

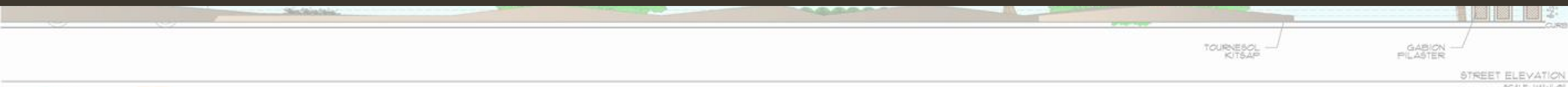


PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	DESERT ACCENTS				PAVING, STONE, & GRAVEL MATERIALS	
TREES & PALMS										
		OLIVE TREE "DESERT IRONWOOD"	24" BOX SINGLE TRK STANDARD	0.2 LOW		DASYLIRION LONGISSIMA "MEXICAN GRASS TREE"	15 GAL.	0.2 LOW		BOULDER 'A' = 36" X 36" X 40" L. DIA. COLOR: 'RUSTIC LAVENDER' BY SOUTHWEST BOULDER
		QUERCUS VIRGINIANA "SOUTHERN LIVE OAK"	24" BOX SINGLE TRK STANDARD	0.5 MOD		AGAVE FRANZOSINI "MAJESTIC AGAVE"	5 GAL.	0.2 LOW		4"-8" 'COPPER CANYON' BY SOUTHWEST BOULDER
		WASHINGTONIA FILIBUSTA	18" B.T.H.	0.5 MOD		EUPHORBIA RESINIFLERA "MOROCCAN MOUND"	5 GAL.	0.2 LOW		3" MINUS D.S. 'CALIFORNIA GOLD' BY SOUTHWEST BOULDER
						HESPERALOE PARVIFLORA "VAR. DESERT FLAMENCO"	5 GAL.	0.2 LOW		
					GRASSES					
						MULLENBERGIA CAPILLARIS "REGAL MIST"	5 GAL.	0.5 MOD		
					GROUNDCOVERS & VINES					
		LEUCOPHYLLUM ZYSOPHYLLUM "GIMARRON"	5 GAL.	0.2 LOW		EREMOPHILA HYGROPHANA "BLUE BELLS"	5 GAL.	0.2 LOW		
		CALLISTEMON VIMINALIS "LITTLE JOHN"	5 GAL.	0.2 LOW		EREMOPHILA GLABRA "MINGENIA GOLD"	5 GAL.	0.2 LOW		
		LEUCOPHYLLUM CANDIDUM "MICROBURST"	5 GAL.	0.2 LOW		EREMOPHILA GLABRA "GREY HORIZONS"	5 GAL.	0.2 LOW		

Palm Desert Median Master Plan

City of Palm Desert



Existing Conditions

- Dated monument signs
- Similar design material as nearby cities
- Very little change at entry nodes
- No sense of arrival from off-ramps
- No cohesive landscape design for all medians





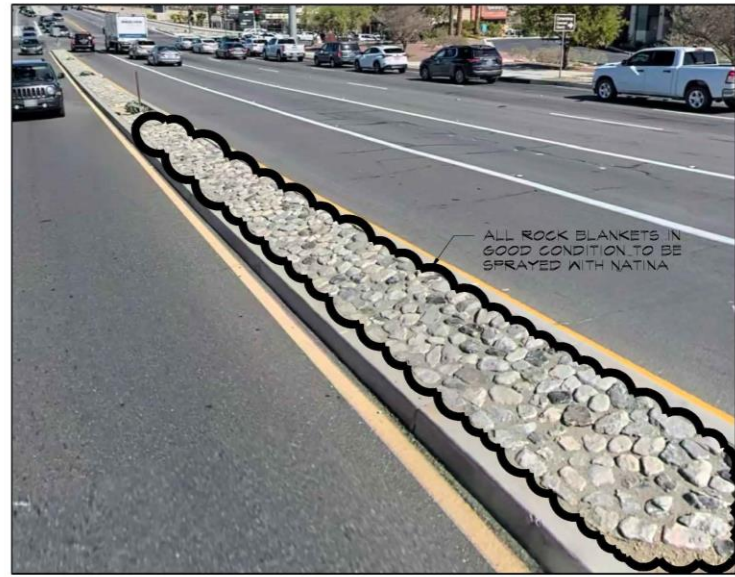


Design Opportunities

- Keep existing specimen plants, trees, and palms
- Keep existing median rock blankets where they can be salvaged
- Remove all existing stamped concrete
- Use of Natina spray in areas to enhance existing rock and boulders



AGED PLANT MATERIAL



ROCK BLANKET



STAMPED CONCRETE



COBBLE STONE

New Design Elements

- Inspired by the San Jacinto Mountains - colors and silhouette
- Three different levels of design tiers based on vehicle speed and density
- Unique plant selections and hybrids to breakaway from the overused desert norm
- Use of gabion columns for accents and wayfinding
- Crushed rock and decomposed granite patterns based off raised planter force lines

Master Plan

TIER ONE

- Raised planters
- Limited retaining boulders
- Gabion columns

TIER TWO

- Limited raised planters
- Retaining boulders

TIER THREE

- Accent planting
- Crushed rock patterns

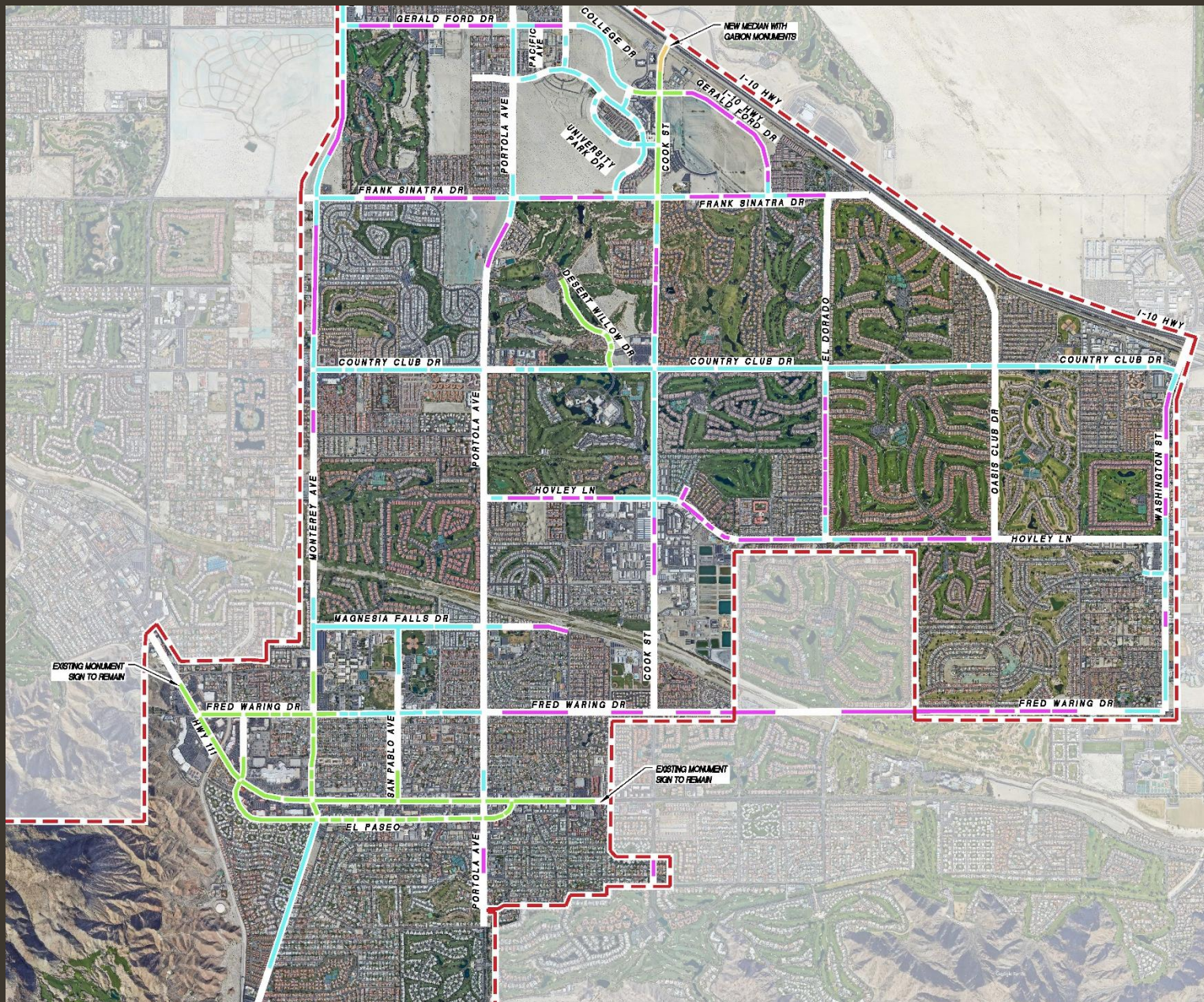
Median Tier Legend

Tier One 

Tier Two 

Tier Three 

New Median 



Gabion Basket Monument Columns

- Gabion baskets designed as tall columns
- Corten steel finish color
- Palm Desert City logo, wayfinding, and palm frond accent cut-outs
- Several lighting options

Raised Kitsap Planters

- One-sided retaining planters
- Corten steel finish color
- Alternating heights



UPLIGHT



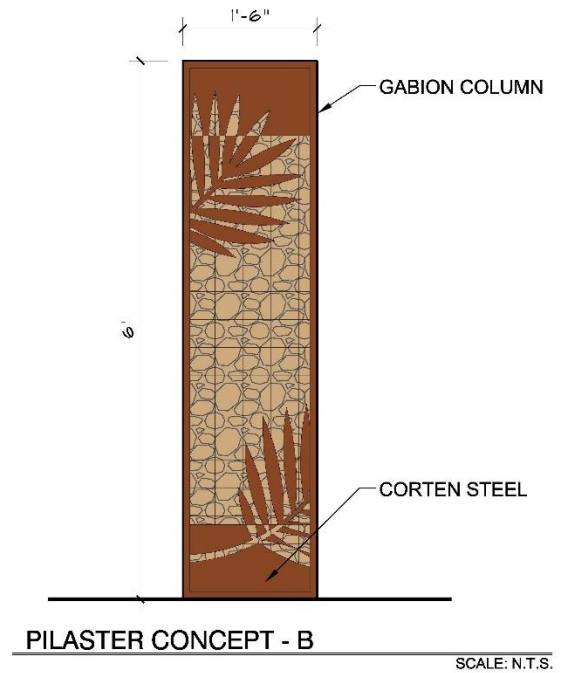
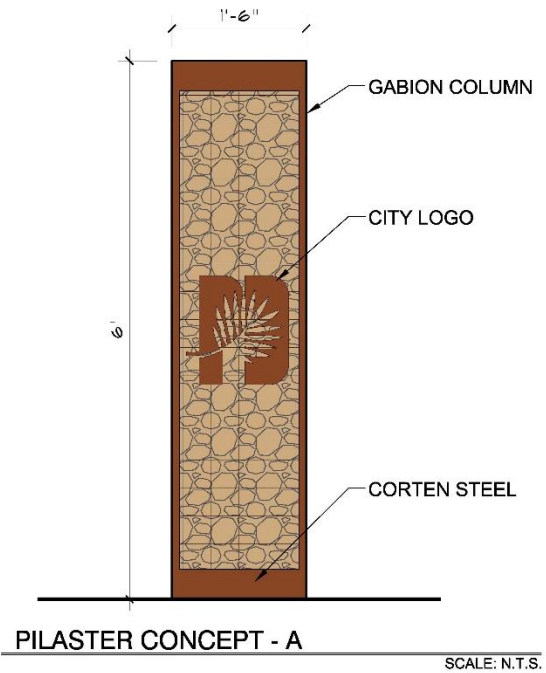
LED STRIP



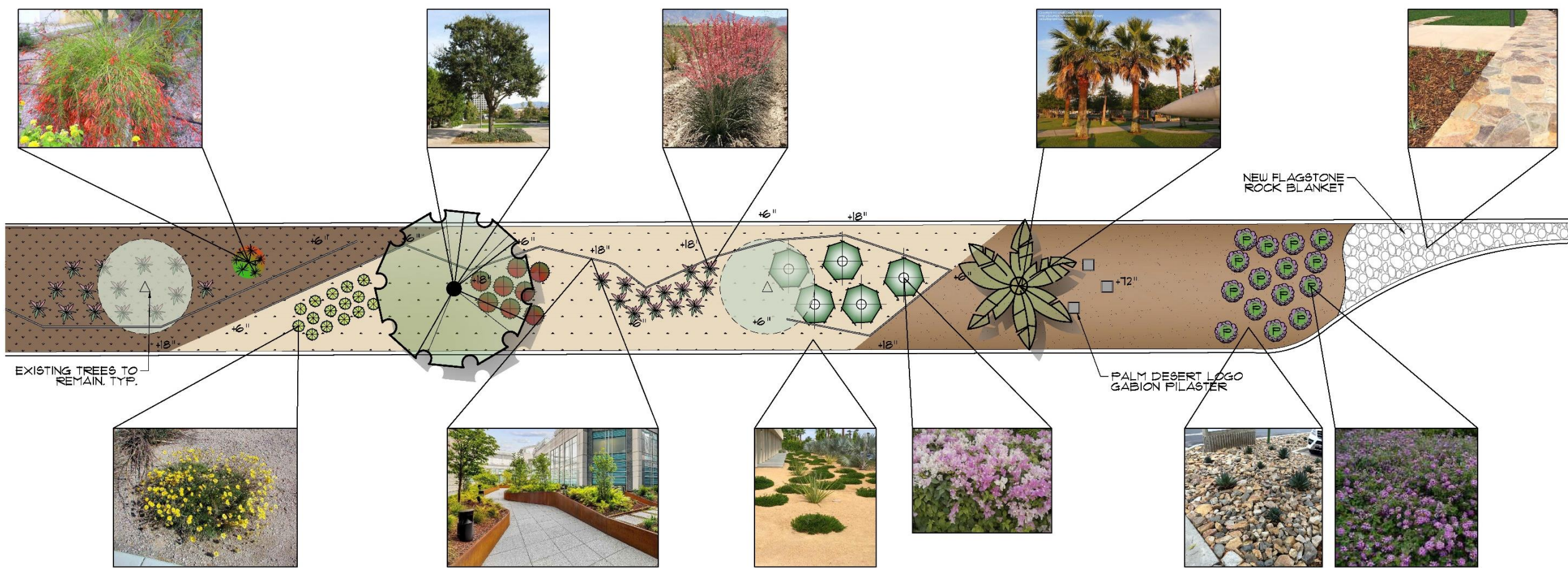
UPLIGHT



LED STRIP





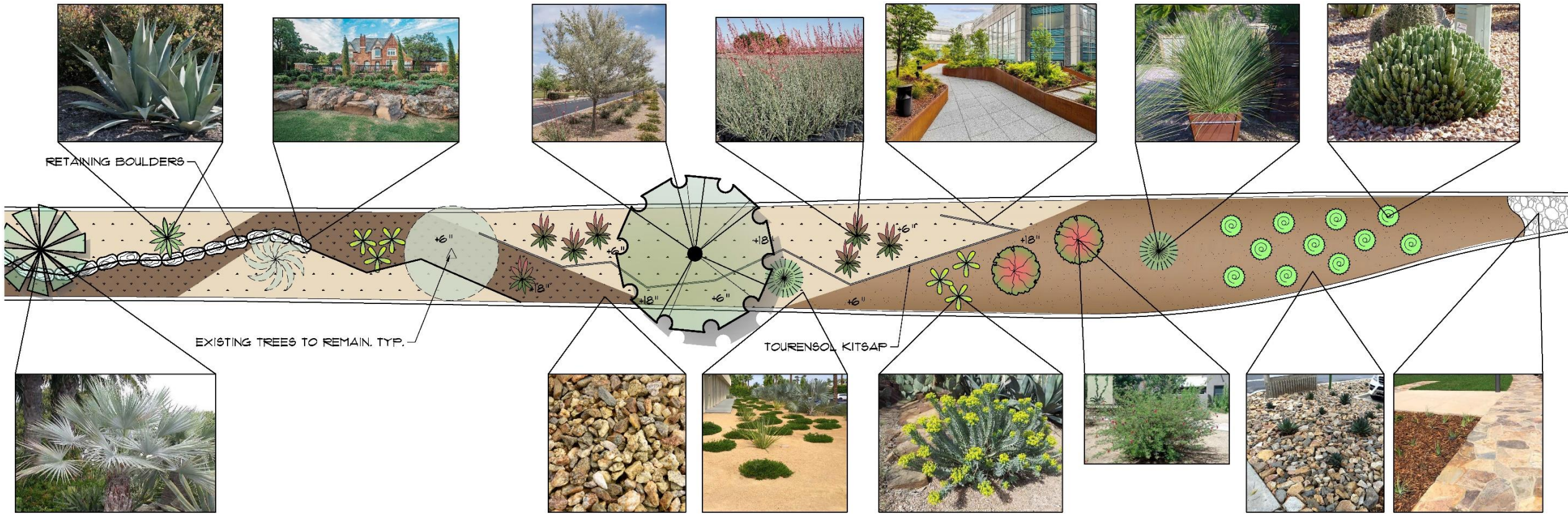


Tier One Design

- Flagstone rock blanket at median nose
- Gabion basket columns for city entry and wayfinding
- Raised and sloped landscape planters ('Kitsap' by Tournesol)
- Retaining boulders as planters
- Dense planting clusters of shrubs and desert accents



Tier One rendering

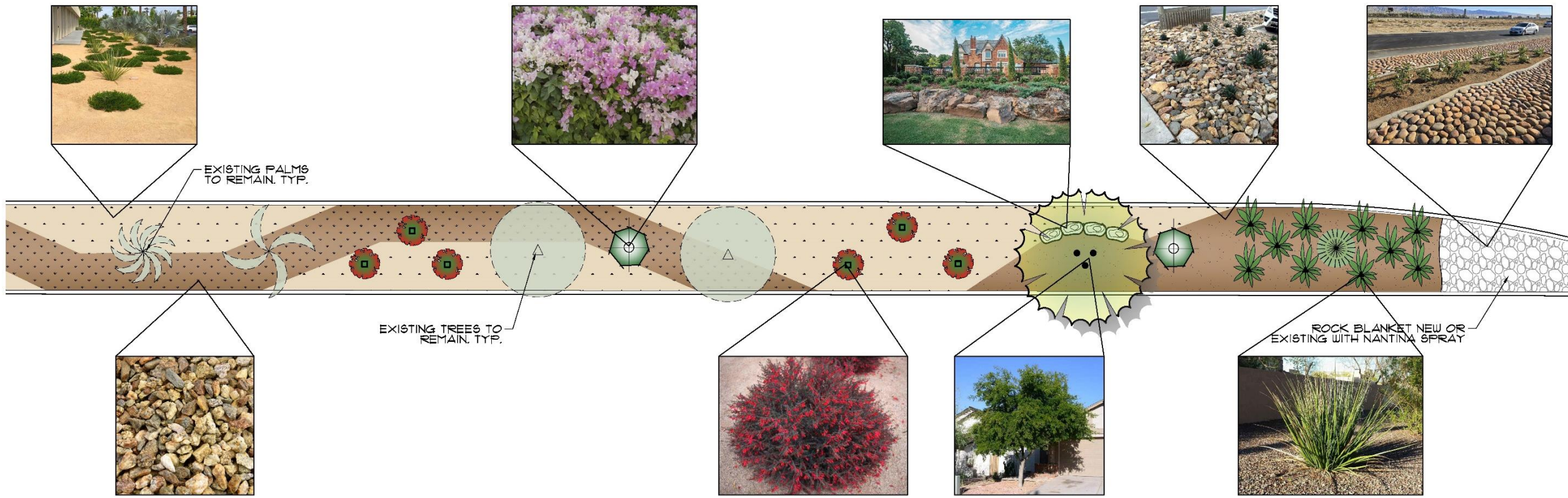


Tier Two Design

- Flagstone rock blanket at median nose
- Limited raised and sloped 'Kitsap' planters
- Moderate use of retaining boulder planters
- Moderate planting clusters of shrubs and accents



Tier Two rendering



Tier Three Design

- New crushed rock blanket or existing rock blanket sprayed with Natina to match
- Limited use of retaining boulders
- No raised and sloped Kitsap planters
- Sparse planting clusters, mainly of desert accents and ground covers



Tier Three rendering

New Entry Median Designs

- Medians will be added to the on/off-ramps at Monterey Avenue, Cook Street, and Washington Street.
- No plants or irrigation will be used
- Raised 'Kitsap' planters as a raised retaining theme
- Crushed rock and decomposed granite patterns based off raised planter force lines
- Gabion columns for signage and accents
- Metal plant sculpture designs
- Art nodes for future sculpture locations

Entry Median Gabion Columns

- Varying height designs
- City logo design, "Welcome" and "Leaving" Palm Desert sign placement
- Palm frond accent design





PILASTER CONCEPT - C

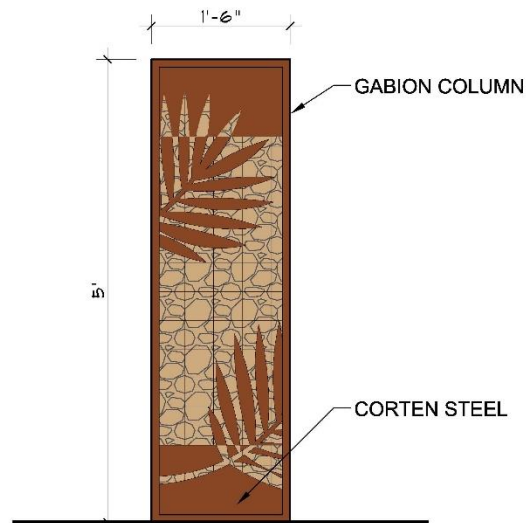
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UPLIGHT

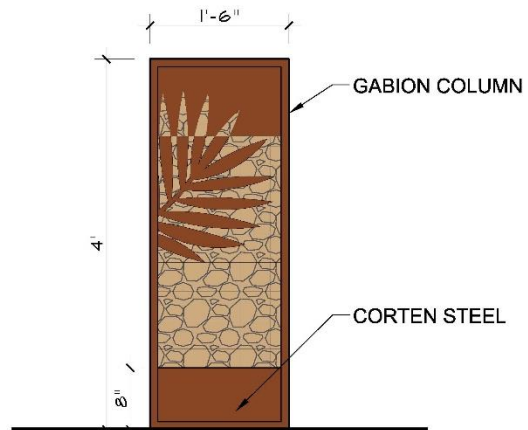


LED STRIP



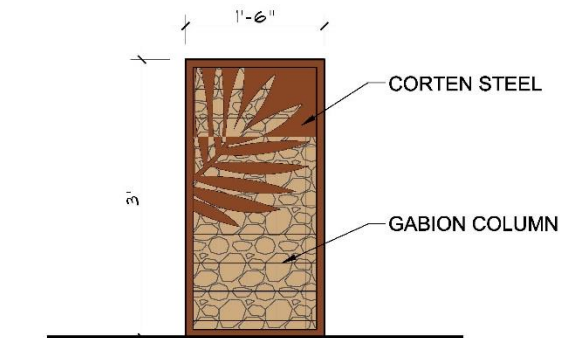
PILASTER CONCEPT - 5' HT.

SCALE: N.T.S.



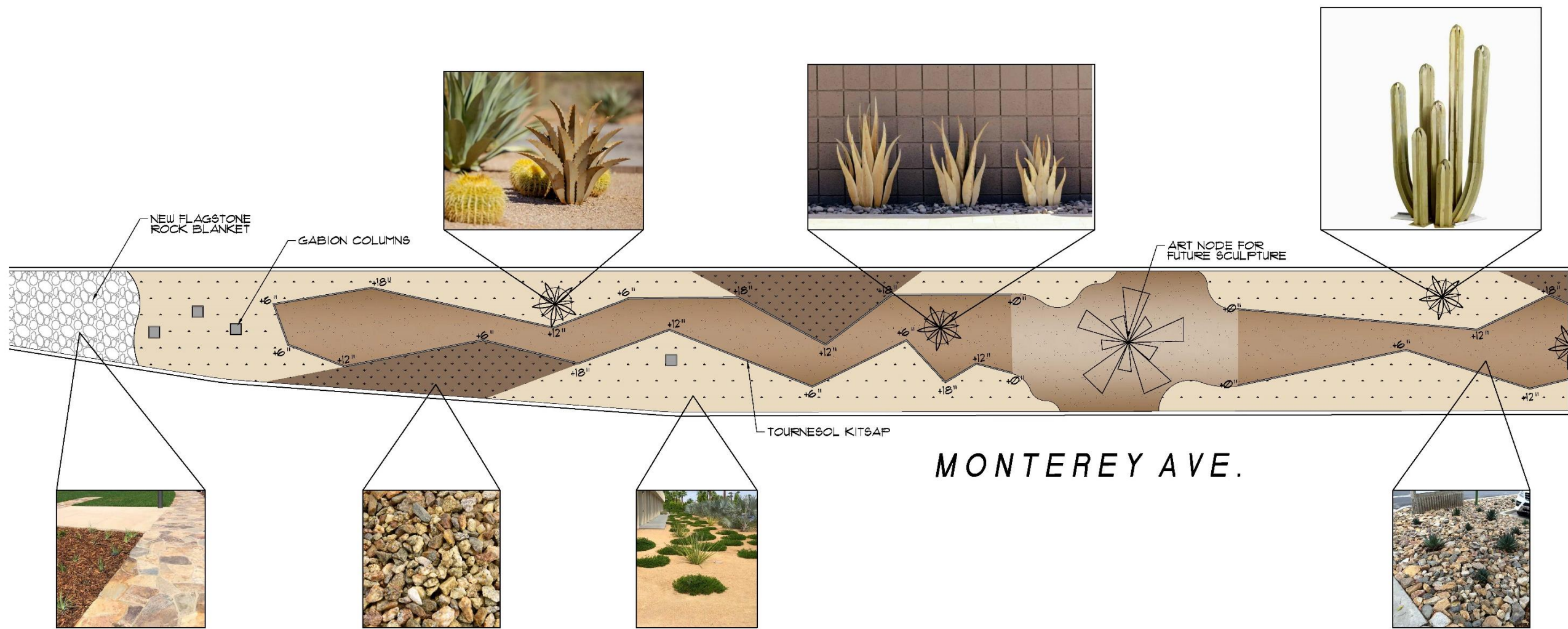
PILASTER CONCEPT - 4' HT.

SCALE: N.T.S.



PILASTER CONCEPT - 3' HT.

SCALE: N.T.S.

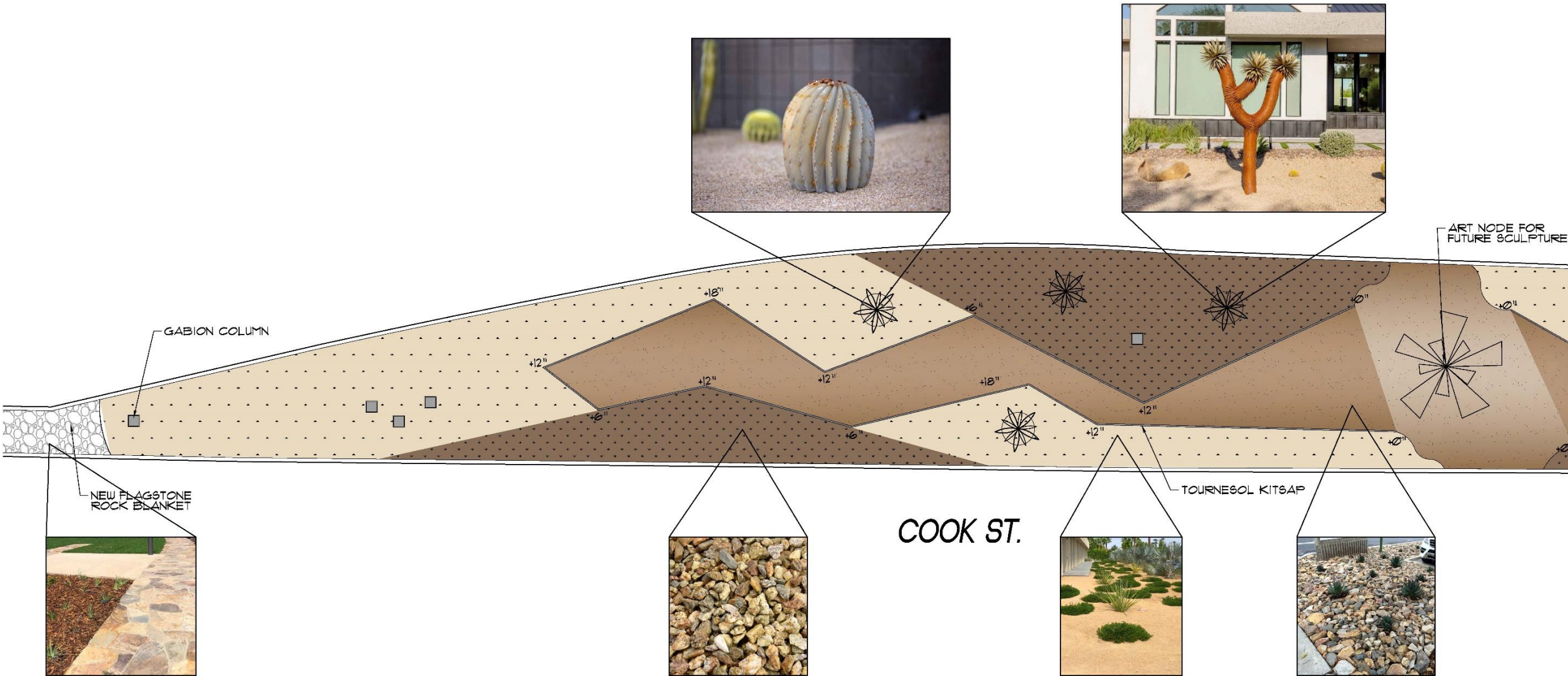


Monterey Avenue On/Off-Ramp Median

- Raised 'Kitsap' planters as a raised retaining theme
- Gabion columns for signage and accents
- Metal plant sculpture designs
- Art nodes for future sculpture locations



Monterey rendering



COOK ST.

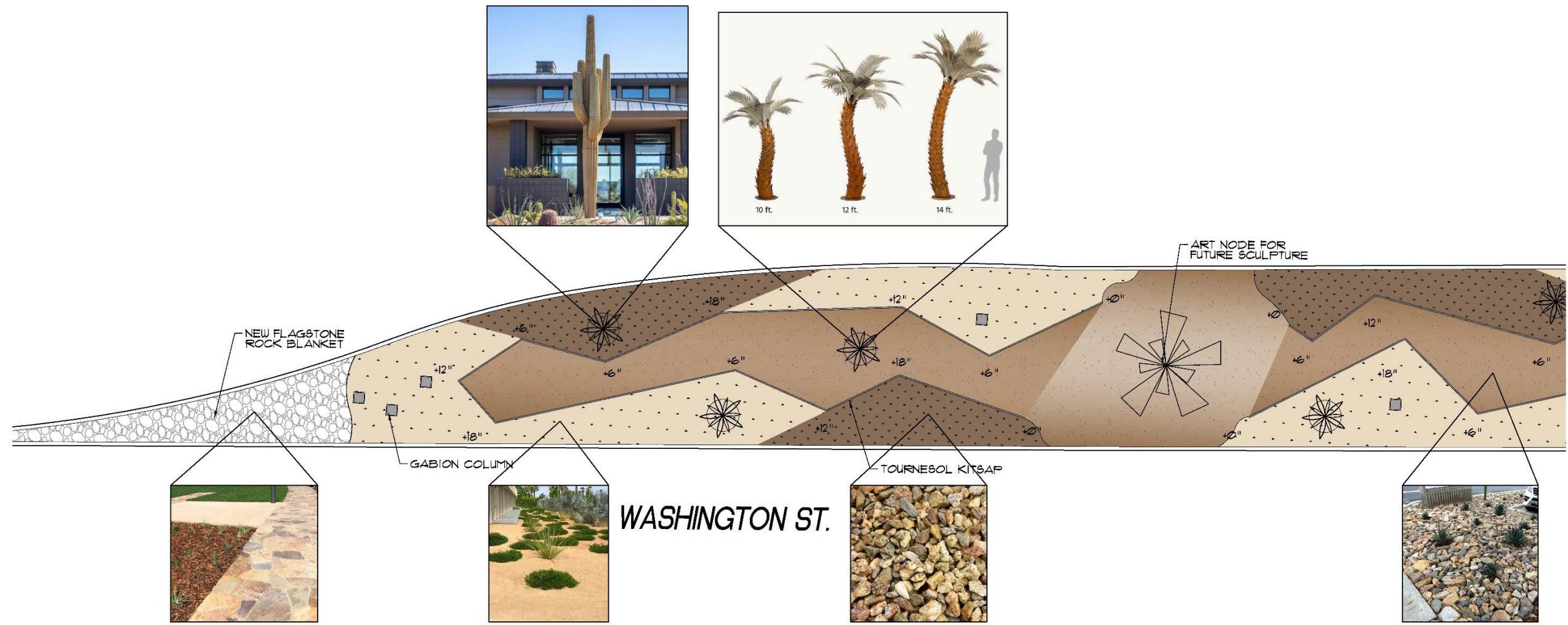
TOURNE SOL KITSAP

Cook Street On/Off-Ramp Median

- Raised 'Kitsap' planters as a raised retaining theme
- Gabion columns for signage and accents
- Metal plant sculpture designs
- Art nodes for future sculpture locations



Cook rendering



WASHINGTON ST.

Washington Street On/Off Ramp Median

- Raised 'Kitsap' planters as a raised retaining theme
- Gabion columns for signage and accents
- Metal plant sculpture designs
- Art nodes for future sculpture locations



Washington rendering

Budget Phasing – Tier One and Tier Two

Year One: \$7.9 Million, 5.5 miles cumulative

- Country Club Drive, Desert Willow Drive, On/Off Ramps Medians, Dinah Shore Drive

Year Two: \$3.7 Million, 4 miles cumulative

- Washington Street, Fred Waring Drive, Hovely Lane, Magnesia Falls Drive

Year Three: \$6.5 Million, 5 miles cumulative

- Monterey Avenue, Portola Avenue, El Dorado Drive, Pacific Avenue

Year Four: \$7.7 Million, 5.5 miles cumulative

- Highway 111, El Paseo, San Pablo Avenue, Gerald Ford Drive

Year Five: \$4.7 Million, 4 miles cumulative

- Frank Sinatra Drive, University Park Drive, Cook Street, College Drive

City – Tier Three Portions

- Gerald Ford Drive
- Frank Sinatra Drive
- Portola Avenue
- Cook Street
- Monterey Avenue
- Hovley Lane
- Magnesia Falls Drive
- El Dorado Drive
- Washington Street
- Fred Waring Drive