HIGHWAY 111 DESIGN THEME

prepared for
CITY OF LA QUINTA
date: 10-6-97

prepared by:

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APPROVED BY CITY COUNCIL
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October 6, 1997

Ms. Christine Di Iorio, Planning Manager
CITY OF LA QUINTA
Post Office Box 1504
78-495 Calle Tampico
La Quinta, CA 92253

RE: Highway 111 Landscape Design Theme
LANDSCAPE DESIGN GUIDELINES

Dear Christine:

The revised design objectives for the Highway 111 Design Theme is in response to additional comments and suggestions made by City Council, Planning Commission and Staff are expressed below:

* to conform to the design guidelines set forth by CVWD and CAL TRANS
* the use of water efficient landscape material
* control and or eliminate runoff into the gutters and street
* promote motorist and pedestrian safety
* minimize maintenance requirements
* screen undesirable views from the roadway
* provide seasonal color year round
* salvage and or re-use existing vegetation
* create a community identity

Design concepts and guidelines outlined have been developed to respond to the objectives presented above and to aid the City of La Quinta in creating an enhanced water efficient / colorful landscape theme for Highway 111. Landscape, irrigation, grading, signage and lighting should continue to reinforce these objectives.

The function of highway planting is three-fold: to provide a physical barrier between lanes of oncoming traffic, to mitigate headlight glare, and to reduce potential for driver monotony. Plant arrangement should consist of long runs of meandering shrubs punctuated by brief groups of accents plants.

The Landscape Architect is responsible for generating all conceptual and final working drawings as necessary to coordinate the landscape and irrigation systems. This will also include, but not be limited to: 1) location of materials with legend listing type, size and quantities; 2) appropriate irrigation design, and 3) a Special Provisions section to be included with the construction specifications indicative of the City of La Quinta.
The landscape setback area shall not be used for storm water retention for storm water falling on the project site, but may be used for some storm water retention for storm water falling within the setback area itself and the adjacent street right of way provided the retention areas are designed to the following guidelines:

a. The maximum depth of the depressed areas for storm water retention shall not exceed 2.0 feet below the adjacent street curb.

b. The depressed area to mounding comparison ratio shall not exceed a 3:1 ratio ( 3 units of depression capacity to 1 unit of mounded earth volume), where mounding and depression are relative to the adjacent curb.

c. The maximum slope for at least 50% of the perimeter of a depressed area shall not exceed a steepness ratio of 8:1 ( 8 horizontal units to 1 vertical unit ).

d. The maximum slope for up to 50% of the perimeter of a depressed area shall not exceed a steepness ratio of 3:1 ( 3 horizontal units to 1 vertical unit ).

e. The sidewalk shall not enter any retention area where the sidewalk may be subject to inundation by any 50-year storm.
GUIDELINES FOR HIGHWAY 111 PLANTING

* Design shrub planting for an informal, natural arrangement of plants; avoid straight lines or rectangular massing, unless otherwise indicated on plans.

* Utilize several different plant species to eliminate the hazards of monoculture planting (die-out of large areas of plant material, spread of disease, etc.).

* Avoid planting shrubs immediately surrounding tree trunks for a minimum distance of six feet.

* Avoid monotonous repetition in plant spacing; vary the number of plants in adjoining groups, vary the distance between accents, etc.

* Flowering trees in some locations may be arranged in a formal pattern (refer to graphic example).

* Accent shrubs occasionally may be set in a formal pattern (refer to graphic example).

* Concept in median islands is mostly informal with an occasional formal setting, flowering with gentle mounds of 1 to 2 ½ feet high maximum. No mounding shall occur in median islands 8 feet wide or less.

* Masses shall be placed in “drifts”, arranged to allow maintenance access to emitters.

* Each continuous mass of trees or shrubs shall contain a single species (except accents).

* Plants used for visual screening must be evergreen.

* Minimum clear distance of four feet must be provided along highway pavements, based on mature spread of plants.

* Avoid the appearance of measured repetition, vary the number of plants in adjoining runs (e.g. 7, 37, 25, 9, 19, etc.)

* When planting in front of walls utilize screening plants to minimize hardness and graffiti.

* Minimize the use of deciduous plants.

* Maximize use of fast growing shrubs that recover quickly from injury. Slow growers should be reserved for use as accents.

* Accent groups may consist of any Large Shrub or Accent species, as long as an evident contrast with surrounding plants is provided (bloom, texture, foliage color, etc.).

* Maintain City / Cal Trans required site lines at all intersections.

* Create gentle mounding of 1 to 3 feet in parkway planter and turf areas.

* Erosion control is a primary goal when locating plant material and or creating mounds.

* Provide 1 landscape up-light for every third tree/palm per City of La Quinta’s ‘Dark Sky’ ordinance.

* Provide 1 landscape walk-light for every 40 linear feet of walkway per City of La Quinta’s ‘Dark Sky’ ordinance. City to approve light fixture prior to installation.
PLANTING PALETTE / GUIDELINES FOR
HIGHWAY 111
MEDIAN ISLAND and FRONTAGE LANDSCAPE
CITY OF LA QUINTA

A plant palette has been set forth to ensure plant viability and continuity in planting design. The palette was selected with the help of Coachella Valley area plant specialists.

Plant material for the proposed roadway development shall be separated into 8 major groups. It is the intent of the City of La Quinta to use plant material whose characteristics are those of low water and minimal maintenance requirements incorporated with an eight foot wide meandering sidewalk.

It shall be the responsibility of the adjacent property Owner to maintain the frontage landscape in a condition that is acceptable to and consistent with the City of La Quinta landscape standards.

The following is a list of each of the plant groups. Refer to graphic example for preferred design layout.

GROUP 1 - PALMS
PLANTING SIZE - 10' Brown Trunk Height Minimum
1. WASHINGTONIA FILIFERA - California Fan Palm
2. WASHINGTONIA ROBUSTA - Mexican Fan Palm

GROUP 2 - TREES
PLANTING SIZE - 24" Box Minimum (Caliper per Nursery Standards)
1. ACACIA SMALLII - Sweet Acacia (low branched to multi). 2 inch minimum caliper.
2. CERCIDlUM PRAECOX - Palo Brea. 1 ½ inch minimum caliper.
3. CHILOPSIS LINEARIS - Desert Willow. 1 ½ inch minimum caliper.
4. CHORISIA SPECIOSA - Floss Silk Tree. 2 inch minimum caliper.
5. JACARANDA MIMOSIFOLIA - Jacaranda. 1 ½ inch minimum caliper.
6. LAGERSTROEMIA INDICA - Crape Myrtle. 1 1/4 inch minimum caliper.
7. SOPHORA SECUNDIFLORA - Texas Mountain Laurel. 1 ½ inch minimum caliper.
8. EUCALYPTUS TORQUATA - Corel Gum

GROUP 3 - SHRUBS / SCREENING
PLANTING SIZE - 5 Gallon minimum
1. BACHARRIS SAROTHOIDES - Desert Broom
2. CASSIA ARTEMISIOIDES - Feathery Cassia
3. CASSIA NEMOPHILA - NCN
4. DODONAEA VISCOSA - Hopseed Bush
5. LEUCOPHYLLUM FRUTESCENS ‘White Cloud’ - Texas Ranger

GROUP 4 - GROUND COVERS
PLANTING SIZE - 1 Gallon minimum
1. ACACIA REDOLENS ‘Prostrata’
2. AMBROSIA DUMOSA - White Bursage
3. BACHARRIS HYBRID ‘Starr’ Thompson
4. DALEA GREGGII - Trailing Indigo Bush
5. LANTANA MONTEVIDENSIS - Purple Trailing Lantana
6. LANTANA M. ‘Gold Mound’
GROUP 4A - GROUND COVER - TURF
1. HYDRO-STOLENIZED BERMUDA #328 or HYDRO-SEEDED PERENNIAL RYE.

GROUP 5 - ACCENT PLANTS
PLANTING SIZE - 5 Gallon minimum or as noted.
1. BOUGAINVILLEA ‘La Jolla’ - Bush Bougainvillea
2. BRAHEA ARMATA - Mexican Blue Palm. 1'-6” minimum brown trunk height.
3. CAESALPINIA PULCHERRIMA - Red Bird of Paradise
4. CHAMAEROPS HUMILIS - Mediterranean Fan Palm
5. DASYLIRION WHEELERI - Desert Spoon
6. LEUCOPHYLLUM FRUTESCENS ‘Green Cloud’ - Texas Ranger
6. PSOROTHAMNUS SPINOSUS - Smoke Tree. 2’ minimum height.

GROUP 5A - ACCENT COMBO
PLANTING SIZE - 1 Gallon Minimum
1. HESPERALOE PARVIFLORA - Red Yucca (2 plants min.)
2. BOULDERS - (1) 4 foot diameter & (2) 3 foot diameter

GROUP 6 - SIGNATURE ACCENT PLANT
PLANTING SIZE - 9 Cane minimum / All canes minimum 7’ high
1. FOQUERIA SPLENDENS - Ocotillo

GROUP 7 - MEDIUM SHRUBS
PLANTING SIZE - 1 Gallon minimum
1. CALLIANDRA CALIFORNICA - Baja Fairy Duster
2. DALEA PULCHRA - Indigo Bush
3. ENCELIA FARINOSA - Brittle Bush
4. JUSTICIA CALIFORNICA - Chuparosa
5. RUCELLIA PENINSULARIS - Ruellia
6. PSOROTHAMNUS SCHOTTII - Indigo Bush

GROUP 8 - INERT MATERIAL
1. PALM SPRINGS GOLD FINES - Minimum 2 inches thick
2. ANGULAR GRANITE BOULDERS - Permion stained prior to installation & set into grade
3. CONCRETE MOWSTRIP - 8 Inches wide by 4 inches deep, color-conditioned concrete by L.M. Schofield. Color to be selected by City of La Quinta.
ARCHITECTURAL STANDARDS

Intent

The Highway 111 Corridor is the central window into the City of La Quinta. Developments within this corridor must be sensitive to the natural background vistas, consisting of three horizontal elements: desert, mountains, and sky.

Developments which contribute to making La Quinta a unique City by reflecting its physical character and ensuring architectural integrity and compatibility through building scale, building mass, materials, and colors are required. Conversely, developments which result in a random series of unrelated, shallow depth, impulse-buyer oriented, sign-intensive commercial uses, with numerous driveways onto Highway 111, shall be avoided.

Objectives

Projects shall be designed to comply with these guidelines. Although these guidelines are by no means intended to stifle creativity, it is the City's hope that they will serve as useful tools for those design professionals who are engaged in site-specific designs for this important highway corridor of La Quinta.

Many contemporary buildings, by the nature of their uses, incorporate larger spaces than those associated with older buildings. Buildings which are of contemporary design but which "gratuitously" provide a tiled parapet, arched entry, or similar feature as an afterthought, just to create a veneer of a more traditional style, are not allowed.

Guidelines

1. Within an individual development project, a unifying theme shall be established. This theme will then establish the tone for architectural style, building materials, landscaping materials, paving materials, and other design factors and features to be utilized throughout the project. Architectural elements which are important in contributing to the style and ultimately the appeal of a building, include windows, arches, balconies, doors, fences and walls, roofs, staircases, and stairwells.

2. In general, "standard" design of franchises (fast food prototypes such as Boston Market, Kentucky Fried Chicken, Jack in the Box, etc.), and other multiple-location businesses shall not be allowed, unless they are determined to be consistent with the overall theme of a project.

3. Structures and all supporting design elements, including landscaping, shall exhibit designs, heights, bulk, mass, shapes, textures, and materials that do not obscure or distract from the mountain and sky vistas.

4. Buildings shall have architectural features and patterns that provide visual interest, at the scale of the pedestrian, as well as reduce massive aesthetic effects. Architectural features shall be integral parts of the buildings fabric and design. Expressive shapes, notched entryways, building off-sets and overhangs are encouraged to promote individuality among structures. Building entryway design elements and variations shall give orientation and present an aesthetically pleasing character.
5. Architectural designs shall incorporate an appropriate variety of qualities, including compatibility with adjoining buildings, intimacy of space, layering of views, accent landscaping, richness of materials, and appropriateness of roof lines. Variations in roof lines shall be used to add interest to and reduce the massive scale of large buildings.

6. Facades and exterior walls shall be articulated to reduce the massive scale and the uniform, impersonal appearance of large retail buildings, and to provide visual interest. The intent is to encourage a more human scale through the incorporation of wall plane projections or recesses in a repeating pattern including elements such as color, texture, material changes. Additional design elements to break up long massive planes, such as, arcades, display windows, entry areas, and awnings shall be used.

7. Entrances and parking lots shall be configured to be both functional and inviting, with walking conveniently tied to logical destinations. Pedestrian and vehicle circulation shall be designed to provide safe and convenient access between the adjacent street and the parking area, and between the parking area and the building entrances.

8. All building elevations that are visible from adjoining properties and/or public streets shall contribute to the pleasing scale and features of those buildings, and shall encourage integration by featuring design characteristics compatible with the adjacent structures.

9. Loading areas and outdoor storage/display areas exert visual and noise impacts on surrounding neighbors. To the greatest degree possible, such areas, when visible from adjoining properties and/or public streets, shall be screened, recessed, or enclosed.

10. Light standards within parking lots, and exterior lights on buildings shall be directed downward without the light source visible and appropriately shielded to prevent light spillage and glare to adjacent properties, and shall be compatible with the architectural design of the building. All lighting shall meet the requirements of the City’s “Dark Sky” Ordinance.

11. Monument project entry signs along Highway 111 shall be oriented to automobile traffic, and shall emphasize the name and theme of the building complex. The project sign shall not have a listing of more than four (4) of the facility/tenant names and shall conform to the City’s Sign Ordinance.

12. Those developments which abut the Whitewater Wash, or any residential area, shall be designed so that their appearance is aesthetically pleasing to the residential properties which can be viewed by them. The use of mature plant material shall be required to soften the project building elevations.

13. “Strip Developments”, which are generally arranged in a linear fashion along the adjacent street for maximum visibility from the street, shall not be allowed.
NOTE: Create gentle 1 to 3 foot mounds in turf and planter areas.

SCREENING SHRUBS
MEDIUM SHRUBS
GROUP 1
FLOWERING TREES
GROUP 2
TURF - GROUP 4A
GROUNDCOVERS
GROUP 4
FLOWERING SHRUBS
GROUP 5
OCOTILLOS - GROUP 6
CONCRETE SURFACE

SECTION / ELEVATION A-A
L.O.K.
NOTE: Create gentle 1 to 3 foot mounds in turf and planter areas.

PALM SPRINGS GOLD - 2" thick
or approved equal - locate in all
planter areas except where turf occurs.
GROUP 8

TEXAS RANGER
GROUP 3

CALIFORNIA FAN PALMS
GROUP 1

SHEET ACACIA
GROUP 2

OCOTILLO
GROUP 6

RED BIRD OF PARADISE
GROUP 5

L.O.V.

CONCRETE SURFACE
Per City of La Quinta Standard
Detail & Specifications

CONCRETE HONESTRIPE
GROUP 6

BOULDERS (top)
Diameter size as noted on plan
Max. height 12" above F.S.
GROUP 8 & 5A

L/D - PROJECT ENTRY STATEMENT

L.I.P. PlANNING
NOTE: Create gentle 1 to 3 foot mounds in turf and planter areas.
NOTE: Create gentle 1 to 3 foot mounds in turf and planter areas.
BUSH SHELTER
PLAN

G" x G" CONC.
SHOPPING CART
STORAGE AREA
(if needed)

PLANER TO SCREEN CARTS

PUBLIC PHONE
LOCATION
(if desired)

AREA FOR
WASTE
RECEPTACLE

CONCRETE SEAT

WHEEL
CHAIR
SPACE

ORNATE - OCOTILLO
SCREEN

CONCRETE
DRINKING
FOUNTAIN (if desired)

1'-2"

14'-0"

POST

RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE
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A-7