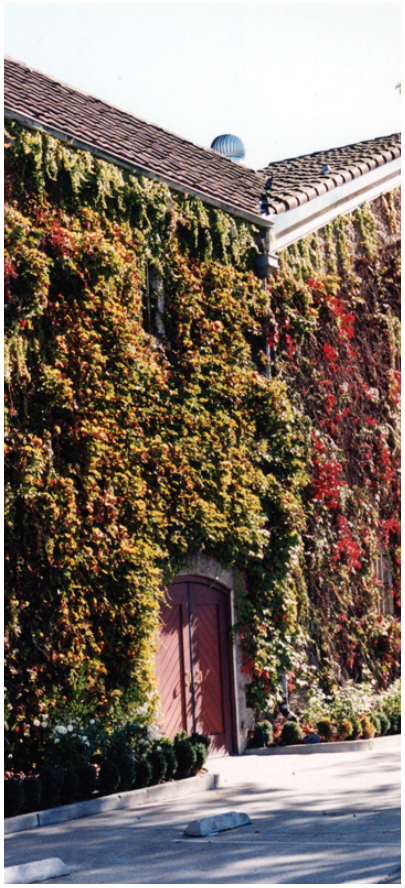


Landscaping elements are important site features

3.3 LANDSCAPING ELEMENTS

Landscaping should be used to frame and soften structures, define site functions, enhance the quality of the environment, and screen undesirable views. Safety, environmental impacts, and accent elements should all be considered when selecting and locating trees and other landscaping elements.

3.14

Development Guidelines

A. GENERAL LANDSCAPING GUIDELINES

1. Landscaping should be installed between the street and/or edge of the sidewalk and the building.

2. Landscaping should be used to:

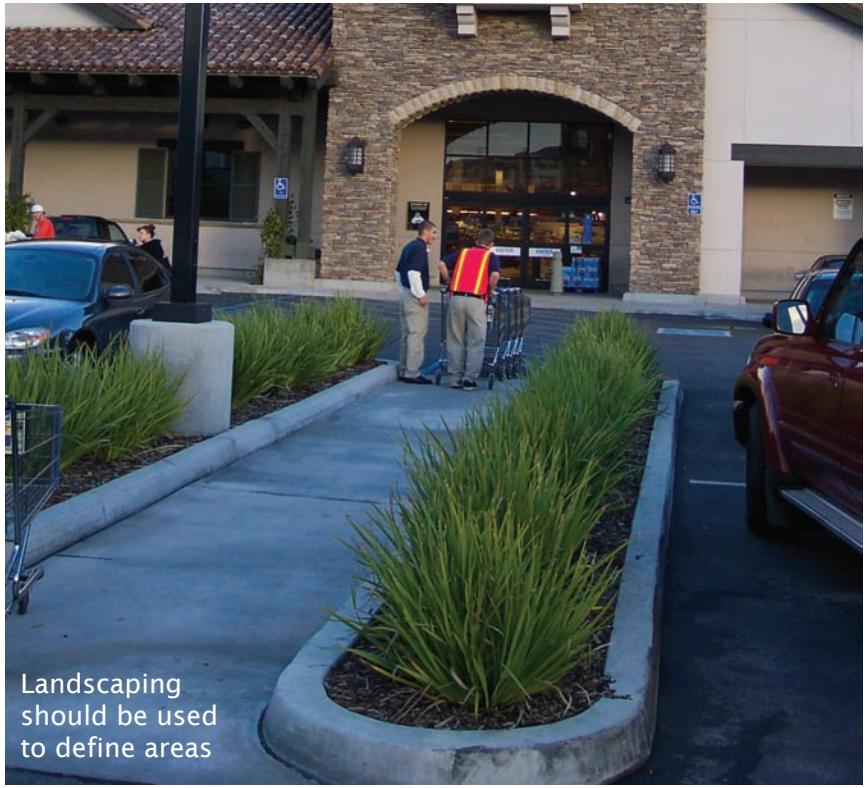
   - define areas such as building entrances, key activity hubs, focal points, and the street edge;
   - provide screening for unattractive/ unsightly service areas;
   - serve as buffers between neighboring uses; and
   - screen drive-through lanes.

3. Incorporate existing vegetation and natural rock formations where possible.

4. Consider incorporating large boulders into landscaping plans to provide a pleasing contrast to the plant materials found in a mountain setting.

5. Formal planting designs and color-spots are encouraged in courtyards and plazas.

6. Accent plantings should be used to highlight entries and key activity hubs and to create focal points.



Landscaping should be used to define areas

The use of window boxes is encouraged

7. The use of window boxes is encouraged to provide color-spots, but plants must be accessible for maintenance and should be attached safely and securely.

8. Trees should be used to create an intimate scale, to enclose spaces, and to frame views, but tree placement should respect the long-range views of surrounding neighbors.

9. Mature trees should be strategically planted to assist new development in looking established as quickly as possible.

10. Trees and shrubs should be located and spaced to allow for mature and long-term growth.

11. Trees and shrub types should be selected to minimize root problems.

12. Evergreen trees should be planted no further than 30 feet on center, depending on species, to provide a visual barrier between commercial and residential uses by screening parking lots and large commercial building walls. The trees should not be a replacement for enhanced architecture.

13. Deciduous trees should be used to provide solar control during summer and winter, provide fall color, seasonal flower, and other desired effects.

3.15

Development Guidelines

14. Trees and large shrubs should be placed as follows:

    - a minimum of five feet between the center of trees or large shrubs and the edge of the driveway, water meter or gas meter, or sewer laterals;
    - a minimum of ten feet between the center of trees or large shrubs and utility poles;
    - a minimum of ten feet between the center of trees or large shrubs and the point of intersection of the edge of driveways and streets or walkways; and
    - a minimum of eight feet between the center of trees or large shrubs and fire hydrants and fire department sprinkler and standpipe connections.

15. Vines and potted plants should be used to provide wall, column, and post texture and color, as well as to accentuate entry ways, courtyards, and sidewalks and to provide pedestrian shade.

16. Trellises, vines, and/or espaliers should be placed on large expanses of walls at the rear or sides of buildings to break up building mass and to create visual interest.

Trees and shrubs should be strategically placed

Plantings should be used to screen less desirable areas, such as trash enclosures, from public view

Plantings should be grouped according to maintenance requirements

17. Plantings should be used to screen or separate less desirable areas from public view, such as trash enclosures, parking areas, storage areas, loading areas, and public utilities.

18. Plant materials should be appropriate for the sun, wind, soil compaction, temperatures, and water conditions of the project.

19. Plants should be grouped in high and low maintenance zones and coordinated with irrigation plans to minimize the use of water and the placement of irrigation tubing.

20. All landscaped areas should have automatic irrigation systems installed to ensure plant material survives.

21. Irrigation systems should be designed to prevent overspray onto walkways, parking areas, buildings, and fences.

3.18

Development Guidelines

B. PARKING LOT PLANTINGS

1. Provide as much green space as possible for plant material within parking lots to reduce the visual impact of the parking field.

2. Any portion of the parking area not used for vehicle storage or access should be landscaped.

3. Enhanced landscaping, specimen trees, color annuals, and decorative monuments should be utilized at parking lot entrances.

4. Landscaping within parking areas should be protected from encroaching vehicles by concrete curbing or raised planting areas. Landscape islands should be wide enough to allow for tree growth and to avoid tree trunks from being damaged by cars.

5. A landscape planting area should be provided at the end of each parking aisle.

6. One landscaped finger island should be provided per every ten spaces.

7. Raised planting areas, with a minimum interior dimension of five feet, should be used to separate double-loaded parking areas.

Provide as much green space as possible


Landscape islands should be used throughout the parking lot

Trees should be used throughout the parking lot and not just at the ends of parking rows

Canopy trees should be used for shade

8. Trees should be located throughout parking areas and not merely at the ends of parking rows.

9. Canopy trees should be used in parking areas to reduce the impact of large expanses of paving and to provide shade, as well as to reduce glare and heat build up. These trees should have a 30-foot to 40-foot canopy potential and be sized at 24-inch box or larger at the time of installation.

10. The height of landscaping adjacent to parking stalls is important to allow the opening of side doors and to allow for vehicle overhang.

11. Vehicular line of sight should be maintained in all areas throughout the parking lot.

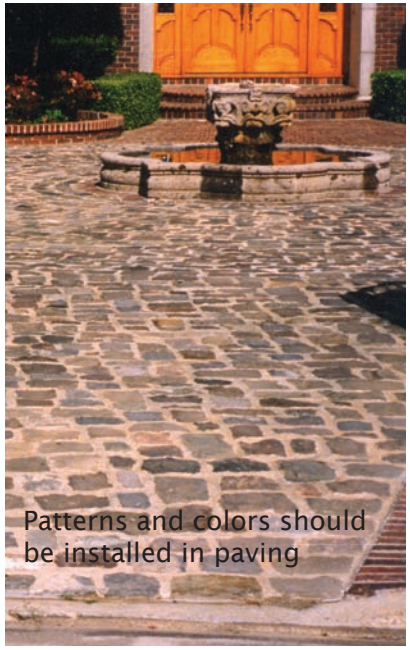
C. PAVING TREATMENTS

1. Paving materials should be varied in texture and color where pedestrian and vehicular areas overlap. The use of stamped concrete, stone, brick, or granite pavers; exposed aggregate; or colored concrete is encouraged in parking lots to promote pedestrian safety and to minimize the negative impact of large expanses of asphalt pavement.

2. Patterns and colors should be installed in paving treatments using tile, brick, and textured concrete in order to provide clear identification of pedestrian access points into buildings and parking features such as handicap spaces, pedestrian loading, etc.

3. Durable, smooth, and even surfaces should be used in well-traveled areas while other materials that have more texture can be used in less traveled areas.

4. When selecting paving materials, consider the safety of the walking surface when wet.



Patterns and colors should be installed in paving