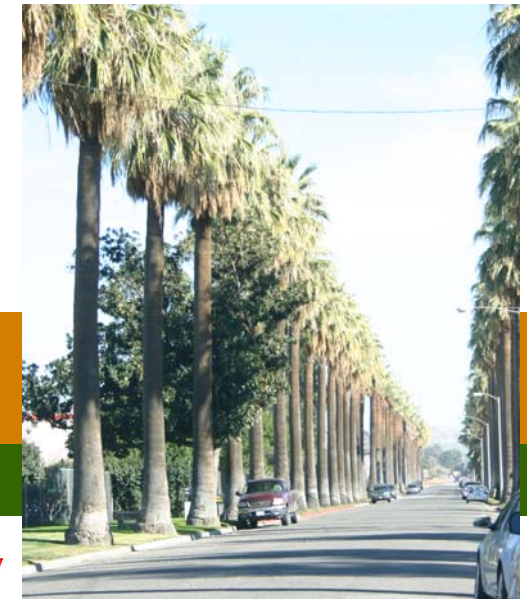




# COMMUNITY OF HIGHGROVE DESIGN GUIDELINES





# COMMUNITY OF HIGHGROVE DESIGN GUIDELINES

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## CHAPTER 1: A CONTEXTUAL HISTORY OF HIGHGROVE

Highgrove is a quaint community, located in an unincorporated area of Riverside County between the City of Riverside and the City of Grand Terrace. It was established in 1886 as a result of the Matthew Gage Canal, Santa Fe Rail Line and the State's first hydroelectric plant. It is bordered by the County line, Interstate 215, Box Springs Reserve and the Hunter Industrial Park.

The Highgrove Community Sub-area contains 275 acres characterized by older residential, service commercial and industrial development. Commercial development in the area is primarily service oriented, serving the local community as well as the nearby cities of Riverside and Grand Terrace. Industrial development in the area began as a conglomeration of citrus packing facilities serving the citrus farms located at the east end of the community. Today many of these facilities have been converted into a variety of light manufacturing plants as the citrus industry has declined in the region.

Highgrove is also bordered on the south by Hunter Park, one of the most prosperous industrial areas in the city of Riverside and home to CE-CERT, the College of Engineering, Center for Environmental Research and Technology for the University of California, Riverside.

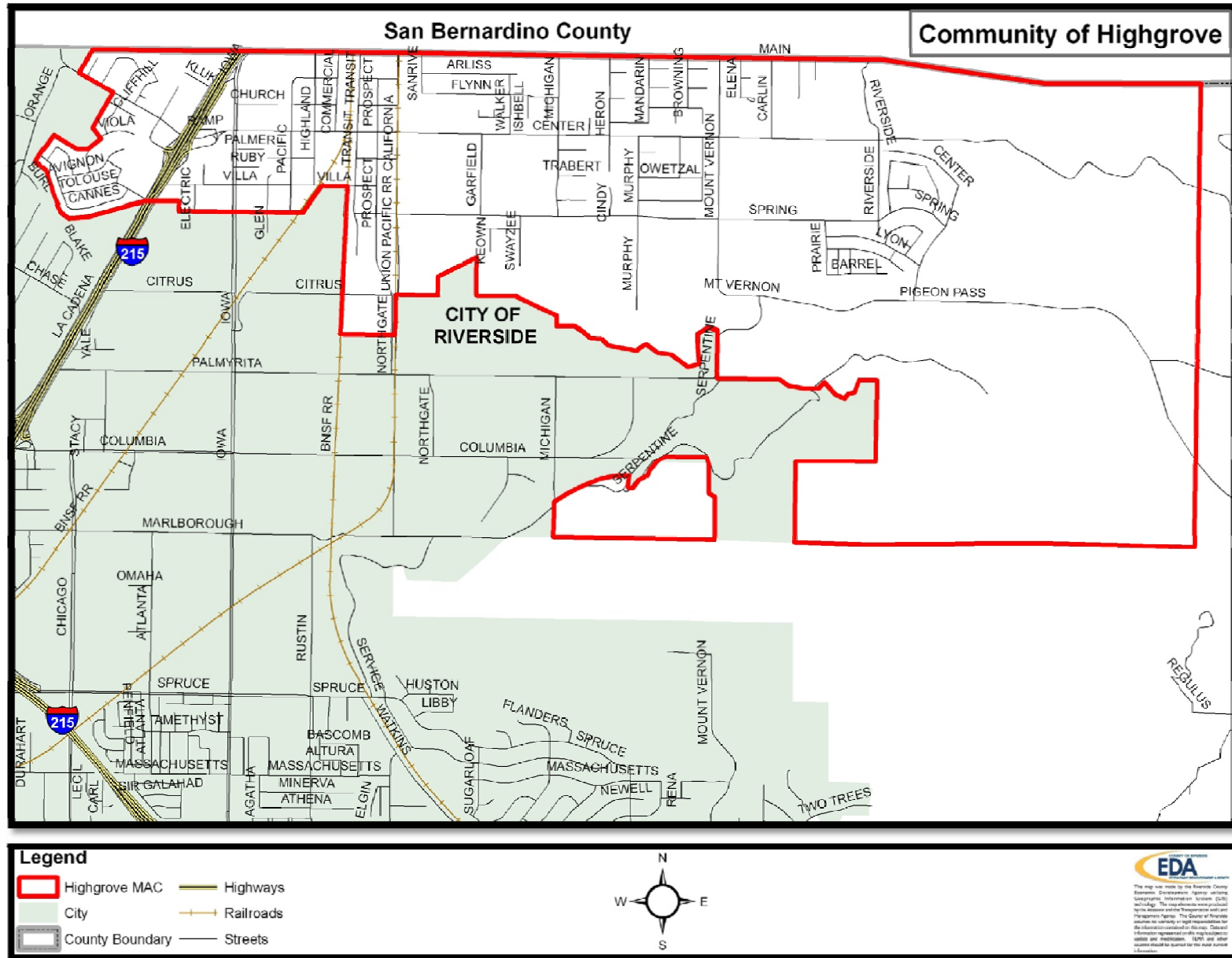
Infill and rehabilitation projects characterize most of the development which will occur in Highgrove. The community's close proximity to downtown Riverside and prime freeway visibility along Interstate 215, affords excellent opportunities for development of freeway related commercial uses.

Highgrove does not have a large amount of vacant industrially zoned property for development. The area is bisected by both a Union Pacific rail line and a Burlington Northern Santa Fe line.

Small industrial users requiring rail access may be attracted to the project area. With the Highgrove sub-area being almost entirely built out in regards to housing, infill and rehabilitation projects will be the most likely housing activity.

Decline in the California Citrus Industry and significant increases in the Housing and Construction Industry are the catalysts to a diverse community culture.

DESIGN GUIDELINE BOUNDARY



## CHAPTER 2: GOAL OF DESIGN GUIDELINES

*"The most common mistake is to confuse surface appearance (picket fences and traditional architecture) with fundamental principles. Authentic neighborhoods and towns have an integration and balance of uses, public/private synergy, streets as an amenity, and front porches, which encourage "eyes on the street."*

*"True towns, villages and cities are fundamental human creations that balance things public with things private. In a healthy town or city, public and private elements work together, with synergy, to produce a good quality of life. Where either the public (community) aspect or the private (individual) aspect is sacrificed, quality of life suffers."*

*Geoffrey Ferrell, with Marcella Cambor and David Goodman, "Design Principles for Neighborhoods and Towns"*

Every so often, it is found that older communities are neglected and fall by the wayside, as property values drop. The community of Highgrove expects that the current planning and redevelopment activities planned for this area will consciously prevent this from happening, and help to create an environment that attracts and promotes desirable services and activities.

There is a need to bridge the gap between the old and the new – to find or implement a unifying fabric across the community, a fabric that is proud of and respects its historic heritage while welcoming new development.

Historically towns, villages and cities grew organically, around human activity, and as such functioned to cater to the needs of its occupants and their public life. So also, in modern times good urbanism should be not about style only but about pragmatic function. With changing times privacy and individual freedom have gained an unprecedented importance. In a healthy society the private and public aspects of life should function together, with synergy, to produce a good quality of life. Where one aspect is sacrificed, quality of life suffers. (Geoffrey Ferrell, with Marcella Cambor and David Goodman, "Design Principles for Neighborhoods and Towns", <http://www.tndhomes.com/phd01.htm>)

The aim of this document is to promote positive and enriching development by assuring that it aspires to a greater architectural and urban design standard, by not expounding just a superficial style or surface appearance (picket fences and traditional architecture) but promoting the fundamental principles like orienting and opening to the street and promoting a healthy balance between private and public life.

This can be done through government projects and also through private development. Any new project needs the infrastructure a community provides for its creation and existence, and at the same time as a part of the community, should contribute its share in promoting the values and vision of the community as a whole.

## VALUES

HISTORIC HERITAGE  
CONTEXTUALITY  
AUTHENTICITY  
LIVABILITY  
SUSTAINABILITY  
SAFETY  
ECONOMIC VITALITY  
CLOSENESS TO NATURE

## VISION FOR THE FUTURE

EMPHASIZE THE HISTORIC HERITAGE AND UNIQUE CHARACTER OF HIGHGROVE BY IDENTIFYING AND PROMOTING FUNDAMENTAL PRINCIPLES BEHIND GOOD PRIVATE BUILDINGS  
CREATE A PEDESTRIAN/BICYCLIST/CHILD FRIENDLY ENVIRONMENT  
CREATE AN INTERCONNECTED PUBLIC TRAILS SYSTEM WITH POCKET PARKS  
PROMOTE CONSISTENT SIGNAGE AND LANDSCAPE STANDARDS UNIFYING CIRCULATION CORRIDORS  
PROMOTE PUBLIC ART  
ENCOURAGE DIVERSE AND MIXED-USE DEVELOPMENT  
ENCOURAGE SUSTAINABILITY, LONGEVITY AND QUALITY IN BUILDINGS  
ENCOURAGE STREET LEVEL ACTIVITIES WITHIN CORE

The County of Riverside Economic Development Agency has developed these guidelines in an attempt to achieve these goals.

Three pronged approach:

- 1) Encourage present residents to improve their properties, rehabilitate facades.
- 2) Develop and implement a set of design guidelines for new development that is respectful of the historic heritage and context.
- 3) Improve infrastructure: parks, street improvements, trails, public art that unifies the whole community.

Keywords: pedestrian friendly, family friendly, bicyclist friendly, "safe routes" to schools, fire resistant plants and trees, underground utilities, design enhancements at key intersections, focus on specific corridors or streets to address particular issues,

# VALUES - AND WHY THEY ARE IMPORTANT

## **HISTORICAL HERITAGE**

Historical heritage is of value because it gives a place a sense of history, pride and belonging. History should be given the recognition it deserves, and efforts should be made to preserve and improve historic structures.

## **CONTEXTUALITY**

Architecture should provide a sense of time and place. One way of achieving this in design is to be conscious of the surroundings - both the natural and the built environment. While design forms, details and material references translating to historic design concepts are encouraged, in order to keep the built environment honest and reflective of its form and function, complete copies and literal imitations or false plant-on styles are strongly discouraged.

## **AUTHENTICITY**

Authenticity is of value because cities designed in this manner create a sense of ownership and community in its citizens through the utilization of contemporary and available building technologies and materials while still making a reference to the past. The closer the vision of the community is to the time and place and circumstances of its occupants, including this past history, the better the people will respond in making the vision their own by working to incorporate it into their daily lives and built environment.

## **LIVABILITY**

Improving the condition of the community, by providing the necessary infrastructure is a big step in the right direction. Certain subliminal needs should also be catered to in order to build a stronger community. For instance the members should feel safe in their homes and while moving throughout their community. They should also have a sense of belonging to their community.

## **SUSTAINABILITY**

A self-sufficient community is a sustainable community. Mixed-use zoning that provides for the mercantile, medical, educational, business and vocational needs goes a long way in making a community self-sufficient.

## **SAFETY**

Making the inhabitants feel safe in their environs is of value because it is only when people feel safe that they start to pursue activities that enrich human life and go beyond just existing/surviving. It is this desire to enrich life that paves the way to a vibrant community.

## **ECONOMIC VITALITY**

Economic vitality increases equity, brings jobs to the community, promotes local retail interaction, grows the tax base of local government and reduces commuting which separates families and disenfranchises a person from his/her community.

## **CLOSENESS TO NATURE**

Incorporation of trees and nature into the surroundings not only works on a physiological level but also helps us on the mental and spiritual level. In our climate where the summers can be harsh, and cooling and ventilating costs are a drain on our infrastructure, trees and landscaping can help mitigate, offset and sometimes eliminate these costs. By incorporating a simple palette of various landscape strategies a uniformity of "quality of environment" can be the thread which unifies the core and circulation corridors rather than mandating more inflexible specific standards as is commonly found.

## VISION FOR THE FUTURE

### **EMPHASIZE THE HISTORIC HERITAGE AND UNIQUE CHARACTER OF HIGHGROVE BY IDENTIFYING AND PROMOTING FUNDAMENTAL PRINCIPLES BEHIND GOOD PRIVATE BUILDINGS**

Values satisfied: historic heritage, contextuality, authenticity

### **CREATE A PEDESTRIAN/BICYCLIST/CHILD FRIENDLY ENVIRONMENT**

Values satisfied: livability, sustainability, safety

### **CREATE AN INTERCONNECTED PUBLIC TRAILS SYSTEM WITH POCKET PARKS**

Values satisfied: livability, sustainability, safety, closeness to nature

### **PROMOTE PUBLIC ART**

Values satisfied: livability, economic vitality

### **ENCOURAGE DIVERSE AND MIXED-USE DEVELOPMENT**

Values satisfied: sustainability, economic vitality, safety, livability

### **ENCOURAGE SUSTAINABILITY, LONGEVITY AND QUALITY IN BUILDINGS**

Values satisfied: sustainability, livability, economic vitality, safety

### **ENCOURAGE STREET LEVEL ACTIVITIES WITHIN CORE**

Values satisfied: sustainability, livability, contextuality, economic vitality

## CHAPTER 3: MORE ABOUT DESIGN GUIDELINES

### METHODOLOGY FOR CREATION OF GUIDELINES

- Supervision and advice from the Economic Development Agency (EDA) and Riverside County Planning
- Case studies
- Community participation
  - Administration of surveys to community members
  - Community members communicate with EDA
- Conclusions from gathered information
- Translation into solid, sustainable, achievable design guidelines

### APPLICABILITY OF DESIGN GUIDELINES

- All new construction – residential / commercial / industrial / institutional / infrastructural
- Existing construction – façade improvements / renovations / additions
- Revitalization Projects
- Neighborhood Beautification Projects
- Residential Rehabilitation Program





## CHAPTER 4: DESIGN GUIDELINES



# 1. PUBLIC SPACES - PLAZAS, OPEN SPACES, POCKET PARKS, TRAILS.....

*"In a Society becoming steadily more privatized with private homes, cars, computers, offices and shopping centers, the public component of our lives is disappearing. It is more and more important to make the cities inviting, so we can meet our fellow citizens face to face and experience directly through our senses. Public life in good quality public spaces is an important part of a democratic life and a full life."*

*Jan Gehl, Architect and Urban Design Consultant*



There is more than meets the eye when one looks at a beautifully designed space. Looking past the design of the building and the overall architecture of the place, one can discover the “life between the buildings” as Jan Gehl describes it. One can experience the various basic fundamental activities, voluntary activities, and leisure activities the public life can offer. It is not until all three types of activities coalesce and become a unique public space itself that the hidden life will be exposed and complete the beautifully designed space. One will then understand the need for public relationships as he/she observes the positive feedback from the public interacting with the city.

Gehl distinguishes between necessary/functional activities, optional/recreational activities and social activities in public spaces. One's basic fundamental activities such as driving from point A to point B will occur regardless of the circumstances and environment. Social and leisure activities, however, are the key in creating an interactive public space. Bringing the public together will depend primarily on the surrounding space. Is it clean? Safe? Entertaining? Interesting? The more an area has to offer, the more will the public be drawn to that public space. The opportunities to run into an old friend while walking down the street, shopping at a kiosk, or even letting your children run and play is what makes a public space become alive.

## RECOMMENDATIONS:

1. Identify major open areas like parks or plazas in the vicinity of the project. Consider providing connectivity to these areas by including pedestrian paths/trails within the project.
2. Provide well, but not excessively lit pathways that provide safety but do not hinder night sky views.
3. Provide adequate seating in the pocket parks and plazas. Provide one linear foot of seating for each linear foot of park perimeter. At least half of these seats can and should be in the form of secondary informal seating such as low walls, steps, planter walls, etc., and the height for such seating should be a comfortable 16 to 18" high.
4. Seating should be well distributed in convenient locations some covered some not, and should be made of materials that are easy to clean and maintain, do not harbor insects and are kind to clothing.
5. Provide shaded seating / picnic structures or canopies at appropriate intervals.
6. Provide rest areas and drinking water fountains where there are no public buildings or facilities within walking distance.
7. Consider providing event spaces/amphitheaters.
8. Consider providing bike racks and trash receptacles at regular intervals.
9. Provide adequate way-finding and directional signage.
10. Provide public art in open areas and plazas. Interactive art that invites users to participate in the experience is encouraged, for instance water fountains.
11. Screen and protect mechanical and utility equipment, both from view and vandalism.

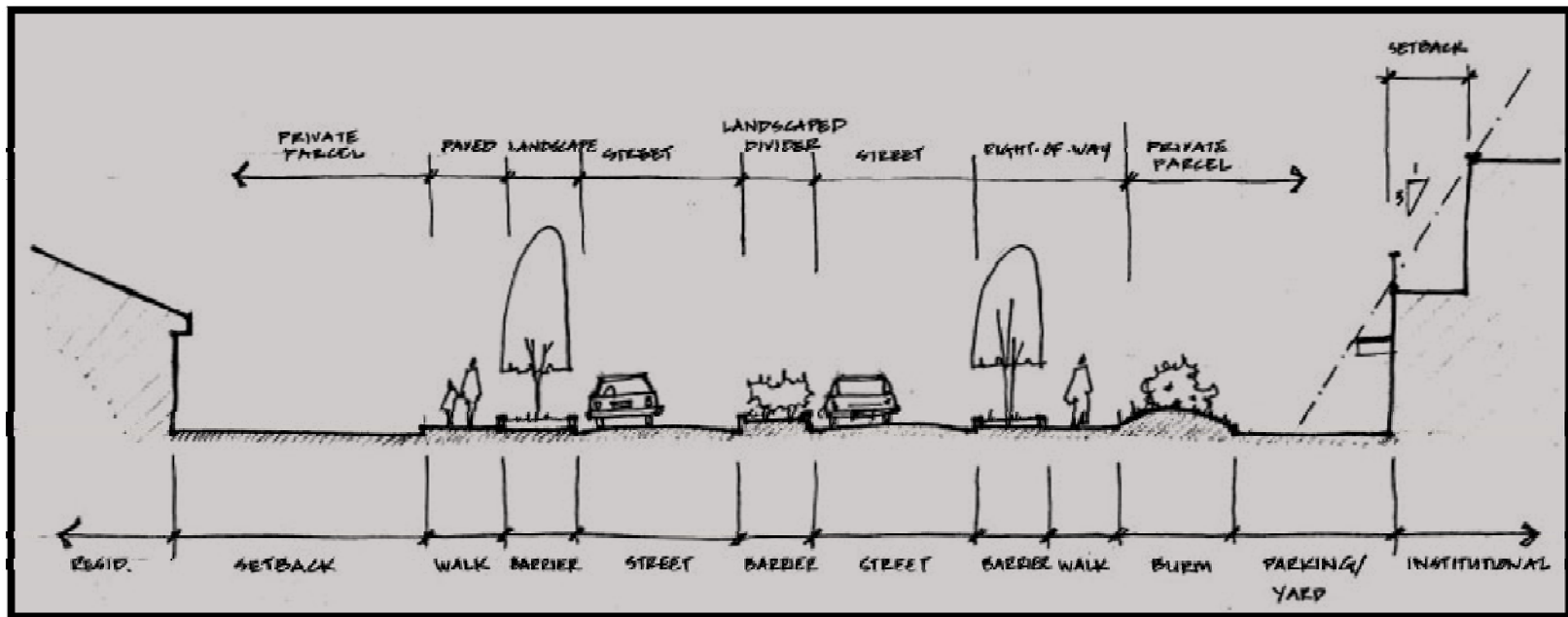


## 2. STREETSAPES AND STREET IMPROVEMENTS

streetscape (plural *streetscapes*)

1. *The visual elements of a street, including the road, adjoining buildings, street furniture, trees and open spaces, etc, that combine to form the street's character.*

<http://en.wiktionary.org/wiki/streetscape>



Street furniture provides amenities for people as they utilize public space. Factors to consider while designing these are convenience, availability and minimum obstruction in terms of traffic and pedestrian flow.

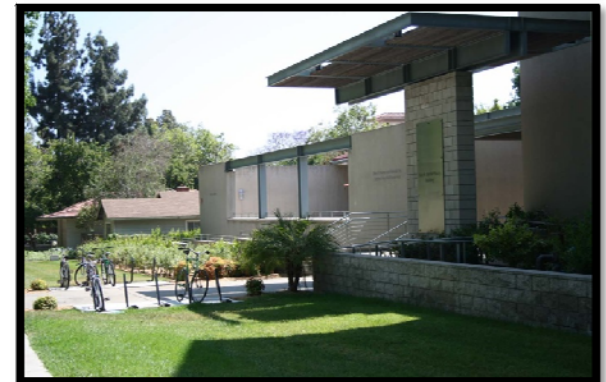
They can be used as a means to create a visual unity in various areas in a community, which might be varied in socio-economic backgrounds.

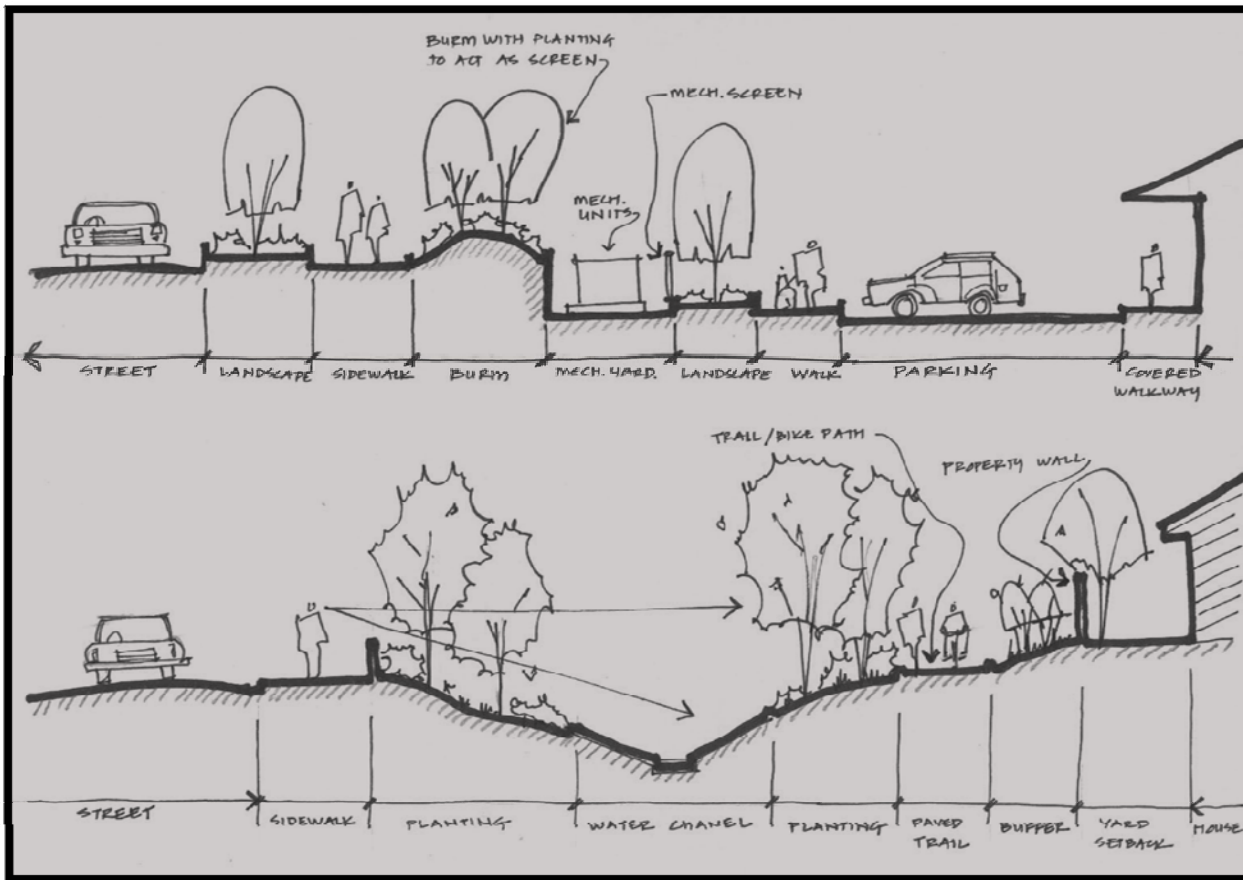
They can be used as a means to promote a sense of pride in the culture and history of the community.

Well thought of street amenities will promote the perception of ease of use, which will in turn encourage actual use, and vitalize pedestrian spaces.

## RECOMMENDATIONS:

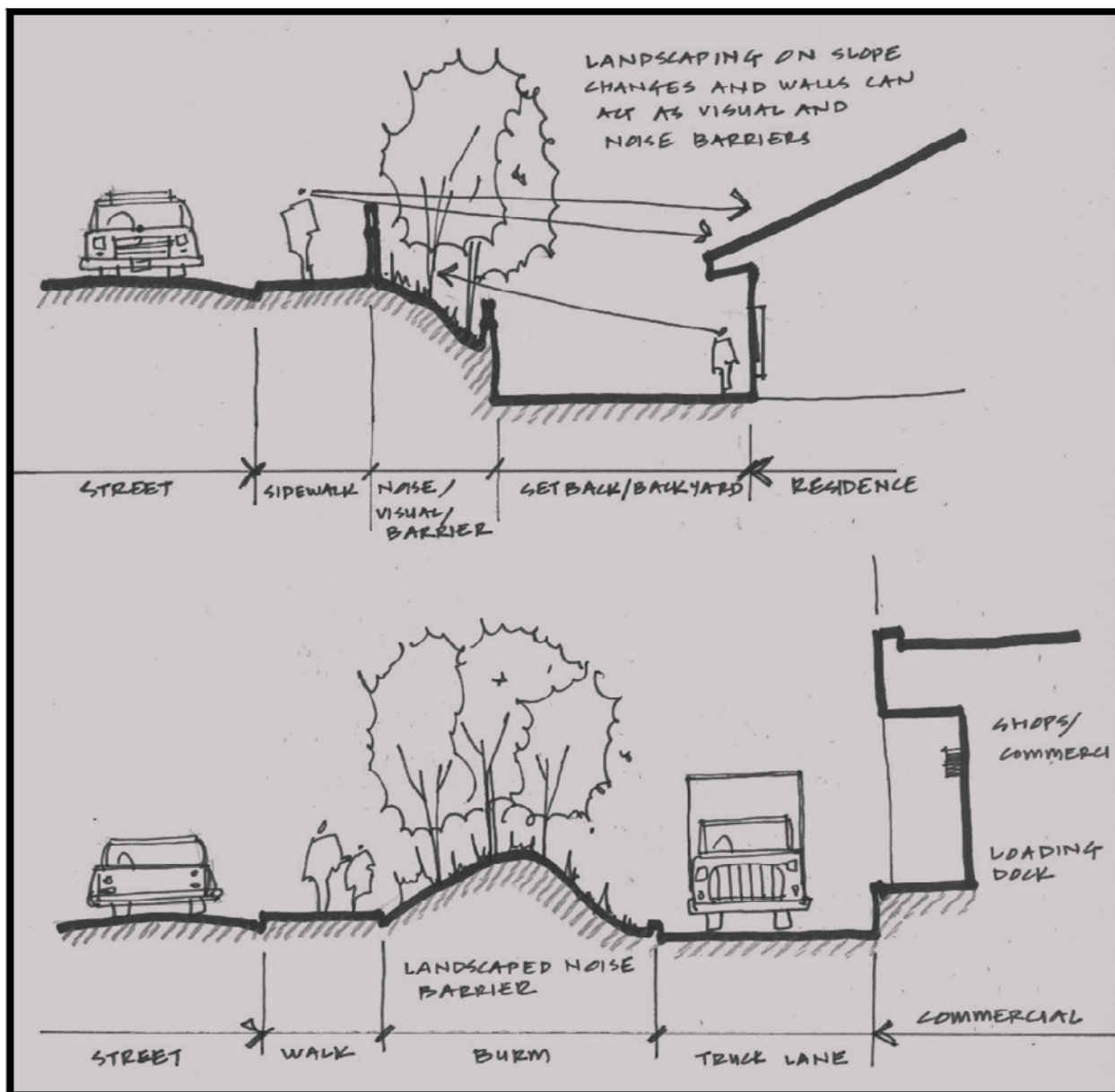
1. Protect the pedestrian at entrances and exits of buildings by **providing sheltered entries and exits that are in full view of traffic and pedestrians**. Vehicular entrances should be designed for two-way roads, such that entry from both sides - the right and the left is possible. This is in case a two-way road becomes one-way, or vice versa or a one-way road changes direction.
2. **Provide continuous sidewalks**. If special pedestrian paving materials are used, these should continue across curb cuts within the block. Providing continuity in sidewalks encourages pedestrian activities by avoiding the need to dodge traffic for intervals from the end of one to where the next one begins, or the need to cross the street to get to the next run of sidewalks.
3. Protect the pedestrian from vehicular traffic with the **use of sidewalks and medians**. A **buffer** of street-side parking or landscaping can also be used for this purpose.
4. Provide **street lighting at the pedestrian scale**. Use lighting fixtures prescribed later in this chapter, maintain character already established on the street.
5. **Locate utility equipment to avoid conflicts with pedestrians, and maintain accessible routes**. Visual compatibility should be maintained. Screen equipment appropriately to maintain visual compatibility.
6. Provide **adequate way-finding and directional signage** per guidelines later in this chapter.
7. Install **bike racks in well-lit and safe locations**. Avoid encroaching on the accessible route, and make sure the minimum required sidewalk width is left unobstructed.
8. Use of **public art** is encouraged. 1% of project cost is suggested as a budget. Please install art so that minimum sidewalk widths, **public right of ways, and accessible routes are unobstructed**.
9. **Install street trees** per landscape plant list at the end of this document.
10. **Provide bus stops per approved design**. If benches are provided make sure that they do not obstruct the minimum sidewalk width or accessible routes. Provide trash receptacles close to and in plain sight of the benches.
11. Within the commercial core the developers and private owners are encouraged to participate in making the streetscape more **inviting by installing street furniture**. Such furniture should leave minimum sidewalk width and accessible routes as well as emergency exits and accesses to the buildings unobstructed.
12. Encourage restaurants within the commercial core. **Identify and carve out pocket parks** that will serve to be havens during the day and the lunch hour. Encourage the use of fountains and shade structures to provide cool resting places.





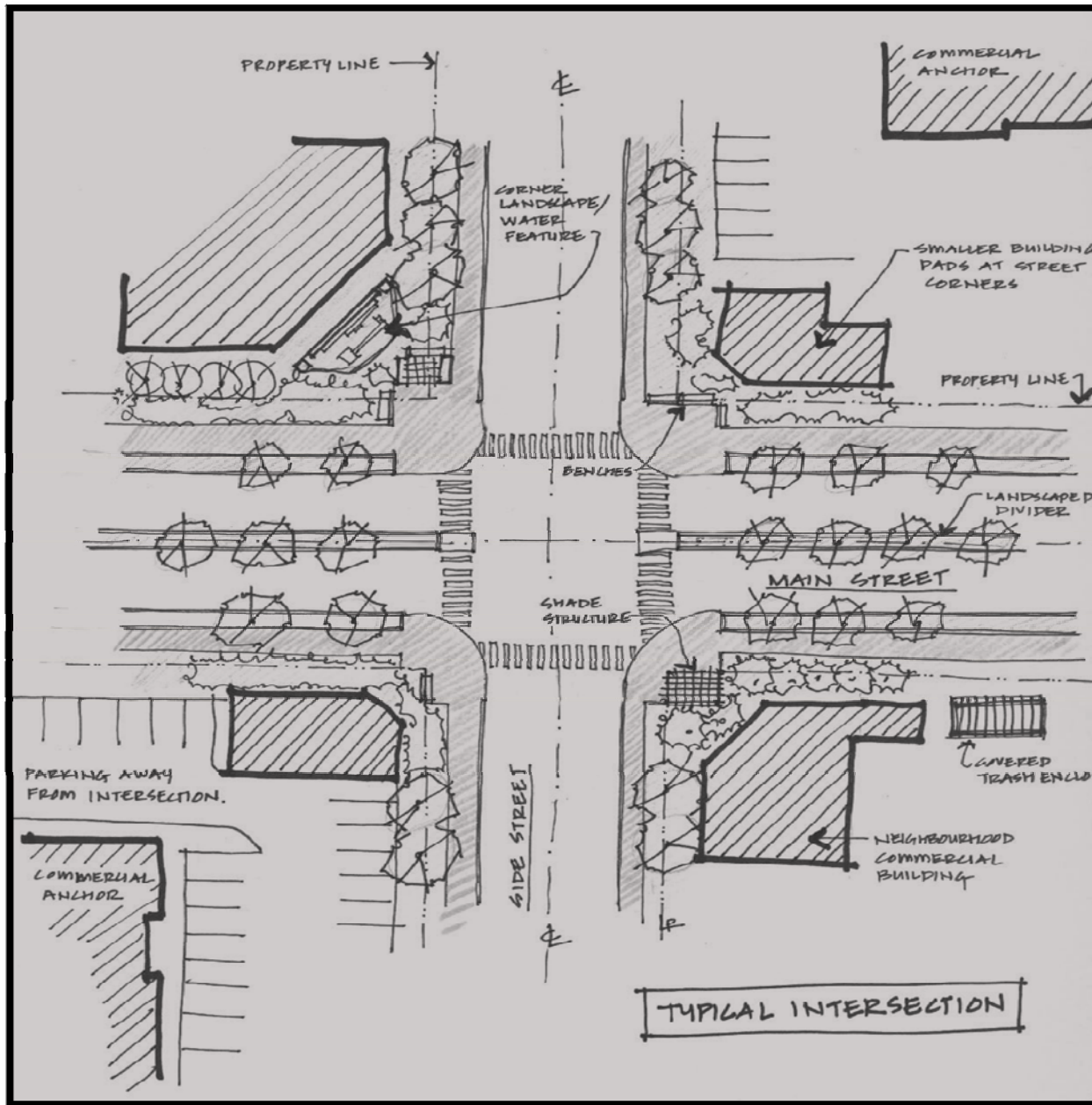
The adjoining illustration shows the use of landscape to create variety, visual buffers, protection for pedestrians from traffic, and as natural drainage systems.

NOTE: Please note that the sketches on this and the following pages illustrate good practices and suggestions and by no means are they to be used to replace / override County of Riverside guidelines, or traffic ordinances, etc., required by any other authorities with jurisdiction.



The adjoining illustration shows the use of landscape to create visual as well as noise buffers.





The adjoining illustration shows a typical traffic intersection, and the use of corners to create pedestrian friendly infrastructure.

A landscaped median, a landscape buffer between traffic and the pedestrian, shade structures, and water features are all desirable.

### 3. EDA APPROVED STREET AMENITIES AND LANDSCAPE

The word "community" is derived from the Old French *communité* which is derived from the Latin *communitas* (*cum*, "with/together" + *munus*, "gift"), a broad term for fellowship or organized society. The word is often used to refer to a group that is organized around common values and social cohesion within a shared geographical location, generally in social units larger than a household.

<http://en.wikipedia.org/wiki/Community>

The Community of Highgrove desires a cohesive, unifying look for the entire community, one that will bridge the gap between old and new, one that the community can be proud of. With this in mind, this chapter lays out all the street furniture that will help create this cohesive look and foster a sense of community and ownership in all its inhabitants.

#### ***STREET TREES***

**Follow County of Riverside Guidelines for spacing and sizing.**



**DESERT WILLOW**  
**Chilopsis linearis**



**HOLLY OAK**  
*Quercus ilex*



**FERN PINE**  
*Podocarpus gracilior (Afrocarpus grac.)*



**AFRICAN SUMAC**  
*Rhus lancea*



**FERN PINE**  
*Podocarpus gracilior (Afrocarpus grac.)*



**NAVEL ORANGE**  
Citrus sinensis

***STREET SHRUBS***



**SPANISH LAVENDER**  
Lavandula stoechas



**TRAILING LANTANA**  
*Lantana montevidensis* (gold cultivars)



**AUTUMN SAGE**  
*Salvia greggii* & hybrids

*STREET VINES*



**CAT'S CLAW VINE**  
*Macfadyena unguis-cati*



**TRAILING LANTANA**  
*Lantana montevidensis* (gold cultivars)

## HIGHGROVE LOGO



### DESIGN FEATURES:

Use current logo of Highgrove, or as approved by EDA

## STREET SIGNAGE



### DESIGN FEATURES:

Incorporate Highgrove logo in design

### ACCEPTABLE FONT:

**FHWA Series fonts** as officially defined by the FHWA's "Standard Alphabets for Traffic Control Devices"



## ADDRESS NUMBERS



**DESIGN FEATURES:**

Traditional Design

**ACCEPTABLE BACKGROUND COLOR:**

White

**ACCEPTABLE FONT:**

Deep Ribbon

## LIGHTS



**DESIGN FEATURES:**

Traditional design. Street lamp posts should be in substantial conformance to adjoining illustrations.

**ACCEPTABLE COLOR:**

Black

## *BENCHES*



### **DESIGN FEATURES:**

Park / street benches should be in substantial conformance to adjoining illustrations.

### **ACCEPTABLE COLOR:**

Black

Incorporate Highgrove logo in design in visible area.

Innovative use of benches is encouraged.  
Design, color and use will be approved by EDA.



## *BUS SHELTERS*



### **DESIGN FEATURES:**

Traditional Design  
Visibility on all sides  
Shelter from rain and sun  
Hip roof

### **ACCEPTABLE COLOR:**

Black

Incorporate Highgrove logo in design in visible area.

## *DRINKING WATER FOUNTAINS*



### **DESIGN FEATURES:**

Traditional Design  
Accessible  
Visibility on all sides

### **ACCEPTABLE COLOR:**

Black

## *TRAFFIC BOLLARDS*



**DESIGN FEATURES:**

Traditional Design

**ACCEPTABLE COLOR:**

Black powder coated, unless another color is required.

## *BIKE RACK*



**DESIGN FEATURES:**

Decorative Design, but simple

**ACCEPTABLE COLOR:**

Black

Incorporate Highgrove logo in design in visible area.

*PLANTER*



**DESIGN FEATURES:**

Traditional Design

**ACCEPTABLE COLOR:**

Black

Incorporate Highgrove logo in design in visible area.

*TRASH RECEPTACLE*



**DESIGN FEATURES:**

Traditional Design

**ACCEPTABLE COLOR:**

Black

Incorporate Highgrove logo in design in visible area.

*ASHURN*



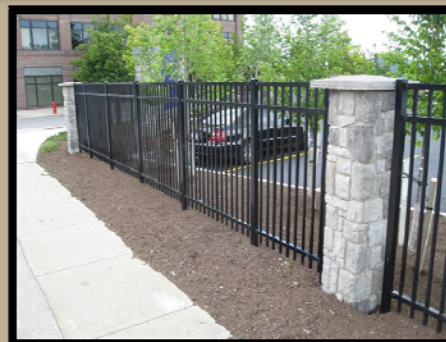
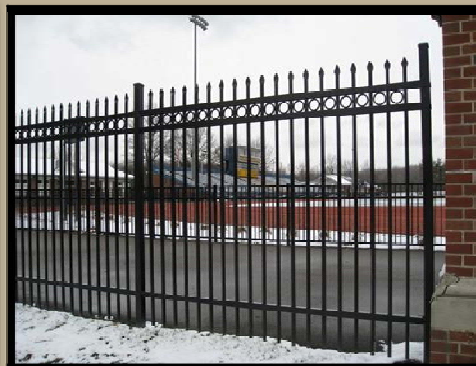
**DESIGN FEATURES:**

Traditional Design

**ACCEPTABLE COLOR:**

Black

*FENCES*



**DESIGN FEATURES:**

- Traditional Design
- Good quality of construction
- Use of materials used in buildings to make design cohesive

**ACCEPTABLE COLOR:**

Black

## *PUBLIC ART*

Consider inclusion of interactive public art as way to provide an amenity to the community as well as promote individual businesses. The County of Riverside Planning Department has conditioned projects throughout the county to coordinate with the Riverside Art Museum for Public Art Design.



### **DESIGN GOAL:**

Improve community image  
Enhance public environment

### **ACCEPTABLE SUBJECTS:**

Should be drawing from the communities past:

- hydroelectric plant
- orange groves
- rail-line

Please get subject approved by EDA prior to design and installation.



## 4. NEW CONSTRUCTION

### A. RESIDENTIAL

Fundamental principles for private buildings:(Geoffrey Ferrell, with Marcella Cambor and David Goodman, "Design Principles for Neighborhoods and Towns", Retrieved from <http://www.tndhomes.com/phd01.htm>)

1. Buildings (residences or residential units) are aligned and close to the street.
2. Buildings (residences or residential units) form and protect private open space.
3. Buildings (residences or residential units) have front porches or balconies.
4. Buildings (residences or residential units) are designed for towns.
5. Property lines are physically defined by fences, hedges or garden walls.
6. Vehicle storage, garbage and mechanical equipment is away from the street.
7. Architecture responds to local climate.



## I. SINGLE FAMILY HOUSING

The following requirements build up on the 7 guiding principles identified on the previous page. The intent is to do as much as can be done to further these principles.

### RESIDENTIAL SITE DESIGN:

#### *SIGNAGE*

1. The house numbers should be **clearly visible from the street and 6" in height**. Please refer to Chapter 3: EDA APPROVED STREET AMENITIES AND LANDSCAPE for color and font details.

#### *BUILDING LOCATION AND ORIENTATION*

1. Maintain existing rhythm and setback distances of the surrounding properties. Respect the setback requirements of **County of Riverside Planning Department Ordinance 348**.
2. Where there is no existing surrounding development, try to minimize the front setback so as to **build to the street** and maximize usable backyard space.
3. Direct **views from private rooms to the street or into their own lot and not at neighboring lots**.
4. **Vehicle storage, garbage and mechanical equipment** is placed **within side setback or alleys, not the street**.

#### *LOCATION OF OUTDOOR SPACES*

There are two types of outdoor spaces, one that is visible and open to the street, the other that is private open space. **The goal is to provide public space that is easily monitored from the street, and private space that provides security and privacy.**

1. Provide a **transition space like a front porch**, between the public street and the private rooms.
2. The private **open space should be shielded from public view**. This can be achieved by using the building itself or landscaping, or a mixture of both.

#### *LOCATION OF REQUIRED PARKING*

1. The parking should be located **in the alley, or a garage that is not the primary volume on the street front**.

#### *EQUIPMENT SCREENING*

1. Mechanical equipment should be located **within the side setbacks, or alleys, not on the street**.
2. Creative use of the architectural and landscaping vocabulary to double as screening is encouraged.

## *SITE LANDSCAPING*

1. Especially due to Highgrove's location in an area where water is a very valuable resource, consider the use of **drought resistant and indigenous species** that require a minimum of water resources and maintenance once they are established.
2. Consider the use of **water efficient landscaping in lieu of turf**. For instance **use of low ground cover**.

## *SITE LIGHTING*

The intent of this guideline is to provide adequate site lighting while strongly discouraging light pollution, and encouraging night-sky visibility.

1. Site lighting should be designed to **prevent light spillover onto abutting properties, streets or public spaces**.

## *SITE FENCING*

This guideline provides a non exhaustive list of materials that can be used with the intent to create aesthetic fencing.

1. Fences should be **well built and maintained**.
2. No **chain link fencing will be allowed where it is visible to the street or abuts neighboring properties**.
3. Masonry block, brick, wrought iron, metal, and cast-in-place concrete are some acceptable materials.
4. **Creative use** of the architectural and landscaping vocabulary is encouraged.
5. Please refer to Chapter 3 EDA APPROVED STREET AMENITIES AND LANDSCAPE for a examples of approved fences.

## RESIDENTIAL BUILDING DESIGN:

### *ARCHITECTURAL VOCABULARY AND MASSING*

Building form should be used creatively to emphasize individual units.

1. For this community **traditional architectural styles** such as craftsman are encouraged.
2. **Front porches or balconies are highly encouraged**. They are an ideal place for greeting friends or strangers, encourage people to relax and participate in the public arena, if they want to, to strike up conversations with their neighbors or passersby, while at the same time affording privacy in the event that such interaction is not desired.
3. **Avoid designing large monotonous facades, plain meaningless box shapes and barren exterior treatment**.
4. **Passive solar design strategies** to create pleasant exterior and interior spaces, protected from the heat of the sun.

### *QUALITY OF CONSTRUCTION*

1. Use materials and building practices and detailing to make the structures able to weather local climate and withstand wear and tear from use.

### *ACCENTUATE PRIMARY ENTRANCES*

1. **Accentuate primary entrances to all dwelling units and common facilities**, with appropriate architectural vocabulary and easily readable way-finding signage.

### *BUILDING MATERIALS*

Building materials should be consistently applied and complement the architectural vocabulary.

1. **Change in material or color should be accompanied by change in volumes/planes.**
2. **Change colors on inside corners** not outside.
3. **Change materials logically** to reflect volumes correctly.

## II. MULTI-FAMILY HOUSING

### SITE DESIGN:

#### *SIGNAGE*

The County of Riverside Standards for signage for all projects is located within **Ordinance No. 348, Section 19.4** for residential projects, more specific design standards are located within the **Countywide Design Guidelines**. The intent is to abide by the standards while keeping in mind the following:

1. The building number **should be clearly visible** from the driveway in a logical location, so navigation becomes easy.
2. Individual unit numbers should be **backlit, visible from the access drives, above the entry doorways if possible, 4"-6" in height**.
3. Please refer to Chapter 3: EDA APPROVED STREET AMENITIES AND LANDSCAPE for font, and color information.

#### *BUILDING LOCATION AND ORIENTATION*

Maintain existing rhythm and setback distances of the surrounding properties. Respect the setback requirements of County of Riverside Planning Department Ordinance 348.

1. Respect side and front setbacks prevalent in the area as required by the County of Riverside Planning Department Ordinance 348.
2. Orient buildings so that all primary entrances are prominently visible. Provide as many private ground level entrances to individual units as possible.

#### *LOCATION OF OUTDOOR SPACES*

In case of multi-family housing open or outdoor spaces are of two kinds, one that is private - usable only by the unit they are attached to, and the other communal or common, that permit all occupants equal use.

##### **Private open space:**

1. Every dwelling unit should **have access to some private open space** - this can be in the form of a patio, a balcony, a porch or an adjoining deck or yard.
2. The open space should be well designed and **adequately sized** to allow for some passive activities like reading or just enjoying the sun.
3. Balconies should be screened to provide privacy and safety, without obstructing view from within, especially at a lower height for children.

##### **Public open space:**

1. Common areas should **be centrally located and easily accessible**.
2. Provide **visual access from as many units** as possible. This serves a dual purpose, adults can keep an eye on their wards while they are at play, and the units get a lively view of the area.
3. Play area should be **located centrally, conveniently located for adult supervision from individual units as well as common central facilities** such as the laundry.
4. They should be **designed for daytime as well as night time use**. They should be **adequately lit** so that they are safe after sundown.

5. Demarcate common area well so that **boundaries between common and private areas are very obvious.**

### *LOCATION OF REQUIRED PARKING*

1. Garages and carports should be **architecturally incorporated** within the individual units.
2. **Divide parking areas into smaller ones dispersed throughout the property** in convenient locations, instead of making a large central parking lot.
3. Parking areas should be **well-designed and safe, permitting adequate surveillance.**
4. **Pedestrian and vehicular traffic should be separated** whenever possible, avoiding conflicts. Consider this to be a **priority from the design process.**
5. **Parking areas should be sited towards the back of the property,** giving street frontage to the dwelling units.
6. **Blank walls of parking structures facing the street should be avoided,** and when this is not possible consider mitigating the appearance by landscape screening, or use of public art in order to make the space interesting.
7. Parking lots should be **visible from dwelling units to allow for casual surveillance** from within the dwelling units.

### *EQUIPMENT SCREENING*

The intent of this guideline is to reduce negative visual impact on the user of the space, without sacrificing convenience and usability.

1. Landscaping can be used to screen utility equipment, in addition to solid enclosures required by **County of Riverside Planning Department Ordinance 859.2.**
2. **Creative use of the architectural and landscaping vocabulary** is encouraged.
3. Mechanical equipment should be located behind or on top of buildings behind screen walls. **Use of architectural elements to screen** these from view in such a way that these **screens look well thought about,** and not last minute add-ons, is encouraged.

### *SITE LANDSCAPING*

1. Provide for pedestrian accessibility of adjoining uses by creative use of **paseos pedestrian walkways, pedestrian crossings,** etc.
2. Provide landscaping that **compliments the architecture, conserves resources, has low maintenance needs and provides shaded and safe play opportunities for children.**
3. Reference **APPENDIX B - HIGHGROVE FRIENDLY PLANT LIST,** for a list of trees, shrubs, etc., for **on-site use.** (Off-site design should use trees, shrubs, vines, etc., called out in Chapter 3: EDA APPROVED STREET AMENITIES AND LANDSCAPE.)

### *SITE LIGHTING*

The intent of this guideline is to provide adequate site lighting while strongly discouraging light pollution, and encouraging night-sky visibility.

1. Site lighting should be designed to **prevent light spillover** onto abutting properties, streets or public spaces.
2. Provide **adequate lighting** at the parking areas and all pedestrian pathways, to provide safe passage after hours.
3. Provide **adequate lighting at the common areas** so that they can be safely used after sundown.

## *SITE CIRCULATION*

1. **Pay attention to circulation from the start of the design process.**
2. **Common amenities** like laundry facilities, swimming pool, gymnasiums, etc., **must be centrally located** and provide access to and from all individual units.
3. **Each dwelling unit should have access to the facilities** provided on-site like common open spaces, play areas, plazas, courtyards, parking areas and public sidewalks.
4. Provide **adequate separation between pedestrian entry and walkways and vehicular entrances and driveways.**

## **BUILDING DESIGN:**

### *BUILD WITH END USERS IN MIND*

1. Respect the surrounding development and **complement the heights and rhythms** already established.
2. **Design to the street and to a human scale.** Break the mass of the building into individual volumes, giving identity to individual units that are easily discernable and do not get lost in the overall mass of the building. Every volume should fit into and complement the others like a well designed jigsaw puzzle.
3. **Keep with the overall height of the neighboring developments,** and respect the requirements of the **Countywide Design Standards & Guidelines** available at [http://www.rctlma.org/planning/content/devproc/guidelines/design\\_guideline/design\\_guide.html](http://www.rctlma.org/planning/content/devproc/guidelines/design_guideline/design_guide.html).
4. **Provide visual interest** by paying attention to architectural detailing and materials.

### *QUALITY OF CONSTRUCTION*

1. Use materials and building practices and detailing to make the **structures able to weather local climate and withstand wear and tear** from use.
2. Surroundings that are **of good quality and are maintained well** instill a sense of responsibility and ownership within its users, prompting more responsible use of facilities creating a positive circle that benefits the development and consequently the community as a whole.

### *ACCENTUATE PRIMARY ENTRANCES*

1. **Accentuate primary entrances** to all dwelling units and common facilities, with appropriate **architectural vocabulary and easily readable way-finding signage.**

## *ARCHITECTURAL VOCABULARY AND BUILDING MASSING*

1. For this community **traditional architectural styles** such as craftsman are encouraged.
2. Develop an architectural vocabulary for the site **that sets a pleasant and consistent tone for the entire development.**
3. Use appropriately scaled architectural elements that are functional, avoid faux effects and plant-on architectural elements.
4. **Design with volumes instead of in terms of facades only.**
5. **Consider that there are no "rear-facing" sides to a building.** Every side is viewable if not from the street, then from a rear alley, or from the parking lot, or from neighboring properties. Give **adequate thought and consideration to every aspect of the building,** and **apply the architectural vocabulary holistically.**

## *INCLUDE PUBLIC ART*

1. Consider the use of **public art on plain walls, or backs of carports that are in a visible area.**
2. Please refer to Chapter 3: EDA APPROVED STREET AMENITIES AND LANDSCAPE for a list of approved subjects for public art.

## *BUILDING MATERIALS*

Building materials should be consistently applied and complement the architectural vocabulary.

1. **Change in material or color** should be **accompanied by change in volumes/planes.**
2. **Change colors on inside corners** not outside.
3. **Change materials logically to reflect volumes** correctly.
4. **Use warm materials that are easy to maintain, and are durable.**

## **B. COMMERCIAL / INSTITUTIONAL**

In keeping with the vision to create a commercial center that will benefit the community located along Center Street between Commercial Ave. and Garfield Ave., care must be taken to revitalize these areas in the public/pedestrian context, and to that end special care must be given to unhindered pedestrian circulation, creating points of interest for the pedestrians, and providing continuous paths of pedestrian access to and from adjacent businesses.

### **SITE DESIGN:**

This section includes guidelines for building placement and orientation, location of required parking, location of outdoor spaces, equipment screening, site lighting and site landscaping.

### ***SIGNAGE***

Signage should follow County of Riverside Design Standards. The County of Riverside Standards for signage for all projects is located within **Ordinance No. 348, Section 19.4**. Please refer to Chapter 3: EDA APPROVED STREET AMENITIES AND LANDSCAPE for font, and color information.

### ***BUILDING LOCATION AND ORIENTATION***

In a commercial context the place where the building and the public spaces meet is very important for commerce. This is where the pedestrian is invited inside and opportunities leading to the success of the business are created. In that respect, **buildings should defer to the public streets adjacent to the property and be oriented towards them**, and be placed along them where appropriate.

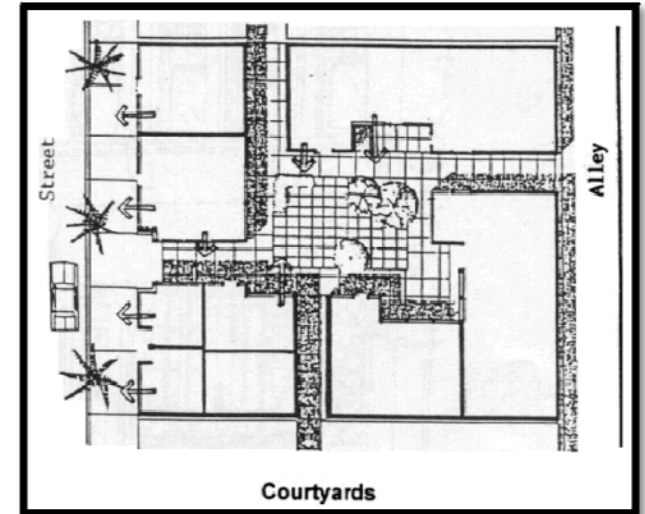
In Southern California where automobiles are a primary mode of transport, designers must take care to **make buildings inviting to the car driver/passengers** also. In that respect, **buildings should defer to the parking lot area, and provide primary or secondary entrances from the parking lot**.



## LOCATION OF OUTDOOR SPACES

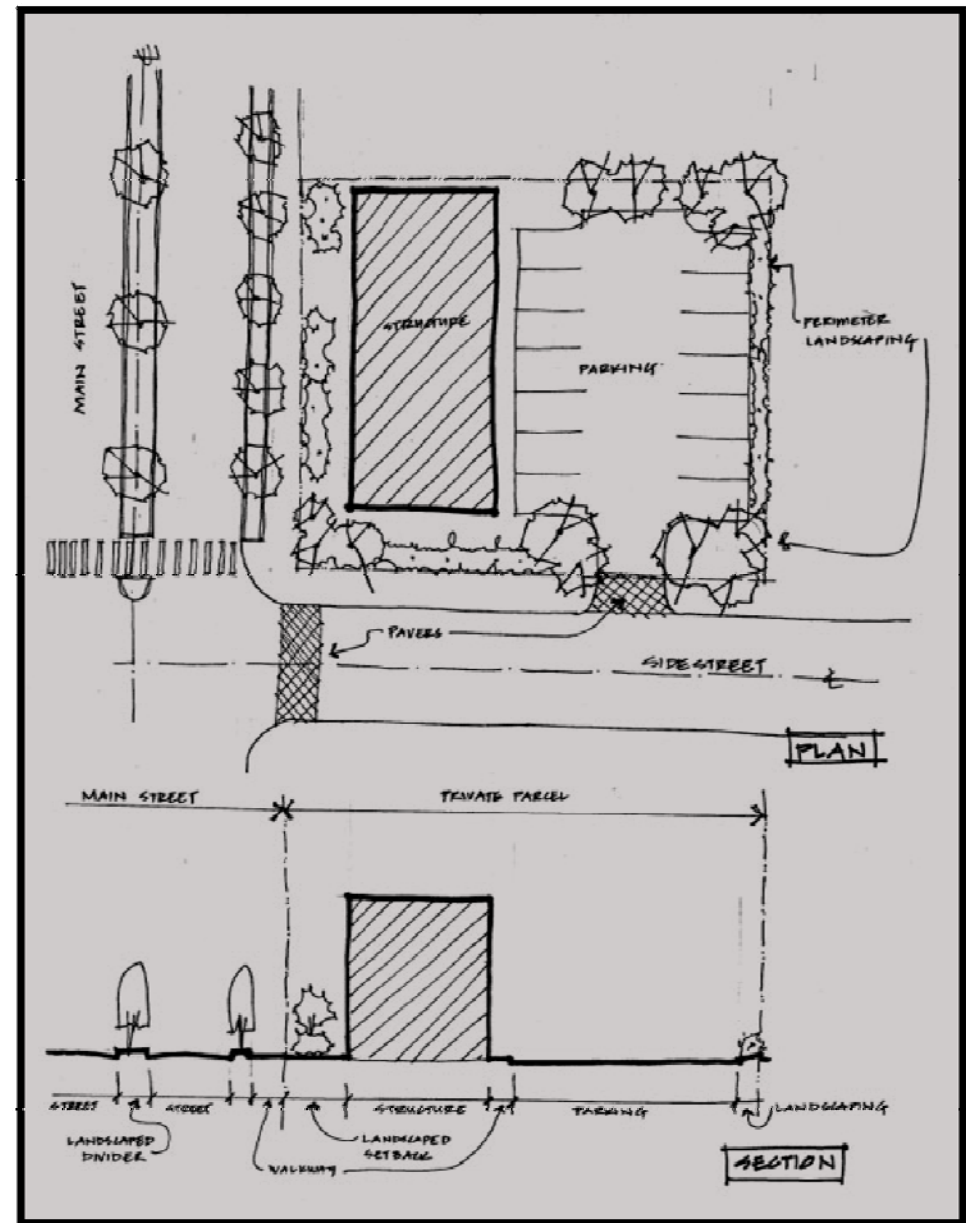
Outdoor spaces should be scaled to the pedestrian, attempt to provide points of interest to pedestrians, and provide seating and landscaping that draws them inside and keeps them engaged. This can be achieved in several ways. It is impossible to give an exhaustive list, however below are a few simple examples:

1. A **courtyard visible and accessed from the street** - with a clear view of and access to the building entrance.
2. An **interior courtyard with a major entrance ideally visible from the street**, though it might be accessed through the parking area
3. **Balconies, outdoor seating areas** for restaurants, **rooftop gardens** with clear vocabulary that makes their purpose very obvious, **visible from the street**.



## LOCATION OF REQUIRED PARKING

1. Parking should be located to minimize its visibility from the sidewalk, though clear signage to indicate its existence, and directional signage indicating its location must be provided.
2. Entrances to parking lots from alleys or the rear of the property are encouraged. However, where this is not optimal, driveway widths should be minimized and provide good visibility of pedestrians to the driver, and vice-versa.
3. Required parking should be provided, however providing parking in excess of what is required is strongly discouraged. Every effort should be made to reduce hardscape area, and minimize storm water run-off.
4. Permeable substrate for parking lot should be considered as a viable option. Consider that the added costs to put in permeable paving may be offset by larger space for the building because of reduced detention basin requirements. Also consider a combination of traditional and permeable, where larger slab thickness (as in case of fire lanes) is necessary.
5. Off-street parking should be designed to minimize conflicts with pedestrians. Where practical, neighboring uses should share parking in order to minimize surface hardscape area.
6. Pedestrian walkways create easy access to buildings from parking lots and are encouraged.
7. Provide bike parking in well-lit, visible and convenient locations.



## *EQUIPMENT SCREENING*

The intent of this guideline is to reduce negative visual impact on the user of the space, without sacrificing convenience and usability.

1. Landscaping can be used to screen utility equipment, in addition to solid enclosures required by County of Riverside Planning Department Ordinance 859.2.
2. **Creative use of the architectural and landscaping vocabulary** is encouraged.
3. Mechanical equipment should be **located behind or on top of buildings behind screen walls**. Use of architectural elements to screen these from view in such a way that these screens look well thought about, and not last minute add-ons, is encouraged.



## SITE LANDSCAPING

The intent of this guideline is to provide suitable landscaping that is not wasteful in terms of water usage, encourage use of indigenous species, and xeriscaping. Plants that have natural requirements suited to the local climate are to be emphasized and care should be taken to avoid losing water to evaporation and run-off. (*drought-tolerant landscaping, zeroscaping, and smart scaping are synonyms*)

1. Provide shade trees within the parking lot area per County of Riverside Planning Department Ordinance 348, Section 18.12.
2. Design **perimeter landscaping to create a physical barrier, a visual foreground and shade**. Provide periodic paved pedestrian access across planters.
3. Provide an **end planter / center row planter / diamond planters after every 3 stalls**.
4. Landscaping should **complement the architecture of buildings** and enhance the user experience.
5. **Protect landscape** by using raised planters or curbs as necessary to avoid encroachment by vehicular and pedestrian traffic.
6. Plantings used to screen mechanical equipment or service access to be per the **EQUIPMENT SCREENING** section above.
7. Use a **minimum of three types of trees, three types of shrubs and two types of groundcover**. Use a **balance of deciduous and evergreen trees** specific to the project and its use by patrons.
8. **Utility equipment** including but not limited to backflow preventers, gas meters, transformers, air conditioning condensers, etc., **should be screened with appropriate planting**.
9. Although turf is acceptable, **low ground-cover that is more water efficient is preferred and strongly encouraged**.
10. Reference **APPENDIX B - HIGHGROVE FRIENDLY PLANT LIST**, for a list of trees, shrubs, etc., for **on-site use**. (Off-site design should use trees, shrubs, vines, etc., called out in Chapter 3: EDA APPROVED STREET AMENITIES AND LANDSCAPE.)



## *SITE LIGHTING*

The intent of this guideline is to provide adequate site lighting while strongly discouraging light pollution, and encouraging night-sky visibility.

1. Site lighting should be **designed to prevent light spillover onto abutting properties, streets or public spaces.**
2. The type of fixtures selected should reflect and **complement the architecture of the site.**



## **BUILDING DESIGN:**

This section includes guidelines that encourage good building practices, practices that will promote interaction between people, and are most guided by the values identified in the Goal of Design Guidelines.

### ***BUILD TO A HUMAN SCALE***

#### **CONTEXTUALITY**

#### **AUTHENTICITY**

#### **LIVABILITY**

The size of a building depends on the function it performs. However, if it is **designed in such a way that defers to people**, their needs and perceptions of space, it can generate a sense of belonging within people.

This can be done in several ways:

1. Design buildings with a **hierarchy of scales, using warmer materials, a more human scale and level of detail at the pedestrian level.**
2. **The scale and massing of adjacent buildings should be continued.**
3. **Lower floors should be accentuated architecturally.**



## QUALITY OF CONSTRUCTION

### HISTORICAL HERITAGE

### CONTEXTUALITY

### ECONOMIC VITALITY

Long standing, well constructed buildings evoke a positive response from their users and pedestrians alike and they lend a sense of place and can become landmarks that people associate with.

Design and construct structures that will not only appear to be strong, **but will truly stand the test of time. Well-built buildings not only provide better resale value, they hold their value longer and contribute to the economic stability of the community, by helping the neighborhood retain its real estate value.**

**Repairs due to poor construction** is not only a cost to the building owner, **but also impacts pedestrians and traffic in a negative manner for the duration of these reconstruction activities.**

## ACCENTUATE PRIMARY ENTRANCES

### LIVABILITY

### HUMAN SCALE

### SAFETY

The intent of this guideline is to provide cues to the pedestrian for way-finding. Accentuating primary entrances **makes them stand out from other more secondary doors/openings/exits, leading to less confusion** of customers.



## *ARCHITECTURAL VOCABULARY*

While there are no mandated architectural styles required for each project, having a cohesive design vocabulary and an identifiable architectural style gives a building its identity. For this community **traditional architectural styles** such as craftsman are encouraged.



## *INCLUDE PUBLIC ART*

**Include public art worth 1% of the Construction Budget.** Art designs should be approved by EDA prior to installation. Please refer to Chapter 3: EDA APPROVED STREET AMENITIES AND LANDSCAPE for a list of approved subjects for public art.

Consider inclusion of interactive public art as a way to provide an amenity to the community as well as promote your business.



## ***BUILDING MASSING***

Building form should be used creatively to emphasize individual units.

1. **Size hierarchy** can be used to distinguish anchor stores within retail projects.
2. **Avoid designing large monotonous facades, plain meaningless box shapes and barren exterior treatment.**
3. **Passive solar design strategies** to create pleasant exterior and interior spaces, protected from the heat of the sun.



## ***BUILDING MATERIALS***

Building materials should be consistently applied and complement the architectural vocabulary.

1. **60% of visible facades will be traditional material such as brick or natural stone or masonry.**
2. **Extensive use of stucco is discouraged.**
3. **Change in material or color** should be accompanied by **change in volumes/planes.**
4. **Change colors on inside corners not outside.**
5. Change **materials logically** to reflect volumes correctly.



## C. INDUSTRIAL

### SITE DESIGN:

This section includes guidelines for building placement and orientation, location of required parking, location of outdoor spaces, equipment screening, site lighting and site landscaping.

### *SIGNAGE*

Signage should follow County of Riverside Design Standards. The County of Riverside Standards for signage for all projects is located within **Ordinance No. 348, Section 19.4**. Please refer to Chapter 3: EDA APPROVED STREET AMENITIES AND LANDSCAPE for font, and color information.

### *LOCATION OF OUTDOOR SPACES*

If outdoor spaces are provided, they should be scaled to the employees, and provide a welcome place to relax, meet or have lunch. This can be achieved in several ways. It is impossible to give an exhaustive list, however below are a few simple examples:

1. An **interior landscaped courtyard**.
2. An **exterior courtyard with a major entrance ideally visible from the street**, though it might be accessed through the parking area.

### *LOCATION OF REQUIRED PARKING*

1. Parking should be **located to minimize its visibility from the sidewalk**, though **clear signage to indicate its existence**, and **directional signage indicating its location** must be provided.
2. **Entrances to parking lots from alleys or the rear of the property are encouraged**. However, where this is not optimal, driveway widths should be minimized and **provide good visibility of pedestrians to the driver, and vice-versa**.
3. **Required parking should be provided**, however providing **parking in excess of what is required is strongly discouraged**. Every effort should be made to **reduce hardscape area, and minimize storm water run-off**.
4. **Permeable substrate for parking lot should be considered as a viable option**. Consider whether the added costs to put in permeable parking is offset by larger space for the building because detention basins are unnecessary. Also consider a combination of traditional and permeable, where larger slab thickness (as in case of fire lanes) is necessary.
5. **Off-street parking should be designed to minimize conflicts with pedestrians**. Where practical, neighboring uses should share parking in order to minimize surface hardscape area.

6. **Pedestrian walkways create easy access** to buildings from parking lots and are encouraged.
7. Provide bike **parking in well-lit, visible and convenient locations**.

### ***EQUIPMENT SCREENING***

The intent of this guideline is to reduce negative visual impact on the user of the space, without sacrificing convenience and usability.

1. Landscaping can be used to screen utility equipment, in addition to solid enclosures required by County of Riverside Planning Department Ordinance 859.2.
2. **Creative use of the architectural and landscaping vocabulary** is encouraged.
3. Mechanical equipment should be **located behind or on top of buildings behind screen walls**. Use of architectural elements to screen these from view in such a way that these screens look well thought about, and not last minute add-ons, is encouraged.

### ***SITE LANDSCAPING***

The intent of this guideline is to provide suitable landscaping that is not wasteful in terms of water usage, encourage use of indigenous species, and xeriscaping. Plants that have natural requirements suited to the local climate are to be emphasized and care should be taken to avoid losing water to evaporation and run-off. (*drought-tolerant landscaping, zeroscaping, and smart scaping are synonyms*)

1. Provide shade trees within the parking lot area per County of Riverside Planning Department Ordinance 348, Section 18.12.
2. Design **perimeter landscaping to create a physical barrier, a visual foreground and shade**. Provide periodic paved pedestrian access across planters.
3. Provide an **end planter / center row planter / diamond planters after every 3 stalls**.
4. Landscaping should **complement the architecture of buildings** and enhance the user experience.
5. **Protect landscape** by using raised planters or curbs as necessary to avoid encroachment by vehicular and pedestrian traffic.
6. Plantings used to screen mechanical equipment or service access to be per EQUIPMENT SCREENING section above.
7. Use a **minimum of three types of trees, three types of shrubs and two types of groundcover**. Use a **balance of deciduous and evergreen trees** specific to the project and its use by patrons.
8. **Utility equipment** including but not limited to backflow preventers, gas meters, transformers, air conditioning condensers, etc., should be **screened with appropriate planting**.
9. Although turf is acceptable, **low ground-cover that is more water efficient is preferred and strongly encouraged**.
10. Reference APPENDIX B - HIGHGROVE FRIENDLY PLANT LIST, for a list of trees, shrubs, etc., for on-site use. (Off-site design should use trees, shrubs, vines, etc., called out in Chapter 3: EDA APPROVED STREET AMENITIES AND LANDSCAPE.)

## *SITE LIGHTING*

### CONTEXTUALITY

### AUTHENTICITY

### LIVABILITY

The intent of this guideline is to provide adequate site lighting while strongly discouraging light pollution, and encouraging night-sky visibility.

1. Site lighting should be **designed to prevent light spillover onto abutting properties, streets or public spaces.**
2. The type of fixtures selected should reflect and **complement the architecture of the site.**

## **BUILDING DESIGN:**

This section includes guidelines that encourage good building practices, practices that will promote interaction between people, and are most guided by the values identified in the Goal of Design Guidelines.

## *BUILD TO A HUMAN SCALE*

### CONTEXTUALITY

### AUTHENTICITY

### LIVABILITY

The size of a building depends on the function it performs. However, if it is designed in such a way that defers to people, their needs and perceptions of space, it can generate a sense of belonging within people.

This can be done in several ways:

1. Design buildings with a **hierarchy of scales, using warmer materials, a more human scale and level of detail at the pedestrian level** where appropriate.

## *QUALITY OF CONSTRUCTION*

### HISTORICAL HERITAGE

### CONTEXTUALITY

### ECONOMIC VITALITY

Long standing, well constructed buildings evoke a positive response from their users and pedestrians alike and they lend a sense of place and can become landmarks that people associate with.

Design and construct structures that will not only appear to be strong, **but will truly stand the test of time. Well-built buildings not only provide better resale value, they hold their value longer and contribute to the economic stability of the community, by helping the neighborhood retain its real estate value.**

**Repairs due to poor construction** is not only a cost to the building owner, **but also impacts pedestrians and traffic in a negative manner for the duration** of these reconstruction activities.

### *ACCENTUATE PRIMARY ENTRANCES*

#### **LIVABILITY**

#### **HUMAN SCALE**

#### **SAFETY**

The intent of this guideline is to provide cues to the pedestrian and improve usability of the space.

### *ARCHITECTURAL VOCABULARY*

While there are no mandated architectural styles required for each project, having a cohesive design vocabulary and an identifiable architectural style gives a building its identity.

### *INCLUDE PUBLIC ART*

**Include public art worth 1% of the Construction Budget.** Art designs should be approved by EDA prior to installation. Please refer to Chapter 3: EDA APPROVED STREET AMENITIES AND LANDSCAPE for a list of approved subjects for public art.

Consider inclusion of interactive public art as a way to provide an amenity to the community as well as promote your business.

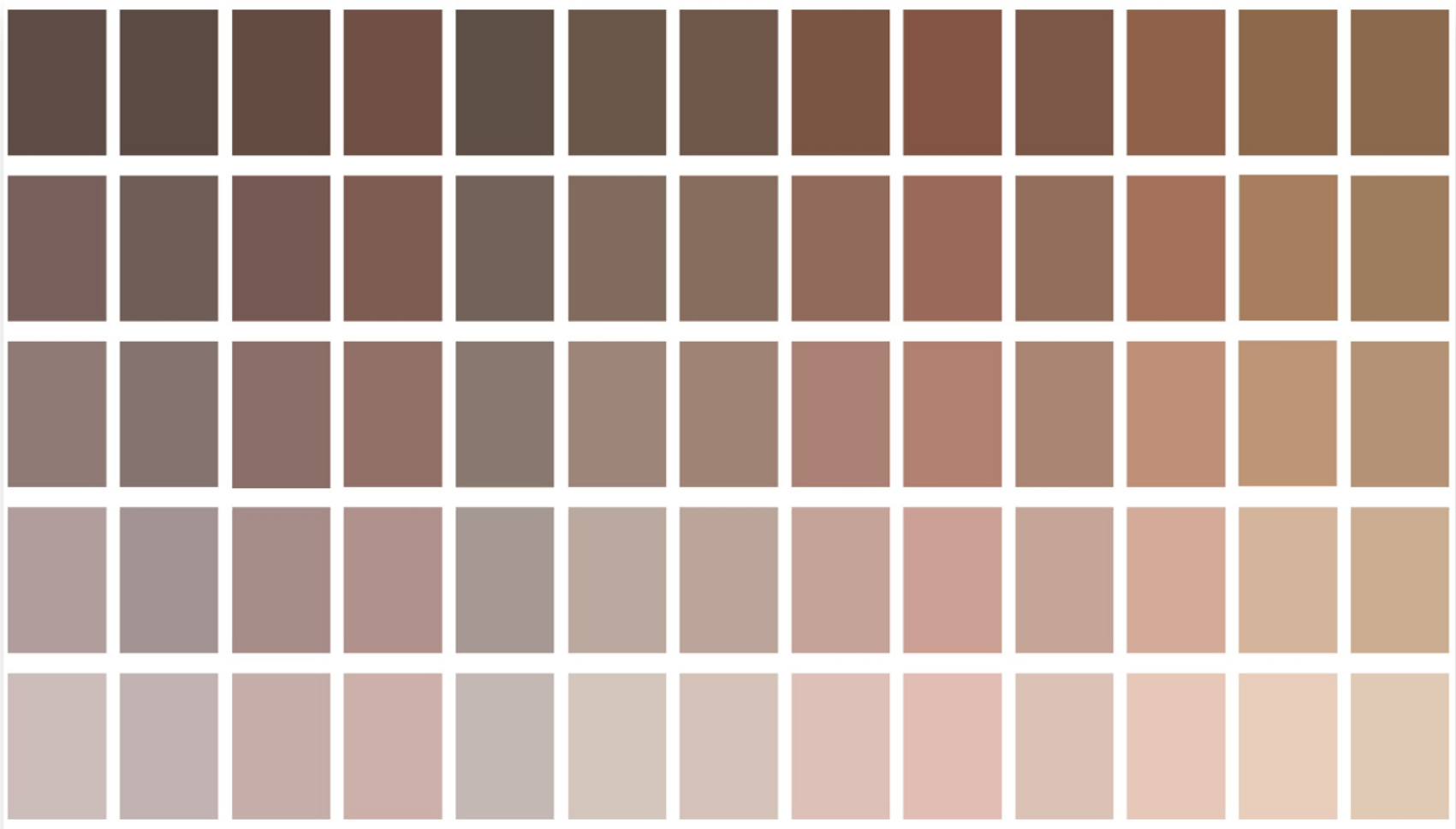
## APPENDIX A: COLOR PALETTE



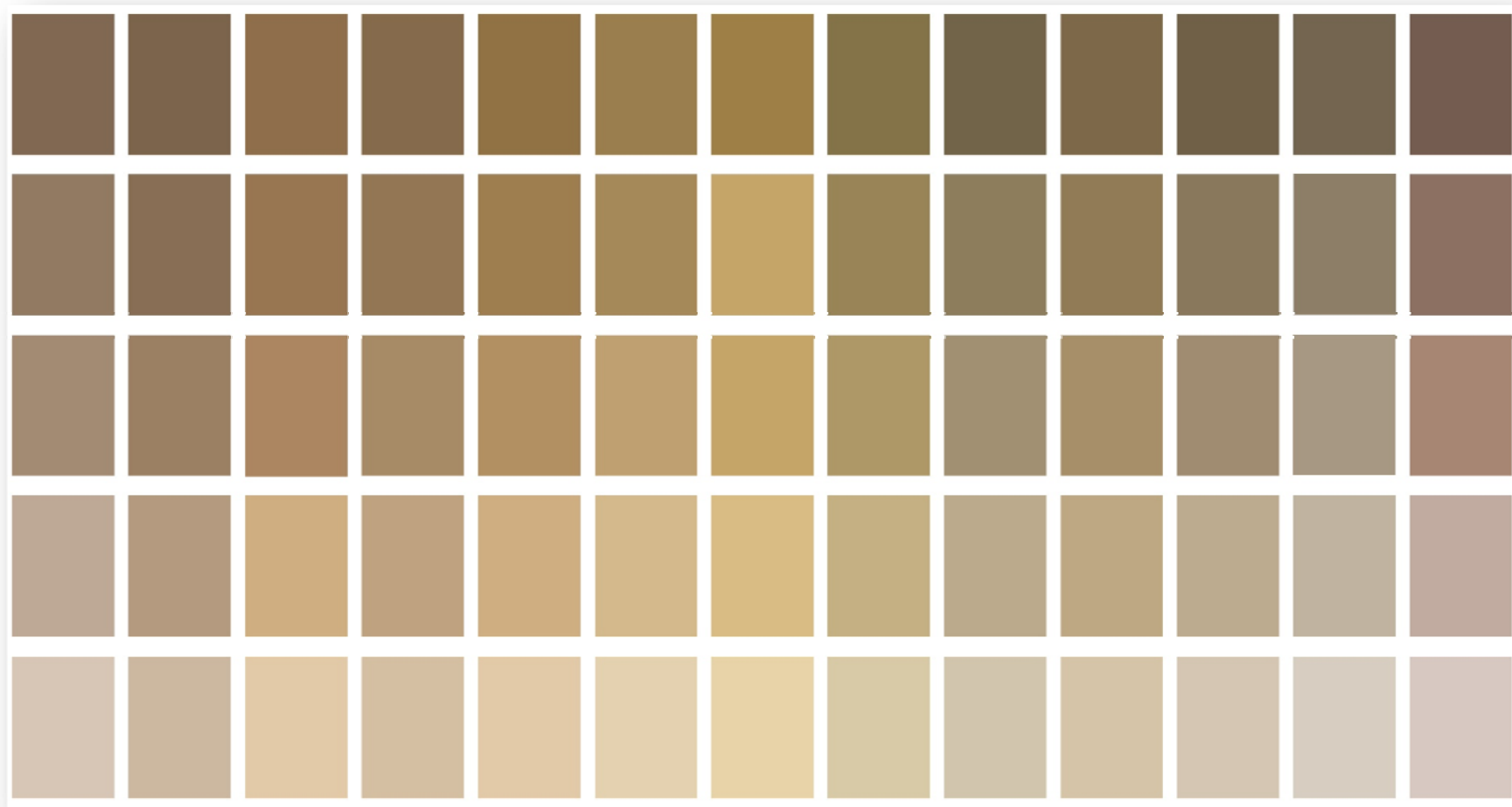


Colors shown below and some accent colors that keep with the design intent are acceptable subject to approval by the EDA. All designs will be evaluated on a case by case basis.

**FIELD COLORS**



**FIELD COLORS**



**ACCENT COLORS**





## **APPENDIX B: HIGHGROVE FRIENDLY PLANT LIST**



APPENDIX A

HIGHGROVE  
FRIENDLY PLANT LIST

<i>Botanical</i>	<i>Common</i>	<i>Wucols Region 4</i>	<i>Sunset Zones</i>	<i>Mature Height (Feet)</i>	<i>Mature Width (Feet)</i>	<i>Road Right-of-Way</i>	<i>Erosion Control/Slope</i>	<i>Fuel Mod. *(pending F.D.)</i>	<i>MSHCP Adjacent</i>	<i>Water Quality (Bio) Swale</i>	<i>Swale Location</i>	<i>Medians 14' Wide (median trees subject to review)</i>	<i>Medians 18' Wide (median trees subject to review)</i>	<i>Medians 28' Wide (median trees subject to review)</i>
<b>TREES</b>														
Acacia stenophylla	Shoestring Acacia	L	8, 9, 12-24	30'	20'	✓	✓				Upper		✓	✓
Albizia julibrissin	Silk Tree	M	4-23	40'	40'	✓	✓		✓					
Arbutus unedo	Strawberry Tree	L	8-24	8'-35'	8'-35'	✓	✓					✓	✓	✓
Brachychiton populneus	Bottle Tree	L	12-24	30'-50'	30'	✓	✓							
Callistemon viminalis	Weeping Bottlebrush	M	6-9, 12-24	20'-30'	15'	✓	✓					✓	✓	✓
Cedrus deodara	Deodar Cedar	M	3b-10, 14-24	80'	40'		✓							
Cercidium floridum (Parkinsonia florida)	Blue Palo Verde	L	8-14, 18-20	35'	30'	✓	✓		✓					
Cercis occidentalis	Western Redbud	L	2-24	10'-18'	10'-18'	✓	✓		✓			✓	✓	✓
Chilopsis linearis	Desert Willow	L	3b, 7-14, 18-23	15'-30'	10'-20'	✓	✓		✓	✓	Upper	✓	✓	✓
Chitalpa tashkentensis	Chitalpa	L	3-24	20'-30'	20'-30'	✓	✓		✓				✓	✓
Cinnamomum camphora	Camphor Tree	M	8, 9, 12-24, H1, H2	50'	60'	✓	✓							
Cupaniopsis anacardioides	Carrot Wood	M	16-24, H1, H2	40'	30'	✓	✓							
Cupressus arizonica	Arizona Cypress	L	7-24	40'	20'	✓	✓		✓					
Cupressus sempervirens	Italian Cypress	L	4-24, H1, H2	60'	5'-10'	✓	✓		✓					
Fraxinus o. 'Raywood'	Raywood Ash	M	2b-9, 12-24	25'-35'	25'	✓	✓							
Geijera parviflora	Australian Willow	M	8, 9, 12-24	25'-30'	20'	✓	✓		✓			✓	✓	✓
Gleditsia triacanthos	Honey Locust	L	1-16, 18-20	35'-70'	25'-35'	✓	✓							
Koelreuteria bipinnata	Chinese Flame Tree	M	8-24, H1	20'-40'	20'-40'	✓	✓		✓					
Koelreuteria paniculata	Golden Rain Tree	L	A2, 2-24	20'-35'	25'-40'	✓	✓		✓					
Lagerstroemia indica	Crape Myrtle	M	7-10, 12-14, 18-21, H1, H2	25'	25'	✓	✓		✓			✓	✓	✓
Liquidambar styraciflua (seedless var.)	Sweet Gum	M	3-9, 14-24	60'	20'-25'	✓			✓					
Olea europaea 'Swan Hill'	Fruitless Olive	L	8, 9, 11-24, H1, H2	25'-30'	25'-30'	✓	✓							✓
Phoenix dactylifera	Date Palm	L	8, 9, 11-24, H1, H2	80'	20'-40'	✓								

**HIGHGROVE  
FRIENDLY PLANT LIST**

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<b>TREES</b>														
Pinus brutia (eldarica)	Calabrian Pine	L	6-9, 12-24	30'-80'	15'-25'	✓	✓		✓					
Pinus canariensis	Canary Island Pine	M	8, 9, 12-24	50'-80'	20'-35'	✓	✓		✓					
Pinus halepensis	Aleppo Pine	L	7-9, 11-24	30'-60'	20'-40'		✓		✓					
Pistacia chinensis	Chinese Pistache	M	4-16, 17, 18-23	30'-60'	30'-60'	✓	✓							
Platanus acerifolia	London Plane Tree	M	2-24	40'-80'	30'-40'	✓			✓	✓	Upper			
Platanus racemosa	California Sycamore	M	4-24	30'-80'	20'-50'	✓		✓	✓	✓	Upper			
Podocarpus gracilior (Afrocarpus grac.)	Fern Pine	M	8, 9, 13-24, H1, H2	20'-60'	10'-20'	✓			✓					
Prunus cerasifera 'Krauter Versuvius'	Purple Leaf Plum	M	3-22	18'	12'	✓	✓					✓	✓	✓
Pyrus Calleryana 'Aristocrat'	Callery Pear	M	2b-9, 14-21	50'	50'	✓	✓		✓					
Pyrus C. 'Bradford'	Bradford Pear	M	2b-9, 14-21	50'	30'	✓	✓		✓					
Quercus agrifolia	Coast Live Oak	L	7-9, 14-24	20'-70'	20'-70'	✓	✓	✓	✓	✓				
Quercus ilex	Holly Oak	L	4-24	30'-60'	30'-60'	✓	✓		✓	✓				
Quercus virginiana	Southern Live Oak	M	4-24	40'-80'	80'-100'	✓	✓		✓	✓				
Rhus lancea	African Sumac	L	8, 9, 12-24	20'-30'	20'-35'	✓	✓							
Schinus molle	California Pepper Tree	L	8, 9, 12-24, H1, H2	25'-40'	25'-40'		✓							
Syagrus romanzoffianum	Queen Palm	M	12, 13, 15-17, 19-24, H1, H2	50'	20'-25'	✓			✓					
Tristania conferta (Lophostemon conf.)	Brisbane Box	M	15-17, 19-24, H1, H2	30'-45'	25'	✓	✓		✓					✓
Ulmus parvifolia	Evergreen Elm	M	3-24	40'-60'	50'-70'									
Washingtonia filifera	California Fan Palm	L	8, 9, 10, 11-24, H1, H2	60'	20'	✓		✓						
Washingtonia robusta	Mexican Fan Palm	L	8-24, H1, H2	100'	10'	✓								
<b>SHRUBS</b>														
Abelia 'Edward Goucher'	Glossy Abelia	M	5-24	3'-5'	3'-5'		✓							
Baccharis pilularis	Coyote Brush	L	5-11, 14-24	8'-24"	6'	✓	✓		✓					
Berberis thunbergii	Japanese Barberry	L	A3, 2b-24	4'-6'	4'-6'	✓	✓		✓	✓	Upper			
Bougainvillea spp.	Bougainvillea	L	5, 6, 12-17, 19, 21-24, H1, H2	3'-6'	3'-6'	✓	✓		✓					



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<b>SHRUBS</b>														
Buxus sempervirens	Common Boxwood	/	3b-6, 15-17	15'-20'	15'-20'	✓	✓		✓					
Caesalpinia mexicana	Mexican Poinciana	L	12-16, 18-24	10'-12'	6'-8'	✓	✓		✓					
Callistemon viminalis 'Little John'	Weeping Bottlebrush	M	6-9, 12-24	3'	3'	✓	✓							
Ceanothus spp.	California Wild Lilac	L	5-9, 14-24	3'-15'	3'-15'	✓	✓	✓	✓	✓	Upper			
Cistus spp.	Rockrose	L	6-9, 14-24	3'-6'	3'-6'	✓	✓							
Cotoneaster parneyi	Parney Cotoneaster	L	4-24	8'	10'	✓	✓			✓				
Dodonaea viscosa 'Purpurea'	Purple Hopbush	M	7-24, H1, H2	10'-15'	10'-15'	✓	✓		✓					
Elaeagnus pungens	Silverberry	L	4-24	10'-15'	10'-15'	✓	✓		✓					
Encelia californica	Brown Eyed Susan	L	7-16, 18-24	3'	4'	✓	✓		✓					
Encelia farinosa	Brittlebush	L	8-16, 18-24, H1	3'	4'	✓	✓		✓					
Escallonia 'fradesii'	Escallonia	M	4-9, 14-24	5'-6'	5'-6'	✓	✓		✓					
Euonymus japonicus spp.	Euonymous	M	4-20, H1	8'-10'	6'	✓	✓		✓					
Grevellia 'Noellii'	Noel's Grevellia	L	8, 9, 12-24	4'	4'-5'	✓	✓		✓					
Heteromeles arbutifolia	Toyon	L	5-9, 14-24	6'-10'	6'-10'	✓	✓	✓	✓					
Hibiscus rosa-sinensis	Hibiscus	M	9, 12-16, 19-24, H1, H2	8'-15'	5'-8'	✓	✓		✓					
Ilex cornuta 'Borfordii'	Burford Holly	M	3-24	15'	10'	✓	✓		✓					
Ilex vomitoria	Yaupon	L	3-9, 11-24, H1, H2	15'-20'	10'-15'	✓	✓		✓					
Lantana camara	Bush Lantana	L	8-10, 12-24, H1, H2	6'	6'	✓	✓							
Lantana montevidensis (gold cultivars)	Trailing Lantana	L	8-10, 12-24, H1, H2	2'	6'	✓	✓							
Lavandula angustifolia (L officinalis)	English Lavender	L	2-24	2'	2'	✓	✓							
Lavandula dentata	French Lavender	L	8, 9, 12-24	4'	6'	✓	✓							
Lavandula X intermedia	Lavandin, Hedge Lavender	L	4-24	3'	2'	✓	✓							
Lavandula stoechas	Spanish Lavender	L	4-24	3'	3'	✓	✓							
Leptospermum laevigatum	Australian Tea Tree	L	14-24, H1, H2	30'	30'	✓	✓							
Leucophyllum frutescens	Texas Sage	L	7-24, H1, H2	8'	8'	✓	✓		✓					

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<b>SHRUBS</b>														
Ligustrum japonicum 'Texanum'	Texas Privet	M	4-24, H1, H2	12'	8'	✓	✓		✓					
Nandina domestica species	Heavenly Bamboo	M	4-24, H1, H2	8'	4'	✓	✓		✓					
Photinia x fraseri	Fraser's Photinia	M	3b, 4-24	15'	15'	✓	✓		✓					
Pittosporum tobira and hybrids	Tobira/Japanese Mock Orange	M	8-24, H1, H2	15'	15'	✓	✓		✓					
Prunus caroliniana 'Bright 'n Tight'	Dwarf Caroliana Laurel Cherry	M	5-24	10'	8'	✓	✓		✓					
Pyracantha species	Firethorn	M	4-24	4'-10'	4'-10'	✓	✓							
Rhamnus californica	Coffeeberry	L	3a-10, 14-24, H1, H2	15'	8'	✓	✓		✓	✓	Upper			
Rhaphiolepis indica species	Indian Hawthorn	M	8-10, 12-24, H1, H2	5'	6'	✓	✓		✓					
Rhus ovata	Sugar Bush	L	9-12, 14-24	10'	10'	✓	✓		✓					
Ribes sanguineum	Red Flowering Currant	M	A3, 4-9, 14-24	12'	12'	✓	✓		✓	✓	Upper			
Romneya coulteri	Matilija Poppy	L	4-12, 14-24, H1	6'-8'	6'-8'	✓	✓		✓					
Rosa banksiae	Lady Bank's Rose	M	4-24, H1, H2	12'-20'	12'-20'		✓		✓					
Rosa californica**	California Wild Rose	L	4-24	3'-9'	3'-9'	✓	✓		✓	✓	Upper			
Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	L	4-24, H1, H2	7'	3'	✓	✓		✓					
Salvia clevelandii & hybrids	Salvia	L	8, 9, 12-24	5'	8'	✓	✓	✓	✓					
Salvia greggii & hybrids	Autumn Sage	L	8-24	4'	4'	✓	✓	✓	✓					
Salvia leucophylla	Purple Sage	L	8, 9, 14-17, 19-24	5'	5'	✓	✓	✓	✓					
Senna artemesioides (Cassia art.)	Feathery Cassia/Senna	L	8, 9, 12-16, 18-23	5'	5'				✓					
Spiraea x japonica 'bumalda'	Bumalda Spirea	M	A2, A3, 2-10, 14-21	3'	3'	✓	✓		✓	✓	Upper			
Tecoma stans var. angustata*	Hardy Yellow Trumpet Flower	L	12, 13, 21-24, H1, H2	10'	8'	✓	✓		✓					
Tecomaria capensis	Cape Honeysuckle	M	12, 13, 20-24, H1, H2	8'	5'		✓		✓					
Xylosma congestum	Siny Xylosma	M	8-24	10'	10'	✓	✓		✓					
<b>ACCENTS/GRASSES</b>														
Agapanthus species	Lily of the Nile	M	6-9, 12-24, H1, H2	1 1/2'-5'	1'-2'	✓			✓					
Cycas revoluta	Sago Palm	M	8-24, H1, H2	2'-10'	2,-6,	✓			✓					

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<b>ACCENTS/GRASSES</b>														
Dietes bicolor	Fortnight Lily	M	8, 9, 12-24, H1, H2	2'-3'	1'-2'	✓			✓					
Dietes iridioides (vegeta)	African iris	M	8, 9, 12-24, H1, H2	3'	3'	✓			✓					
Hemerocallis hybrids	Day Lily	M	1-24, H1, H2	6'	2'-3'	✓			✓					
Hesperaloe parviflora	Red/Yellow Yucca	L	2b, 3, 7-16, 18-24	3'-4'	3'-4'	✓	✓	✓	✓					
Imperata cylindrica rubra	Japanese Blood Grass	M	2b-24	1'-2'	1'	✓			✓	✓	Lower			
Iris douglasiana	Douglas Iris	M	4-9, 14-24	1'-2'	1'	✓			✓	✓	Bottom			
Kniphofia uvaria	Red Hot Poker	L	2-9, 14-24	2'	2'	✓	✓	✓	✓					
Leymus condensatus	Giant Wild Rye	M	7-12, 14-24	9'	6'	✓			✓	✓	Upper			
Liriope muscari	Big Blue Lilyturf	M	2B-10, 14-24, H1, H2	1 1/2'	1'	✓			✓					
Miscanthus sinensis	Japanese Silver Grass	M	2-24	2'-6'	2'-6'	✓	✓			✓	Lower			
Muhlenbergia rigens	Deer Grass	M	4-24	4'	4'	✓	✓	✓	✓	✓	Upper			
Romneya coulteri	Matilija Poppy	L	4-12, 14-24, H1	6'-8'	15'	✓	✓		✓					
Sedum brevifolium	no common name	L	8, 9, 14-24	2"-3"	1'	✓	✓	✓	✓					
Tulbaghia violacea	Society Garlic	M	13-24, H1, H2	1'-2'	1'-2'	✓			✓					
Yucca recurvifolia	Pendulous Yucca	L	7-10, 12-24	6'-10'	6'-8'		✓	✓	✓					
Yucca whipplei	Our Lord's Candle	L	2-24	3'	6'		✓	✓	✓					
<b>GROUNDCOVER</b>														
Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	L	6-9, 14-24	8"-14"	8"-14"	✓	✓	✓	✓					
Artemisia douglasiana**	Mugwort	L	7-9, 14-24	2'	2'	✓		✓	✓	✓	Lower			
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Bush	L	5-11, 14-24	2'-3'	9'	✓	✓	✓	✓	✓	Upper			
Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Bush	L	5-11, 14-24	8"-24"	6'	✓	✓		✓	✓	Upper			
Ceanothus griseus var. horizontalis	Carmel Ceanothus	L	5-9, 14-24	1/2'-2 1/2'	15'	✓	✓	✓	✓					
Cotoneaster adpressus praecox	Creeping Cotoneaster	M	2-24	1 1/2'	6'	✓	✓							
Cotoneaster dammeri (C. humifusus)	Bearberry Cotoneaster	M	2-24	8"	10'	✓	✓							
Gazania rigens hybrids	Clumping Gazania	M	8-24, H1, H2	6"-10"	3'-4'	✓	✓							

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<b>GROUNDCOVER</b>														
Lonicera japonica 'Halliana'	Hall's Japanese Honeysuckle	L	1-24, H1, H2	18"	15'	✓	✓							
Myoporum parvifolium 'Pink'	Pink Myoporum	L	8, 9, 12-24	3"-6"	9'	✓								
Myoporum parvifolium 'Prostratum'	Prostrate Myoporum	L	8, 9, 12-24	3"-6"	9'	✓								
Pelargonium species	Ivy Geranium	M	8, 9, 12-24, A2, A3	1'	5'	✓								
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	L	4-24, H1, H2	2'	8'	✓	✓		✓					
Trachelospermum jasminoides	Star Jasmine	M	8-24, H1, H2	2'	10'	✓			✓					
Verbena gooddingii	Goodding Verbena	L	7-24	1 1/2'-2'	3'-4'	✓	✓		✓					
Verbena peruviana	Peruvian Verbena	L	8-24	18"	3'	✓	✓		✓					
<b>VINES</b>														
Bougainvillea species	Bougainvillea	L	5, 6, 12-17, 19, 21-24, H1, H2	15'-30'										
Distictis buccinatoria	Blood Red Trumpet Vine	M	8, 9, 14-24, H1	20'-30'										
Ficus pumila	Creeping Fig	M	8-24, H1, H2	40'-60'										
Lonicera japonica	Japanese Honeysuckle	L	1-24, H1, H2	30'										
Macfadyena unguis-cati	Cat's Claw Vine	L	8-24, H1, H2	25'-40'										
Parthenocissus tricuspidata	Boston Ivy	M	1-24	20'										
Polygonum aubertii	Silver Lace Vine	L	A1-A3, 1-24	15'-20'										
Wisteria sinensis	Chinese Wisteria	M	3-24	15'-30'										
<b>TURF</b>														
Cynodon dactylon 'Santa Ana'	Santa Ana Bermuda	60 % of Eto	5-10, 12-24, H1, H2	*Requires over-seeding of Perennial Rye during dormancy										