



# Development Review (Minor) Staff Approval

366-SA-2015

DC Ranch Market Street  
Landscaping Upgrades

## APPLICATION INFORMATION

|                   |                 |            |                                                    |
|-------------------|-----------------|------------|----------------------------------------------------|
| LOCATION:         | 20801 N Pima Rd | APPLICANT: | Michele Hammond                                    |
| PARCEL:           | 217-68-687A     | COMPANY:   | Michele Hammond / John Berry                       |
| Q.S.:             | 41-49           | ADDRESS:   | 6750 E. Camelback Road, Suite Scottsdale, AZ 85251 |
| CODE VIOLATION #: |                 | PHONE:     | 480-385-2753                                       |

Request: Landscape and Hardscape improvements at DC Ranch Market Street - Phase 1A

## STIPULATIONS

1. Landscape and Hardscape improvements for Phase 1A shall be consistent with the plans submitted by Floor Associates, with a City staff approval date 10/28/2015.
2. Any native plants/trees as defined by the Scottsdale City Code that are being removed or relocated shall require a separate Native Plant plan submittal, plan approval and permit issuance prior to being impacted.
3. Phase 1B of the landscape improvements shall require subsequent staff review and approvals.
4. Obtain any necessary approvals from DC Ranch prior to construction.

## CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

No additional reviews or permits are required.

Please contact Keith Niederer at (480) 312-2953 for Final Inspection.

## Expiration of Development Review (Minor) Approval

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff Signature:

Keith Niederer

DATE:

10-28-2015

## Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)



**Fitzpatrick, Karen**

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**From:** Projectinput  
**Sent:** Tuesday, October 13, 2015 6:09 PM  
**To:** Projectinput  
**Subject:** Online Pre-Application Submitted (950-PA-2015)



Pre-Application Number: **950-PA-2015**  
Project Name: **DC Ranch Market Street**  
Location: **E THOMPSON PEAK PY / N PIMA RD**

Contact Name: **Michele Hammond**  
Contact Phone: **480-385-2753**  
Contact Email: [mh@berryriddell.com](mailto:mh@berryriddell.com)



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## **DC Ranch – Market Street**

### **Landscape & Site Modifications**

#### **Pre-Application Narrative**

**10-13-2015**

Whitestone would like to make some internal improvements to the landscape and hardscape at DC Ranch Market Street (SEC of Thompson Peak & Pima) in order to maintain a successful tenant base and a quality pedestrian experience along Market Street. Phase 1A of these proposed modifications include switching out and supplementing failed landscaping, removing trees where they are not viable (ie: tree wells integrated along Market Street that conflict with parking spaces) and modifying the crosswalk delineations. Newly integrated tree and shrub species will be consistent with the DC Ranch approved plant list. The overall scope of this project is to improve and soften the pedestrian experience and remove plant material that has failed to thrive with better species selections. Phase 1B will include more hardscape site improvements such as planter boxes in lieu of tree wells and/or adjacent to changes in elevation (stepped areas). Whitestone is anxious to start Phase 1A as soon as possible to make the initial site/landscape improvements before Thanksgiving, and is therefore respectfully requesting administrative approval of the initial landscape change.



T R E E S



*Parkinsonia florida*  
BLUE PALO VERDE



*Olneya tesota*  
IRONWOOD



*Prosopis velutina*  
VELVET MESQUITE

S H R U B S



*Leucophyllum langmaniae*  
RIO BRAVO



*Ruellia brittoniana*  
BAJA RUELLIA

A C C E N T S

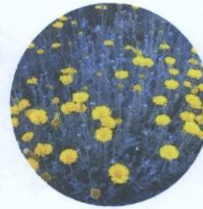


*Asclepias subulata*  
DESERT MILKWEED



*Muhlenbergia capillaris* 'Regal Mist'  
PINK MUHLY GRASS

G R O U N D C O V E R S



*Baileya multiradiata*  
DESERT MARIGOLD



*Lantana montevedensis*  
PURPLE LANTANA



*Dalea greggii*  
TRAILING INDIGO BUSH

F L O W E R P O T  
A C C E N T S



*Aloe* 'Blue Elf'  
ALOE BLUE ELF



*Aloe barbadensis*  
ALOE



*Pachycereus schottii*  
var. *monstrosus*  
TOTEM POLE CACTUS



*Russelia equisetiformis*  
FIRECRACKER PLANT

**MARKET STREET** at DC RANCH  
PLANT CHARACTER BOARD



## OPTION D [COMBO]

1



2



3



4



5



6



MARKET STREET AT DC RANCH

\* #2

## CROSSWALK OPTIONS

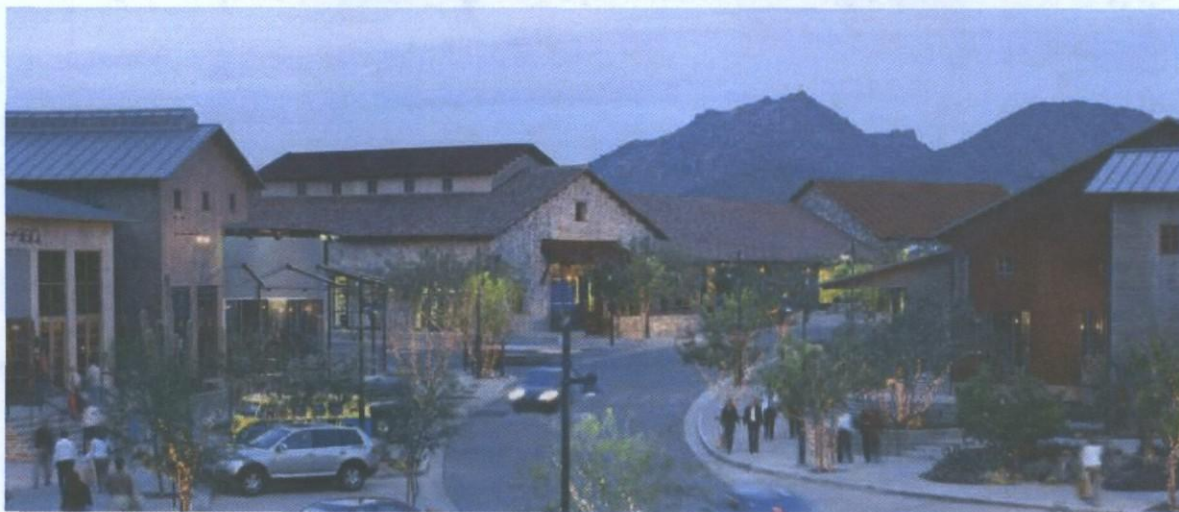
Crosswalk inspiration was derived from the **patterns** found in **NATIVE AMERICAN TEXTILES**. The artistic southwestern look will enhance the street appeal, while helping develop a brand for the project, and providing safety for the user.



FLOOR  
associates







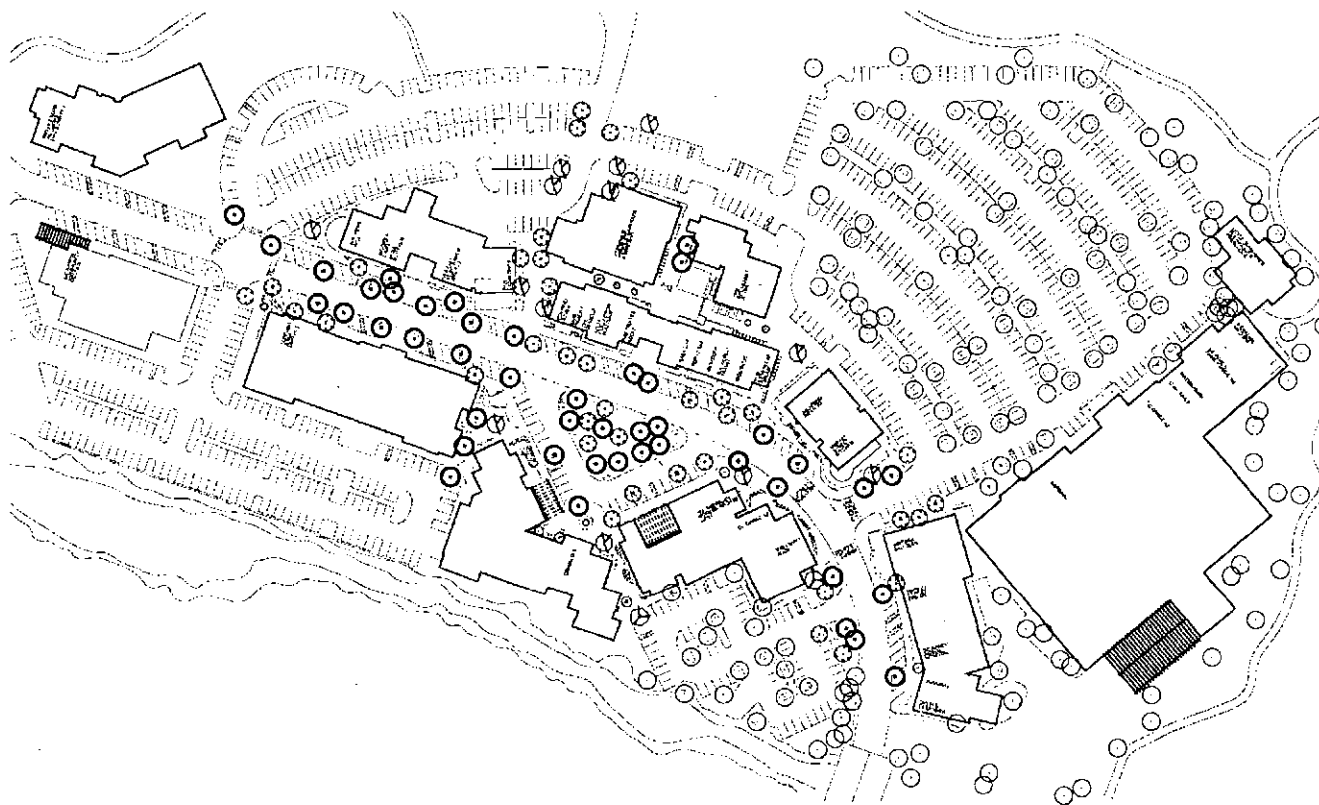
# DC RANCH TOWN CENTER PROPOSED LANDSCAPE IMPROVEMENTS

AUGUST 19, 2015

**FLOOR**  
associates







### DESIGN GOALS:

- DEVELOP LANDSCAPE RENOVATION PLAN
- FOCUS ON IMPROVING PEDESTRIAN CIRCULATION
- PROPOSE STRATEGIES FOR ADDRESSING PAVING MODIFICATIONS
- IDENTIFY TREES THAT SHOULD RECEIVE PRUNING OR REPLACEMENT
- IDENTIFY NEW PLANT PALETTE TO PROVIDE A MORE YEAR-ROUND COLOR WITH RETAIL FRIENDLY PLANT SELECTIONS THAT REQUIRE LESS MAINTENANCE

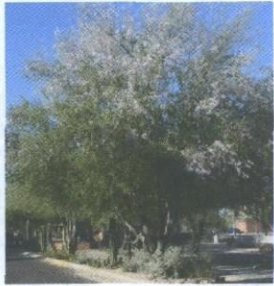
EXISTING | SITE PLAN

MARKET STREET AT DC RANCH





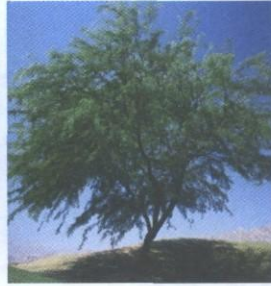
## TREES



*Olneya tesota*  
IRONWOOD



*Parkinsonia florida*  
BLUE PALO VERDE



*Prosopis velutina*  
VELVET MESQUITE

## GROUNDCOVERS



*Lantana montevidensis*  
PURPLE LANTANA



*Lantana camara*  
NEW GOLD LANTANA

## SHRUBS



*Callistemon 'Little John'*  
DWARF CALLISTEMON



*Carissa macrocarpa*  
NATAL PLUM



*Leucophyllum langmaniae 'Rio Bravo'*  
RIO BRAVO SAGE



*Leucophyllum candidum 'Silver Cloud'*  
SILVER CLOUD SAGE



*Ruellia brittoniana*  
BAJA RUELLIA



*Gaura lindheimeri*  
PINK GAURA



*Eremophila maculata*  
VALENTINE BUSH



*Eremophila glabra ssp. carnososa*  
WINTER BLAZE EMU BUSH



*Rosmarinus officinalis 'Tuscan Blue'*  
TUSCAN BLUE ROSEMARY



*Muhlenbergia rigens*  
DEER GRASS

## GRASSES

## KEY POINTS:

- ADD SOFT SHRUBS AND GROUNDCOVER THAT PROVIDE COLOR THROUGHOUT THE YEAR
- FILL IN AREAS OF THIN PLANTING WITH FLOWERING SHRUBS AND GROUNDCOVER THAT COMPLEMENT EXISTING PLANTS
- USE PLANTS THAT HELP ENHANCE THE USER EXPERIENCE BY PROVIDING A PLEASANT AND APPEALING EXTERIOR ENVIRONMENT
- PROVIDE A KID FRIENDLY PLANT PALETTE
- PLANTS THAT ADD COLOR AND TEXTURE WITHOUT HEAVY MAINTENANCE

## CHARACTER IMAGES | PLANT PALETTE

MARKET STREET AT DC RANCH





### KEY POINTS:

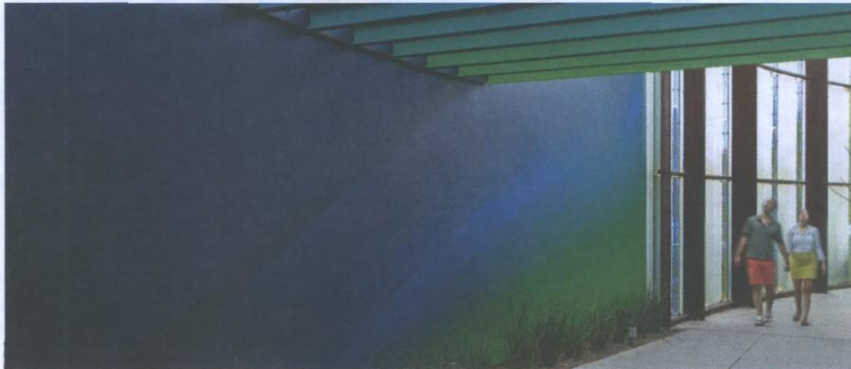
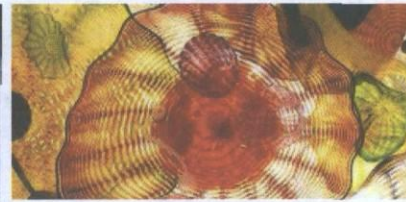
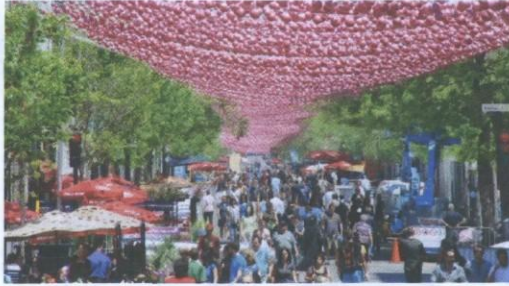
- OPPORTUNITY FOR THE USE OF ART AND COLOR IN THE CROSSWALKS
- USE COLOR, TEXTURE AND/OR PATTERNS
- MAKE PATTERN HAVE A SOUTHWEST IDENTITY WITH THE USE OF LOCAL COLORS AND PATTERN - NATIVE AMERICAN BLANKET CROSSWALK
- FOCUS ON THE PEDESTRIAN EXPERIENCE
- ENHANCES STREET APPEAL, IDENTITY AND SAFETY

## CHARACTER IMAGES | CROSSWALKS

MARKET STREET AT DC RANCH







## KEY POINTS:

- ADD ART TO PUBLIC SPACES THROUGHOUT MARKET STREET
- ROTATING TEMPORARY EXHIBITS TO ADD VARIETY THROUGHOUT THE YEAR
- ADDS AN ADDITIONAL USE AND AN ADDITIONAL REASON TO VISIT MARKET STREET
- PROVIDES IDENTITY TO CURRENTLY UNUSED SPACE
- ADDS COLOR AND DIMENSION

## CHARACTER IMAGES | ART

MARKET STREET AT DC RANCH







## KEY POINTS:

- PROVIDE MORE OPPORTUNITIES FOR PUBLIC SEATING
- PROVIDE VARIETY OF SEATING OPTIONS - SUCH AS TABLES AND CHAIRS, BENCHES AND LOUNGE SEATING.
- PROVIDE SEATING FOR INDIVIDUALS AS WELL AS LARGE AND SMALL GROUPS
- PROVIDE AREAS OF SEATING AND SHADE THAT ARE FLEXIBLE - ABLE TO BE EASILY ALTERED FOR VARIOUS USES THROUGHOUT THE DAY AND YEAR

## CHARACTER IMAGES | SEATING

MARKET STREET AT DC RANCH







## KEY POINTS:

- USE SHADE IN AREAS OF PUBLIC GATHERING. OPPORTUNITY FOR THE USE OF COLOR AND PATTERN TO ADD IDENTITY TO SPACE
- PROVIDE AREAS OF SEATING AND SHADE THAT ARE FLEXIBLE - ABLE TO BE EASILY ALTERED FOR VARIOUS USES THROUGHOUT THE DAY AND YEAR

CHARACTER IMAGES | SHADE

MARKET STREET AT DC RANCH







## EXISTING CONDITIONS | ANALYSIS

MARKET STREET AT DC RANCH



**ADD PLANTER TO  
REPLACE RAILING**

**PEDESTRIAN  
CONNECTION**

**EASIER  
NAVIGATION**

**MORE  
VISIBLE  
SIGNAGE**

**TRIM TREE &  
ENHANCE SIGN**

**NEW  
PLANTING**



PROPOSED | CONCEPT RENDERING

MARKET STREET AT DC RANCH

**FLOOR**  
ASSOCIATES



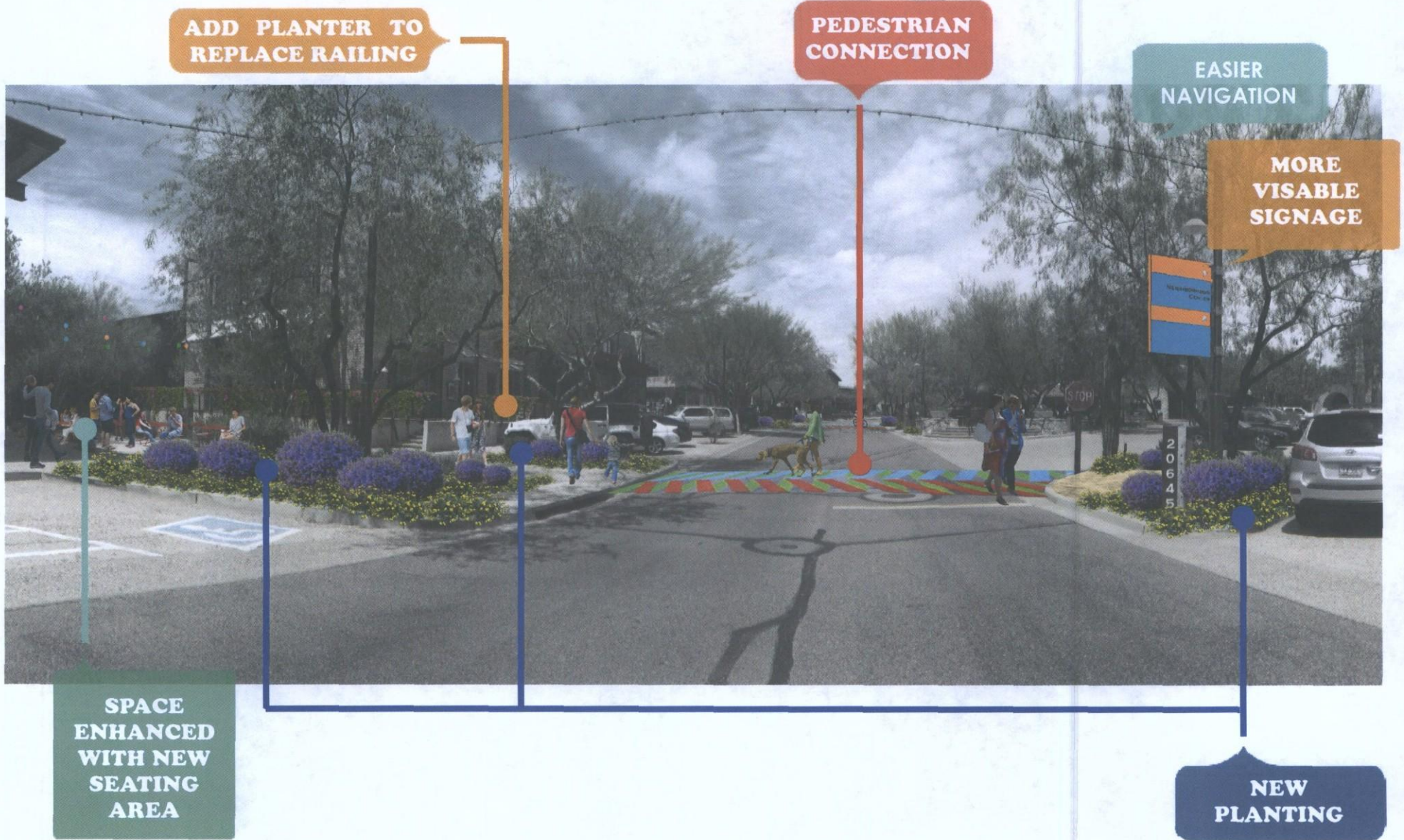




## EXISTING CONDITIONS | ANALYSIS

MARKET STREET AT DC RANCH





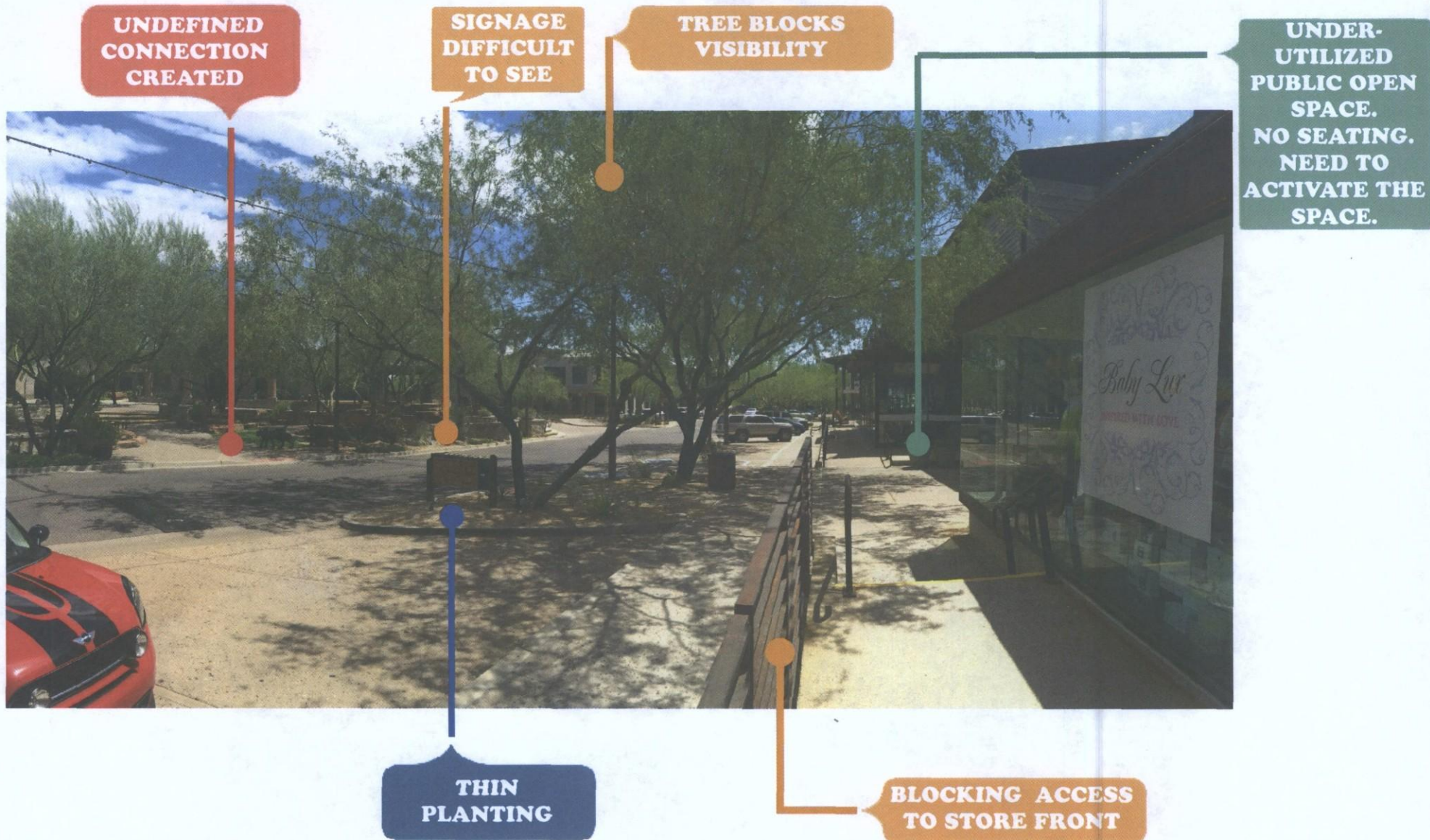
PROPOSED | CONCEPT RENDERING

MARKET STREET AT DC RANCH

FLOOR  
ASSOCIATES



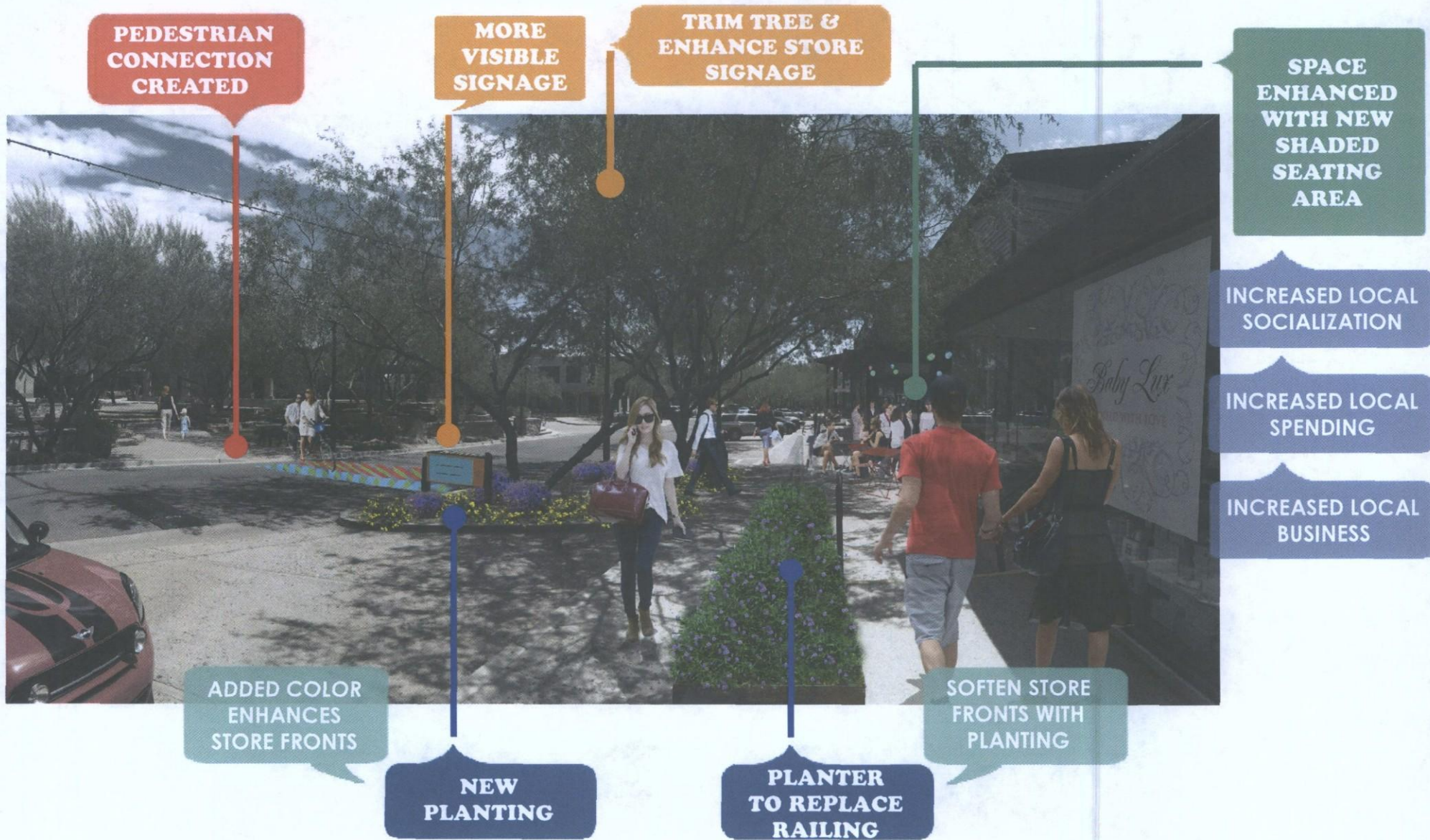




## EXISTING CONDITIONS | ANALYSIS

MARKET STREET AT DC RANCH





PROPOSED | CONCEPT RENDERING

MARKET STREET AT DC RANCH







## EXISTING CONDITIONS | ANALYSIS

MARKET STREET AT DC RANCH

**FLOOR**  
ASSOCIATES







PROPOSED | CONCEPT RENDERING

MARKET STREET AT DC RANCH

**FLOOR**  
ASSOCIATES





**SIGNAGE NOT  
VISIBLE**

**UNDEFINED  
PEDESTRIAN  
CONNECTION**

**DULL  
SIGNAGE**



**THIN  
PLANTING**

**UNDEFINED  
PEDESTRIAN  
CONNECTION**

**THIN  
PLANTING**

EXISTING CONDITIONS | ANALYSIS

MARKET STREET AT DC RANCH





**TRIM TREE &  
ENHANCE SIGNAGE**

**FOCUS ON THE  
PEDESTRIAN**

**SLOW OF  
TRAFFIC**

**PEDESTRIAN  
CONNECTION**

**ENHANCE  
SIGNAGE**



**NEW  
PLANTING**

**NATIVE  
AMERICAN  
BLANKET**

**PEDESTRIAN  
CONNECTION**

**CHANGE TO  
STEEL PLANTER.  
ADD COLOR.**

**NEW  
PLANTING**

**PROPOSED | CONCEPT RENDERING**

MARKET STREET AT DC RANCH







PROPOSED | MARKET STREET  
SITE PLAN RENDERING

MARKET STREET AT DC RANCH

FLOOR ASSOCIATES  
LIVESTONE REIT





# PROPOSED | MARKET STREET SITE PLAN RENDERING

MARKET STREET AT DC RANCH

FLOOR ASSOCIATES







PROPOSED | MARKET STREET  
SITE PLAN RENDERING

MARKET STREET AT DC RANCH





# IMPROVEMENTS

- New Awning
- Parklet/ Dining
- Consolidate Pots
- Addition of more flexible seating
- Garden Improvements + Organization
- Planters (Adds color and life to space/ eliminates rails)
- New Tree
- Bike Racks
- Waiting Area / Sitting Area
- New Awning
- Sitting Area

## PROPOSED | MARKET STREET SITE PLAN RENDERING

MARKET STREET AT DC RANCH







PROPOSED | MARKET STREET  
SITE PLAN RENDERING

MARKET STREET AT DC RANCH





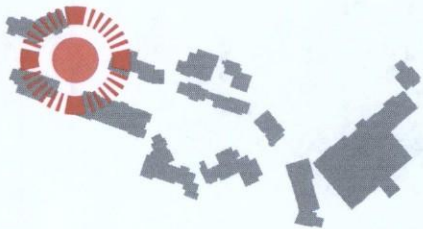
## IMPROVEMENTS

New Awning .....

Enhancement of All  
Existing Landscaped Areas

Native American Inspired  
"ART" Crosswalks

Enhancement of All  
Existing Landscaped Areas



# PROPOSED | MARKET STREET SITE PLAN RENDERING



MARKET STREET AT DC RANCH

**FLOOR**  
ASSOCIATES







DC Ranch Town Center

Site Opportunities & Conceptual Ideas

Whitestone REIT  
Floor Associates

## DC RANCH - SAFEWAY CENTER

MARKET STREET AT DC RANCH







Too much clutter at corner

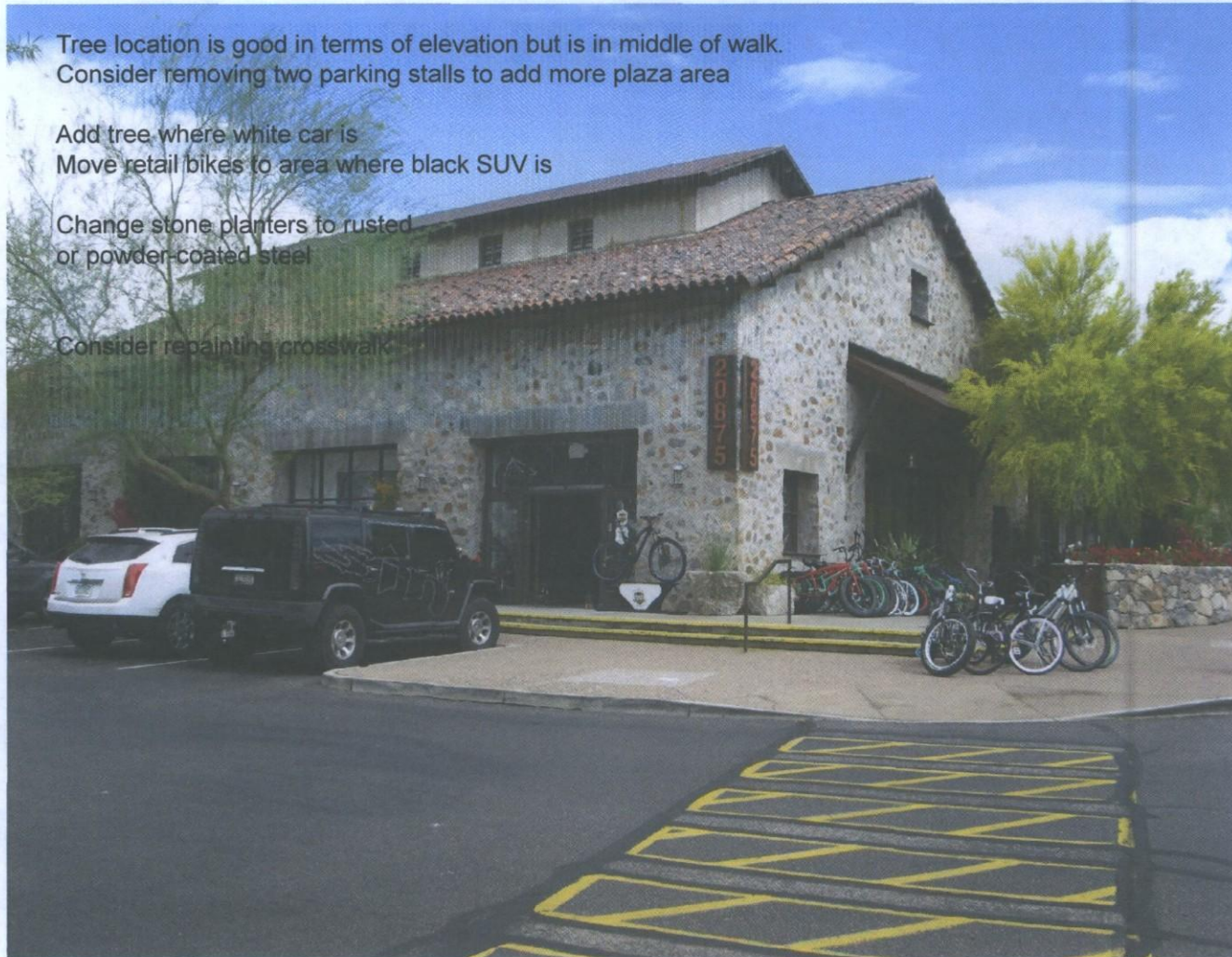
Bike display is nice but is in circulation pattern

## DC RANCH - SAFEWAY CENTER

MARKET STREET AT DC RANCH







## DC RANCH - SAFEWAY CENTER

MARKET STREET AT DC RANCH







## DC RANCH - SAFEWAY CENTER

MARKET STREET AT DC RANCH



POOR QUALITY ORIGINAL

Steel feels heavy at dining  
Glass is dark – does not say “active”

Remove steel guardrail  
replace with planters that are lower

Add pop of color to awnings  
Adjust design to provide shade



Consider new painted  
crosswalk  
that is art element

Add seating at curb edge  
i.e. parklet

Keep significant trees – remove rest

DC RANCH - SAFEWAY CENTER

MARKET STREET AT DC RANCH



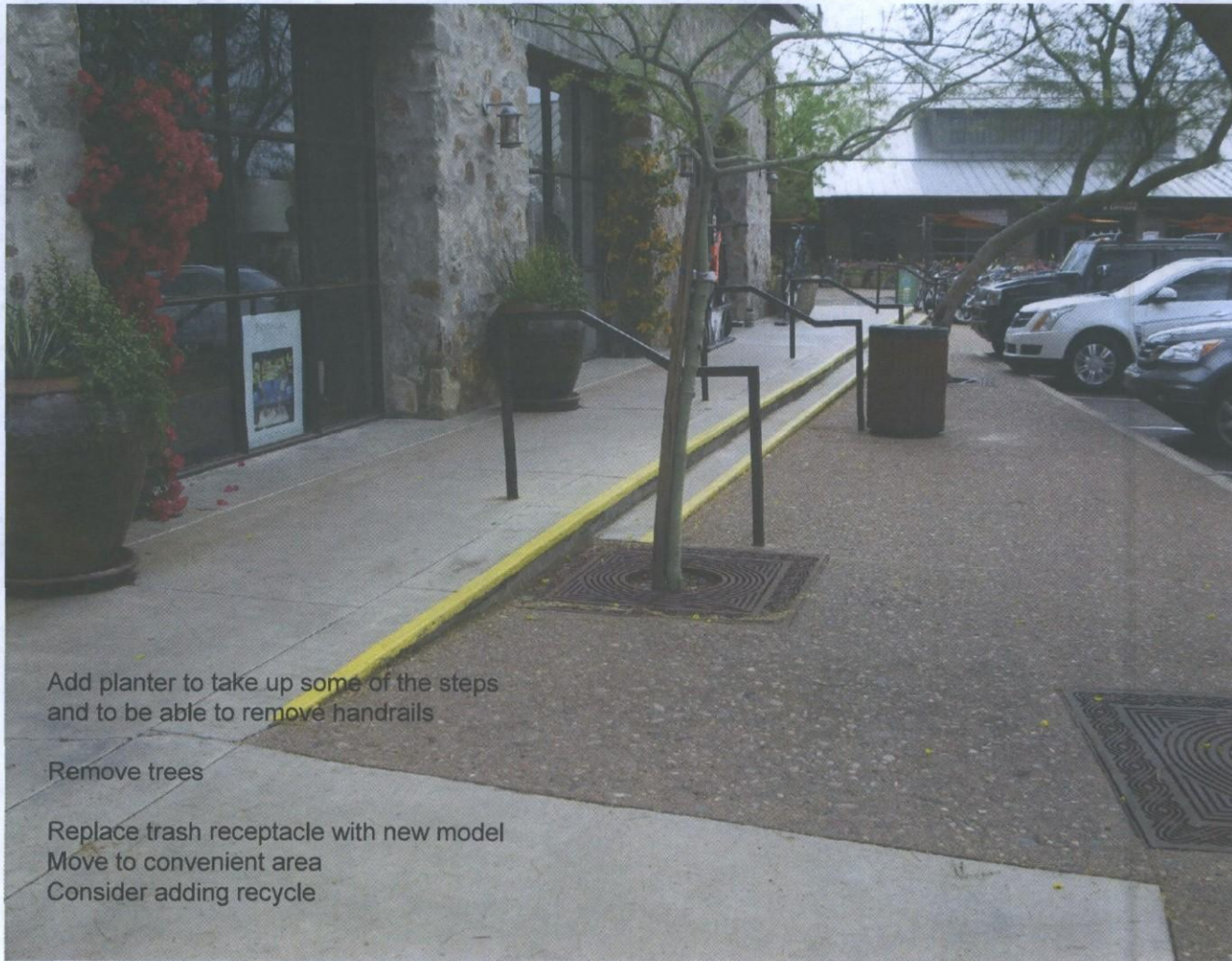




## DC RANCH - SAFEWAY CENTER

MARKET STREET AT DC RANCH







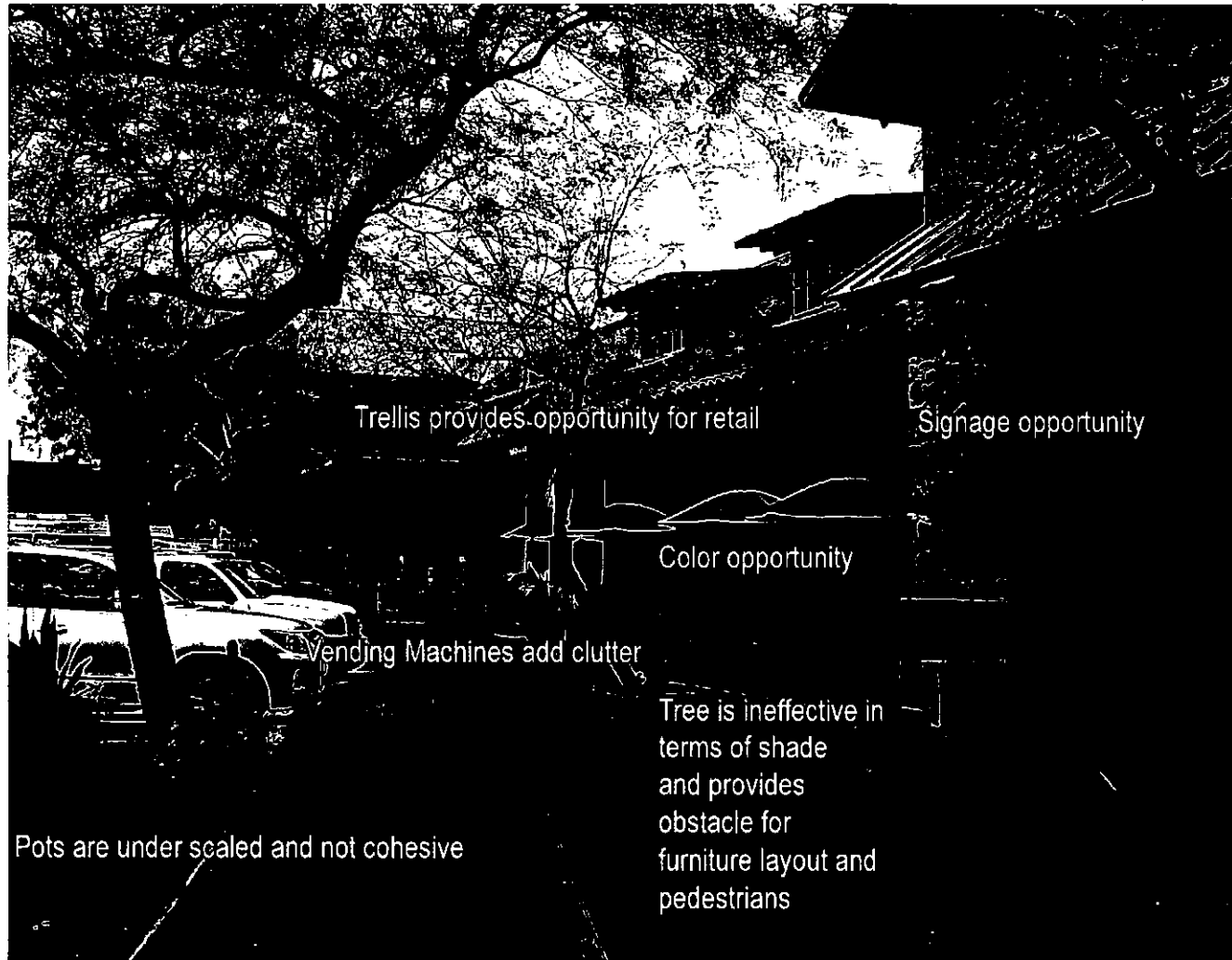


## DC RANCH - SAFEWAY CENTER

MARKET STREET AT DC RANCH



POOR QUALITY ORIGINAL



DC RANCH - SAFEWAY CENTER

MARKET STREET AT DC RANCH







## DC RANCH - SAFEWAY CENTER

MARKET STREET AT DC RANCH



POOR QUALITY ORIGINAL



DC RANCH - SAFEWAY CENTER

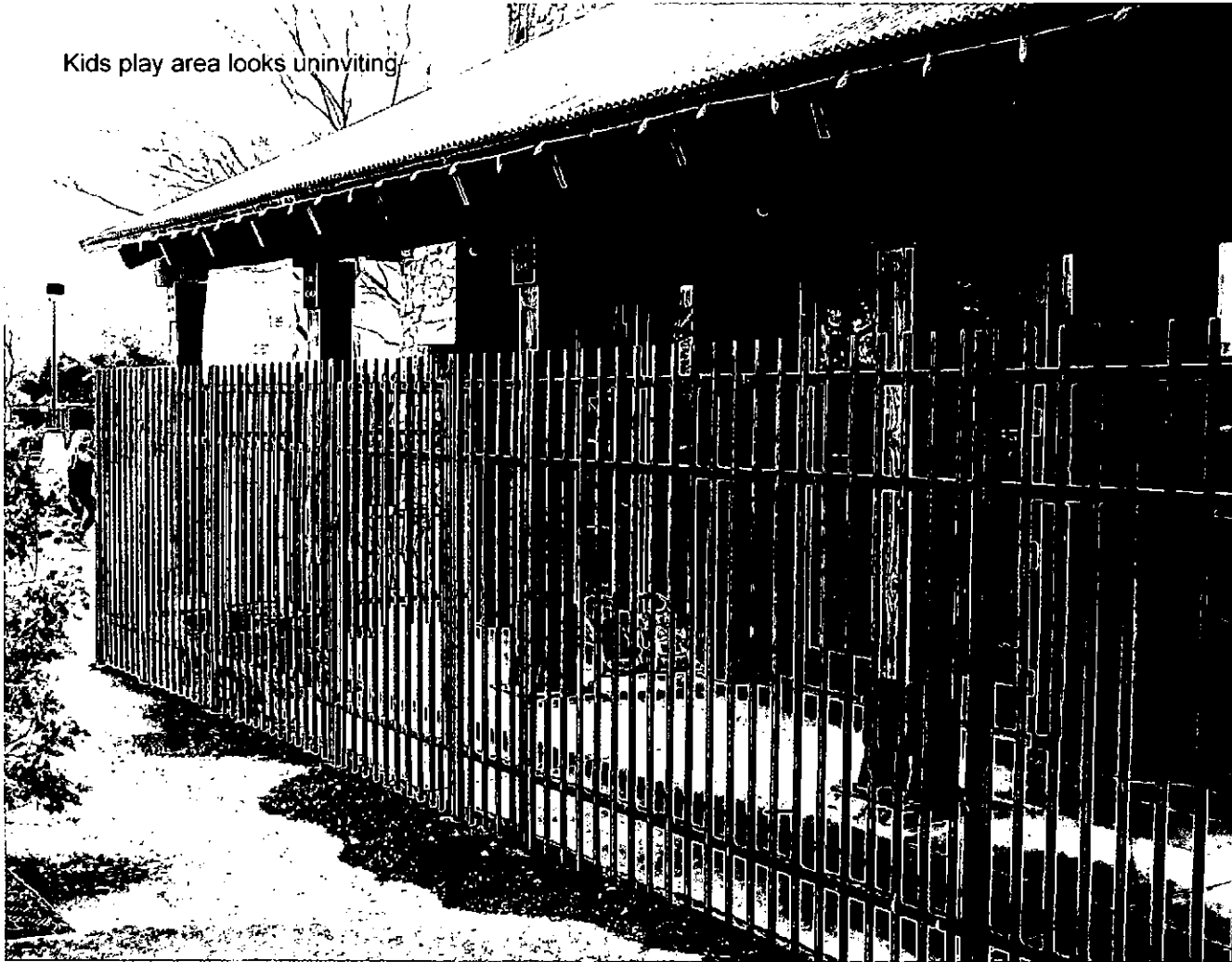
MARKET STREET AT DC RANCH





POOR QUALITY ORIGINAL

Kids play area looks uninviting



DC RANCH - SAFEWAY CENTER

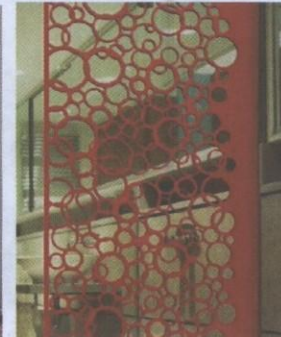
MARKET STREET AT DC RANCH





Add color & interest

Colored acrylic panels  
Chalkboard mural  
Vertical garden wall



## DC RANCH - SAFEWAY CENTER

MARKET STREET AT DC RANCH





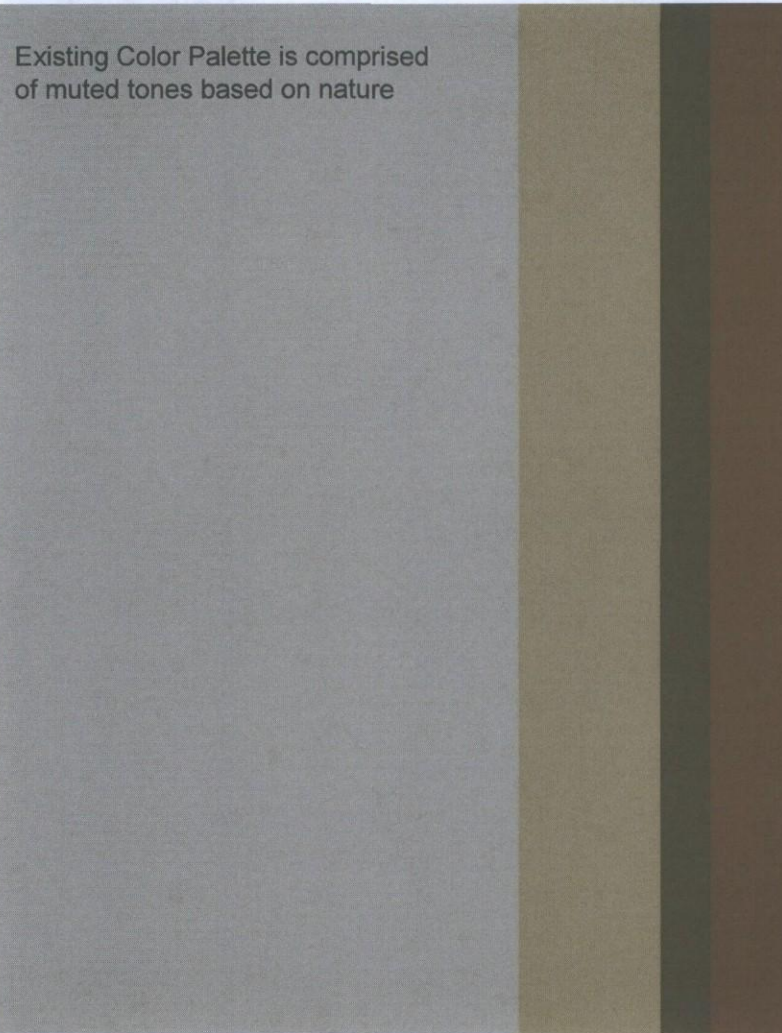


## DC RANCH - SAFEWAY CENTER

MARKET STREET AT DC RANCH







Existing Color Palette is comprised  
of muted tones based on nature

Add color inspired by  
desert wildflowers

Signage  
Planters  
Pots  
Awnings  
Café furniture  
Lounge cushions

DC RANCH - SAFEWAY CENTER

MARKET STREET AT DC RANCH









## LANDSCAPE PHILOSOPHY

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### LANDSCAPE GOALS

The designed landscape of DC Ranch will respect the native Sonoran Desert environment and celebrate the unparalleled beauty found on this unique desert site. A native palette will dominate the designed landscapes within the Community. Native plants reinforce the Community's bond to the special atmosphere of the desert. The conservation of water follows, as a significant, life-sustaining bonus.

### LANDSCAPE CONCEPT STATEMENT

We will measure the success of the designed landscape by our ability to soften the edges between existing and new landscapes. To accomplish this task, we must combine preservation techniques with a thoughtful approach to the man-made landscape. Balancing preservation with the desire to create variety and interest in a community of 8,281 acres with a wide mix of land uses is a challenge. While size presents challenges, it also offers opportunities. The extreme variances in elevation and topographic conditions that naturally exist on the site create significant differences in the natural vegetation patterns. Our landscape concept makes use of the variety of indigenous species found throughout the site to create distinct differences in the planned landscape environment.

The development of the landscape philosophy for DC Ranch evolves around four components.

#### ♦ Vegetation Associations

Nine naturally occurring plant associations exist across the overall site: (1) Interior Chaparral Community, Scrub Oak Association; (2) Semi-Desert Grassland Community, Mixed Grass-scrub Association; Sonoran Desertscrub Community: (3) Bursage, (4) Saguaro, (5) Jojoba (further divided into lower, upper and slopes), (6) Brittlebush and (7) Ironwood Associations; and the Sonoran Riparian Forest Community: (8) Mesquite and (9) Cottonwood-Willow Associations. Planning Units II and IV fall entirely within the Sonoran Desertscrub Community with most of the land being predominately the sub-community, Bursage. Vegetation within and east of the Reata Pass Wash falls within the Jojoba (lower), Saguaro and Brittlebush sub-communities.



#### ◆ Landscape Themes

The natural vegetation associations previously described have been refined into five landscape themes: Desert Wash, Lower Sonoran Desert, Upper Sonoran Desert, Grassland / Chaparral, and Riparian. Themes are geographic and will be utilized across the site in their natural habitat and other proposed locations. The use of the terms Lower and Upper Sonoran Desert as landscape themes should not be confused with the City of Scottsdale landform designations.

#### ◆ Landscape Palettes

A master plant list for Planning Units II and IV groups plants into five categories relating to the origin of the plant: Native, Sonoran Desert, Southwestern Desert, Arid Region and Exotic. The plant palettes are provided in Appendix A of this document. Logically, the preferred and dominant landscape palette for DC Ranch will consist of native and Sonoran desert plant materials.

#### ◆ Landscape Character

Landscape character refers to the visual quality of the finished landscape. The three landscape character designations are: Natural, Modified Natural and Enhanced.

Understanding the characteristics of each component and how we propose to use them in our approach to landscape design is important to understanding the landscape philosophy of DC Ranch. For example, vegetation associations form the basis for the creation of landscape themes for the Community. Landscape themes are unique in the different plant species and densities of species that comprise each theme. Five landscape palettes, categorized by plant origin, provide a comprehensive list of plant species needed to create palettes specific to a vegetation association and landscape theme. A particular plant species can occur in more than one landscape theme except for a few species distinctly associated with a particular vegetation community. Cottonwood, for example, is distinctly a riparian plant while Bursage occurs in all associations to some degree. Landscape character relates to the image the finished landscape will portray. A detailed explanation of each of the four components and their specific application to Planning Units II and IV follows.



## VEGETATION ASSOCIATIONS

### Community Wide

The analysis of the natural vegetation and wildlife patterns on DC Ranch, prepared by Southwestern Field Biologists, Inc., was the basis for creating the landscape themes and palettes for DC Ranch. Through the use of point-intersect transect data, aerial photography and field observations they identified the Sonoran Desertscrub biome and Bursage, Jojoba (lower), Saguaro and Brittlebush associations within Planning Units II and IV. Refer to *Figure 6* for the location of the associations identified in their studies. Further analysis of these associations and the plant species normally found within these associations lead to the creation of five landscape themes and a master plant palette.

The nine naturally occurring vegetation associations were condensed into five broader landscape associations which form the basis for the five DC Ranch landscape themes. A brief analysis of the significant differences between the plant species that characterizes the five condensed landscape associations follows. Typical plant species found in the Lower Desert Association include the dominant Foothill Palo Verde with Creosote and Bursage as the understory plants. Upper Desert, on the other hand, has Mesquite and Ironwood as the dominant tree species, with Jojoba and Brittlebush as the understory plants. The Desert Wash Association is different because of its greater density of plants and richness of species. In addition to plant species found in the Upper and Lower Desert, the Desert Wash includes Blue Palo Verde, Catclaw Acacia and Lycium. Grassland and Chaparral associations are combined into one landscape association because these vegetation associations often intermingle in the natural environment and they share a number of common plant species. Shrubby plant species are typical of the Chaparral/Grassland Association. Mesquite is the dominant tree, but is smaller in size than those found at lower elevations. The occurrence of Mountain Mahogany, Scrub Oak, Sumac, Agave, Nolina, and Yucca makes this a unique landscape. Large tree species including Cottonwood, Sycamore, Willow and Mesquite and the presence of Saltbush as an understory shrub characterizes the Riparian Association.

## LANDSCAPE THEMES

### - Planning Units II and IV

Within Planning Units II and IV we propose the use of four of the five Community wide landscape themes: Lower Sonoran Desert, Upper Sonoran Desert, Desert Wash and Riparian. In general, the use of a particular



landscape theme will apply to the area in which it naturally occurs. To increase variety, we extended boundaries of the Upper Desert, Desert Wash, and the more obscure Riparian themes. Refer to *Figure 7* for the general locations of the Landscape Themes proposed for Planning Units II and IV. Customized plant palettes have been developed for Planning Units II and IV (from the Community-wide Master Plant Palette) to address the appropriate plant species needed to create the desired thematic image without compromising the visual integrity of the landscape. Development Site Plan submittals will address in greater detail, specific theme locations, customized landscape palettes and appropriate plant densities.

The Lower Sonoran Desert Theme is predominant throughout Planning Units II and IV. The plant palettes for this area include existing on-site materials as well as other plant species appropriate in a lower desert association. Refer to the plant palettes in Appendix A.

Sites east of the Reata Pass Wash will use the Upper Sonoran Desert Theme where it occurs naturally today. West of the Reata Pass Wash the Upper Sonoran Desert Theme is utilized around the Commercial and Retail site, the Clubhouse, the Recreation Center, the Resort, the main entry and in conjunction with multi-family housing. The Upper Sonoran Desert Theme provides additional plant species in the landscape palette to help create subtle differences and interest throughout the landscape. The use of the Upper Sonoran Desert Theme in these areas also permits higher densities of plant materials than associated with the Lower Desert. To all but the discerning eye, the use of an Upper Desert Theme within the lower desert setting of Planning Units II and IV will not be noticeable. Transitions, using plant species common to both the Upper and Lower Themes, will result in a blurring of lines between thematic areas.

Many of the areas, identified on *Figure 7* as Desert Wash, will remain in an undisturbed natural state and will not require landscaping. However, where man-made or restored drainage corridors are required, the use of the Desert Wash Theme is appropriate. The expanded use of the Desert Wash Theme into selected areas, provides another slight variation in species and density. Variety and interest in the landscape will strengthen our ability to avoid a repetitious, monocultural landscape. Specific site plans, developed as a part of future submittals, will identify in greater detail actual limits of disturbance and thematic locations.

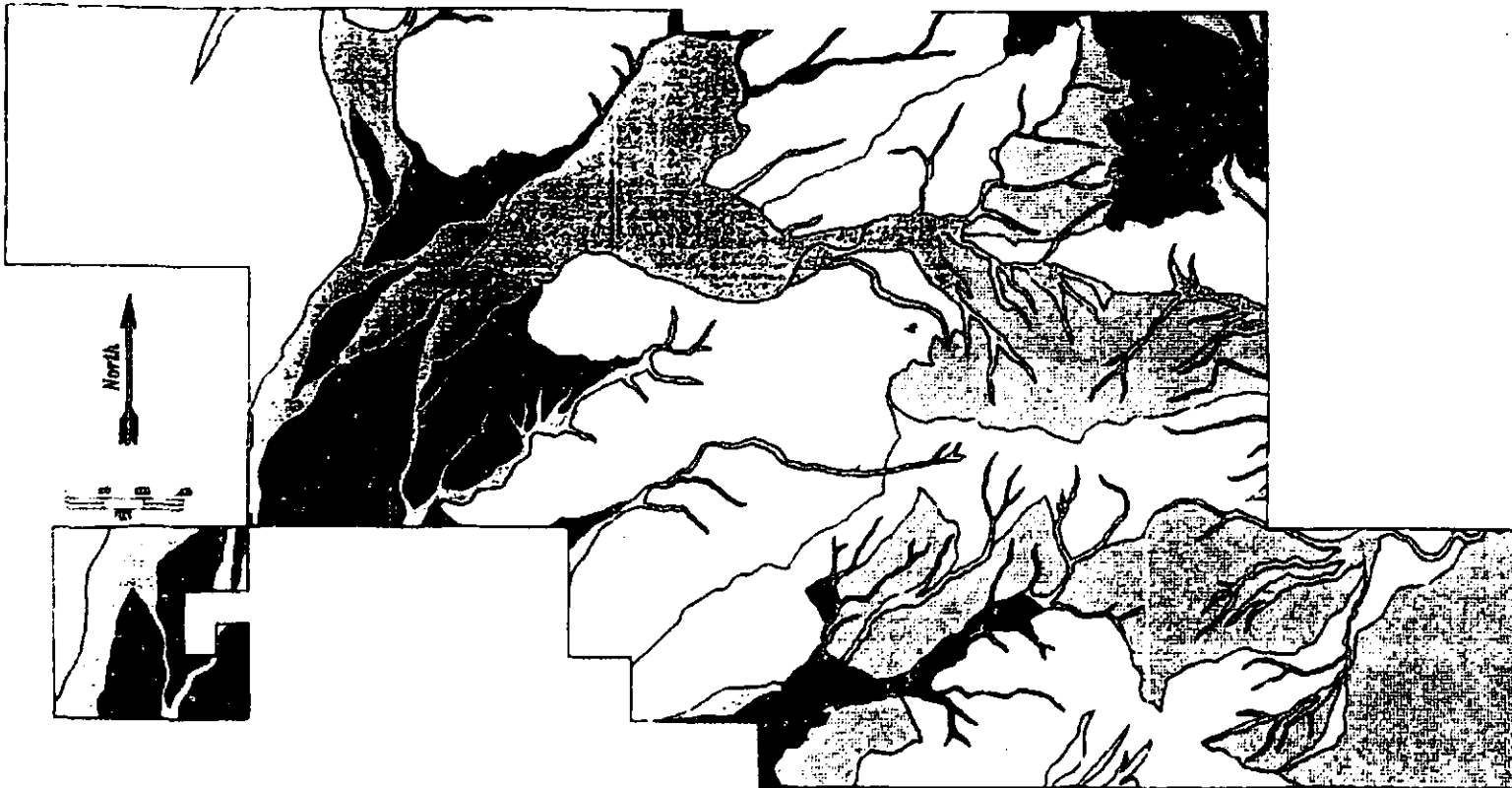
A Riparian Theme is proposed for a small area of land just north of Thompson Peak Parkway. This site coincides with the location of our proposed irrigation



storage pond needed for the golf course. A quick review of the landscape palettes in Appendix A, illustrates the types of plants that create a riparian look while maintaining an appropriate setting within the lower desert landform and vegetation biome. Larger tree species such as Cottonwood and Sycamore do not appear on the palette; instead more appropriate species such as Desert Willow provide distinction to this landscape.







- Mixed Grass-Scrub
- Sonoran Desertscrub
- Bursera
- Saguaro
- Jujoba (Lower)
- Jujoba (Upper)
- Jujoba (Slopes)
- Brittlebush
- Ironwood
- Sonoran Riparian Forest
- Mesquite
- Cottonwood - Willow

#### NOTES (GENERAL)

Prepared By: Southeastern Field Biologists  
Tucson, Arizona  
Geography by: Cecelia M. Smith, M.S.  
Cartography by: Jack L. Asch, P.L.S.  
Date: September 1994  
Project: FEND-01

## DC RANCH

### ENVIRONMENTAL DESIGN STUDY

#### VEGETATION ASSOCIATIONS MAP

DATE: 11/09/95  
CASE NO: 64-ZN-88/2

FIG. 6

4301 N. 24TH STREET, SUITE 100  
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**BOWDEN DESIGN GROUP**  
LANDSCAPE PLANNING & LANDSCAPE ARCHITECTURE







## LANDSCAPE PALETTES

### - Planning Units II and IV

The designed landscape must respond to a wide array of land uses and needs such as revegetation of natural areas and landscaping the more urbanized areas of the Community such as schools, parks, office parks, retail centers and residential neighborhoods. The wide variety of land uses necessitates variety in the landscape. We have created five base landscape palettes for DC Ranch. From the most basic palette, "native," each successive palette incorporates a wider geographic range of plant species. Except for some of the Exotic plants, all of the plant species are drought tolerant. The hierarchy of landscape materials builds from the predominant base "Native" palette adding additional species, particularly more colorful, drought-tolerant plantings, as the interface of the landscape with the user becomes more intense and personalized. Refer to *Figure 8*. The five palettes are:

- ◆ **Native**  
Plant species that occur naturally on the DC Ranch property.
- ◆ **Sonoran**  
Plant species native to the Sonoran Desert.
- ◆ **Southwestern**  
Plant species native to the three warm Southwestern Deserts including the Sonoran, Mohave and Chihuahuan Deserts.
- ◆ **Arid Region**  
Plant species native to other desert regions of the world including Australia, Africa, North and South America.
- ◆ **Exotic**  
Plant species not necessarily native to desert regions. Use of these plants will occur in specific areas where environmental conditions such as shaded courtyards or scale considerations provided by tall structures demand the use of plant species not found in arid-region palettes. We will restrict the use of exotic plant materials to "contained" spaces to avoid visibility of taller, non-native plant species from the naturalized landscapes. A contained space pertains literally to a containerized or raised planter or to the creation of a space visually contained within building masses. The approved list of exotic species does not include any non-native species known as allergens or noxious weeds. Within



Planning Units II and IV, exotic species are appropriate for use immediately adjacent to buildings or in internal courtyards found in the commercial/retail site, at the resort, recreation center or clubhouse. *Figure 9* represents the proposed locations where an Enhanced Landscape Character is appropriate.

Transitions between the natural or revegetated landscape areas and the designed, maintained landscape areas will be undetectable. Even transitions between different thematic landscape areas will be unnoticeable because many of the plant species overlap themes.

The Planning Unit II & IV Master Plant List, Appendix A, includes the five palettes specifically created for use within the Lower Desert, Upper Desert, Desert Wash and Riparian Themes proposed for this phase of development. The lists will serve as a basis for landscape development within Planning Units II and IV. Each Development Site Plan within Planning Units II and IV will submit for review, site specific plant palettes using the list in this document as the master list. The master plant palette may require revisions from time to time to include new species of plants made available on the commercial market.

□



# PLANT PALETTE DIAGRAM

Figure 8

| PLANT PALETTE              |                                 |                                           |                                    |                                 | TYPICAL USE *                                                                                                                                                      | CHARACTER                |
|----------------------------|---------------------------------|-------------------------------------------|------------------------------------|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| N A T I V E                |                                 |                                           |                                    |                                 | NOS, drainage channels, scenic setbacks, scenic corridors, lower density residential areas                                                                         | NATURAL                  |
| N A T I V E                |                                 | S O N O R A N                             |                                    |                                 | Improved streetscapes: Thompson Peak Pkwy, North & South Loop Roads                                                                                                | MODIFIED NATURAL Level A |
| N<br>A<br>T<br>I<br>V<br>E | S<br>O<br>N<br>O<br>R<br>A<br>N | SOUTH-<br>W<br>E<br>S<br>T<br>E<br>R<br>N | ARID<br>R<br>E<br>G<br>I<br>O<br>N |                                 | Key nodes along major streets, project entry areas, local streets, residential areas, Village Commons, school and church sites                                     | MODIFIED NATURAL Level B |
| N<br>A<br>T<br>I<br>V<br>E | S<br>O<br>N<br>O<br>R<br>A<br>N | SOUTH<br>W<br>E<br>S<br>T<br>E<br>R<br>N  | ARID<br>R<br>E<br>G<br>I<br>O      | N<br>E<br>X<br>O<br>T<br>I<br>C | Courtyards, containers, shady planting beds, internalized areas of the clubhouse, commercial/retail site, resort, attached housing, and enclosed residential yards | ENHANCED                 |

\* This is intended to be a general representation of areas where particular plant palettes are acceptable and is not intended to establish specific requirements.



## LANDSCAPE CHARACTER

### -- Planning Units II and IV

Landscape character is the visual quality of the finished landscape composition. We can categorize the desired image or character of the planned landscape into one of three classifications:

- 
- ◆ Natural
  - ◆ Modified Natural
  - ◆ Enhanced
- 

Landscape character will vary in response to land use. In general, streetscapes in Hillside areas, regional drainage facilities, parks and open space areas will take on a naturalized character. Entries, key nodes along major street corridors and higher density residential areas may take on a modified natural character. Enhanced landscapes are appropriate for use in the high intensity use areas such as commercial and office parks, resorts, multi-family and clubhouse areas. *Figure 9* depicts the various landscape character locations within Planning Units II and IV.

The palette of plants utilized determines to a large extent the landscape character, but other factors also influence character. Other influencing factors include the arrangement of plants in formal versus informal patterns, plant density, hardscape material selections, maintenance levels and treatment of the ground surface.

## NATURAL LANDSCAPES

Natural landscapes will generally simulate landscape conditions that occur in adjacent undisturbed landscape areas or replicate conditions occurring on the site prior to development. Planting arrangements are random to replicate the natural patterns of the desert. Plant densities will be similar to the adjacent undisturbed desert. Salvaged plants and/or plant species selected from the Native or Sonoran Palettes are appropriate for these landscapes. Natural landscapes tend toward revegetation, with the emphasis on returning the site to a naturalized condition, that blends with the adjacent undisturbed desert. Natural landscapes are suitable for use within the low density residential neighborhoods, along streetscapes and developed areas in the Hillside and Upper Desert Landforms. In these areas larger lot sizes increase the feasibility of preserving significant tracts of natural



vegetation through the use of building envelopes. The design of natural landscapes will minimize long-term maintenance. Treatment of the ground surface will replicate natural conditions that may involve a scattering of on-site surface granite and rock rather than an applied, granite mulch.

## MODIFIED NATURAL LANDSCAPES

Modified landscapes are useful in areas where a more maintained and colorful look is desirable but with a strong emphasis on a naturalized look. Modified landscapes may range from the predominant use of a random design composition to more formal, massed plantings where they are adjacent to public facilities such as the resort. Modified Natural Landscapes will take the form of two distinct levels: Level A and Level B. Level A landscapes will incorporate plant materials salvaged from the site as well as other Native and Sonoran desert plant materials. Level A landscapes include the streetscape corridor adjacent to Thompson Peak Parkway and the North and South Loop Roads. Level B landscapes include all other sites such as residential areas, and all common use facilities. Level B landscapes will incorporate plant materials salvaged from the site as well as other Native, Sonoran, Southwestern and Arid-region desert plant materials.

We can distinguish Modified Natural Landscapes by increased plant densities (which may be greater than in natural conditions) and higher percentages of colorful plant materials. Maintenance in these areas may occur with greater frequency to provide a refined appearance. Irrigation systems may be permanent rather than temporary. A typical ground surface treatment may include the introduction of decomposed granite to closely match the natural ground surface or some other form of mulch where needed to control erosion or the effects of pedestrian traffic. Modified landscapes are pertinent for higher visibility areas where it is desirable to attract the attention of the driver or to engage the pedestrian. Examples where Modified Landscapes are acceptable include key nodes along major streetscapes, project entry areas, the Village Commons, schools and church sites and in some residential neighborhoods.

## ENHANCED LANDSCAPES

Enhanced landscapes are most suitable for use within urban areas of the project where pedestrian usage is highest. Enhanced landscapes are appropriate in more confined or contained spaces. "Contained" in many cases will pertain literally to a defined planter or pots but may also include internalized areas contained by buildings or hardscape plazas. Enhanced



landscapes include the widest spectrum of plant species with plants from the Native, Sonoran, Southwest, Arid Region and Exotic species palettes. Enhanced landscapes may be suitable for use at the Golf Clubhouse, the Recreation Center, internalized areas of attached housing, the Resort and Commercial/Retail site.

## TURF

Turf within DC Ranch will be functional. The location and use of turf should encourage social gathering and recreation. While turf within parks as playing fields may be obvious, we also believe there are other locations within open space tracts and residential neighborhoods where turf is suitable. Use of turf within residential neighborhoods will be addressed in the governance documents in accordance with Schedule K of the Development Agreement and further refined by standards established for each neighborhood at the time of Development Site Plan approval. These standards will address maximums for the amount of turf to be used within residential front yards and as pocket parks within the neighborhood.

The anchoring element of the development philosophy behind DC Ranch is the desire to create a series of neighborhoods rather than subdivisions. The use of the term neighborhood conjures up images of traditional, eastern neighborhoods where residents engage in conversation with one another. The scale and essence of neighborhoods is tangible and a certain spirit prevails. Site plans within residential areas will encourage the use of large medians or islands and open space tracts adjacent to roadways to create a more pleasing streetscape and neighborhood environment. These types of sites provide desirable locations for neighborhood pocket parks as shown in *Figure 11*. Pocket parks contiguous to the internalized path system create variety and help to stimulate use of this significant recreational amenity. It is our strong belief that these small, localized parks will become active use areas for the local neighborhood residents. Their use will encourage interaction among residents and enhance the sense of neighborhood and community. Turf will not extend into the public ROW in accordance with the Arizona Department of Water Resources.

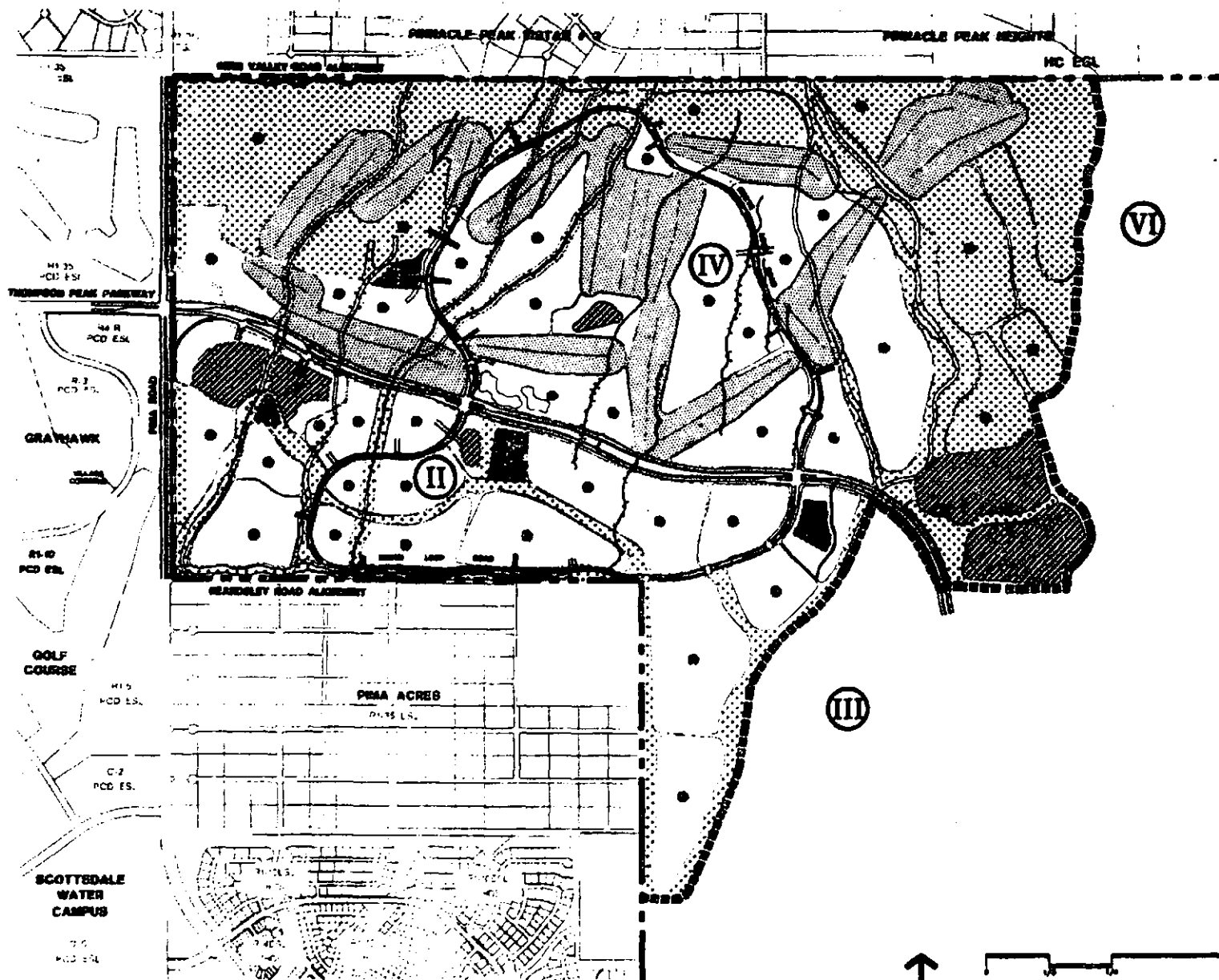
Turf within residential yards must create functional, recreational spaces. Turf areas must physically adjoin outdoor living spaces to enhance accessibility and to avoid the creation of small, isolated islands. Where turf is desired within neighborhoods, we will encourage connectivity of the turf area from lot to lot. This provides larger, more functional turf areas which also serve to visually unify the streetscape. Refer to *Figure 10*. Use of turf within the front



yards shall not exceed 30% of the collective gross front yard area for that neighborhood.



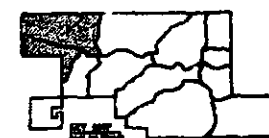




# PLANNING UNIT I, II & IV

## PROPOSED LANDSCAPE CHARACTER

- NATURAL LANDSCAPES
- RECOVERED NATURAL LANDSCAPES: LANDSCAPES WITH SIGNIFICANT NATURAL VALUES THAT HAVE BEEN RESTORED TO THEIR ORIGINAL STATE OR ARE IN THE PROCESS OF BEING RESTORED.
- RECOVERED NATURAL LANDSCAPES: LANDSCAPES WITH SIGNIFICANT NATURAL VALUES THAT HAVE BEEN RESTORED TO THEIR ORIGINAL STATE OR ARE IN THE PROCESS OF BEING RESTORED.
- REMNANT LANDSCAPES: LANDSCAPES WITH SIGNIFICANT NATURAL VALUES THAT HAVE NOT BEEN RESTORED TO THEIR ORIGINAL STATE OR ARE IN THE PROCESS OF BEING RESTORED.
- TUMP: LANDSCAPES WITH SIGNIFICANT NATURAL VALUES THAT HAVE BEEN RESTORED TO THEIR ORIGINAL STATE OR ARE IN THE PROCESS OF BEING RESTORED.
- GOLF COURSE: LANDSCAPES WITH SIGNIFICANT NATURAL VALUES THAT HAVE BEEN RESTORED TO THEIR ORIGINAL STATE OR ARE IN THE PROCESS OF BEING RESTORED.
- PRICE ONE BOUNDARY
- PROPERTY BOUNDARY



NOTES: (1) ALL INFORMATION CONTAINED ON THIS MAP IS SUBJECT TO THE APPROVAL OF THE SCOTTSDALE PLANNING DEPARTMENT AND SCHEDULE.

## DC RANCH ENVIRONMENTAL DESIGN STUDY

DATE: 1/9/93  
CASE NO. 54-20-0002  
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# MASTER PLANT PALETTE

## NATIVE PLANT PALETTE Planning Units II & IV

W = Desert Wash      L = Lower Sonoran Desert      U = Upper Sonoran Desert  
G = Grassland / Chaparral      R = Riparian

| BOTANICAL NAME                  | COMMON NAME              | KEY        |
|---------------------------------|--------------------------|------------|
| <u>Trees</u>                    |                          |            |
| <i>Acacia greggii</i>           | Catclaw Acacia           | W, L, U, R |
| <i>Canotia holacantha</i>       | Crucifixion Thorn        | U          |
| <i>Cercidium floridum</i>       | Blue Palo Verde          | W, L, U, R |
| <i>Cercidium microphyllum</i>   | Foothills Palo Verde     | W, L, U    |
| <i>Olneya tesota</i>            | Ironwood                 | W, L, U, R |
| <i>Prosopis velutina</i>        | Velvet Mesquite          | W, L, U, R |
| <u>Cacti / Accents</u>          |                          |            |
| <i>Agave deserti</i>            | Desert Agave             | L, U       |
| <i>Agave murpheyi</i>           | Hohokam Agave            | L, U       |
| <i>Agave toumeyana</i>          | Toumey's Agave           | U          |
| <i>Carnegiea gigantea</i>       | Saguaro                  | L, U       |
| <i>Dasylistron wheeleri</i>     | Desert Spoon             | L, U       |
| <i>Echinocereus engelmannii</i> | Engelmann's Hedgehog     | L, U       |
| <i>Ferocactus acanthodes</i>    | Fire Barrel              | L, U       |
| * <i>Ferocactus wislizenii</i>  | Fishhook Barrel          | L, U       |
| <i>Fouquieria splendens</i>     | Ocotillo                 | L, U       |
| <i>Mammillaria microcarpa</i>   | Pincushion Cactus        | L, U       |
| <i>Opuntia acanthocarpa</i>     | Buckhorn Cholla          | W, L, U    |
| <i>Opuntia bigelovii</i>        | Teddybear Cholla         | L, U       |
| <i>Opuntia fulgida</i>          | Chainfruit Cholla        | L, U       |
| <i>Opuntia engelmannii</i>      | Engelmann's Prickly Pear | W, L, U    |
| * <i>Opuntia leptocaulis</i>    | Christmas Cactus         | W, L, U    |
| <i>Yucca baccata</i>            | Banana Yucca             | W, L, U    |

### Shrubs

|                         |               |      |
|-------------------------|---------------|------|
| <i>Abutilon incanum</i> | Indian Mallow | L, U |
|-------------------------|---------------|------|



## NATIVE PLANT PALETTE CONT...

| BOTANICAL NAME                                         | COMMON NAME          | KEY        |
|--------------------------------------------------------|----------------------|------------|
| <u>Shrubs</u>                                          |                      |            |
| <i>Abutilon pringlei</i>                               | Indian Mallow        | L, U       |
| <i>Ambrosia ambrosioides</i>                           | Canyon Ragweed       | W          |
| <i>Ambrosia deltoidea</i>                              | Bursage              | W, L, U    |
| <i>Atriplex canescens</i>                              | Fourwing Saltbush    | R          |
| <i>Bebbia juncea</i>                                   | Chuckwalla's Delight | W, L       |
| <i>Brickellia coulteri</i>                             | Brickellia           | L, U       |
| <i>Calliandra eriophylla</i>                           | Fairy Duster         | W, L, U, R |
| <i>Celtis pallida</i>                                  | Desert Hackberry     | W, R, L, U |
| <i>Dodonaea viscosa</i>                                | Hopbush              | U          |
| <i>Encelia farinosa</i>                                | Brittlebush          | L, U, R    |
| <i>Ephedra fasciculata</i>                             | Joint Fir            | W, L, U    |
| <i>Ephedra trifurca</i>                                | Mormon Tea           | W, L, U    |
| <i>Ericameria laricifolia</i>                          | Turpentine Bush      | W, L, U, R |
| <i>Eriogonum fasciculatum</i> v.<br><i>pollofolium</i> | Wild Buckwheat       | W, U       |
| <i>Eriogonum wrightii</i>                              | Wright Buckwheat     | U,         |
| <i>Gutierrezia sarothrae</i>                           | Snakeweed            | W, L, U, R |
| <i>Haplopappus gooddingii</i>                          | Goldenweed           | U          |
| <i>Herissantia crispa</i>                              | Indian Mallow        | L, U       |
| <i>Horsfordia newberryi</i>                            | Horsfordia           | L, U       |
| <i>Isocoma tenuisecta</i>                              | Burroweed            | L          |
| <i>Janusia gracilis</i>                                | Slender Janusia      | W, L, U, R |
| <i>Justicia californica</i>                            | Chuparosa            | W, L, U, R |
| <i>Krameria parvifolia</i>                             | Ratany               | W, L, U    |
| <i>Larrea tridentata</i>                               | Creosote Bush        | W, L, U    |
| <i>Lycium andersonii</i>                               | Wolfberry            | W, L, U    |
| <i>Lycium exsertum</i>                                 | Desert-Thorn         | W, L, U    |
| <i>Lycium fremontii</i>                                | Fremont Lycium       | W, L, U    |
| <i>Menodora scabra</i>                                 | Menodora             | L, U       |
| <i>Simmondsia chinensis</i>                            | Jojoba               | W, L, U, R |
| <i>Sphaeralcea ambigua</i>                             | Desert Globemallow   | W, L, U, R |
| <i>Trixis californica</i>                              | Trixis               | W, L, U    |
| <i>Viguiera deltoidea</i>                              | Goldeneye            | W, L, U, R |
| <i>Zizyphus obtusifolia</i>                            | Graythorn            | W, L, U    |



# **NATIVE PLANT PALETTE CONT...**

| <b>BOTANICAL NAME</b>                                | <b>COMMON NAME</b> | <b>KEY</b> |
|------------------------------------------------------|--------------------|------------|
| <b><u>Groundcovers/Grasses/Herbaceous Plants</u></b> |                    |            |
| <i>Centaurium calycosum</i>                          | Santa Maria        | R          |
| <i>Ditaxis lanceolata</i>                            | Common Ditaxis     | L, U       |
| <i>Euphorbia albomarginata</i>                       | Rattlesnake Weed   | L, U       |
| <i>Mirabilis bigelovii</i>                           | Mirabilis          | L, U       |
| <i>Mirabilis coccinea</i>                            | Four-O'Clock       | L, U       |
| <i>Muhlenbergia rigens</i>                           | Deer Grass         | L, U, R    |
| <i>Proboscidea parvifolia</i>                        | Devil's Claw       | W, R       |
| <i>Senna covesii</i>                                 | Desert Senna       | L, U       |
| <i>Stephanomeria pauciflora</i>                      | Wire Lettuce       | L, U       |

\* Note: Not listed on Southwest Field Biologists list but is likely to occur on site.



# SONORAN PLANT PALETTE - Planning Units II & IV

| BOTANICAL NAME                                       | COMMON NAME             | KEY        |
|------------------------------------------------------|-------------------------|------------|
| <b>Trees</b>                                         |                         |            |
| <i>Acacia smallii</i>                                | Sweet Acacia            | L, U, R    |
| <i>Acacia willardiana</i>                            | Palo Blanco             | L, U       |
| <i>Cercidium praecox</i>                             | Palo Brea               | L, U       |
| <i>Chilopsis linearis</i>                            | Desert Willow           | W, L, U, R |
| <i>Lysiloma microphylla</i> v. <i>thornberi</i>      | Desert Fern             | L, U, R    |
| <i>Nicotiana glauca</i>                              | Tree Tobacco            | W, R       |
| <i>Pithecellobium mexicanum</i>                      | Mexican Ebony           | L, U       |
| <i>Prosopis glandulosa</i>                           | Texas Honey Mesquite    | L, U, R    |
| <i>Prosopis pubescens</i>                            | Screwbean Mesquite      | W, L, U, R |
| <b>Cacti / Accents</b>                               |                         |            |
| <i>Agave species</i>                                 | Agave                   | L, U       |
| <i>Asclepias subulata</i>                            | Desert Milkweed         | W, L, U    |
| <i>Echinocactus horizonthalonius</i>                 | Turk's Head             | L, U       |
| <i>Lophocereus schottii</i>                          | Senita Cactus           | L, U       |
| <i>Lophocereus schottii</i> fa.<br><i>monstrosus</i> | Totem Pole Cactus       | L, U       |
| <i>Nolina bigelovii</i>                              | Beargrass               | L, U       |
| <i>Nolina microcarpa</i>                             | Beargrass               | L, U, R    |
| <i>Opuntia basilaris</i>                             | Beavertail Prickly Pear | L, U       |
| <i>Opuntia chlorotica</i>                            | Pancake Prickly Pear    | L, U       |
| <i>Opuntia santa-rita</i>                            | Purple Prickly Pear     | L, U       |
| <i>Stenocereus thurberi</i>                          | Organ Pipe Cactus       | L, U       |
| <i>Yucca elata</i>                                   | Soaptree Yucca          | U          |
| <b>Shrubs</b>                                        |                         |            |
| <i>Acacia constricta</i>                             | Whitethorn Acacia       | L, U       |
| <i>Aloysia wrightii</i>                              | Wright Lippia           | L, U       |
| <i>Ambrosia dumosa</i>                               | White Bursage           | L, U       |
| <i>Anisacanthus thurberi</i>                         | Desert Honeysuckle      | W, L, U    |
| <i>Asclepias linaria</i>                             | Pineleaf Milkweed       | L, U       |
| <i>Atriplex lentiformis</i>                          | Quail Brush             | L, U, R    |



## SONORAN PLANT PALETTE CONT...

| BOTANICAL NAME                                | COMMON NAME                 | KEY        |
|-----------------------------------------------|-----------------------------|------------|
| <u>Shrubs</u>                                 |                             |            |
| <i>Calliandra californica</i>                 | Baja Red Fairy Duster       | L, U       |
| <i>Cordia parvifolia</i>                      | Small Leaf Cordia           | L, U       |
| <i>Coursetia glandulosa</i>                   | Coursetia                   | L, U       |
| <i>Dalea pulchra</i>                          | Indigo Bush                 | L, U       |
| <i>Dalea versicolor</i> var. <i>sessilis</i>  | Wislizenus Dalea            | U          |
| <i>Hibiscus coulteri</i>                      | Desert Rose-mallow          | L, U       |
| <i>Hyptis emoryi</i>                          | Desert Lavender             | W, L, U    |
| <i>Justicia ovata</i>                         | Red Justicia                | W, L, U    |
| <i>Lotus rigidus</i>                          | Desert Rock Pea             | W, L, U, R |
| <i>Plumbago scandens</i>                      |                             |            |
| 'Summer Snow' TM                              | Summer Snow Plumbago        | U          |
| <i>Rhus microphylla</i>                       | Littleleaf Sumac            | U          |
| <i>Ruellia peninsularis</i>                   | Ruellia                     | L, U       |
| <i>Salazaria mexicana</i>                     | Paperbag Bush               | W, L, U    |
| <i>Senna goldmannii</i>                       | Goldmann's Senna            | L, U       |
| <i>Tecoma stans</i>                           | Yellow Bells                | L, U       |
| <i>Zauschneria californica</i>                | California Fuchsia          | U, R       |
| <u>Groundcovers/Grasses/Herbaceous Plants</u> |                             |            |
| <i>Antigonon leptopus</i>                     | Queen's Wreath              | L, U       |
| <i>Aquilegia chrysantha</i>                   | Golden-spurred<br>Columbine | R          |
| <i>Aristida purpurea</i>                      | Purple Three-awn            |            |
| <i>Aster tanacetifolius</i>                   | Purple Aster                | L, U       |
| <i>Bahia absinthifolia</i>                    | Bahia                       | L, U       |
| <i>Baileya multiradiata</i>                   | Desert Marigold             | L, U, R    |
| <i>Cissus trifoliata</i>                      | Native Grape Ivy            | L, U, R    |
| <i>Coreopsis bigelovii</i>                    | Desert Coreopsis            | L, U       |
| <i>Dichelostemma pulchellum</i>               | Bluedicks                   | W, L, U    |
| <i>Dyssodia pentachaeta</i>                   | Dyssodia                    | W, L, U, R |
| <i>Erigeron divergens</i>                     | Spreading Fleabane          | L, U, R    |
| <i>Eragrostis intermedia</i>                  | Plains Lovegrass            | U          |
| <i>Eschscholtzia mexicana</i>                 | Mexican Gold Poppy          | L, U       |



## SONORAN PLANT PALETTE CONT...

| BOTANICAL NAME                                | COMMON NAME               | KEY        |
|-----------------------------------------------|---------------------------|------------|
| <u>Groundcovers/Grasses/Herbaceous Plants</u> |                           |            |
| <i>Gaillardia arizonica</i>                   | Arizona Blanketflower     | L, U       |
| <i>Ipomopsis longiflora</i>                   | Pale Blue Trumpets        | L, U       |
| <i>Kallstroemia grandiflora</i>               | Arizona Poppy             | L, U       |
| <i>Lupinus sparsiflorus</i>                   | Lupine                    | L, U       |
| <i>Marah gilensis</i>                         | Wild-cucumber             | W          |
| <i>Mascagnia macroptera</i>                   | Yellow Orchid Vine        | W, L       |
| <i>Maurandya antirrhiniflora</i>              | Snapdragon Vine           | L, U       |
| <i>Melampodium leucanthum</i>                 | Blackfoot Daisy           | L, U       |
| <i>Merremia aurea</i>                         | Yellow Morning Glory Vine | L          |
| <i>Mimulus cardinalis</i>                     | Monkey Flower             | R          |
| <i>Muhlenbergia dumosa</i>                    | Bamboo Muhley             | L, U, R    |
| <i>Oenothera caespitosa</i>                   | Evening Primrose          | L, U       |
| <i>Orthocarpus purpurascens</i>               | Owl-Clover                | L, U       |
| <i>Pectis papposa</i>                         | Chinchweed                | L, U       |
| <i>Penstemon eatonii</i>                      | Firecracker Penstemon     | L, U       |
| <i>Penstemon palmeri</i>                      | Palmer's Penstemon        | L, U       |
| <i>Penstemon parryi</i>                       | Parry's Penstemon         | L, U       |
| <i>Penstemon pseudospectabilis</i>            | Desert Penstemon          | L, U       |
| <i>Phacelia campanularia</i>                  | Desert Bluebell           | L, U       |
| <i>Psilostrophe cooperi</i>                   | Paperflower               | W, L, U, R |
| <i>Rafinesquia neomexicana</i>                | Desert-chicory            | L, U       |
| <i>Senecio douglasii</i>                      | Threadleaf Groundsel      | W, L, U    |
| <i>Stachys coccinea</i>                       | Betony                    | L, U, R    |
| <i>Tridens pulchellus</i>                     | Fluffgrass                | L, U       |
| <i>Verbena gooddingii</i>                     | Goodding's Verbena        | L, U       |
| <i>Zinnia acerosa</i>                         | Desert Zinnia             | L, U       |
| <i>Zinnia grandiflora</i>                     | Little Golden Zinnia      | U          |



# **SOUTHWEST PLANT PALETTE**

## **Planning Units II & IV**

| <b>BOTANICAL NAME</b>                                             | <b>COMMON NAME</b>         | <b>KEY</b> |
|-------------------------------------------------------------------|----------------------------|------------|
| <b>Trees</b>                                                      |                            |            |
| <i>Acacia berlandieri</i>                                         | Berlandier Acacia          | L, U, R    |
| <i>Acacia schaffneri</i>                                          | Twisted Acacia             | L, U       |
| <i>Leucaena retusa</i>                                            | Golden Ball Lead Tree      | L, U       |
| <b>Cacti / Accents</b>                                            |                            |            |
| <i>Agave species</i>                                              | Agave                      | L, U       |
| <i>Dasyliion acrotriche</i>                                       | Green Desert Spoon         | L, U       |
| <i>Dasyliion longissimum</i>                                      |                            | L, U       |
| <i>Echinocereus pectinatus</i> v.<br><i>rigidissimus</i>          | Rainbow Cactus             | U          |
| <i>Euphorbia antisyphilitica</i>                                  | Candelilla                 | L, U       |
| <i>Hesperaloe funifera</i>                                        | Coahuilan Hesperaloe       | L, U       |
| <i>Hesperaloe parviflora</i>                                      | Red Hesperaloe             | L, U       |
| <i>Opuntia imbricata</i>                                          | Tree Cholla                | U          |
| <i>Opuntia robusta</i>                                            | Silver Dollar Prickly Pear | L, U       |
| <i>Opuntia spinosior</i>                                          | Cane Cholla                | U          |
| <i>Opuntia violacea</i> v.<br><i>macrocentra</i>                  | Santa Rita Prickly Pear    | L, U       |
| <i>Trichocereus species</i>                                       |                            | L, U       |
| <i>Yucca carnerosana</i>                                          | Spanish Bayonet            | U          |
| <i>Yucca rigida</i>                                               | Blue Yucca                 | L, U       |
| <i>Yucca rostrata</i>                                             | Beaked Yucca               | U,         |
| <b>Shrubs</b>                                                     |                            |            |
| <i>Anisacanthus quadrifidus</i><br>v. <i>brevilobus</i>           | Mountain Flame             | L, U       |
| <i>Anisacanthus quadrifidus</i> v.<br>wrightii 'Mexican Flame' TM | Flame Honeysuckle          | L, U       |
| <i>Buddleia marrubifolia</i>                                      | Wooly Butterfly Bush       | L, U       |
| <i>Caesalpinia gilliesii</i>                                      | Desert Bird of Paradise    | L, U       |
| <i>Cordia boissieri</i>                                           | Anacahuite                 | L, U       |



## SOUTHWEST PLANT PALETTE CONT...

| BOTANICAL NAME                  | COMMON NAME           | KEY  |
|---------------------------------|-----------------------|------|
| <u>Shrubs</u>                   |                       |      |
| <i>Dalea frutescens</i>         |                       |      |
| 'Sierra Negra' TM               | Sierra Negra Dalea    | L, U |
| <i>Dicliptera suberecta</i>     | Velvet Honeysuckle    | L, U |
| <i>Leucophyllum candidum</i>    |                       |      |
| 'Thunder Cloud' TM              | Thunder Cloud Sage    | L, U |
| <i>Leucophyllum frutescens</i>  | Texas Sage            | L, U |
| <i>Leucophyllum frutescens</i>  |                       |      |
| 'Compacta'                      | Compact Texas Sage    | L, U |
| <i>Leucophyllum frutescens</i>  |                       |      |
| 'Green Cloud'                   | Green Cloud Sage      | L, U |
| <i>Leucophyllum frutescens</i>  |                       |      |
| 'White Cloud'                   | White Cloud Sage      | L, U |
| <i>Leucophyllum hybrid</i>      |                       |      |
| 'Rain Cloud'                    | Rain Cloud Sage       | L, U |
| <i>Leucophyllum laevigatum</i>  | Chihuahuan Sage       | L, U |
| <i>Leucophyllum langmaniae</i>  |                       |      |
| 'Rio Bravo' TM                  | Rio Bravo Sage        | L, U |
| <i>Leucophyllum pruinatum</i>   |                       |      |
| 'Sierra Bouquet' TM             | Sierra Bouquet Sage   | L, U |
| <i>Leucophyllum revolutum</i>   |                       |      |
| 'Sierra Magic' TM               | Sierra Magic Sage     | L, U |
| <i>Leucophyllum zygophyllum</i> | Blue Ranger           | L, U |
| <i>Mimosa dysocarpa</i>         | Mimosa                | U    |
| <i>Parthenium incanum</i>       | Mariola               | L, U |
| <i>Salvia chamaedryoides</i>    | Mexican Blue Sage     | L, U |
| <i>Salvia farinacea</i>         | Mealy-Cup Sage        | L, U |
| <i>Salvia greggii</i>           | Autumn Sage           | L, U |
| <i>Salvia microphylla</i>       | Salvia                | U    |
| <i>Senna wislizenii</i>         | Shrubby Senna         | L, U |
| <i>Sophora secundiflora</i>     | Texas Mountain Laurel | L, U |

Groundcovers/Grasses/Herbaceous Plants

|                           |                  |   |
|---------------------------|------------------|---|
| <i>Berlandiera lyrata</i> | Chocolate Flower | U |
|---------------------------|------------------|---|



## SOUTHWEST PLANT PALETTE CONT...

| BOTANICAL NAME                                | COMMON NAME              | KEY     |
|-----------------------------------------------|--------------------------|---------|
| <u>Groundcovers/Grasses/Herbaceous Plants</u> |                          |         |
| <i>Buchloe dactyloides</i>                    | Buffalo Grass            | L, U    |
| <i>Cuphea ilavea</i>                          | Bat Faced Cuphea         | L, U    |
| <i>Dalea capitata</i> 'Sierra Gold' TM        | Sierra Gold Dalea        | L, U    |
| <i>Dalea greggii</i>                          | Trailing Indigo Bush     | L, U    |
| <i>Gaillardia pulchella</i>                   | Indian Blanket           | L, U    |
| <i>Lupinus species</i>                        | Lupine                   | L, U    |
| <i>Machaeranthera tortifolia</i>              | Mohave Aster             | L, U    |
| <i>Mascagnia lilacina</i>                     | Lilac Orchid Vine        | L, U    |
| <i>Muhlenbergia capillaris</i>                |                          |         |
| 'Regal Mist' TM                               | Regal Mist Muhley        | L, U, R |
| <i>Muhlenbergia emersleyi</i>                 |                          |         |
| 'El Toro' TM                                  | Bull Grass               | L, U, R |
| <i>Muhlenbergia lindheimeri</i>               |                          |         |
| 'Autumn Glow' TM                              | Autumn Glow Muhley       | L, U, R |
| <i>Oenothera berlandieri</i>                  | Mexican Evening Primrose | L, U    |
| <i>Oenothera stubbii</i>                      | Saltillo Primrose        | L, U    |
| <i>Penstemon baccharifolius</i>               | Rock Penstemon           | L, U    |
| <i>Penstemon grandiflorus</i>                 | Penstemon                | U       |
| <i>Penstemon superbus</i>                     | Superb Penstemon         | L, U    |
| <i>Penstemon wrightii</i>                     | Penstemon                | U       |
| <i>Senna lindheimeriana</i>                   | Lindheimer Senna         | L, U    |
| <i>Yucca angustifolia</i>                     | Narrow Leaf Yucca        | U       |
| <i>Yucca brevifolia</i>                       | Joshua Tree              | U       |



# ARID REGION PLANT PALETTE

## Planning Units II & IV

| BOTANICAL NAME                       | COMMON NAME             | KEY     |
|--------------------------------------|-------------------------|---------|
| <b>Trees</b>                         |                         |         |
| Acacia abyssinica                    | Abyssinian Acacia       | U       |
| Acacia aneura                        | Mulga                   | L, U    |
| Acacia pendula                       | Pendulous Acacia        | L, U    |
| Acacia salicina                      | Willow Acacia           | L, U, R |
| Acacia species                       | Acacia                  | U       |
| Acacia stenophylla                   | Shoestring Acacia       | L, U, R |
| Bauhinia congesta                    | Anacacho Orchid Tree    | L, U, R |
| Caesalpinia cacalaco                 | Cascalote               | L, U    |
| Cercidium 'Desert Museum'            | Hybrid Palo Verde       | L, U    |
| Dalbergia sissoo                     | Sissoo Tree             | U       |
| Eucalyptus spathulata                | Swamp Malee             | L, U    |
| Geijera parviflora                   | Australian Willow       | L, U    |
| Pithecellobium flexicaule            | Texas Ebony             | L, U    |
| Prosopis alba                        | Argentine Mesquite      | L, U    |
| Prosopis chilensis                   | Chilean Mesquite        | L, U    |
| <b>Cacti / Accents</b>               |                         |         |
| Aloe barbadensis                     | Aloe Vera               | L, U    |
| Aloe saponaria                       | Aloe                    | L, U    |
| Aloe species                         | Aloe                    | L, U    |
| Cereus hildmannianus                 | Hildmann's Cereus       | L, U    |
| Cereus hildmannianus v.<br>monstrose | Curiosity Plant         | L, U    |
| Cereus peruvianus                    | Night Blooming Cereus   | L, U    |
| Echinocactus grusonii                | Golden Barrel Cactus    | L, U    |
| Euphorbia myrsinites                 | Euphorbia               | L, U    |
| Euphorbia rigida                     | Gopher Plant            | L, U    |
| Euphorbia tirucalli                  | Pencil Bush             | L, U    |
| Hesperaloe parviflora (yellow)       | Yellow Hesperaloe       | L, U    |
| Opuntia ficus-indica                 | Indian Fig Prickly Pear | L, U    |
| Opuntia microdasys                   | Bunny Ears              | L, U    |
| Stenocereus marginatus               | Mexican Fence Post      | L, U    |
| Yucca rupicola                       | Twisted-leaf Yucca      | U       |



## ARID REGION PLANT PALETTE CONT...

| BOTANICAL NAME                       | COMMON NAME              | KEY     |
|--------------------------------------|--------------------------|---------|
| <u>Shrubs</u>                        |                          |         |
| <i>Acacia craspedocarpa</i>          |                          | L, U    |
| <i>Alyogyne huegelii</i>             | Blue Hibiscus            | L, U    |
| <i>Anigozanthos flavidus</i>         | Kangaroo Paw             | L, U    |
| <i>Bougainvillea</i> 'Barbara Karst' | Bougainvillea            | L, U    |
| <i>Bougainvillea</i> 'La Jolla'      | Bush Bougainvillea       | L, U    |
| <i>Bougainvillea</i> 'San Diego Red' | Bougainvillea            | L, U    |
| <i>Bougainvillea spectabilis</i>     | Bougainvillea            | L, U    |
| <i>Caesalpinia mexicana</i>          | Mexican Bird of Paradise | L, U    |
| <i>Caesalpinia pulcherrima</i>       | Red Bird of Paradise     | L, U    |
| <i>Convolvulus cneorum</i>           | Bush Morning Glory       | L, U    |
| <i>Dodonaea viscosa</i> 'Purpurea'   | Purple Hopbush           | L, U    |
| <i>Eremophila glabra</i>             | Emu Bush                 | L, U    |
| <i>Justicia spicigera</i>            | Mexican Honeysuckle      | L, U    |
| <i>Lantana camara</i>                | Bush Lantana             | L, U    |
| <i>Ruellia brittoniana</i>           | Ruellia                  | L, U, R |
| <i>Salvia clevelandii</i>            | Chaparral Sage           | U       |
| <i>Salvia leucantha</i>              | Mexican Bush Sage        | U       |
| <i>Salvia leucophylla</i>            | Sage                     | U       |
| <i>Tagetes lemmonii</i>              | Mt. Lemmon Marigold      | U       |

Groundcovers/Grasses/Herbaceous Plants

|                                      |                          |      |
|--------------------------------------|--------------------------|------|
| <i>Acacia redolens</i>               | Prostrate Acacia         | L, U |
| <i>Aizoaceae</i> species             | Ice Plant                | L, U |
| <i>Baccharis</i> 'Centennial'        | Centennial Baccharis     | L, U |
| <i>Calylophus hartwegii</i>          |                          |      |
| 'Sierra Sundrop'                     | Calylophus               | L, U |
| <i>Convolvulus mauritanicus</i>      | Ground Morning Glory     | L, U |
| <i>Cosperia drummondii</i>           | Rain Lily                | L, U |
| <i>Drosanthemum speciosum</i> 'Rosa' | Ice Plant                | L, U |
| <i>Erigeron</i> 'Profusion'          | Profusion Fleabane Daisy | L, U |
| <i>Gazania rigens</i> 'Sun Gold'     | Gazania                  | L, U |
| <i>Hardenbergia comptoniana</i>      | Lilac Vine               | L, U |
| <i>Lantana montevidensis</i>         | Trailing Purple Lantana  | L, U |



## ARID REGION PLANT PALETTE CONT...

| BOTANICAL NAME                                | COMMON NAME            | KEY     |
|-----------------------------------------------|------------------------|---------|
| <u>Groundcovers/Grasses/Herbaceous Plants</u> |                        |         |
| <i>Macfadyena unguis-cati</i>                 | Cat's Claw Vine        | L, U    |
| <i>Mesembryanthemum species</i>               | Ice Plant              | L, U    |
| <i>Muhlenbergia rigida</i>                    |                        |         |
| 'Nashville' TM                                | Nashville Grass        | L, U, R |
| <i>Osteospermum fruticosum</i>                | Trailing African Daisy | L, U    |
| <i>Plumbago auriculata</i>                    | Cape Plumbago          | L, U    |
| <i>Podranea ricasoliana</i>                   | Pink Trumpet Vine      | L, U    |
| <i>Portulacaria afra</i>                      | Elephant Food          | L, U    |
| <i>Ruellia brittoniana</i> 'Katie'            | Katie Ruellia          | U       |
| <i>Salvia</i> sp. 'Quicksilver' TM            | Quicksilver Salvia     | L, U    |
| <i>Santolina chamaecyparissus</i>             | Lavender Cotton        | L, U    |
| <i>Santolina virens</i>                       | Green Santolina        | L, U    |
| <i>Sedum species</i>                          | Stonecrop              | L, U    |
| <i>Verbena pulchella</i>                      | Moss Verbena           | L, U    |
| <i>Verbena rigida</i>                         | Sandpaper Verbena      | L, U    |
| <i>Zephyranthes candida</i>                   | Rain Lily              | L, U    |



# EXOTIC PLANT PALETTE

## Planning Units II & IV

| BOTANICAL NAME                      | COMMON NAME            | KEY  |
|-------------------------------------|------------------------|------|
| <u>Trees</u>                        |                        |      |
| <i>Albizia julibrissin</i>          | Mimosa                 | L, U |
| <i>Chorisia speciosa</i>            | Silk Floss Tree        | U    |
| <i>Jacaranda mimosifolia</i>        | Jacaranda              | U    |
| <u>Cacti / Accents</u>              |                        |      |
| <i>Agave desmettiana</i>            | Agave                  | L, U |
| <i>Aspidistra elatior</i>           | Cast-iron Plant        | U    |
| <i>Chamaerops humilis</i>           | Mediterranean Fan Palm | U    |
| <i>Cycas revoluta</i>               | Sago Palm              | U    |
| <i>Cyperus alternifolius</i>        | Umbrella Plant         | U, R |
| <i>Dietes bicolor</i>               | Fortnight Lily         | U, R |
| <i>Dioon edule</i>                  | Mexican Sago           | U    |
| <i>Philodendron selloum</i>         | Selloum Philodendron   | U    |
| <i>Sanseveria species</i>           | Mother-in-law's Tongue | U    |
| <i>Yucca aloifolia</i>              | Spanish Bayonet        | U    |
| <i>Yucca gloriosa</i>               | Yucca                  | U    |
| <i>Yucca recurvifolia</i>           | Curveleaf Yucca        | U    |
| <u>Shrubs</u>                       |                        |      |
| <i>Acanthus mollis</i>              | Acanthus               | U, G |
| <i>Campsis radicans</i>             | Common Trumpet creeper | U    |
| <i>Elastica decora</i>              | Rubber Plant           | U    |
| <i>Equisetum laevigatum</i>         | Horsetail              | U, R |
| <i>Euryops pectinatus</i>           | Golden Euryops         | L, U |
| <i>Euryops pectinatus</i> 'Viridus' | Euryops Daisy          | U    |
| <i>Fatsia japonica</i>              | Japanese Aralia        | U    |
| <i>Feijoa sellowiana</i>            | Pineapple Guava        | U    |
| <i>Myrtus communis</i> 'Boetica'    | Twisted Myrtle         | U    |
| <i>Nandina domestica</i>            | Heavenly Bamboo        | U    |
| <i>Pittosporum tobira</i>           | Japanese Mock Orange   | U    |
| <i>Podocarpus macrophyllus</i>      | Yew Pine               | U    |



## EXOTIC PLANT PALETTE CONT...

| BOTANICAL NAME | COMMON NAME | KEY |
|----------------|-------------|-----|
|----------------|-------------|-----|

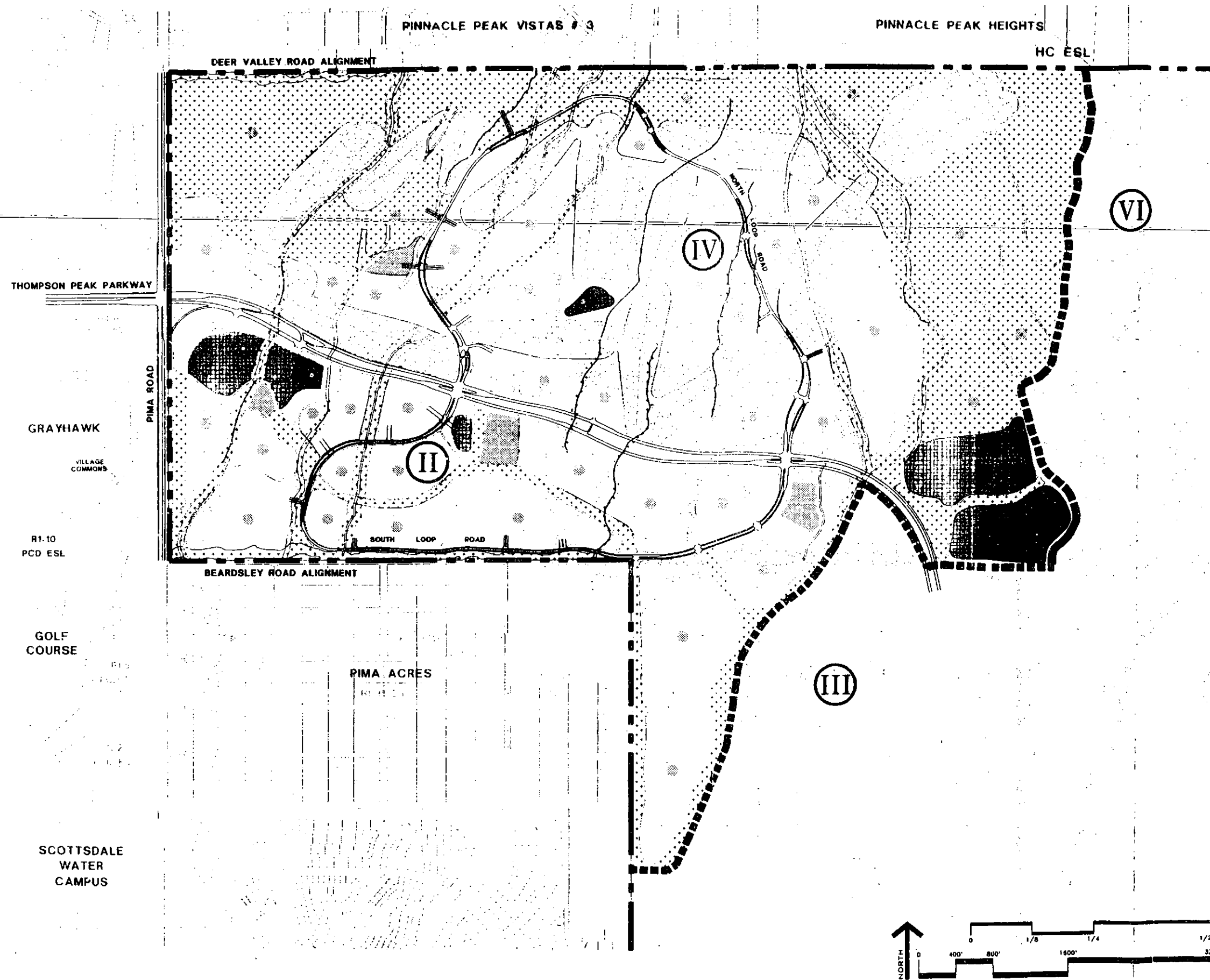
Shrubs

|                                   |                        |   |
|-----------------------------------|------------------------|---|
| <i>Punica granatum</i> 'Naya'     | Dwarf Pomegranate      | U |
| <i>Rosa banksiae</i> 'Alba Piena' | White Lady Bank's Rose | U |
| <i>Rosmarinus officinalis</i>     | Rosemary               | U |
| <i>Salvia coccinea</i>            | Cherry Red Sage        | U |
| <i>Strelitzia reginae</i>         | Bird of Paradise       | U |

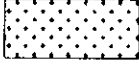




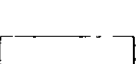


Groundcovers/Grasses/Herbaceous Plants

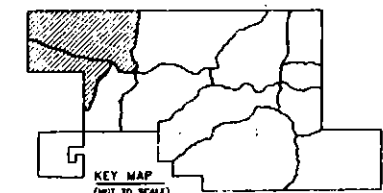
|                                               |                            |      |
|-----------------------------------------------|----------------------------|------|
| <i>Asparagus densiflorus</i> 'Sprengerii'     | Asparagus Fern             | U    |
| <i>Aspidistra elatior</i>                     | Cast-iron Plant            | U    |
| <i>Aucuba japonica</i>                        | Japanese Aucuba            | U    |
| <i>Cynodon dactylon</i>                       | Hybrid Bermuda             | L, U |
| <i>Fatsyhedera lizei</i>                      | Aralia Ivy                 | U    |
| <i>Ficus pumila</i>                           | Creeping Fig               | U    |
| <i>Gelsemium sempervirens</i>                 | Yellow Flowering Jessamine | U    |
| <i>Hedera canariensis</i>                     | Algerian Ivy               | U    |
| <i>Hedera helix</i>                           | English Ivy                | U    |
| <i>Liriope muscari</i>                        | Lilyturf                   | U    |
| <i>Ophiopogon japonicus</i>                   | Mondo Grass                | U    |
| <i>Rosmarinus officinalis</i><br>'Prostratus' | Dwarf Rosemary             | U    |
| <i>Stachys byzantina</i>                      | Lamb's Ears                | U    |
| <i>Trachelospermum asiaticum</i>              | Asiatic Jasmine            | U    |
| <i>Vinca major</i>                            | Vinca                      | U    |
| <i>Wedelia trilobata</i>                      | Wedelia                    | U    |





**PLANNING UNIT # II & IV**  
**PROPOSED LANDSCAPE CHARACTER**

-  **NATURAL**  
NATIVE PALETTE
-  **MODIFIED NATURAL A**  
THE STREETSCAPE CORRIDORS ON THOMPSON PEAK PARKWAY AND NORTH AND SOUTH LOOP ROADS SHALL BE LIMITED TO THE USE OF NATIVE AND SONORAN PALETTES ONLY
-  **MODIFIED NATURAL B**  
ALL OTHER LOCAL STREETS, RESIDENTIAL AREAS AND OTHER COMMON AREAS SHALL SELECT FROM ALL FOUR LANDSCAPE PALETTES: NATIVE, SONORAN, SOUTHWEST, AND ARIZONA REGION
-  **ENHANCED**  
NATIVE, SONORAN, SOUTHWEST, ARIZONA REGION AND EXOTIC PALETTES
-  **TURF**  
TURF MAY BE ALLOWED WITHIN COMMON AREAS OR RESIDENTIAL YARDS. DETAILED LOCATIONS TO BE PROVIDED IN FUTURE SUBMITTALS
-  **GOLF COURSE**  
NATIVE PALETTE WITH TURF  
REFERENCE CASE FILE # 72 DR 95
-  **PHASE ONE BOUNDARY**
-  **PROPERTY BOUNDARY**



NOTES (GENERAL):  
 • ALL INFORMATION DEPICTED ON THIS GRAPHIC IS SUBJECT TO THE PROVISIONS OF THE DEVELOPMENT AGREEMENT, STIPULATIONS AND SCHEDULES. ALL ACREAGE FIGURES ARE APPROXIMATE.

**DC RANCH**

**ENVIRONMENTAL  
 DESIGN STUDY**

DATE: 11/9/95 **FIG. 9**  
 CASE NO: 54-ZN-89#2  
 4201 N 24TH STREET, SUITE 120  
 PHOENIX, ARIZONA 85016  
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