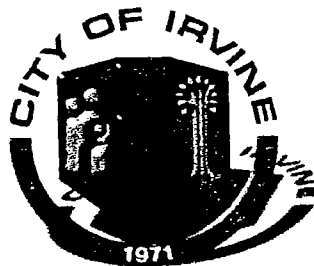


FINAL

Master Streetscape Plan



Community Development Department
Planning Commission Approved
June 1998

INTRODUCTION

Irvine streetscapes are the City's heritage and define much of its character. The choice of plant materials is an important one, considering the landscapes planted today will affect the quality of our environment for years to come. Issues continually raised in governing a city are plant selection, maintenance and preservation of landscapes. For Irvine, maintaining our urban forest requires a delicate balance between retaining the community's character, and addressing plant suitability, maintenance needs, and sustainability.

In an effort to proactively address streetscape issues, the City organized a master streetscape committee to develop a plan that would ensure the continued quality of our streetscapes. The focus of the Master Streetscape Plan (MSP) is to assure that the quality of our streetscapes is preserved for tomorrow, and new streetscapes are of comparable quality to existing streetscapes.

The committee was comprised of ten individuals with professional experience in planning, engineering, landscape architecture, and natural resources. The work effort included review of existing streetscapes, workshops for identifying issues and formulating recommendations, and the preparation of the final document. The City of Irvine acknowledges the valuable insight and contributions of the following participants:

<i>Participant</i>	<i>Organization</i>
<i>Leslie Aranda</i> <i>Principal Planner</i>	<i>City of Irvine, Community Development</i>
<i>Tom Ash</i> <i>Environmental Education Coordinator</i>	<i>Irvine Ranch Water District</i>
<i>David Baab</i> <i>Partner</i>	<i>Baab & Associates</i>
<i>Diana Blaisure</i> <i>Associate Planner</i>	<i>City of Irvine, Public Works</i>
<i>Steve Bourke</i> <i>Landscape Superintendent</i>	<i>City of Irvine, Public Works</i>
<i>Elizabeth Cobb</i> <i>Senior Planner</i>	<i>City of Irvine, Community Development</i>
<i>Ken Coulter</i> <i>Senior Vice President of Land Development</i>	<i>The Irvine Company</i>
<i>Richard Demerjian</i> <i>Director of Campus & Environmental Planning</i>	<i>University of California, Irvine</i>
<i>Rob Elliott</i> <i>Senior Vice President of Urban Planning & Design</i>	<i>The Irvine Company</i>
<i>Tim Kirkham</i> <i>Senior Engineer</i>	<i>City of Irvine, Public Works</i>
<i>Clay Martin</i> <i>Principal Financial Analyst</i>	<i>City of Irvine, City Manager's Office</i>
<i>Sheri Vander Dussen</i> <i>Director of Community Development</i>	<i>City of Irvine, Community Development</i>

BACKGROUND ON IRVINE STREETSCAPES

Streetscapes have always been a common part of our daily lives, so much so that we often take them for granted. Whether we realize it or not, streetscapes leave us with an impression of our community. Although most of us cannot identify the trees and shrubs in our gardens, we do appreciate tree lined streets, and colorful backdrops that soften the urban experience.

The Importance of Streetscapes

- *Leave a visual impression of a community.*
- *Define a community's identity.*
- *Soften the urban experience.*
- *Prevent deterioration within a community.*
- *Enhance property values.*

Streetscapes are an urban design component that help define a community's identity by establishing street themes through the use and placement of different plant species. Many cities have developed their streetscapes without an overall street theme in mind; consequently, random planting of different trees, shrubs and ground cover results in an eclectic and weak city identity.

In contrast, the Irvine has always paid attention to urban design issues. Planning in Irvine was first guided by the Urban Design Implementation Plan (UDIP). The UDIP, adopted in 1977, was a planning guide that outlined many design principles and policies. Design of future streetscapes was one element of the UDIP. These principles are summarized in Table 1.

Through these principles, the City of Irvine has developed a cohesive streetscape network that distinguishes each planning area through distinctive landscaping, lighting, signing and street furniture.

Table 1:
***Urban Design Implementation Plan
Streetscape Principles***

1. *Distinguish each type of street through distinctive landscaping, lighting, signing and street furniture.*
2. *Emphasize the nature of special land uses, gateways, and districts through distinctive landscaping, lighting, signing and street furniture.*
3. *Support a street landscape using low maintenance practices with natural and adaptable plant species.*
4. *Provide a varied and an interesting street landscape.*

The fundamental design elements of the UDIP were incorporated into Irvine's General Plan objectives and implementation actions. The General Plan Land Use Element acknowledges the importance of physical appearance of the community, including attractive streetscapes.

With the implementation of this Element, the presence of civic pride is evident from Irvine's roadways as we continue to maintain and enhance our streetscapes. Objective A-1 of the General Plan Land Use Element is outlined in Table 2 as it relates to City streetscapes.

Table 2
General Plan Land Use Element

Objective A-1: Preserve and strengthen Irvine's identity as a diverse and innovative community.

- (a) *Develop identifiable City edges, pathways, entry points, landmarks and conserve visual resources along the scenic corridors that characterize Irvine.*
- (b) *Maintain and enhance the physical appearance of the City as the infrastructure ages and the growth rate declines.*
- (c) *Enhance civic pride by maintaining high quality and attractive facilities.*

The General Plan Circulation Element also addresses the importance of streetscapes. Objective D-2, Roadway Design, requires the city network to "develop a vehicular circulation system consistent with high standards of transportation engineering safety and with sensitivity to adjoining land uses." Implementation action D-2(e) directs the enhancement of the appearance of roadways and parking areas through design techniques and landscaping.

Streetscapes are an urban design component that helps define a community's identity by establishing street themes through the use of different plant species, and their placement.

The City's Strategic Business Plan further reinforces the city's commitment to the quality of the environment. The Strategic Business Plan defines the City Council's goals and strategies, and projects financial conditions. Irvine leaders are faced with

the challenge of investing resources today in such a way that the City's quality of life both endures and improves.

Several assumptions guide the selection of what investments to be made in the community. A key assumption guiding decisions is that deterioration in a community can rapidly breed more of the same. This assumption makes the prevention of deterioration central to making decisions about the quality of life in the City.

Central to the City Council's vision of Irvine is the maintenance and enhancement of the community's infrastructure and physical appearance as the balance of the City is developed. The City's goal is to eliminate all visible signs of deterioration and enhance the appearance of the City's physical environment. The tactical goals to maintain and enhance the physical environment that apply to streetscapes are summarized in Table 3.

Table 3
Strategic Goals to Maintain and Enhance the Physical Environment

- | | |
|-----------|---|
| Goal: | <u>Complete infrastructure rehabilitation.</u> |
| Strategy: | <u>Maintain landscape at City facilities and in public rights of way to standards, and eliminate 100% of the backlog by 2002.</u> |
| Goal: | <u>Prevent signs of blight and deterioration in the physical environment.</u> |
| Strategy: | <u>Prevent signs of deterioration in the City by meeting all maintenance standards.</u> |
| Goal: | <u>Ensure that the City's General Plan accurately reflects the community's goals regarding infrastructure and physical development.</u> |
| Strategy: | <u>Address long-term maintenance during the planning process for new planning areas with the intent to prevent deterioration of the community as it ages.</u> |

LANDSCAPE ISSUES

With the rising awareness about our environment, the urban forest has become a significant element in municipal planning. Maintaining our urban forest requires a delicate balance between retaining the community's character, and addressing plant suitability, maintenance needs, and sustainability.

What impacts our Streetscapes?

- *Aging landscapes are beginning to require replacement.*
- *Inappropriate plant location.*
- *Roadway improvements with new development.*
- *State, County and City roadway improvements.*
- *Rising maintenance costs.*

Plant Suitability

The City has attempted to retain the original tree palette when maintaining existing streetscapes. However, it has become evident that some plant species are incompatible with their locations and site conditions, resulting in plant deterioration, and increased maintenance and rehabilitation. Greater attention to the suitability of each species to the location and environment will create a more attractive and vibrant forest resource.

Maintenance

Existing landscapes that have deteriorated are improved as part of the City's on-going maintenance and rehabilitation programs. Typically, the maintenance program includes replacing plant material on a case by case basis, while the rehabilitation program targets specific landscapes for a more comprehensive replacement effort. Absent a citywide landscape plan, the replacement efforts are subject to inconsistencies that may contribute to the deterioration of the quality of Irvine streetscapes.

Sustainability

With the growth in business and residential populations, the demand for water has substantially increased. The need to conserve water will become a pertinent issue as the City continues to grow. In an effort to reduce our reliance on imported water, ninety percent of public landscaping in Irvine is irrigated using reclaimed water. This accomplishment is augmented by a program to promote sustainable landscaping in parks, parkways, and medians. Sustainable landscapes are designed to conserve, recycle and reuse resources invested in landscapes, and optimize their environmental benefits. The result is colorful vegetation, water conservation, reduced maintenance cost, and reduced street damage from water run-off.

MASTER STREETSCAPE PLAN GOALS

The Master Streetscape Plan was developed to ensure the continued quality of our streetscapes. The focus of the Master Streetscape Plan (MSP) is to assure that landscapes are considered throughout the planning and design process, in conjunction with aesthetic and functional goals.

The MSP is a unified plan that integrates planning, engineering and landscape practices to establish a coherent streetscape plan. By incorporating both plant diversity and compatibility, the MSP proactively addresses future maintenance and rehabilitation costs of the City's streetscapes.

In review of Irvine streetscapes, it became apparent that the character of the streetscapes is a large component of the roadway classification. Irvine has four roadway classifications: Major, Primary, Secondary and Local. The focus of this master plan was on streetscapes having public impact. Thus, only streetscapes of Major, Primary and Secondary roadways were evaluated.

The MSP is intended to be flexible for special land uses, such as commercial centers or parks. These uses can incorporate elements of the streetscape plan to continue the theme, while retain a specific character and visibility to the use.

Master Streetscape Plan Goals

- 1. Provide continuity between planning areas along major thoroughfares.*
- 2. Retain the identity of each planning area.*
- 3. Provide gateways to the City and between planning areas.*
- 4. Maintain and enhance the physical environment.*
- 5. Maintain the existing quality of streetscapes in a cost-effective manner.*

LANDSCAPE OPPORTUNITIES

The MSP guides the opportunistic implementation of streetscapes as conditions permit the replacement of existing streetscapes and improvement of undeveloped streetscapes. There are six primary mechanisms available to implement the streetscape plan.

Discretionary Review

Before grading or building permit application can be submitted, discretionary review is required for subdivisions, conditional use permits, master plans, administrative relief and variances. Landscape improvements with these developments shall be consistent with the MSP. Any deviation from the MSP shall be approved by the Director of Community Development. Failure to comply with the master plan is a violation of Zoning Code V.E-212, requiring enforcement and revocation procedures as prescribed in section V.E-206.

Capital Improvement Projects

Capital Improvement Projects (CIP) are initiated by the City to improve public areas, and include street improvements, park improvements and other City facilities. Landscape improvements with CIP projects shall be consistent with the MSP. Any deviation from the MSP shall be approved by the Director of Community Development.

Landscape Rehabilitation

The purpose of landscape rehabilitation is to renovate deteriorated landscapes that have reached the end of their useful life, and return the landscape to a condition that is consistent with adjacent homeowner association landscapes. Issues of cost, design, community and sustainability are balanced to achieve the best results within limited budgets.

Rehabilitation programs for existing landscapes are established by City Council as part of the Strategic Plan, and budgeted in each fiscal year. The Master Streetscape Plan shall guide rehabilitation programs, allowing for long-range budgeting.

On-Going Maintenance

The purpose of on-going landscape maintenance is to prolong the life of the landscape, and provide a public landscape which is consistent in appearance with adjacent homeowner association landscapes. Public landscapes include Community and Neighborhood Parks, street parkways and medians, greenbelts, the Civic Center, and sports fields. Maintenance activities are characterized by frequent, repetitious, and scheduled events such as grass mowing, weeding, tree trimming, irrigation repair and pest management. Also included is replacement, on a small scale, of specific landscapes that have declined in appearance. On-going maintenance funding is established as part of the Strategic Plan, and budgeted in each fiscal year.

Public Agency Improvements

The Orange County Transportation Authority oversees county roadway and facility improvements. The Transportation Corridor Agencies (TCA) oversee corridor improvements. The TCAs are comprised of Orange County cities. These public agencies manage the following components: landscape treatments; bridges, railings and abutments; sound walls and retaining walls; signage; and lighting.

The City of Irvine can flex its standards during the design review of these projects. Where there are established standards, these public agencies are obligated to incorporate the standards which apply.

State Improvements

State improvements involve projects initiated by the California Transportation Department (Caltrans), University of California, Irvine, and Irvine Unified

School District. These agencies oversee the development of facilities and roadways on state property. These agencies do not need to comply with local policies and standards. Rather, the City and state agencies have a cooperative relationship to address design, zoning requirements, and engineering standards. To the extent feasible, the MSP shall be implemented by these agencies where state property adjoins public roadways.

Overview of Landscape Opportunities

Discretionary Review

Initiated by Private Developers

Improvements with new development or redevelopment

Capital Improvement Projects

Initiated by the City

Improvements to public areas, roadways, and street rights-of-way

Rehabilitation Programs

Initiated by the City

Renovation of deteriorated landscapes

On-Going Maintenance

Initiated by the City

Replacement of deteriorated landscapes on small scale

Public Agency Improvements

Initiated by The Orange County Transportation Authority, and the Transportation Corridor Agencies

Improvements to County parks, freeways and transportation corridors

State Projects

Initiated by the Agency overseeing state property

Improvements to state properties, roadways, and freeways

REVISIONS TO THE MASTER STREETSCAPE PLAN

Modifications may need to be made to the Master Streetscape Plan as the City evolves. The Director of Community Development shall determine whether a proposed modification to the Master Streetscape Plan is a major or minor modification based on the criteria set forth in Zoning Ordinance Section V.E-213. For a major modification, the approval authority shall hold at least one public hearing, and by resolution, shall approve, conditionally approve, or deny the requested modification based on the findings established in section V.E-213.6. All minor modifications shall be decided by the Director of Community Development.

SUPPLEMENTAL DOCUMENTATION

Existing documents which should be used in conjunction with the MSP are: Landscape Design Manual of the Standard Plans; the Sustainable Landscaping Guideline Manual, a supplementary document to Irvine's Landscape Design Manual; City of Irvine Master Tree Plan; and the University of California, Irvine, Green/Gold Plan.

There are approved Walls and Street Plans that identify specific detail related to plant material and location, or even Zoning requirements (e.g., intersection plazas in Westpark). To the extent possible, these approved plans have been incorporated into the Master Streetscape Plan. However, changes have been made when necessary to address issues such as plant suitability. Where conflicts occur between the Master Streetscape Plan and a prior approval, the Master Streetscape Plan shall prevail, except when the conflict is with a zoning provision.

DEFINITIONS AND TERMS

Tree Types

Accent Tree - Enhances the streetscape character, and usually comprises a quarter of the total number of trees.

Dominant Tree - Establishes the streetscape character, and usually comprises three-fourths of the total tree count.

Evergreen - Foliage remains on the branches for two or more years.

Deciduous - Foliage is shed from the branches annually.

Semi-deciduous or Semi-evergreen - Foliage remains during mild winters, but is lost during cold winters.

Vegetation Types

Ground cover - Low, dense-growing plant used to cover large areas of ground.

Riparian - A general term for the vegetation found growing along streams and creeks.

Shrub - Low woody plant with several stems.

Planning Terms

Activity Corridor - A linear corridor adjacent to the San Diego Creek, bounded by Alton Parkway and Barranca Parkway. This corridor connects the Irvine Industrial Complex-East, Irvine Center, and the Irvine Business Complex with the residential areas, providing groupings of public and private facilities.

Median - a raised or striped divider separating opposing flows of traffic.

Open Space Spine - An open space corridor that provides a variety of recreational opportunities, and which links and integrates other conservation and open space areas into the land use system of the City.

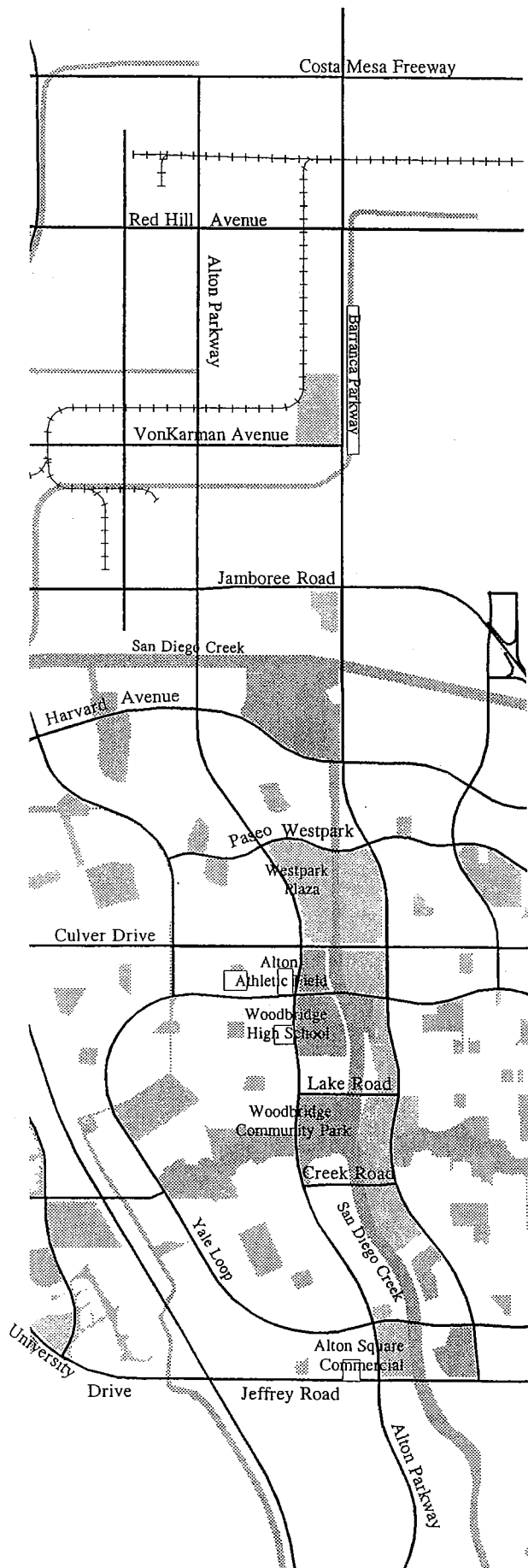
Parkway - The area located between the curb and the right-of-way line adjacent to any street.

Streetscapes - Landscaped areas adjacent to or within public or private streets that buffer adjacent developments and serve as a means to enhance the community's identity.

Village Edge - The area adjacent to a planning area which acts as a buffer between planning areas and/or adjacent jurisdictions. This buffer can be either natural or man made.

CITY OF IRVINE MASTER STREETSCAPE PLAN

<u>Streetscapes by Street</u>	<u>Page</u>
Alton Parkway	11-12
Barranca Parkway	13-14
Bryan Avenue	15
Campus Drive	16
Culver Drive	17
Harvard Avenue	18
Irvine Boulevard	19
Irvine Center Drive	20
Jamboree Road	21
Jeffrey Road	22
MacArthur Boulevard	23
Main Street	24
McGaw Avenue	25
Michelson Drive	26
Red Hill Avenue	27
Sand Canyon Avenue	28
Von Karman Avenue	29
Walnut Avenue	30
Yale Avenue	31
 <u>Streetscapes by District</u>	
Northwood	32
University of California, Irvine	33



Red Hill to Peters Canyon Wash

Parkway

Dominant tree	<i>Platanus acerifolia</i> (London Plane Tree)
Accent tree	None
Shrub	Not specified
Ground Cover	Turf

Sidewalks

Linear, adjacent to curb
Construct pedestrian sidewalks along both sides of Alton through IBC.

Peters Canyon Wash to Culver Drive

Parkway

Dominant tree	North side- <i>Brachychiton acerifolius</i> (Australian Flame) South side- <i>Pinus eldarica</i> (Afghan Pine)
Accent tree	North side- <i>Pinus eldarica</i> (Afghan Pine) South side- <i>Brachychiton acerifolius</i> (Australian Flame)
Shrub	<i>Pittosporum</i> species, <i>Bougainvillea</i> species
Ground Cover	Turf combined with a Ground cover, not specified

Sidewalks

Meandering, set back from curb

Median

Dominant tree	<i>Brachychiton acerifolius</i> (Australian Flame)
Accent tree	<i>Pinus eldarica</i> (Afghan Pine)
Shrub	None
Ground Cover	Turf

Culver Drive to Jeffrey Road

Parkway

Dominant tree	North side - <i>Liquidambar styraciflua</i> (American Sweet Gum) South side - <i>Pinus</i> species
Accent tree	North side - <i>Pinus</i> species South side - <i>Liquidambar styraciflua</i> (American Sweet Gum)
Shrub	<i>Pittosporum</i> species and other various shrubs
Ground Cover	Turf combined with an evergreen ground cover, not specified

Sidewalks

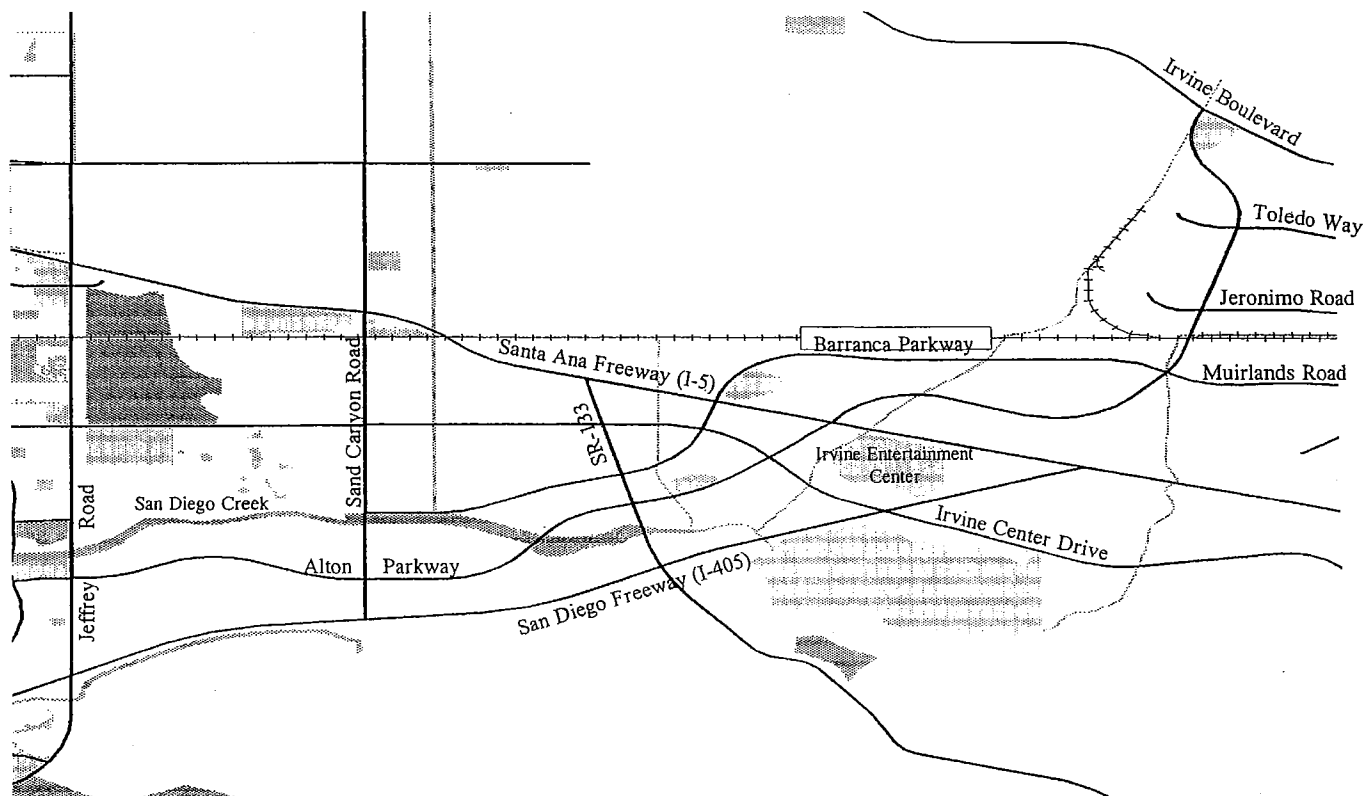
Meandering, set back from curb

Median

Dominant tree	<i>Liquidambar styraciflua</i> (American Sweet Gum) <i>Pinus pinea</i> (Italian Stone Pine)
Accent Tree	None
Shrub	None
Ground Cover	Turf

Lake Edge

Tree	<i>Platanus acerifolia</i> (London Plane Tree)
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Jeffrey Road to Sand Canyon Avenue

Parkway

Dominant tree	<i>Pinus eldarica</i> (Afghan Pine) and <i>Liquidambar styraciflua</i> (American Sweet Gum)
Accent tree	None
Shrub	Evergreen, not specified
Ground Cover	Turf between curb and sidewalk

<u>Sidewalks</u>	Linear, set back from curb
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Median

Dominant tree	<i>Liquidambar styraciflua</i> (American Sweet Gum)
Accent tree	None
Shrub	Evergreen, not specified
Ground Cover	Not specified

Sand Canyon Avenue to Barranca Parkway

Parkway

Dominant tree	<i>Ficus rubiginosa</i> (Rustyleaf Fig) Between SR 133 and I-5 - <i>Washingtonia robusta</i> (Mexican Fan Palm)
Accent tree	None
Shrub	<i>Ligustrum</i> species, continuous hedge
Ground Cover	Turf

<u>Sidewalks</u>	Linear, adjacent to curb
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Median

Dominant Tree	<i>Washingtonia robusta</i> (Mexican Fan Palm) No trees between SR 133 and I-5
Accent Tree	None
Shrub	None
Ground Cover	Turf

Barranca Parkway to Irvine Boulevard

Parkway

Dominant tree	<i>Cinnamomum camphora</i> (Camphor Tree) <i>Alnus rhombifolia</i> (White Alder)
Accent tree	None
Shrub	<i>Ligustrum</i> species, continuous hedge
Ground Cover	Turf combined with evergreen Ground cover, not specified

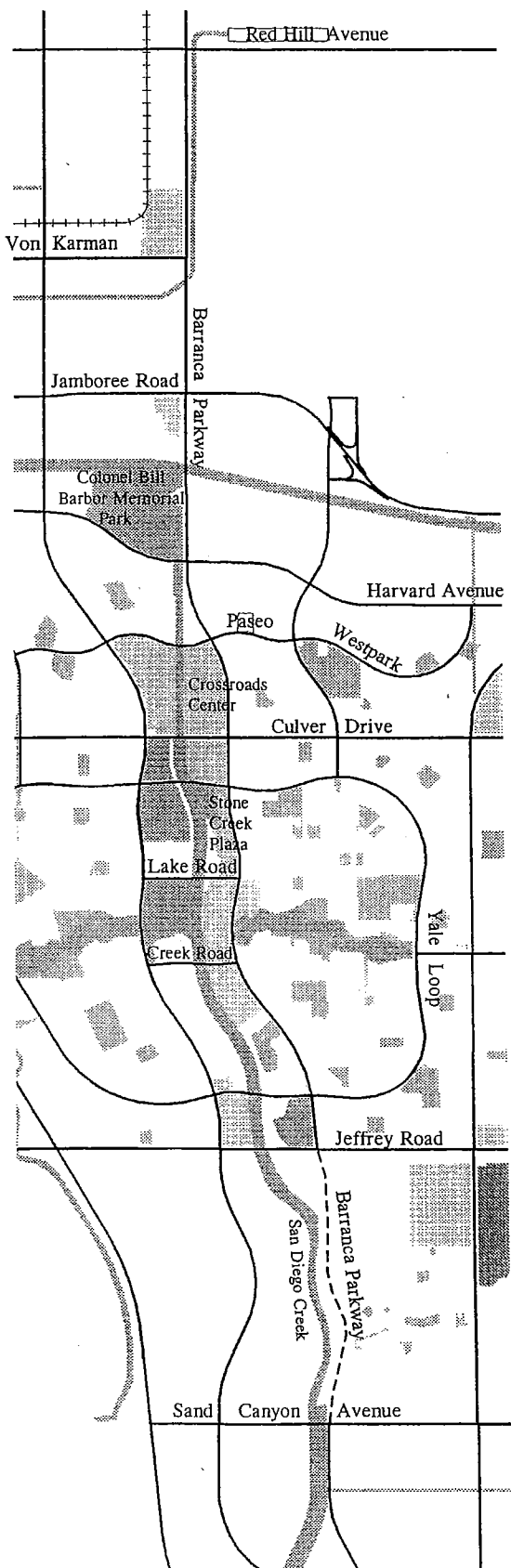
<u>Sidewalks</u>	Linear, adjacent to curb
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Median

	(Proposed raised median)
Dominant tree	<i>Cinnamomum camphora</i> (Camphor Tree) <i>Alnus rhombifolia</i> (White Alder)
Accent tree	None
Shrub	Not specified
Ground Cover	Not specified

Alton Parkway

Jeffrey Road to Irvine Boulevard



Red Hill Avenue to Peters Canyon Wash

South Parkway

Dominant tree	<i>Fraxinus velutina</i> (Arizona Ash)
Accent tree	None
Shrub	Evergreen, not specified
Ground Cover	Turf

<u>Sidewalks</u>	Linear, set back from curb
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Median

Tree	<i>Lagerstroemia indica</i> (Crape Myrtle)
Shrub	<i>Raphiolepis indica</i>
Ground Cover	Evergreen, not specified

Peters Canyon Wash to Culver Drive

Parkway

Dominant tree	North side- <i>Pinus brutia</i> (Calabrian Pine) South side- <i>Brachychiton acerifolius</i> (Australian Flame) Crossroads Shopping Center- <i>Tristania conferta</i> (Brisbane Box)
Accent tree	North side- <i>Brachychiton acerifolius</i> (Australian Flame) South side- <i>Pinus brutia</i> (Calabrian Pine)
Shrub	<i>Pittosporum</i> species, <i>Bougainvillea</i> species
Ground Cover	<i>Vinca</i> species, and evergreen ground cover, not specified

<u>Sidewalks</u>	Meandering, set back from curb (commercial frontage) linear, set back from curb
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Median

Dominant tree	<i>Brachychiton acerifolius</i> (Australian Flame)
Accent tree	<i>Pinus brutia</i> (Calabrian Pine)
Shrub	None
Ground Cover	Turf

Culver Drive to Jeffrey Road

Parkway

Dominant tree	North side - <i>Pinus</i> species South side - <i>Liquidambar styraciflua</i> (American Sweet Gum)
Accent tree	North side - <i>Liquidambar styraciflua</i> (American Sweet Gum)
Shrub	<i>Pittosporum</i> species and evergreen shrubs, not specified
Ground Cover	Turf

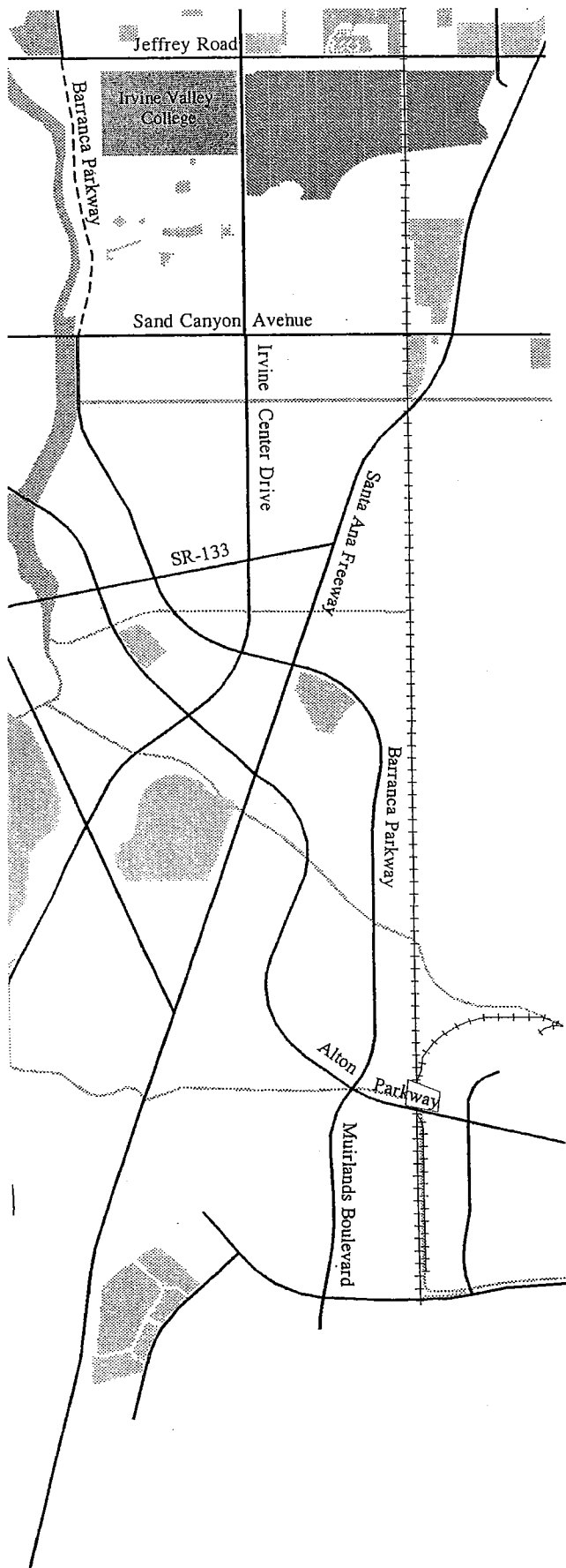
<u>Sidewalks</u>	Meandering, set back from curb commercial frontage: linear, set back from curb
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Median

Dominant tree	<i>Liquidambar styraciflua</i> (American Sweet Gum) and <i>Pinus pinea</i> (Italian Stone Pine)
Shrub	None
Ground Cover	Turf

Lake Edge

Tree	<i>Platanus acerifolia</i> (London Plane Tree)
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Jeffrey Road to Sand Canyon Avenue

Parkway

Dominant tree species	<i>Liquidambar styraciflua</i> (American Sweet Gum) and <i>Pinus</i>
Accent tree	South side- <i>Liquidambar styraciflua</i> (American Sweet Gum)
Shrub	Evergreen shrubs, not specified
Ground Cover	Not specified

Sidewalks

Meandering, set back from curb

Median

Tree	<i>Eucalyptus</i> species
Accent Tree	None
Shrub	Evergreen shrubs
Ground Cover	Not specified

Sand Canyon Avenue to Interstate 5

Parkway

Dominant tree	<i>Ficus rubiginosa</i> (Rustyleaf Fig)
	SR-133 to I-5 - <i>Washingtonia robusta</i> (Mexican Fan Palm)
Accent Tree	None
Shrub	<i>Ligustrum</i> species, continuous hedge
Ground Cover	Turf

Sidewalks

Linear, adjacent to curb

Median

Dominant tree	West SR-133 - <i>Washingtonia robusta</i> (Mexican Fan Palm)
	between SR-133 and I-5 - None
Shrub	None
Ground Cover	Turf

Interstate 5 to City Limits

Parkway

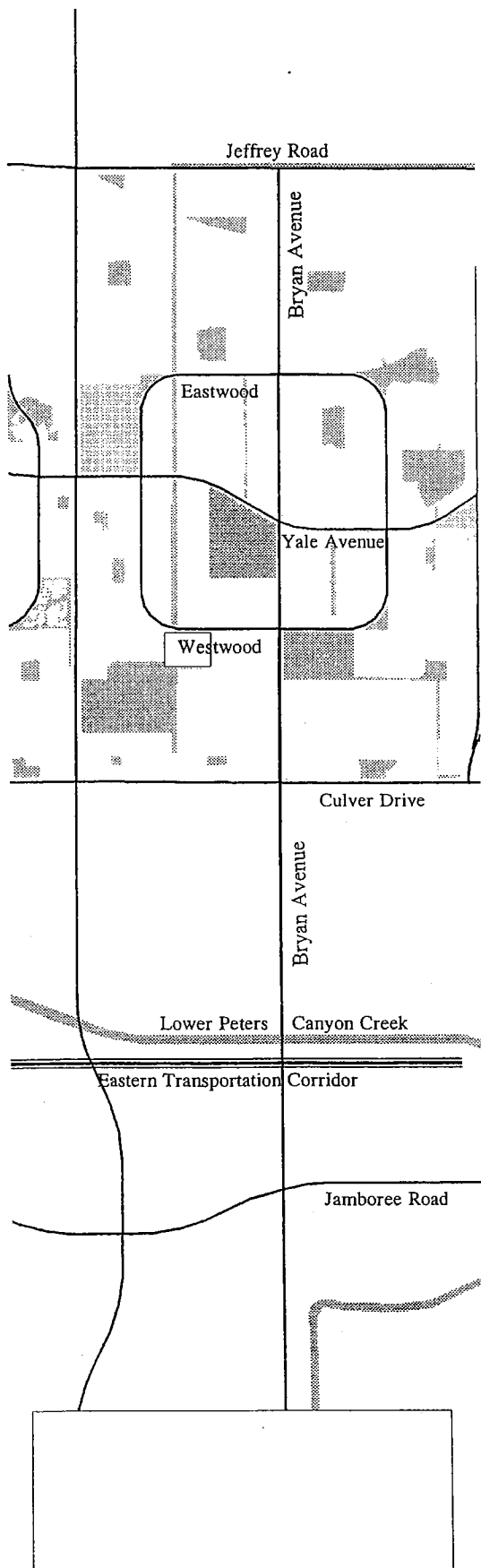
Dominant tree	<i>Cinnamomum camphora</i> (Camphor Tree)
	<i>Alnus rhombifolia</i> (White Alder)
Accent tree	None
Shrub	Various shrubs, informal hedge
Ground Cover	Turf

Sidewalks

Linear, adjacent to curb

Median

Tree	(Proposed raised median) <i>Cinnamomum camphora</i> (Camphor Tree) <i>Alnus rhombifolia</i> (White Alder)
Shrub	Evergreen, not specified
Ground Cover	Turf combined with an evergreen ground cover, not specified



Jamboree Road to Culver Drive

Parkway

Dominant tree	<i>Eucalyptus</i> species
Accent tree	<i>Hymenosporum flavum</i> (Sweetshade)
Shrub	Evergreen shrubs, not specified
Ground Cover	Not specified

<u>Sidewalks</u>	Linear, set back from curb
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Median

Tree	<i>Metrosideros excelsa</i> (New Zealand Christmas Tree)
Shrub	None
Ground Cover	Turf

Culver Drive to Jeffrey Road

Parkway

Dominant tree	South edge tree - <i>Eucalyptus</i> Windrow North edge tree - <i>Hymenosporum flavum</i> (Sweetshade)
Accent Tree	None
Shrub	Evergreen, not specified
Ground Cover	North edge-Evergreen Ground cover, not specified South edge-Turf

<u>Sidewalks</u>	Linear, set back from curb
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Median

Dominant tree	<i>Metrosideros excelsa</i> (New Zealand Christmas Tree)
Shrub	None
Ground Cover	Turf

Jeffrey Road to Sand Canyon Road

Parkway

Dominant tree	<i>Eucalyptus</i> species
Accent tree	<i>Hymenosporum flavum</i> (Sweetshade)
Shrub	Evergreen shrubs, not specified
Ground Cover	Not specified

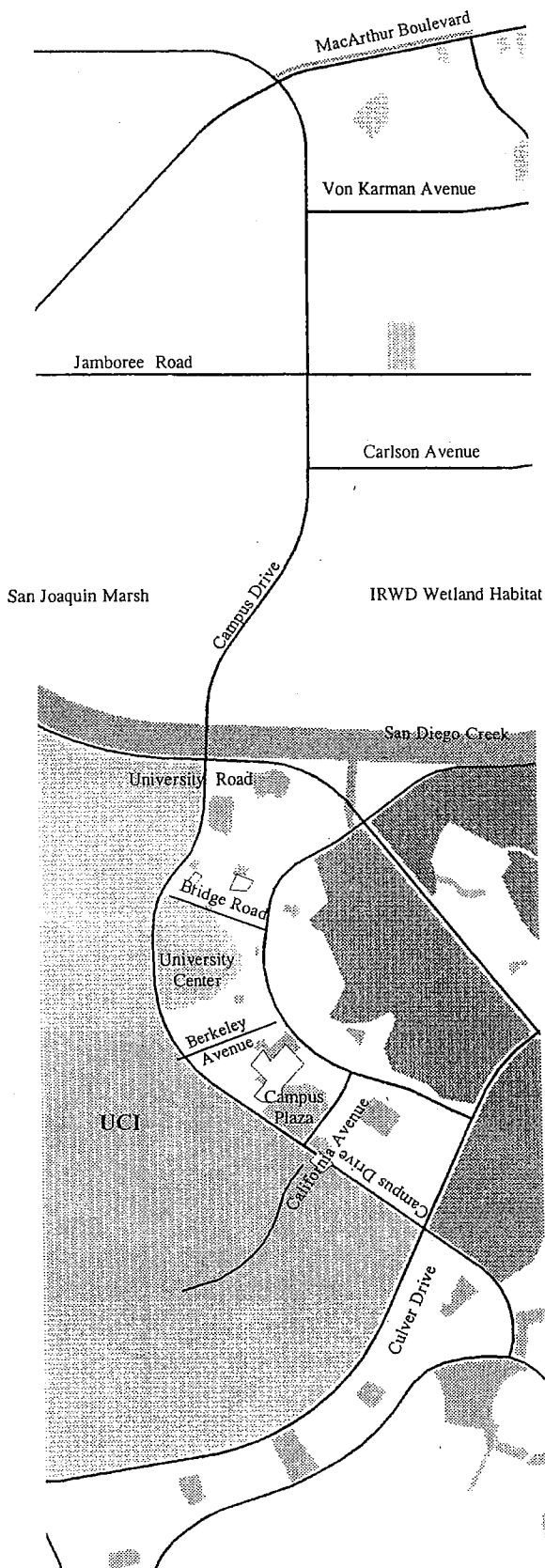
<u>Sidewalks</u>	Linear, set back from curb
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Median

Tree	<i>Metrosideros excelsa</i> (New Zealand Christmas Tree)
Shrub	None
Ground Cover	Turf

Bryan Avenue

Jamboree Road to Jeffrey Road



MacArthur Boulevard to Carlson Avenue

Parkway

Dominant tree	<i>Ficus rubiginosa</i> (Rustyleaf Fig)
Accent tree	<i>Platanus acerifolia</i> (London Plane Tree)
Ground cover	Turf

Sidewalks

Linear, adjacent to curb

Median

None

Carlson Avenue to University

Special treatment to support a riparian habitat

Median

None

University to Bridge Road and Berkeley Avenue to Culver Drive

Parkway

Dominant tree	North edge - <i>Pinus pinea</i> (Italian Stone Pine) South edge - <i>Quercus engelmannii</i> (Engelmann Oak/Mesa Oak)
Accent tree	<i>Platanus racemosa</i> (California Sycamore)
Shrub	Evergreen, not specified
Ground cover	North edge-Turf South edge-Evergreen Ground cover compatible with UCI's Green/Gold Plan (i.e. <i>heuchera sanguinea</i> as an accent to oak)

Sidewalks

Linear, set back from curb

Median

Tree	<i>Cinnamomum camphora</i> (Camphor Tree)
Shrub	Not specified

Bridge Road to Berkeley Avenue

Parkway

Dominant tree	North edge - <i>Koelreuteria bipinnata</i> (Chinese Flame Tree) South edge - <i>Ficus rubiginosa</i> (Rustyleaf fig)
Accent tree	None
Shrub	Evergreen, not specified
Ground cover	Turf

Sidewalks

Linear, set back from curb

Median

Tree	<i>Liquidambar styraciflua</i> (American Sweet Gum)
Shrub	Miscellaneous

Culver to Turtle Rock Drive

Parkway

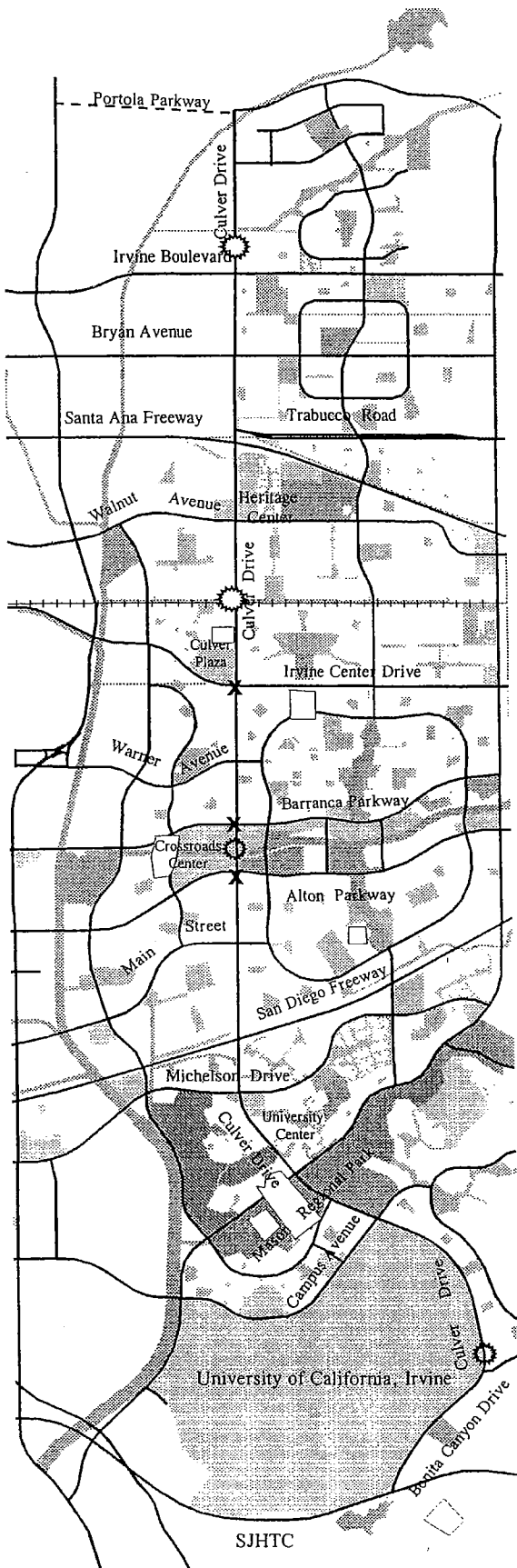
Dominant tree	<i>Pinus pinea</i> (Italian Stone Pine)
Accent tree	<i>Liquidambar</i> species
Ground cover	Turf

Sidewalks

Linear, set back from curb

Median

Tree	<i>Cinnamomum camphora</i> (Camphor Tree)
Shrub	Evergreen, not specified



North of I-5 freeway

Parkway

Dominant tree *Pinus canariensis* (Canary Island Pine)
 Accent tree *Eucalyptus maculata* (Spotted Gum)
 Ground cover Turf adjacent to curb; shrubs behind sidewalk

Sidewalk

Linear, set back from curb as site conditions permit

Median

Cinnamomum camphora (Camphor Tree)
 Miscellaneous shrubs

I-405 to I-5 freeways

Parkway

Dominant tree *Pinus canariensis* (Canary Island Pine)
 Accent tree *Koelreuteria bipinnata* (Chinese Flame)
 Ground cover Turf adjacent to curb, unless parkway is narrow or sloping requiring evergreen Ground cover; informal planting of shrubs behind sidewalk

Sidewalk

Linear or meandering as site conditions permit

Median

Cinnamomum camphora (Camphor Tree)
 Miscellaneous shrubs

I-405 freeway to Campus Drive

Parkway

Dominant tree *Eucalyptus* species, behind sidewalk
 Accent tree *Cupaniopsis anacardioides* (Carrotwood)
 Shrub Informal shrubs behind sidewalk turf from curb to sidewalk
 Ground cover None

Sidewalk

Linear, setback from curb

Median

Cinnamomum camphora (Camphor Tree)
 Miscellaneous shrubs

Campus Drive to SJHTC

Parkway

Dominant tree *Eucalyptus* species and *Pinus torreyana* (Torrey Pine)
 Accent tree *Cupaniopsis anacardioides* (Carrotwood)
 Shrub None
 Ground cover Turf between curb and sidewalk, informal shrubs behind sidewalk

Sidewalk/trail

Linear or meandering as site conditions permit with the east sidewalk, 8 to 10 feet wide

Median

Cinnamomum camphora (Camphor Tree)
 Miscellaneous shrubs

Special Notes:

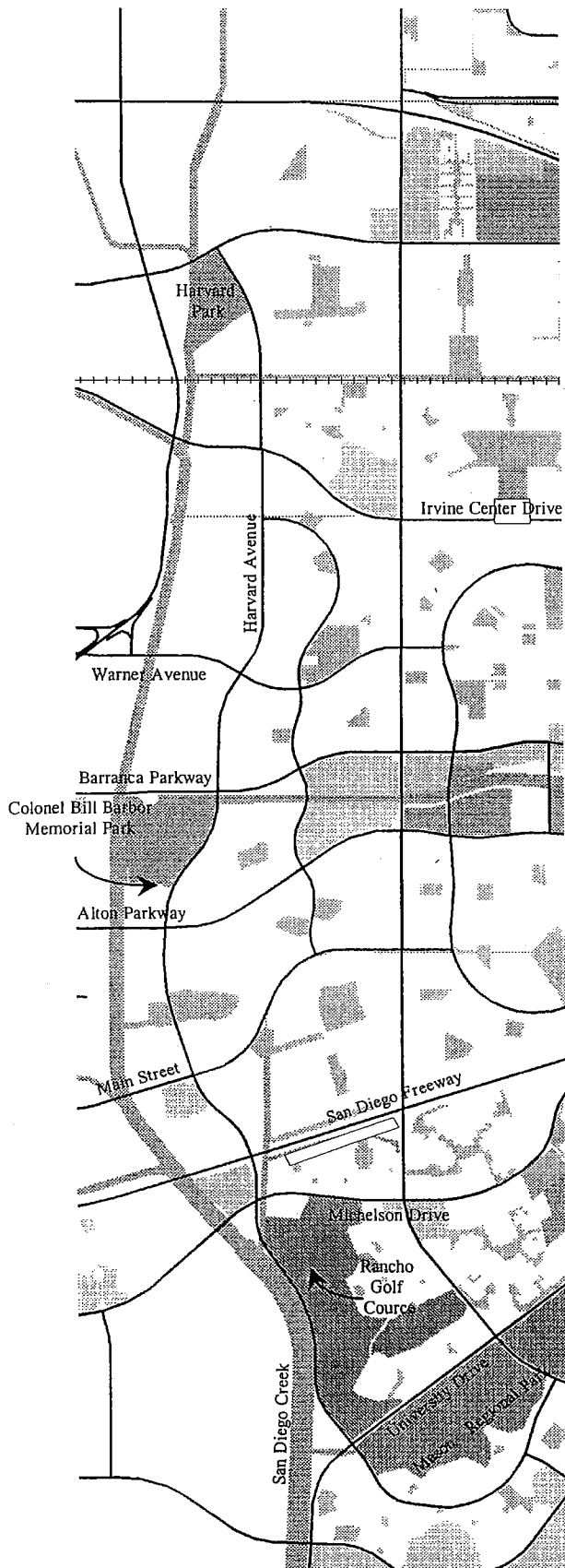
Views ()

Preserve views from Culver Drive to Hicks Canyon wash, San Diego Creek, and UCI main campus. View preservations shall be determined at the time of streetscape implementation, and should not be limited to the views identified.

Intersections (X)

West edge - *Phoenix canariensis* (Canary Island Date Palm) with *Ficus retusa* and *Ficus nitida* as

background **Culver Drive**



North of Walnut Avenue to Irvine Center Drive

Parkway

Dominant tree	<i>Platanus acerifolia</i> (London Plane Tree)
Accent tree	<i>Tabebuia impetiginosa</i> (Pink Trumpet Tree)
Shrub	None
Ground cover	Turf

Sidewalks

Meandering, set back from curb

Irvine Center Drive to San Diego Freeway

Parkway

Dominant tree	<i>Tristania conferta</i> (Brisbane Box) and <i>Eucalyptus</i> species
Accent tree	<i>Platanus acerifolia</i> (London Plane Tree)
Shrub	<i>Bougainvillea</i> species, <i>Coprosma</i> species, <i>Mahonia</i> species, <i>Rhamnus</i> species behind sidewalk
Ground cover	Turf, curb to sidewalk <i>Lonicera</i> species (Honeysuckle) behind sidewalk

Sidewalks

Meandering, set back from curb

Median

Tree	<i>Platanus acerifolia</i> (London Plane Tree) and <i>Eucalyptus</i> species
Shrub	None
Ground cover	<i>Trachelospermum jasminoides</i> (Star Jasmine), <i>Vinca major</i> (Periwinkle), and <i>Lonicera</i> species (Honeysuckle)

San Diego Freeway to University Drive

Parkway

Dominant tree	<i>Alnus rhombifolia</i> (White Alder)
Accent tree	<i>Platanus racemosa</i> (California Sycamore)
Shrub	None
Ground cover	<i>Baccharis</i> species

Sidewalks

None, replaced by off-street bicycle path

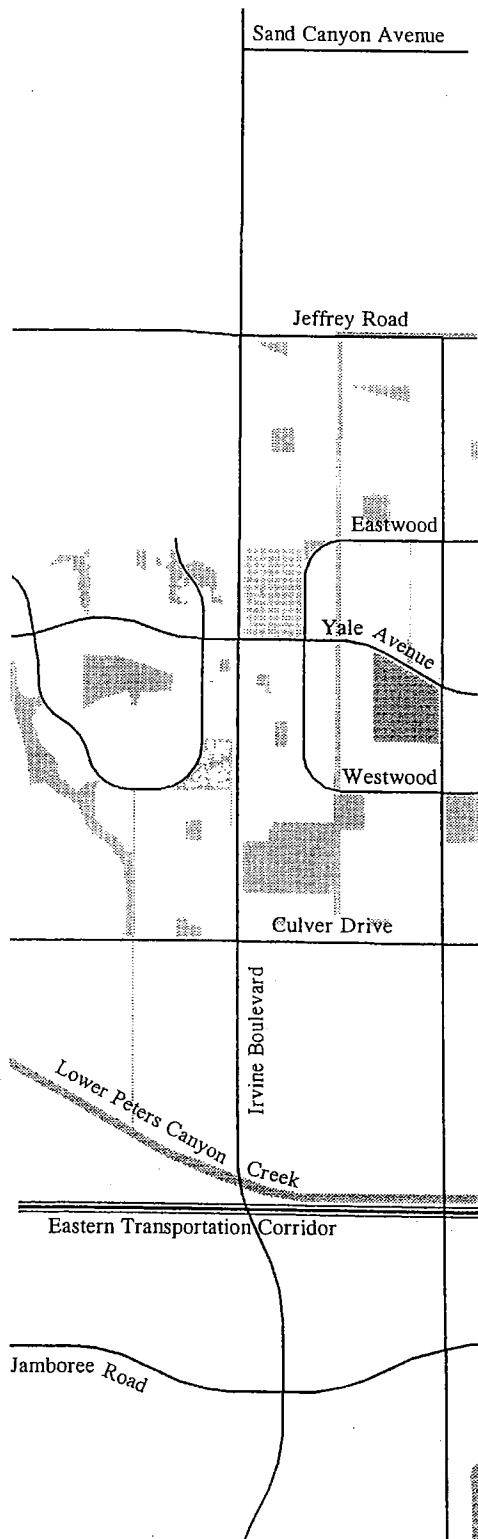
University Drive to Culver Drive

Parkway

Dominant tree	<i>Pinus pinea</i> (Italian Stone Pine); <i>Eucalyptus</i> species at Mason Park
Accent tree	South edge - <i>Koelreuteria bipinnata</i> (Chinese Flame Tree)
Shrub	Miscellaneous, behind sidewalk
Ground cover	Turf, curb to sidewalk

Sidewalks

Linear, set back from curb



Jamboree Road to Culver Drive

Parkway

Dominant tree	<i>Jacaranda mimosifolia</i>
Accent tree	<i>Jacaranda mimosifolia</i>
Shrub	Evergreen, not specified
Ground cover	Evergreen, not specified

<u>Sidewalks</u>	Linear, set back from curb
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Median

Tree	<i>Eucalyptus</i> species
Shrub	None
Ground cover	Turf

Culver Drive to Jeffrey Road

Parkway

Dominant tree	<i>Schinus terebinthifolius</i> (Brazilian Pepper Tree) or <i>Harpephyllum caffrum</i> (Kaffir Plum Tree)
Accent tree	<i>Schinus terebinthifolius</i> (Brazilian Pepper Tree) or <i>Harpephyllum caffrum</i> (Kaffir Plum Tree)
Shrub	None
Ground cover	Turf

<u>Sidewalks</u>	Linear, adjacent to curb
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Median

Tree	Windrow, <i>Eucalyptus</i> species
Shrub	None
Ground cover	Turf

Jeffrey Road to Sand Canyon Avenue

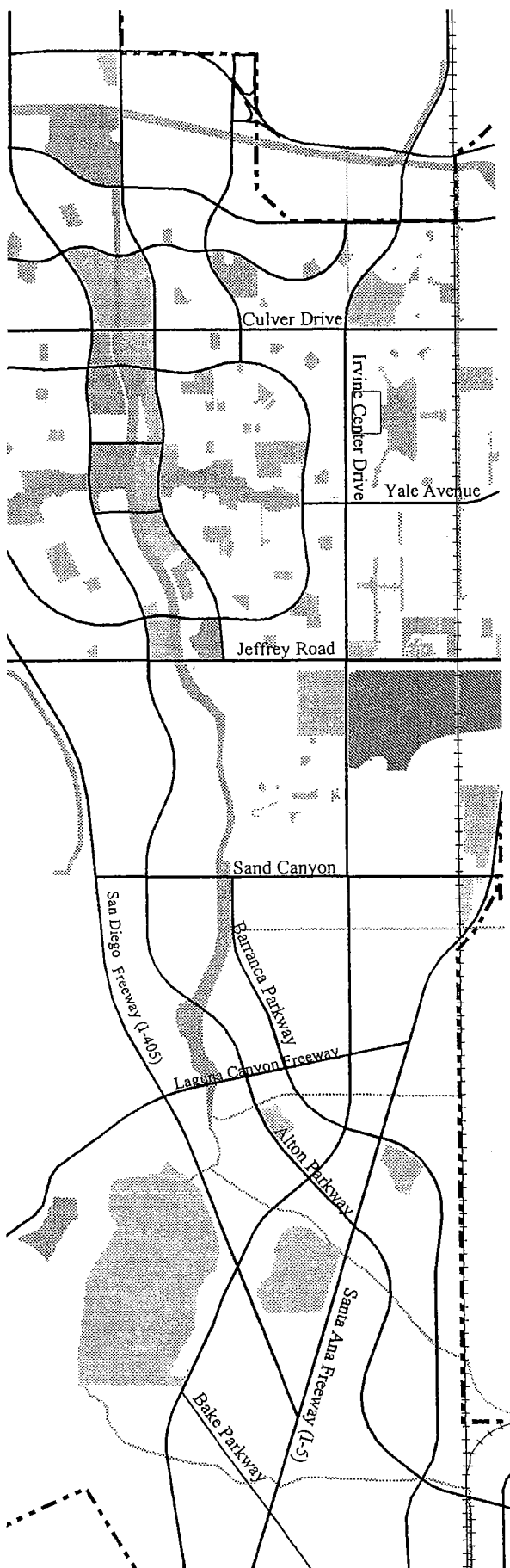
Parkway

Dominant tree	<i>Schinus terebinthifolius</i> (Brazilian Pepper Tree) or <i>Harpephyllum caffrum</i> (Kaffir Plum Tree)
Accent tree	<i>Jacaranda mimosifolia</i>
Shrub	Evergreen, not specified
Ground cover	Evergreen, not specified

<u>Sidewalks</u>	Linear, set back from curb
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Median

Tree	<i>Eucalyptus</i> species
Shrub	None
Ground cover	Turf



Jamboree to Valley Oak

Parkway

Dominant tree *Harpephyllum caffrum* (Kaffir Plum) and *Eucalyptus* species
 Accent Tree *Pistacia chinensis* (Chinese Pistache)
 Shrub Evergreen, not specified
 Ground cover Turf and evergreen, not specified

Sidewalk

Jamboree to Harvard - linear, adjacent to curb
 Harvard to Jeffrey Road - meandering, set back from curb
 Jeffrey Road to Valley Oak - linear, adjacent to curb

Median

Tree *Eucalyptus* species, formal planting in a row
 Shrub Not specified, informal plantings
 Ground cover Jamboree to Culver - *Pittosporum* species and *Myoporum* species
 Culver to Valley Oak - *Lantana montevidensis*, Turf

Oak Creek Golf

Course:

Trees *Eucalyptus* species, *Schinus molle* (California Pepper)
 Shrub Informal planting of various shrubs

Valley Oak to Laguna Freeway

Parkway

Dominant tree *Ficus rubiginosa* (Rustyleaf Fig)
 Shrub *Ligustrum japonicum* (Wax-leaf Privet), continuous hedge
 Ground cover Turf

Sidewalk

Linear adjacent to curb

Median

Tree *Eucalyptus* species, formal planting in a row
 Shrub None
 Ground cover *Trachelospermum jasminoides* (Star Jasmine)

Laguna Freeway to San Diego Freeway

Parkway

Dominant tree *Ficus nitida* - Formal planting-double row along sidewalk, triangular spaced
 Shrub *Ligustrum J. Texanum*, continuous hedge
 Ground cover Turf

Sidewalk

Linear, set back from curb

Median

Tree None
 Shrub *Strelitzia reginae* (Bird of Paradise)
 Ground Cover None

San Diego Freeway to Lake Forest Drive

Parkway

Dominant tree *Ficus rubiginosa* (Rustyleaf Fig)
 Shrub *Ligustrum J. Texanum*, continuous hedge
 Ground cover Turf

Sidewalk

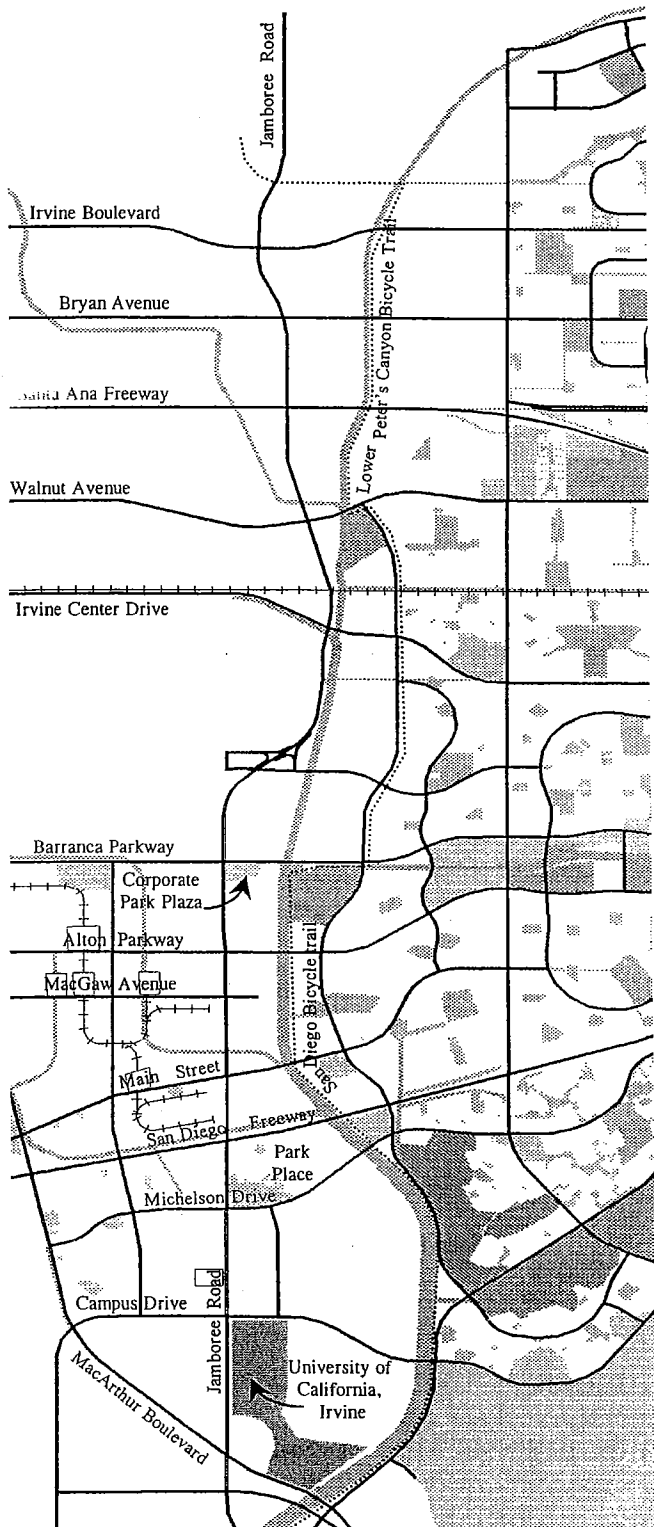
Linear, adjacent to curb

Median

Tree *Eucalyptus maculata* (Spotted Gum)
 Shrub None
 Ground cover *Trachelospermum jasminoides* (Star Jasmine)

Irvine Center

Drive



Portola Parkway to Santa Ana Freeway

Parkway

Dominant tree	<i>Eucalyptus</i> species and <i>Pinus</i> species
Accent tree	<i>Schinus molle</i> (California Pepper)
Shrub	West edge - <i>Raphiolepis indica</i> (India Hawthorn)
Ground cover	East edge - <i>Trichostema lanatum</i> (Woolly Blue Curls) and <i>Acacia redolens</i>
Sidewalk	Linear, set back from roadway

Median

Where landscaped medians exist

Tree	<i>Pinus</i> species, and <i>Eucalyptus</i> species
Shrub	<i>Raphiolepis indica</i> (India Hawthorn)
Ground cover	East edge - <i>Trichostema lanatum</i> (Woolly Blue Curls) and <i>Acacia redolens</i>

Santa Ana Freeway to Barranca Parkway

Parkway

Dominant tree	East edge- <i>Eucalyptus</i> species and <i>Schinus molle</i> (California Pepper)
	West edge- <i>Tristania</i> species
Accent tree	<i>Cedrus brevifolia</i> (Cedar), and <i>Jacaranda mimosifolia</i>
Shrub	West edge - <i>Raphiolepis indica</i> (India Hawthorn)
Ground cover	East edge - <i>Trichostema lanatum</i> (Woolly Blue Curls) and <i>Acacia redolens</i>
Sidewalk	Linear, set back or adjacent to roadway depending on right-of-way

Median

Where landscaped medians exist

Tree	<i>Pinus</i> species and <i>Eucalyptus</i> species
Shrub	<i>Raphiolepis indica</i> (India Hawthorn)
Ground cover	<i>Trachelospermum jasminoides</i> (Star Jasmine)

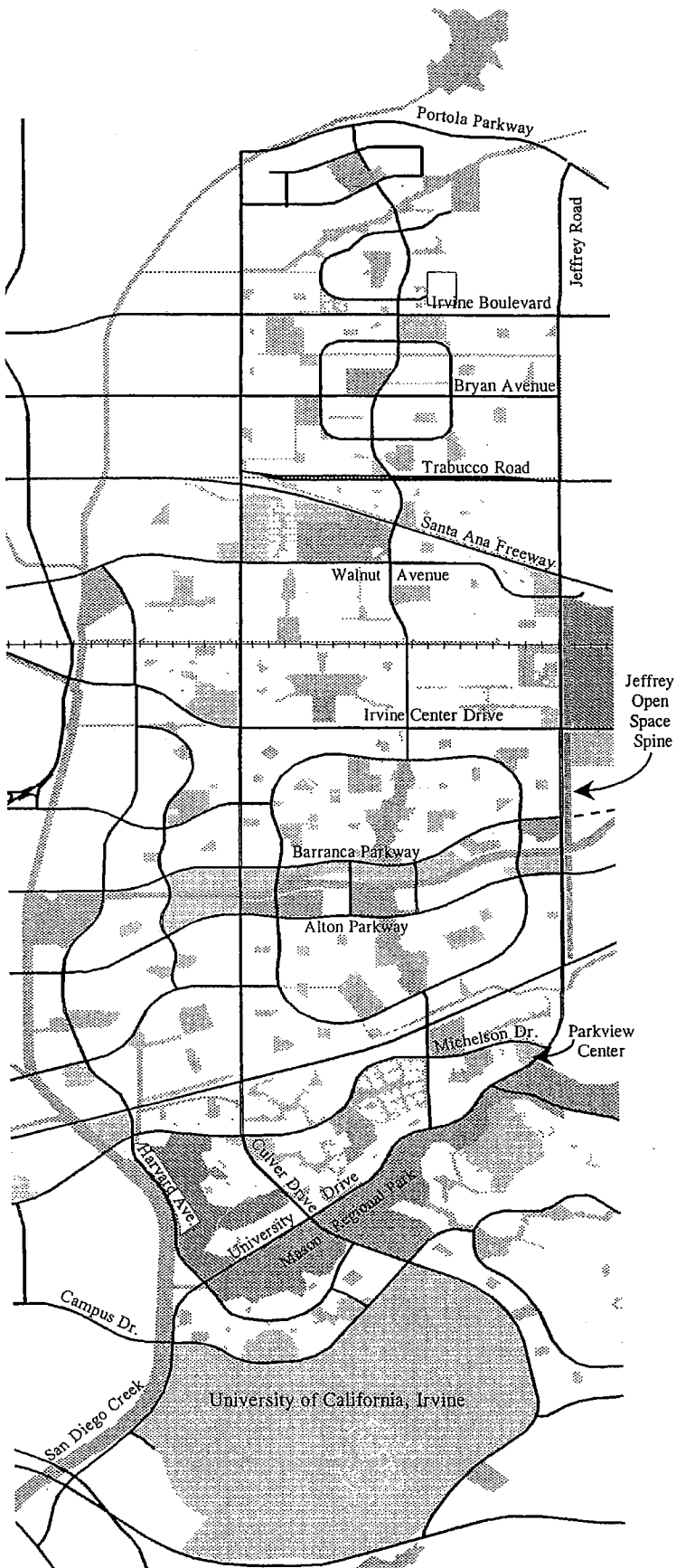
Barranca Parkway to MacArthur Boulevard

Parkway

Dominant tree	<i>Pinus Pinea</i> (Italian Stone Pine)
Accent tree	<i>Platanus acerifolia</i> (London Plane Tree) and <i>Pinus brutia</i> (Calabrian Pine)
Shrub	Evergreen, not specified
Ground cover	Turf
Sidewalk	Linear, set back or adjacent to roadway depending on right-of-way

Median

Dominant tree	<i>Pinus canariensis</i> (Canary Island Pine)
Accent tree	<i>Magnolia grandiflora</i> (Little Gem)
Shrub	<i>Raphiolepis indica</i> (India Hawthorn)
Ground cover	<i>Trachelospermum jasminoides</i> (Star Jasmine)



Portola Parkway to Santa Ana Freeway
To be established with future development

Santa Ana Freeway to Barranca Parkway
Parkway

Dominant tree	East edge - Orange grove West edge- <i>Pinus</i> species and <i>Eucalyptus</i> species
Accent tree	East edge - <i>Jacaranda mimosifolia</i> groupings between curb and off-street trail West Edge - <i>Jacaranda mimosifolia</i>
Shrub	Evergreen, not specified
Ground cover	Turf, curb to sidewalk
<u>Sidewalks</u>	Linear, set back from curb
<u>Median</u>	
Tree	<i>Jacaranda mimosifolia</i>
Shrub	Evergreen, not specified
Ground cover	<i>Trachelospermum jasminoides</i> (Star Jasmine), <i>Vinca</i> (Periwinkle), <i>Lonicera</i> species (Honeysuckle) and evergreen, not specified

Barranca Parkway to San Diego Freeway
Parkway

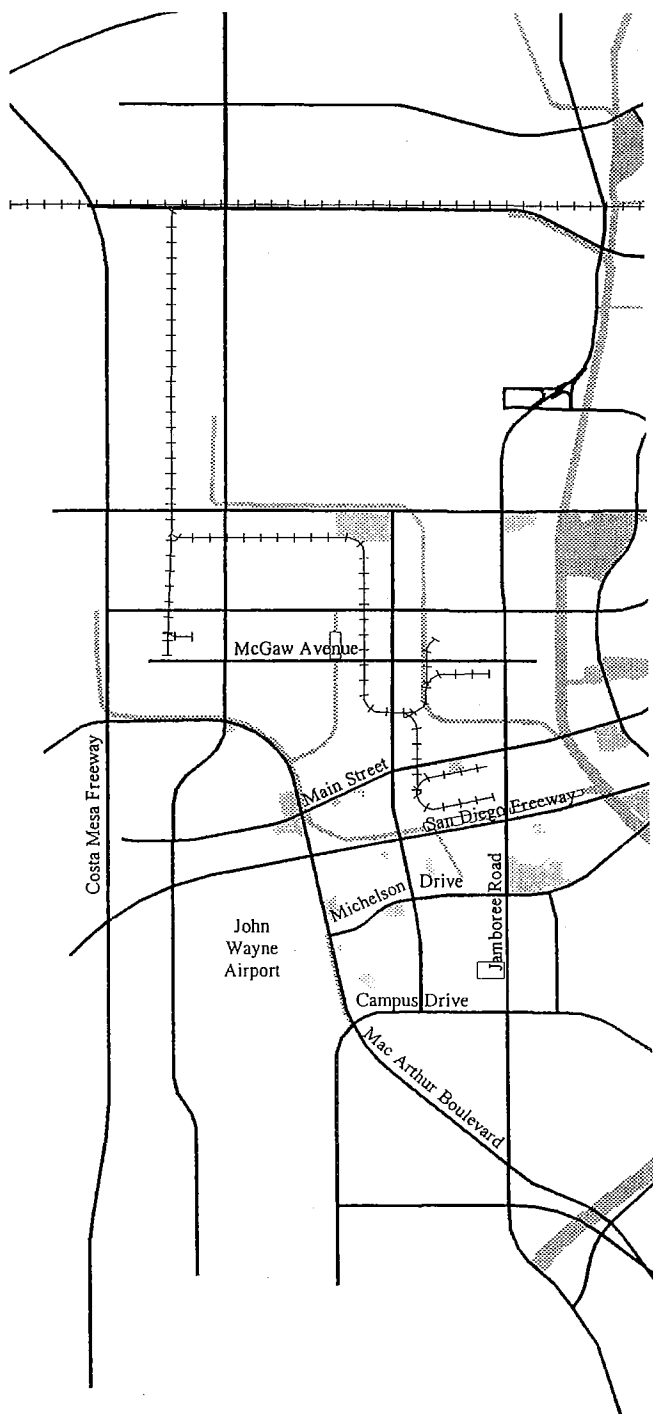
Dominant tree	<i>Pinus</i> species and <i>Eucalyptus</i> species
Accent Tree	East edge - <i>Jacaranda mimosifolia</i> groupings between curb and off-street trail
Shrub	Miscellaneous, behind sidewalk
Ground cover	Turf, curb to sidewalk
<u>Sidewalks</u>	Meandering, set back from curb
<u>Median</u>	
Tree	<i>Jacaranda mimosifolia</i>
Shrub	<i>Raphiolepis indica</i> (India Hawthorn) and <i>Carissa grandiflora</i> (Natural Plum)
Ground cover	<i>Carissa tuttle</i>

San Diego Freeway to Campus Avenue
Parkway

Dominant tree	<i>Eucalyptus</i> species
Shrub	Turf, curb to sidewalk
Ground cover	North edge - Turf behind sidewalk Mason Regional Park edge - riparian
<u>Sidewalks</u>	I-405 to Culver - Meandering, set back from curb Culver to Harvard - Linear, adjacent to curb Mason Regional Park edge - off-street riding trail adjacent to curb
<u>Median</u>	
Tree	<i>Jacaranda mimosifolia</i> Culver to Harvard - <i>Eucalyptus</i> species
Shrub	Evergreen, not specified

Campus Avenue to San Joaquin Corridor
Parkway

Dominant tree	South edge - <i>Platanus racemosa</i> (California Sycamore)
Accent tree	South edge - <i>Quercus</i> species (Oak)
Shrub	South edge - Miscellaneous, behind sidewalk per UCI's Green/Gold Plan North edge - riparian character
Ground cover	Turf, curb to sidewalk
<u>Sidewalks</u>	South edge - Off-street bicycle trail North edge - Linear, adjacent to curb
<u>Median</u>	
Tree	<i>Eucalyptus</i> species
Ground cover	Turf



Costa Mesa Freeway to Main Street

Parkway (West Edge)

Dominant tree *Eucalyptus viminalis* (Manna Gum)
Pinus halepensis (Aleppo Pine)

Shrub Miscellaneous
 Ground cover Turf

Sidewalks Linear, adjacent to curb

Parkway (East Edge)

Tree *Eucalyptus viminalis* (Manna Gum)
 Shrub Evergreen shrub to screen channel
 Ground cover *Trachelospermum jasminoides* (Star Jasmine)
 Sidewalks None

Main Street to Campus Drive

Parkway

Dominant tree *Washingtonia robusta* (Mexican Fan Palm)
 Shrub *Strelitzia reginae* (Bird of Paradise), *Escallonea* species, and *Ligustrum* species as a hedge to screen parking areas
 Ground cover *Trachelospermum jasminoides* (Star Jasmine)

Sidewalks Linear, adjacent to curb

Median

Tree *Washingtonia robusta* (Mexican Fan Palm)
 Shrub None
 Ground cover *Strelitzia reginae* (Bird of Paradise) and *Trachelospermum jasminoides* (Star Jasmine)

Campus Drive to Jamboree Road within City of Newport Beach

Jamboree Road to SJHTC

Parkway

Dominant tree *Eucalyptus viminalis* (Manna Gum) and *Pinus halepensis* (Aleppo Pine)

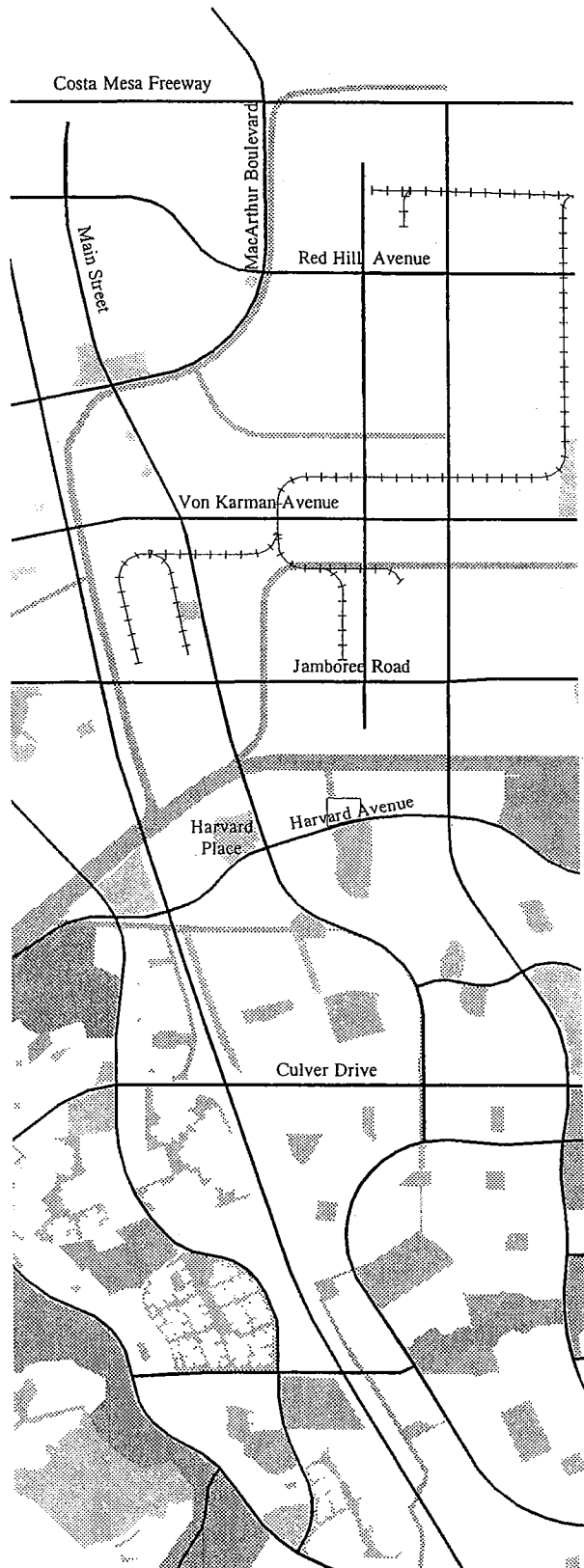
Shrub None
 Ground cover Evergreen ground cover, not specified

Sidewalks Linear, adjacent to curb

Median

Tree *Eucalyptus viminalis* (Manna Gum) and *Pinus halepensis* (Aleppo Pine)

Shrub None
 Ground cover Evergreen, not specified



Costa Mesa Freeway to MacArthur Boulevard

Parkway

Dominant tree *Ficus nitida*
 Shrub *Ligustrum* species as a hedge to screen parking areas
 Ground cover Turf and *Trachelospermum* (Star Jasmine)

Sidewalks

Linear, adjacent to curb

Median

Dominant tree *Washington robusta* (Mexican Fan Palms)
 Shrub *Strelitzia reginae* (Bird of Paradise)
 Ground cover Evergreen, not specified

MacArthur Boulevard to San Diego Creek

Parkway

Dominant tree *Washington robusta* (Mexican Fan Palms), formal planting in a single row
 Shrub *Ligustrum* species as a hedge to screen parking areas
 Ground cover Turf, or low evergreen ground cover

Sidewalks

Linear, adjacent to or set back from curb

Median

Dominant tree *Washington robusta* (Mexican Fan Palms)
 Shrub *Strelitzia reginae* (Bird of Paradise)
 Ground cover Evergreen, not specified

San Diego Creek to Culver Drive

Parkway

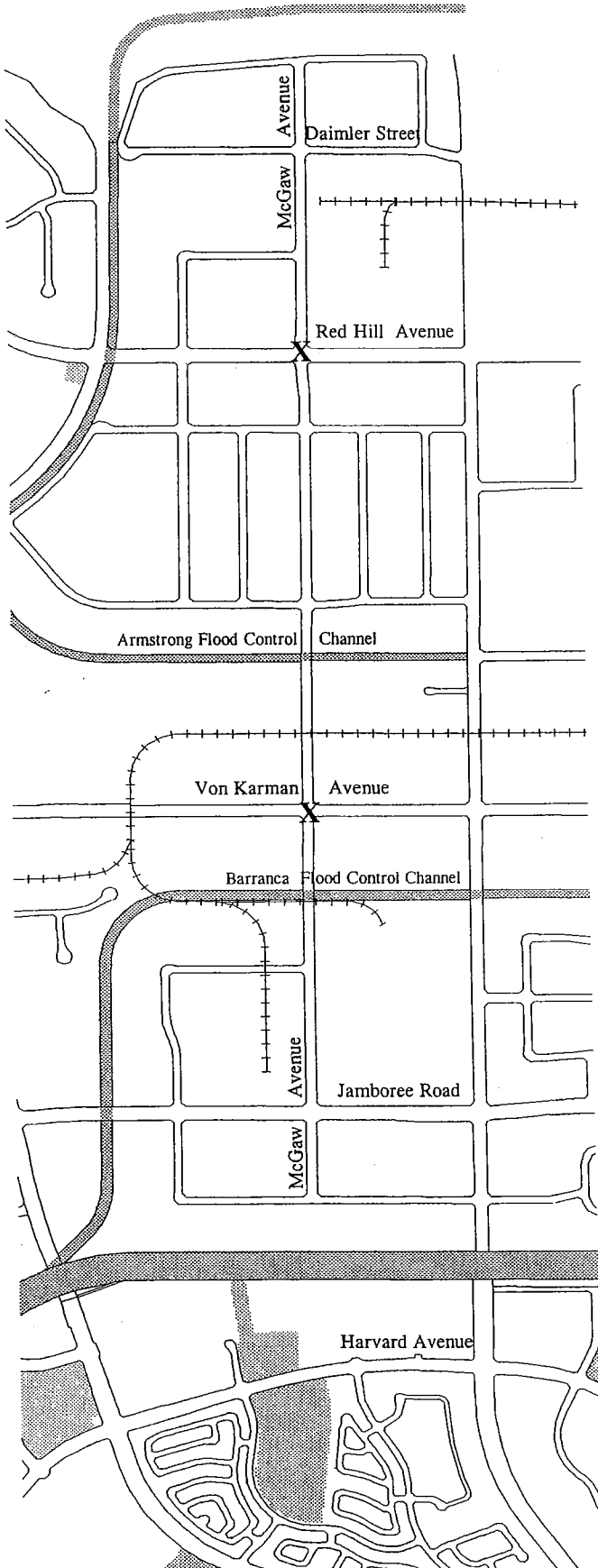
Dominant tree *Pinus* species (80%)
 Accent tree *Pistacia* (20%)
 Shrub *Pittosporum* species and *Bougainvillea* species
 Ground Cover Low evergreen, not specified

Sidewalks

Meandering, set back from curb

Median

Tree *Pinus* species (80%), *Pistacia* (20%)
 Shrub None
 Ground cover Turf



Pullman Street to Jamboree Road

Parkway

Dominant tree	<i>Platanus acerifolia</i> (London Plane Tree)
Accent Tree	None
Shrub	Miscellaneous shrubs for screening parking areas
Ground cover	Turf

Sidewalks

Linear, adjacent to curb

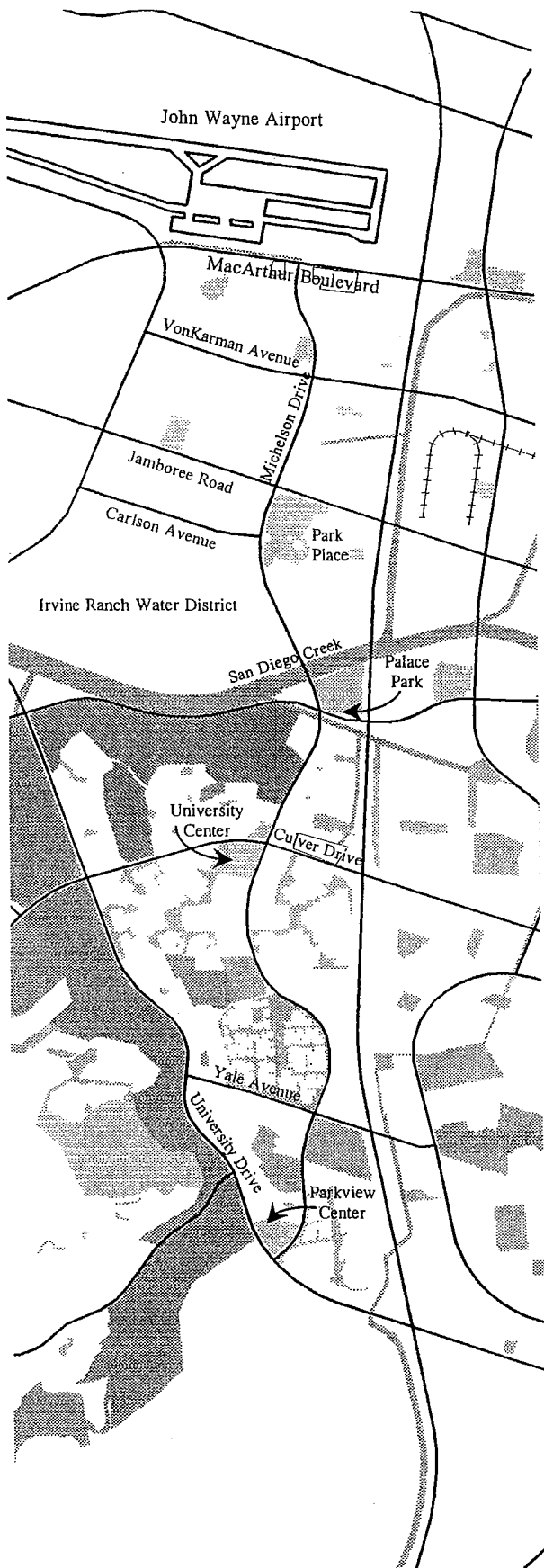
Jamboree Road to Murphy Avenue

Parkway

Dominant tree	<i>Ficus rubiginosa</i> (Rustyleaf Fig)
Shrub	<i>Ligustrum</i> hedge for screening parking areas
Ground cover	Turf

Special Notes

<u>Intersections</u> (X)	Von Karman and Red Hill <i>Pyrus calleryana</i> (Ornamental Pear)
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MacArthur Boulevard to Jamboree Road

Parkway

Dominant tree	<i>Cinnamomum camphora</i> (Camphor tree)
Accent tree	Along Park Place - <i>Fraxinus uhdei</i> (Evergreen Ash)
Shrub	None
Ground cover	Turf

Sidewalks

Linear, adjacent to curb

Jamboree Road to San Diego Creek

Parkway

Dominant tree	North side - <i>Fraxinus uhdei</i> (Evergreen ash)
	South side - Maintain open vistas to the marsh with a berm of varied height which provides a natural appearance

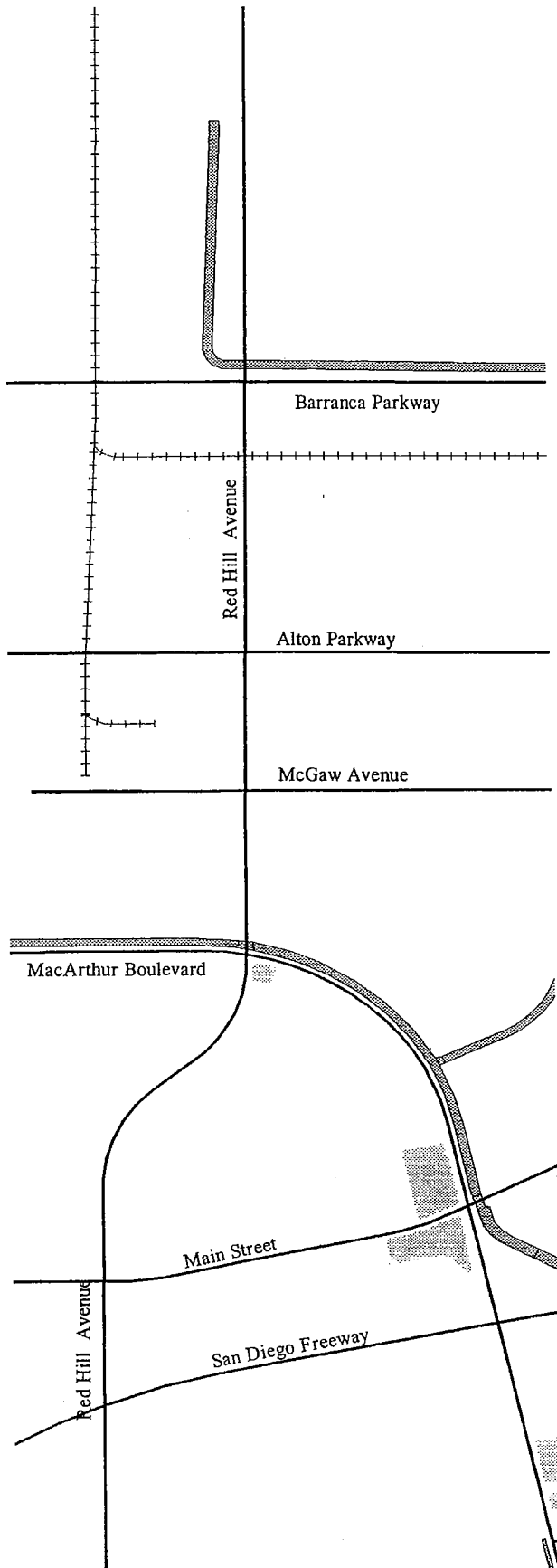
San Diego Creek to University

Parkway

Dominant tree	<i>Cinnamomum camphora</i> (Camphor tree)
Accent tree	<i>Tipuano tipu</i> (Tipu tree) and <i>Pinus</i> species
Shrub	None
Ground cover	Turf

Sidewalks

Linear, set back from curb



Barranca Parkway to MacArthur

Parkway

Dominant tree	<i>Eucalyptus</i> species
Shrubs	None
Ground cover	Turf

<u>Sidewalks</u>	Linear, set back from curb
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<u>Median</u>	None
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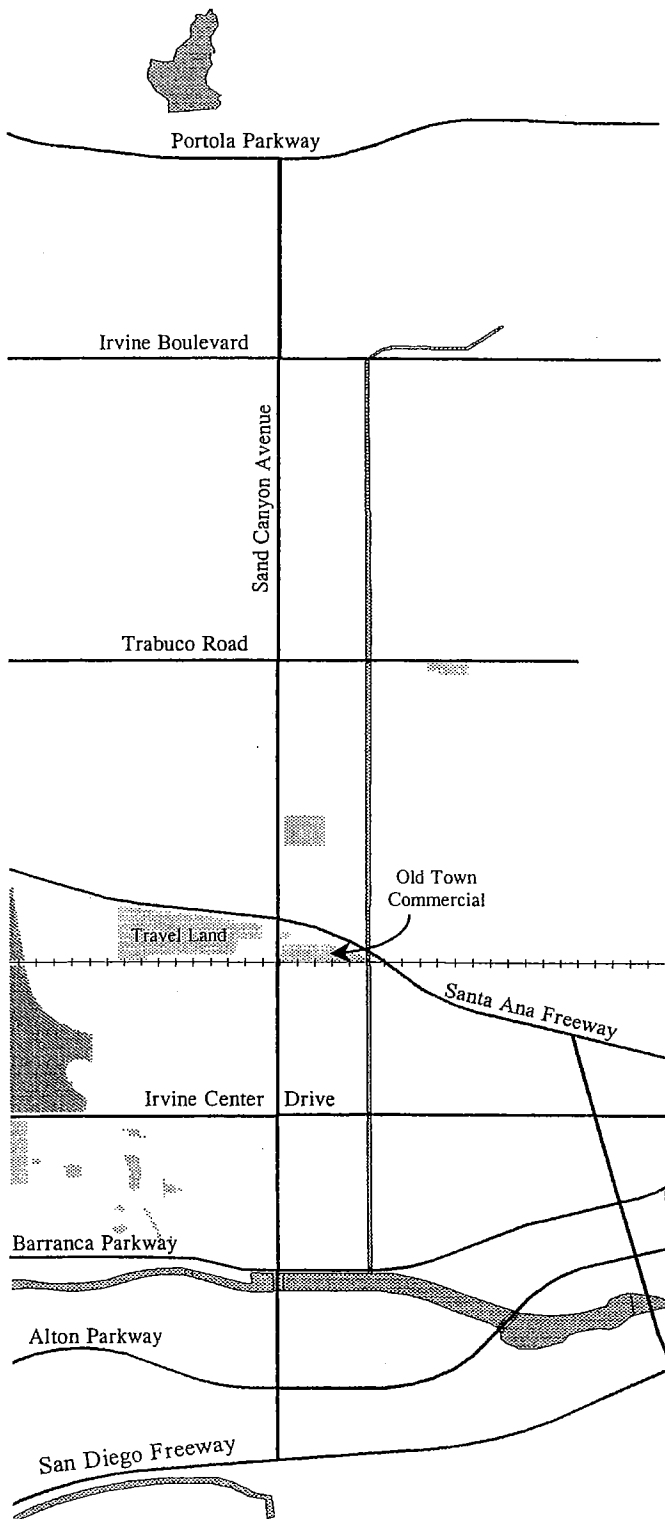
MacArthur to San Diego Freeway

Parkway

Dominant tree	<i>Eucalyptus</i> species, <i>Ficus</i> species and <i>Pinus</i> species
Shrubs	None
Ground cover	Turf

<u>Sidewalks</u>	Linear, set back from curb
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<u>Median</u>	(Proposed raised median)
Tree	<i>Tristania conferta</i> (Brisbane Box) and <i>Eucalyptus viminalis</i> (Manna Gum)
Shrub	Not specified
Ground cover	Not specified



Portola Parkway to Santa Ana Freeway

Parkway

Dominant tree	West Edge - <i>Eucalyptus</i> windrow East Edge - <i>Eucalyptus</i> species
Accent Tree	None
Shrub	Low evergreen shrub
Ground cover	None

Sidewalks

Linear, set back from curb

Median

Tree	<i>Quercus agrifolia</i> (Coast Live Oak)
Accent Tree	None
Shrub	Low evergreen shrub, conducive to Oak conditions
Ground cover	None

Santa Ana Freeway to San Diego Freeway

Parkway

Tree	<i>Quercus agrifolia</i> (Coast Live Oak)
Accent Tree	None
Shrub	<i>Trachelospermum jasminoides</i> (Star Jasmine) or compatible evergreen for the Coast Live Oak

Ground cover None

Sidewalks

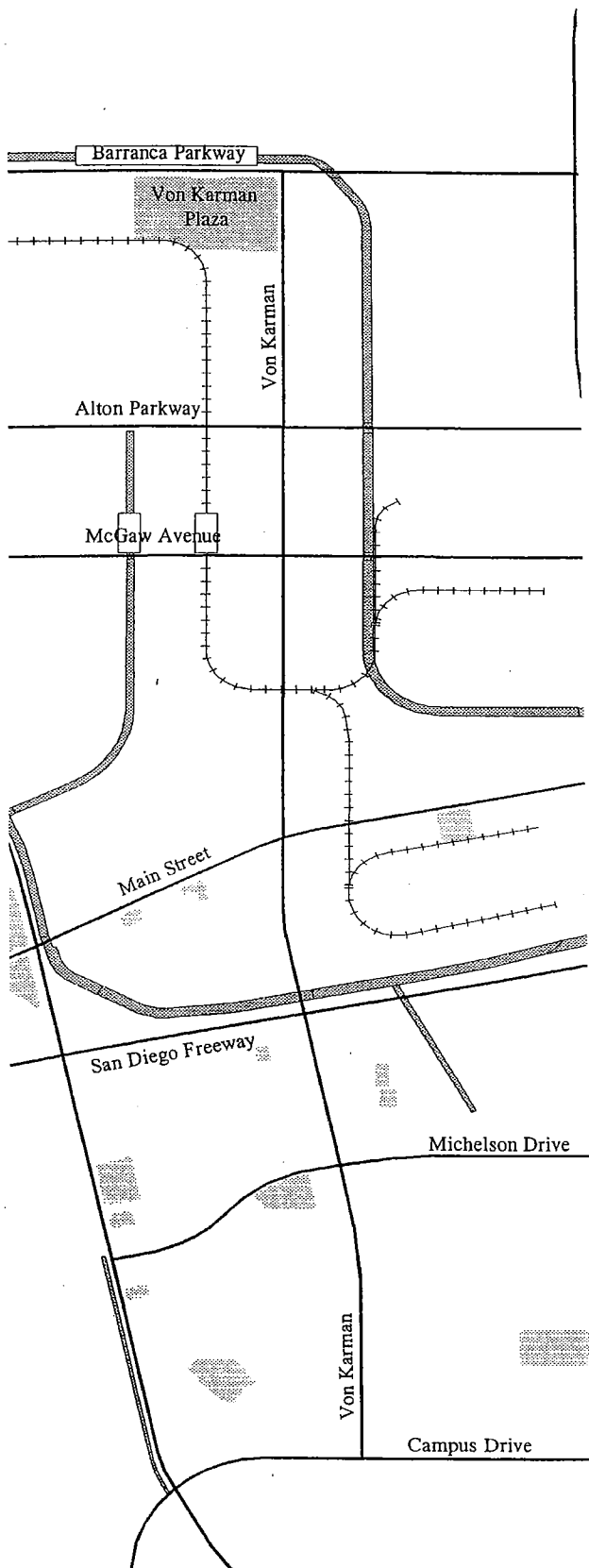
Linear, set back from curb

Median

Tree	<i>Quercus agrifolia</i> (Coast Live Oak)
Accent Tree	None
Shrub	Low evergreen shrub, conducive to Oak conditions
Ground cover	None

Special Notes

Eucalyptus shall be used on slopes to screen railroad right-of-way



Barranca Parkway to Main Street

Parkway

Dominant tree	<i>Eucalyptus citriodora</i> (Lemon-Scented Gum)
Accent tree	<i>Ficus rubiginosa</i> (Rustyleaf Fig)
Shrub	Not specified
Ground cover	Turf and evergreen Ground cover, not specified

Sidewalks

Linear, adjacent to curb

Median

None

Main Street to Michelson Drive

Parkway

Dominant tree	<i>Eucalyptus citriodora</i> (Lemon-Scented Gum)
Accent Tree	<i>Erythrina</i> species (Coral Tree) or <i>Chorisia speciosa</i> (Floss Silk Tree)
Shrub	Not specified
Ground cover	Turf and evergreen Ground cover, not specified

Sidewalks

North of I-405 - Linear, set back from curb
South of I-405 - Linear, adjacent to curb

Median

None

Michelson Drive to Campus Drive:

Parkway

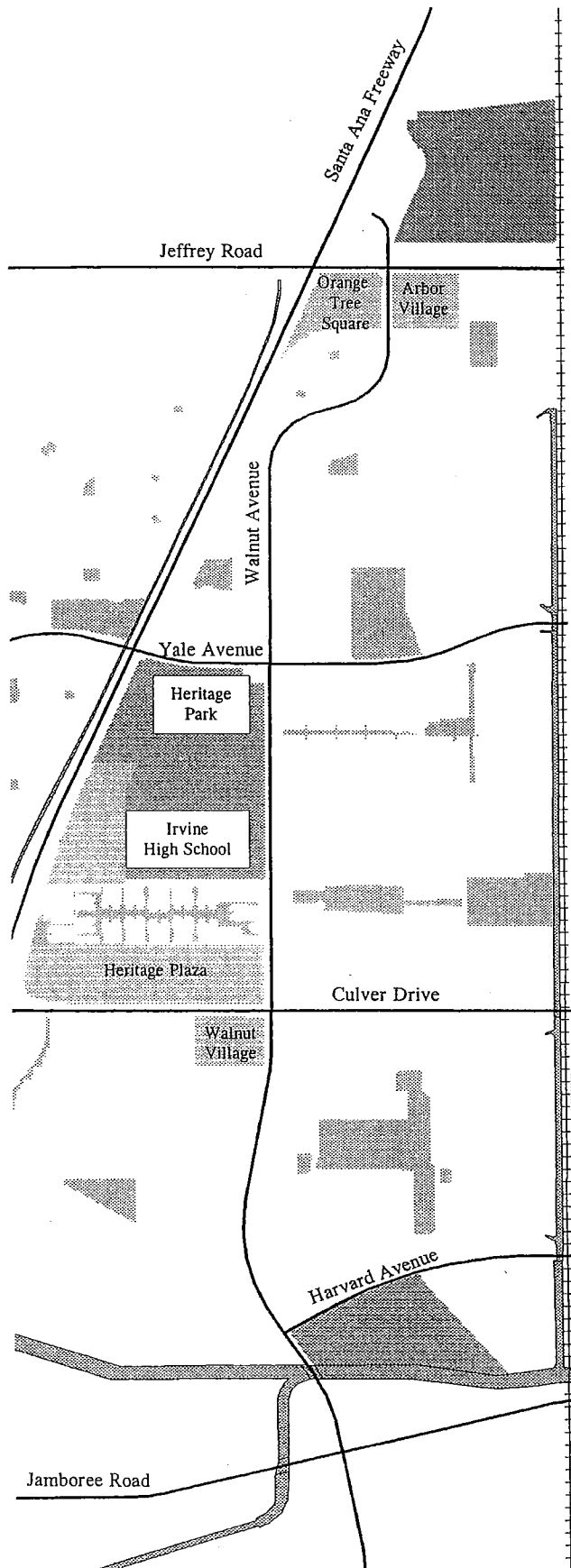
Dominant tree	<i>Eucalyptus citriodora</i> (Lemon-Scented Gum)
Accent Tree	<i>Erythrina caffra</i> (Kaffirboom Coral Tree) or <i>Chorisia speciosa</i> (Floss Silk Tree)
Shrub	Not specified
Ground cover	Turf or evergreen ground cover, not specified

Sidewalks

Linear, adjacent to curb

Median

None



Jamboree Road to Culver Drive

Parkway

Dominant tree	<i>Jacaranda mimosifolia</i>
Accent Tree	None
Shrub	None
Ground cover	Turf or evergreen, not specified

Sidewalks

Linear, set back from curb

Median

Tree	<i>Liquidambar styraciflua</i> (American Sweet Gum)
Accent Tree	None
Shrub	None
Ground cover	Turf

Culver Drive to Jeffrey Road

Parkway

Dominant tree	<i>Hymenosporum flavum</i> (Sweetshade)
Accent Tree	None
Shrub	Evergreen vine and shrubs, to screen walls
Ground cover	None

Sidewalks

Linear, set back from curb

Parkway, North Side from Yale to Jeffrey

Dominant tree	Tall vertical tree,
Accent Tree	None
Shrub	None
Ground cover	Turf

Sidewalks

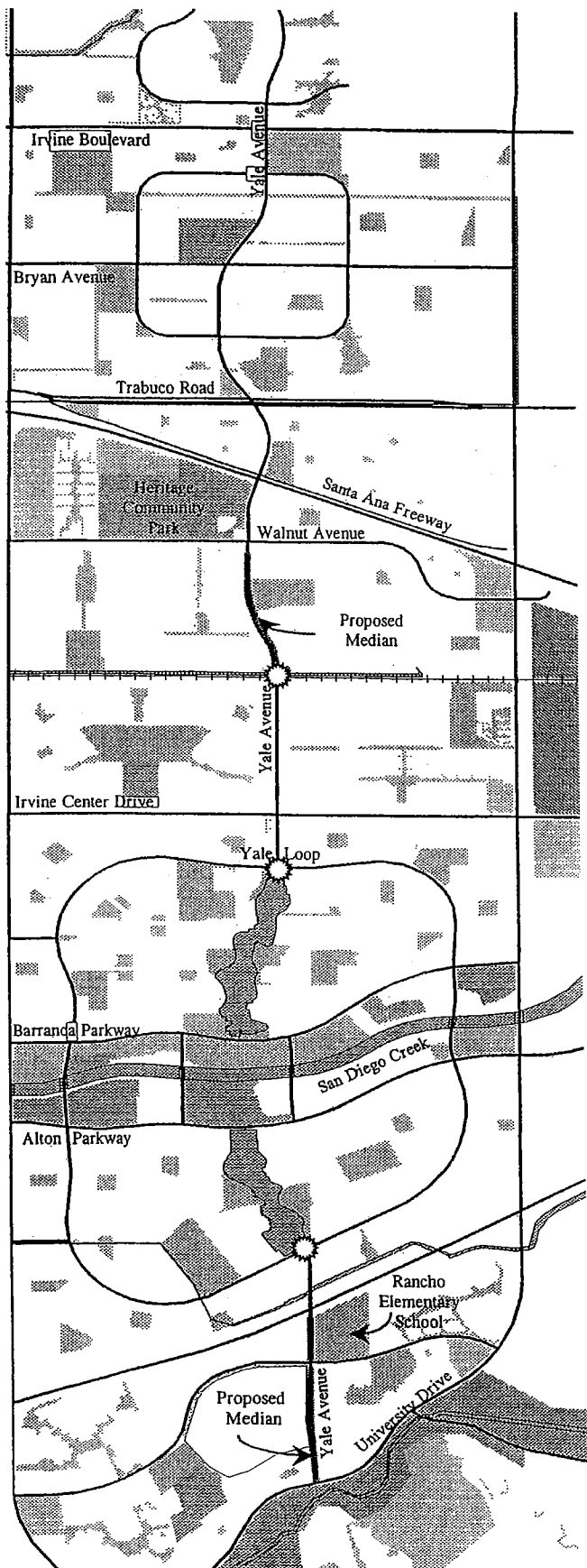
Linear, set back from curb

Median

Tree	<i>Liquidambar styraciflua</i> (American Sweet Gum)
Shrub	None
Ground cover	Turf

Walnut at ETC North Leg Interchange:

Corridor Edge	<i>Eucalyptus</i> species
Interchange	<i>Schinus molle</i> (California Pepper Tree)
Accent Tree	<i>Cedrus</i> species (Cedar)



Irvine Boulevard to Santa Ana Freeway

Parkway

Dominant tree	<i>Pittosporum undulatum</i> (Victorian Box)
Accent Tree	Flowering tree, not specified
Shrub	Not specified
Ground cover	Turf or vine, depending on right-of-way constraints

Sidewalks

Linear, set back from curb

Median

Tree	<i>Platanus racemosa</i> (California Sycamore)
Accent Tree	None
Shrub	None
Ground cover	Evergreen, not specified

Santa Ana Freeway to San Diego Freeway

Parkway

Dominant tree	<i>Bauhinia blakeana</i> (Hong Kong Orchid Tree)
Accent Tree	None
Shrub	None
Ground cover	Turf

Sidewalks

Linear, set back from curb or adjacent to curb, depending on right-of-way constraints

Median

Tree	<i>Podocarpus</i> species ICD to I-5 - <i>Bauhinia blakeana</i> (Hong Kong Orchid Tree)
Accent Tree	None
Shrub	Low evergreen shrub, not specified
Ground cover	Flowering Ground cover, not specified Turf around Yale loop

San Diego Freeway to University Drive

Parkway

Dominant tree	<i>Pinus brutia</i> (Calabrian Pine)
Accent Tree	West edge - <i>Tristania</i> species between curb and sidewalk East edge - <i>Eucalyptus</i> species
Shrub	None
Ground cover	Turf

Sidewalks

Linear, set back from curb

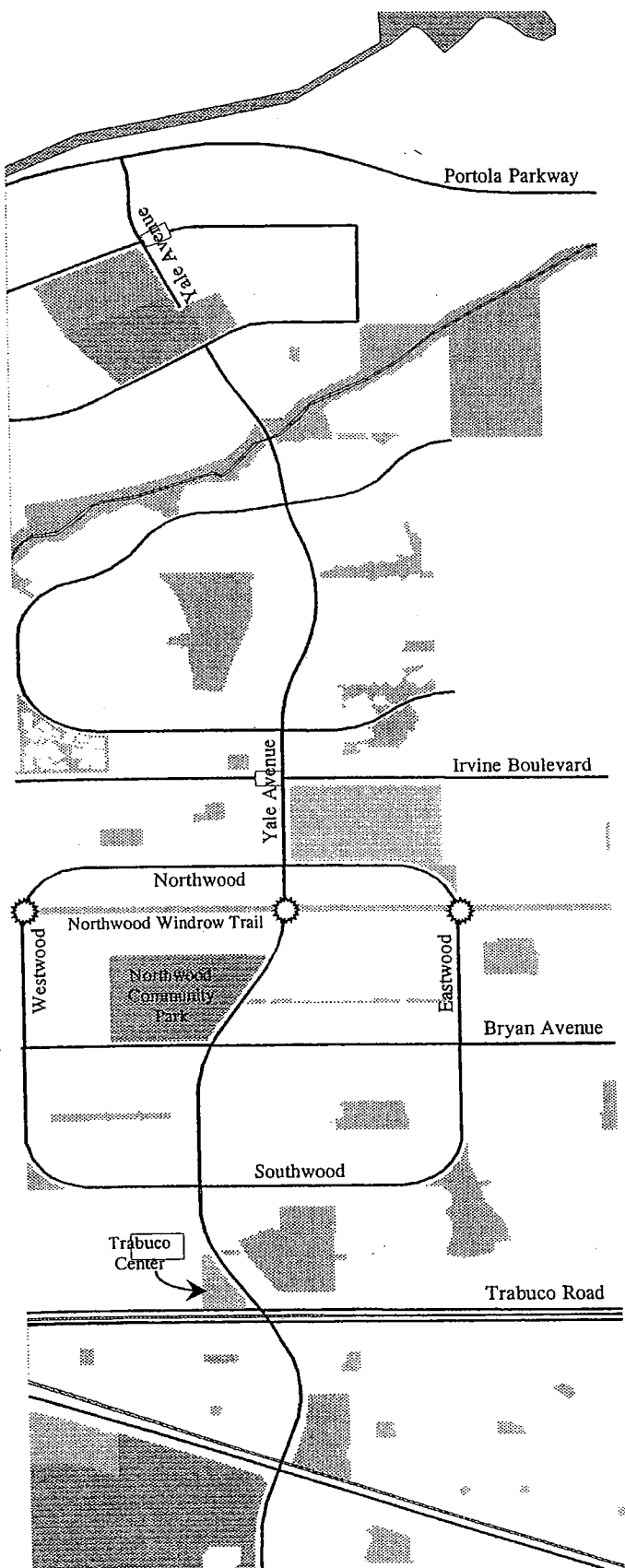
Median

Tree	(Proposed Raised Median: I-405 to University Drive) <i>Podocarpus</i> species
Accent Tree	<i>Bauhinia blakeana</i> (Hong Kong Orchid Tree)
Shrub	Low evergreen shrub
Ground cover	Flowering Ground cover

Special Notes

Views (🔍)

Preserve views to lake from Yale Avenue. View preservations shall be determined at the time of streetscape implementation, and should not be limited to the views identified.



Trabuco Road, Culver Drive to Jeffrey Road

Parkway

Dominant tree	South edge tree - <i>Eucalyptus</i> Windrow North edge tree - <i>Eucalyptus citridora</i> (Lemon-Scented Gum)
Accent tree	None
Shrub	Varied shrubs
Ground cover	Varied Ground cover, no turf

Sidewalk

South edge - Linear, set back from curb
North edge - Linear, adjacent to curb

Median

Tree Plant trees in flood control channel where feasible
tree type not specified

The Loop, Parkway

Dominant tree	<i>Tristania conferta</i> (Brisbane Box)
Accent tree	<i>Eucalyptus</i> species
Shrubs	Not specified
Ground cover	Formal planting, varied species; no turf

Sidewalk

Linear, adjacent to curb

Median

Tree	Northwood & Southwood: <i>Eucalyptus</i> Windrow Eastwood & Westwood: <i>Pyrus calleryana</i> (Ornamental Pear) and <i>Quercus suber</i> (Cork Oak)
Shrub	None
Ground cover	Turf

Yale Avenue, Irvine Boulevard to Santa Ana Freeway

Parkway

Dominant tree	See Yale Streetscape
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Irvine Boulevard, Culver Drive to Jeffrey Road

Parkway

Dominant tree	<i>Jacaranda mimosifolia</i>
Accent tree	<i>Schinus terebinthifolius</i> (Brazilian Pepper Tree) or <i>Harpephyllum caffrum</i> (Kaffir Plum Tree)
Shrub	None
Ground cover	Turf
<u>Sidewalk</u>	Linear, adjacent to curb
<u>Median</u>	<i>Eucalyptus</i> species with turf

Bryan Avenue, Culver Drive to Jeffrey Road

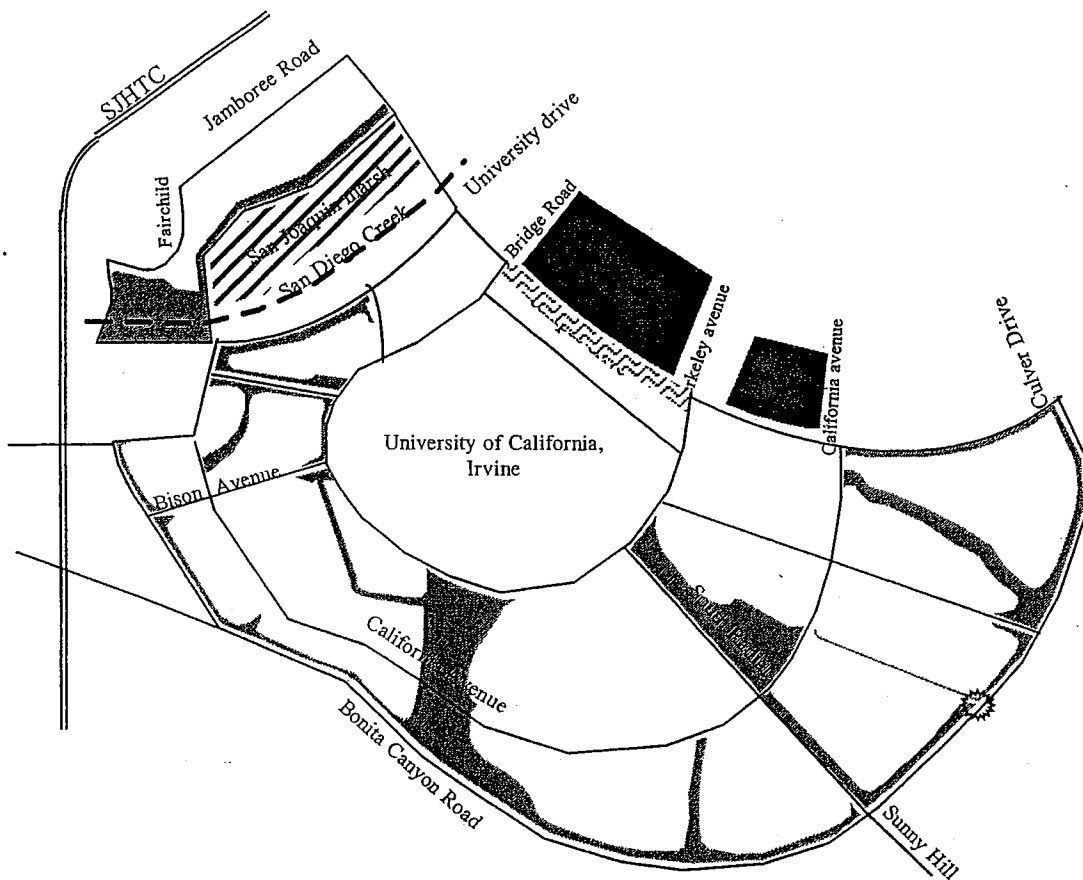
Parkway

Dominant tree	South edge tree - <i>Eucalyptus</i> Windrow North edge tree - <i>Hymenosporum flavum</i> (Sweetshade)
Shrub	Evergreen, not specified
Ground cover	North edge - Evergreen Ground cover, not specified South edge - Turf
<u>Sidewalk</u>	Linear, setback from curb
<u>Median</u>	<i>Metrosideros excelsa</i> (New Zealand Christmas Tree) and turf

Special Note Views ()

Maintain view to the Northwood Windrow Trail from Eastwood, Westwood, and Yale Avenue. View preservations shall be determined at the time of streetscape implementation, and should not be limited to the views identified.

Northwood



Special Notes:



Open Space
Corridors/Habitat
Areas per
Green/Gold Plan



Preserve view of City.
View is contingent upon
ultimate roadway
elevation. View
preservations shall be
determined at the time
of streetscape
implementation, and
should not be limited to
the views identified.



Special landscape
treatment

Culver Drive/Bonita Canyon Road

Campus Drive to SJHTC

Parkway, Campus Edge

Dominant tree *Cupaniopsis anacardioides* (Carrotwood)
formal planting between curb and sidewalk
Accent tree *Pinus torreyana* (Torrey Pine)
Shrub *Carpenteria California*
Ground cover Between curb and sidewalk - Turf
Behind sidewalk - per Green/Gold Plan

Sidewalk Linear, set back from curb

Campus Drive

University Drive to Bridge Road and Berkeley Avenue to
Culver Drive

Parkway, Campus Edge

Dominant tree *Quercus engelmannii* (Engelmann Oak)
informal plantings
Accent tree *Platanus species*
Shrub Low evergreen shrub
Xylosma, screen for parking areas
Ground cover evergreen ground cover (i.e., honeysuckle,
and Hahns Ivy)
Heuchera sanguinea, accent to oak

Sidewalk Linear, set back from curb

University Drive

SJHTC to Campus Drive

Parkway, Campus Edge

Dominant tree *Quercus engelmannii* (Engelmann Oak) and
Platanus acerifolia (London Plane Tree)
informal plantings
Accent tree None
Shrub None
Ground cover Per Green/Gold Plan, a riparian character

Sidewalk Linear, adjacent to curb

Jamboree Road

Campus Avenue to Fairchild

Parkway, Campus Edge

Dominant tree *Pinus canariensis* (Canary Island Pine) and
Platanus species
Accent tree None
Shrub None
Ground cover Per Green/Gold Plan, a riparian character

Sidewalk Linear, adjacent to curb

