

### a. Purpose and Intent

The Landscape Design Guidelines for The Crossroads in Winchester Specific Plan No. 288, Amendment No. 2, have been developed in accordance with the objectives of achieving a distinctive, well planned community, at a highly visible location in the center of the Winchester Valley.

More specifically, the purpose of these Landscape Design Guidelines, are to:

1. Provide the County of Riverside with the necessary assurance that the Specific Plan area will develop in accordance with the high quality and character proposed herein;
2. Provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals in order to maintain the desired quality;
3. Provide guidance to County staff, the Planning Commission, and the Board of Supervisors in the review of future development projects in the Specific Plan area;
4. Provide guidance in the formulation of Covenants, Conditions and Restrictions for the use of land in the Specific Plan area;
5. Provide guidance in the formulation of concise development guidelines for the various planning areas within the Specific Plan boundaries; and
6. Provide development guidelines which permit The Crossroads in Winchester Specific Plan area to develop its own theme and character while allowing it to interface with and respond to the character and design fabric of adjacent specific plan areas, as well as those that may be currently under review or proposed for the future.

These Landscape Design Guidelines are provided as a resource to those involved in the design and implementation of this Specific Plan Amendment, and—illustrative in nature—are meant to be flexible and respond to changes in taste, environmental concerns, and socio-economic needs over time.

Two general disciplines of the Landscape Design Guidelines are articulated within this section, as follows:

**The Roadway Landscape Guidelines** present the landscape development concept for the treatment of all major and minor community roadways associated with The Crossroads. These guidelines are essential in creating the wide, shaded parkways, which will serve as connectors for pedestrians and bicyclists of the community, and in giving the plan an inviting and established presence for passing commuters—especially on Domenigoni Parkway.

The **Community Elements**, Landscape Guidelines and Planting Guidelines are intended to complement the architectural and site planning guidelines. Together, they combine to form a distinctive character offering a high quality environment and the preservation of characteristics that identify The Crossroads as a master-planned development.

### 1. Roadway Landscape Guidelines

The roadway landscape design guidelines detailed in this section establish a reference for the hardscape and planting of public rights-of-way and common areas. The guidelines include a description and illustrative plans which reflect the quality and image which The Crossroads Specific Plan wishes to establish. The guidelines recognize and encourage the use of landscaping in complementing and enhancing Project architecture. Primary importance to the landscape development character is the creation of a community theme that reinforces several goals: traffic safety, functional circulation, and a definition of neo-traditional patterns through the incorporation of broad boulevards, well-shaded pedestrian walkways, and paseos that connect transit stops and commercial areas to the residential uses.

A special note on trees planted in the roadway landscape zone is made regarding shade trees to provide comfort for the pedestrians and are key to creating an accommodating environment for pedestrians or bicyclists in the climate of Riverside County. Reduction of heat build-up from un-shaded asphalt, a cooler microclimate from evapotranspiration, and protection for groundcover, turf or immature plantings below the shade line are critical benefits from proper placement of shade trees. The developer shall give extraordinary attention to the placement and care of the roadway landscape tree plantings.

#### a. Domenigoni Parkway Right-of-Way and Landscape Zone

The landscape development along Domenigoni Parkway has been designed to provide for a strong sense of community character and for a functional pedestrian corridor. Domenigoni Parkway is proposed as an urban arterial highway with a 152-foot right-of-way (see **Figure C-2-1 - Domenigoni Parkway - Urban Arterial Highway**). A raised landscaped median is planned to serve the heavy pedestrian and bicycling activity of the neighborhood commercial center. Domenigoni Parkway will also carry the majority of commuting traffic through the Specific Plan area, and should be planted with a limited number of the same species of trees, so that a unified and distinctive quality image is portrayed.