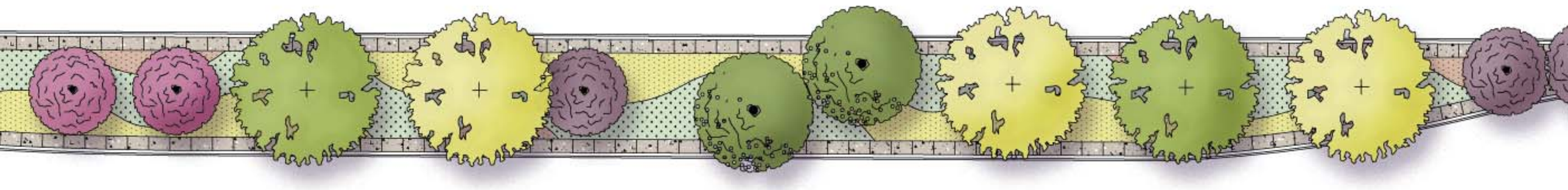
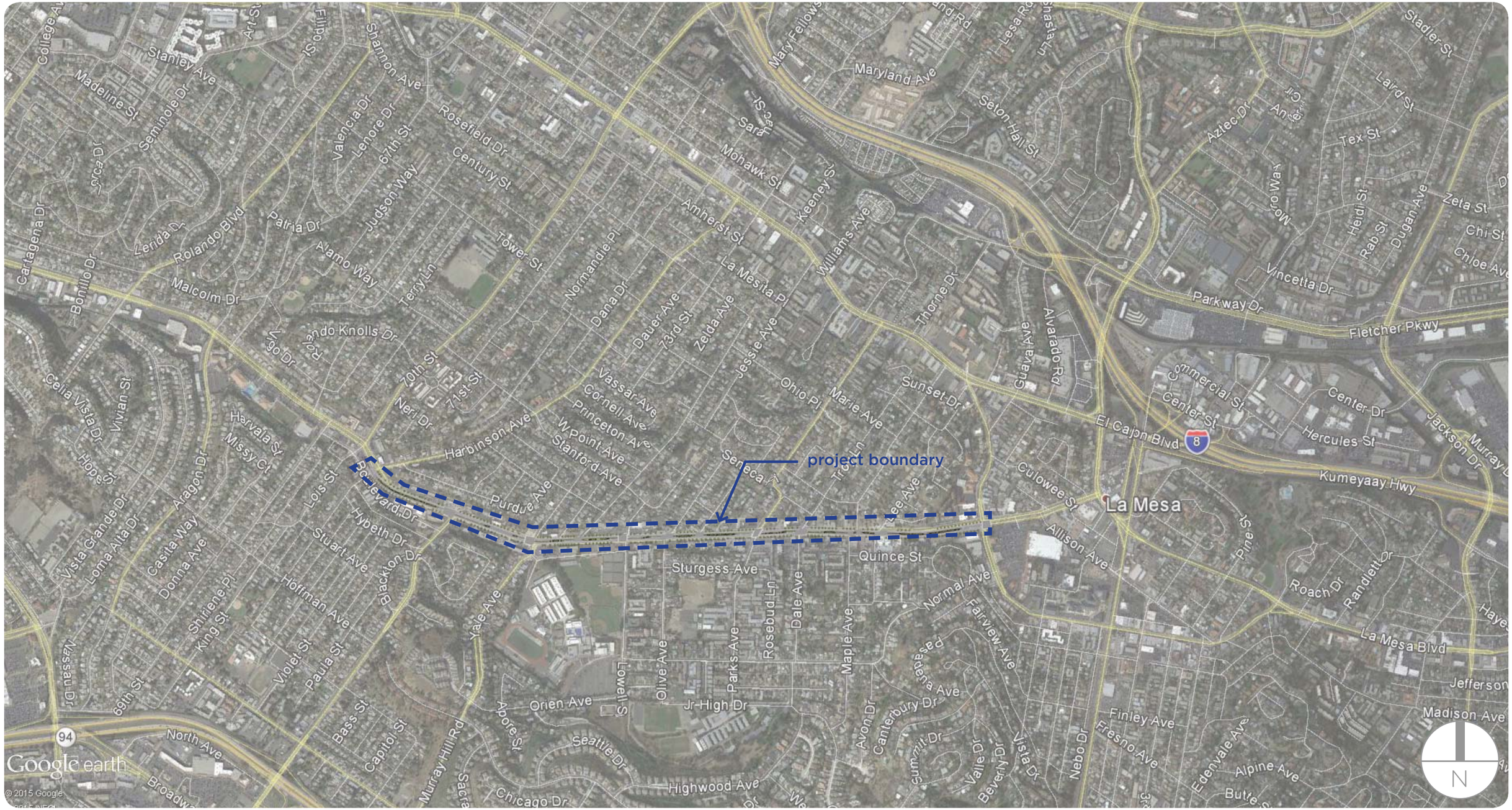
UNIVERSITY AVENUE STREETSCAPE

LA MESA, CALIFORNIA



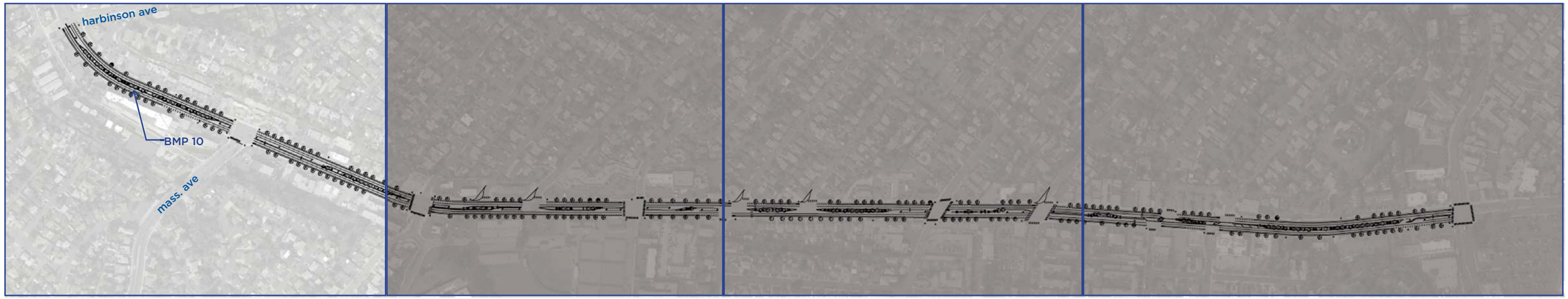
university avenue masterplan

context plan

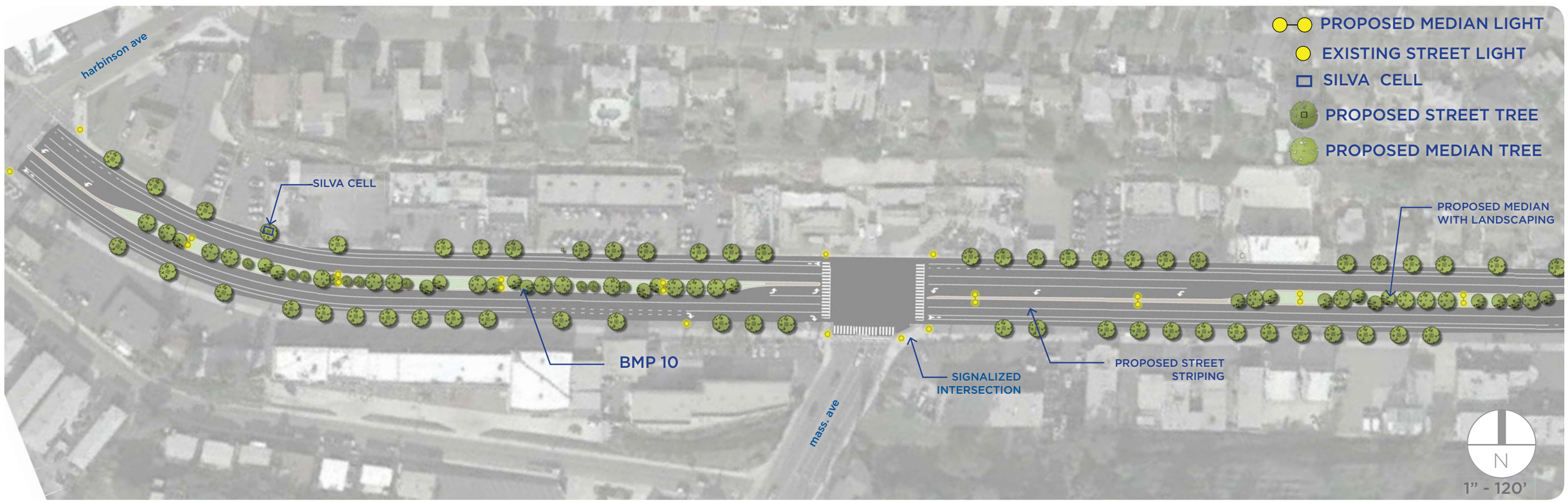


university avenue masterplan

quadrant 1 enlargement

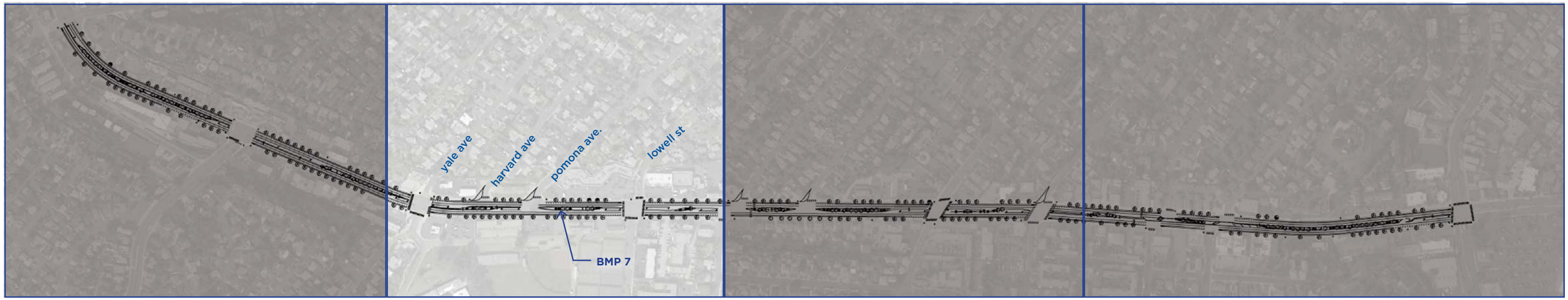


quadrant 1

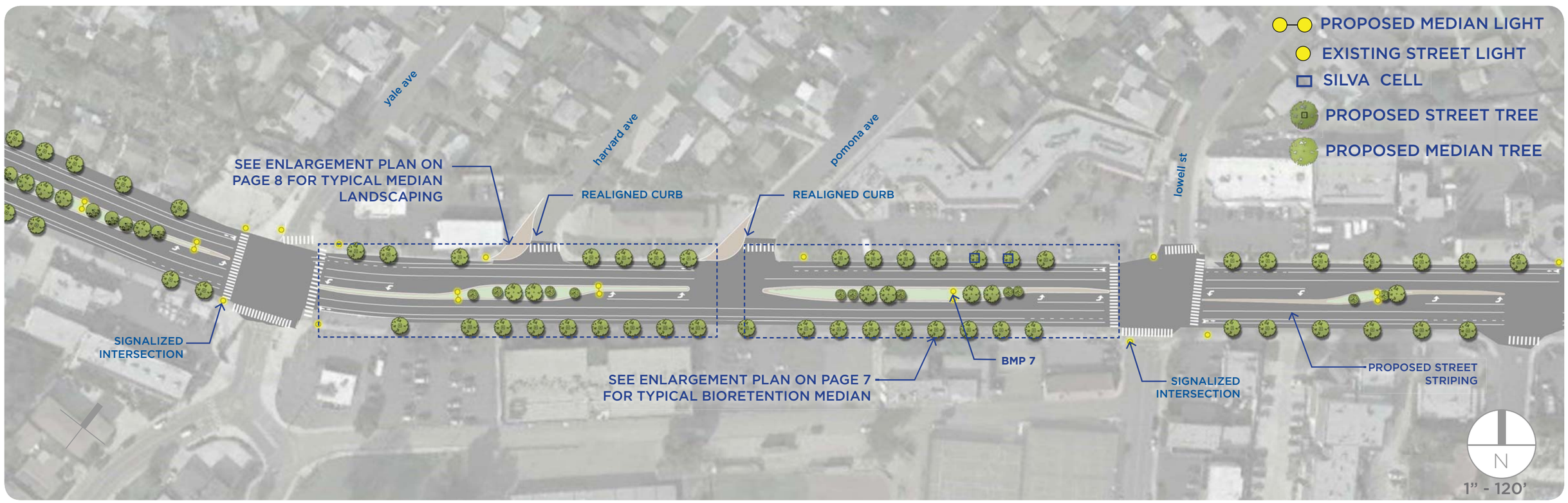


university avenue masterplan

quadrant 2 enlargement



quadrant 2



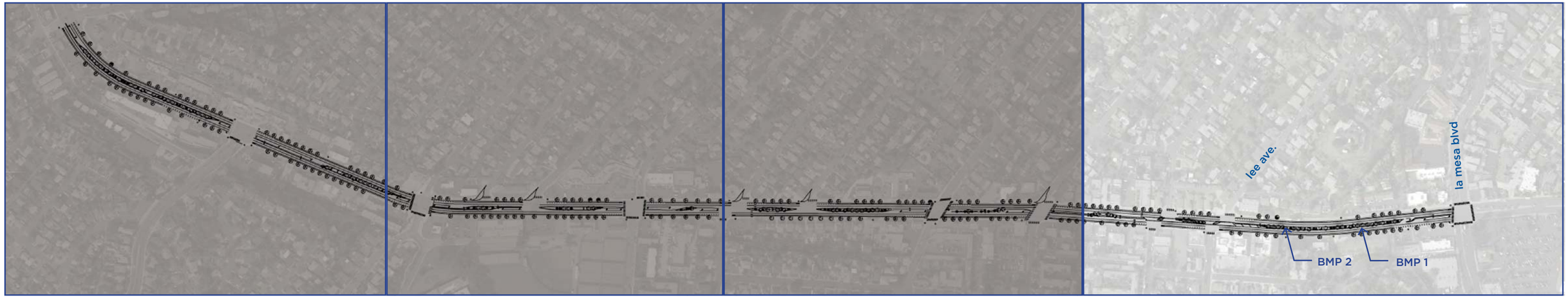
university avenue masterplan

quadrant 3 enlargement

quadrant 3

university avenue masterplan

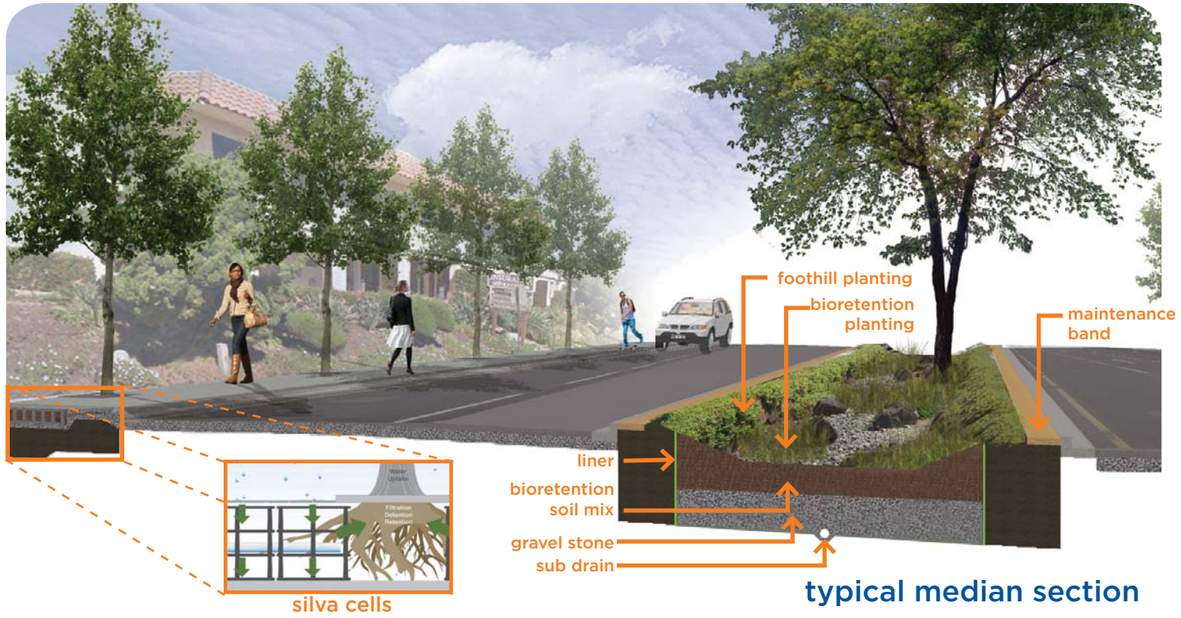
quadrant 4 enlargement



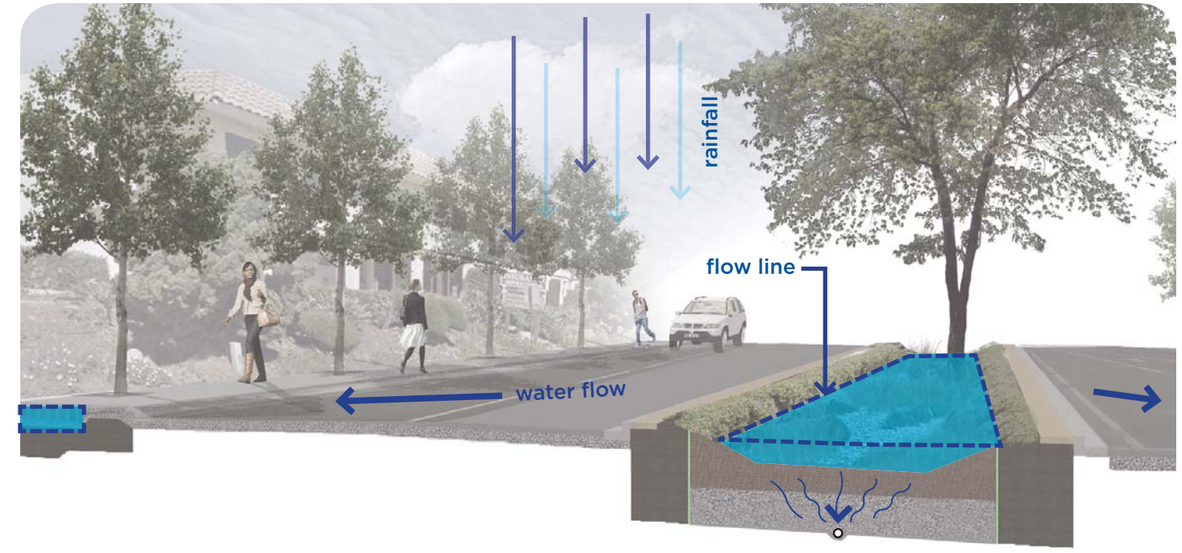
quadrant 4

typical median section

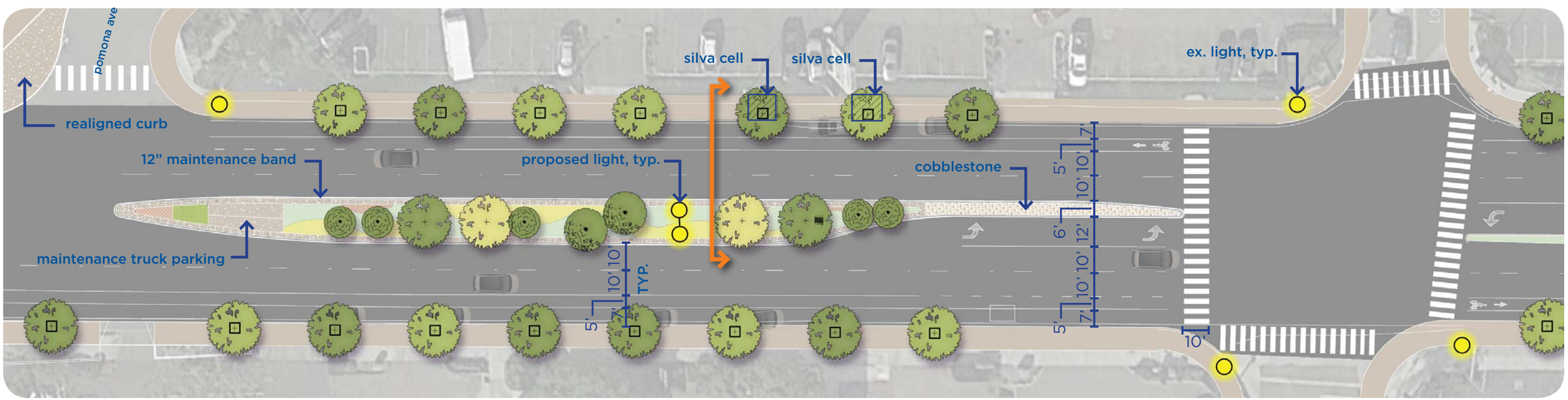
strorm water management techniques



typical median section



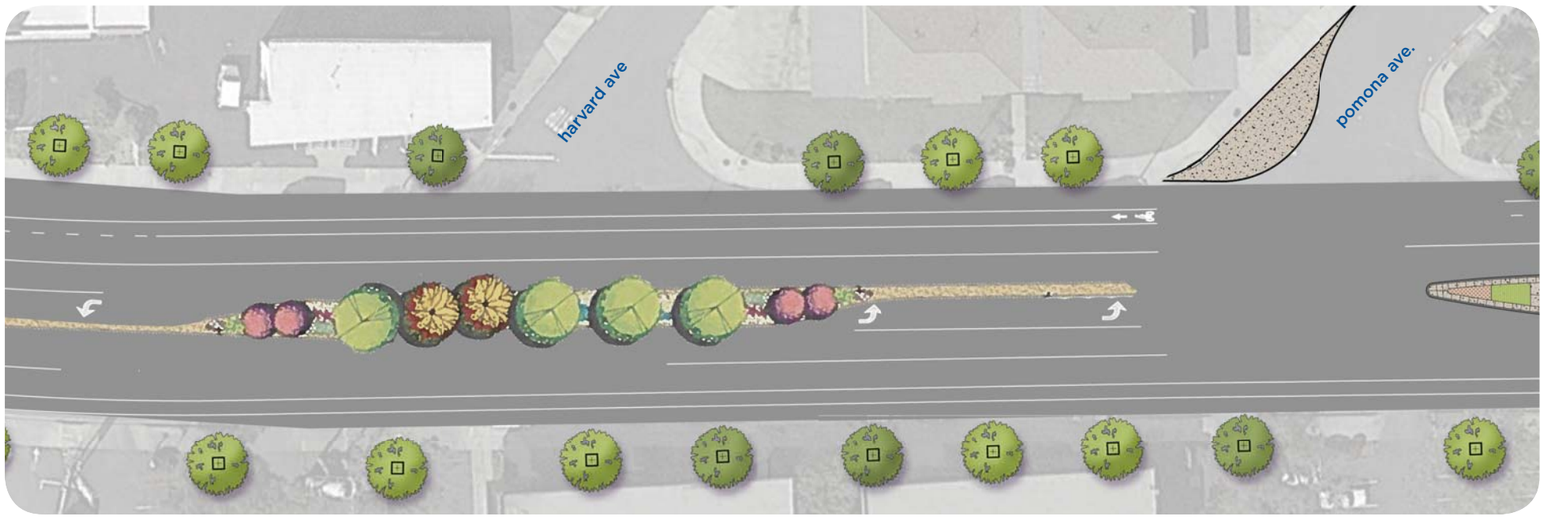
typical median section: during a rainfall



BMP 7

comparative plant material study

landscape median vs bioretention basin median



landscape median per university ave. streetscape revitalization:
planted per landscape concept alternative #2 - "foothills" guidelines

biorentention basin median - bmp 7

Approved 'Foothill' Plant Material		Landscape	Bioretention
Tree			
Pinus roxburhil	Chir Pine	*	•
Podocarpus gracilior	Fern Pine	*	•
Fraxinus 'Raywood'	Raywood Ash	*	•
Pistachia chinensis	Chinese Pistache	*	•
Cercis canadensis	Eastern Redbud	*	•
Cercidium microphyllum	Palo Verde	*	•
Chilopsis linearis	Desert WIllow	*	•
Shrub			
Cheiranthus 'Bowles Mauve'	Shrubby Wallflower	•	
Cistus hybridus	White Rockrose	•	
Grevilea lanigera	Costal Gem	•	•
Lantana montevidensis	Trailing Lantana	•	•
Phormium tenax spp.	New Zealand Flax	•	
Rhaphiolepis indica spp.	India Hawthorn	•	
Salvia chamaedryoides	Germander Sage	•	
Groundcover			
Juniperus 'Huntington Blue'	Creeping Juniper	•	•
Rosmarinus 'Prostratus'	Creeping Rosemary	•	•
Lampranthus spectabilis	Trailing Iceplant	•	•
Grasses			
Festuca ovina 'Glauca'	Blue Fescue	•	•
Helictotrichon sempervirens	Blue Oat Grass	•	•
Muhlenbergia rigens	Deergrass	•	•
'Bioretention' Grasses			
Lomandra 'Katie Belles'	'Katie Belles'		•
Carex buchananii	'Curly Topsedge'		•
Juncus Patiens 'Elk Blue'	California Gray Rush		•

* deciduous

* evergreen

Comparative notes:

Both 'landscape' and 'bioretention' basin will be similar as the same tree planting arrangements will be specified.

The main difference between the two schemes will be that the bioretention basin medians will be sunken by 18" and the bottom of the basin will be primarily planted with grasses

approved ‘foothill’ scheme planting material

mid to high level planting

CHIR PINE

* FERN PINE

RAYWOOD ASH

PALO VERDE

* CHINESE PISTACHE

EASTERN REDBUD

PURPLE LEAF PLUM

DESERT WILLOW

ROCKROSE

WOOLY GREVILLEA

TRAILING LANTANA

INDIA HAWTHORN

* PARKWAY STREET TREE

approved ‘foothill’ scheme planting material

low level planting

SALVIA

CREEPING JUNIPER

CREEPING ROSEMARY

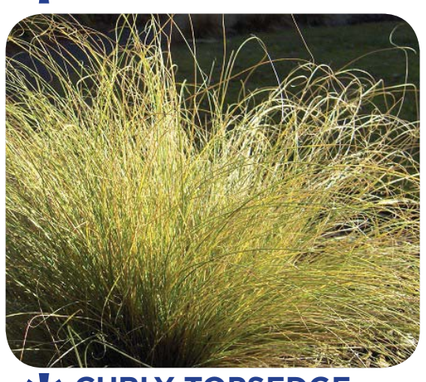
TRAILING ICEPLANT

* BLUE FESCUE

* BLUE OAT GRASS

* DEER GRASS

* ‘KATIE BELLS’



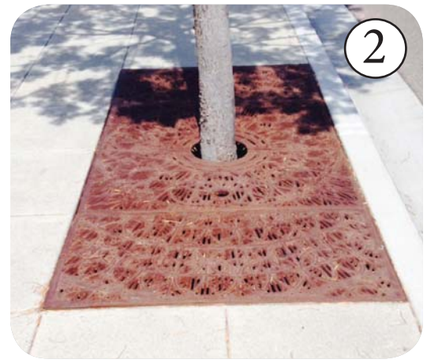
* CURLY TOPSEDGE

* JUNCUS PATENS

* BIORETENTION GRASSES

HARDSCAPE MATERIAL

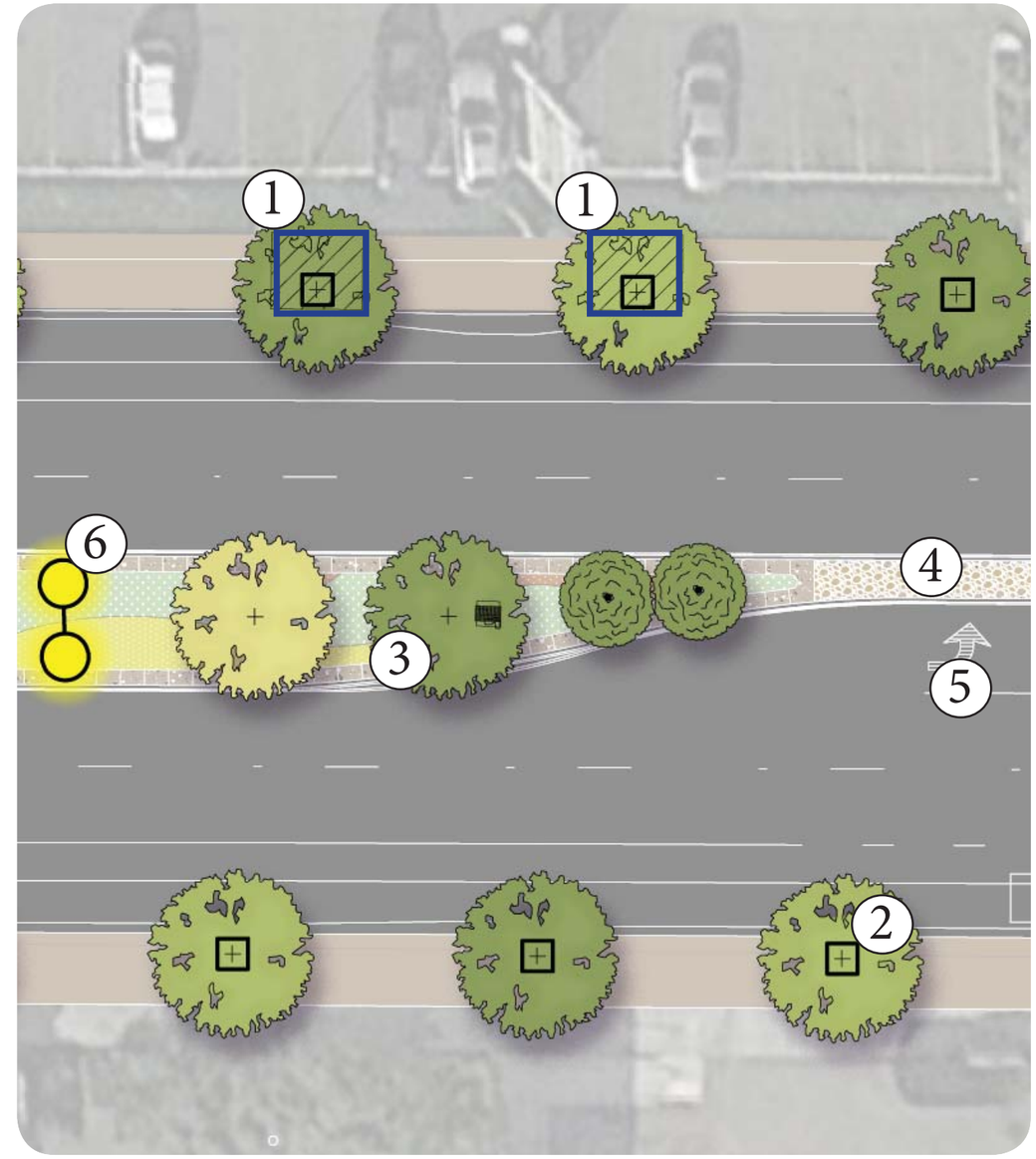
SILVA CELL



TREE GRATE

MAINT. WALK

COBBLESTONE

STRIPING

STREET LIGHTING