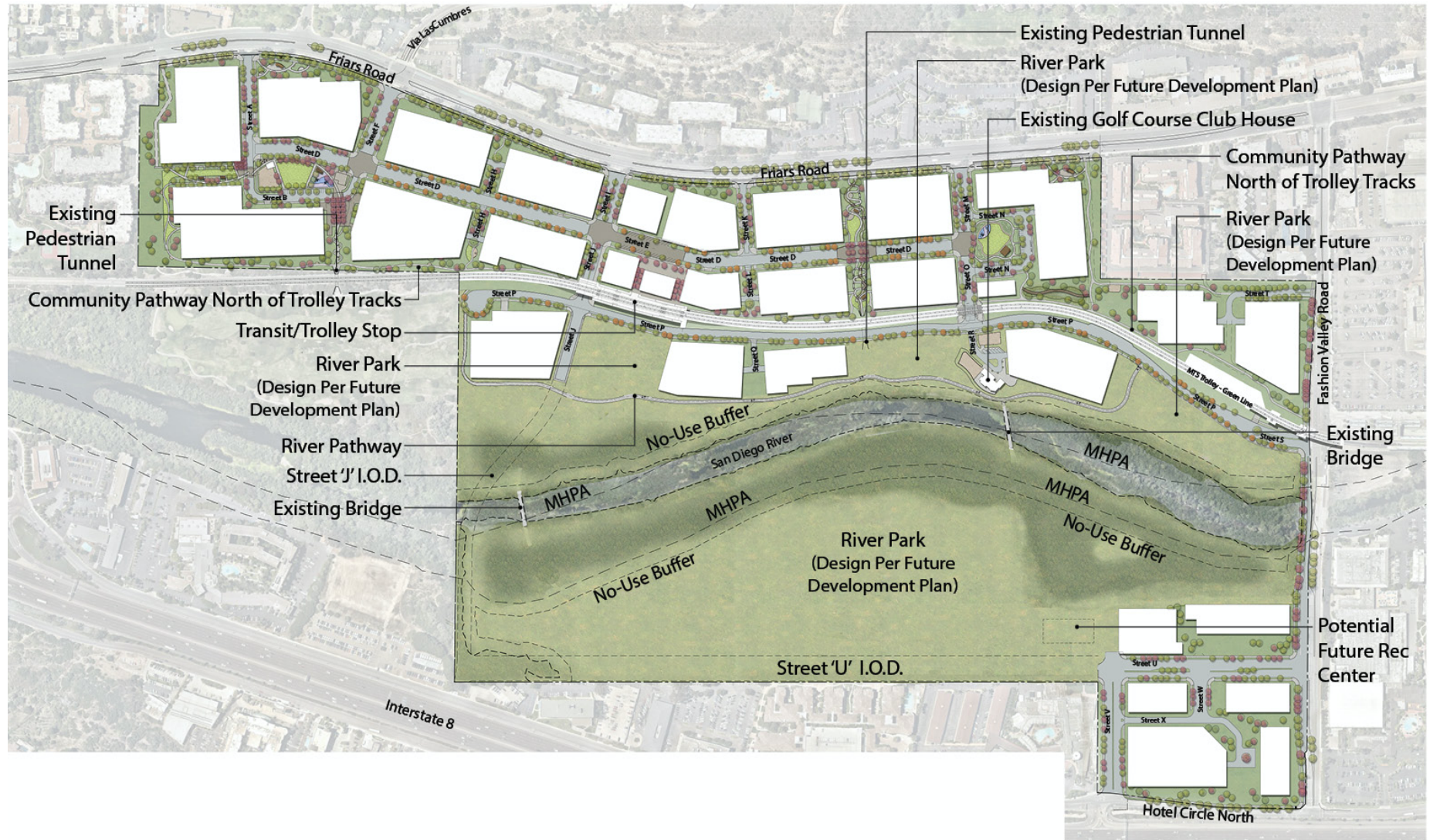


### 3.6 LANDSCAPE DESIGN

Landscaping assists with establishing the design character of Riverwalk and promotes continuity and compatibility throughout the neighborhood. At the pedestrian level, landscaping provides a sense of arrival into a new environment. Landscape design for Riverwalk provides for a well-maintained and organized appearance in areas not covered by buildings or parking, enhancement and preservation of existing site character, minimization of adverse visual and environmental affects, and promotion of water conservation. Additionally, the provision of tree-lined streets, parks, and other public areas allows the Riverwalk landscape plan to contribute to the City's Climate Action Plan and urban forestry goals, reducing urban heat island effect and aiding in carbon sequestration.

The *Conceptual Landscape Plan* (Figure 3-11) illustrates the recommendations for the most visible areas of Riverwalk. Street trees, shrubs, and ground covers for public rights-of-way and theme entrances are to be selected from the Streetscape Plant Matrix (see Appendix B). Plants should be suited to the actual site conditions, with a preference for drought-tolerant and native/native-friendly plant materials. Further, plants should be selected to satisfy performance requirements and should be easily maintained. Invasive plant materials shall not be utilized. All other trees, shrubs, and ground covers are to be selected from the *Recommended Plant Materials* list (Section 3.6.9, *Recommended Plant Materials*), including plants for private development areas. All landscape design must meet the requirements of the Landscape Regulations of Chapter 14, Article 2, Division 4 in the Land Development Code.

**Figure 3-11. Conceptual Landscape Plan**



### 3.6.1 Streetscape

General design criteria pertaining to streetscape character within Riverwalk will be found in the Chapter 6, *Land Uses, Development Standards, and Design Guidelines*. The information within this section is specific to landscape design of the streetscape. Private drives and public rights-of-way shall be landscaped in accordance with the City’s Landscape Regulations, the Riverwalk Specific Plan, and the Vesting Tentative Map and development permits.

Streetscapes are the blending of various elements such as the architecture of buildings, landscaping, street furniture, street and sidewalk materials, lighting, and other structures (Figure 3-12, *Streetscape Vignette*). The streetscapes should be appealing to pedestrians and motorist and engage with the built environment. All street trees will be derived from the *Recommended Plant Materials* (Section 3.6.9) and must be used in accordance with Figure 3-11, *Conceptual Landscape Plan*. Street tree theme locations are shown on Figure 3-13, *Greenbelt and Street Trees*. Any trees shall be planted outside of Water and Sewer Easements. Street trees shall be standard trunk.

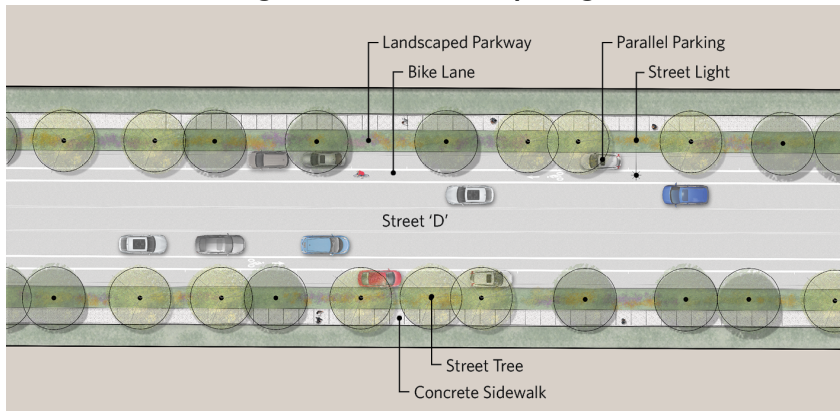
The plant use and selection matrix have been prepared for inclusion into the Riverwalk streetscape scene. The variety of tree materials has purposefully been kept short to maintain continuity throughout the project. In order to promote a healthy tree canopy and avoid potential disease issues that may affect a single species, at least two tree species will be chosen for each street that can be alternated. To provide visual continuity, selected trees may be of a similar shape.

Existing on-site tree specimens will be analyzed on an individual basis for preservation in their present or in a new location to the greatest extent feasible. All efforts will be made to preserve mature trees where possible. Existing trees will be analyzed and assessed in accordance with Council Policy 900-19 and the Conserve-A-Tree Program.

### 3.6.2 Street Yard Landscaping

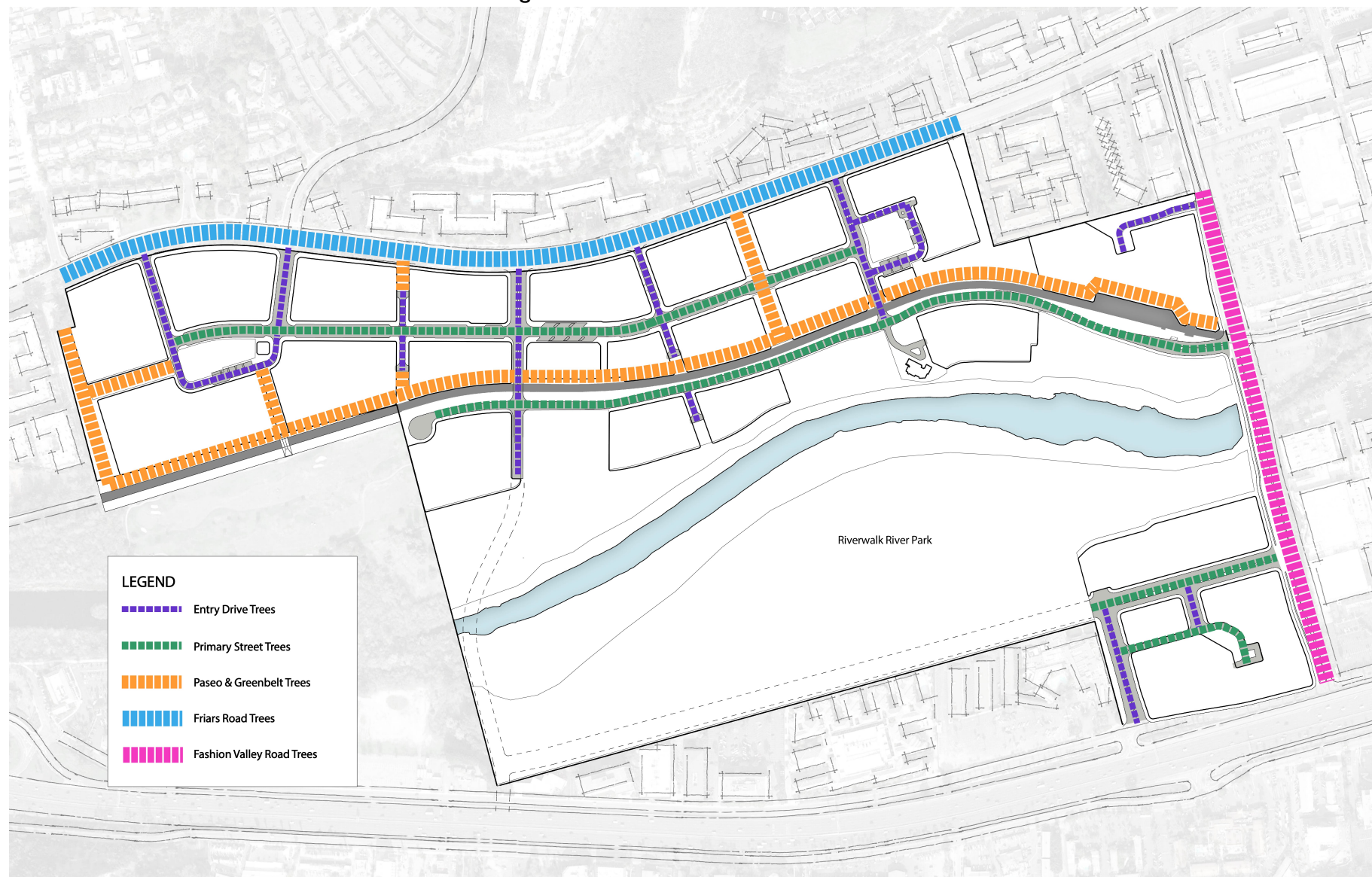
The area between the property line and the street wall line shall be landscaped in accordance with the street yard requirements of the Landscape Regulations of Chapter 14, Article 2, Division 4 in the Land Development Code.

**Figure 3-12. Streetscape Vignette**



*For illustrative concept purposes only.*

**Figure 3-13. Greenbelt and Street Trees**



Note: Trees shall be planted outside of the sewer and water easement.

### 3.6.3 Remaining Yard Landscaping

Remaining yard means the portion of the yards on a premises that is not within the street yard. Remaining yard landscaping for residential purposes may be achieved through any of the following options:

- (A) Residential development with four dwelling units or less shall be subject to a minimum of 60 points per residential structure. Planting shall be distributed within a 10-foot offset from the structural envelope or within the remaining yard setbacks of the premises.
- (B) A minimum of 30 percent of the area within a 10-foot offset from the structural envelope of each residential structure shall be provided in landscape area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.
- (C) A minimum of 20 percent of the provided common open space area shall be provided in landscape area and shall be planted at a rate of 0.05 points per square foot of the total open space area. Common open space area may include plazas, courtyards, or paseos developed at grade or on structural podiums.

Commercial development shall be in accordance with Chapter 14, Article 2, Division 4 of the LDC.

### 3.6.4 Vehicular Use Area

Each parking area is to be separated by landscape buffers and provide all required landscaping area, points, and trees in accordance with the Vehicular Use Area requirements of the Landscape Regulations of Chapter 14, Article 2, Division 4 in the Land Development Code. Where shade structures are incorporated into surface parking lots, the ends shall be screened with a combination of trees and shrubs.

Private drives and interior drive aisles shall be calculated as Vehicular Use Area per LDC 142.0407(b). Per LDC Section 142.0407(b), where vehicular use areas equal to or greater than 6,000 square feet are of a linear configuration made up primarily of drive aisles, the required planting area and plant points may be provided within five feet of the edge of the vehicular use area.

### 3.6.5 Open Areas

A major objective of the landscape development should be to frame view corridors while providing the necessary erosion control and visual requirements. In order to allow visibility at pedestrian levels, view corridors shall be framed with tree species that, at maturity, are tall with broad canopies, rather than short, dense trees. To screen unsightly or undesirable views near a slope area, large, dense shrubs shall be massed near the top of the slope, not the toe.

### 3.6.6 Bioswales

Riverwalk shall comply with the State Regional Water Quality Control Board's San Diego regional requirements and City of San Diego storm water design standards through the use of bioswales to treat run-off. The swales will become part of the open space system and will be designed into the landscape with the intent of being usable outside of storm events. Further, the swales can provide a symbolic connection between the developed areas and the San Diego River.



*Bioswale within a park*

### 3.6.7 Erosion Control

Landscaping for erosion control shall be in accordance with the City's landscape regulations, as detailed in Land Development Code Section 142.0411.

### 3.6.8 Culturally Significant Species and Interpretive Signage

As mentioned previously, before the arrival of the Spanish, the San Diego River valley was dominated by local tribes who relied upon local plant materials in their daily lives. Since the arrival of the Spanish, the local vegetation of the Riverwalk site has been largely replaced by agriculture, then the golf course. The Riverwalk Specific Plan includes native and historical landscape materials and signage articulating their historical uses and importance.

Riverwalk incorporates special features to reflect the project site's prominent location within the prehistory of San Diego. A plant palette that incorporates species traditionally utilized by the Kumeyaay people, which includes mugwort (*Artemisia douglasiana*), mulefat (*Baccharis salicifolia*), western ragweed (*Ambrosia psilostachya*), California deergrass (*Muhlenbergia rigens*), red willow (*Salix laevigata*), arroyo willow (*Salix lasiolepis*), black willow, (*Salix exigua*), elderberry (*Sambucus nigra*), and Fremont's cottonwood (*Populus fremontii*), will be a part of the landscape plan for the Riverwalk River Park. Additionally, interpretive signage will include identification signs along the San Diego River Pathway with plants traditionally utilized by the Kumeyaay people identified by a symbol. A storyboard sign will also be provided that describes the native plants identified along the San Diego River Pathway and their relationship to the Kumeyaay people's ability to thrive in the region.

### 3.6.9 Recommended Plant Materials

The planting concepts as described and illustrated within the Riverwalk Specific Plan depict a number of planting concepts for parkways, medians, parks, and open space. The desired plant materials sorted by location and plant type, are provided below. Substitutions of plant materials are allowed; however, the function and purpose of the overall landscape plan shall be maintained. Plant substitutions shall be approved by the City’s landscape review staff through the ministerial process, and does not require an amendment to this Specific Plan. Barrier planting species may be altered or expanded from the list included within this section. Please see also the *Riverwalk Project Habitat Restoration Plan* for specific species to be utilized in restoration planting along San Diego River, as the approved species may be modified prior to issuance of construction permits. Note: Planting inside the MHPA and 50 foot no use buffer is identified in the Riverwalk Habitat Restoration Plan. Plant lists for public parks will be approved as part of the General Development Plan for those parks.

#### TREES

##### Primary Street Trees/Entry Drive Trees – Evergreen

- Acacia baileyana* / Bailey Acacia
- Araucaria heterophylla* / Norfolk Island Pine
- Callistemon citrinus* / Lemon Bottlebrush
- Geijera parviflora* / Australian Willow
- Lophostemon confertus* / Brisbane Box
- Melaleuca quinquenervia* / Cajeput Tree
- Metrosideros excelsa* / New Zealand Christmas Tree
- Pittosporum undulatum* / Victorian Box Multi-Trunk
- Stenocarpus sinuatus* / Firewheel Tree
- Tristania laurina* / Water Gum



Bailey Acacia



New Zealand Christmas Tree



Water Gum

**Primary Street Trees/Entry Drive Trees – Deciduous**

- Fraxinus latifolia* / Oregon Ash
- Jacaranda mimosifolia* / Jacaranda Multi-Trunk
- Koelreuteria bipinnata* / Chinese Flame Tree
- Pistacia chinensis* / Chinese Pistache
- Platanus racemosa* / California Sycamore
- Platanus x acerifolia* / London Plane Tree
- Tabebuia ipe* / Pink Trumpet Tree
- Tipuana tipu* / Tipu Tree
- Ulmus crassifolia* / Cedar Elm



Cedar Elm



Chinese Pistache

**Friars Road/Fashion Valley Road Street Trees**

- Araucaria heterophylla* / Norfolk Island Pine
- Fraxinus latifolia* / Oregon Ash
- Koelreuteria bipinnata* / Chinese Flame Tree
- Koelreuteria paniculata* / Golden Rain Tree
- Pinus canariensis* / Canary Island Pine
- Pinus torreyana* / Torrey Pine
- Pistacia chinensis* / Chinese Pistache
- Platanus racemosa* / California Sycamore
- Platanus x acerifolia* `Bloodgood` / London Plane Tree
- Quercus agrifolia* / Coast Live Oak Multi-Trunk
- Tipuana tipu* / Tipu Tree



Tipu Tree



Golden Rain Tree



**Paseo and Greenbelt Trees**

- Agonis flexuosa* / Peppermint Tree
- Arbutus x 'Marina'* / Arbutus Standard
- Jacaranda mimosifolia* / Jacaranda Multi-Trunk
- Lagerstroemia indica* / Crape Myrtle
- Pinus canariensis* / Canary Island Pine
- Pinus torreyana* / Torrey Pine
- Pistacia chinensis* / Chinese Pistache
- Platanus racemosa* / California Sycamore
- Platanus x acerifolia 'Bloodgood'* / London Plane Tree
- Quercus agrifolia* / Coast Live Oak



Coast Live Oak



Jacaranda Multi-Trunk

**Plaza Accent Trees**

- Cassia leptophylla* / Gold Medallion Tree
- Cercis occidentalis* / Western Redbud
- Jacaranda mimosifolia* / Jacaranda
- Lagerstroemia indica* / Crape Myrtle
- x Chitalpa tashkentensis* / Chitalpa

Gold Medallion Tree



Western Redbud

Crape Myrtle



**Specimen Accent Trees**

- Cinnamomum camphora* / Camphor Tree
- Cinnamomum camphora* / Camphor Tree Multi-trunk
- Pinus torreyana* / Torrey Pine
- Platanus racemosa* / California Sycamore Multi-Trunk
- Platanus x acerifolia* 'Bloodgood' / London Plane Tree Multi-Trunk
- Quercus agrifolia* / Coast Live Oak Multi-Trunk
- Quercus suber* / Cork Oak
- Tipuana tipu* / Tipu Tree



Camphor Tree



Torrey Pine

**Shade Trees**

- Cinnamomum camphora* / Camphor Tree
- Koelreuteria bipinnata* / Chinese Flame Tree
- Koelreuteria paniculata* / Golden Rain Tree
- Metrosideros excelsa* / New Zealand Christmas Tree
- Pinus canariensis* / Canary Island Pine
- Pinus pinea* / Italian Stone Pine
- Pinus torreyana* / Torrey Pine
- Quercus agrifolia* / Coast Live Oak
- Quercus suber* / Cork Oak
- Tipuana tipu* / Tipu Tree



Italian Stone Pine



Cork Oak

SHRUBS AND GROUNDCOVERS

**Community Landscape Shrubs and Groundcover/Private Building Street Yard, Remaining Yard, and Vehicular Use Areas/ Plaza Landscape**

- Abutilon palmeri* / Indian Mallow
- Agave* spp. / Agave species
- Aloe* SPP. / Aloe
- Arctostaphylos edmundsii* 'Carmel Sur' / Carmel Sur Manzanita
- Baccharis pilularis* 'Pigeon Point' / Coyote Brush
- Bouteloua gracilis* / Blue Grama
- Callistemon viminalis* 'Little John' / Dwarf Weeping Bottlebrush
- Carex* spp. / Sedge
- Carissa grandiflora* 'Green Carpet' / Natal Plum
- Cistus x purpureus* / Orchid Rockrose
- Coleonema pulchrum* / Pink Breath Of Heaven
- Coleonema pulchrum* 'Compacta' / Compact Breath Of Heaven
- Dietes vegeta* / African Iris
- Dodonaea viscosa* 'Purpurea' / Purple Leafed Hopseed Bush
- Furcraea foetida* 'Mediopicta' / Mauritius Hemp
- Galvezia speciosa* / Island Bush Snapdragon
- Grevillea* x 'Long John' / Long John Grevillea
- Juncus* spp. / Rush species
- Lantana* spp. / Lantana Species
- Lavandula* spp. / Lavender
- Leonotis leonurus* / Lion's Tail
- Leymus condensatus* 'Canyon Prince' / Native Blue Rye
- Macfadyena unguis-cati* / Yellow Trumpet Vine
- Miscanthus* spp. / Silvergrass
- Muhlenbergia* spp. / Muhly Grass
- Phormium* spp.
- Pittosporum* spp. / Pittosporum Species
- Rosmarinus* spp. / Rosemary Species

- Salvia* spp. / Sage
- Sesleria autumnalis* / Autumn Moor Grass
- Tagetes lemmonii* / Copper Canyon Daisy
- Teucrium chamaedrys* / Germander
- Westringia dampieri* / Coast Rosemary



Indian Mallow



Agave



Lion's Tail

*Private Interior Courtyard Shrubs and Groundcover/Park Amenity Area*

*(design per future building permit)*

- Acanthus mollis* / Bear's Breech
- Asparagus meyeri* / Foxtail Fern
- Carex spp.* / Sedge
- Dianella spp.* / Dianella
- Dietes vegeta* / African Iris
- Hebe x 'Coed'* / Hebe
- Heuchera maxima* / Island Alum Root
- Liriope spp.* / Lily Turf Species
- Mahonia repens* / Creeping Mahonia
- Philodendron xanadu* / Xanadu Philodendron
- Phormium spp.* / Phormium
- Pittosporum spp.* / Pittosporum
- Podocarpus spp.* / Podocarpus
- Rhamnus californica 'Mound San Bruno'* / California Coffeeberry
- Woodwardia fimbriata* / Giant Chain Fern



*Bear's Breech*



*Foxtail Fern*



*Dianella*



*Phormium*



*Hebe*

**BARRIER PLANTING**

- Ambrosia psilostachya* / Western ragweed\*
- Anemopsis californica* / Yerba mansa
- Artemisia douglasiana* / Mugwort\*
- Artemisia dracunculus* / Tarragon
- Artemisia palmeri* / San Diego sagewort
- Baccharis salicifolia* / Mulefat\*
- Eleocharis macrostachya* / Pale spikerush
- Juncus acutus* / Spiny rush
- Leymus triticoides* / Creeping wild rye
- Muhlenbergia rigens* / California deergrass\*
- Pluchea odorata* / Saltmarsh fleabane
- Salix laevigata* / Red willow\*
- Salix lasiolepis* / Arroyo willow\*
- Sambucus nigra* / Elderberry\*
- Stipa pulchra* / Purple needlegrass
- Populus fremontii* / Fremont's cottonwood\*
- Salix exigua* / Black willow\*

\*plant species traditionally used by Native American tribes



California deergrass



Yerba mansa



Mulefat



Spiny rush



Saltmarsh fleabane



Elderberry



Arroyo willow