Fig 12.52 Cross gable roof

Craftsman

Originating in California, Craftsman architecture relied on the simple house tradition, combining hip and gable roof forms with wide, livable porches and broad overhanging eaves. Extensive built-in elements define this style, treating details such as windows and porches as if they were furniture. The horizontal nature is emphasized by exposed rafter tails and knee braces below broad overhanging eaves with rustic-textured building materials. The overall effect was the creation of a natural, warm and livable home of artful and expressive character.

Style Characteristics

- Masonry base
- Stucco walls with accent composite lap siding
- Composite wood trims
- Flat concrete tile, low pitched roof
- Shed or gable dormers
- Ample porch

Fig 12.53 Pronounced horizontal plane, deep overhangs

Fig 12.54 Battered columns resting on stone piers

Key Elements:

- Plan form is typically a simple box.
- Roofs are typically a shallower pitch with shingles (no wood or asphalt shingles) or flat concrete tiles and exaggerated eaves.
- Roof forms are typically a side-to-side gable with cross gables.
- Roof pitch ranges from 3:12 to 5:12
- Wall materials may include stucco, horizontal siding and stone.
- Exposed rafter tails are typical under eaves.
- Siding accents at gable ends are typical.
- Front porch at the main entry is typical.
- The following three options of porch columns are typical of the Craftsman style:
  - Battered tapered columns.
  - Battered columns resting on brick or stone piers.
  - Simpler porch supports of double square post resting on piers; piers may be square or tapered.
- Windows are typically fully trimmed.
- Window accents typically include dormers or ganged windows with continuous head or sill trim.

Fig 12.55 Full porch facade

Fig 12.56 Typical triple window configuration

Fig 12.57 Composite wood window trim

Fig 12.58 Simple details on classic plan and roof form

Style Characteristics

- Stucco walls
- Brick accent material
- Front entry surround with accent material
- Steeper pitched gables with single roof material
- Exaggerated eaves

Cottage

The Cottage is a picturesque style that evolved out of medieval Tudor and Norman domestic architecture. The evolving character that resulted in the English "cottage look" became extremely popular when the addition of stone and brick veneer details added in the 1920's. The Cottage's roof pitches are steeper than traditional homes, and are comprised of gables, hips and half-hip roof forms. The primary material is stucco with a heavy use of stone and brick bases, veneers and tower elements. Some of the most recognizable features for this style are the stucco accents in gable end forms and the sculptured swooping walls at the front elevation.

Fig 12.59 Steep roof breaking over single element

Fig 12.60 Two-story roof

Key Elements:

- Plan form is typically a combination of one-and two-story elements.
- Roofs are typically steeper pitched hip or gables with shingles (no wood or asphalt shingles) or flat concrete tile and typical overhangs.
- Wall materials typically consist of stucco; stone and siding are appropriate accent materials.
- A steep, second-story roof form breaking over a first-story element is typically a prominent feature of the elevation
- Angled bay windows are typical.
- Balcony or porch is typically detailed by simple columns without cap or base trim.
- Details typically include wrought iron or balcony accents, projecting head or sill trim, round or arch features at windows or entry and plank or panel shutters.

Fig 12.61 Asymmetrical massing

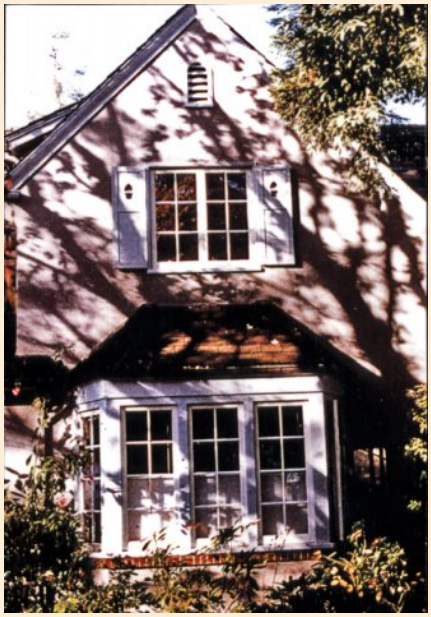


Fig 12.62 Bay window and steep roof as primary features

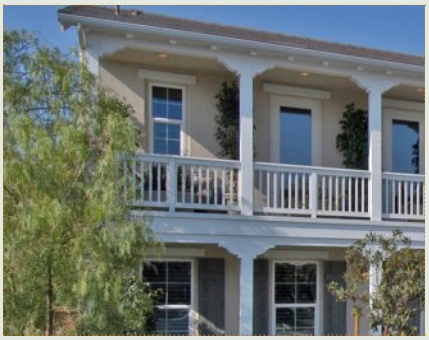


Fig 12.63 Two-story balcony with simple details

Style Characteristics

- Stucco walls
- Brick accent material
- Front entry surround with accent material
- Steeper pitched gables with single roof material
- Exaggerated eaves

Spanish Monterey

Influenced by Spanish Colonial and the two-story New England house, this version of Monterey architecture favors Spanish detailing, while maintaining simpler, Colonial-style form. This indigenous California style adapted the American influences of the gold-rush era into the traditional Spanish adobe-style homes of the Mission-established towns. Borrowing the second-story cantilevered porch and covered first-story porch in place of the traditional courtyard, lends a Monterey and New England flavor to an otherwise Spanish eclectic home.

Elegant and simple, the Spanish Monterey style exhibits rectilinear building forms, wrought iron details and rusticated corbels and head trim. Homes in this style should be distinctively Spanish with adjustments in the form and materials to emphasize the cantilevered balcony or covered outdoor living space.

Fig 12.64 Contrasting materials between stories

Key Elements:

- Plan form is typically a simple two-story box with a strong one-story element.
- Roofs are typically a shallow to moderately pitched with concrete "S" or barrel tiles and typical rake/eave overhangs.
- Roof forms are typically comprised of a main front-to-back gable with front-facing gables.
- Wall materials are typically stucco or brick.
- Shaped corbels and beams typically detail roof overhangs and cantilevers.
- A second-story cantilevered balcony is typically the main feature of the elevation.
- Balcony or porch is typically detailed by simple columns without cap or base trim.
- Front entry is typically sheltered.
- Spanish elevation details typically include round or half-round tile profiles at gable ends, exposed rafter tails, segmented arch elements and wrought iron accents.
- Windows may be recessed with simple head and/or sill trim, sometimes with plank-style shutters and/or entry door.

Fig 12.65 Windows with plank-style shutters and cantilevered balcony

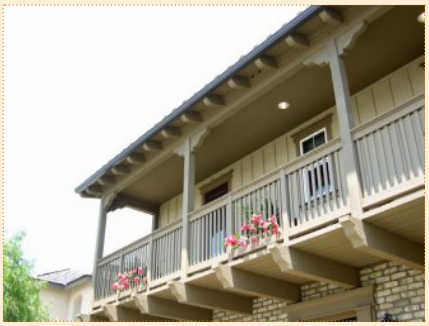


Fig 12.66 Cantilevered balcony with rustic posts

Fig 12.67 Cantilevered balcony with colonial detail

Fig 12.68 Multi-family Spanish Monterey

Fig 12.69 Steps designed to reflect style

Style Characteristics

- Sculpted-decorative walls with cap detail
- Masonry or precast looking window sills
- Segmented arches with pilaster supports
- Composite wood eave supports

Spanish Mission

The inspiration for Spanish Mission style dates back as far as the late seventeenth century. Spanish and Mexican missionaries settling in the southwest set up the small communities known as missions to convert the American Indians to Catholicism. The primary structure in these missions is typically the church, forming one of four outside walls of buildings with an interior "corridor" or veranda surrounding a central courtyard. This plan form protected its residents from Indian attacks, as well as providing a pleasant respite from the heat, encompassing areas for patio and garden.

Using the materials and labor at hand, combined with the influences from Spain and other parts of Europe, these buildings took on a unique regional appearance. The American Indian influence produced a simple flat walled building like a pueblo, with heavy wooden gates and few other openings, built with adobe, wood and tile, then plastered. The corners, worn by the environment, took on a soft, rounded look, not too different than some of the purposely sculpted forms from Spain. The sculpted parapet walls, arch forms, bell towers, and sometimes ornate details at the entry came from the Spanish-inspired architecture. Later, wood railings, decorative wooden gates and shutters were added, and as this style evolved, became more ornamental details.

Fig 12.70 Two-story version with Porte Cochere

Key Elements:

- Plan form is typically a rectangular two-story formal geometric box with a strong one-story element. The central form may expand to create an "L" or "U" shape configuration.
- Predominant hip roofs rectilinear in plan form, or gable roofs typically terminated by characteristic sculpted Mission parapet with eaves and rakes.
- Roofs are typically moderately pitched with concrete "S" or flat clay tile.
- Wall materials are typically stucco with smooth to light sand finish.
- Structural elements typically include segmented or elliptical arched arcades. Predominant round pre-cast concrete columns, or stucco pilasters with decorative cornice trim.
- Windows typically use segmented or elliptical arch forms as the characteristic shapes with custom divided lights. Square or rectilinear window shapes are possible, with standard divided light configurations.
- Front entry is typically sheltered by a single-story arcade.
- Decorative walls with brick or pre-cast concrete sills, caps and coping may be used.

Fig 12.71 Corner plotted one-story version with sculpted parapets and simple roof form

Fig 12.72 Typical form and arched window detail

Style Characteristics

- Full-arched entry and covered porch
- Recessed windows
- Decorative iron lanterns, sconces, hinges and hardware
- Sculpted chimney
- Gable roof with decorative gable end vents

Spanish Colonial

This style evolved in California and the southwest as an adaptation of Mission Revival infused with additional elements and details from Latin America. Key features of this style were adapted to the California lifestyle. Plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability and contrasts of materials and textures.

Fig 12.73 Typical stucco exterior

Key Elements:

- Plan form is typically a rectangular or "L"-shaped.
- Roofs are typically a shallower pitch with concrete "S" or barrel tiles.
- Roof forms are typically comprised of a main front-to-back gable with front-facing gables.
- Wall materials are typically stucco.
- Decorative "wood" beams or trim are typical.
- Siding accents at gable ends are typical.
- Segmented or full-arch elements are typical in conjunction with windows, entry or the porch.
- Round or half-round tile profiles are typical at front-facing gable ends.
- Arcades are sometimes used.
- Windows may be recessed, have projecting head or sill trim or be flanked by plank-style shutters.
- Decorative wrought-iron accents, grille work, post or balcony railing may be used.

Fig 12.74 Multi-family Spanish Colonial

Fig 12.75 Juliet balcony with arcade; decorative wrought iron

Fig 12.76 Spanish Colonial arcade and details

Fig 12.77 Windows and details define style

Fig 12.78 Multi-family Farmhouse

Style Characteristics

- Front porch with simple columns
- Standing-seam accent roof over entrance
- Simple window trim
- Steeper gable roof

Fig 12.79 Porch and roof indicative of the style

American Farmhouse

The American Farmhouse represents a practical and picturesque country house. Its beginnings are traced to both Colonial styles from New England and the Midwest. As the American frontier moved westward, the American Farmhouse style evolved according to availability of materials and technological advancements – such as balloon framing.

Large, wrapping front porches with a variety of wood columns and railings are the predominant feature of the style. Two story massing, dormers and a casual cottage look, with a more decorated appearance, is typical of the Farmhouse adaptations that spread through the West and California.

Fig 12.80 Classic form with standing-seam accent roof

Key Elements:

- Plan form is typically simple.
- Roofs are typically of steeper pitch with flat concrete tiles.
- Roof forms are typically a gable roof with front facing gables and typical overhangs.
- Roof accents sometimes include standing-seam metal or shed forms at porches.
- Wall materials may include stucco, horizontal siding and brick.
- A front porch typically shelters the main entry with simple posts.
- Windows are typically trimmed in simple colonial-style; built up head and sill trim is typical.
- Shaped porch columns typically have knee braces.

Fig 12.81 Porch, posts, materials and roof form

Fig 12.82 Porch, posts, materials and roof form

Fig 12.83 Gabled roof with siding and porch element

Fig 12.84 Porch and materials indicative of the style

Fig 12.85 Stucco exterior with stone veneer as accent

Style Characteristics

- Blend of stucco and stone
- Varried massing, typically with recessed second floor
- One-story shed porch roof
- Heavy timber wood posts and corbels; exposed rafter tails
- Recessed windows
- Rustic wood or composite material shutters

Ranch / Hacienda

The Ranch / Hacienda House is a building form rather than an architectural style. It is primarily a one-story rambling home with strong horizontal lines and stronger connection between indoor and outdoor spaces. Rooted in the plan are forms of working ranches and traditional haciendas, the "U" or "L"-shaped open floor plan focused windows, doors and living activities on the porch or courtyard with simplified indoor spaces. The horizontal plan form is what defines the Ranch House. The materials, style and character applied to the Ranch have been varied, adapted, interpreted and modernized based on function, location, era and popularity.

A staple of the working ranch and Spanish Hacienda, this single-story family oriented home became very popular with the development of tract homes in the post-World War II era. Simple and affordable to build, the elevation of the Ranch house was done in a variety of styles. Spanish stylings with rusticated exposed wood beams, rafter tails under broad front porches and elegantly simple recessed windows were just as appropriate on the Ranch Home as the clean lines of siding and floor to ceiling divided-light windows under broad overhanging laminate roofs.

Details and elements of the elevation of a Ranch House should be chosen as a set identifying a cohesive style. Brick and stucco combinations with overly simple sill trim under wide windows with no other detailing lends a modern Prairie feel while all stucco, recessed windows and exposed rusticated wood evokes a Spanish Hacienda Ranch.

Key Elements:

- Plan form is typically one-story of strong horizontal design.
- Roofs are typically a shallow pitch with "S" tile, barrel tile, shingles or flat concrete tile.
- Roof forms are typically gable or hip with exaggerated overhangs.
- Wall materials may include stucco, siding and brick.
- A porch, terrace or courtyard is typically the prominent feature of the elevation.
- Exposed rafter tails are typical.
- Porch is typically detailed by simple posts / beams with simple cap or base trim.
- Front entry is typically pedimented by a surround, porch or portico.
- Windows are typically broad and accented with window head and sill trim, shutters or recessed.
- A strong indoor / outdoor relationship joined by sliding or French doors or bay window is typical.

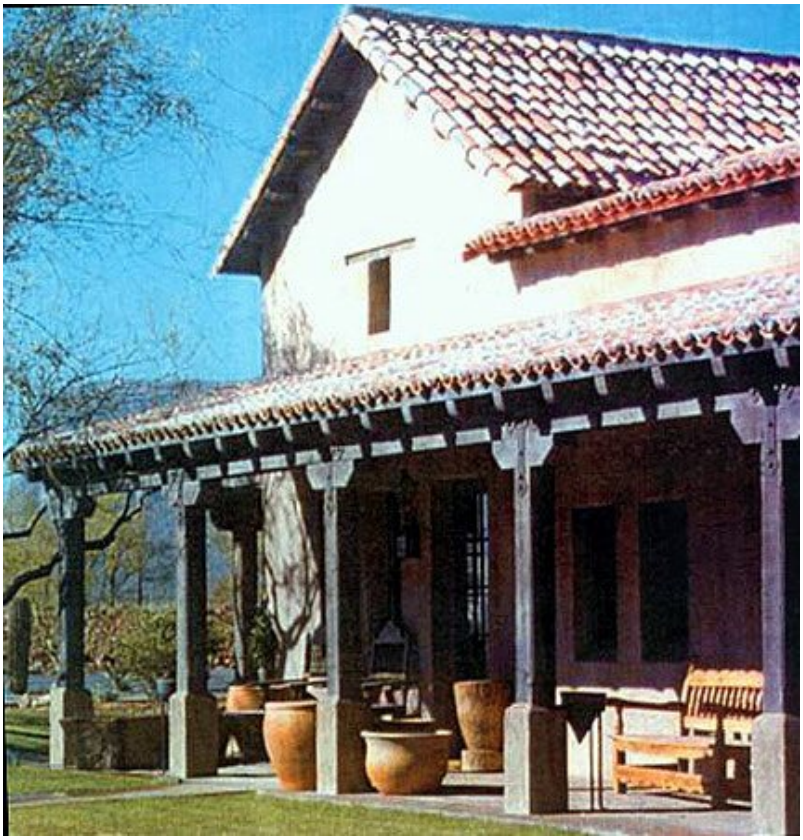


Fig 12.86 Typical Shed Porch

Fig 12.87 Basic plan with typical one wing addition facing street

Fig 12.88 Blended stucco and stone example with front courtyard

Fig 12.89 Front facing gable and shed roof over porch

Fig 12.90 Multi-family around motorcourt

Fig 12.91 Clustered multi-family buildings using desert-specific materials

12.3.3.2 Attached Single-family and Multi-family Residential

While the general residential design criteria applies to both detached single family housing and attached single-family/ multi-family housing, the following are additional design criteria that address specifically to attached single family/multi-family attached products, which may include townhomes, rowhouses, condominiums and apartment complex:

Building Elevation: Base, Middle, and Top

All attached housings should be composed of three parts: base, middle and top regardless of architectural style selected.

- The base or ground floor treatments should generally be designed with individual dwelling entries, stoops and porches.
- The middle should consist of a multi-story façade element with varied fenestration, color, materials and/or breaks in wall plane.
- The top floor or cornice level should be modulated and exhibit a strong cornice line or overhang. Tops of building facades should be visually terminated through the use of articulated rooftops; stepped parapets, hip and/or other forms of multifaceted building tops.

Fig 12.92 Strong cornice line

Building Massing

Large building massing that is typically associated with multi-family attached homes, should be articulated through variations in roof lines or building heights, as well as the introduction of arcades, recessed entrances, window bays, balconies, separated wall surfaces, colors and materials, and variation in setbacks.

Fig 12.93 Massing, varied fenestration, color and breaks in the wall plane

Ground Floor Treatment and Pedestrian Access

Ground floor units oriented to public or private streets should be accessed individually and directly from the abutting street or pass-through, preferably with individual front stoops or porches. Buildings may have individual entries with two or more units

Fig 12.94 Common courtyard for multi-family housing

Fig 12.95 Variations in building height define corner articulation

combining walkways to the street sidewalk. Exceptions are buildings facing arterial streets or within courtyards. Large building structures, such as podium or wrap buildings should have their main entrances face streets and be appropriately enhanced with architectural elements.

Garages, Driveways and Guest Parking

- Place garages behind buildings (with access from driveways or alleys).
- Recess garages that face the street behind the primary facade of building.
- Use a side-facing garage door.
- Provide adequate guest parking on site and along adjacent streets.

Open Space and Landscaping

Common open space should be provided for all attached / multi-family developments. Common areas should include pedestrian pathways, shared gardens, plazas, water elements, courtyards, tot lots and recreation facilities.

Corner Articulation

Multi-family buildings at the corner of street intersections or pedestrian pass-throughs should receive an enhanced treatment to create a pedestrian friendly corner focal point. Corner treatments should employ some of the following techniques:

- Variations in building height or the use of tower elements.
- Enhanced or articulated building massing.
- Change of color and/or materials.
- Larger scale of windows, openings and entry ways.
- Wrap-around porch, overhanging balconies or bay windows.
- Enhanced window treatments, shutters, trims and other architectural detailing.

Colors and Materials

The palette of colors and materials used for the attached multi-family buildings should be appropriately used in relation to the desert environment, the building style, scale, and location. Building facades should be designed to incorporate the use of contrasting and complementary colors and materials. The predominant building colors should be chosen to create aesthetically pleasing building elevations with other tones/colors used to accentuate door or window openings, cornices and other architectural elements and features. The textures of the building materials should be used to enhance the building elevations by adding details and richness.

- At least two (2) distinct colors (three preferred) or materials should be used on a building to create variety and details.
- Color schemes should be harmonious within the neighborhood and its the surrounding development.
- Colors of the different façade elements should be well coordinated.

Attached Single-family and Multi-family Residential Style

Allowable architectural styles are as depicted per single family residential design guidelines in earlier section. For general description of the styles, refer to section 12.3.3.1.

Fig 12.96 Common open space for multi-family housing

Fig 12.97 Appropriate use of colors

Fig 12.98 Simplified boxed form detailed with windows, materials and awnings

12.4 COMMERCIAL AND INDUSTRIAL

The purpose of this section is to provide general design guidance for the non-residential uses at Desert Gateway. The guidelines are intended to do the following:

- Define the character and quality of non-residential uses in Desert Gateway
- Promote the human and pedestrian scale of non-residential developments and ensure compatibility between non-residential and residential uses
- Strengthen the pedestrian environment and improve connectivity
- Minimize potential negative visual impacts from the scale, bulk, and mass inherent to large non-residential buildings
- Minimize negative impacts from on-site activities to adjoining uses
- Allow for needed flexibility to respond to conditions and constraints inherent to specific sites and uses
- Promote site, building, and landscape designs that are responsive to the desert environment and climate

This section of the Specific Plan contains two general types of information: the first is a set of site planning guidelines that pertains to all categories of non-residential uses at Desert Gateway outside of the Mixed Use Town Center:

- Mixed Use Village Center
- Commercial
- Business Park
- Industrial
- Institutional

The second provides a general description of the land use character and architectural guidelines for each of the land use categories.


Fig 12.99 Mixed Use Village Center


Fig 12.100 Commercial


Fig 12.101 Business Park


Fig 12.102 Industrial

Fig 12.103 Institutional

12.4.1 Commercial and Industrial Site Planning Guidelines

The Site Planning Guidelines set forth in this section pertain to all the non-residential uses in Desert Gateway located outside of the Mixed Use Town Center. The guidelines address the planning components that are important to promote a high aesthetic quality, efficient use of site, environmental responsibility, and public safety throughout the non-residential development:

- Site Grading
- Connectivity
- Building Placement and Orientation
- Access and Circulation
- People Places and Site Amenities
- Parking
- Services, Refuse Collection, and Utilities
- Drive-through Facilities
- Cart Return Facilities
- Encroachments into ROWs and Building Setbacks

12.4.1.1 Site Grading

Grading should be minimal, to the extent possible. Where grading cannot be avoided, the following guidelines should be observed:

- Slopes shall follow natural contours as much as possible and shall blend with the existing terrain seamlessly.
- Large manufactured slopes shall be avoided in favor of several small slopes.
- Grading shall optimize water retention and retain significant natural vegetation.

12.4.1.2 Connectivity

As hubs of services, activities, and employment, the non-residential areas should be designed to allow for the safe and convenient movement of pedestrians, bicycles, vehicles, and public transit traffic.

Fig 12.104 Pedestrian connections through parking lot

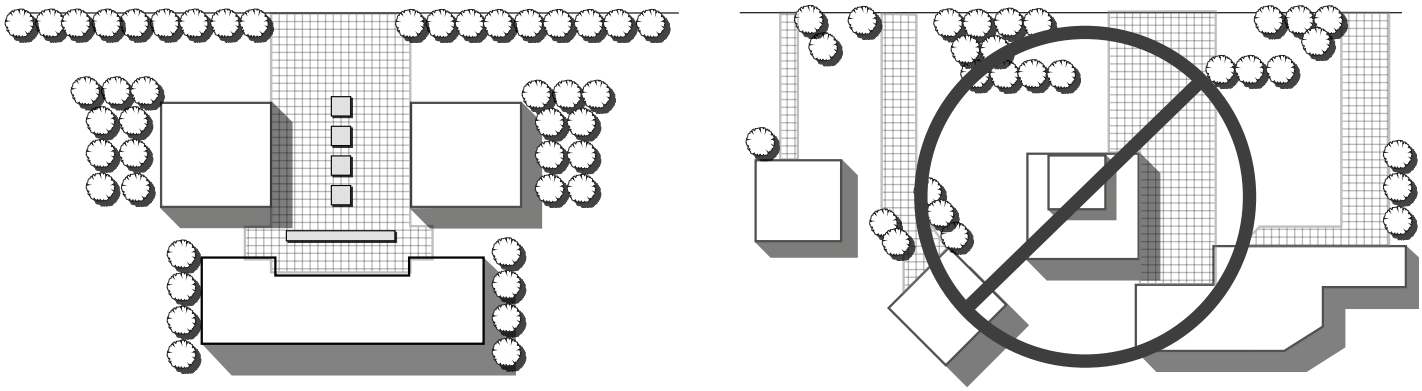
Fig 12.105 Buildings should frame and enclose outdoor gathering places

- Clearly delineated pedestrian paths should connect the off-site public sidewalks, transit facilities, and parking areas to the on-site pedestrian system and/or to the main entrances of buildings.
- Developments should make internal connections to adjoining sites whenever such connections will encourage walking over driving to the same destination.
- The pedestrian network should be distinct and easily identifiable by motorists through usage of one or more of these elements: different paving material, pattern, color, or pavement heights; decorative bollards; well-defined crosswalks; and raised median walkways with landscaped buffers.
- Bicycle parking should be accessible and located near a building's main public entrance. The design of bicycle facilities should complement the design of the development's landscape and architecture or be visually inconspicuous.

12.4.1.3 Building Placement / Orientation

Location and orientation of buildings within the network of streets, pedestrian connections, and open spaces on a site largely establish the character of a development. Special attention should be paid to the impacts of visibility, massing, height, and skyline, and, where applicable, the animation of street life. Environmental consideration such as natural light and shade should also play an important role in building placement, orientation, and setbacks. For all non-residential development, the following should be considered:

- Building orientation should be coordinated to establish positive relationships with adjacent streets and structures. New development height should ensure a transition from the height of adjacent development to the maximum height of the proposed structure.
- Buildings location should be used to frame and enclose interesting outdoor gathering space on-site, with consideration toward the scale of the area and of the adjacent buildings.



Organize buildings to form positive relationships with adjacent streets and structures

Avoid random placement of buildings

Fig 12.106 Building placement and orientation

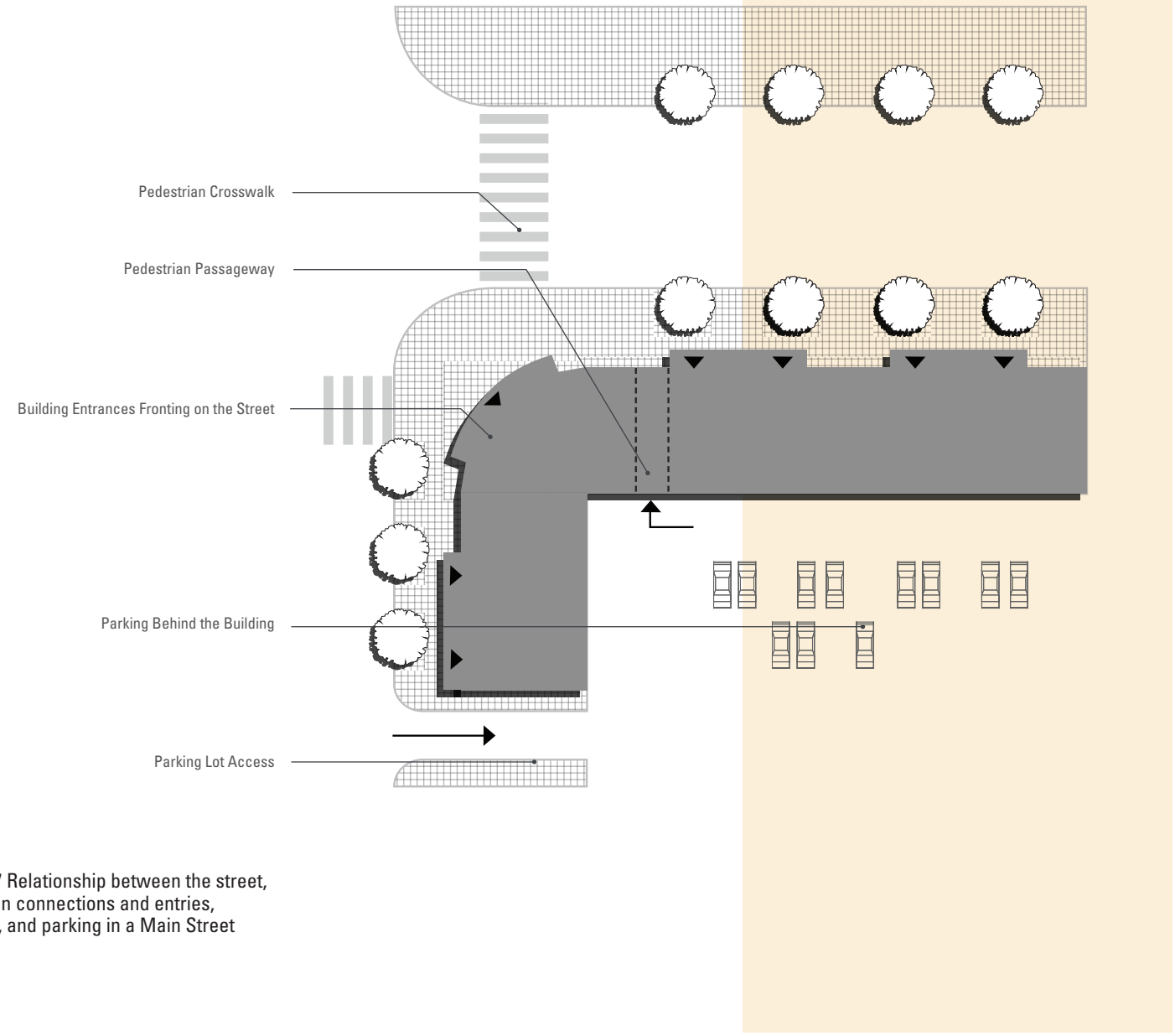


Fig 12.107 Relationship between the street, pedestrian connections and entries, buildings, and parking in a Main Street setting

Fig 12.108 Pedestrian connections through Main Street block to the parking behind

Fig 12.109 Frame and enclose off-street parking areas

Fig 12.110 Building entry

- Where practical, building entrances should be oriented toward the street to encourage street life.
- Building placement should be optimized to take advantage of off-site views.
- Building orientation should allow for natural light and ventilation when feasible.
- Parking structures should not dominate street frontages.
- Continuous, blank building elevations should not be placed adjacent to principal streets. Walls that run in the same direction for more than 50 feet should incorporate significant offsets.

Where commercial mixed-use occurs in a Main Street development, additional guidelines are as follow:

- Buildings should be at or near the back of the sidewalk.
- Buildings should form a continuous edge that gives definition and scale to the street. Interruption of this continuous edge should be treated architecturally to provide for building entries, pedestrian connections, courtyard/plaza spaces, or outdoor seating/eating areas.
- Commercial buildings in a mixed use setting should be integrated with adjacent buildings of other uses, not turn a backside toward them.
- Orient buildings to frame the corner of an adjacent street intersection.
- Frame and enclose off-street parking areas on at least two sides where possible.

12.4.1.4 Building Entries

Building entries in general should be prominent physical statements, by orientation, architecture, or signage, to be visually appealing and identifiable to users.

- In a Main Street development, locate major building and tenant entries to front onto the main pedestrian street frontage. Permit larger retail stores or commercial tenants to have a secondary entrance(s) from an off-street parking lot.

- Commercial, industrial, and business park development typically have their primary building entrances from an off-street parking lot. Building entrance should be clearly visible and easily identifiable as visitors access the site, and the pedestrian connections from the parking lot to the building entrance should be well-defined.
- Recessed openings, such as doors and windows, provide depth and should be used to break up the monotony of large walls.
- Entries, gateways, and stairwells should relate to or be tied into the overall building mass and architecture.

12.4.1.5 Access and Site Circulation

Access points, site circulation, and parking areas on a single site and between adjoining sites should be coordinated to the extent possible to maximize site efficiency and to reduce the dominance of vehicular traffic on community landscape. Simultaneously, pedestrian movement should be reinforced and supported by site plans to enhance the walkability of the non-residential uses.

- Primary and secondary access to individual parcels is generally permitted from a collector level street. Access from arterial streets should be minimized and may be limited to right-in, right-out only. These access points and/

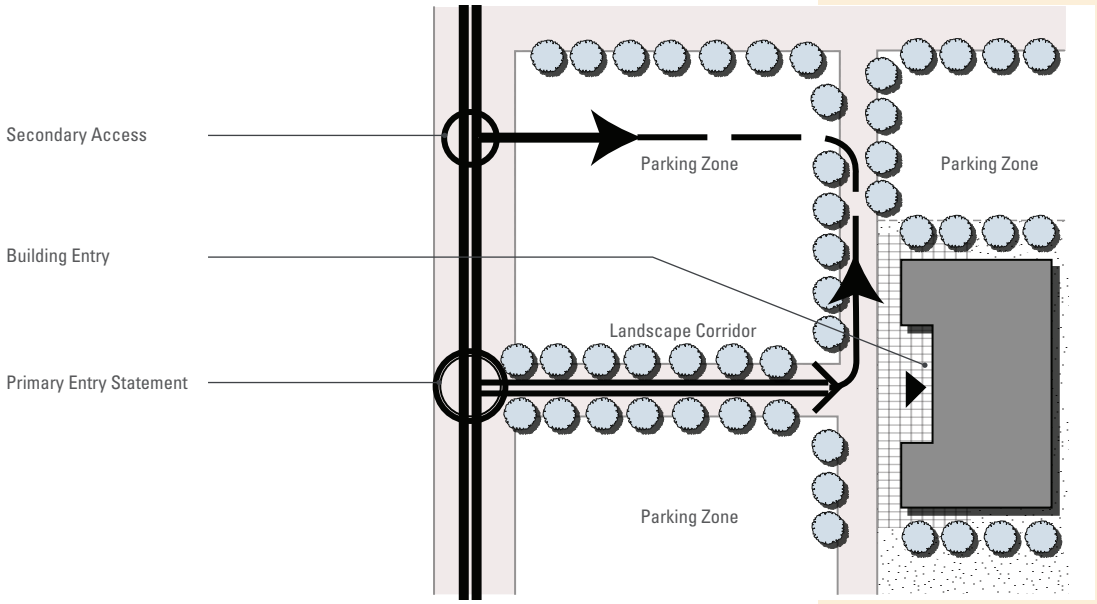


Fig 12.111 Site access diagram

Fig 12.112 Main Street pedestrian space and passageway to parking area

Fig 12.113 Courtyard space

Fig 12.114 Plaza

Fig 12.115 Outdoor cafe

or driveways should be located 150 feet apart, in general, and approximately 200 feet from the nearest intersection.

- Access points should be coordinated with adjacent parcels to maximize joint access for parking and circulation. Furthermore, these access points should align with that of the development parcels across the street whenever practical.
- Driveways and parking areas should be designed to provide for sufficient vehicular stacking during peak hours. A 60-foot setback from the curb should be provided for the first parking stall that is perpendicular to a driveway, or first aisle juncture.
- Access to the primary entry for each site should be planned to create a distinct series of spatial and arrival experiences. This may include an entry statement, a landscape corridor, a separate visitor drop-off, and/or a fore-court or building entry plaza.

12.4.1.6 People Places/Site Amenities

"People Places" in non-residential areas are encouraged to promote a vibrant and interactive environment for residents, employees, and visitors. These common-use areas include plazas, arcades, outdoor patios, building entry forecourts, and courtyards. These spaces provide opportunities for activities such as outdoor eating, reading, casual encountering, and small group gathering.

- Buildings should be carefully placed and arranged to create and enclose a variety of outdoor "people places."
- "People places" should be designed in proportion to the surrounding buildings and activities. They should be large enough to be usable, but not so large as to appear empty or barren.
- "People places" should be furnished with appropriate site amenities such as benches, low walls, shade trees and/or shade structures, water elements, and bollards to facilitate pedestrian uses.
- "People places" should accommodate solar orientation to allow for sunny outdoor spaces in winter and shade in summer with shade structures and shade trees.

In a Main Street development, the quality of the pedestrian environment should be enlivened by interactive architecture and landscape design, including architecturally vibrant storefronts and the following features:

- Accent trees and planting materials
- Seating opportunities (planter walls and benches)
- Enhanced trellises
- Accent or festive lighting
- Focal objects (water, murals, public arts, topiary)
- Outdoor dining areas
- Awnings and arcades
- Bay windows
- Openings and entryways

12.4.1.7 Parking

Sufficient employee, visitor, and resident parking should be provided to accommodate all vehicles associated with the use of each site. However, developments are encouraged to seek opportunities and incorporate design features or transportation management strategies that strive to reduce automobile use, such as enhanced accessibility to public transit, enhanced pedestrian connectivity, trip reduction programs, and shared parking programs.

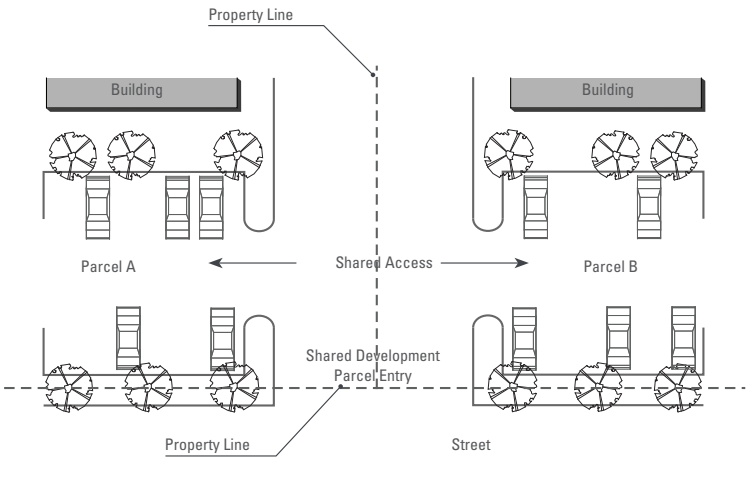


Fig 12.120 Shared Access Diagram

Fig 12.116 Art as focal object of a plaza

Fig 12.117Outdoor dining in people places encourages pedestrian traffic

Fig 12.118 Desert trees providing shade

Fig 12.119 Landscaping at parking lot

Fig 12.121 Parking area screening with perimeter walls and landscaping

Fig 12.122 Parking area screening with berm and vegetation

Fig 12.123 Shade structure as alternative shading device

- Designated spaces must be provided in convenient locations for handicapped, carpool, and bicycle parking. Handicapped parking spaces shall be constructed to comply with accessibility standards.
- Parking areas should be screened from the view of public streets; this can be achieved by means of landscape berms and/or planting materials.
- Site planning should work to disperse parking areas as opposed to creating singular expanses of pavement.
- Parking access should be located as far as possible from street intersections to provide sufficient stacking room.
- Parking areas larger than 5 acres should have a hierarchy of circulation: major access drives with no parking and parking aisles for direct access to parking spaces.
- In a Main Street setting, on-street parking should be provided for convenient access to store fronts. Additional off-street parking should be located behind buildings and screened from public view by means of planting materials and/or low walls; residential apartments can also be used to clad the parking area to minimize the visual impact on the street.
- Shade canopies and shade trees will be provided to create a pleasant appearance and help to reduce the heat island effect/light reflecting surface area. Trees should be distributed throughout the parking lot and not merely at the ends of parking rows.
- Redundant circulation should be avoided and pavement widths reduced whenever possible in favor of greater landscaped open space.
- Landscaped pedestrian paths should be provided through parking areas to building entrances.
- Parking structures should not be placed in visually prominent sites or dominant street frontages. They should strive for a pleasant appearance by avoiding the placement of the ramps at the exterior of the structure and trying to fit in the overall street front design.

12.4.1.8 Utilities, Service and Refuse Collection

Utilities, services, and loading areas should be provided on each non-residential site sufficient to serve the business and activities

conducted on the site. Utilities include electrical transformers, electrical switchgear, electrical service sections, gas meter, back flow preventers, fire risers, fire connections, communications cabinets, etc. Services and loading areas include, but are not limited to, outdoor storage, special equipment, maintenance, loading, and refuse collection areas.

Fig 12.124 Utility infrastructure painted in neutral colors and concealed with landscaping

Utility Infrastructure:

- Identify the location of above ground utility facilities early in the design process. Thoughtfully locate utility facilities such that they are generally placed at the side or rear of the building in a location that is not highly visible from the street or pedestrian routes.
- Utility cabinets and pedestals should not be located within parking lot landscape islands or public rights-of-way where they cannot be screened, are exposed to damage from vehicles, and/or present a hazard to drivers and pedestrians.
- When possible, utilities cabinets, pedestals, and other above ground utility infrastructure should be clustered and screened with landscape materials, berms, walls, and/or architectural elements, and they should be painted a tone that is neutral to its setting.
- Utility facilities should be accessible for required service and maintenance.
- Infrastructure equipment including drainage systems, sewers, gas lines, water lines, telephone and communications wires and equipment, etc. shall be installed and maintained underground.

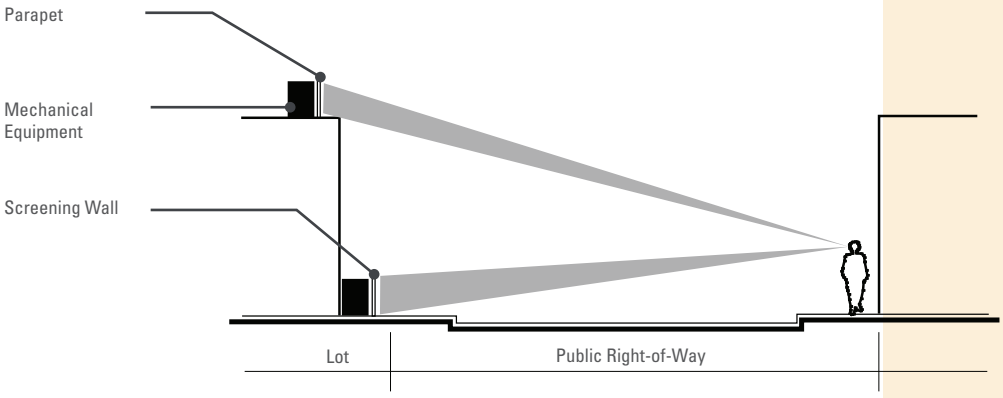


Fig 12.125 Utility infrastructure screening

- Consider any potential need for wireless communication to be integrated directly into the architecture of buildings early in the design process. Freestanding facilities should be fully screened and integrally designed with the site.
- All rooftop mechanical and communication equipment, including satellite dishes, should be completely screened from roadways by parapet walls or within the roof structure.

Service and Refuse Collection:

- Service and refuse collection areas should be located on interior, side, or rear yards, away from public view and screened from public areas.
- In larger commercial, industrial, and business park developments, service and refuse collection areas should be separated from main circulation and parking areas to avoid conflict between service vehicles and regular traffic flow to and from the site.

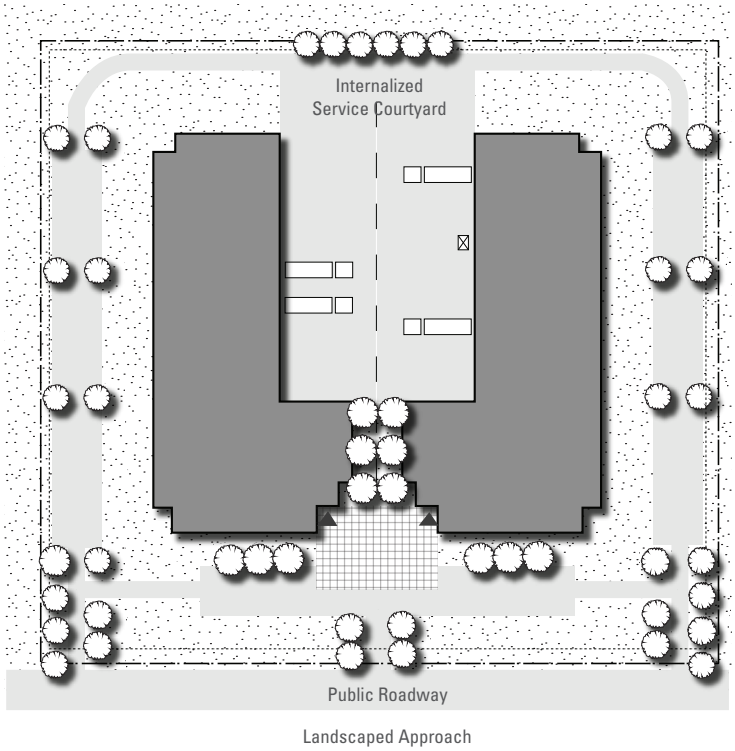


Fig 12.126 Internalized service courtyard

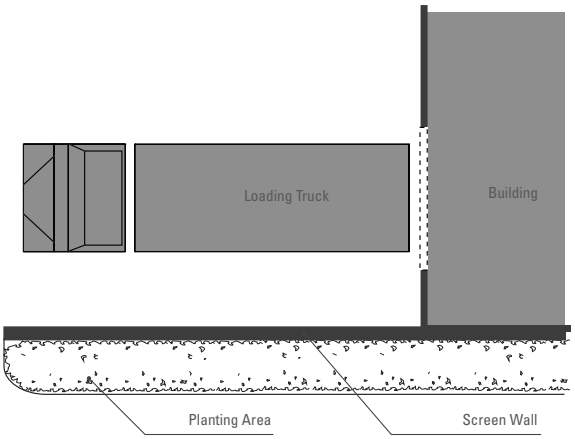


Fig 12.127 Loading area screening

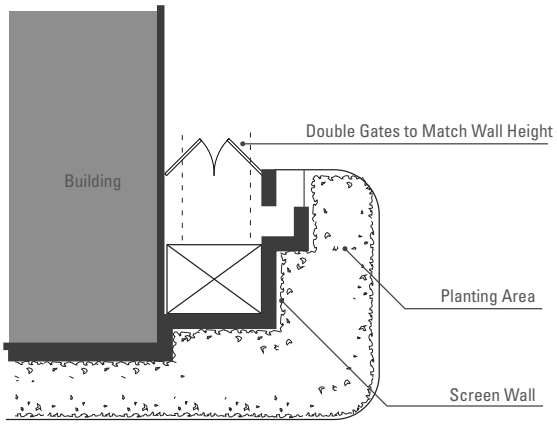


Fig 12.128 Refuse collection screening

- The service, loading, and refuse collection areas should be designed to allow for on-site truck maneuvers to eliminate the backing of large trucks onto a public street.
- Service and loading areas and refuse enclosures should be screened by a solid wall with materials, color, and texture compatible to the adjoining building.
- Screen walls must be 12 inches higher than the equipment, service areas, or refuse collection areas that they are screening.
- Gates for refuse enclosures must be solid or opaque, and must be made of durable low-maintenance materials.
- Shopping carts, dollies, flatbed cars, etc. should be stored within the building or behind a screened wall that is integral to the architectural design of the adjoining building.
- Storage of miscellaneous materials and merchandise should be contained within the buildings and should not be visible from off-site. Exterior storage within and below solid screen walls may be permitted, provided the storage materials are at least 12 inches below the screen wall that surrounds them.
- No service or refuse collection area may extend into a required setback area.

12.4.1.9 Drive-Through Facilities

Drive-through facilities should be located and designed to minimize their visibility from public streets and their effect on adjacent properties.

- The location of drive-through facilities should provide the necessary stacking spaces according to their use.
- The stacking spaces have to be located so that waiting vehicles do not block parking stalls or interfere with the vehicular and pedestrian traffic.
- The drive-through windows should be designed to incorporate architectural coverings consistent with the building design in order to break up the built mass and provide shelter.
- Lighting beneath canopies should be shielded and fully recessed to minimize glare.
- Conveyance systems used to connect remote drive-through stations with the building should be architecturally incorporated or placed below grade.
- Landscaped screening should be provided to the drive-through windows and the order boxes if they face the street.

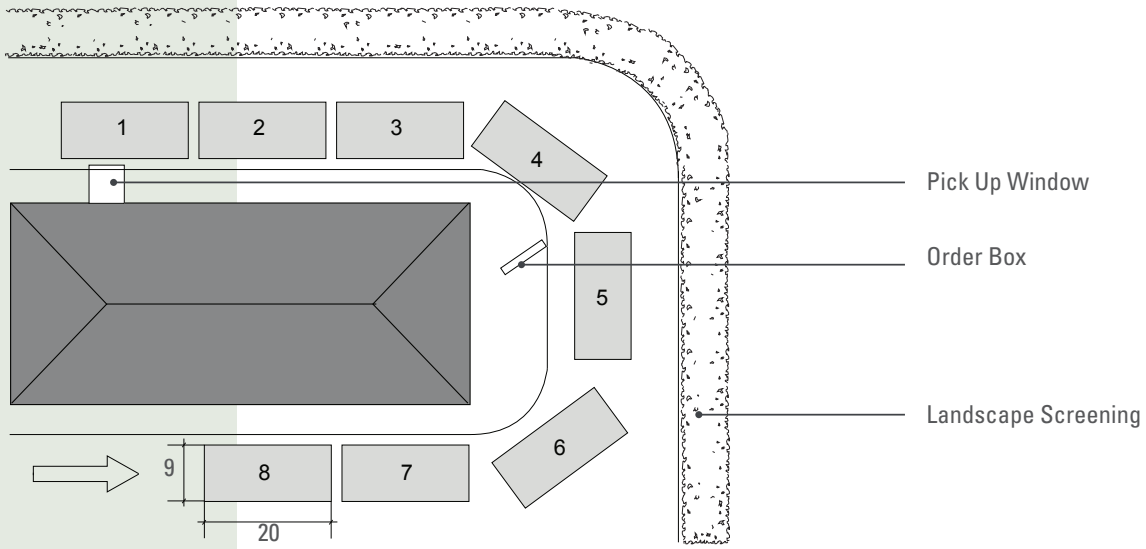


Fig 12.129 Drive-through facility

12.4.1.10 Buffers, Walls and Fences

The use of buffers, walls, and fences will assist in transitioning between land uses and in screening undesirable views. Where commercial and industrial uses are adjacent to residential development, visual buffers in the form of setbacks, landscaping, walls, berms, or a combination of these shall be considered to minimize any negative impact on the residential areas.

Walls and fences for screening and security purposes should be designed as integrated parts of the overall architectural and site design. All materials should be durable and finished in textures and color complementary to the overall architectural design.

No wall or fence exceeding 3 feet in height should be constructed on public street frontage.

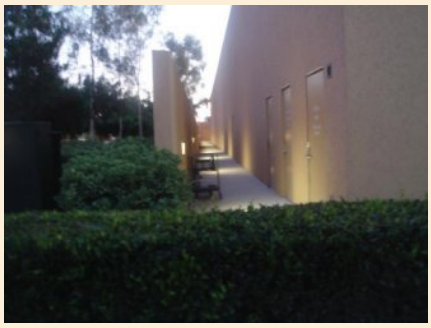


Fig 12.130 Wall and landscape buffer screening undesirable views

Fig 12.131 Shopping cart return shown is not integral part of the building

12.4.1.10 Cart Return Facilities

Cart return areas will be provided wherever shopping carts are available on-site, and will be evenly distributed through the parking area to ensure comfortable use.

- Cart return facilities should be consistent in design with the rest of the project and its architecture.
- Shopping cart corrals should be visually screened.
- Where the cart return facility is adjacent to the building, it should be designed as integral part of the building.

Fig 12.132 Zero Setback would be appropriate for storefronts in mixed-use developments

12.4.1.11 Encroachments into Rights-of-Way and Building Setbacks

Where it is beneficial to do so and does not obstruct connectivity or visibility, encroachments into rights-of-way and building setbacks may be allowed. Outdoor seating at restaurants, directional signage, public displays of art, transit or shuttle stops, fountains, news racks, galleries, arcades, awnings, and canopies are examples of items that may encroach within right of ways and building setbacks.

Fig 12.133 Encroachment into the right of way with outdoor cafe sitting area

Fig 12.134 Architecture sensitive to the desert climate

Fig 12.135 Human scale and pedestrian oriented design

12.4.2 Commercial and Industrial Architectural Guidelines

The intent of the non-residential architectural guidelines is to ensure a base level of quality architecture that is responsive to its context and builds upon the aesthetic identity of the community. Image, character, quality and the aesthetic interest of a place is solidified by the architectural design of the building as an individual entity and as an element in the community composition. The guidelines of this section are intended to:

- Encourage multi-building or phased commercial developments to use compatible schemes of materials, colors, and architectural vocabulary to present a unified development character without creating repetitious or redundant forms or design
- Ensure building design reflects the regional context and is sensitive to the desert climate
- Ensure buildings are designed to respect human scale and promote pedestrian activities and experience
- Encourage sustainable development by limiting the amount of resources necessary to construct and operate buildings and by designing buildings to be adaptable for multiple uses

12.4.2.1 General Guidelines for all Non-residential Uses

The following section provides general architectural guidelines that apply to all non-residential uses at Desert Gateway:

Building Form and Character

Building form, character, placement and detail should complement each other to create an aesthetically interesting streetscape viable for pedestrian and business activity.

- Building forms should be well-proportioned resulting in a balanced composition of elements.
- Modulation and variation of building masses between adjacent buildings is encouraged.
- Building massing should consist of a mix of heights, within or between buildings, to provide visual interest to the site.
- Layering of wall planes and volumes should provide a rhythm of dynamic building forms and shadows.

- Prominent massing features should be designed in conjunction with key elements, such as building entries, pedestrian nodes, plazas or courtyards, to function as announcement of prominent intersections or project entries, or to highlight features of building entries.
- Buildings that occupy a pad within a planned project or shopping center should share similar design characteristics and design vocabulary. Utilizing similar colors, materials and textures as well as repeating patterns, rhythms and proportions found in the architecture of other buildings can help to achieve unity within the development parcel.

Fig 12.136 Prominent corner statement

Scale and Proportion of Development

Scale and proportion of buildings among adjacent development should be synchronized to achieve visual harmony within a community.

- New development should respect the predominant scale of development in the surrounding area by designing with elements of similar scale and providing a gradual transition to any larger scaled masses proposed.
- Taller buildings or portions of a building should be located internally to a site with buildings stepping down in height as they reach the edges of the site that are adjoined by smaller scaled development. Tall buildings can also be used as focal points, in order to draw attention to entries or main activity areas within the development.

Fig 12.137 Gradual height transition to existing buildings

Roof Considerations

Roofs should be designed for functionality and enhance / complement the overall architectural design of the building.

- Vertical roof plane breaks, changes in building/ridge height or other accent roof forms are encouraged.
- Form and materials shall be integrated with the overall design vocabulary of the development.
- Fascia and/or cornice elements should be consistent with the primary design.

- Parapets, when used, should be contiguous and incorporate side/rear elevation returns to eliminate false front/unfinished appearance.
- Roof drains should not be visually exposed; they should be internalized or covered in a manner that is architecturally integrated in the building design.

Facade Treatments

Building should have articulation along auto and pedestrian corridors to generate pedestrian scaling and visual interest along the streetscape.

- Architectural design of buildings should avoid blank walls, especially along the primary pedestrian walkway.
- Buildings that utilize only one building material in the facade treatment shall be detailed with banding, architectural details, textures, color variation and/or offset massing.
- Projections, overhangs and recessed elements should be used to provide shadow articulation and scale to building elevations.
- Elevations having appropriate shielding, and not located on a pedestrian or major corridor, do not require architectural enhancements. However, roof or parapet treatments should be consistent with enhanced elevations.
- Architectural treatments indicated on a front of a building should be reiterated in the treatment of side or back facades when the latter are exposed to public views.

Fig 12.138 Enhanced tilt-up design, materials and projections on simple massing

Parking Structures

Parking structure design should match or complement the design vocabulary of the attached or adjacent building.

- Incorporate form, materials, color and details from the attached or adjacent building.
- Parking structures should not exceed the height of the attached or adjacent building.
- Roof/parapet/fascia treatment should match or complement the attached or adjacent building.

Fig 12.139 Design oriented parking structures

Climatic Response

Building design elements and vocabularies should respect and respond to the unique climate condition in the desert environment.

- Building elements that speak to the desert environment, such as architectural shade devices, a strong relationship to the ground plane, deeply recessed windows and the use of materials and textures that are associated with the region are highly encouraged.
- Covered walkways and arcades are important elements in a desert environment. They are a response to climate, provide a sense of protection and can help articulate the mass and minimize the bulk of a building. Covered walkways and arcades should be provided on building frontages where pedestrian traffic is likely.
- Buildings should respond to solar heat gain, reflectivity and glare through building orientation and the use of architectural shading devices such as pronounced eaves, fin walls and/or covered walkways and low reflective material treatments.
- Where awnings and umbrellas are used, they should be functional and provide maximum shade to the window area. Awnings and umbrellas should be made out of durable and low-maintenance materials and should complement the architectural design of the building.

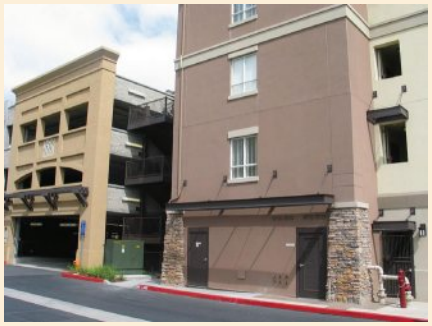


Fig 12.140 Parking structures integrated in the street front

Fig 12.141 Parking structures integrated with other uses

Fig 12.142 Awnings and arcades incorporated in the building design

Fig 12.143 Partial arcade that provides shade and conceals on-street parking

Fig 12.144 Architecture is designed to provide shade at the pedestrian level

Fig 12.145 Corporate design that fits the design vocabulary of the community

Architectural Details, Materials and Colors

- Primary entrances to buildings should be distinguished with façade variations, porticos, roof variations, recesses or projections, or other integral building forms.
- Window design should complement the architectural style of the building.
- Building materials in general should be durable and have low maintenance requirements in the desert environment.
- Rich materials and a variety of materials are desirable on both the wall planes, roofs and ground plane. If stone or decorative block veneers are incorporated, the material should be used to highlight significant building features and masses elements.
- Site walls and screen walls should be architecturally integrated with the building.
- Screening devices, enclosed service, loading and refuse areas should be designed to be an integral part of the building architecture.

Corporate Architecture

Corporate businesses should fit the scale and character of the community.

- Typical “chain” prototype styles are discouraged.
- Gas station canopies shall be consistent with the design of the project and building architecture
- Playground structures provided by fast food restaurants shall be located indoors and be subordinate to and consistent with the design of the main building.
- Corporate signage shall not dominate the building façade: harmoniously incorporate logo in the architectural vocabulary.

12.4.3 Architectural Guidelines for Specific Uses

The following section provides general architectural guidelines for specific uses in Desert Gateway: Mixed Use Village Center, commercial, industrial and institutional.

Mixed Use Village Center

The Mixed Use Village Centers provide for a variety of neighborhood level, pedestrian-oriented retail, services, office, entertainment, residential and community facility land uses in a combination of Main Street setting and conventional local neighborhood center / grocery store development. The intent of this component is to encourage the development of a vibrant mixed use area where residents and visitors can live, work,

Fig 12.146 Mixed use street front

Fig 12.147 Sidewalks that accommodate large flows of pedestrians

Fig 12.148 Outdoor dining in mixed use environment

Fig 12.149 Identifiable Pedestrian Network

Fig 12.150 Iconic architecture elements

shop, dine, entertain, socialize, and contribute to the economic viability of the Villages as a whole.

The fine-grain mixed use development within the Village Center should resemble an idealized image of a traditional retail Main Street. The organic development of these main streets involved the addition or replacement of buildings over an extended period by individual builder. This development process created a composition of eclectic character, a sense of variety and spontaneity, fostering pedestrian and business vitality. The desired eclectic streetscene can consist of authentic interpretations of various traditional design vocabularies, more contemporary interpretations or ideally an interesting combination which reinforces the perception of a long established community built over time.

- To the extent feasible, buildings should generally appear as a collection of individual small buildings rather than a single uninterrupted large building; forms appear to be a on a tenant-by-tenant basis, having varied facade treatments and design as if the street scene developed over time.
- Multiple building heights and parapet/fascia treatments are encouraged.
- Ground floors should have storefront design with large windows and articulated entries.
- Pedestrian-scale windows, features and massing should be incorporated.
- Building/tenant entries should be articulated.
- Horizontal definition between uses, generally between the first- and second-story, is encouraged.
- Incorporate awnings and arcades to provide shade.
- Larger single-tenant buildings should use massing offsets and architectural elements to create visual interest in the building and reduce the overall mass.
- Recesses and/or projections are encouraged to articulate facade with light and shadow variation; balconies, pronounced sill trim, awnings or recessed windows are encouraged on upper stories for this purpose.

Grocery stores, pharmacies or other large grain commercial development within the Village Center should be designed to fit into the fabric of the surrounding neighborhood, by giving

special consideration to site layout, building design, pedestrian orientation, traffic patterns, connections to multi-purpose trails and similar site and building characteristics.

- To the extent feasible, buildings should generally appear as a collection of smaller individual buildings rather than a single uninterrupted large building.
- Building forms should appear to be a on a tenant-by-tenant basis, having varied facade treatments or varied massing with unified design, material and color palette.

Fig 12.151 Grocery store that emulates the scale and the style of surounding neighborhood

Fig 12.152 Daily Need Services Embellished with "Small-town" Facades and Design

Fig 12.153 Varied roof plan and incorporation of overhungs in the grocery store design

Fig 12.154 Volume Massing

Fig 12.155 Unified Design with Building Offsets

- Design should be compatible to create an understandable and intuitive development.
- Building/tenant entries shall be articulated.
- Pedestrian-scale windows, features and massing should be incorporated.
- Wall plane offsets are encouraged.
- Material and/or color variation is encouraged.
- Multiple building heights and parapet/fascia treatments are encouraged.
- Parapets, when used, shall be contiguous and wrap building sides to reduce the “false front” appearance.
- Projections or architectural elements to create sheltered pedestrian areas are encouraged.
- Faux glazing on upper stories can create the impression of active elements.

Commercial: Community Commercial

The Community Commercial provides a broad range of retail and services at a community wide and regional level. It may include medium to large box types of commercial such as home improvement stores, book stores, sporting goods stores, electronic appliance stores and hardware stores. Due to the variety of business types and the automobile-oriented nature of these commercial areas, special attention should be focused on site layout, building placement and orientation, vehicular and pedestrian circulation, and service area screening to ensure a high aesthetic quality and clear pedestrian connection is achieved. An effort should also be made to attain design compatibility between adjoining uses.

- To the extent feasible, buildings should generally appear as a collection of smaller individual buildings rather than a single uninterrupted large building.
- Building forms should appear to be a on a tenant-by-tenant basis, having varied facade treatments or varied massing with unified design, material and color palette.

Fig 12.156 Big Box integrated in the urban fabric

Fig 12.157 Facade embellished with elements that visually reduce the scale of the store

Fig 12.158 Texture and color break up the building mass

Fig 12.160 Elaborate design

- Design should be compatible to create an understandable and intuitive development.
- Building/tenant entries shall be articulated.
- Pedestrian-scale windows, features and massing should be incorporated.
- Recesses and/or projections are encouraged to articulate facade with light and shadow variation.
- Material and/or color variation is encouraged.
- Multiple building heights and parapet/fascia treatments are encouraged.
- Parapets, when used, shall be contiguous and wrap building sides to reduce the "false front" appearance.
- Chain businesses are encouraged to incorporate their logo/ marketing image with the architectural vocabulary of the building/development rather than the standardized logo/ marketing building of the individual chain store.

Fig 12.159 Single buildings articulated with individual storefront facades

Industrial

Industrial uses include business park, light industrial and heavy industrial. These industrial facilities accommodate not only a wide variety of business but also a wide range of activities, each of which requires a specific environment and physical structure.

Business Park

A business park is a multi-building development planned to accommodate a range of uses from office space and research and development (R&D), to light industrial and supporting services. Development parcels can range from a single user on an individual lot to an integrated campus like setting furnished with supporting uses and amenities for the people who work there. Some key elements for business park design include:

- A flexible master plan that anticipates change to serving diverse markets over the long term.
- Flexible building design that meets changing market conditions and tenant needs.
- On-site amenities and services that contribute to a more interesting and desirable working environment.
- Attractive landscaping and public spaces that ensures the entire development has a cohesive and appealing appearance.
- Locate building types that are the least industrial in appearance and function, such as offices, R&D and flex facilities on the most visible part of the business park, close to freeway, interchanges, major arterials, transit routes, commercial services, and residential areas.
- Locate building types that are more industrial-looking, such as manufacturing and assembly facilities, and warehouses and distribution facilities in less prominent areas of the business park.

Office buildings may range from garden-type office to Class A multistory office. In general, they require well designed buildings with corporate identity and image. Strong entrance treatment, good visitor access, attractive landscaping and clear graphic signage are important elements to further enhance

Fig 12.161 Business Park setting

Fig 12.162 Business Park setting

Fig 12.163 Use of materials, glazing and offsets

Fig 12.164 Simple, design oriented architecture

Fig 12.165 Design based on form and massing

the aesthetic quality of the office development. Plazas and courtyards should be incorporated on site to provide visual interest as well as outdoor eating and gathering space for employees and visitors. Proximity to support uses and amenities are also important elements to office users.

Where possible, office buildings should be placed on the most visible part of a business park, close to freeways, interchanges, major arterials, transit routes, commercial services and residential areas.

- Monolithic masses of singular form, height, wall plane or material should be avoided
- Entry statements for pedestrian/user identification should be highly articulated
- Elevations with tenant/visitor entries should have glazing
- Layered wall planes, banding, other architectural details and/or varying materials should be used to articulate forms
- At least two (2) of the following techniques should be used to enhance building architecture and reduce overall mass:
    - Color variation
    - At least two (2) different building materials
    - Changes in texture
    - Vertical/horizontal wall plane projections/recesses (minimum 2-foot offset)
    - Variation of roof line (height or form)
    - Articulated pilasters
    - Architectural elements significantly different from main building in mass or height
    - Trellis or awning elements (proportional to massing of building)
    - Balconies

Research & Development (R&D)

R&D encompasses a wide variety of tenant types. A typical R&D building includes a combination of office/dry lab space, and the remainder flexible space for wet lab, testing facility, engineering, manufacturing, showroom, storage, assembly, distribution and other support uses.

An R&D campus may accommodate a group of office, R&D and supplemental light industrial buildings in a campus environment that is typically organized around a central open space element. A campus can interweave recreational facilities, formal and informal gathering areas, and places for quiet contemplation or study. Recreational facilities range from walking and jogging paths to volleyball and basketball courts, baseball diamonds, and putting greens. Moreover, R&D employees are likely to work irregular hours, often through the night, thus it is important to provide other support amenities on site such as retail and services, dining, and daycare.

- Buildings should be well designed to promote quality corporate identity and image and should:
  - Avoid monolithic masses of singular form, height, wall plane or material
  - Incorporate strong entrance statement(s) for pedestrian/user identification
  - Foster intuitive visitor access and parking
  - Include an attractive lobby area
- The building(s) should serve the intended function/tenant with appropriate floor to floor heights, service/loading areas and heights and internal spaces/functions
- Campus planning should coordinate shared parking, people places and pedestrian connections among buildings
- Architectural design of buildings should be done in a cohesive manner and should incorporate similar or coordinating design elements or color schemes
- Architectural design of the buildings should be cohesive along all pedestrian or major corridor elevations.

Fig 12.166 Shadow articulates simple design

Fig 12.167 Materials and architectural element emphasize massing

Fig 12.168 Simple architecture, integrated uses

Fig 12.169 Color emphasizes simplicity

Light and Heavy Industrial

The architectural design of industrial buildings may be more utilitarian in form and material selection; consideration should be given to blending the quality of development and facade elevation into the context of the Desert Gateway vocabulary.

- Architectural elements, offset wall planes or changes in building massing/height are encouraged to avoid singular building forms.
- Architectural elements or details such as materials, color, massing or similar elements should be used to highlight and accentuate entries.
- Tilt-up panels should utilize textured forms, sand blasting or scoring for visual relief. Smooth panels, without the above elements, may be used in conjunction with color variation.
- Metal panels, elements or wall systems shall be finished to reduce reflection and glare.

Fig 12.170 Light and color variation

Fig 12.171 Entry features on simple, functional design

Institutional

Institutional uses provide a variety of public and private services and support to the residents, employers and visitors alike at Desert Gateway. They include community centers, recreational facilities, schools, churches, civic facilities, fire and police stations. These institutional facilities potentially play a significant role in the "Place Making" of the community. They often act as focal points or landmarks and therefore should be held to a high degree of quality in both design concept and execution. The architectural expression of these buildings should be one of substance; one that conveys a sense of permanence and importance in the community. Height limit and building orientation exemptions may be considered for special iconic elements such as clock or church towers. Sensitively designed and implemented, the image associated with these structures will become "public" or "civic" in nature contributing to a sense of "civic pride" in the community. Where practical, they should be thoughtfully integrated into the neighborhoods and districts. Key facilities should be carefully located to emphasize their civic character and importance to the community.

- Authentic and contemporary design vocabularies are encouraged; faux or overly thematic architecture is discouraged.
- Elevations of all buildings on the same site should have a unified design.
- Scale and mass of buildings should complement the surrounding neighborhood.
- Pedestrian-scale architectural elements and windows are encouraged.
- Consider and design all elevations equally.
- Orient building entries or architectural statements toward major street frontage.
- Monolithic building forms are discouraged.
- Use of two or more materials is encouraged; use of materials should complement not detract or complicate architecture.
- Vertical and horizontal offsets are encouraged.

Fig 12.172 Entry emphasized by special design elements

Fig 12.173 Varied volumetry breaks up the scale of the building

Fig 12.174 Vertical elements confer iconic value

Fig 12.175 Public plaza

Fig 12.176 Pedestrian character.

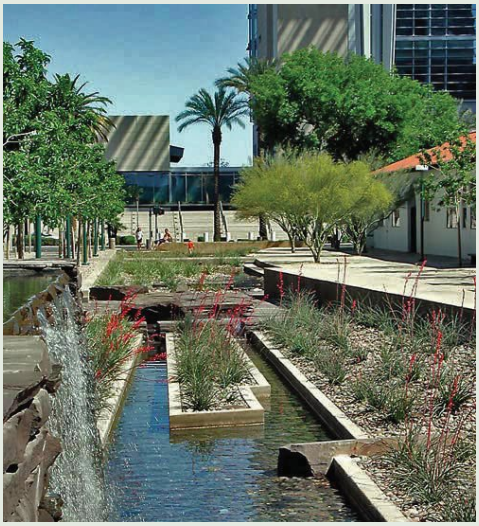


Fig 12.177 Landscaping in pedestrian areas.

12.5 MIXED USE TOWN CENTER

12.5.1 Character Statement

The Mixed Use Town Center (Town Center) is located at the strategic heart of Desert Gateway. The vision for the project foresees a place where people from all walks of life live, work and play. From children to seniors, tourists and office workers alike, the Town Center is a major regional destination.

The Town Center builds on the region's local, natural and cultural qualities to create an integrated urban community characterized by a true sense of place. The project's uniqueness and strong identity will realize its potential as a vibrant, dynamic, livable activity center that is an appealing destination for all. As the region's pulse, the project will become the symbolic heart of the entire Victor Valley.

With gathering places, parks, pathways and a variety of mid-density urban buildings, the Town Center comprises the design principles necessary to make it the genuine heart and focal point for surrounding communities.

Urban Design

The Town Center's design is based on the principles of new urbanism which emphasize a mix of uses, a variety of housing types, and a physical environment that is conducive to pedestrian and public transit travel. The plan is pedestrian focused with accessible multi-modal transportation, but does not ignore the importance of car access. Buildings are generally mid-rise with intimate relationships to the streetscape.

Land Uses

Set in a contemporary urban environment, the Town Center plan calls for a mix of uses combining major residential, commercial and civic uses. A destination lifestyle retail promenade will define the heart of the project including the

potential for waterfront dining, a public market and major retail anchors. The dynamic commercial hub will be complemented by office, hospitality, academic and a variety of residential uses set in a relatively dense mixed-use community.

Train Station

The plan contemplates a potential train connection and station in the future. To the extent that the City has endorsed this project and provided support, Desert Gateway has identified potential locations for this opportunity. The design of the sites are not predicated on the station being there. This allows the project to move forward notwithstanding the train. The project's uses will be dictated by the market and the plan was developed to allow maximum flexibility, in the event of an interstate rail transport system.

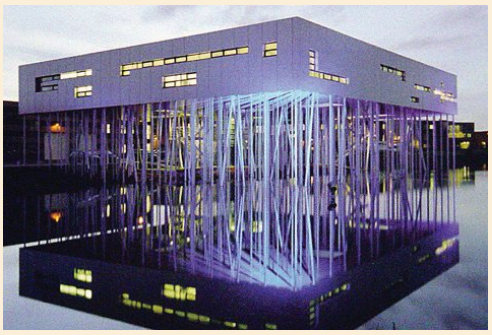


Fig 12.178 Possible train station at Town Center

Planning Principles

All buildings in the Town Center will have a strong presence and relationship with the streetscape below. Unlike typical suburban box development which turns its back on the urban environment, the streetscape in the Town Center is visually continuous creating a harmonious urban fabric. Inner roads are not broken or interrupted by large parking lots, decks, blank facades, service entrances, etc.

Fig 12.179 Sidewalk design in Town Center

Sidewalks are to be generous in width and designed to incorporate landscaping such as trees and planting, and park benches, lamp posts and other furniture. Sidewalks will also

Fig 12.180 Consistent Streetscape

accommodate street activity such as cafés with outdoor seating. Areas should be designated as places for public gatherings, namely street performances, informal exhibitions, and outdoor art shows. In general, main street environments are to become pleasant places for shopping, dining outdoors or indoors, public gathering and performances, or simply a pleasant stroll through the neighborhood.

Fig 12.181 Streetscape character

Fig 12.182 Boulevard character

Streetscape

The community is defined by major boulevards that create key connections to Desert Gateway's surrounding villages. The interweaving of adjacent villages with the urban center is crucial to the creation of a community that remains vibrant, generates value and achieves sense of place.

In this respect, the roads that define the Town Center are designed to create a pleasant urban environment. They are characterized by landscaped medians, bike lanes and generous sidewalks. Traffic is encouraged to slow down as the boulevards enter the mixed use core where pedestrian traffic and bicycles take precedence.

Boulevards gain access to the heart of the community via secondary urban streets which emphasize sidewalk circulation and multi-modal transit systems. As the most important node of activity for the community at large, the Town Center contains people places and public spaces allocated for community events, concerts, festivals and the like. The streetscape provides

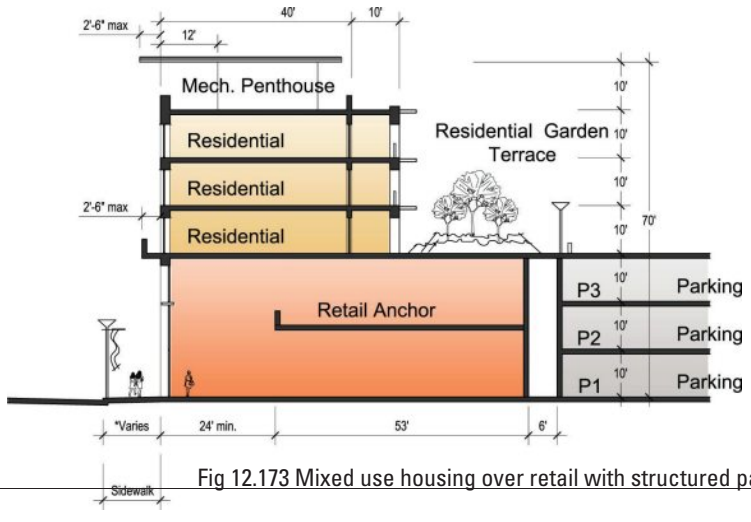


Fig 12.173 Mixed use housing over retail with structured parking

abundant sightlines and direct access to these gathering spots. In addition, access to public transit is available and user-friendly.

Phasing of Town Center Development

The Town Center site is intended as an urban commercial hub and central focal point for the needs of residents and visitors from the surrounding community. The first phase will include the construction of the main retail promenade with retail shops at ground level, corner anchors occupying two levels, and two to four stories of residential above. Surface parking is to be located behind the retail façade and accessed by pedestrian links.

Major retailers, cinemas, cultural facilities, restaurants and a featured food market will anchor the development. A hotel, signature convention center and office towers will support and contribute to the onsite population. A proposed train station would add more visitors, and in this phase would be supported by permanent, landscaped surface parking which becomes part of the linear park running the length of the town center and the highway. Extending from the main promenade will be large public circulation areas leading to significant intersections in the later phases of the Town Center development.

The build-out that will follow the initial construction phase is intended to expand the core of the Town Center linking services, businesses, residents, and visitors to the heart of the development. The city blocks are planned as a network of radiating roadways designed to expand the medium density urban streetscape of the first phase into a larger, denser urban development.

A large pedestrian boulevard with appropriate drought-tolerant landscaping will provide an aesthetic and practical link from major roadways to the center of the Town Center promenade. Additional mixed use buildings are to house street accessible commercial and retail units with residential above filling in the remaining streets. Surface parking is built up as deck parking, and enclosed by the commercial/residential facades on all sides. Terraces are created on top of each parking structure, providing private gardens terraces to each residential block.

Fig 12.184 Phase 1 Central Intersection

Fig 12.185 Phase 2 Central Blocks

Fig 12.186 Phase 3 Mixed use and residential area

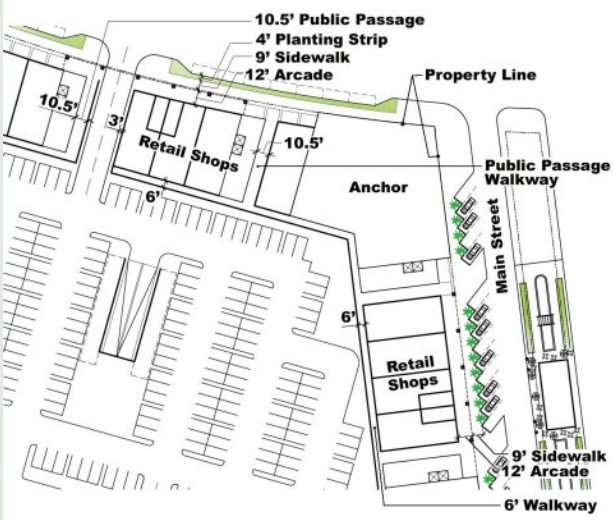


Fig 12.187 Mixed use site planning policies

Fig 12.188 Landmark architecture

Additional commercial and civic iconic buildings are added on the main avenues, creating visual and cultural anchors within the development. Low rise townhomes are clustered together on the perimeter of the Town Center, buffered by the commercial façade. A stadium or sports facility may be built near a peripheral site dedicated to a private and/or post-secondary education facility. Below grade parking is to be added at the core of the Town Center to support additional train ridership and onsite population.

12.5.2 Architecture

Architectural design in the Town Center will be based on a human, pedestrian scale development reminiscent of successful town centers and squares in Europe and North America. The buildings in this district will be contemporary, but with reference to the local historic architectural language and history that is indigenous to this region. These references are not to be overwhelming or too literal, and should include the use of local materials.

The style of modern design described in the Town Center is an architecture that captures the essence or spirit of the place and the region in a modern manner. It is also a style of architecture that is not only found in hot and arid climates, but is also fundamentally sustainable in that context. Systems and technologies that take into account the climate's unique characteristics, such as wind and sun, should be a key element of the design strategy.

Train Station

The proposed train station is to be given a progressive contemporary design and will take on an iconic role for the development as a centerpiece of the Town Center. The station is to be raised off the ground on series of stilts for dramatic impact, and to provide visibility to the development. It is to be designed as a three-dimensional form as it is visible from all angles of the Town Center and Interstate 15.

Modern architectural language is to be used for the design of the structure. This includes general use of straight lines, articulation of facades and horizontal proportions, flat roofs, and cantilevered canopies. Entrance and lobby areas are to be inviting and have a general feeling of openness through the use of transparent glazing and easily identifiable entryways. The station is to be accessible from several points, including street level and parking below. The dramatic nature of the train station energizes the entire project.

Fig 12.189 Train station architecture

Mixed Use Buildings

The primary character of the Town Center is expressed by the architecture of the mixed use buildings that define the streetscape. The relatively dense nature of these buildings requires an overall cohesive architectural style with the careful use of alternating design elements and forms to create variety and visual interest. This may include varying the color or materials based on a theme.

Modern architectural language is to be used for the design of the buildings. Upper level residences may also use rectangular roof features, balconies and bay windows with wrap around glass. Ground level entrances to retail units are to be well defined through the use of cantilevered entrance canopies and transparent glazing. Corner anchors are to bring definition to important intersections in the development through the use of featured architectural elements such as including curved facades, canopies, and premium materials.

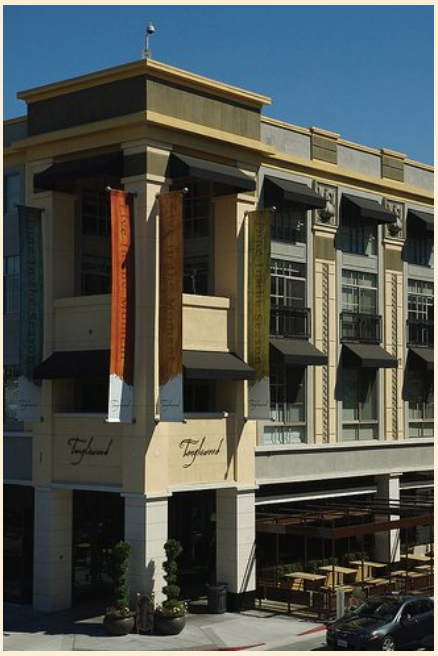


Fig 12.190 Mixed use building

Attractive materials are to be used on the ground level and main façade. Material used on corner anchors is to be expressed on the full height of the building to create a unified façade. The buildings are intended to provide a pedestrian-based urban retail space with parking behind or off the main frontage.

Civic, Commercial, & Hotel

Civic, commercial and hotel buildings on the site are often set back from property lines and set as objects on the site. These buildings often take on an iconic role for the development and

Fig 12.191 Sustainable character

Fig 12.192 Drought-tolerant landscaping

so must relate with others on the site to promote a cohesive architectural character. Modern architectural language is to be used for the design of the buildings. This includes horizontal proportions and for glazing and design elements, flat roofs, and cantilevered canopies.

Distinct and appropriate architectural features are encouraged on these public buildings to promote an identifiable character within the site. Entrance and lobby areas are to be inviting and have a general feeling of openness through the use of transparent glazing on the ground level and easily identifiable entryways. Long facades are to be broken up though the use of human scaled architectural articulation. Attractive materials are to be used on the ground level and main façade.

The buildings are to provide visual interest on their relative streetscapes. Landscaped public spaces are to be integrated with the design of each building with special attention placed on views in and out of the buildings. The buildings are to be built as street front objects with parking behind or off the main frontage.

Sustainable Design

In keeping with current thinking and concerns, and taking the cue from large industry leaders in energy and other sectors, basic environmental principles are to be applied. In developed areas, open green area is to be emphasized with additional roof top gardens to provide a total minimum green coverage for the development. Proactive use of energy management systems is encouraged through the use of high efficiency power generators, water filtration systems, the use of photovoltaic panels, etc. Sun shades and louvers are to be incorporated where possible to reduce solar heat gain.

Landscaping

Extensive natural landscaping, pathways, and a series of berms will combine to create an internalized parkland system that is connected directly to the Town Center. Any plant and tree growth will be drought-tolerant, building on the sustainable character of the development. Similar design elements will

be mirrored throughout the streetscape to create synergy and continuity. Streets and parking lots will follow strict landscaping criteria in order to create a pleasant outdoor environment in an urban context.

12.5.3 Massing & Building Form

The mix of appropriate building types and form will define the public realm and urban open spaces of the Town Center. In this respect, massing and form will generally be human-scale in design so as to maintain the intimate urban atmosphere of the development. While massing is generally uniform throughout the project, building forms - including iconic structures and mid-density single-use commercial towers - provide architectural focal points.

As a rule, buildings house three stories of residential over one level of commercial space. By doing so, buildings will relate intimately to the street and sidewalk despite their moderate height. Entries, canopies, arcades and other features will help achieve this by creating safe, pleasant walking environments. Moreover, the massing and orientation of buildings should promote active commercial activity at grade, support public transit access and respond to public and open spaces.

Buildings at the heart of the project will also provide smooth transitions between the commercial core and the more residential and office neighborhoods around the periphery. Access to the main commercial area from the latter areas should also be maximized. Buildings will be tallest at the center of the project, but generally a consistency in building form is maintained to create continuity within the Town Center.

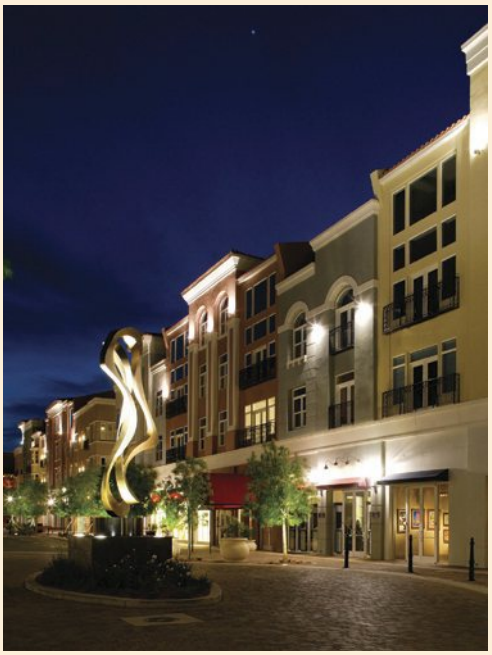


Fig 12.193 Typical massing and height of Town Center buildings

12.5.4 Building Height, Setbacks & Bulk Criteria

Building heights will be determined in accordance with a consistent street front, orientation to the town center, and human-scale design. Floor-to-floor heights will be a minimum of 12 feet with retail elevations a minimum of 14 feet. Most

buildings will be a maximum of four stories tall, with the exception of single-use civic, transportation, and single-use commercial office buildings.

In general, setbacks in the Town Center district are meant to be minimal in order to create a dense, urban, mixed use environment. Front setbacks are to be set against the right-of-way. Secondary streets in the Town Center follow the main setback criteria.

Fig 12.194 A combination of surface and structured parking will support the Town Center, including shared parking between land uses

12.5.5 Parking Design

In general, it is encouraged that parking and parking structures be shared between adjacent land uses as much as possible. Parking is to be accommodated behind the street shops, and preferably in deck parking that is covered by garden terraces allocated to residents living above the ground floor retail units. Generally, all surface parking will be located behind the building.

Street parking will also be a feature of the Town Center. In order to create a Main Street environment along the main boulevard with continuous frontage of appropriately designed retail shops, streetscape and access, parking must be accessible from the street. Secondary streets in the Town Center should also adhere to Main Street principles while catering to service and parking access, etc. Parking types may include parallel and angled parking.

CHAPTER 13:
LANDSCAPE GUIDELINES

13.1 Objective

The purpose of the Landscape Design Guidelines, in conjunction with the design principles discussed in this document, is to provide direction to create, define and guide the character of Desert Gateway, ensuring the development meets Desert Gateway standards of excellence. These guidelines use the water budget approach modeled after the Alliance for Water Awareness & Conservation (AWAC) Model Landscape Ordinance, Section 5 through Section 9 to uphold the projects commitment to sustainable design.

The Landscape Design Guidelines Principles and water budget are intended to reinforce the community making principles of this plan and to describe the landscape design intent for Desert Gateway. These principles provide a specific framework and direction for these design guidelines.

Figure 13-1 Near Town

Figure 13-2 Near Town

13.2 Landscape Design Principles

The Landscape Design Principles are intended to provide guidance for the provision of landscapes throughout Desert Gateway and seek to achieve a system of landscapes and open spaces that are viable and sustainable. The landscape design principles recognize that technologies will change and advance significantly throughout the construction lifecycle of Desert Gateway, and as such, are intended to function as a living document.

The following principles have been established as benchmarks of performance:

- The landscape design should seek to utilize current best practices in sustainable site development and be adaptable to new technologies as they prove themselves reliable. It should be an exemplar of sustainable urban site development.
- The landscape design should provide an interconnected hierarchy of green spaces at a variety of scales, including major parks, minor parks, corridors, public open space and private landscapes.
- The landscape design should seek to enhance overall quality of life by providing recreational opportunities that promote a healthy lifestyle, are safe and complement the well-being of its residents.
- The landscape design should improve the visual quality and amenity values of Desert Gateway.

Figure 13-3 Near Town

Figure 13-4 Near Town

13.3 Landscape Design Goals

This section describes the Landscape Design Goals for Desert Gateway which are intended to guide the provision of landscapes throughout Desert Gateway. The following goals have been established as benchmarks of performance:

- The landscape design, both public and private, should create a strong community identity for Desert Gateway and enhance the community making principles described in this plan.
- The landscape shall be designed in a manner that integrates Desert Gateway into the existing landscape context of its setting, while creating a unique environment that has a strong and distinctive sense of place.
- The landscape design of Desert Gateway shall incorporate infrastructure elements where appropriate to enhance functionality throughout Desert Gateway.
- The landscape design of both public and private, should encourage pedestrian and bicycle access throughout Desert Gateway.
- The landscape design of Desert Gateway should provide open space places and play areas that are meaningful to the residents.
- The landscape design of Desert Gateway should establish a landscape that maximizes the future opportunities for sustainable landscapes.

13.4 Sustainable Landscape Goals

The following goals have been established to support, where environmentally responsible and feasible, the provision of a sustainable landscape for Desert Gateway:

- Sustainable materials shall be used in the construction of landscapes at Desert Gateway. These materials may include recycled materials, materials able to be recycled, and/or “green” products.
- Plant materials that require lower water use than adjacent communities shall be used and the re-use of recycled water shall be established.

- Site storm drainage conditions should be evaluated and, where consistent with current best practice, should be managed to reduce run-off and promote re-use of stormwater in the landscape.
- Plant materials shall be selected to provide a valuable landscape amenity that is both attractive and meets the sustainability goals of Desert Gateway. Plants shall be selected based on their reduced demand for water, fertilizers, pesticides, and maintenance, as well as their potential to provide habitat value for residents and potential fauna.
- Paving materials should be selected to enhance the sense of a quality environment, be consistent with the adjacent architectural design guidelines, and promote sustainability goals.
- Lighting should promote public safety and a "Dark Sky" through the use of cut-off fixtures and other means of minimizing light spillage and pollution.
- Site furniture including signage, seats and benches, litter receptacles, and other furniture elements should be designed and constructed to promote principles of sustainability.

Figure 13-5 Near Town

Figure 13-6 Near Town

13.5 Landscape Zones

A landscape should be established in Desert Gateway that is thematically drawn from the natural landscapes of the region.

Thematic elements may be drawn from the natural landscapes and urban landscapes found in the region. Each theme should be used as a guide to the landscape design, and plant selection and should be developed with the primary goal of integrating Desert Gateway into the surrounding landscape in a compatible manner while establishing a coherent and unique place.

The intent of the landscape zones is to provide a unifying element to the project while providing a unique sense of place for each village and district that is appropriate to the context of Desert Gateway. These zones should be innovative in order to best meet the demands of a growing and vibrant community.

13.5.1 Thematic Landscape Zones

The Landscape Zones are intended to provide guidance on the thematic landscapes within the developed areas of Desert Gateway and is intended to complement the neighborhood types described in this plan. The following landscape themes have been developed from settlement patterns in the region itself and may be used for both broad scale land uses and individual site landscapes within Desert Gateway:

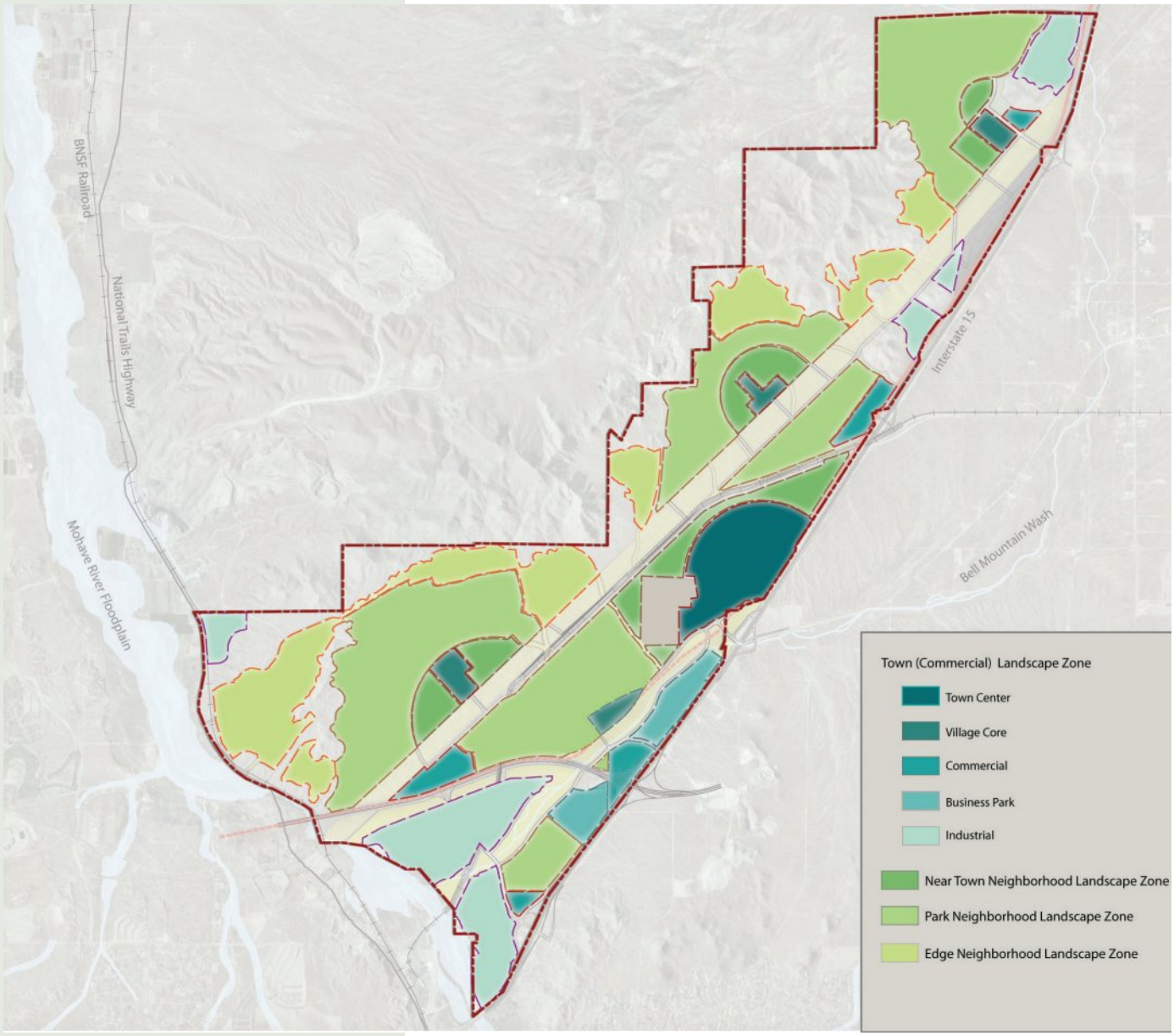


Figure 13-7 Thematic Landscape Zones

Town Landscape Zone

The goal of the Town landscape zone is to produce landscapes that are civic in design and reflect a more public provision of open space. The Town landscape zone should be urban in intent and should be designed to provide higher levels of use by residents and visitors to Desert Gateway. This zone should encompass areas such as the Town Center, Village Cores or commercial sites.

The landscape within the Town landscape zone should be more formal and architectural in nature, complementing the urban form. The use of tree wells or raised planters and paving should be used instead of fully landscaped parkways. Trees should be open and airy to allow for visual exposure of shops to marketing opportunities while providing a comfortable environment for pedestrians.

Well articulated nodes and plazas with paving, special landscape features, and specimen planting may be developed for events or as gathering places for guests, residents and employees.

Figure 13-8 Town Landscape

Figure 13-9 Near Town

Near Town Neighborhood Landscape Zone

The goal of the Near Town landscape zone is to produce landscapes that are vibrant, reflect a diversity of uses and are cores of neighborhood activity in these areas. The Near Town Neighborhood landscape zone, like the urban areas, should have an urban design intent. This zone should encompass near town neighborhoods which are higher in density and may include mixed use.

The landscape within the Near Town Neighborhood should still have most the formality of the Town, but should start to transition into a slightly less formal landscape. Street trees should be formally spaced to reflect the tighter building setbacks. Shrubs and groundcover may be less architectural in form and parkways between the curb and sidewalk may be full landscaped with drought tolerant ground cover. Turf may be used in select areas where most effective.

Figure 13-10 Park Neighborhood

Figure 13-11 Open Space

Park Neighborhood Landscape Zone

The goal of the Park Neighborhood landscape zone is to provide a range of recreational open spaces that are of a scale complementary to the housing in that area. The Park Neighborhood landscape zone should be more suburban in design and should form a transition between the urban and near town landscapes and the edge neighborhoods. The landscape design should be reflect the intent of the park to be a social space for neighborhood residents.

Parks within the Park Neighborhood should have a formal geometric shape and be surrounded by streets. The parks should also have a variety of active and passive play areas to provide a wide variety of resident needs--both physical and cultural.

The landscape within the Park Neighborhood should be less architectural while still keeping a formal street tree pattern. The Park Neighborhood has the most diverse plant palette of all the zones. Turf may be used in select areas where most effective.

Edge Neighborhood Landscape Zone

The goal of the Edge Neighborhood landscape zone is to provide a visual and functional transition between Park Neighborhood and the surrounding open space. The Edge Neighborhood should be more rural in design and should encompass edge neighborhoods and lower density neighborhoods near the outskirts of Desert Gateway. The design should be innovative in order to reduce water demand and meet contemporary needs for open space while integrating sustainable landscape principles and goals.

The landscape should be informal in nature. The plants selected for this zone should be drought tolerant, informal in character and should be low maintenance. Natural landforms should be preserved where practical. Landscape should be in random, natural patterns with a concentration near activity nodes.

Arroyos, Easements and Natural Open Space

Arroyos and easements should be more natural in design while including an enhanced concentration of landscape elements in key locations.

Refer to Chapter 14 Implementation, for funding applications for special landscape and streetscape areas.

13.6 Landscape Design Guidelines: Community Elements

This section describes common elements that contribute to the overall community-making principles for Desert Gateway.

13.6.1 Streetscapes

Streets provide a valuable resource for Desert Gateway, not only by providing physical connections but also by providing a venue for people to meet and interact with each other. Streets should be regarded as valuable public spaces with emphasis placed on provision of canopy and shade trees to promote social interaction and activity, and to reduce heat island impacts caused by large amounts of unshaded paved surfaces.

Figure 13-12 Streetscapes

Figure 13-13 Streetscapes

Street planting should include a mixture of formal and informal planting depending on their function, intensity of use, and scale within the project. Larger and busier streets should be more formal in their design in order to reflect the denser community fabric anticipated adjacent to these streets. Adjacent land uses should also impact street design, especially in areas like the Town Center and commercial areas, where careful placement of trees with clear stems will provide valuable environmental improvement and maintain views to shop windows and entrances. Similarly, very low density residential areas may have more informal groupings of trees dependent upon driveway locations, park locations, access to bike pathways or other site features.

Street trees should be selected from the planting matrices included in these design guidelines and should be chosen for their form, canopy and ability to prosper in the locations proposed. Intersections and entries to individual development properties may be planted with unique species, if desired, but should be consistent with the design and context of that particular project within Desert Gateway.

Street trees should be planted on both sides of each street and should initially be fixed with tie-downs to prevent plants from being damaged during wind storms. Larger trees may be planted along streets to establish the importance of a street within the overall framework of Desert Gateway.

Both formal and informal planting patterns and a variety plant materials should be used to promote a diverse streetscape. A greater formality in plant structure and landscape materials is preferred in the Town Center, and Near Town Neighborhoods. The mature scale and growth habits of street trees should be considered in determining their placement in order

Figure 13-14 Arterial Streets

to maximize their value to the project and provide scale and articulation of building entries.

The landscape strips within or adjacent the right-of-way of streets may be designed to incorporate passive storm water management, including low flow storm drainage channels, bio-swales, bioremediation trenches and other forms of sustainable storm water management where feasible.

The establishment of high water-use plant, such as turf, within the streetscapes should be restricted.

Permeable surfaces meeting ADA requirements for universal access may be used for sidewalks and recreation pathways.

All street trees should be a minimum 24-inch box tree. Any trees within 5 feet of paving or utilities should provide root barriers.

A streetscape concept for Desert Gateway Boulevard, arterials and collector streets shall be included as part of the Preliminary Development Plan.

There will be nine basic street types interlaced throughout Desert Gateway and their landscape designs should seek to reinforce the community building principles described in this plan.

Arterial Streets

The Arterial Streets within Desert Gateway will form the major entries into the project as a whole and will be the first introduction to Desert Gateway for visitors. Arterial streets should be designed to embrace a landscape theme throughout the plan. Parkways will have upright trees that should have a formal spacing pattern. Arterial streets will have medians and parkways that should be landscaped with shrubs and groundcover, not turf. Any area not covered in plant material should be covered with decomposed granite or other rock. Placement of larger trees in the landscape strip should be carefully integrated with the built form of the street wall to reduce the scale of large structures, provide shade and promote easy pedestrian circulation along the sidewalks.

Desert Gateway Boulevard

Desert Gateway Boulevard should be designed to connect the Village cores within Desert Gateway. The landscape within the boulevard should include upright, canopy trees with a formal spacing , and shrubs and groundcover for accents. A formal spacing of trees along the boulevard should provide shade for pedestrians and indicate its importance.

Views to and from the Boulevard should be considered when developing the planting schemes for the road corridor. Key views within Desert Gateway should be given priority through reduction in planting density and framing of views with planting.

Figure 13-15 Town Center Boulevard

Town Center Boulevard / Town Center Collector

The Town Center thoroughfares will need to portray an element of surprise and excitement. Elements that influence and add to the streetscape include lighting, signage, architecture, paving patterns, specialty planting as well as encroachments into building setbacks such as seating areas. These elements should evolve over time and even change with the seasons, creating a different experience for guests each time they visit. Town Center Boulevard landscape should be architectural in nature and should not detract for the Town Center uses.

Figure 13-16 Collector Street

Collector Streets

The Collector Streets within Desert Gateway will form the primary circulation routes. Collector streets should be designed to embrace the landscape themes described in this plan, and may include central landscape medians and separate bicycle pathways. Placement of trees in the landscape strip should be carefully integrated with the built form of the street wall to reduce the scale of large structures, provide shade, and promote easy pedestrian circulation. Shrubs and ground cover should be used within the landscape parkway. Any area not covered in plant material should be covered with decomposed granite or other rock.

Figure 13-17 Main Street

Figure 13-18 Rural Roads

Main Street

The Main Street are part of village commercial spines in Desert Gateway and should be designed to reflect its role as the major civic, retail and entertainment center of the project. Trees in tree wells spaced at regular intervals should be integrated, providing a coherent scale between building elevations and sidewalks, and promote easy pedestrian circulation and gathering. Trees along the Main Street should be upright, formal and airy to allow views of the stores. Raised planters may also be used to provide seating areas.

Local Streets

The Local Streets within Desert Gateway will provide the day-to-day access to homes within the project. Local streets should be designed to embrace the landscape themes described in this plan. Shrubs and groundcover may be used within the landscape parkways. Any area not covered in plant material should be covered with decorative bark or decomposed granite.

Rural Roads

The landscape within the Rural Road streetscape should be an irregular planting pattern . The plant palette should incorporate vegetation that is informal in form and texture. Bio-swales should be incorporated to reduce runoff. Any area within the parkway not covered in plant material should be covered with decorative bark, decomposed granite or small rocks.

Alleys

The Alleys within Desert Gateway will provide access to homes within any portions of Desert Gateway served by alleys. Landscape planting should be incorporated where possible. Alleys provide an important place for community building, acting as an extension of backyard activities. Alleys should be designed to be low-speed circulation zones, minimize non-permeable pavement, and provide shaded venues for informal ball games and other non-organized play.

13.6.2 Edge Conditions

Traditionally, the edges of towns are diverse landscapes reflective of rural land uses and the urban areas that abut them. Each edge condition should be designed to provide an integrated landscape that is diverse yet consistent with the overall scale and land use patterns of the adjacent uses.

Landscape should act as effective yet simple transition between the natural open space and urban landscapes of Desert Gateway Three (3) major edge conditions are described below. The landscapes along these edges should be designed to be consistent with the landscape themes described in this plan and be of a scale that reflects adjacent land uses.

Figure 13-19 Foothill Edge

Figure 13-20 Edge Condition

The Foothill Edge

The Foothill Edge offers a significant opportunity to create an integrated edge with open space through careful placement of buildings, crafting of site grading and careful placement of trees and other landscape features. The design should be drawn from the Edge Neighborhood landscape theme described previously and should be of a small scale in order to promote a seamless edge between the edge of the project and the foothills beyond.

The Mojave River Edge

The River Edge is an important boundary to the Desert Gateway Community, forming a concise edge. The Mojave River is vegetated with native species and provides a natural corridor. Consistent with this plan, the landscapes of the River Edge should be designed to protect and enhance the natural functions of the river and the flood plain and embrace the design themes described in this plan. Landscape design should incorporate the natural processes in action along the Mojave River.

Interstate 15 Edge

Interstate 15 clearly defines the south eastern edge of Desert Gateway. The Interstate Edge also provides a significant opportunity to integrate Desert Gateway with the surrounding landscapes of the valley. The design should enhance the visual quality of the project, but not detract from the visibility of the commercial uses and the Mixed Use Town Center.

Figure 13-21 Walkways

Figure 13-22 Walkways

13.6.3 Pedestrian Pathway Network

Pathways form a valuable part of Desert Gateway's circulation network by providing a venue for active and passive recreation as well as social interaction. A comprehensive bicycle and pedestrian pathway network should be established throughout Desert Gateway.

The pedestrian network at Desert Gateway consists of two primary components: walkways and pathways. Walkways and pathways will provide not only social and recreational opportunities for the residents but also an alternative mode of transportation. The two systems should be planned and integrated seamlessly to provide a meaningful pedestrian connection to the various destinations within the project.

As with the parks and open spaces, planting along the pedestrian network is intended to provide shade, promote activity and reduce the heat island effect due to large amounts of unshaded paving. Plantings should include both higher concentrated nodes and more naturalized in other areas. It should provide residents and visitors with a meaningful experience of public space, that is educational and promotes active participation and healthy lifestyles.

Design should be drawn from the landscape themes described previously. It should seek to provide a diverse landscape that meets the recreational and connectivity demands of the project while enhancing the community building principles described in this plan.

Walkways

The walkway system is typically located adjacent to the streets, may be separated from the curb by a landscape parkway or, in the case of an urban area, may extend all the way to the curb. The walkway width will vary depending on the classification of the streets and the development intensity of the built environment. The provision of street trees, appropriate signage, lighting and pedestrian crossings, together with the neighborhood crafting principles set forth in the design guidelines, are all important elements that will greatly enhance the visual experience and safety of the walkway system.

Pathways

The off-road walking and biking pathways will provide a different experience for Desert Gateway residents and visitors. They should typically be located in arroyos, linear parks, easements and other open space areas. Pathways emphasize a more recreational use and should include routes that contain viewpoints and vista corridors, scenic diversity, interesting land forms and natural features. Their width should accommodate expected levels and types of use, safe passing and periodic turnouts. Amenities may include benches, trash receptacles, dog waste bag stations, lighting and appropriate signage. The pathways should have a coherent and recognizable design throughout the system. The trail surface should be appropriate for a variety of uses, easy to maintain and help minimize runoff and erosion.

Figure 13-23 Pathways

Figure 13-24 Pathways

13.6.4 Signage and Graphics

A coherent signage and graphics strategy should be developed that integrates and enhances the community building principles described in the Specific Plan. The goal of this section is to outline the typical signage types that will be installed in Desert Gateway and describe restrictions on the signage.

Signage has the ability to greatly improve access throughout the project, build neighborhood identity and establish graphic standards that enhance an overall sense of community and place. Similarly, uncontrolled signage has the ability to detract from the design consistency and may detrimentally impact the quality and consistency of the pedestrian and vehicular environment.

Typical allowable signage types are described below:

Street Signage

Street signage should be provided to establish clear access and promote a sense of community. Design of the signage should embrace the design of adjacent neighborhoods.

Open Space Signage

Open space signage should be installed in all parks, linear parks and trailheads and may provide areas for community notice boards and maps that illustrate connections to the bicycle and trail network. Signs should be clear, simple and elegant. Where reasonable, multiple directional signs should be grouped to reduce the number of signs installed in parks and along the trail network.

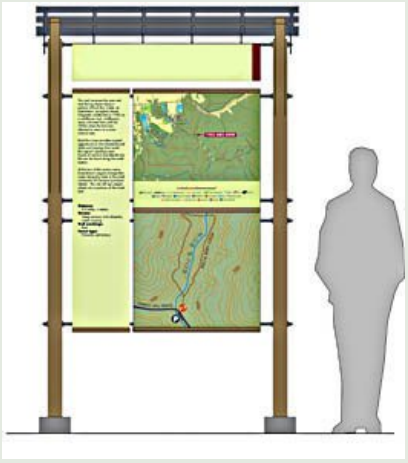


Figure 13-25 Open Space Signage

13.6.5 Monumentation

Gateways and monumentation are an important part of Desert Gateway's identity by contributing to the arrival experience. Monumentation is the initial impression given to guests and residents indicating that they are entering to a place of distinction.

There should be a hierarchy of gateways throughout the project. The grandest and most important are the monuments located at the entrance of Desert Gateway from the freeways. Village level gateways are important as well, but are less grand than the project level monuments. Commercial and industrial districts should have gateways, monumentation or signage that clearly indicate the name of the project and the businesses within the area.

Principal Village and District gateways into Desert Gateway should be articulated through the use of landscape features such as vertical monumentation, and highly enhanced planting. Special paving and decorative light fixtures may also be used for structure along with accent planting.

Landscape treatment of these entries shall maintain adequate sight lines for vehicle safety. Particular care should be taken in placing trees and hedges at gateways to ensure public safety. Signage at entries into individual development and building sites should be discouraged as these are not compatible with the community building principles described in this plan.

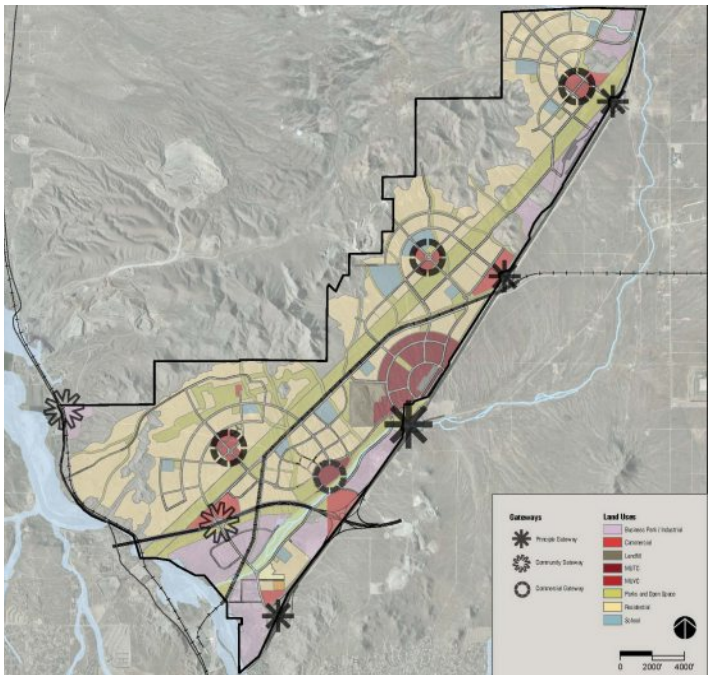


Figure 13-26 Monument Locations

13.6.6 Lighting

Lighting will be integral to the establishment of an overall sense of well being and safety throughout the project. Appropriate levels of illumination will enhance the sense of community through establishing pools of light at critical areas such as ball courts, project entries, intersections and play areas. Lighting should also be used to accent walkways, entries, and seating areas.

Light fixtures should be selected to be consistent with the landscapes of each park and open space with emphasis placed on high-use areas and those bounded by greater building mass and/or density. Varying standards for light fixtures should be imposed for use throughout the project since light fixtures have the ability to add to the sense of neighborhood identity. Lighting should be selected to meet "dark sky" and sustainability principles.

Where necessary, photometric studies shall be completed by a certified lighting engineer to ensure adequate light levels for streets, parking lots and commercial locations. Lighting should be designed to by consistent with City regulations and should seek to maintain and enhance dark sky principles, including:

- Restricting light pollution by installing cut-off light fixtures that direct light downward
- Restricting energy usage through selecting light fixtures that accept low wattage bulb options and offer a balanced light spectrum

General lighting requirements are described below:

- Outdoor lighting should be designed to minimize light spillage onto adjacent properties
- All light fixtures should be shielded to conceal the light source and eliminate glare
- White light sources should be strongly encouraged since they provide better color rendition and improved visibility
- Light hardware should be selected to complement the landscape and architectural expression of public spaces and homes
- Light sources that operate from dawn-to-dusk should be completely shielded

Figure 13- 27 Accent Lighting

Figure 13-28 Street Lighting

Figure 13-29 Residential Lighting

Figure 13-30 Commercial Lighting

- Exposed lamps should not be allowed in decorative fixtures
- All large area luminaires should be required to have housings that provide full cut-off and prevent uncontrolled light spillage to adjacent residential properties

The following light types have been identified for use at Desert Gateway:

Street Lighting

Street lighting should be installed on all streets, operating from dusk until dawn, and be consistent with City regulations. Light fixtures should be selected to meet dark sky criteria and be of a design that reinforces the uniform aesthetic of surrounding street furniture and signage.

Park Lighting

Park lighting should be installed along all walkways consistent with City regulations. Light fixtures should be selected to meet dark sky criteria and should be consistent with the design of each park, including park furniture and signage, to provide a more uniform aesthetic.

Sports Field Lighting

Sports field lighting should be installed on fields where operational hours extend into evening hours in order to maximize use of these facilities. Lighting of sports fields should be placed on a timer, and consistent with operating requirements, to minimize light pollution and reduce energy usage during periods of low or no use.

Parking Lot Lighting

Parking lots should be equipped with a range of light fixtures. Preference should be given to building-mounted fixtures located so as to not impede light spread to the ground plane and major pedestrian paths. Where night use is limited, light levels should be connected to a timer that will dim lights to a lower level of intensity after the adjacent facility closes, providing sufficient light for safe egress from the buildings as needed.

Commercial Lighting:

Town Center and Village Core Lighting will be reviewed as part of a preliminary development plan, pursuant to Policy 14.3.2.

13.6.7 Site Furniture

Site furniture should be provided and be dispersed throughout the public realm of Desert Gateway to provide opportunities for the residents and visitors to gather at key locations.

Additionally, opportunistic seating should be promoted, through the location of appropriately sized landscape elements such as rocks, play structures, walls and other landscape elements, should more formal seating not be readily available.

Other site furniture should include bicycle parking, litter bins, recycling bins, bollards and other traffic control devices. These should be selected, where necessary and desirable, to be complementary to the adjacent development and the community building principles described in this plan.

Figure 13-31 Site Furnishing Example

Figure 13-32 Transit Shelter Example

Figure 13-33 Transit Shelter Example

Transit Shelters

Bus and transit shelters will provide a valuable community resource for Desert Gateway. In addition to providing a location to wait, bus and transit shelters are also a valuable tool in defining the look and feel of the area as a whole.

Bus and transit shelters should be provided at all shuttle stops and at designated intersections along planned bus routes. These shelters should be located adjacent to major neighborhood gathering places such as neighborhood commercial areas, parks, schools and major activity generating land uses.

The design of the bus and transit shelters should embrace sustainable principles through potential use of solar energy to provide lighting in evening hours as well as providing efficient shading and shielding of passengers from inclement weather. Bus and transit shelters should be located to give clear lines of sight for passengers viewing approaching buses and trains from both standing and seated positions within the shelter. ADA principles should be used to promote easy entry and exit from buses and trains and to promote universal access to this valuable resource.

Detailed design of bus and transit shelters should be architecturally unique to Desert Gateway as a whole, yet may be modified to reflect the adjoining land uses and neighborhoods.

Figure 13-34 Backyard Wall

13.6.9 Fences and Walls

The intent of fences and walls is for either visually defining a useable space, such as sitting areas, public safety, protection or for grade-related issues. These elements should be designed to complement the related landscape and architectural design.

Fences and walls should be designed as integral building and site design elements. The materials and colors of walls and fences should be designed to complement the visual integrity of the larger area rather than the individual units.

The following additional guidelines should also be followed:

- Fences that are visible from the street should incorporate more detailing than fences that are predominantly out of public view.
- Special accent treatments such as arbors or archways are encouraged for use at key locations such as entries to housing or within parks.
- Trellises used in conjunction with fences and building design may be used to add to architectural authenticity and variety.
- Taller fences may be placed along rear or side property lines. Chain link fences are not be allowed in Desert Gateway, except for the purpose of temporary site protection during construction.
- Long expanses of fence or wall surface should be designed to prevent monotony.

Residential Fences

There are two different residential fence types in Desert Gateway: front yard and rear/side yard. Each plays an important role in the character of the project's streetscenes, making fence locations critical.

A three (3)-foot-high maximum front yard fence or wall is allowed only in the SF-L land use category as a way to define the transition between the street and the frontyard. Fences and walls should be consistent with the architectural style of adjacent housing. The use of front fences is most appropriate with lower density structures such as detached homes or traditional town houses. Low fences are generally not encouraged on larger multi-family buildings or "tuck-under" buildings.

Multifamily units should include a maximum six (6)-foot-high fence or wall that is at least 75 percent non-

view-obscuring. Perimeter walls of split-face rock or other appropriate material shall be provided for all tract developments.

Landscape and/or grading may be necessary to ensure flexibility in the location of fence and wall returns. In the case of rear/side yard fences and walls along streets, the landscape zone should be increased in width to allow the fence and/or wall to return to the back of the front fence.

Rear / side yard fencing return should end toward the back half of the house so as to be less visible from the street.

Figure 13-35 Industrial Screen Walls

Non-Residential Fencing

Fences and walls are not allowed in non-residential areas in Desert Gateway except where required for safety, grading, or security purposes, or to screen loading, storage, or mechanical equipment. Fences and walls should be designed to be consistent with the architectural design of the associated buildings and, where possible, be fully integrated into the landscape design of each individual property.

Figure 13-36 View Fencing

13.6.10 Irrigation

Single family residential houses should be encouraged to have an automatic irrigation system installed before they are occupied. All public areas, streetscapes, multi-family parcels and non-residential uses shall have a permanent automatic irrigation system. Drip irrigation systems should be used where practical (excludes turf areas).

Non-permanent, above ground irrigation systems may be used in areas that will eventually revert to natural conditions.

If available, reclaimed water should be used in public and commercial areas.

Figure 13-37 Drought Tolerant Front Yard Landscape

Figure 13-38 Screening and Foundation Planting

13.7 Residential Landscape Design Guidelines

The landscaping within the residential neighborhoods of Desert Gateway provides a valuable resource for the project as a whole and offers the ability for each homeowner to customize their lot.

Landscape themes for residential landscapes at Desert Gateway should be based on examples prevalent in the region and should complement the architectural style of each individual home. These residential landscapes should also provide a contemporary and water sensitive interpretation of typical domestic landscapes.

Regardless of landscape theme, plantings should be designed and selected to minimize the use of irrigation beyond an initial plant establishment period of two (2) years. Plant materials tolerant of growing conditions in the region and those that typically require less irrigation than traditional ornamental landscape species should be used.

Hedges, fences and walls often mark the front yard perimeter and assist in defining the public street edge. Behind this edge is typically a mix of perennials, succulents and native shrubs and ornamental trees. In Desert Gateway, the front yard landscapes should seek to be more contemporary in their installation in an attempt to further implement water conservation measures in the landscape.

Front Yard Landscapes

The front yard landscape area includes the area from the front of the home, side yard and walls to the street. The design for the front yard landscape shall relate to the landscape theme and individual architectural style of the home. The front yard landscape for each home shall be specifical1y designed for the actual configuration of the lot and shall consider adjacent housing and other land uses, solar orientation, views, access and visibility in defining plant and tree locations.

Any area not planted should be covered with decomposed granite or small stones.

Planting in the front yard landscape shall utilize a combination of plantings types, which include screen planting, formal / informal hedges, field planting, foundation planting and enhanced planting

Screen Planting

Screen planting shall consist of a diverse combination of large and medium shrubs and vines. The goal of screen planting shall be to reduce the scale of large blank walls and facades, and to provide separation between adjacent land uses.

Formal Hedge Planting:

Formal hedge planting shall consist of a limited combination of medium or small shrubs, capable of being clipped to shape. The goal of formal hedge planting is to act in lieu of fences in defining boundaries or for screening of adjacent uses where space is restricted.

Informal Hedge Planting

Informal hedge planting shall consist of a combination of medium and small shrubs and may potentially be clipped to shape. The goal of informal hedge planting shall be to provide boundary definition and low scale screening that is integrated into field planting.

Field Planting

Field planting shall consist of a wide array of species from small trees through large, medium and small shrubs and ground covers. The goal of field planting is to provide a diverse planted landscape that covers large areas of the front yard, reduces water demand and provides an attractive and patterned landscape to the front yard landscape.

Foundation Planting

Foundation planting shall consist of small and medium shrubs. The goal of foundation planting is to provide screening of a home's foundation and provide screening of unsightly elements such as air conditioning units.

Enhanced Planting

Enhanced planting shall consist of a wide variety of plant species, so as to provide visual and functional interest to the front yard and to enhance the entry experience and views from the home. The goal of enhanced planting is to provide each homeowner with a customizable landscape including elements such as pots, small water conserving features, arbors, trellises and the like.

Figure 13-39 Screen Planting

Figure 13-40 Informal Hedge Planting

Figure 13-41 Medians in the Town Center

Figure 13-42 Landscape in Commercial

13.8 Non-Residential Landscape Design Guidelines

The landscapes within non-residential use areas of Desert Gateway should provide a valuable resource for the area as a whole and should be landscaped for its maximum use, provide locations for employees and visitors to gather and be a significant visual amenity.

Landscape themes for non-residential landscapes in Desert Gateway should be based on examples prevalent in Southern California, and should complement the adjoining architectural style.

Regardless of the landscape theme, plantings should be designed and selected to minimize the use of irrigation and should focus on the use of plant materials tolerant of growing conditions in the region.

The landscapes associated with non-residential uses should be eclectic with a mix of mature landscapes incorporating perennials, succulents, shrubs, shade and ornamental trees. In Desert Gateway, the non-residential landscapes should provide a more project-oriented landscape that promotes a sense of gathering and comfort in both public and private landscape spaces alike. Wherever possible, water conservation techniques should be integrated into the landscape design.

This section illustrates key elements and design strategies for non-residential uses in Desert Gateway. The guidelines recognize that each owner or tenant may desire to customize their landscape and, as such, describe a minimum level of landscape.

Town Center

Landscapes in the Town Center should be designed to allow for a diverse range of activities and events from strolling and sun bathing to parades, community festivals, farmers markets and other special events that help build a sense of community. Consequently, the Town Center should include a range of landscape spaces that offer both formal and informal gathering locations in both hard and soft form. Wherever possible, sidewalks should offer clear lines of sight to commercial premises, be protected from the elements by either shade trees or awnings and incorporate a consistent design for street furniture, signage and landscape elements. Gathering spaces and communal areas should include seating opportunities both formal and opportunistic, such as low walls and landscape berms. Consideration of special event signage should be included in the form of changeable event signs on lamp posts and other vertical elements in the landscape.

Landscapes within the Town Center should seek to maximize display windows for retail establishments wherever possible. Formal dining and seating opportunities should be encouraged adjacent to dining establishments and these areas should be landscaped with shade structures and space separators such as modest walls, fences and grade separation.

Commercial

Landscapes in the commercial areas within Desert Gateway should be designed to accommodate a range of activities and events that support the adjacent enterprise and develop a design that is consistent with the adjoining architectural style. The commercial areas should include a range of spaces that offer both formal and informal gathering locations, including formal and opportunistic seating opportunities. Sidewalks should offer clear lines of sight to commercial premises, be protected from the elements by either shade trees or awnings and incorporate a consistent design for street furniture, signage and landscape elements.

Industrial

Landscapes in the Industrial areas within Desert Gateway should be designed to accommodate employees of the area as well as present an attractive land use. These landscape areas should include a range of spaces that offer informal gathering locations. Wherever possible, sidewalks should be planted with shade trees and the ground plane and landscape planting should incorporate a consistent design for signage and landscape elements.

Landscapes in the institutional areas within Desert Gateway, which include schools, community centers and other public facilities, should be designed to allow for the anticipated users of each facility. They should be scaled and organized in a clear plan reinforced by plant materials with the goal of articulating clear access and connections to Desert Gateway.

Figure 13-43 Landscape in Industrial Area

Figure 13-44 Landscape in Business Park

Figure 13-45 Industrial landscape

Figure 13-46 Parking lot landscape

13.8.1 Landscape Setbacks

This section describes minimum standard landscaping requirements for building setbacks in non-residential areas of Desert Gateway.

- Trees shall be incorporated into the landscape setback in the front of buildings. Where feasible, trees should be incorporated into side setbacks, especially where adjacent to residential.
- Low water demand groundcover should be provided for a majority of the common areas (with the exception of zero lot line mixed-use buildings).
- Shrubs and succulents should be provided for in the common areas (with the exception of zero lot line mixed-use buildings).
- A mixed palette of groundcover, shrubs and succulents should be installed in private courtyards where these occur on natural ground.
- Common areas should provide for small gathering areas by providing a diverse range of landscape spaces including seating areas consistent with the intended use of the facility.
- Adequate lighting and signage should be incorporated to enhance the facility's ability to function and should be managed to reduce energy demand.

13.8.2 Landscape Buffers

Visual buffers should be used when residential and non-residential uses are adjacent to each other. These buffer should include building setbacks, trees or large shrubs, berms or walls.

13.8.3 Parking Lots

This section describes minimum standard landscaping requirements for parking lots in non-residential areas of Desert Gateway.

- Trees shall be a minimum of 24" box or larger.
- Planters shall be a minimum interior dimension of five (5) feet
- Tree wells shall have one (1) shade tree per eight (8) parking stalls.
- Landscape islands shall have two (2) trees per twelve (12) parking stalls.

- Clear circulation paths for both pedestrians and vehicles. Curb cuts and entry drives should be reduced to the minimum number required to provide a functional parking lot. Parking lots on adjoining commercial and retail properties should be connected internally to avoid traffic circulation onto public streets for short journeys and to improve utilization of the parking lots.
- Parking lots should be screened from public streets with tall shrubs and ornamental trees. Where landscape screening is limited, consideration of structured screens such as walls, fences and planted structures should be considered subject to design review.
- Bio-swales and other stormwater management features should be integrated into parking lot designs in order to reduce the volume and speed of storm water runoff from each parking lot and treat the runoff on site.

13.9 Building Entries and Perimeter

This section describes minimum standard landscaping requirements for building entries and perimeter landscapes of non-residential areas of Desert Gateway.

13.9.1 Plazas / Courtyards / Outdoor Spaces

This section describes minimum standard landscaping requirements for outdoor spaces in non-residential areas of Desert Gateway.

- Plazas courtyards and open spaces should be provided for buildings, wherever appropriate, to enhance the quality of environment and the design of each building.
- Plazas, courtyards and open spaces should be located along south facing walls wherever possible to maximize solar gain.
- Plazas, courtyards and open spaces should include seating opportunities.
- Shade and ornamental trees should be planted in the courtyards.
- Ornamental and perennial planting should be provided at entries to each space to enhance the sense of community.
- Employee break / recreational areas should be incorporated into the design of a project.

Figure 13-47 Plazas

Figure 13-48 Activity Area

Figure 13-49 Screen Service Areas

13.9.2 Service Docks / Loading Bays

This section describes minimum standard landscaping requirements for service and loading bays in non-residential areas of Desert Gateway.

- All service docks and loading bays should be screened from adjacent streets, open spaces and public pathways by walls designed as part of the architectural expression of each facility. Additional screening should be provided by shade trees, tall shrub and ornamental tree planting.

13.10 Naturalize landfill slopes

Following the closure of the Victorville Landfill, slopes should be revegetated and re-contoured to have a more natural appearance.

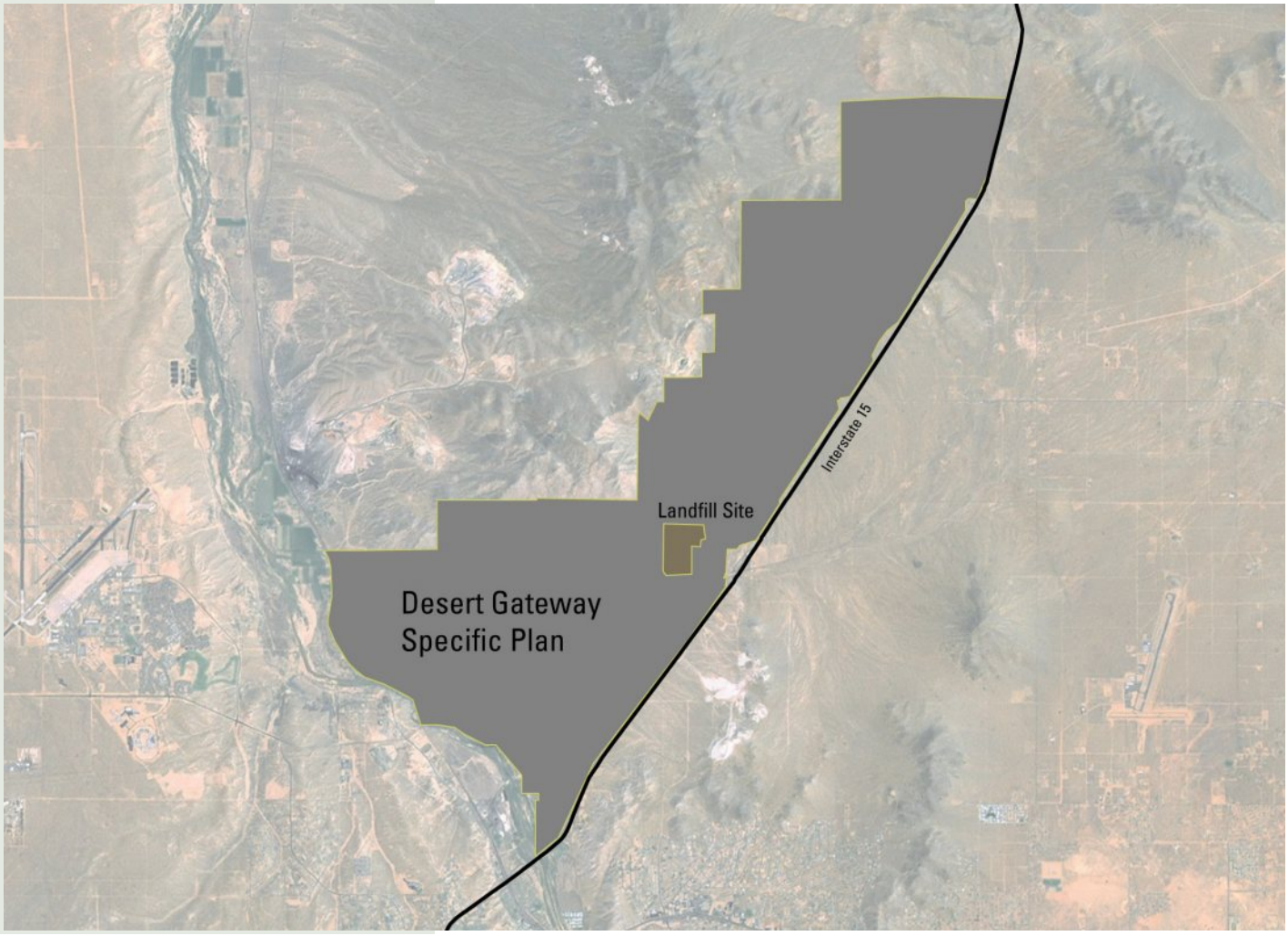


Figure 13-50 Location of landfill

13.11 Plant Palette

The following plant palette provides a suggested list of appropriate species for use at Desert Gateway. The palette is divided by landscape themes and street trees and is intended as a guide to selection of plant materials by use and landscape theme. Plants selected for use throughout Desert Gateway should be drought tolerant, adapted to the region, low maintenance and non-invasive.

This list may be expanded upon as new cultivars are developed by the nursery industry and as additional species prove themselves reliable in the Desert Gateway location.

Plants included on the City of Victorville's Parks, Landscape Maintenance Assessment District (LMAD) list of approved plants are indicated on the following plant list.

Figure 13-51 Drought Tolerant Near Town Streetscape

Figure 13-52 Drought Tolerant Rural Streetscape

Town Center / Village Cores

Figure 13-53 Phoenix canariensis

Figure 13-54 Syagrus romanzoffianum

Street Trees

Phoenix canariensis	Canary Island Date Palm
Phoenix dactylifera	Date Palm
Pinus canariensis	Canary Island Pine
Pinus eldarica*/**	Elder Pine, Afghan Pine
Pinus pinea*/**	Italian Stone Pine
Pistacia chinensis*	Chinese Pistache
Platanus racemosa	California Sycamore
Syagrus romanzoffianum	Queen Palm
Tipuana tipu	Tipu Tree
Washingtonia filifera*	California Fan Palm
Washingtonia robusta	Mexican Fan Palm

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Park Trees

Albizia julibrissin*	Silk Tree, Mimosa
Brachychiton populneus	Bottle Tree
Calocedrus decurrens*	Incense Cedar
Cedrus deodara*	Deodar Cedar
Ceratonia siliqua	Carob Tree
Cupressus arizonica	Rough-Barked Arizona Cypress
Cupressus glabra	Smooth-Barked Arizona cypress
Cupressus sempervirens 'Stricta'	Columnar Italian Cypress
Eucalyptus sideroxylon	Red Ironbark, Pink Ironbark
Eucalyptus camaldulensis*	Red Gum, Red River Gum
Eucalyptus cinerea	Spiral Eucalyptus, Ash Gum, Argyle Apple
Eucalyptus citriodora	Lemon-Scented Gum
Eucalyptus cladocalyx	Sugar Gum
Eucalyptus erythrocorys	Red Cap Gum
Eucalyptus leucoxylon	White Ironbark, Pink-Flowered Ironbark
Eucalyptus polyanthemos	Silver-Dollar Gum
Gleditsia triacanthos*	Honey Locust
Olea europaea	Olive
Phoenix canariensis	Canary Island Date Palm
Phoenix dactylifera	Date Palm
Pinus canariensis	Canary Island Pine
Pinus eldarica*/**	Elder Pine, Afghan Pine
Pinus pinea*/**	Italian Stone Pine
Pinus roxburghii	Chir Pine, Indian Longleaf Pine
Pistacia chinensis*	Chinese Pistache
Platanus racemosa	California Sycamore
Quercus agrifolia	California Coast Live Oak
Quercus buckleyi	Texas Hill Country Red Oak
Quercus emoryi	Emory Oak
Quercus ilex	Holly Oak, Italian Live Oak, Holm Oak
Quercus oblongifolia	Mexican Blue Oak
Quercus suber	Cork Oak
Quercus virginiana	Southern Live Oak
Schinus molle	California Pepper Tree
Schinus teribinthifolius	Brazilian Pepper Tree
Sophora japonica*	Japanese Pagoda Tree
Tipuana tipu	Tipu Tree
Zelkova serrata**	Sawleaf Zelkova
Ziziphus jujuba	Chinese Date, Jujuba

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Town Center / Village Cores

Figure 13-55 Olea europaea

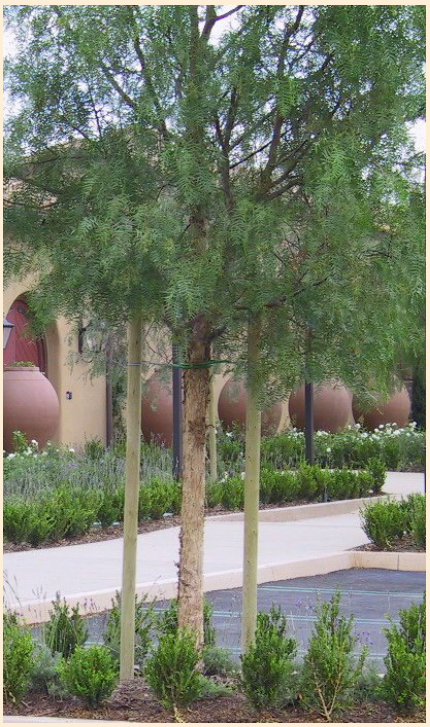


Figure 13-56 Eucalyptus citriodora

Town Center / Village Cores

Figure 13-57 Convolvulus cneorum

Figure 13-58 Calliandra eriophylla

Shrubs

Abelia grandiflora**	Glossy Abelia
Abutilon palmeri	Sonoran Flowering Maple, Desert Abutilon
Asparagus densiflorus 'Myer'	Asparagus Fern, Myer's Asparagus
Asparagus densiflorus 'Sprengeri'	Asparagus Fern, Sprenger Asparagus
Berlandiera lyrata*	Chocolate Flower
Calliandra californica	Baja Fairy Duster
Calliandra eriophylla	Fairy Duster, False Mesquite
Cassia artemisiodes	Feathery Cassia
Cassia nemophila	Desert Cassia
Cassia phyllodinea	Silvery Cassia
Cereus peruvianus	Peruvian Apple
Convolvulus cneorum	Bush Morning Glory
Cordia parvifolia	Little-Leaf Cordia
Dalea greggii	Trailing Indigo Bush
Dalea pulchra	Bush Dalea
Dasylirion acrotriche*	Green Desert Spoon, Green Sotol
Dasylirion longissima*	Toothless Sotol, Mexican Grass Tree
Dasylirion wheeleri*	Desert Spoon, Sotol
Euphorbia rigida	South African Perennial Euphorbia Bush
Euphorbia tirucalli	Pencil Tree, Milk Bush
Evonymus japonica**	Evergreen Evonymus
Ferocactus cyclindraceus	Compass Barrel Cactus
Ferocactus wislizenii	Fish Hook Barrel Cactus
Fouquieria splendens	Ocotillo
Hesperaloe parviflora*	Red Yucca
Hemerocallis sp.*/**	Daylily
Juniperus chinensis**	Chinese Juniper
Juniperus horizontalis**	
Juniperus sabina**	
Juniperus scopulorum**	
Juniperus squamata**	
Juniperus virginiana**	
Justicia californica	Chuparosa
Justicia spicigera	Mexian Honeysuckle
Leucophyllum candidum	Cenizo, Violet Silverleaf
Leucophyllum frutescens*/**	Texas Ranger, Texas Sage
Leucophyllum laevigatum*	Chihuahuan Rain Sage
Leucophyllum langmaniae	Langmanie's Sage, Cinnamon Sage
Leucophyllum prunosum	Tamalepian Sage, Sierra Bouquettm
Leucophyllum zygophyllum	Blue Rain Sage, Blue Rangertm
Lobelia laxiflora	Red Mexican Lobelia
Mahonia fremontii**	Desert Mahonia

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Shrubs Continued

Mahonia trifoliate	
Melampodium leucanthum	Blackfoot Daisy
Myrtus communis	True Myrtle, Roman Myrtle
Myrtus communis 'Compacta'	True Myrtle, Roman Myrtle
Myrtus communis 'Boetica'	Twisten Myrtle
Nandina domestica**	Heavenly Bamboo
Nerium oleander	Oleander
Nolina bigelovii	Bigelow Nolina
Penstemon	Desert Penstemon, Desert Beard Tongue
Penstemon ambiguus*	Prairie Penstemon
Penstemon barbatus*	Scarlet Penstemon
Penstemon eatonii*	Eaton's Penstemon
Penstemon parryi*	Parry's Penstemon
Penstemon pseudospectablilis*	Canyon Penstemon
Penstemon superbus	Superb Penstemon
Perovskia atriplicifolia*	Russian Sage
Phoenix roebelenii	Pigmy Date Palm
Photinia fraseri*/**	
Plumbago auriculata	Cape Plumbago
Punica granatum	Pomegranate
Punica granatum 'Nana'	Dwarf Pomegranate
Purshia mexicana	Cliff Rose
Rhaphiolepis indica**	Indian Hawthorn
Rosemarinus officinalis*/**	Rosemary
Yucca baccata*	Banana Yucca

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Town Center / Village Cores

Figure 13-59 Penstemon

Figure 13-60 Rosemarinus officinalis

Town Center / Village Cores

Figure 13-61 Aloe striata

Figure 13-62 Muhlenbergia rigens

Groundcover and Vines

Aloe saponaria	Soap Aloe
Aloe striata	Coral Aloe
Antigonon leptopus	Coral Vine, Queen's Wreath
Aptenia cordifolia	Hearts and Flowers, Baby Sun rose
Asteriscus maritimus	Mediterranean Beach Daisy
Atriplex barclayana sonorae	Beach Carpet Saltbush
Atriplex semibaccata	Australian Saltbush, Creeping Saltbrush
Baccharis hybrid 'Centennial'*	Centennial Coyote bush
Baccharis pilularis*	Dwarf Coyote Bush, Chaparral Broom
Carpobrotus chilensis	Chilean Ice Plant, Pacific Coast Sea Fig
Cephalophyllum aestonii "Red Spike"	Red Spike Ice Plant
Cotoneaster congestus**	Pyrenees Cotoneaster
Cotoneaster horizontalis*/**	Rock Cotoneaster
Dalea greggii*	Trailing Indigo Bush
Delosperma congestum	Ice Plant
Evonymus fortunei**	Winter Creeper
Gazania splendens*	Clumping Gazania Hybrids
Gazania rigens leucolaena*	Trailing Gazania
Lampranthus spectabilis	Trailing Ice Plant
Malephora crocea	Gray Ice Plant
Malephora luteola	Yellow Malepora
Macfadyena unguis-cati	Cat's Claw
Muhlenbergia capillaris*	Pink Mulhy
Muhlenbergia dumosa	Bamboo Mulhy
Muhlenbergia emersleyi	Bull Grass
Muhlenbergia lindheimeri*	Autumn Glow
Muhlenbergia rigens*	Deer Grass
Myoporum parvifolium	Trailing Myoporum
Sedum reflexum*	
Sedum spurium*	
Thymus vulgaris*	Common Thyme

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Street Trees

Brachychiton populneus	Bottle Tree
Casuarina stricta	Coast Beefwood, Drooping She-oak
Chitalpa tashkentensis*	Chitalpa
Geijera parviflora	Australian willow
Quercus agrifolia	California Coast Live Oak
Quercus buckleyi	Texas Hill Country Red Oak
Quercus emoryi	Emory Oak
Quercus ilex	Holly Oak, Italian Live Oak, Holm Oak
Quercus oblongifolia	Mexican Blue Oak
Quercus suber	Cork Oak
Pistacia chinensis*	Chinese Pistache
Platanus racemosa	California Sycamore
Tipuana tipu	Tipu Tree

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Near Town Neighborhoods

Figure 13-63 Brachychiton populneus

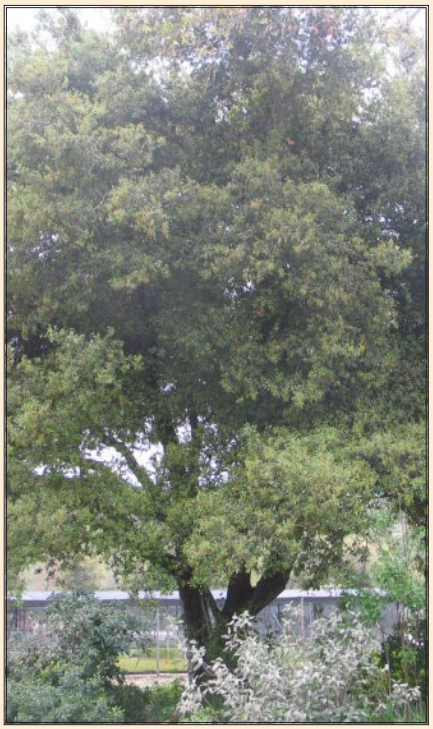


Figure 13-64 Quercus agrifolia

Near Town Neighborhoods

Figure 13-65 Eucalyptus cinerea

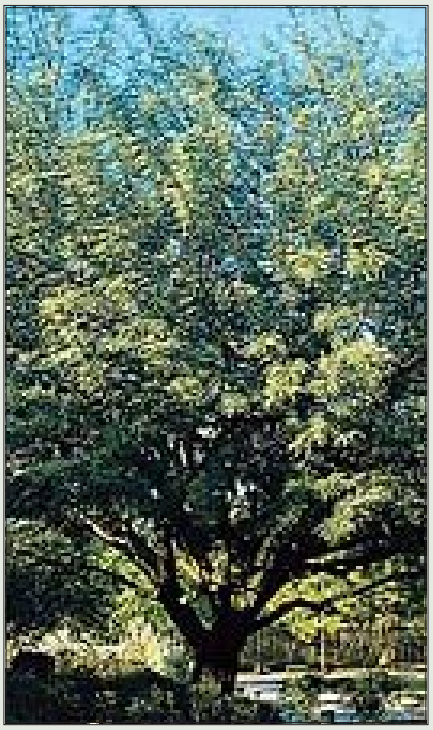


Figure 13-66 Prosopis chilensis

Park Trees

Acacia baileyana	Bailey acacia
Acacia stenophylla	Shoestring Acacia
Albizia julibrissin*	Silk Tree, Mimosa
Arbutus unedo*	Strawberry Tree
Brachychiton populneus	Bottle Tree
Callistemon viminalis	Weeping Bottlebrush
Calocedrus decurrens*	Incense Cedar
Casuarina cunninghamiana	River She-oak, Australian Pine
Casuarina equisetifolia	Horsetail Tree, Australian Pine
Casuarina stricta	Coast Beefwood, Drooping She-oak
Cedrus deodar*	Deodar Cedar
Ceratonia siliqua	Carob Tree
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Little-Leaf Palo Verde, Foothills Palo Verde
Cercis canadensis mexicana	Mexican Redbud
Cercis occidentailis	Western Redbud
Chitalpa tashkentensis*	Chitalpa
Cupressus arizonica	Rough-Barked Arizona Cypress
Cupressus glabra	Smooth-Barked Arizona Cypress
Cupressus sempervirens	Columnar Italian Cypress
Eucalyptus camaldulensis*	Red Gum, Red River Gum
Eucalyptus cinerea	Spiral Eucalyptus, Ash Gum, Argyle Apple
Eucalyptus citriodora	Lemon-Scented Gum
Eucalyptus cladocalyx	Sugar Gum
Eucalyptus erythrocorys	Red Cap Gum
Eucalyptus leucoxylon	White Ironbark, Pink-Flowered Ironbark
Eucalyptus microtheca	Coolibah, Tiny Capsule Eucalyptus
Eucalyptus polyanthemos	Silver-Dollar Gum
Eucalyptus torquata	Coral Gum
Geijera parviflora	Australian willow
Gleditsia triacanthos*	Honey Locust
Grevillea robusta	Silky Oak
Heteromeles arbutifolia	Toyon, Christmas Berry, California Bolly
Melaleuca quinqueneriva	Cajeput Tree
Melia azedarach	Chinaberry Tree, Persian Lilac Tree
Olea europaea	Olive
Pinus canariensis	Canary Island Pine
Pinus halepensis	Alleppo Pine
Pistacia chinensis*	Chinese Pistache
Pittosporum phyllyraeoides	Willow Pittosporum
Platanus racemosa	California Sycamore
Prosopis alba	Argentine Mesquite

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Park Trees Continued

Prosopis chilensis*	Chilean Mesquite
Prosopis glandulosa*	Texas Honey Mesquite
Prosopis nigra	Black Mesquite
Prosopis pubescens*	Screwbean Mesquite
Prosopis velutina	Velvet Mesquite
Quercus agrifolia	California Coast Live Oak
Quercus buckleyi	Texas Hill Country Red Oak
Quercus emoryi	Emory Oak
Quercus ilex	Holly Oak, Italian Live Oak, Holm Oak
Quercus oblongifolia	Mexican Blue Oak
Quercus suber	Cork Oak
Quercus virginiana	Southern Live Oak
Rhus lancea	African Sumac
Schinus molle	California Pepper Tree
Schinus teribinthifolius	Brazilian Pepper Tree
Tipuana tipu	Tipu Tree
Vitex agnus-castus*	Chaste Tree, Monk's Pepper Tree

Near Town Neighborhoods

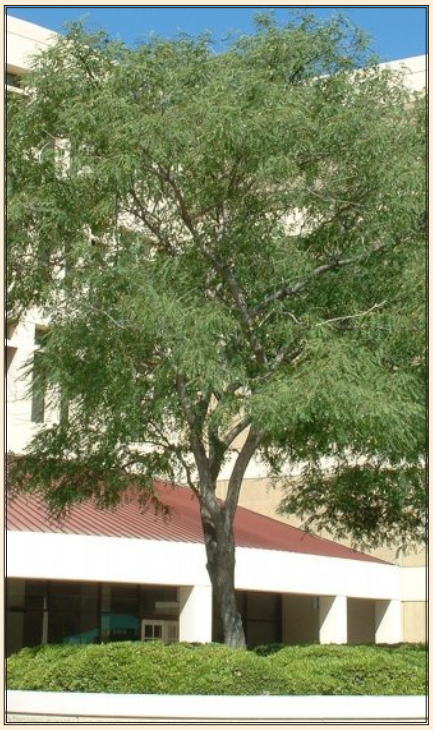


Figure 13-67 Tipuana tipu

Figure 13-68 Vitex agnus-castus

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Near Town Neighborhoods

Figure 13-69 Asparagus densiflorus

Figure 13-70 Dodonaea viscosa

Shrubs

Abutilon palmeri	Sonoran Flowering Maple, Desert Abutilon
Acacia berlandieri	Guajillo, Berlandier's Acacia
Acacia constricta	White-Thorn Acacia
Acacia cultiformis	Knife Acacia
Acacia redolens	Prostrate Acacia, Desert Carpet,
Anisacanthus thurberi	Desert Honeysuckle, Chuparosa
Asparagus densiflorus 'Myer'	Asparagus Fern, Myer's Asparagus
Asparagus densiflorus 'Sprengeri'	Asparagus Fern, Sprenger Asparagus
Berlandiera lyrata*	Chocolate Flower
Buddleia marrubifolia	Wooly Butterfly Bush
Caesalpinia gilliesii	Yellow Bird of Paradise
Caesalpinia pulcherrima	Red Bird of Paradise
Calliandra californica	Baja Fairy Duster
Calliandra eriophylla	Fairy Duster, False Mesquite
Convolvulus cneorum	Bush Morning Glory
Cordia parvifolia	Little-Leaf Cordia
Dalea greggii	Trailing Indigo Bush
Dalea pulchra	Bush Dalea
Dasylirion acrotriche*	Green Desert Spoon, Green Sotol
Dasylirion longissima*	Toothless Sotol, Mexican Grass Tree
Dasylirion wheeleri*	Desert Spoon, Sotol
Dodonaea viscosa	Hop Bush, Hopseed Bush
Encelia californica	Brown-Eyed Susan
Encelia Farinosa	Brittle Bush
Eriogonum Wrightii	Wright's Buckwheat
Euphorbia rigida	South African Perennial Euphorbia Bush
Euphorbia tirucalli	Pencil Tree, Milk Bush
Evonymus japonica**	Evergreen Evonymus
Gaura lindheimeri*	Pink Gaura
Hemerocallis sp.**	
Juniperus chinensis	Chinese Juniper
Juniperus horizontalis**	
Juniperus sabina**	
Justicia californica	Chuparosa
Justicia spicigera	Mexian Honeysuckle
Larrea tridentata	Creosote Bush,
Leucophyllum candidum	Cenizo, Violet Silverleaf
Leucophyllum frutescens*/**	Texas Ranger, Texas Sage
Leucophyllum laevigatum*	Chihuahuan Rain Sage
Leucophyllum langmaniae	Langmanie's Sage, Cinnamon Sage
Leucophyllum prunosum	Tamalepian Sage, Sierra Bouquettm
Leucophyllum zygophyllum	Blue Rain Sage, Blue Rangertm

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Shrubs Continued

Lobelia laxiflora	Red Mexican Lobelia
Mahonia fremontii**	Desert Mahonia
Mahonia trifoliate	
Melampodium leucanthum	Blackfoot Daisy
Myrtus communis	True Myrtle, Roman Myrtle
Myrtus communis 'Compacta'	Compact Roman Myrtle
Myrtus communis 'Boetica'	Twisten Myrtle
Nandina domestica**	Heavenly Bamboo
Nerium oleander	Oleander
Penstemon	Desert Penstemon, Desert Beard Tongue
Penstmon ambiguus*	Prairie Penstemon
Penstemon barbatus*	Scarlet Penstemon
Penstemon eatonii*	Eaton's Penstemon,
Penstemon parryi*	Parry's Penstemon
Penstemon pseudospectablilis*	Canyon Penstemon
Penstemon superbus	Superb Penstemon
Perovskia atriplicifolia*	Russian Sage
Phontinia fraseri*/**	
Portulacaria afra	African Jade Plant, Elephant's Food
Punica granatum	Pomegranate
Punica granatum 'Nana'	Dwarf Pomegranate
Quercus turbinellia	Desert Scrub Oak
Purshia mexicana	Cliff Rose
Rhaphiolepis indica	Indian Hawthorn
Rosemarinus officinalis*/**	Rosemary
Salvia chamaedryoides*	Blue Chihuahuan Sage
Salvia clevelandii*/**	Cleveland Sage
Salvia dorrii	Mojave Sage
Salvia farinacea	Mealy Cup Sage
Salvia greggii*/**	Red Chihuahuan Sage
Salvia leucantha**	Purple Mexican Bush Sage
Salvia leucophylla**	Purple Sage
Salvia microphylla	Red Bush Sage
Santolina chamaecyparissus*	Lavendar Cotton
Santolina virens	Green-Leaved Lavender Cotton

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Near Town Neighborhoods

Figure 13-71 Myrtus communis 'Compacta'

Figure 13-72 Punica granatum

Near Town Neighborhoods

Figure 13-73 Cotoneaster horizontalis

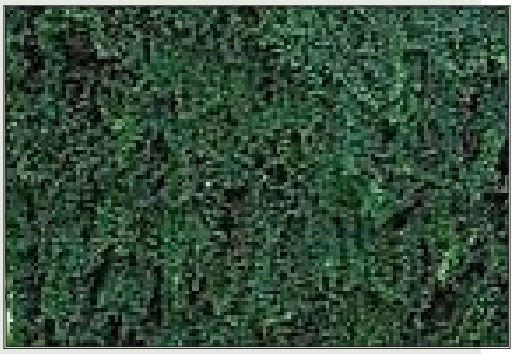


Figure 13-74 Macfadyena unguis-cati

Groundcover and Vines

Antigonon leptopus	Coral Vine, Queen's Wreath
Asteriscus maritimus	Mediterranean Beach Daisy
Atriplex barclayana sonorae	Beach Carpet Saltbush
Atriplex semibaccata	Australian Saltbush, Creeping Saltbrush
Baccharis hybrid 'Centennial'*	Centennial Coyote bush,
Baccharis pilularis*	Dwarf Coyote Bush, Chaparral Broom
Carpobrotus chilensis	Chilean Ice Plant, Pacific Coast Sea Fig
Centaurea cineraria	Dusty Miller, Cutleaf Dusty Miller
Centaurea gymnocarpa	Velvet Centaurea
Cephalophyllum aestonii 'Red Spike'	Red Spike Ice Plant
Cerastium tomentosum*	Snow in Summer
Cotoneaster congestus**	Pyrenees Cotoneaster
Cotoneaster horizontalis*/**	Rock Cotoneaster
Dalea greggii*	Trailing Indigo Bush
Delosperma congestum	Ice Plant
Gazania splendens*	Clumping Gazania Hybrids
Gazania rigens leucolaena*	Trailing Gazania
Lampranthus spectabilis	Trailing Ice Plant
Malephora crocea	Gray Ice Plant
Malephora luteola	Yellow Malepora
Macfadyena unguis-cati	Cat's Claw
Muhlenbergia capillaris*	Pink Mulhy
Muhlenbergia dumosa	Bamboo Mulhy
Muhlenbergia emersleyi	Bull Grass
Muhlenbergia lindheimeri*	Autumn Glow
Muhlenbergia rigens*	Deer Grass
Oenothera stubbei	Chihuahuan Primrose
Oenothera speciosa	Mexican Evening Primrose
Rosemarinus officinalis 'Prostratus'*/**	Trailing Rosemary, Prostrate Rosemary
Sedum reflexum*	
Sedum spurium*	
Thymus vulgaris*	Common Thyme

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Street Trees

Brachychiton populneus	Bottle Tree
Casuarina stricta	Coast Beefwood, Drooping She-oak
Chitalpa tashkentensis*	Chitalpa
Geijera parviflora	Australian willow
Quercus agrifolia	California Coast Live Oak
Quercus buckleyi	Texas Hill Country Red Oak
Quercus emoryi	Emory Oak
Quercus ilex	Holly Oak, Italian Live Oak, Holm Oak
Quercus oblongifolia	Mexican Blue Oak
Quercus suber	Cork Oak
Pistacia chinensis*	Chinese Pistache
Platanus racemosa	California Sycamore
Tipuana tipu	Tipu Tree

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Figure 13-75 Schinus molle

Figure 13-76 Schinus terebinthifolius

Figure 13-77 Quercus agrifolia

Park Neighborhoods

Figure 13-78 Acacia stenophylla

Figure 13-79 Pinus canariensis

Park Trees

Acacia baileyana	Bailey acacia
Acacia stenophylla	Shoestring Acacia
Albizia julibrissin*	Silk Tree, Mimosa
Arbutus unedo*	Strawberry Tree
Brachychiton populneus	Bottle Tree
Callistemon viminalis	Weeping Bottlebrush
Calocedrus decurrens*	Incense Cedar
Casuarina cunninghamiana	River She-oak, Australian Pine
Casuarina equisetifolia	Horsetail Tree, Australian Pine
Casuarina stricta	Coast Beefwood, Drooping She-oak
Cedrus deodar*	Deodar Cedar
Ceratonia siliqua	Carob Tree
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Little-Leaf Palo Verde, Foothills Palo Verde
Cercis canadensis mexicana	Mexican Redbud
Cercis occidentailis	Western Redbud
Chitalpa tashkentensis*	Chitalpa
Cupressus arizonica	Rough-Barked Arizona Cypress
Cupressus glabra	Smooth-Barked Arizona Cypress
Cupressus sempervirens	Columnar Italian Cypress
Eucalyptus camaldulensis*	Red Gum, Red River Gum
Eucalyptus cinerea	Spiral Eucalyptus, Ash Gum, Argyle Apple
Eucalyptus citriodora	Lemon-Scented Gum
Eucalyptus cladocalyx	Sugar Gum
Eucalyptus erythrocorys	Red Cap Gum
Eucalyptus leucoxylon	White Ironbark, Pink-Flowered Ironbark
Eucalyptus microtheca*	Coolibah, Tiny Capsule Eucalyptus
Eucalyptus polyanthemos	Silver-Dollar Gum
Eucalyptus torquata	Coral Gum
Geijera parviflora	Australian willow
Gleditsia triacanthos*	Honey Locust
Grevillea robusta	Silky Oak
Heteromeles arbutifolia*	Toyon, Christmas Berry, California Bolly
Melaleuca quinqueneriva	Cajeput Tree
Melia azedarach	Chinaberry Tree, Persian Lilac Tree
Olea europaea	Olive
Pinus canariensis	Canary Island Pine
Pinus halepensis*	Alleppo Pine
Pistacia chinensis	Chinese Pistache
Pittosporum phyllyraeoides	Willow Pittosporum
Platanus racemosa	California Sycamore
Prosopis alba	Argentine Mesquite

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Park Trees Continued

Prosopis chilensis*	Chilean Mesquite
Prosopis glandulosa*	Texas Honey Mesquite
Prosopis nigra	Black Mesquite
Prosopis pubescens*	Screwbean Mesquite
Prosopis velutina	Velvet Mesquite
Quercus agrifolia	California Coast Live Oak
Quercus buckleyi	Texas Hill Country Red Oak
Quercus emoryi	Emory Oak
Quercus ilex	Holly Oak, Italian Live Oak, Holm Oak
Quercus oblongifolia	Mexican Blue Oak
Quercus suber	Cork Oak
Quercus virginiana	Southern Live Oak
Rhus lancea	African Sumac
Schinus molle	California Pepper Tree
Schinus teribinthifolius	Brazilian Pepper Tree
Tipuana tipu	Tipu Tree
Vitex agnus-castus*	Chaste Tree, Monk's Pepper Tree

Park Neighborhoods

Figure 13-80 Callistemon viminalis

Figure 13-81 Cercis occidentalis

Figure 13-82 Ceratonia siliqua

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Park Neighborhoods

Figure 13-83 Encelia californica

Figure 13-84 Salvia chamandryoides

Figure 13-85 Penstemon eatonii

Shrubs

Abutilon palmeri	Sonoran Flowering Maple, Desert Abutilon
Acacia berlandieri	Guajillo, Berlandier's Acacia
Acacia constricta	White-Thorn Acacia
Acacia cultiformis	Knife Acacia
Acacia redolens	Prostrate Acacia, Desert Carpet
Anisacanthus thurberi	Desert Honeysuckle, Chuparosa
Asparagus densiflorus 'Myer'	Asparagus Fern, Myer's Asparagus
Asparagus densiflorus 'Sprengeri'	Asparagus Fern, Sprenger Asparagus
Berlandiera lyrata*	Chocolate Flower
Buddleia marrubifolia	Wooly Butterfly Bush
Caesalpinia gilliesii	Yellow Bird of Paradise
Caesalpinia pulcherrima	Red Bird of Paradise
Calliandra californica	Baja Fairy Duster
Calliandra eriophylla	Fairy Duster, False Mesquite
Convolvulus cneorum	Bush Morning Glory
Cordia parvifolia	Little-Leaf Cordia
Dalea greggii	Trailing Indigo Bush
Dalea pulchra	Bush Dalea
Dasylirion acrotriche*	Green Desert Spoon, Green Sotol
Dasylirion longissima*	Toothless Sotol, Mexican Grass Tree
Dasylirion wheeleri*	Desert Spoon, Sotol
Dodonaea viscosa	Hop Bush, Hopseed Bush
Encelia californica	Brown-Eyed Susan
Encelia Farinosa	Brittle Bush
Eriogonum Wrightii	Wright's Buckwheat
Euphorbia rigida	South African Perennial Euphorbia Bush
Euphorbia tirucalli	Pencil Tree, Milk Bush
Gaura lindheimeri	Pink Gaura
Juniperus chinensis	Chinese Juniper
Juniperus horizontalis**	
Juniperus sabina**	
Juniperus scopulorum**	
Juniperus squamata**	
Juniperus virginiana**	
Justicia californica	Chuparosa
Justicia spicigera	Mexian Honeysuckle
Larrea tridentata	Creosote Bush
Leucophyllum candidum	Cenizo, Violet Silverleaf
Leucophyllum frutescens*/**	Texas Ranger, Texas Sage
Leucophyllum laevigatum*	Chihuahuan Rain Sage
Leucophyllum langmaniae	Langmanie's Sage, Cinnamon Sage
Leucophyllum prunosum	Tamalepian Sage, Sierra Bouquettm

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Shrubs Continued

Leucophyllum zygophyllum	Blue Rain Sage, Blue Rangertm
Lobelia laxiflora	Red Mexican Lobelia
Mahonia fremontii**	Desert Mahonia
Mahonia trifoliate	
Melampodium leucanthum	Blackfoot Daisy
Myrtus communis	True Myrtle, Roman Myrtle
Myrtus communis 'Compacta'	Compact Roman Myrtle
Myrtus communis 'Boetica'	Twisten Myrtle
Nerium oleander	Oleander
Nolina microcarpa*	Bear Grass
Penstemon	Desert Penstemon, Desert Beard Tongue
Penstemon ambiguus*	Prairie Penstemon
Penstemon barbatus*	Scarlet Penstemon
Penstemon eatonii*	Eaton's Penstemon
Penstemon parryi*	Parry's Penstemon
Penstemon pseudospectablilis*	Canyon Penstemon
Penstemon superbus	Superb Penstemon
Perovskia atriplicifolia*	Russian Sage
Photinia fraseri*/**	
Portulacaria afra	African Jade Plant, Elephant's Food
Punica granatum	Pomegranate
Punica granatum 'Nana'	Dwarf Pomegranate
Quercus turbinellia	Desert Scrub Oak
Purshia mexicana	Cliff Rose
Rosemarinus officinalis*	Rosemary
Salvia chamaedryoides*	Blue Chihuahuan Sage
Salvia clevelandii*/**	Cleveland Sage
Salvia dorrii	Mojave Sage
Salvia farinacea	Mealy Cup Sage
Salvia greggii*/**	Red Chihuahuan Sage
Salvia leucantha**	Purple Mexican Bush Sage
Salvia leucophylla**	Purple Sage
Salvia microphylla	Red Bush Sage
Santolina chamaecyparissus*	Lavendar Cotton
Santolina virens	Green-Leaved Lavender Cotton
Xyosma congestum 'compacta'**	

Figure 13-86 Perovskia atriplicifolia

Figure 13-87 Santolina chamaecyparissus

Figure 13-88 Punica granatum 'Nana'

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Park Neighborhoods

Figure 13-89 Centaurea cineraria

Figure 13-90 Muhlenbergia rigens

Figure 13-91 Gazania splendens

Groundcover and Vines

Antigonon leptopus	Coral Vine, Queen's Wreath
Asteriscus maritimus	Mediterranean Beach Daisy
Atriplex barclayana sonorae	Beach Carpet Saltbush
Atriplex semibaccata	Australian Saltbush, Creeping Saltbrush
Baccharis hybrid 'Centennial'*	Centennial Coyote bush,
Baccharis pilularis*	Dwarf Coyote Bush, Chaparral Broom
Carpobrotus chilensis	Chilean Ice Plant, Pacific Coast Sea Fig
Centaurea cineraria	Dusty Miller, Cutleaf Dusty Miller
Centaurea gymnocarpa	Velvet Centaurea
Cephalophyllum aestonii 'Red Spike'	Red Spike Ice Plant
Cerastium tomentosum*	Snow in Summer
Chamaemelum nobile**	Chamomile
Coleopsis grandiflora**	
Cotoneaster horizontalis*/**	Rock Cotoneaster
Dalea greggii*	Trailing Indigo Bush
Delosperma congestum	Ice Plant
Gazania splendens*	Clumping Gazania Hybrids
Gazania rigens leucolaena*	Trailing Gazania
Lampranthus spectabilis	Trailing Ice Plant
Malephora crocea	Gray Ice Plant
Malephora luteola	Yellow Malepora
Macfadyena unguis-cati	Cat's Claw
Muhlenbergia capillaris*	Pink Mulhy
Muhlenbergia dumosa	Bamboo Mulhy
Muhlenbergia emersleyi	Bull Grass
Muhlenbergia lindheimeri*	Autumn Glow
Muhlenbergia rigens*	Deer Grass
Oenothera stubbei	Chihuahuan Primrose
Oenothera speciosa	Mexican Evening Primrose
Rosemarinus officinalis 'Prostratus'*/**	Trailing Rosemary, Prostrate Rosemary
Sedum reflexum*	
Sedum spurium*	
Thymus vulgaris*	Common Thyme

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Street Trees

Acacia stenophylla	Shoestring Acacia
Casuarina stricta	Coast Beefwood, Drooping She-oak
Cercidium floridum floridum	Blue Palo Verde
Cercidium microphyllum	Little-Leaf Palo Verde, Foothills Palo Verde
Geijera parviflora	Australian willow
Olea europaea	Olive
Olneya tesota	Ironwood tree, Palo Fierro, Tesota

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Edge Neighborhoods

Figure 13-92 Acacia stenophylla

Figure 13-93 Olea europaea

Edge Neighborhoods

Figure 13-94 Brahea armata

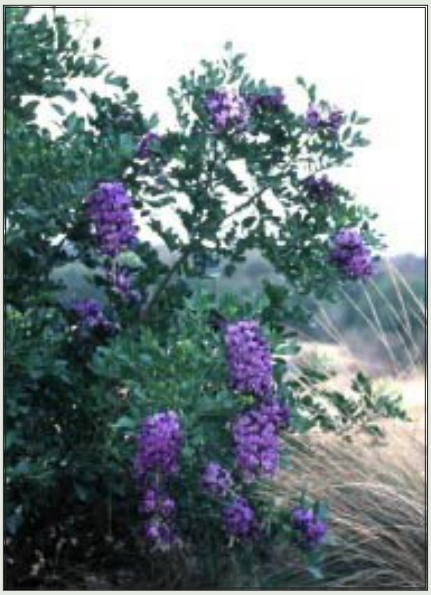


Figure 13-95 Sophora secundiflora

Park Trees

Acacia baileyana	Bailey acacia
Acacia stenophylla	Shoestring Acacia
Brahea armata	Mexican Blue Palm
Brahea edulis	Guadalupe, Guadalupe Island Palm
Carnegiea gigantea	Saguaro Cactus
Casuarina cunninghamiana	River She-oak, Australian Pine
Casuarina equisetifolia	Horsetail Tree, Australian Pine
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Little-Leaf Palo Verde, Foothills Palo Verde
Cercis canadensis mexicana	Mexican Redbud
Cercis occidentailis	Western Redbud
Eucalyptus torquata	Coral Gum
Eucalyptus microtheca*	Coolibah, Tiny Capsule Eucalyptus
Geijera parviflora	Australian willow
Grevillea robusta	Silky Oak
Melaleuca quinqueneriva	Cajeput Tree
Olea europaea	Olive
Olneya tesota	Ironwwod tree, Palo Fierro, Tesota
Parkinsonia aculeate	Mexican Palo Verde
Pithecellobium flexicaule*	Texas Ebony
Prosopis alba	Argentine Mesquite
Prosopis chilensis*	Chilean Mesquite
Prosopis glandulosa*	Texas Honey Mesquite
Prosopis nigra	Black Mesquite
Prosopis pubescens*	Screwbean Mesquite
Prosopis velutina	Velvet Mesquite
Pittosporum phyllyraeoides	Willow Pittosporum
Rhus lancea	African Sumac
Schinus molle	California Pepper Tree
Schinus teribinthifolius	Brazilian Pepper Tree
Sophora secundiflora*	Texas Mountain Laurel, Mescal Bean

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Shrubs

Acacia berlandieri	Guajillo, Berlandier's Acacia
Acacia constricta	White-Thorn Acacia
Acacia cultiformis	Knife Acacia
Acacia redolens	Prostrate Acacia, Desert Carpet
Agave americana*	Century Plant, Maguey
Agave attenuata	Nova, Century Plant
Agave bovicornuta	Cow's Horn Agave, Lechuguilla Verde
Agave bracteosa	Squid Agave
Agave chrysantha	
Agave colorata	Mescal Ceniza
Agave deserti	Desert Agave
Agave geminiflora	Twin-Flowered Agave
Agave lechuguilla	Lechuguilla
Agave lophantha	Holly Agave
Agave media picta	
Agave murpheyi	Murphy's Agave
Agave ocahui	Ocahui Agave
Agave palmeri	Palmer's Agave
Agave palmeri chrysantha	Golden Flower Agave, Pinal Agave
Agave parryi huachucensis*	Huachuca Agave
Agave parryi truncata	Gentry's Agave
Agave salmiana	Pulque Agave, Salm's Agave
Agave univitata	
Agave victoriae-reginae*	Queen Victoria Agave, Royal Agave
Agave vilmoriniana	Octopus Agave
Agave weberii	Weber's Agave
Aloe barbadensis	Medicinal Aloe
Aloe dawei	Dawe's Aloe
Aloe ferox	Cape Aloe
Aloe vera	Medicinal Aloe
Aloysia lycioides	Whitebrush
Aloysia wrightii	Wright's Bee Bush, Mexican Oregano
Asparagus densiflorus 'Myer'	Asparagus Fern, Myer's Asparagus
Asparagus densiflorus 'Sprengeri'	Asparagus Fern, Sprenger Asparagus
Atriplex canescens	Four-Wing Saltbush, Cenizo, Chamiso
Atriplex lentiformis breweri	Brewer's Saltbush, Lens-Scale
Atriplex nummularia	Australian Saltbush, Chamisa
Atriplex polycarpa	Desert Saltbush, Cattle Spinach
Baccharis sarothroides	Desert Broom
Cereus peruvianus	Peruvian Apple
Dalea greggii	Trailing Indigo Bush
Dasylirion acrotriche*	Green Desert Spoon, Green Sotol

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Figure 13-96 Agave victoria

Figure 13-97 Dasylirion

Figure 13-98 Agave weberii

Edge Neighborhoods

Figure 13-99 Santolina virens

Figure 13-100 Leucophyllum frutescens

Shrubs Continued

Dasylirion longissima*	Toothless Sotol, Mexican Grass Tree
Dasylirion wheeleri*	Desert Spoon, Sotol
Encelia californica	Brown-Eyed Susan
Encelia farinosa	Brittle Bush
Euphorbia rigida	South African Perennial Euphorbia Bush
Euphorbia tirucalli	Pencil Tree, Milk Bush
Fallugia paradoxa*/**	Apache Plume
Ferocactus cyclindraceus	Compass Barrel Cactus
Ferocactus wislizenii	Fish Hook Barrel Cactus
Fouquieria splendens	Ocotillo
Gaura lindheimeri*	Pink Gaura
Hesperaloe parviflora*	Red Yucca
Leucophyllum frutescens*/**	Texas Ranger, Texas Sage
Leucophyllum laevigatum*	Chihuahuan Rain Sage
Leucophyllum langmaniae	Langmanie's Sage, Cinnamon Sage
Leucophyllum prunosum	Tamalepian Sage, Sierra Bouquettm
Leucophyllum zygophyllum	Blue Rain Sage, Blue Rangertm
Myrtus communis	True Myrtle, Roman Myrtle
Myrtus communis 'Compacta'	Compact Roman Myrtle
Nolina bigelovii	Bigelow Nolina
Penstemon	Desert Penstemon, Desert Beard Tongue
Penstemon barbatus*	Scarlet Penstemon
Penstemon eatonii*	Eaton's Penstemon
Penstemon parryi*	Parry's Penstemon
Penstemon pseudospectablilis*	Canyon Penstemon
Penstemon superbus	Superb Penstemon
Perovskia atriplicifolia*	Russian Sage
Quercus turbinellia	Desert Scrub Oak
Salvia chamaedryoides*	Blue Chihuahuan Sage
Salvia clevelandii*	Cleveland Sage
Salvia dorrii	Mojave Sage
Salvia farinacea	Mealy Cup Sage
Salvia greggii*	Red Chihuahuan Sage
Salvia leucantha	Purple Mexican Bush Sage
Salvia leucophylla	Purple Sage
Salvia microphylla	Red Bush Sage
Santolina chamaecyparissus*	Lavendar Cotton
Santolina virens	Green-Leaved Lavender Cotton
Yucca aloifolia*	Spanish Bayonet
Yucca rostrata	Chihuahuan Desert Tree Yucca
Yucca schidigera	Mojave Yucca
Yucca whipplei	Our Lord's Candle

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Groundcover and Vines

Aloe saponaria	Soap Aloe
Aloe striata	Coral Aloe
Artemesia caucasia**	Silver Spreader
Artemesia dracuniculas**	True Tarragon
Artemesia frigida**	
Asteriscus maritimus	Mediterranean Beach Daisy
Atriplex barclayana sonorae	Beach Carpet Saltbush
Atriplex semibaccata	Australian Saltbush, Creeping Saltbrush
Baccharis hybrid 'Centennial'*	Centennial Coyote bush
Baccharis pilularis*/**	Dwarf Coyote Bush, Chaparral Broom
Bouteloua gracilis*	Blue Grama
Carpobrotus chilensis	Chilean Ice Plant, Pacific Coast Sea Fig
Centaurea cineraria	Dusty Miller, Cutleaf Dusty Miller
Centaurea gymnocarpa	Velvet Centaurea
Cerastium tomentosum*	Snow in Summer
Coleopsis grandiflora**	
Coleopsis lancelota**	Lance Coleopsis
Cotoneaster horizontalis*/**	Rock Cotoneaster
Dalea greggii*	Trailing Indigo Bush
Delosperma congestum	Ice Plant
Lampranthus spectabilis	Trailing Ice Plant
Malephora crocea	Gray Ice Plant
Malephora luteola	Yellow Malepora
Muhlenbergia capillaris*	Pink Mulhy
Muhlenbergia dumosa	Bamboo Mulhy
Muhlenbergia emersleyi	Bull Grass
Muhlenbergia lindheimeri*	Autumn Glow
Muhlenbergia rigens*	Deer Grass
Oenothera stubbei	Chihuahuan Primrose
Oenothera speciosa	Mexican Evening Primrose
Rosemarinus officinalis 'Prostratus'*/**	Trailing Rosemary, Prostrate Rosemary
Verbena rigida*	

Figure 13-101 Muhlenbergia capillaris

Figure 13-102 Oenothera stubbei

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Arroyos / Easements

Figure 13-103 Albizia julibrissin

Figure 13-104 Sophora secundiflora

Trees***	
Acacia baileyana	Bailey acacia
Acacia stenophylla	Shoestring Acacia
Albizia julibrissin*	Silk Tree, Mimosa
Brahea armata	Mexican Blue Palm
Brahea edulis	Guadalupe, Guadalupe Island Palm
Casuarina cunninghamiana	River She-oak, Australian Pine
Casuarina equisetifolia	Horsetail Tree, Australian Pine
Casuarina stricta	Coast Beefwood, Drooping She-oak
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Little-Leaf Palo Verde, Foothills Palo Verde
Cercis canadensis	Mexican Redbud
Cercis occidentailis	Western Redbud
Chilopsis linearis*	Desert Willow
Chitalpa tashkentensis*	Chitalpa
Geijera parviflora	Australian willow
Olneya tesota	Ironwwod tree, Palo Fierro, Tesota
Parkinsonia aculeate	Mexican Palo Verde
Pithecellobium flexicaule*	Texas Ebony
Prosopis alba	Argentine Mesquite
Prosopis chilensis*	Chilean Mesquite
Prosopis glandulosa*	Texas Honey Mesquite
Prosopis nigra	Black Mesquite
Prosopis pubescens*	Screwbean Mesquite
Prosopis velutina	Velvet Mesquite
Prosopis alba	Argentine Mesquite
Prosopis chilensis	Chilean Mesquite
Prosopis glandulosa	Texas Honey Mesquite
Prosopis glandulosa	Western Honey Mesquite
Prosopis nigra	Black Mesquite
Prosopis pubescens	Screwbean Mesquite
Prosopis velutina	Velvet Mesquite
Sophora secundiflora*	Texas Mountain Laurel, Mescal Bean

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services
** Trees may not be allowed in easements or subject to height restrictions

Shrubs

Acacia berlandieri	Guajillo, Berlandier's Acacia
Acacia constricta	White-Thorn Acacia
Acacia cultiformis	Knife Acacia
Acacia redolens	Prostrate Acacia, Desert Carpet
Agave americana	Century Plant, Maguey
Agave attenuata	Nova, Century Plant
Agave bovicornuta	Cow's Horn Agave, Lechuguilla Verde
Agave bracteosa	Squid Agave
Agave chrysantha	
Agave colorata	Mescal Ceniza
Agave deserti	Desert Agave
Agave geminiflora	Twin-Flowered Agave
Agave lechuguilla	Lechuguilla
Agave lophantha	Holly Agave
Agave media picta	
Agave murpheyi	Murphy's Agave
Agave ocahui	Ocahui Agave
Agave palmeri	Palmer's Agave
Agave palmeri chrysantha	Golden Flower Agave, Pinal Agave
Agave parryi huachucensis	Huachuca Agave
Agave parryi truncata*	Gentry's Agave
Agave salmiana	Pulque Agave, Salm's Agave
Agave univitata	
Agave victoriae-reginae*	Queen Victoria Agave, Royal Agave
Agave vilmoriniana	Octopus Agave
Agave weberii	Weber's Agave
Aloe barbadensis	Medicinal Aloe
Aloe dawei	Dawe's Aloe
Aloe ferox	Cape Aloe
Aloe vera	Medicinal Aloe
Atriplex canescens	Four-Wing Saltbush, Cenizo, Chamiso
Atriplex lentiformis breweri	Brewer's Saltbush, Lens-Scale
Atriplex nummularia	Australian Saltbush, Chamisa
Atriplex polycarpa	Desert Saltbush, Cattle Spinach
Baccharis sarothroides	Desert Broom
Cereus peruvianus	Peruvian Apple
Dasylirion acrotriche*	Green Desert Spoon, Green Sotol
Dasylirion longissima*	Toothless Sotol, Mexican Grass Tree
Dasylirion wheeleri*	Desert Spoon, Sotol
Fallugia paradoxa	Apache Plume
Ferocactus cyclindraceus	Compass Barrel Cactus

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Arroyos / Easements

Figure 13-105 Agave attenuata

Figure 13-106 Agave americana

Arroyos / Easements

Figure 13-107 Fallugia paraoxa

Figure 13-108 Salvia greggii

Shrubs Continued

Ferocactus wislizenii	Fish Hook Barrel Cactus
Fouquieria splendens	Ocotillo
Gaura lindheimeri*	Pink Gaura
Genista hispanica**	Spanish Broom
Hesperaloe parviflora*	Red Yucca
Nolina bigelovii	Bigelow Nolina
Nolina microcarpa*	Bear Grass
Opuntia acicularis	Bristly Prickly Pear,
Opuntia basilaris	Beaver Tail Cactus,
Opuntia bigelovii	Teddy Bear Cholla
Opuntia engelmannii	Engelmann's Upright Prickly Pear
Opuntia ficus-indica	Indian Fig, Tuna Cactus
Opuntia fulgida	Chainfruit Cholla
Opuntia lindheimeri forma linguiformis	Cow's Tongue Prickly Pear
Opuntia microdasys	Bunny Ears
Opuntia phaeacantha major	
Opuntia phaeacantha discata	
Opuntia phaeacantha	Engelman's Sprawling Prickly Pear
Opuntia versicolor	Staghorn Cholla
Opuntia violacaea santa rita	Purple Prickly Pear
Salvia chamaedryoides*	Blue Chihuahuan Sage
Salvia clevelandii*	Cleveland Sage
Salvia dorrii	Mojave Sage
Salvia farinacea	Mealy Cup Sage
Salvia greggii*	Red Chihuahuan Sage
Salvia leucantha	Purple Mexican Bush Sage
Salvia leucophylla	Purple Sage
Salvia microphylla	Red Bush Sage
Yucca aloifolia*	Spanish Bayonet
Yucca baccata*	Banana Yucca
Yucca rostrata	Chihuahuan Desert Tree Yucca
Yucca schidigera	Mojave Yucca
Yucca whipplei	Our Lord's Candle

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

Groundcover and Vines

Aloe saponaria	Soap Aloe
Aloe striata	Coral Aloe
Atriplex barclayana sonorae	Beach Carpet Saltbush
Atriplex semibaccata	Australian Saltbush, Creeping Saltbrush
Baccharis hybrid 'Centennial'*	Centennial Coyote bush
Baccharis pilularis*	Dwarf Coyote Bush, Chaparral Broom
Bouteloua gracilis*	Blue Grama
Centaurea cineraria	Dusty Miller, Cutleaf Dusty Miller
Centaurea gymnocarpa	Velvet Centaurea
Muhlenbergia capillaris*	Pink Mulhy
Muhlenbergia dumosa	Bamboo Mulhy
Muhlenbergia emersleyi	Bull Grass
Muhlenbergia lindheimeri*	Autumn Glow
Muhlenbergia rigens	Deer Grass
Oenothera stubbei	Chihuahuan Primrose
Oenothera speciosa	Mexican Evening Primrose

Arroyos / Easements

Figure 13-109 Muhlenbergia lindheimeri

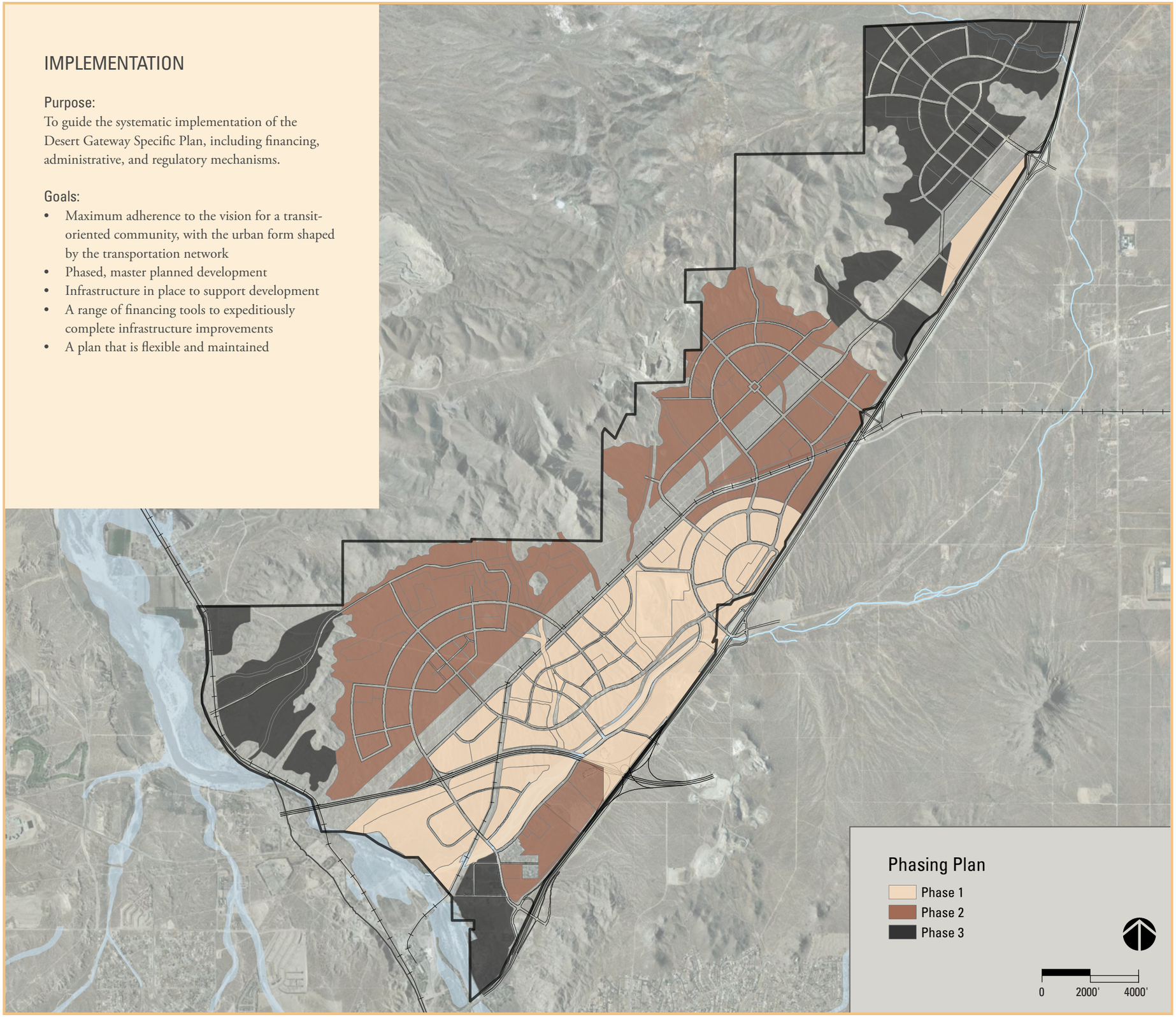
Figure 13-110 Muhlenbergia emersleyi

* Plants approved by AWAC
** Plants approved by the Dept of Comm Services

IMPLEMENTATION

Purpose:
To guide the systematic implementation of the Desert Gateway Specific Plan, including financing, administrative, and regulatory mechanisms.

Goals:
- Maximum adherence to the vision for a transit-oriented community, with the urban form shaped by the transportation network
- Phased, master planned development
- Infrastructure in place to support development
- A range of financing tools to expeditiously complete infrastructure improvements
- A plan that is flexible and maintained



CHAPTER 14:
IMPLEMENTATION

INTRODUCTION

The Desert Gateway Specific Plan defines a vision and establishes a plan to carry out its implementation through a variety of mechanisms. The vision will be realized over a 20- to 30-year period through phased development. Key components of the implementation framework include the phasing plan, financing tools, regulations, and plan administration. Periodic progress evaluations are important to adjust to evolving needs and to calibrate the Specific Plan during the longterm build-out of the Desert Gateway vision.

The structure principles are:
- Basic structure principles of every element will be implemented at each phase
- Phase 1 will include the central Mixed Use Town Center and Arroyo Park recreation corridor
- Phase 2 will further housing and economic goals for Desert Gateway
- Phase 3 will complete the vision

14 INTRODUCTION

Adoption of Specific Plan

The City of Victorville adopted the Specific Plan by ordinance on December 15, 2009. Prior to adoption of the Specific Plan, the City Council adopted a zoning district designation for lands within its boundaries and a pre-zoning district designation for lands outside its boundaries of "S-P (Specific Plan)." The Specific Plan will serve as the implementation tool for the General Plan as well as establish the zoning regulations. To implement the Specific Plan, the City will petition LAFCO to extend the City's sphere of influence and/or annex properties into the City that are currently not within the City's boundary.

Implementation of Design Guidelines

Adoption of the Specific Plan by the City includes adoption of the design guidelines in Chapter 12, which shall be the design criteria by which development projects within the Specific Plan area will be reviewed during the design review process. The design guidelines are intended to be flexible, but also to establish basic evaluation/review criteria for the City for developer projects.

Implementation of Development Standards

Adoption of the Specific Plan by the City includes adoption of development standards for each land use depicted in Chapter 4, "Land Use," and as described in Chapter 11, "Development Standards."

Density Transfers

The Specific Plan Land Use chapter and its map allocates a maximum number of residential dwelling units and density/intensity of non-residential uses to the Specific Plan area. Variations in number of residential dwelling units and density/intensity allocation may occur in the planning process, provided the total number of dwelling units or density/intensity allocation assigned to each residential and mixed use village or non-residential district in the Specific Plan is not exceeded. Variations in number of residential dwelling units, variations of land use boundaries and acreages, and variations in density/intensity allocation shall be subject to approval by the Director and do not constitute an amendment to the Specific Plan.

14.1 OBJECTIVE:
An orderly and comprehensive phasing plan for infrastructure and facility improvements

Master planning is most successful when it is followed by an orderly and comprehensive phasing plan for development within the plan area. This ensures that facilities and infrastructure improvements are provided concurrent with need. The capital improvement program and financing strategies are based on the phasing plan.

POLICIES:

14.1.1 Phasing plan required

Development must be sequenced in an orderly, rational manner. The phasing plan shall include backbone infrastructure. The preceding diagram is the phasing plan for Desert Gateway.

Adjustments to the phasing plan, which retain level of service standards and are consistent with thresholds and triggers for improvements, do not require the processing of an amendment to this Specific Plan. Properties may develop within any phase at any time as long as all required infrastructure needed to serve such properties is provided and that their development is not in conflict with the Specific Plan.

The DesertXpress high speed passenger rail lines, station, and all related facilities may be developed at any time and are independent of the phasing plan. Such improvements will be constructed consistent with the Specific Plan.

14.1.2 A public facilities financing plan is required

A public facilities financing plan will be prepared to address the financing and construction of the major community-wide infrastructure system and facilities such as water and sewer service, utilities, circulation improvements, and certain community and public facilities. The timing or phasing of development will have a direct impact on the responsibilities associated with the financing of the public facilities.

The facilities financing plan will be prepared once the Specific Plan is approved. Development under the Specific Plan cannot proceed in advance of the installation of major public facilities

and improvements unless adequate infrastructure currently exists. The exact financing method for various improvements will be determined in conjunction with the phasing of the infrastructure. These improvements can be funded through a combination of financing mechanisms, as discussed below.

14.1.3 Consistency required

All public and private projects must develop in sequence with the phasing plan and be consistent with the adopted public facilities financing plan.

14.1.4 Land reservation and acquisition

Land required for public facilities, rights-of-way, and infrastructure shall be reserved and acquired pursuant to the public facilities financing plan.

Land for the DesertXpress rail corridor, station, and maintenance facility shall be reserved.

While not a first resort, if necessary, the power of eminent domain may be used to acquire property for public purposes in Desert Gateway to further development and redevelopment.

14.1.5 Relocation of utilities

Certain existing utilities are proposed to be relocated. The relocation of these utilities shall occur in a manner indicated by the phasing plan and associated public facilities financing plan for Desert Gateway.

14.2 OBJECTIVE: Securely financed public improvements

Substantial investment in infrastructure and facility development is necessary to support the development and redevelopment of Desert Gateway. A significant initial investment to acquire land and construct supporting infrastructure and facilities is required before revenue from the development of projects can be realized.

Substantial public benefit is accrued through the development and redevelopment of Desert Gateway. Therefore, public financing mechanisms may be used to further the construction of public infrastructure and facilities and property acquisition. Key public financing tools are identified, although any available option may be used.

POLICIES:

14.2.1 Tax increment financing

Fifty percent of the unencumbered tax increment revenue generated from certain developments in Desert Gateway may be leveraged for bond financing of community-serving infrastructure and facilities.

14.2.2 Community facilities districts

Community facilities districts may be formed to finance facilities and infrastructure improvements and the associated planning and design work. Tax revenue will leverage bond financing to secure improvements concurrent with demand.

A portion of funding may be allocated to school districts to finance a portion of land acquisition and capital improvements for school facilities within Desert Gateway only.

The tax may be levied on both residential and nonresidential properties. The combined tax rate for residential properties will not exceed 2 percent of the projected sales price.

14.2.3 Public enterprise revenue bonds

The City of Victorville may issue public enterprise revenue bonds to finance all or a portion of a solar field and landfill gas energy production facilities at the Victorville Landfill site and to fund capital outlays for the Desert Gateway rapid bus shuttle.

14.2.4 Impact fees and exactions

Impact fees collected from development within Desert Gateway will be used to offset the cost of infrastructure and facility improvements needed to mitigate impacts generated from Desert Gateway. Fees collected shall be placed in a segregated account and programmed in the public facilities financing plan. Developers may receive free credits for constructing infrastructure that is beyond that required for their development.

14.2.5 Special assessment districts

One or more special assessment districts may be created to establish an assessment to partially fund community-serving facilities identified in the public facilities financing plan.

A special assessment district may be created to finance parking facilities within areas designated Mixed Use Town Center and Mixed Use Village Center.

A special assessment district may be created to finance operations and maintenance costs for transit service in Desert Gateway. A significant portion of operating and maintenance funds should be provided by the Victor Valley Transit Authority since transit service will be a part of the regional transit system.

A special assessment district should be established to fund improvements associated with the Bell Wash storm water basin.

Revenue from special assessment districts may be used to leverage bond financing to expedite improvements.

14.2.6 Reimbursement districts

One or more reimbursement districts may be created to reimburse a developer if funds are advanced by it for public infrastructure and facilities, including planning and design work. A reimbursement district may also be used to reimburse developers for oversizing utilities and transportation facilities that will serve future growth areas.

14.2.7 Owner associations

Owner associations may be established to fund the ongoing maintenance of private facilities, private infrastructure, and private amenities.

14.2.8 Infrastructure state revolving fund program

Loan revenue from the infrastructure state revolving fund program may be used to finance a portion of eligible improvements that further economic development goals, objectives, and policies in Desert Gateway. Recurring revenue sources used to fund improvements in Desert Gateway will be used to pay back the loan.

14.3 OBJECTIVE:
Utilize available City of Victorville land use regulatory tools to implement the Desert Gateway Specific Plan

The Desert Gateway Specific Plan provides a framework for a vision rather than prescribe precise development plans. Subsequent development projects will need to demonstrate consistency with this Specific Plan by providing more precise information to facilitate planned development. Key regulatory tools are identified, although any available option may be used.

POLICIES:

14.3.1 Zoning of property within Desert Gateway

After adopting the General Plan, the City also prezoned, zoned, or rezoned land within the Specific Plan area to "S-P (Specific Plan)." The land use designations of this Plan will serve to regulate the use of land in Desert Gateway.

14.3.2 Master planning required for every village and district

A development plan is required prior to or concurrent with approval of a tentative map. The development plan must provide a master plan for development within the entire village or district, or, if allowed by the Director of Development, that portion of the area proposed to be developed. The development plan must be consistent with the Specific Plan.

The development plan must include site-specific land uses, required public facilities, and precise development standards that further the implementation of goals, objectives, policies, and standards set forth in the Desert Gateway Specific Plan. Any off-site improvements necessary to serve the village or district (or portion thereof) shall be included in the development plan.

14.3.3 Development Agreement

A Development Agreement may be entered into between the City of Victorville and developers to further the implementation of the Desert Gateway Specific Plan.

14.3.4 Franchise agreements

Exclusive franchise agreements are permitted within Desert Gateway.

14.4 OBJECTIVE: Projects that are consistent with this Specific Plan

Projects developed under this Specific Plan shall be consistent with it.

POLICIES:

14.4.1 The location of land use designations and facilities is approximate

The boundaries of land use designations and rights-of-way, and locations of facilities, are approximate and may be adjusted, provided that the change is consistent with the general intent of the Specific Plan and that there is no net difference in impacts. For example, such changes may be necessary to address final alignments and designs of future roadways, interchanges, or haul routes, or to ensure compatibility with adjacent land uses. All minor changes may be approved administratively by the Development Director. If a change is major, as determined by the Development Director, then the change will be determined through project-specific development plan approvals. Such changes do not constitute an amendment to the Specific Plan.

14.4.2 Subsequent projects to be in conformance

All projects must be consistent with this Specific Plan. Development within the Specific Plan area is subject to approval of subsequent entitlements by the City. Examples of such entitlements could include specific plan amendments, development plans, tentative maps, conditional use permits, and/or design/site review applications. Individual project applications will be reviewed to determine consistency with the Specific Plan.

Application and processing requirements shall be in accordance with the City's Zoning Ordinance and other regulations, unless otherwise modified by this Specific Plan. All subsequent development projects, public improvements, and other activities shall be consistent with this Specific Plan. In acting to approve a subsequent project or permit, the City may impose reasonable and necessary conditions to ensure that the project is consistent with the Specific Plan.

Subsequent entitlement applications shall be made in writing on forms provided by the City and shall be accompanied by required application fees and such data and information as may be prescribed for that purpose.

14.4.3 Capital improvement projects

The capital improvement program must be consistent with this Specific Plan. Infrastructure improvements shall be scheduled and funded consistent with the phasing plan and any Development Agreement.

14.5 OBJECTIVE: Allow for a Specific Plan that evolves

Amendments to the Desert Gateway Specific Plan are expected due to its size and long-term build-out horizon. Additionally, significant long-term public and private investment is necessary to achieve the vision.

POLICY:

14.5.1 Calibrate the plan to maintain the vision

Approval of the Specific Plan indicates acceptance by the City of a general framework of development for the Desert Gateway area. Part of that framework establishes land uses and specific development standards that constitute the zoning regulations for the Specific Plan area. It is anticipated that certain modifications to the Specific Plan text, exhibits, and/or project may be necessary during the development of Desert Gateway.

Major and Minor Amendments. Amendments to the Specific Plan may occur through a "Minor Amendment" or a "Major Amendment." A Minor Amendment allows for minor changes to be made to the Specific Plan without a public hearing and with the approval of the Director of Development ("Director"). All other proposed amendments are considered "Major Amendments" and are required to be reviewed for approval by the Planning Commission and City Council. In all cases, amendments must be found to be in substantial conformance with the goals and standards of the Specific Plan and must be consistent with the Master Developer Agreement.

Amendments may be requested at any time. If the amendment is deemed a Major Amendment by the Director, it will be processed in the same manner as the original Specific Plan. If the amendment is deemed a Minor Amendment by the Director, the Director shall review it for approval. The Director shall retain the discretion to refer a request for a Minor Amendment to the Planning Commission. The following are examples of a Minor Amendment:

- Decrease in project density.
- Modification of design criteria such as paving treatments, architectural details, landscape treatments, fencing, lighting, and entry treatments.
- Implementation of additional landscape treatments such as pocket parks and recreational facilities within neighborhoods and street furniture or portals in the right-of-way.
- Landscape, wall material, wall alignment, and streetscape modifications which are consistent with the design guidelines contained in this Specific Plan as determined by the Director.
- Modifications to Design Guidelines, such as variation of materials within the particular architectural style and minor variations in colors.
- Modifications to architecture, plotting, and unit or building size that have been reviewed and approved through the design review process.
- Changes (including location) to the community infrastructure such as drainage systems, roads, water and sewer systems, etc., that do not have the effect of significantly increasing or decreasing capacity in the project area beyond the specified density range, and do not otherwise change the intent of the Specific Plan.
- The addition of new information to the Specific Plan maps or text for the purpose of clarification that does not change the effect or intent of the Plan.
- Any other proposed amendments that are determined by the Director to be minor.

Actions that do not Constitute an Amendment. The Specific Plan identifies certain actions that do not constitute an amendment to the Specific Plan. Such actions include:

- Adjustments to the Phasing Plan which retain the level of service standard and are consistent with the threshold and triggers for improvements (Policy 14.1.1).
- A transfer or change in acreage or density between land use designations, villages, or districts (Chapter 14, Introduction).

- Modifications to land use due to final alignments and designs of future interchanges, streets, haul roads, and other similar reasons, as well as to ensure compatibility with surrounding land uses and facilities.
- Changes to boundaries of land use designations, rights-of-way, and location of facilities, provided the change is consistent with the general intent of the Specific Plan and there are no net differences in impacts (Policy 14.4.1).

14.5.2 Addition of territory

Property may be added to the Desert Gateway Specific Plan boundary.

14.6 OBJECTIVE: Seek cooperative intergovernmental relationships

The involvement of many governmental agencies is required for the successful implementation of Desert Gateway. This Specific Plan was coordinated with the plans of other agencies. Desert Gateway will consider plans and proposals of other agencies. The City of Victorville will need to work with agencies to implement portions of this Specific Plan.

POLICIES:

14.6.1 Work with the San Bernardino Local Agency Formation Commission

The City of Victorville will expeditiously pursue expansion of the Sphere of Influence to encompass all areas of Desert Gateway.

The City of Victorville will support annexation of all unincorporated property within Desert Gateway. The City finds that a community of interest exists between all property within Desert Gateway and the City.

14.6.2 Preserve a corridor for the future High Desert Corridor

Desert Gateway will reserve right-of-way for the future High Desert Corridor and its interchanges within Desert Gateway.

14.6.3 Preserve corridors for future passenger rail service expansion

Desert Gateway will reserve right-of-way for expansion of passenger rail service to link DesertXpress with Metrolink and the California High Speed Rail Project.

14.6.4 Work with the Southern California Logistics Rail Authority

The City supports a new railroad spur to Southern California Logistics Airport and a potential intermodal facility located at the airport.

14.6.5 Maintain distinct and complementary roles between the Victor Valley Redevelopment Authority and City of Victorville

The Desert Gateway Specific Plan serves as the plan for the redevelopment of that portion of the Victor Valley Redevelopment Area within Desert Gateway. The Victor Valley Redevelopment Plan will continue to enable the implementation framework for redevelopment.

14.7 OBJECTIVE: Periodically evaluate and maintain the Desert Gateway Specific Plan

The Desert Gateway Specific Plan is a long-term plan that will evolve throughout its implementation. Administration and maintenance of the Plan are vital to realize the vision.

POLICIES:

14.7.1 Annual evaluation report required

As deemed necessary, the City Manager may provide an evaluation report to the Victorville City Council and Victor Valley Redevelopment Agency to evaluate the progress in implementing the Desert Gateway Specific Plan. The evaluation report may include recommendations to update department work programs, the City budget, the capital improvement program, and any other City plans or regulations in order to coordinate with and implement this Specific Plan.

AECOM