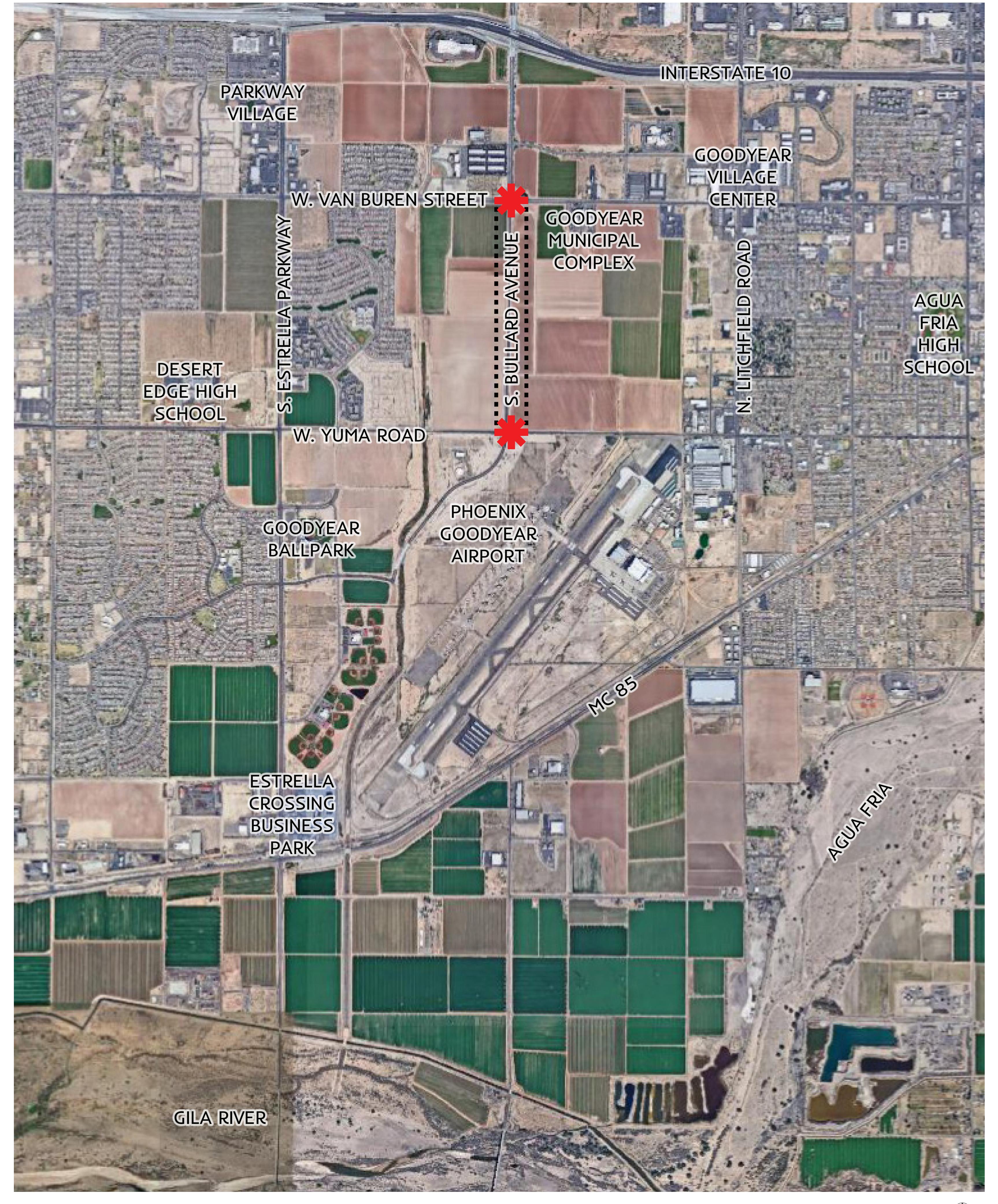
BULLARD AVENUE CORRIDOR

DESIGN TREATMENT STRATEGIES

NOVEMBER 2018



EXISTING CONTEXT

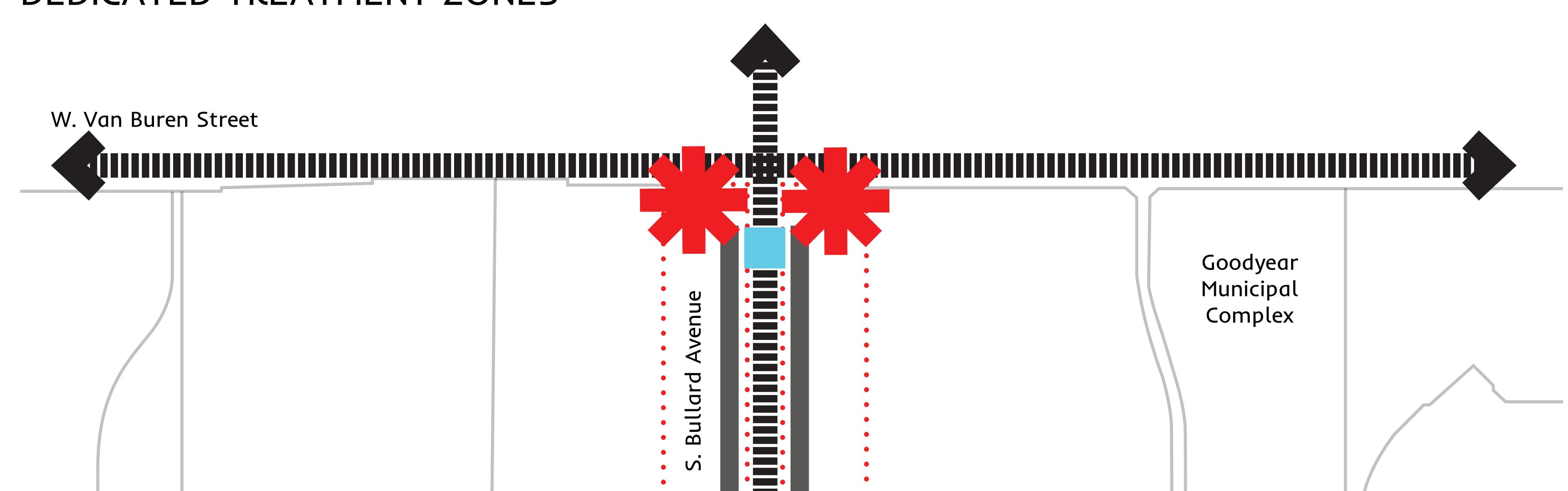




CITY OF GOODYEAR BULLARD AVENUE CORRIDOR - DESIGN TREATMENT STRATEGIES



DEDICATED TREATMENT ZONES



•

•

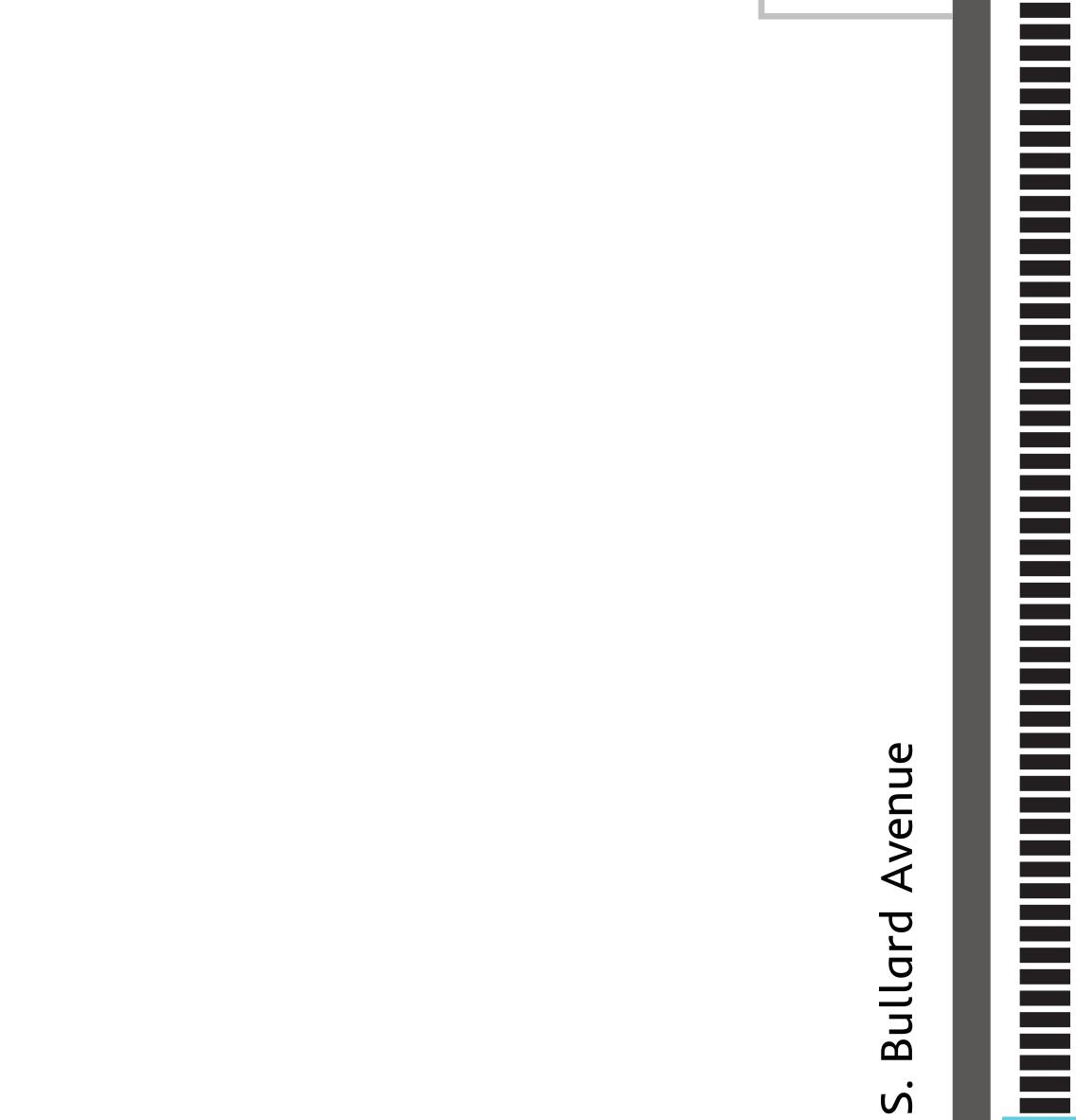
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APS

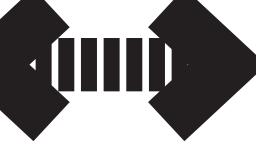
Substation

Future Arizona Public -Service (APS) Overhead Electric Easement. All landscape improvements shall be in compliance with APS Guidelines.

Future Roosevelt Irrigation District Easement Zone. All landscape improvements shall be in compliance with **Roosevelt Irrigation** District Guidelines.



LEGEND



Major Arterial



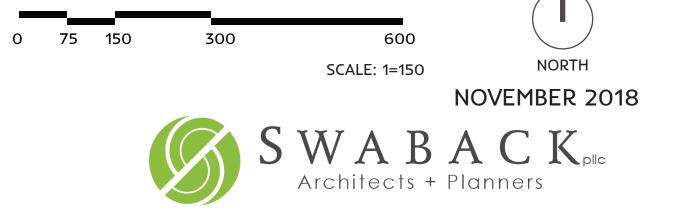
Gateway Entry Monumentation Zone

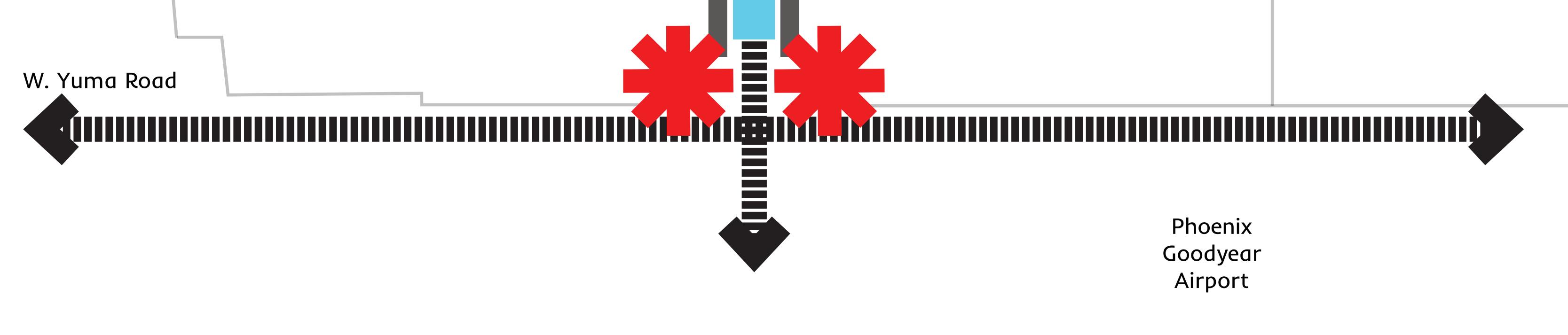
Streetscape Zone

Icon & Thematic Element

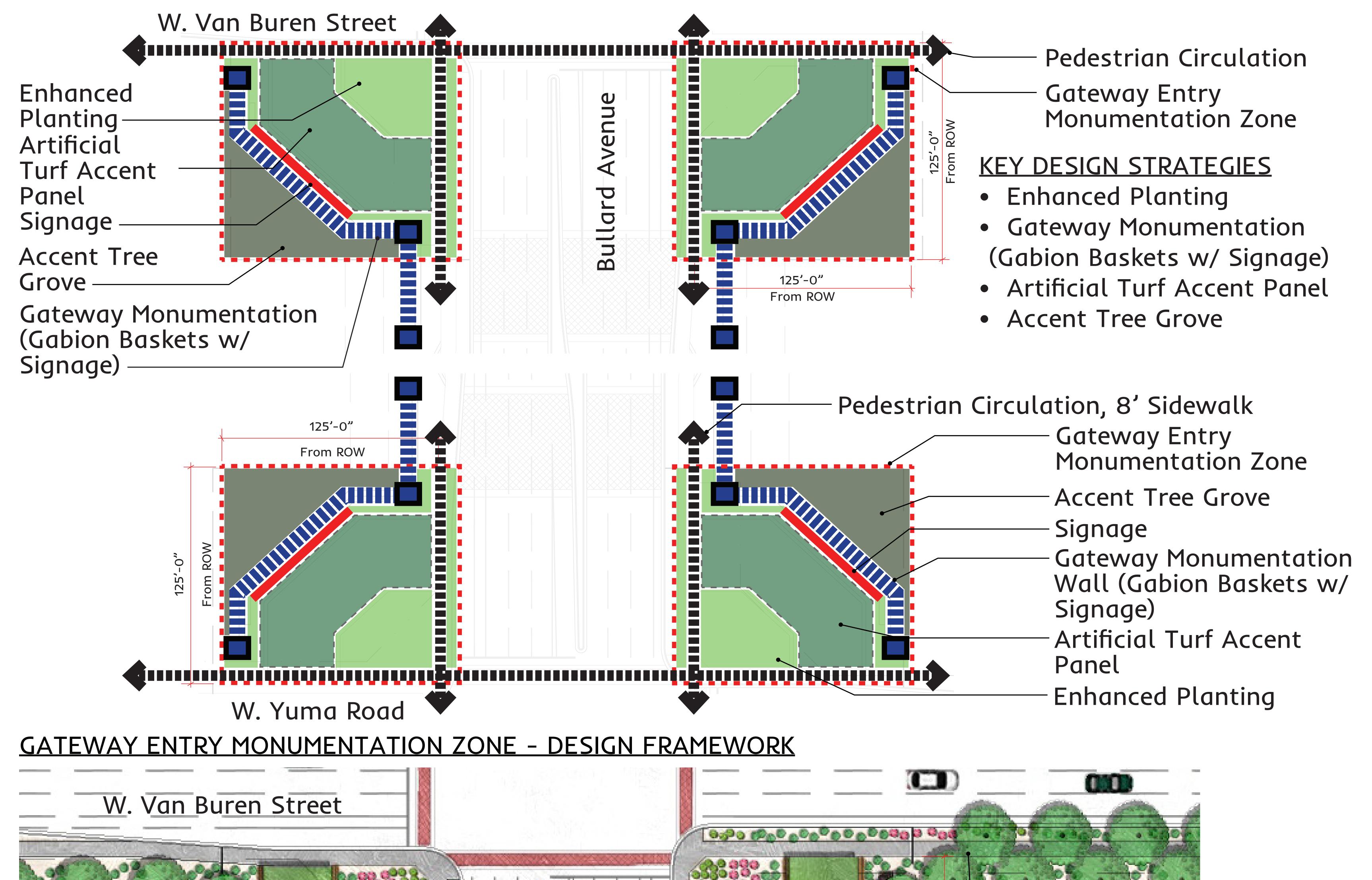


CITY OF GOODYEAR BULLARD AVENUE CORRIDOR - DESIGN TREATMENT STRATEGIES

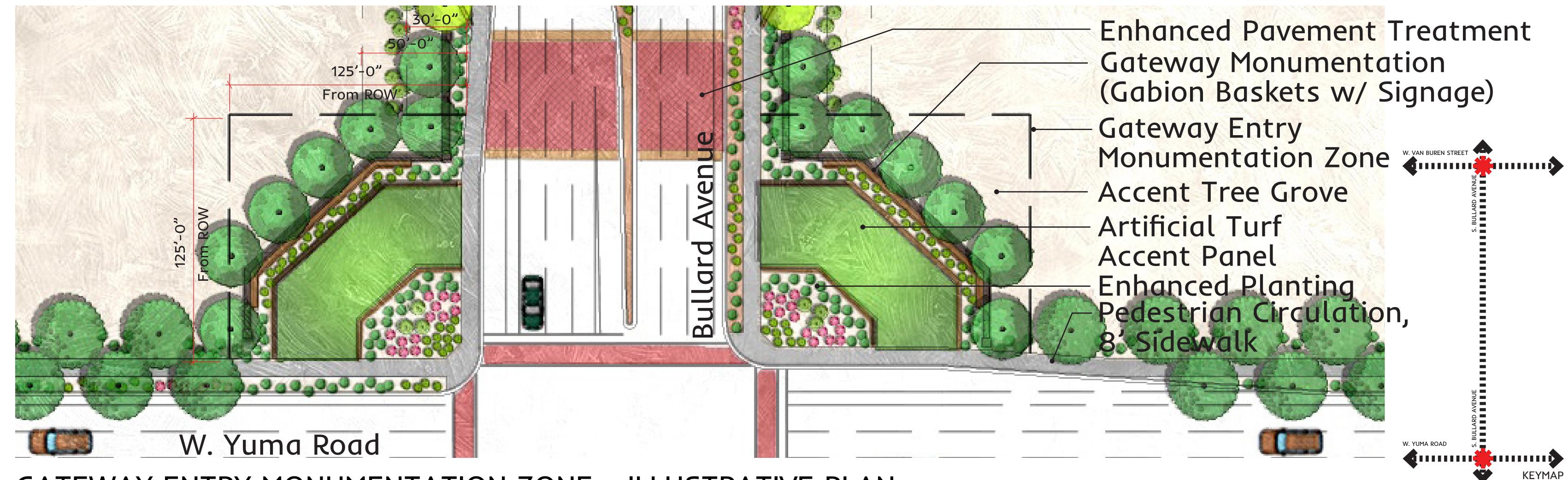




GATEWAY ENTRY MONUMENTATION ZONE









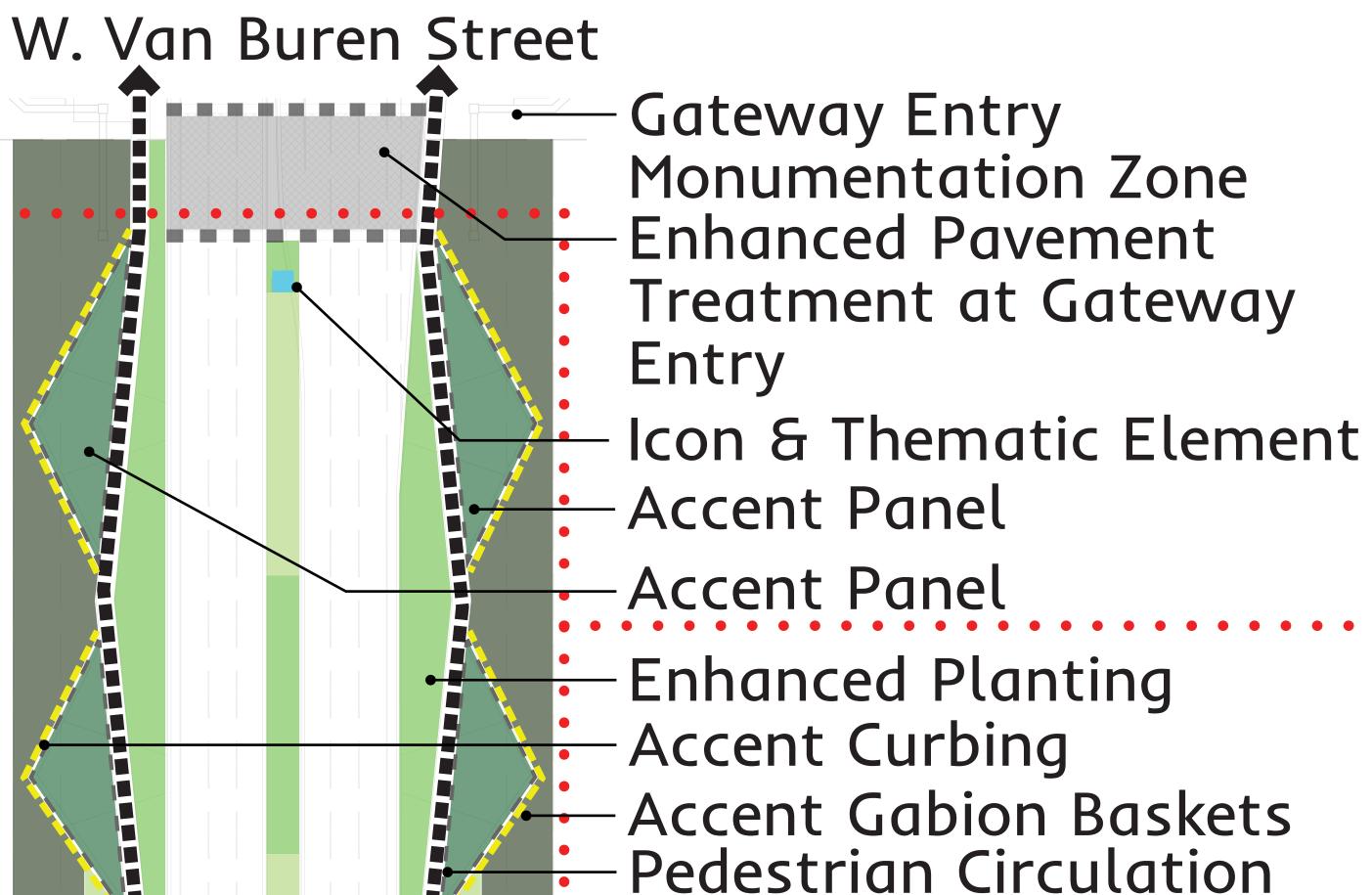
CITY OF GOODYEAR BULLARD AVENUE CORRIDOR - DESIGN TREATMENT STRATEGIES

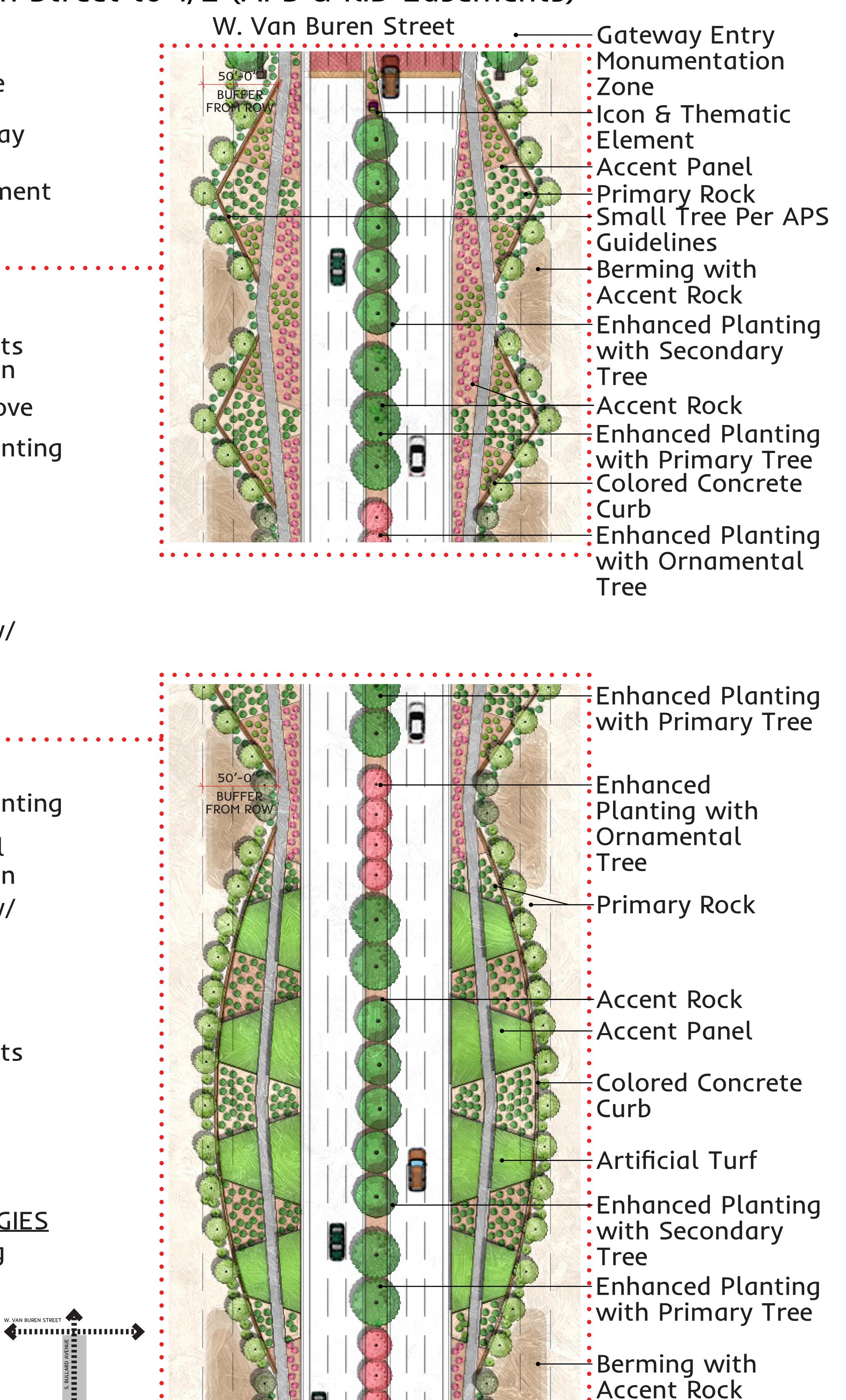


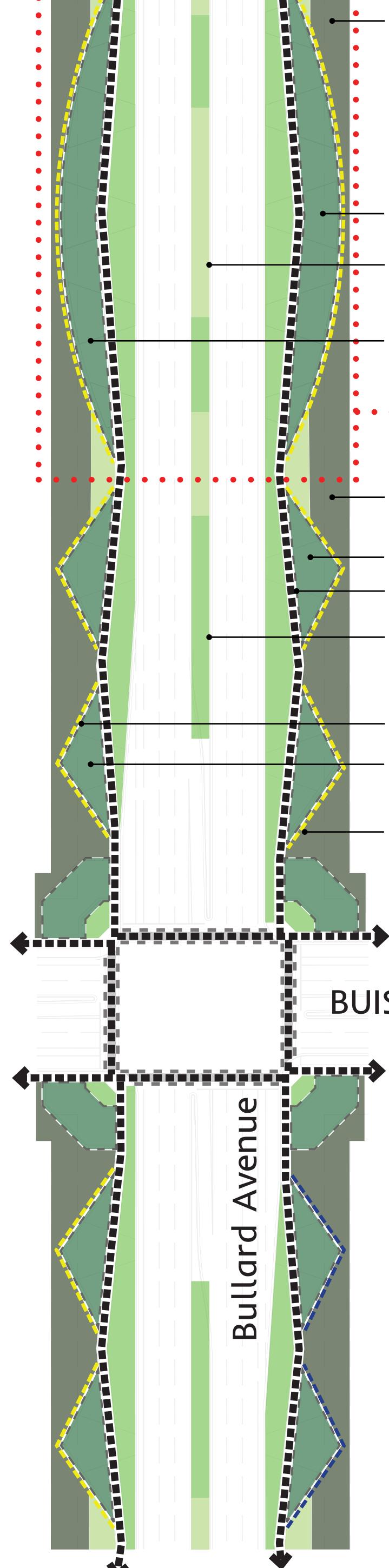


GATEWAY ENTRY MONUMENTATION ZONE - ILLUSTRATIVE PLAN

STREETSCAPE ZONE - W. Van Buren Street to 1/2 (APS & RID Easements)







-Berming & Buffer Planting

Ornamental Tree Grove

Accent Panel
 Enhanced Planting w/
 Ornamental Tree
 Accent Panel

-Berming & Buffer Planting

 Bermed Accent Panel
 Pedestrian Circulation
 Enhanced Planting w/ Primary Street Tree

Accent Curbing
Accent Panel

-Accent Gabion Baskets

BUISNESS ACCESS DRIVE <u>KEY DESIGN STRATEGIES</u> • Enhanced Planting

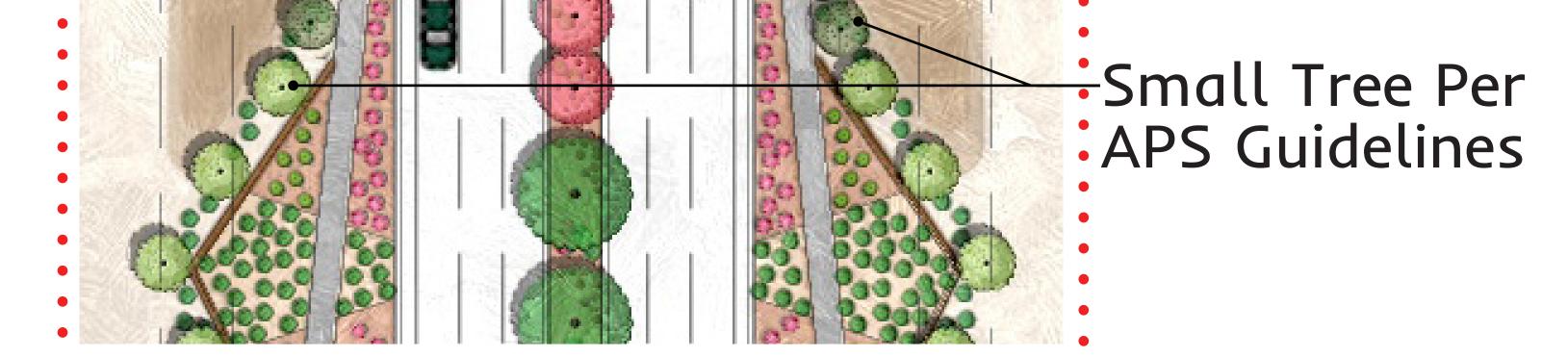
- Accent Panel
- Berming & Buffer Planting
- Icon & Thematic

Element

- Enhanced Pavement
 Treatment
- Accent Gabion Baskets
- Ornamental Tree

Grove

• Accent Curbing



STREETSCAPE ZONE - W. Van Buren Street to 1/2

<u>STREETSCAPE ZONE - W. Van Buren Street to 1/2</u> <u>Mile - DESIGN FRAMEWORK</u>

<u>Mile - ILLUSTRATIVE PLAN ENLARGEMENTS</u>







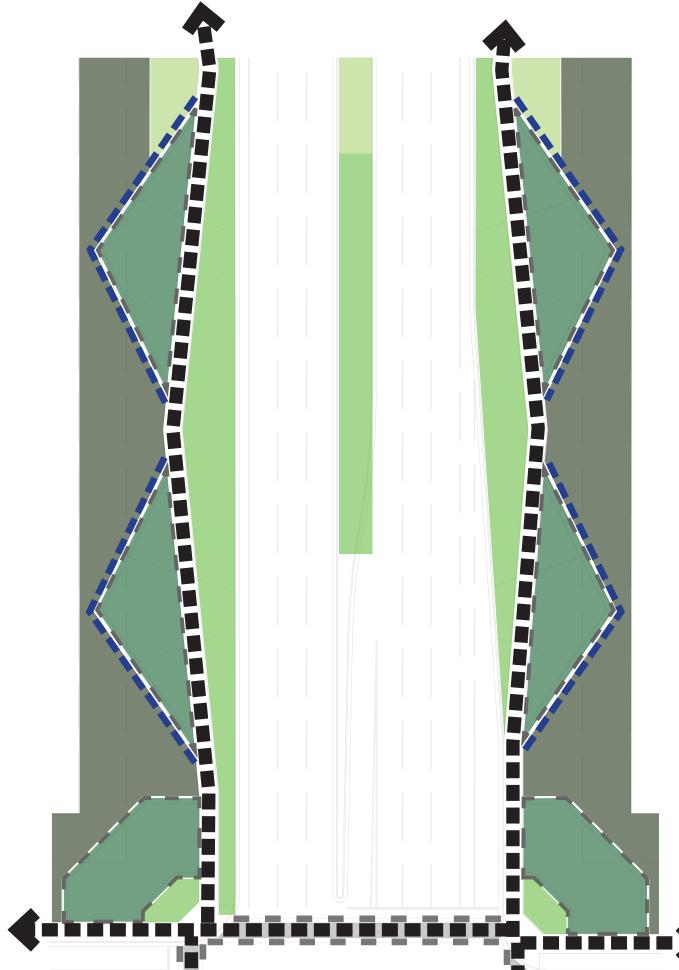


PAGE 5

CITY OF GOODYEAR BULLARD AVENUE CORRIDOR - DESIGN TREATMENT STRATEGIES

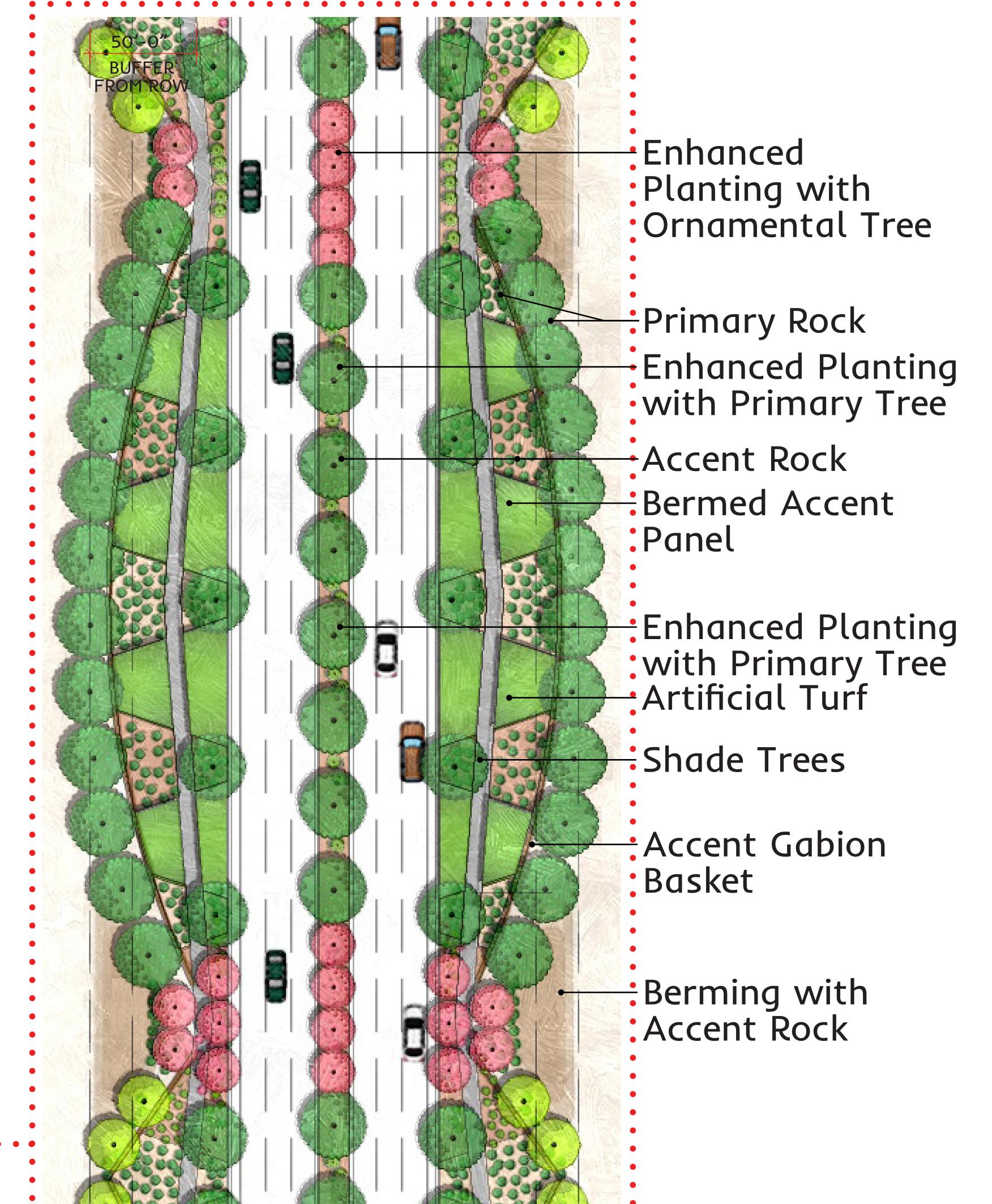
STREETSCAPE ZONE - W. Yuma Road to 1/2 Mile

BUISNESS ACCESS DRIVE



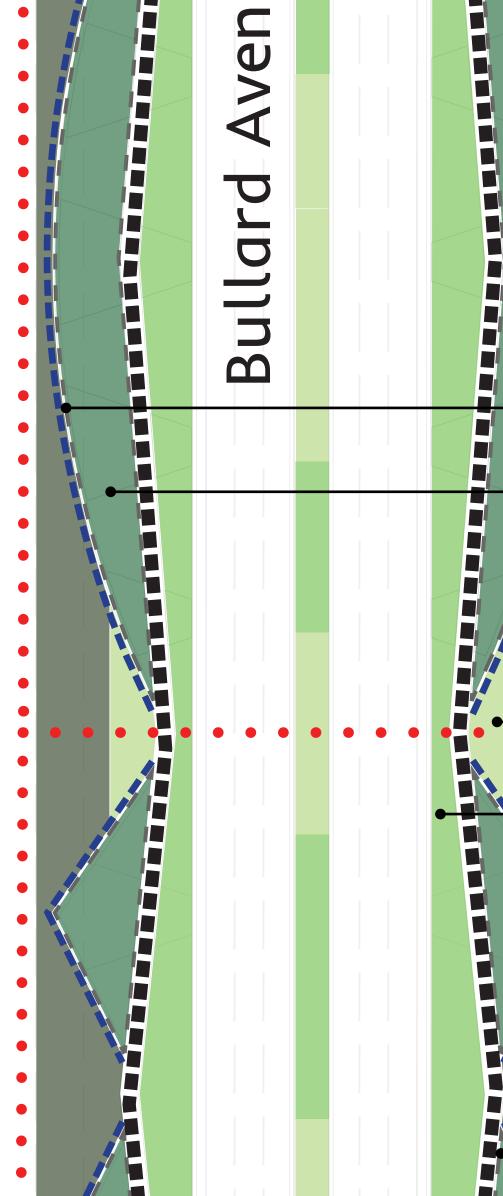
KEY DESIGN STRATEGIES

- Enhanced Planting
- Bermed Accent Panel
- Berming & Buffer Planting
- Icon & Thematic Element
- Enhanced Pavement Treatment
- Accent Gabion Baskets
- Ornamental Tree Grove



Accent Gabion Baskets Bermed Accent Panel Enhanced Planting Berming & Buffer Planting Pedestrian Circulation

Enhanced Planting w/ Ornamental Tree



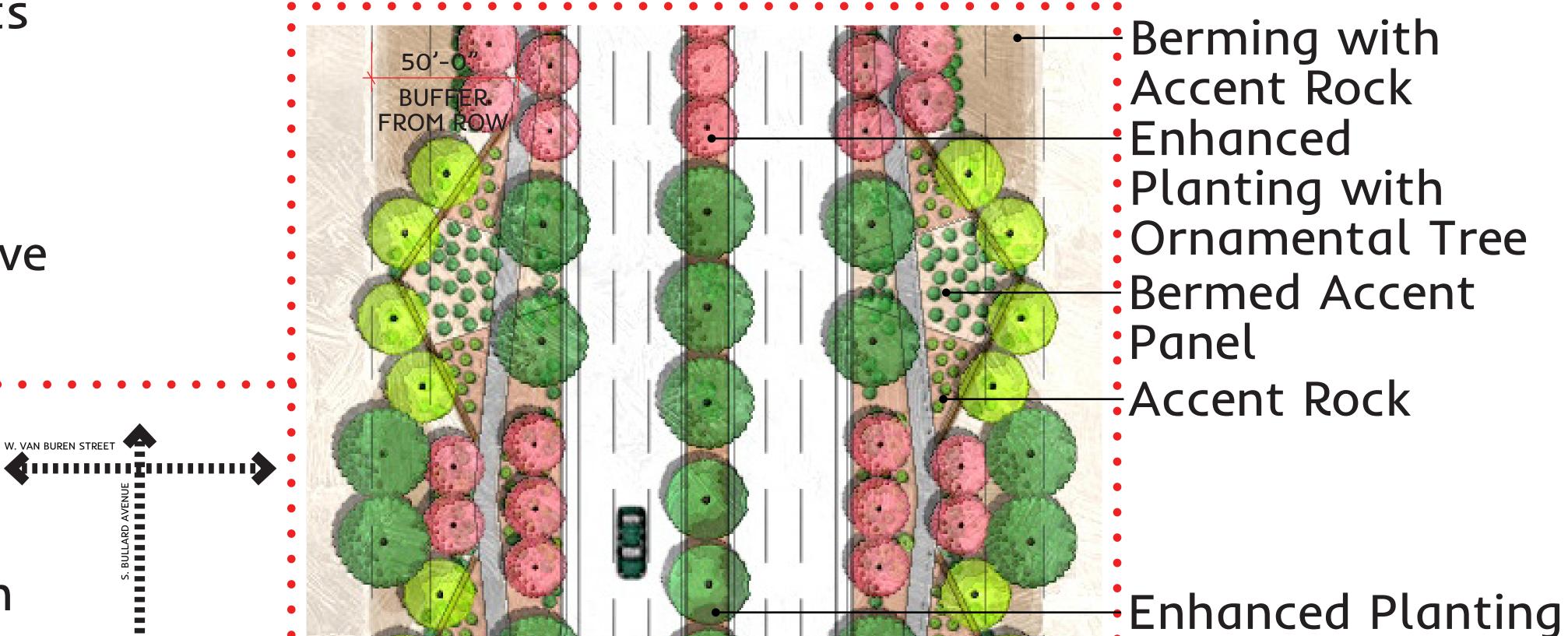
Enhanced Planting w/ Primary Street Tree

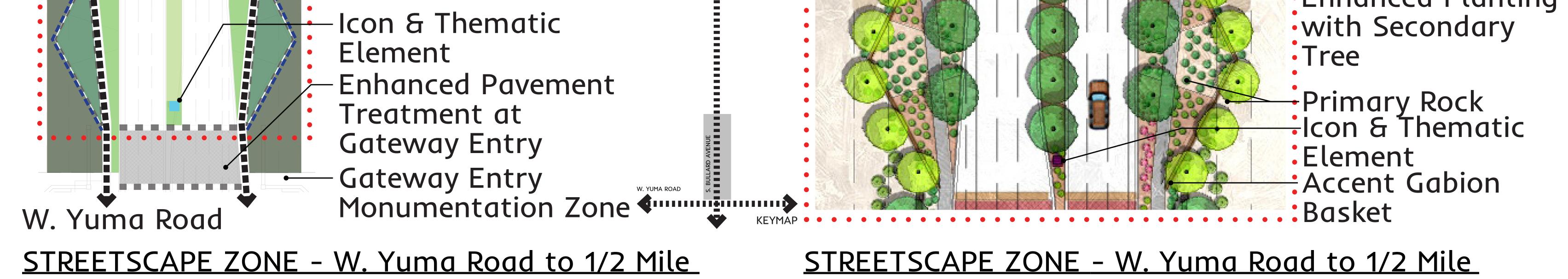


Accent Gabion Baskets Bermed Accent Panel

Ornamental Tree Grove Enhanced Planting

Pedestrian Circulation





W. VAN BUREN STREET

STREETSCAPE ZONE - W. Yuma Road to 1/2 Mile **DESIGN FRAMEWORK**

STREETSCAPE ZONE - W. Yuma Road to 1/2 Mile **ILLUSTRATIVE PLAN ENLARGEMENTS**

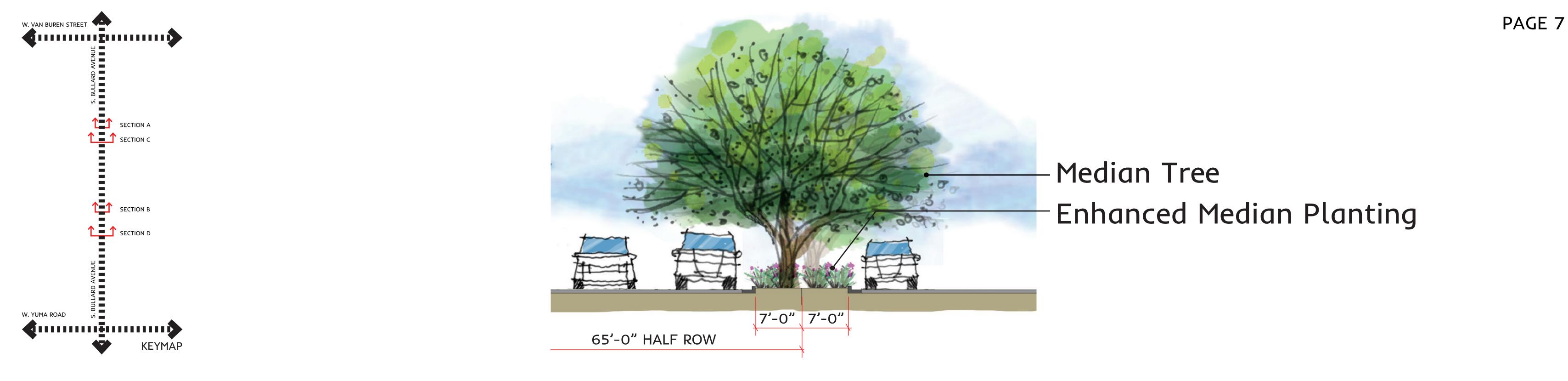


CITY OF GOODYEAR BULLARD AVENUE CORRIDOR - DESIGN TREATMENT STRATEGIES

NORTH

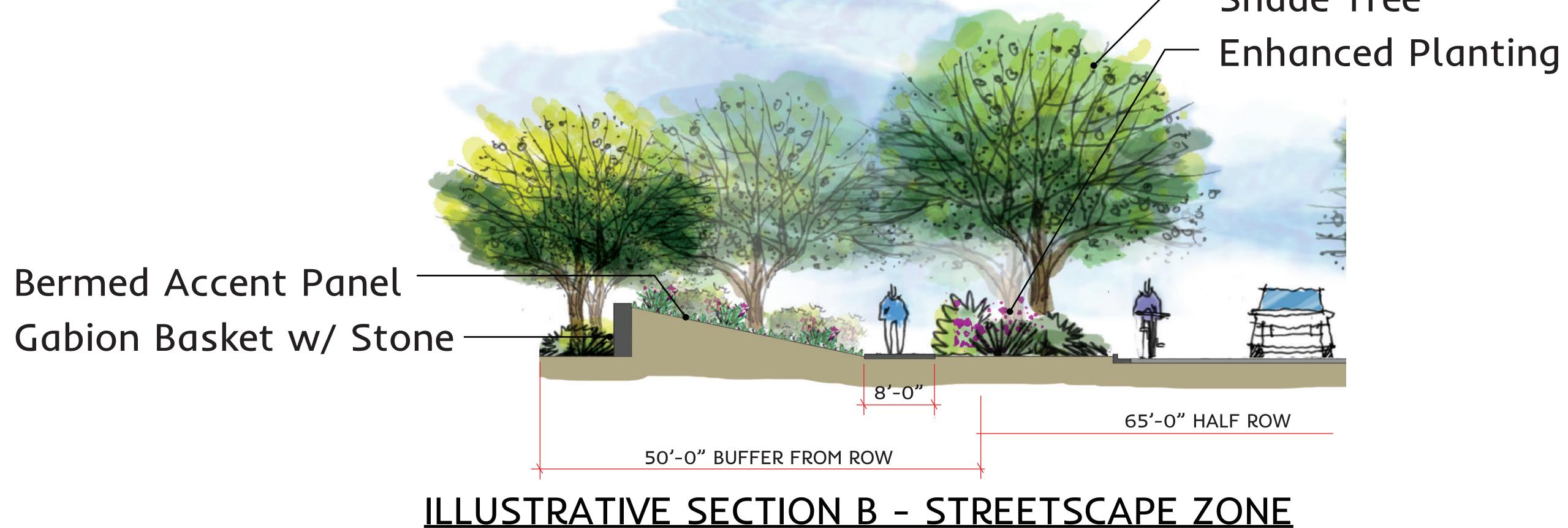


SCALE: 1=2

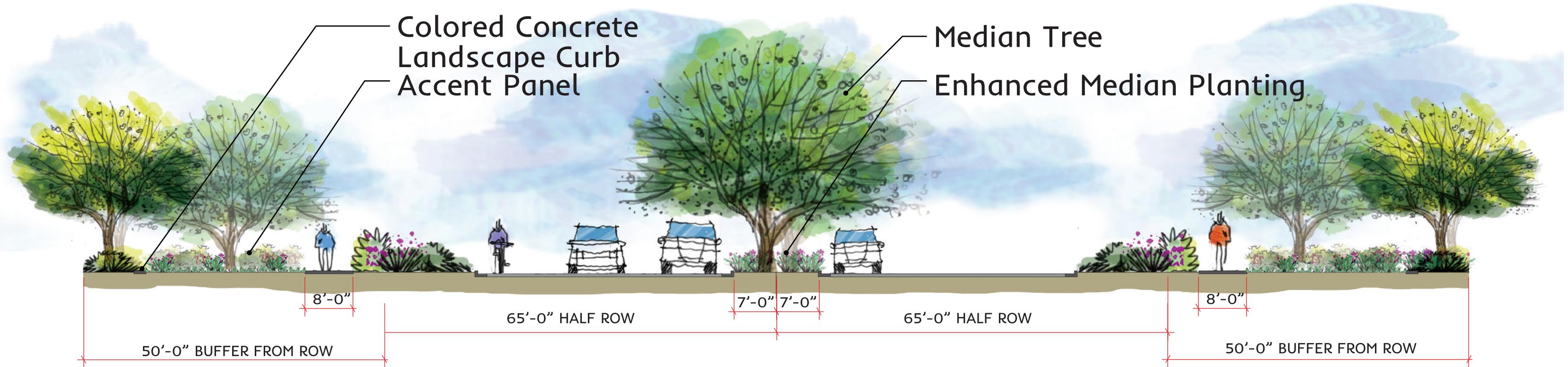


ILLUSTRATIVE SECTION A - MEDIAN

Shade Tree



Colored Concrete



ILLUSTRATIVE SECTION C - W. Van Buren Street to 1/2 Mile

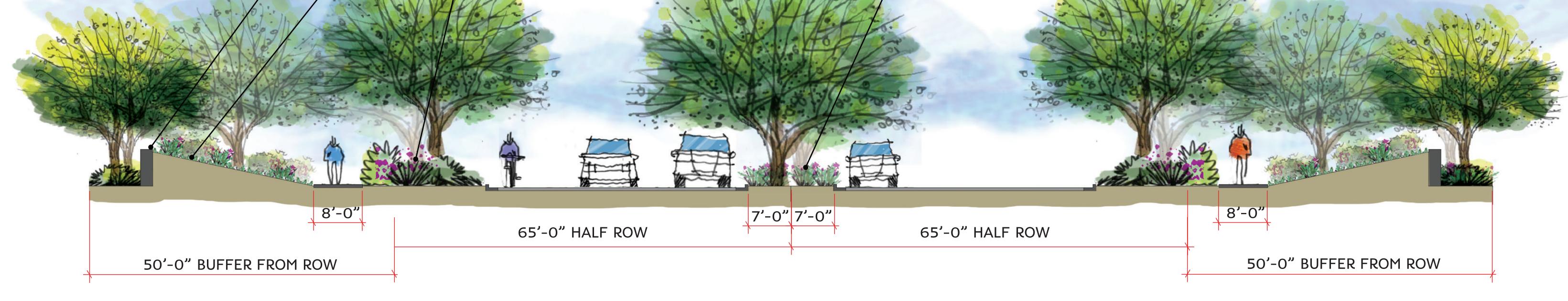
Gabion Basket w/ Stone Bermed Accent Panel Median Tree Shade Tree Enhanced Median Planting Enhanced Planting



CITY OF GOODYEAR BULLARD AVENUE CORRIDOR - DESIGN TREATMENT STRATEGIES



ILLUSTRATIVE SECTION D - W. Yuma Road to 1/2 Mile

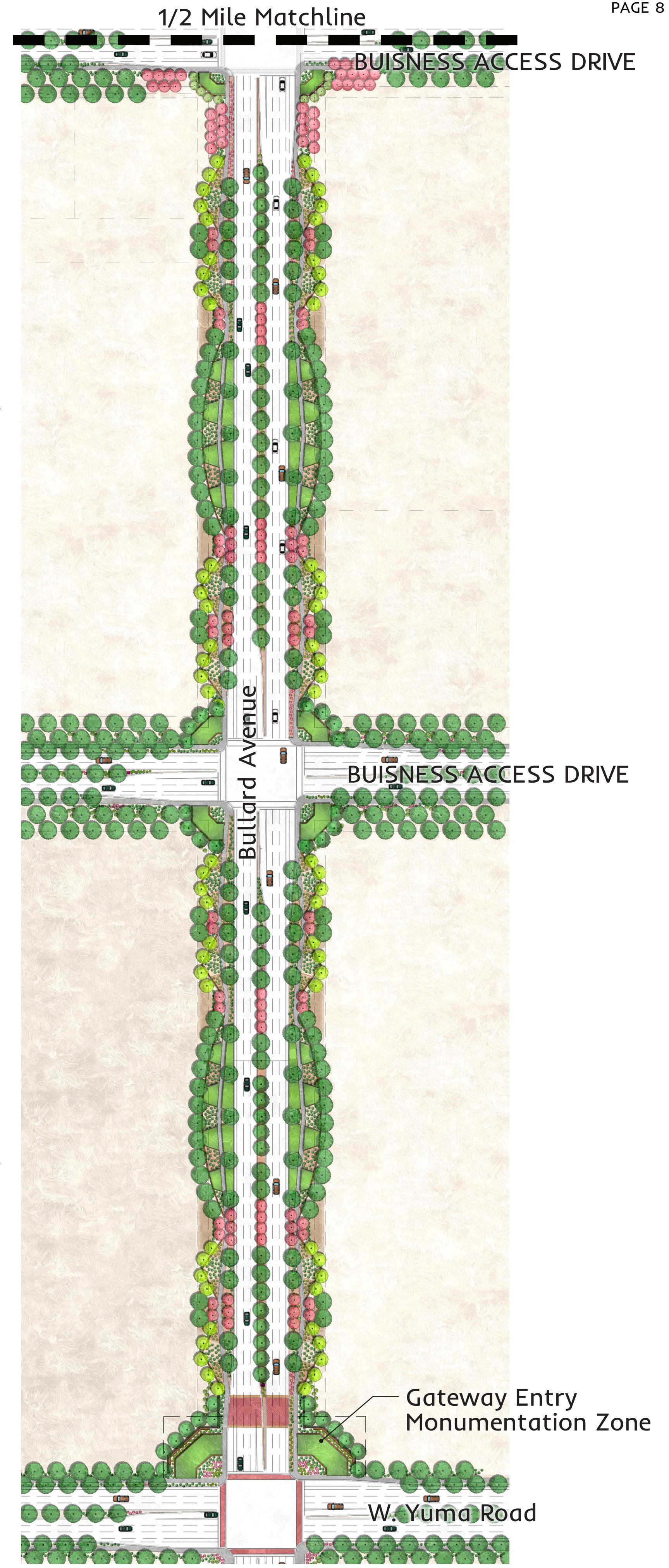


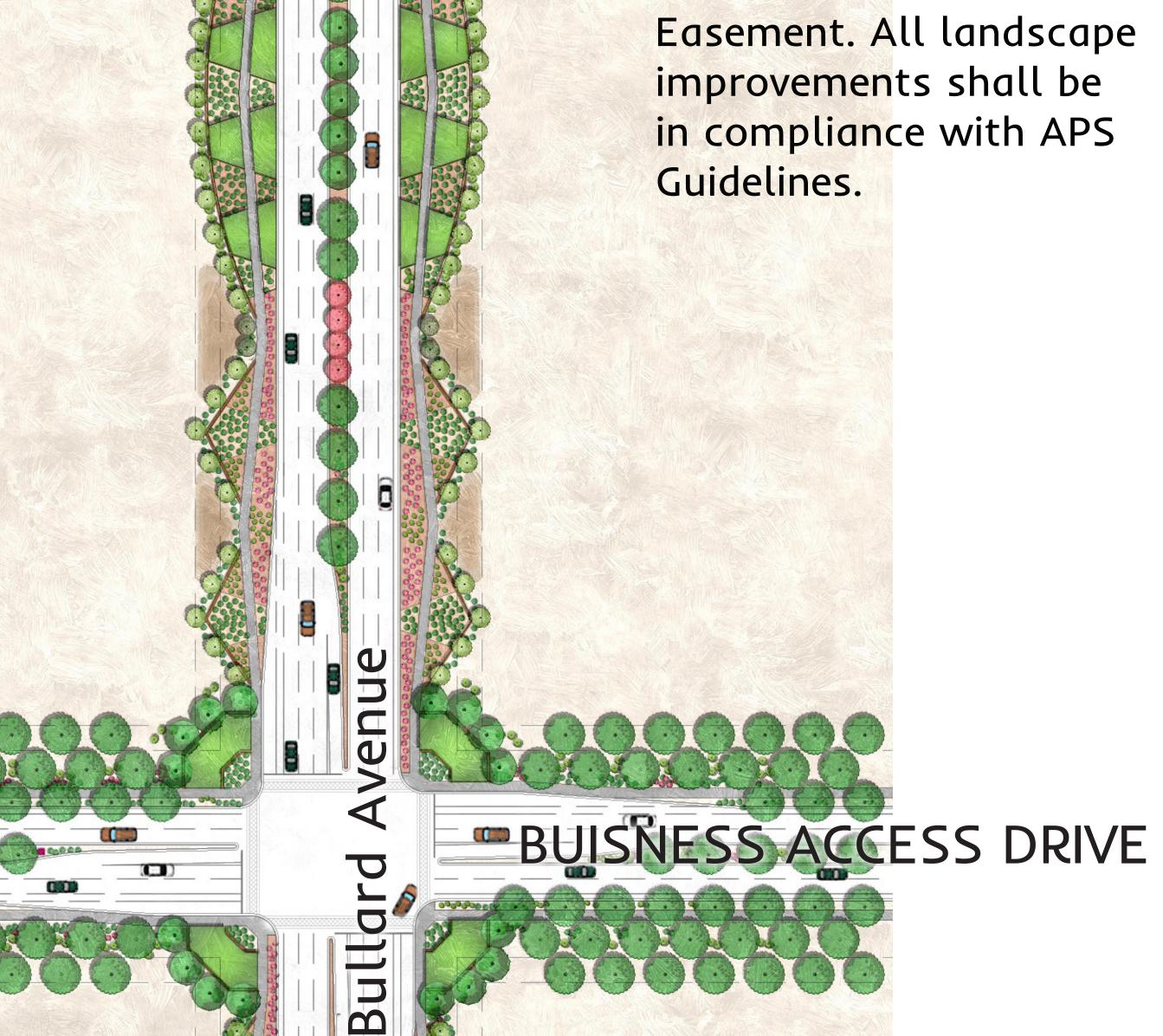
Gateway Entry Monumentation Zone

W.Van Buren Street

Future Roosevelt Irrigation District Easement Zone. All landscape improvements shall be in compliance with **Roosevelt Irrigation District** Guidelines.

Future Arizona Public Service (APS) Overhead Electric





Future Roosevelt Irrigation District Easement Zone. All landscape improvements shall be in compliance with **Roosevelt Irrigation District** Guidelines.

Future Arizona Public Service (APS) Overhead Electric Easement. All landscape improvements shall be in compliance with APS Guidelines.



CITY OF GOODYEAR BULLARD AVENUE CORRIDOR - DESIGN TREATMENT STRATEGIES



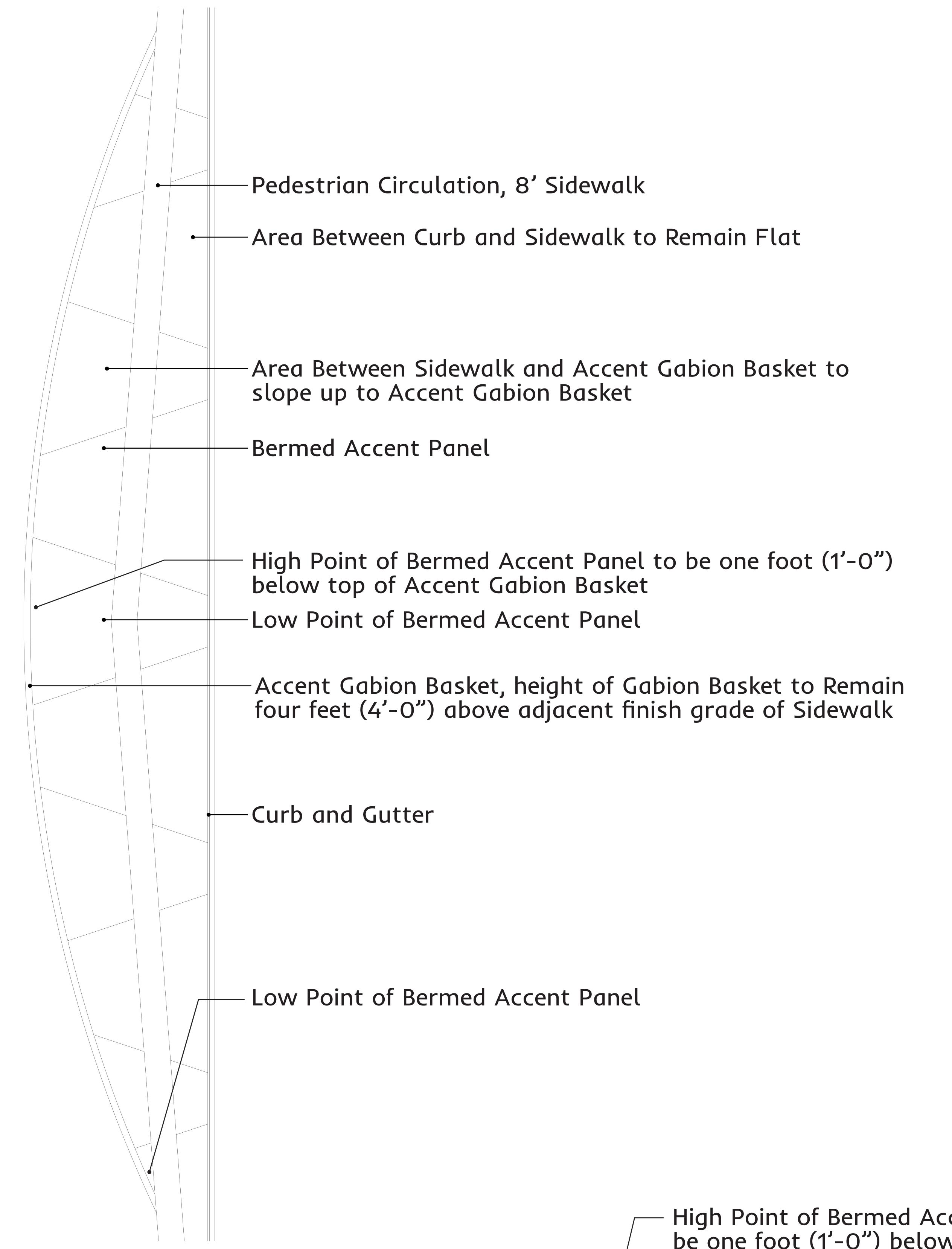
SCALE: 1=50

0 25 50



1/2 Mile Matchline





BERMED ACCENT PANEL -Plan View Enlargement

High Point of Bermed Accent Panel to be one foot (1'-0") below top of Accent Gabion Basket

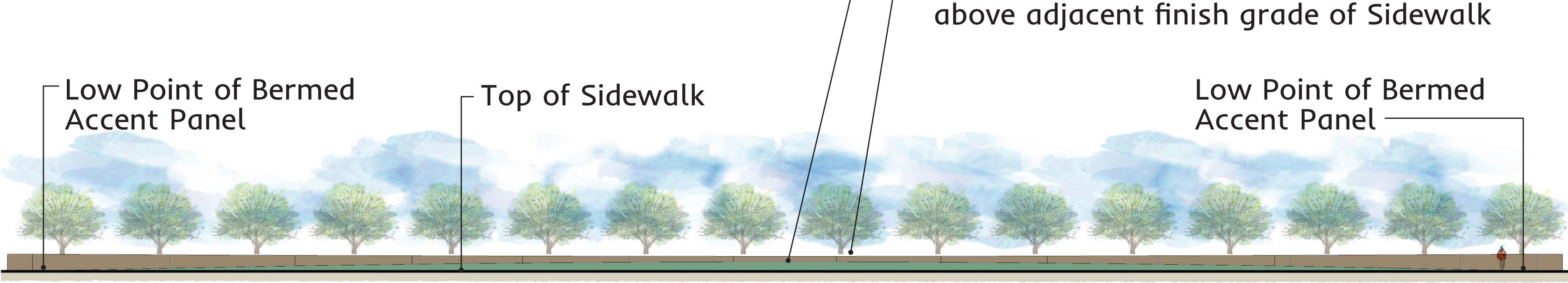
Accent Gabion Basket, height of Gabion Basket to Remain four feet (4'-0")



CITY OF GOODYEAR BULLARD AVENUE CORRIDOR - DESIGN TREATMENT STRATEGIES



BERMED ACCENT PANEL - FRONT ELEVATION



BULLARD AVENUE CORRIDOR SPECIFICATIONS

GATEWAY ENTRY MONUMENTATION - GABION BASKETS

- FINISH: NATURAL RUST
- FILL MATERIAL: 6"-8" ANGULAR RIP RAP TO MATCH ACCENT ROCK IN COLOR
- SIGNAGE: PER CITY OF GOODYEAR







GABION BASKET CHARACTER IMAGES

ICON & THEMATIC ELEMENT

- HEIGHT: 10'-0" MAXIMUM
- WIDTH AT BASE: 5'-0" MAXIMUM



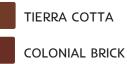
PALETTE OF ICON & THEMATIC ELEMENT

ENHANCED PAVEMENT TREATMENT (CROSSWALK AND ACCENT BAND)

- MATERIAL: STAMPED ASPHALT OR STAMPED CONCRETE PER CITY OF GOODYEAR
- BORDER PATTERN: STACKED BRICK, 2'-0" MAXIMUM WIDTH
- FIELD PATTERN: ASHLAR
- FIELD PATTERN, ASHLAR
 BORDER COLOR: TIERRA COTTA (BROWN)
- FIELD COLOR: COLONIAL BRICK (RED)

BORDER PATTERN: STACKED BRICK

FIELD PATTERN: ASHLAR



ARTIFICIAL TURF (GATEWAY ZONE AND STREETSCAPE ZONE)

- CATEGORY: COMMERCIAL
- THATCH ZONE COLOR: BEIGE OR BROWN
- GRASS ZONE COLOR: GREEN
- FINISHED PILE HEIGHT: MINIMUM OF 2"
- BORDER: RUSTED STEEL HEADER OR 6" WIDE COLORED CONCRETE HEADER



ARTIFICIAL TURF CHARACTER IMAGE

ACCENT GABION BASKETS (STREETSCAPE ZONE)

- FINISH: TO MATCH GATEWAY ENTRY MONUMENTATION
- FILL MATERIAL: TO MATCH GATEWAY ENTRY MONUMENTATION



CITY OF GOODYEAR BULLARD AVENUE CORRIDOR DESIGN TREATMENT STRATEGIES SPECIFICATIONS



BULLARD AVENUE CORRIDOR SPECIFICATIONS

LANDSCAPE AREA TOP DRESSING (ROCK)

- PRIMARY ROCK: 1" SCREEN EXPRESS GOLD
- ACCENT ROCK: 6" MINUS EXPRESS BROWN, DESERT NATURAL PAVEMENT, MEDIUM DENSITY

COLORED CONCRETE HEADER (STREETSCAPE ZONE, VAN BUREN SOUTH TO 1/2 MILE)

- STREETSCAPE ZONE WIDTH: 2'-0" WIDE
- COLOR: ADOBE (DAVIS COLOR #61078)

BERMING

- HEIGHT: 3'-0" MAXIMUM AT 4 TO 1 SLOPE MAXIMUM
- TOP DRESSING: ACCENT ROCK

PRIMARY TREES - SHADE TREES

- CERCIDIUM X 'DESERT MUSEUM'/ DESERT MUSEUM
- PISTACIA CHINENSIS/ CHINESE PISTACHE
- PROSOPIS "THORNLESS"/ THORNLESS MESQUITE
- QUERCUS VIRGINIANA/ LIVE OAK
- ULMUS PARVIFOLIA/ CHINESE ELM

ORNAMENTAL TREES

- CHILOPSIS LINEARIS/ DESERT WILLOW
- CHITALPA TASHKENTENSIS/ CHITALPA
- CAESALPINIA CACALACO/ CASCALOTE
- SOPHORA SECUNDIFLORA/ TEXAS MOUNTAIN LAUREL

SHURBS

- BOUGAINVILLEA SPECIES/ BOUGAINVILLEA
- CAESALPINIA GILLIESII/ YELLOW BIRD OF PARADISE
- CORDIA BOISSIERI/ TEXAS OLIVE
- CORDIA PARVIFOLIA/ LITTLE LEAF CORDIA
- DODONAEA VISCOSA/ HOPSEED BUSH
- EREMOPHILA HYGROPHANA 'BLUE BELLS'/ BLUE BELLS EMU BUSH
- EREMOPHILA GLABRA 'KALGOORLIE'/ EMU BUSH
- JUSTICIA CALIFORNICA/ CHUPAROSA
- LEUCOPHYLLUM SPECIES/ TEXAS RANGER
- RUELLIA BRITTONIANA/ PURPLE RUELLIA
- SENNA ARTEMISIOIDES/ SILVER CASSIA
- SIMMONDSIA CHINENSIS/ JOJOBA
- TECOMA STANS/ YELLOW BELLS

CACTI & SUCCULENTS

- AGAVE GEMINIFLORA/ TWIN-FLOWERED AGAVE
- AGAVE PARRYI/ PARRY'S AGAVE
- AGAVE WEBERII/ WEBER'S AGAVE
- ALOE 'BLUE ELF'/ BLUE ELF ALOE
- DASYLIRION WHEELERI/ DESERT SPOON
- ECHINOCACTUS GRUSONII/ GOLDEN BARREL
- EUPHORBIA ANTISYPHILITICA/ CANDELILLA
- HESPERALOE FUNIFERA/ GIANT HESPERALOE



SECONDARY TREES - SHADE TREES

- ACACIA ANUERA/ MULGA
- CAESALPINIA CACALACO/ CASCALOTE

SMALL TREE PER APS

- ACACIA ANUERA/ MULGA
- CAESALPINIA CACALACO/ CASCALOTE
- SOPHORA SECUNDIFLORA/ TEXAS MOUNTAIN LAUREL



BULLARD AVENUE CORRIDOR SPECIFICATIONS

CACTI & SUCCULENTS CONTINUED

- HESPERALOE PARVIFLORA 'BRAKELIGHT'/ BRAKELIGHT RED YUCCA
- NOLINA MICROCARPA/ BEAR GRASS
- OPUNTIA BAILARIS/ BEAVERTAIL PRICKLY PEAR
- OPUNTIA SANTA-RITA/ PURPLE PRICKLY PEAR
- YUCCA BACCATA/ BANANA YUCCA
- YUCCA PALLIDA/ PALELEAF YUCCA

GROUNDCOVERS

- ACACIA REDOLENS/ DESERT CARPET
- EREMOPHILA GLABRA 'MINGENEW GOLD'/ OUTBACK SUNRISE EMU BUSH
- LANTANA MONTEVIDENSIS/ PURPLE TRAILING LANTANA
- LANTANA X 'NEW GOLD'/ NEW GOLD LANTANA
- ROSMARINUS OFFICINALIS 'PROSTRATUS'/ TRAILING ROSEMARY

<u>VINES</u>

BOUGAINVILLEA SPECIES/ BOUGAINVILLEA

PLANTING CHARACTER IMAGES - GROUPINGS AND MASSINGS







CITY OF GOODYEAR BULLARD AVENUE CORRIDOR DESIGN TREATMENT STRATEGIES SPECIFICATIONS

