



**College of the Desert**  
**Landscape Master Plan & Guidelines**

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TBP501





# Table of Contents

Abstract	2	
Overall Design Guideline Goal	2	
<b>Section 1 Site History</b>		
Early 1900's	3	2
1962 – Opening of the College	3	4
Today	6	5
		10
<b>Section 2 Landscape Design Guideline Goals</b>		12
Civic Responsibility	7	14
Clarity	8	15
Quality of Life	8	16
		17
<b>Section 3 Existing Conditions</b>		19
Regional Context and Statistics	9	21
Site Context	9	22
Campus Edges and Views	9	25
Parking Lots	9	27
Recreation and Community Facilities	9	28
Circulation	11	30
Plazas & Courtyards	11	
<b>Section 4 Landscape Design Principles</b>		
Campus Framework	13	
Overall Campus Identity	13	
Circulatory Hierarchy	13	
Spatial Networks	18	
Planting	18	
Arid Periphery	20	
Athletic Fields	20	
Interior Campus	20	
Promenades, Quad, and Courtyards	22	
Irrigation	22	
Campus Plant Palette	23	
Unifying Elements	26	
Campus Wide Art Locations	26	
Fountains	26	
Paving Materials	26	
<b>List of Exhibits</b>		
Campus Aerial - 2005		2
Campus Aerial - 1963		4
Existing Site Plan		5
Context Aerial		10
Existing Conditions		12
Campus Framework		14
Campus Framework Composite		15
East / West Entry Axis		16
Purposed Topography		17
Interior Courtyards		19
Site Illustrative		21
Campus Quad		22
Planting Zones		25
Campus Art Locations		27
Landscape Hydrology Strategy		28
Campus Paving Plan		30



Being the first institution of higher learning within the Coachella Valley, the College of the Desert has established itself as a leader not only in education, but also with their numerous ties to the community. With the robust population growth within the valley, and the continuous growth of the campus, this campus landscape master plan hopes to establish a development strategy that will further enhance the college's identity and utility within the Coachella Valley.

The landscape design guidelines are funded in part by Measure B and were developed during several meetings with the Campus Landscape Subcommittee, Facilities Master Plan Committee, and Citizens Oversight Committee. An extensive survey was done of existing site conditions including site systems analysis, pedestrian circulation, and existing spatial relationships. Several ideas were explored in trying to develop a coherent system that integrated existing and proposed buildings with a new circulation and spatial hierarchy strategy. The guidelines and master plan have been derived with the intent on creating a strong and unifying framework throughout the campus that will allow for an eclectic integration of site functions, and aesthetics.

## **Landscape Master Plan Goal:**

To establish guidelines that will guide future development of open space on the campus in a manner that will collectively unify and simultaneously reinforce the unique identity of the college.



College of the Desert - 2005



# Section 1 - Site History

## Early 1900's - Agriculture

Dating back to the early 1900's the site was owned by the Odell family, who operated an agricultural business that included 20 acres of Degleet Noor date Palms, and 60 acres of Thompson seedless grapes. The site was relatively flat, contained three producing wells, and was located at a low spot on a flood plain; conditions that were very conducive for date farming. The original Odell house (built in 1951) was centrally located and still stands today as the Velma Dawson house, which was recently renovated to house the Campus Foundation and Alumni Association.

## 1962 - College of the Desert Opens

As early as 1946 there was considerable interest in establishing a junior college district within the Coachella Valley. From the beginning, the college's relationship with the community was paramount. The initial board was selected with an emphasis on community/campus ties, and convenience for the public.

Original campus planning began in the early 1950's. The Odell ranch site was not the initial choice of the board, which had selected a site that was nestled into the Santa Rosa Mountains, just east of Indian Wells. A flood of complaints from civic groups were received because the site was located too far from Palm Springs. Therefore, the second site recommended was the Odell Ranch which was centrally located within the Coachella Valley, being the halfway point between Palm Springs to the West and Indio to the South. This site was located along the northern fringe of Palm Desert, and was easily accessible by car being one-quarter mile north of highway 111.

The design architect that was selected for the campus plan was John Carl Warneke of San Francisco. He envisioned raising the 13 acre campus core by four feet above grade level to alleviate concerns of flooding, and to achieve a more dominant appearance for the college being "readily visible and more imposing."(Cheeves, 1971) Don Mitchell, campus board member, suggested that there "should be one noble building which would dominate the site and give majesty to the campus." (Cheeves, 1971) Warneke achieved this goal by locating the library (known as the Hilb Center today) in the center of the campus, and further elevating it by three feet above the 13 acre campus pad. The largest fountain on campus was located at the forecourt to the library along the western entry axis to the site, and was called the "Fountain of Knowledge". The original main entrance to the campus was designed off

of Monterey Avenue, and careful attention was paid to preserve clear views into the heart of the campus. This strong axis simultaneously reinforced the significance of the library as a symbol of higher education, while establishing a clear visual link to the community.

A noteworthy architectural element is the prevalence of shaded overhead walkways. During John Carl Warneke's initial visit to the site, he became enthralled with the existing Date Palm grove. Warneke observed the "long rows of palms and the covered corridors they formed with their trunks and fronds." He adapted this existing structural character in designing hundreds of columns for the covered walkways. The columns have a slightly wider base and support gently curved arches that are reminiscent of Date Palm fronds. (Photo 2)

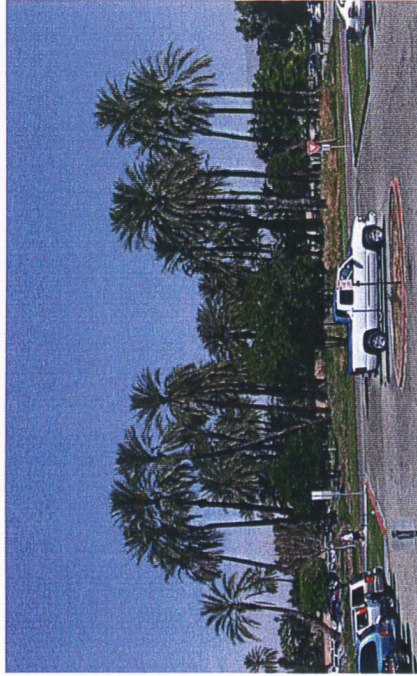
A significant portion of the original Date Palm grove was left intact at the Northwest quarter of the campus, along with portions that were preserved to frame Alumni Road. Open space for staff and students were primarily located to the West of the Hilb Center with the exception of the large circular turf area just East of the Hilb Center. The original campus plan was designed to create an "Atmosphere of Quiet" (Cheeves, 1971) that should prevent one student activity from disturbing the other, or from discouraging study and concentration.



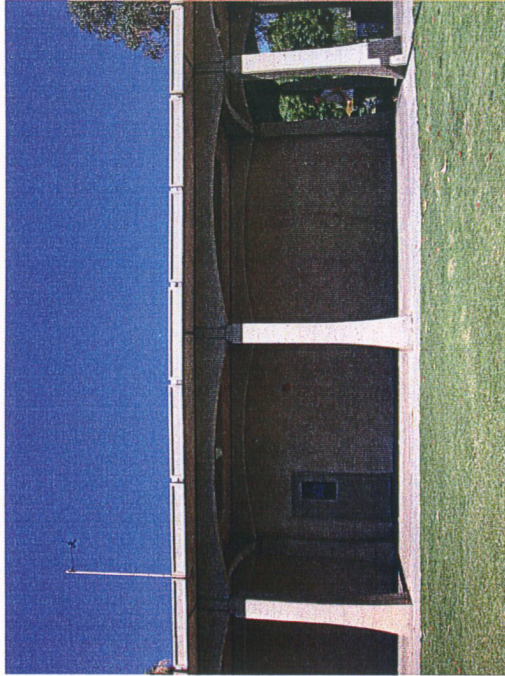
*Date Palm Grove*



*Hilb Center with Fountain of Knowledge*

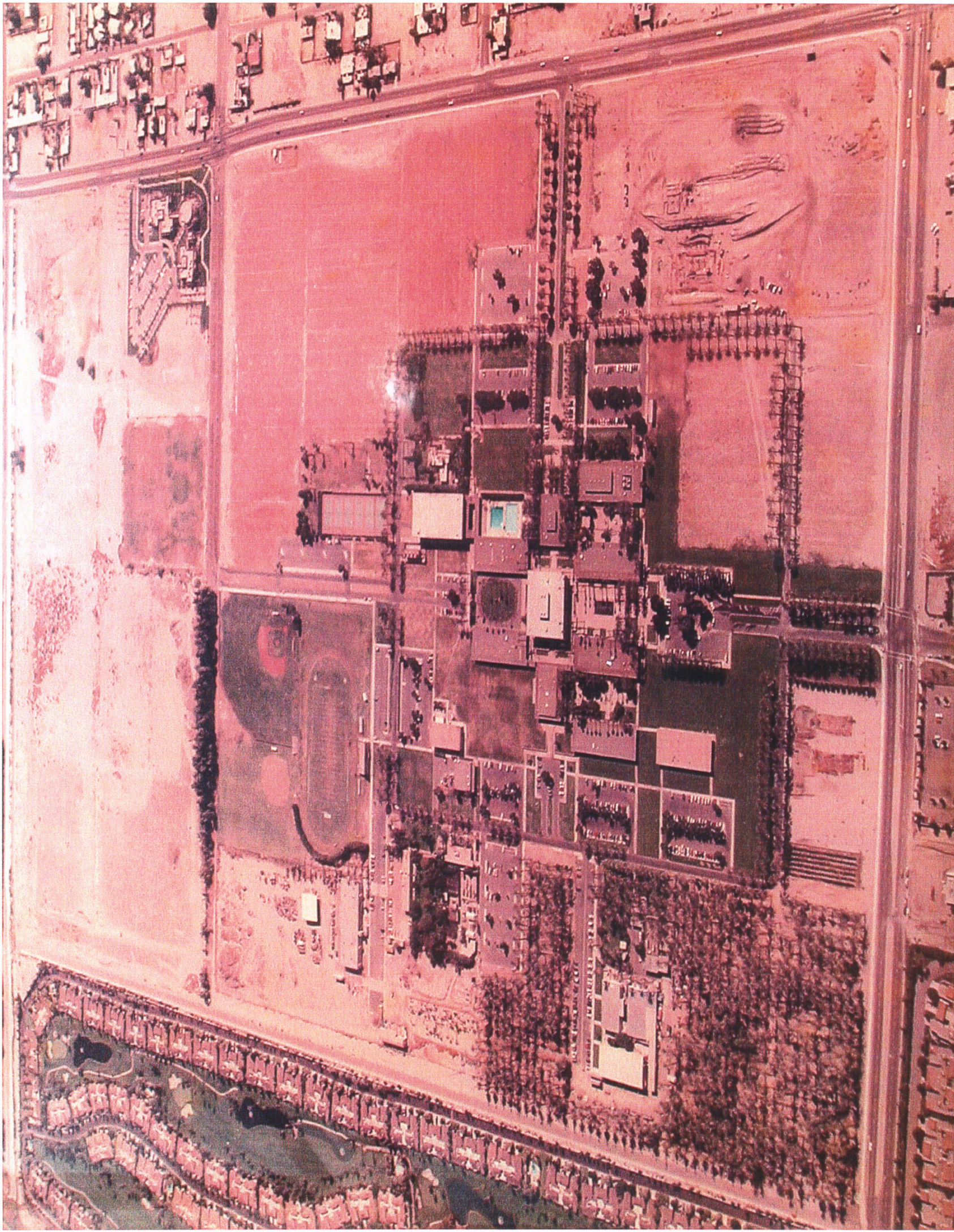


*Remaining Date Palm Grove*



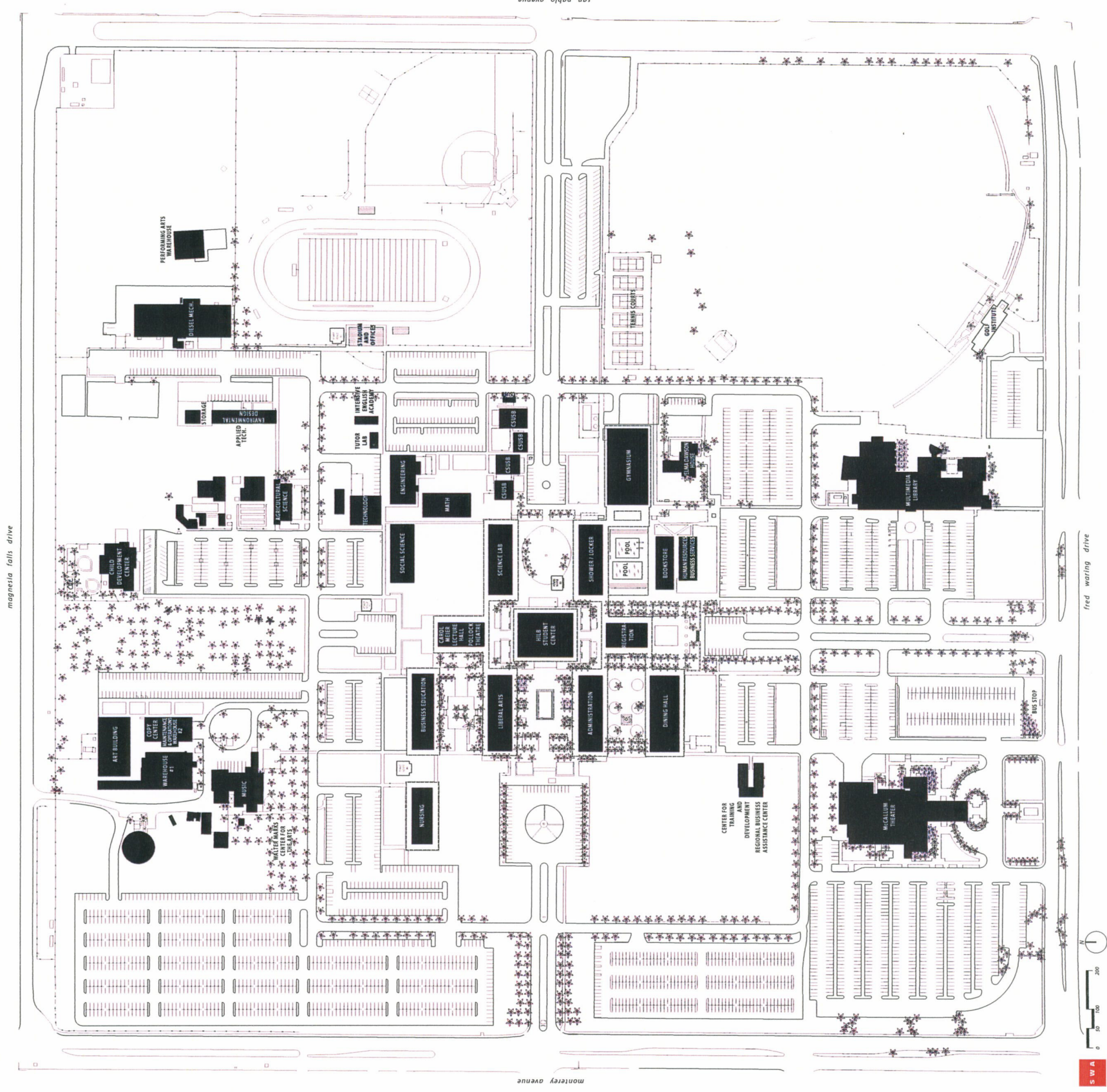
*Covered Walkways*







## College of the Desert - 2005 Existing Site





**Today**

The college has grown significantly from its humble beginnings with a Spring 2003 enrollment of 28,401 students. Roughly 26% of the students are full time and 59% are part time, with the remaining 15% as Non-credit students. Classes are open during all times of the day with about 42% only attending day classes, 22% only attending night classes, and the remainder attending both day and night classes.

Several new buildings have been added since the campus opened in 1962, with the most notable being the new library building and the McCallum Theater, both located at the Southern edge of the campus along Fred Waring Drive. (Map 1) These buildings serve both campus and community needs and currently lack a connection (either physically or visually) to the campus interior. Within the core of the campus, six prominent courtyards have been created adding to the outdoor quality of the college. (Photos 4-5) These spaces serve as informal gathering areas for students, however there is little differentiation and hierarchy between them contributing to a sense of “placelessness” on campus. One of the goals for the new master plan is to establish a strong link from the McCallum Theater and the Campus/Community Library through the interior campus to the Northeastern Environmental Science buildings and the Northwestern Art buildings. (See Section 3 – Landscape Design Guideline Goals)

The community context in which the college sits has changed as well. The Western and Southern edges of the campus have seen significant residential growth, and a large civic center has been constructed just East of the campus. The Civic Center houses the City Hall and other government offices as well as a YMCA and a large community park with baseball, basketball, tennis, and volleyball. The entrance to the Civic Center is aligned on axis with the Eastern entrance of the college along San Pablo Avenue. It is anticipated that the college’s recreational amenities will be shared by the community and programmatically linked to the Civic Center. Therefore, a strong pedestrian and visual link is necessary between the campus and the Civic Center because a majority of the parking will be on the Eastern side of San Pablo Avenue.

Another community aspect of the college is the weekly street fair that is held on campus in the Northwest parking lot along Monterey Avenue, which is ran by the College of the Desert Alumni Association. This event is extremely

popular and well known throughout the Coachella Valley seeing 1 million visitors annually, and filling up virtually every parking space on campus. The peak season is between February & March and sees on average about 20,000 visitors daily. The intense summer heat limits the visitor count between June through September. A significant problem for the Street Fair has been accessibility throughout the campus, and having no predetermined path of travel which results in confused patrons and trampled landscape. The landscape master plan aims to provide clear pedestrian accessibility throughout the campus and to increase the amount of shade and rest areas around the Northwest parking lot.

In 2002, the college drafted a new Educational Master Plan and Facilities Master Plan which led to the passage of Measure B on March 2, 2004; a \$346.5 million bond to expand the districts educational centers. Part of the guiding vision for the Educational Master Plan is for the college to play a vital role in the “civic and cultural, as well as economic development of the Valley, through its programs and the interaction between students, faculty, staff and other members of the community.” Other goals include “promoting a civil, prosperous, and stimulating quality of life within the Coachella Valley... [by] acting as a good neighbor, and taking responsibility for its impact on the community and becoming an active partner in community improvements, celebrations and overall development.”

The Educational Master Plan also purposes a new pedagogy of “Active Learning.” This method will combine lecture and hands-on lab work, group problem-solving, and heavy use of new technologies, which will require classrooms designed with functional flexibility. However, this flexibility does not need to be confined to interior classroom space, but may spill out into the landscape as well.



Campus / Community Library



View of East Entry from Civic Center



Street Fair



# Section 2 - Design Guideline Goals

The landscape design guideline goals seek to establish clear and consistent guidelines that are comprised of three guiding principles: Civic Responsibility, Clarity, and Quality of Life.

## Civic Responsibility

Being the first institution of higher learning within the Coachella Valley, the campus should lead by example. With the growing population of the valley, energy costs have increased and water is scarce. Therefore, more sustainable forms of energy must be found, and dependence on natural resource consumption should be limited. The College of the Desert has been a leader in this area since the 1992 opening of the Energy Technology Training Center, which is nationally recognized as a leader in alternative fuel training. The campus also has the opportunity to not only lead in the research of alternative fuels, but also in the practice of preserving and limiting natural fuel demands. The landscape can play a vital role in this preservation by helping to shelter buildings from the harsh desert sun, which mitigates solar gain on the building's surface, thus reducing air-conditioning demands. The landscape can also work hand-in-hand with the architecture in framing windows and skylights that allow for maximum levels of natural light, which will help reduce lighting demands. Furthermore, the use of deciduous trees planted on the south and western sides of buildings will shelter them in the summer, while allowing light and heat in the winter.

Furthering this idea of reducing resource demands, the landscape itself can provide an immediate, visible example to the community about the benefits of using sustainable plant material. Selecting plants that have adapted to the desert environment will help reduce watering and fertilizer demands, and selective pruning will reduce maintenance demands and further promote the aesthetic of the desert vernacular. Furthermore, the landscape master plan incorporates an integrated storm water drainage plan that significantly reduces the amount of pollutants that flow off-site by containing storm water in bio-retention basins, increased planting areas, and the addition of permeable paving throughout the campus. (See Paving Materials in Section 4)

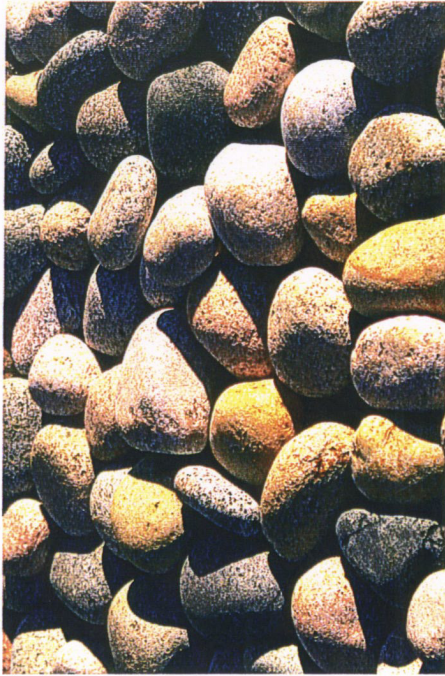
Another part of civic responsibility lies in creating a landscape of learning not only for the students, but for the larger community as well. The landscape master plan tries to reinforce this idea in a number of ways, such as making the campus an arboretum where native plants are celebrated and

used in provocative ways. Also, the functional attributes of specific plants can be showcased such as shade provision, medicinal & cultural value, habitat for native fauna, and minimal resource needs (both water and maintenance).

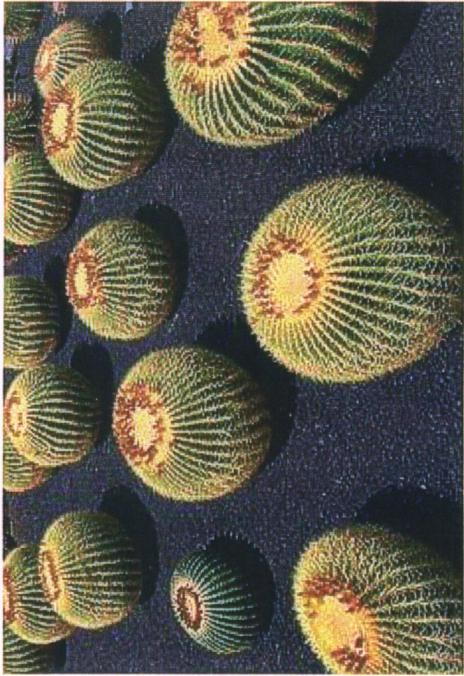
Showcasing some of the natural processes that occur on site is another way of promoting a landscape of learning. By calling attention to the natural processes that occur on site such as the hydrology strategy (storm water retention & aquifer recharge) and vegetative resource mitigation strategy (reducing overall water and energy requirements), students and the community have a tangible laboratory where they can learn about processes that support their urban environments. These outdoor areas will be especially useful for the environmentally related classes, where real world examples are illustrated outside of the classroom, furthering the schools pedagogy of "Active Learning".



Kniphofia uvaria - Red Hot Poker



Mexican Pebble



Repetitive Planting in Organic Material



Entry Gateway Planting Precedence



**Clarity**

Establishing a campus identity and creating a coherent wayfinding system are both major concerns for the College of the Desert. The current campus plan lacks any type of definition within its surrounding residential context, and a lack of spatial and circulatory hierarchy makes navigating the campus somewhat difficult, especially for first time visitors. The Landscape master plan proposes the implementation of both visual and physical linkages throughout the campus to establish identity and clarity.

To establish a visual continuity throughout the campus, the landscape master plan has designated a series of locations to house the college's extensive art collection. These pieces will terminate vistas, and act as focal points. Organic elements such as planting, paving, stone walls, and boulders along with signage and graphics will be arranged in a repetitive orientation that will create a sense of continuity while navigating the campus. However, it is important to note that this orientation does not have to be a literal axial one, rather a more informal, exploratory orientation can be just as effective. Furthermore, creating a uniform boarder along the campus periphery through a dominant tree species and creating significant gateway entries will help identify campus and begin to call out its unique identity within the community.

A physical system that includes spatial hierarchy and a clear circulation framework will complement strategic visual linkages to establish a strong organizational framework that will add clarity and identity throughout the campus. To accomplish this goal, the master plan calls for the implementation of a dynamic circulation system accompanied by a series of courtyards that can extend adjacent building typologies (academic, recreational, social, meditative, and ceremonial), and begin to establish a hierarchical system that breaks down space throughout the campus, and provides a more cognitive environment for the staff and students.

**Quality of Life**

Creating a comfortable and engaging environment for the staff and students of the College of the Desert is a significant component of the landscape master plan and guidelines. Generating outdoor space that can accommodate active social gatherings will maximize the opportunity for interaction between staff and students. Furthermore, the master plan also calls for smooth transitions to more passive and meditative space, adding to the spatial dynamics of the campus.

Being a community college, the College of the Desert is the first exposure of the collegiate experience for a majority of the student body. Therefore, it is important to celebrate this experience and have the college engage the students as much as possible, in hopes that students will continue to pursue the path of higher education. The proposed quad in the landscape master plan aims to accomplish this sense of collegiality, by serving as both the geographical and symbolic heart of the campus. The quad should be framed by significant buildings and connected to primary circulation routes. This formal framework may be reflected within the interior hardscape paths, but should allow for a more informal layer of circulation and planting that "floats" throughout the quad and provides shelter and shade from the summer heat. This space should accommodate passive as well as ceremonial uses, such as graduation, lectures, concerts, and organized student assemblies.



*Large Canopy Trees Shading the Quad*



*Quad Area Framed by Significant Buildings Adjacent to Primary Circulation Routes*



# Section 3 - Existing Conditions

## Regional Context and Statistics

Palm Desert is a two hour drive East from both San Diego and Los Angeles, and about 15 miles South of the Joshua Tree National Park. The winters are relatively short with average temperatures of 70 degrees and a low of 41 degrees with less than 7 days of frost per year. Average summer temperatures reach as high as 107 degrees with a low of 74 degrees. The city has an average rainfall of 3.38 inches annually, and lies in Zone 13 which is classified as a low or subtropical desert. Most of the soils within the city are sandy with good drainage and little water holding capacity. Evapotranspiration rates average about 70 inches annually.

The 2000 census lists Palm Desert's population as 41,115 with a median age of 48, and 27% over the age of 65. The average family income for Palm Desert is \$58,000. 63% of the housing stock was built after 1980 showing that most of the population has recently moved to the area.

## Site Context

The College of the desert predominately rests in a residential neighborhood and is framed by two major arterial roads, Monterey Avenue to the West and Fred Waring Drive to the South; and two secondary surface streets, Magnesia Falls Drive to the North and San Pablo Avenue to the East. Monterey Avenue also serves as the dividing line between Palm Desert and Rancho Mirage to the west. The three primary entrances to the college occur on the East, South, and West sides. A secondary entry will be added along Magnesia Falls Drive which will cater more to service vehicles, faculty, and the Child Development Center visitors.

## Campus Edges and Views

The existing conditions of the campus offer both opportunities and constraints, which help formulate the future landscape master plan. The Western edge of the campus currently does not contain any planting with the exception of the entry and the McCallum Theater at the Southwest corner. This corner is the "greenest" area of the campus and sees the most visitors from the outside community aside from the Street Fair.

The campus has conveyed concern about frequent pedestrian crossing all along the Monterey edge and has expressed a desire to build up an edge buffer that restricts access down to selected points that does not seem overbearing or unwelcoming to the community. The Alumni Association that runs the Street Fair have also requested a buffer from the traffic along Mon-

terey that preserves clear views into the campus. The southern and eastern edge of the campus is predominately turf with a fountain in front of the theater and an art sculpture south of the library. The Northern edge is presently considered back of house for campus maintenance and utilities with the exception of the Child development center. Interior campus views are mostly oriented in an east-west direction, with several view corridors west of Santa Rosa and San Jacinto Mountains. The Hilb Center blocks major North/South views, adding to its symbolic merit, which diminishes interior views down to narrow pathways that occur between buildings.

## Parking Lots

The Northwest parking lot that stages the Street Fair was recently planted in August 2005, and contains three N/S rows of Tipu Trees (*Tipuana tipu*), and two N/S rows of Chilean Mesquite's (*Prosopis chilensis*). Temporary turf was planted along the perimeter of the parking lot to help soften the desert climate, which will be replaced with a more appropriate planting scheme that will tie into the rest of the campus. This will help alleviate the perceived disconnect between many of the parking lots and the rest of the campus, which adds to way-finding difficulties for new visitors.

## Recreation and Community Facilities

The college offers several recreational amenities that mostly occur along the eastern half of the campus, including a baseball field, softball field, soccer/football field, and six tennis courts. The southeast quarter of the campus is comprised of the golf institute which houses a driving range and short game teaching facilities. Two pools that are presently located in the campus interior, are tentatively planned to be moved east of the tennis courts along San Pablo Avenue. These recreational facilities are open to the community and tie in with some of the uses in the adjacent Civic Center.

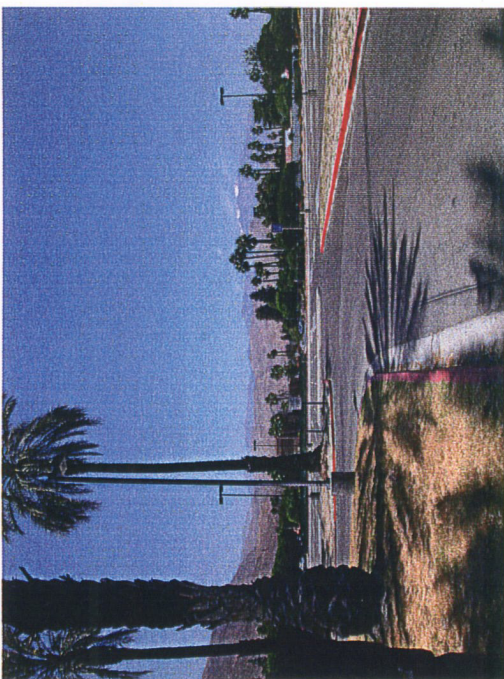
Community facilities include the McCallum Theater, a Multi-Agency Library, and the Child Development Center. These three buildings are located on the extreme northern and southern edges of the campus, and offer little opportunity for community integration with the campus staff & students.



Views of Mountains to the West

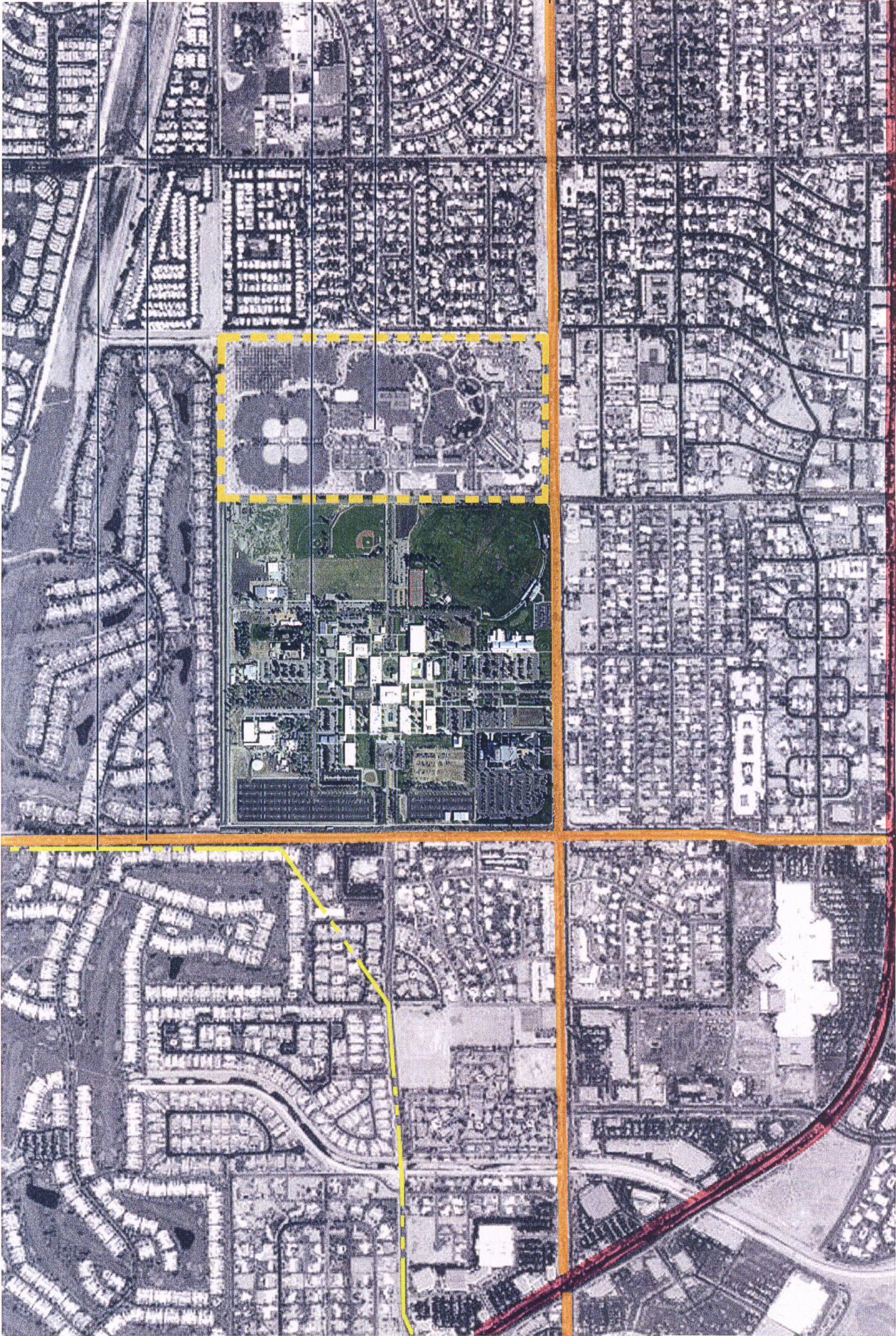


Northwest Parking Lot



Alumni Road







Circulation

Existing pedestrian circulation around the site periphery is somewhat unclear. Most pedestrians currently enter the site at the Monterey Ave/Fred Waring Drive corner or from the bus stop along Fred Waring Drive adjacent to the McCallum Theater. Campus signage is scarce and pedestrian scaled “gateways” are noticeably lacking.

Most of the vehicular circulation occurs along the edges outside of the campus interior, with the exception of a handful of parking lots. The Alumni Road is the current dividing line between vehicular and pedestrian right-of-ways, and pedestrian crosswalks along this road are limited. Accentuating major pedestrian routes along Alumni Road will help alleviate pedestrian confusion while navigating the campus.

Interior pedestrian circulation predominately follows the building grid with eight major east/west routes and four north/south routes. Almost all of the paving is natural gray concrete, with the exception of some integral color banding. The current circulation network lacks a hierarchical definition, which adds to a sense of monotony and little spatial definition. The new master plan will propose to use varying paving types, along with planting and other urban design elements, to establish a clear pedestrian network which will initiate a framework that begins to differentiate spatial function and identity.

Plazas & Courtyards

The interior campus is framed by Alumni Road, and contains most of the academic classrooms with the exception of the Arts and Music buildings and the Environmental Science buildings. The current ceremonial heart of the campus is the large, formal, open plaza located just west of the Hilb Center. Beside serving the forecourt to the most significant building on campus, this plaza also contains the largest fountain on campus, the Fountain of Knowledge. Hitherto, a severe lack of shade and character preclude any type of significant student activity within this plaza. Instead, students seem to prefer the smaller, shaded courtyards that serve as enclosed refuges from the sun, as a place to gather and socialize. Furthermore, the large circular turf area just east of the Hilb center seems to be underutilized and lacks any type of visual connection to Civic Center.

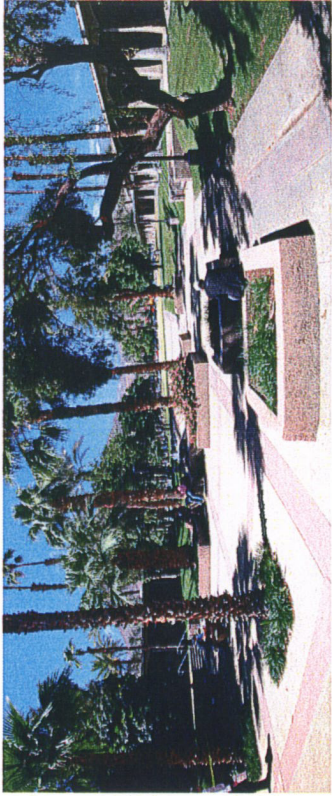
Four courtyards are located around the campus and currently serve as the primary gathering spaces for the students. The two courtyards west of the Hilb Center are mostly hardscape with several above grade planters. The northeast courtyard has the most landscape and contains the Alumni Park, a small recessed area which is heavily shaded by trees. This courtyard also contains several shaded picnic benches which are heavily used, especially during the hot summer months. The Southeast courtyard contains two pools which are anticipated to move east of the tennis courts (along San Pablo Drive), which will free up space for another pedestrian courtyard. Most of the vegetation within the courtyards is similar and the hardscape has little variation, adding to a lack of identity for each courtyard. However, being that the courtyards share similar aesthetic attributes, the adjacent building uses differ greatly. The Southwest courtyard is located adjacent to the campus dining hall which sees significant use during lunch time. The Southeast courtyard is located adjacent to the campus gymnasium and locker rooms which has the potential of accommodating a more active and dynamic use. The northeast and northwest courtyards share similar building uses; however the classroom typologies differ greatly. The northeast courtyard is framed by science and math classes while the northwest courtyard is framed by liberal art and business classes. These differences present an opportunity to help distinguish a different character and function between each courtyard.



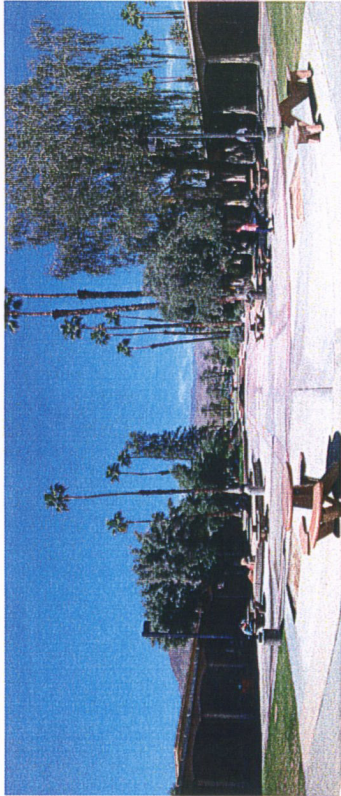
View of Existing North / South Axis



Northeast Courtyard and Alumni Park



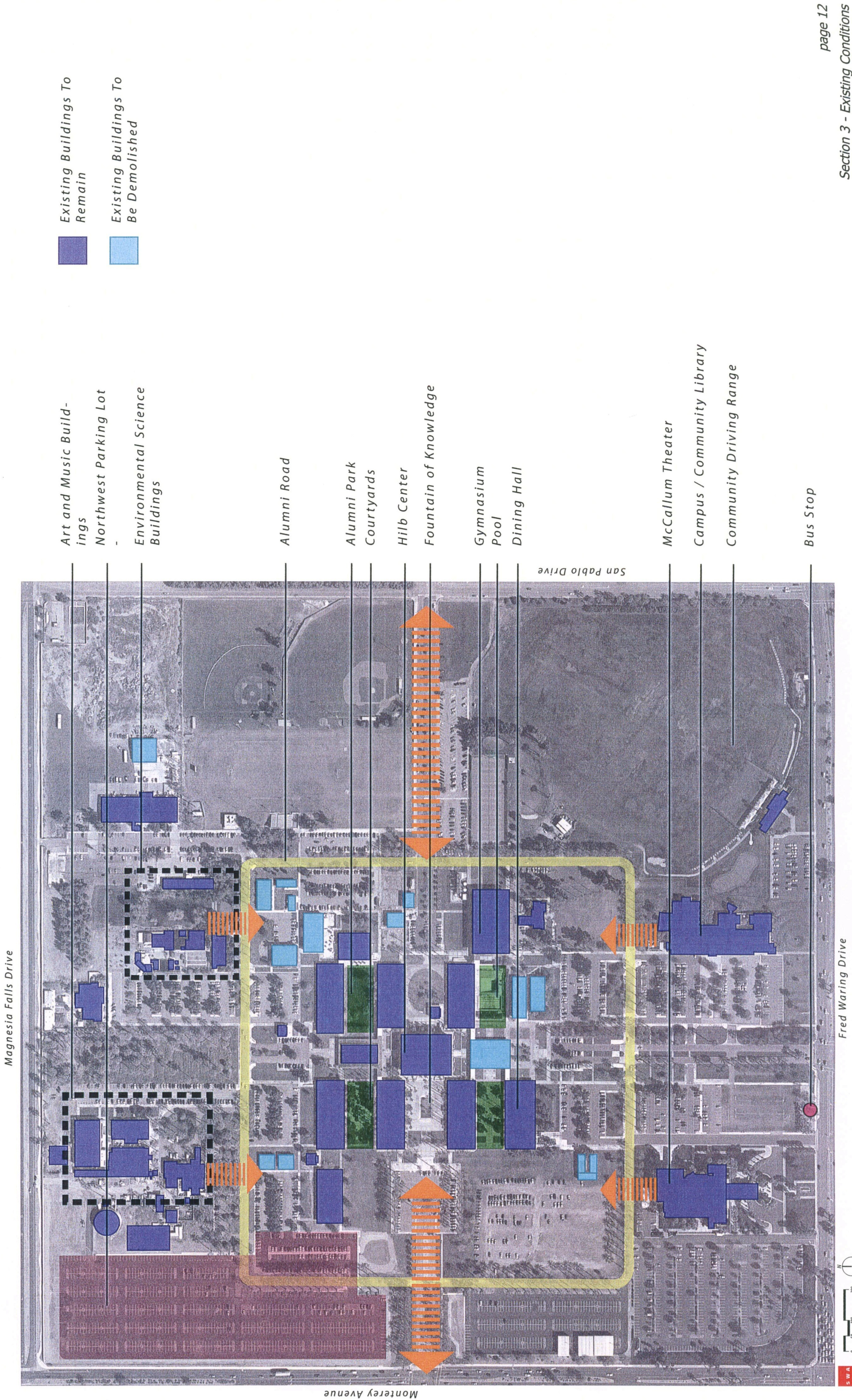
Northwest Courtyard



Southwest Courtyard



Existing Conditions





# Section 4 - Landscape Design Principles

The landscape master plan and guidelines seek to reinforce the unique identity of the College of the Desert, and guide future development in a way that collectively unifies the campus. This goal will be achieved through the implementation of three design principles: 1) Establish a clear framework that organizes circulation and spatial hierarchies, 2) Implement a planting functionality strategy that will subsequently lead to three planting zones throughout the campus, and 3) Formulate a network of unifying elements that will visually unite the campus.

## Campus Framework

The campus framework strategy is the primary organizing element which identifies overall campus identity, circulatory hierarchy, and spatial networks.

### Overall Campus Identity:

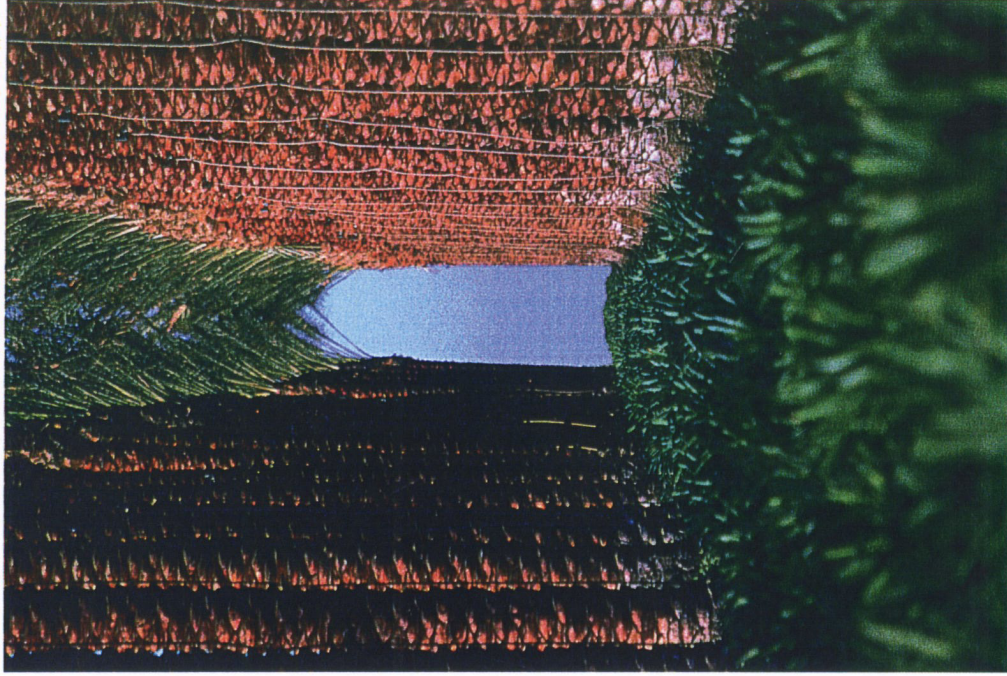
Being that the College of the Desert rests within a residential context, it is important to identify the campus within the community. The landscape master plan uses a vegetative layering strategy that consists of three layers to identify the campus edge, interior, and entries. The campus edges should be wrapped with a unifying tree that is at a larger scale than the immediate residential edge (35'-45' high). This tree should have an open structure with a high canopy so that views to the interior will be preserved. The next layer will consist of Mexican Fan Palms (*Washingtonia robusta*) that follow Alumni Road and identify the campus interior (70' – 80' high). The third layer, a bosque of Date Palms (*Phoenix dactylifera*) which calls back to the agricultural history of the site, will identify the campus entry gateways (40' – 60' high). With this layering strategy, a low edge tree, tall interior palm, and an overlaying medium entry palm, the campus will seamlessly rest within the surrounding residential community while maintaining its unique identity. (Map 2)

### Circulatory Hierarchy:

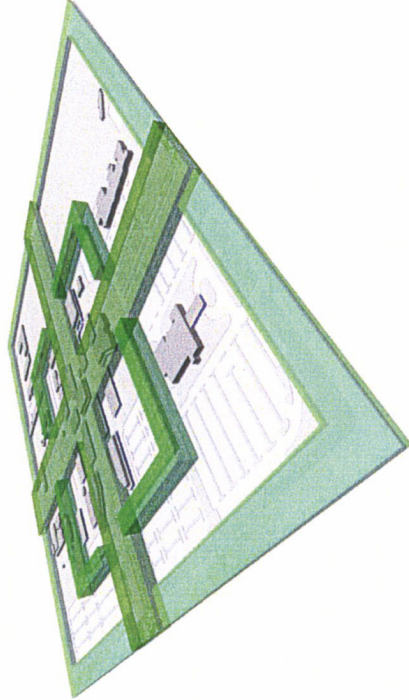
The landscape master plan aims at creating a clear circulation system that extends outside of the campus interior and reaches out to the community edges. The first layer will consist of three clearly delineated pedestrian promenades which will run the entire length of the campus. Two promenades will run North / South, and one large promenade will run East / West. The North / South promenades will differ based on the existing campus building use. The western North / South promenade will connect the McCallum Theater along Fred Waring Drive, to the main interior campus plaza and new Multiuse Arts and Learning Commons buildings, up to the Music and Arts complex at the northern edge of the campus. Because of the two heavily weighted artistic/cultural endpoints, this promenade should convey a character of looseness and creativity. Furthermore, the campus has an opportunity to cross-pollinate uses between the theater and the arts complex in an effort to get the community more engaged in campus life and culture. On the contrary, the eastern North / South promenade should have more of a utilitarian character because it connects the campus/community library on the south to the environmental science complex located along the northern edge of campus. This promenade is almost entirely framed by classrooms and will help facilitate efficient student circulation.

The East / West promenade will connect the residential community to the west, through the campus interior to the Civic Center on the east. This promenade will also contain two plazas, the Fountain of Knowledge, and the Hillb Center. Therefore, the East / West promenade should evoke more of a celebratory character, which will preserve clear views west to the mountains and east to the Civic Center.

A secondary layer of integrated paths and sidewalks that connect classrooms, plazas, and courtyards will complete the pedestrian network.



View Through Date Palm Bosque

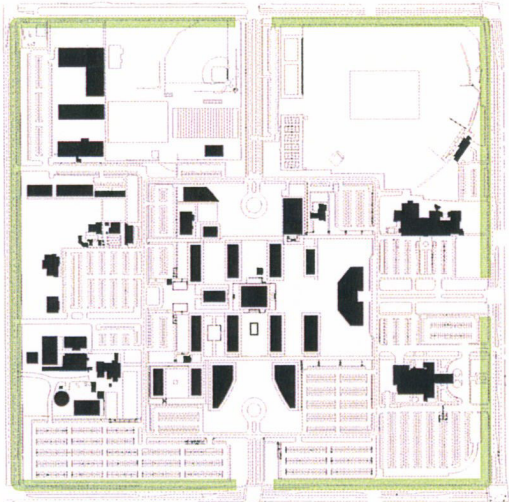


80'  
50'  
30'

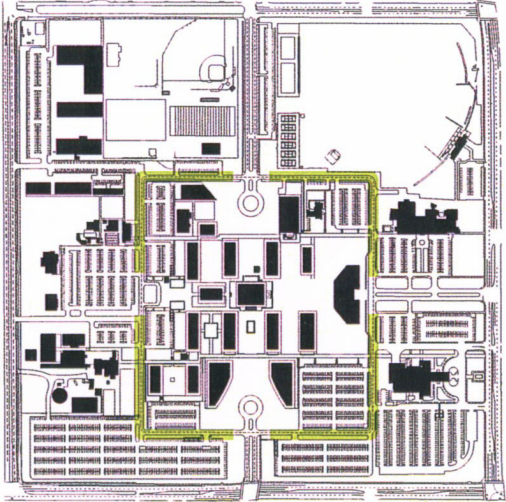
Gradual vegetative layers provide the campus framework, with the interior loop-road distinguishing the interior campus from the secondary site periphery and the three entry corridors.

Vegetative Layering Strategy

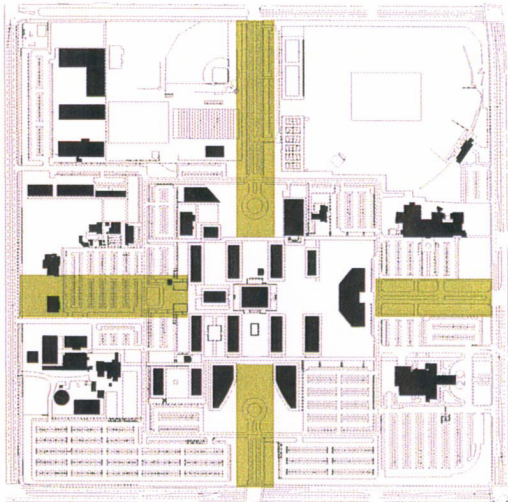




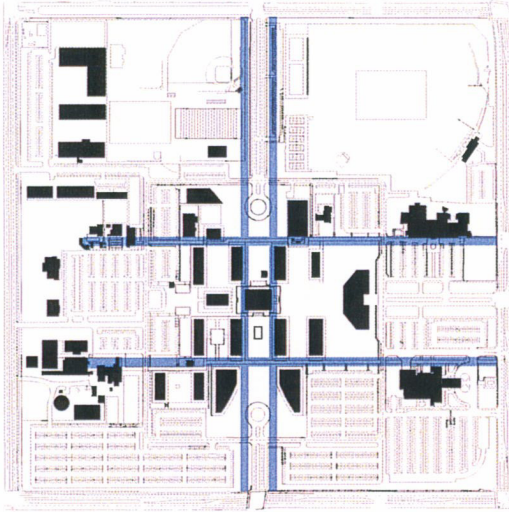
Perimeter Planting



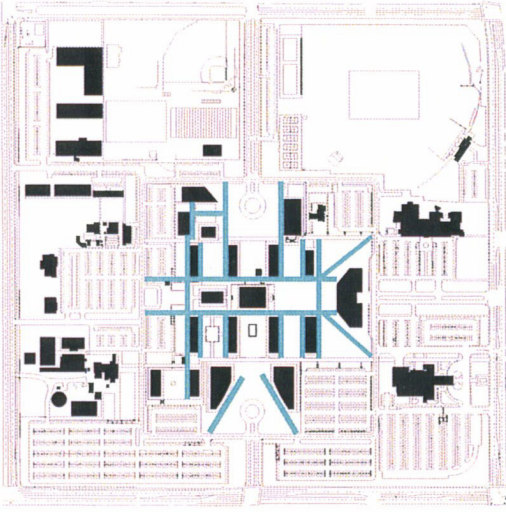
Interior Campus Identity



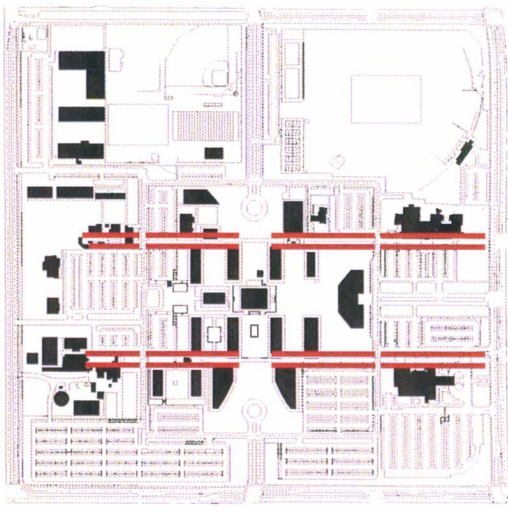
Entry Portals



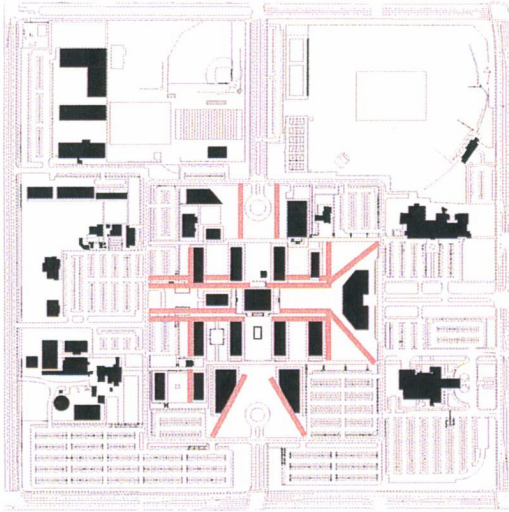
Primary Pedestrian Promenade



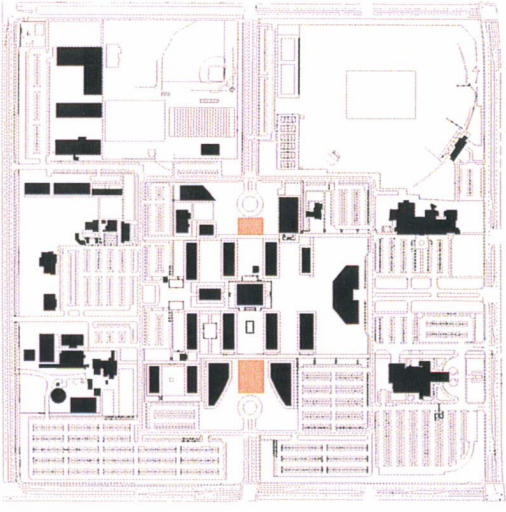
Secondary Pedestrian Promenades



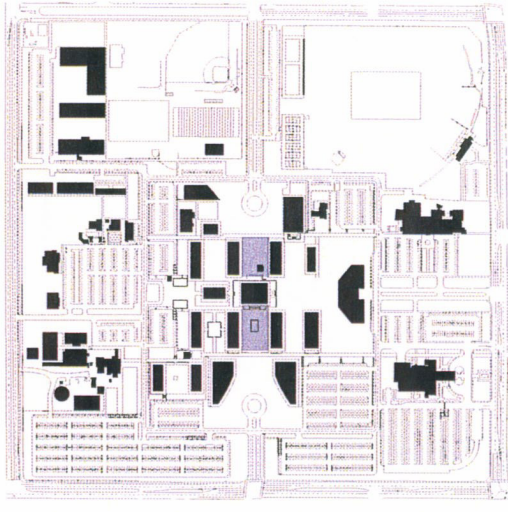
Primary Circulation Tree



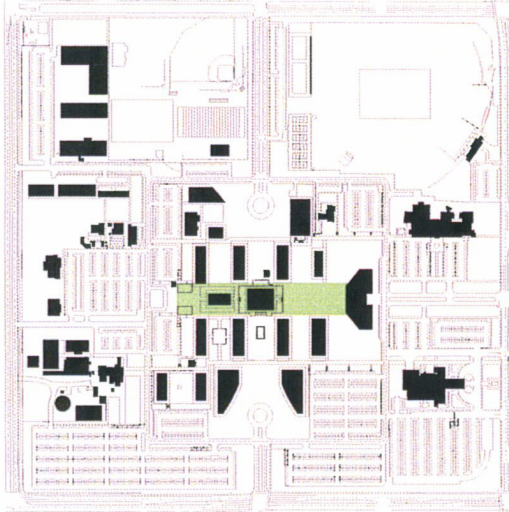
Secondary Circulation Tree



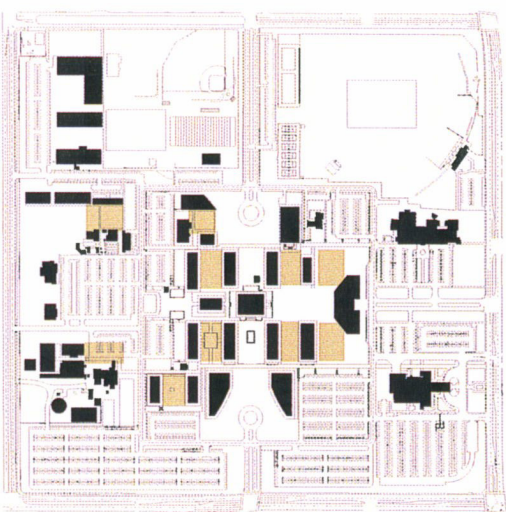
Ceremonial Plazas



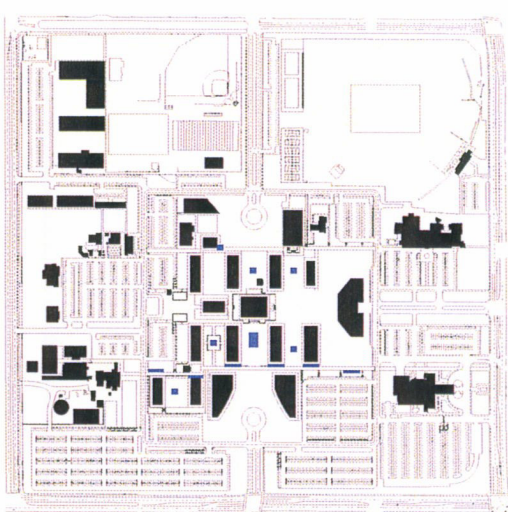
Shaded Pedestrian Bosques



Symbolic Campus Core

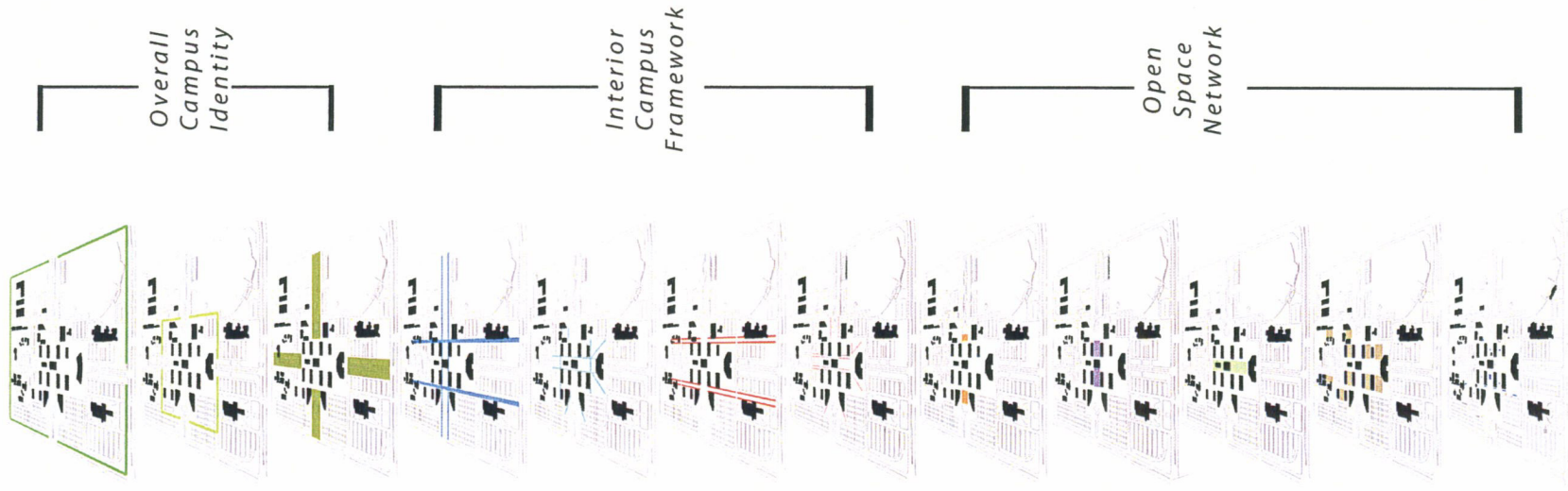
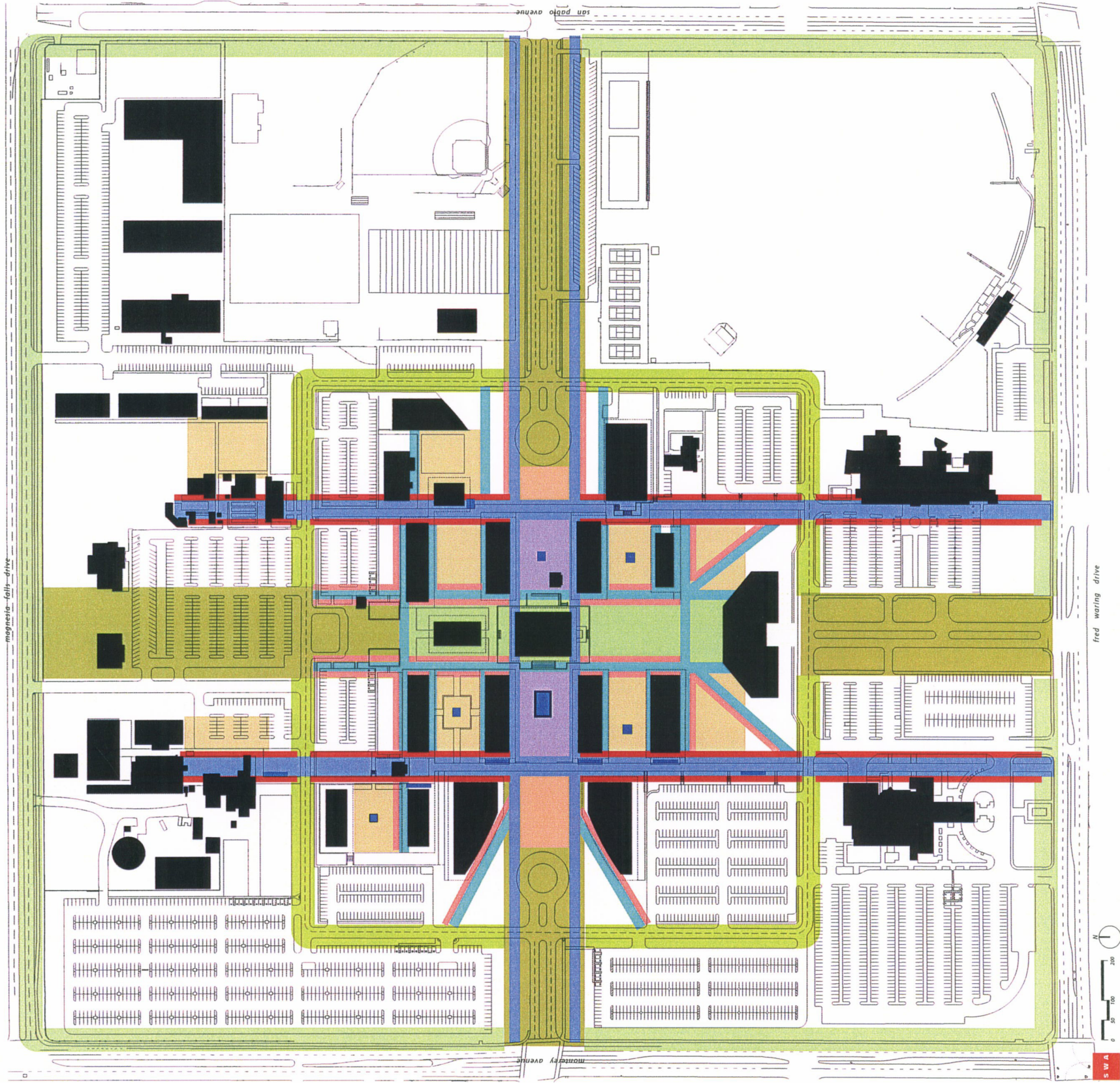


Eclectic Courtyard Network



Fountains

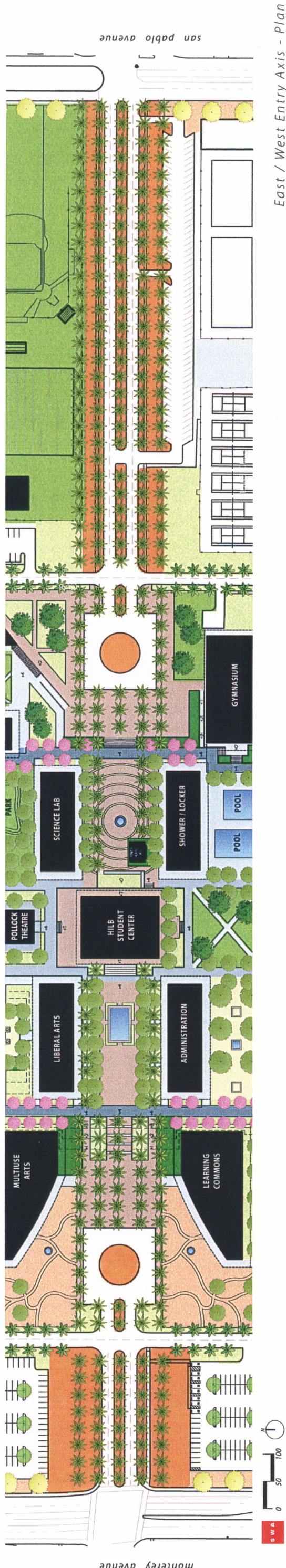
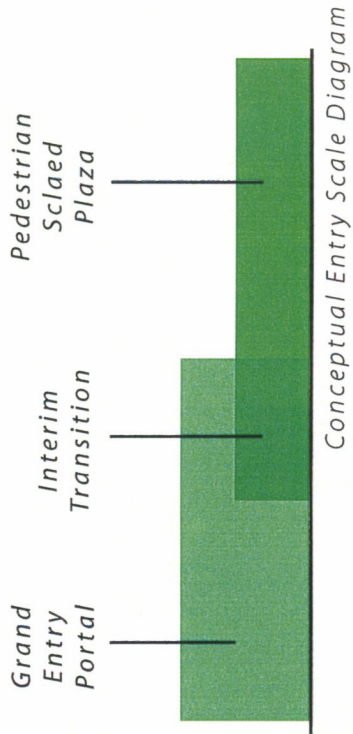




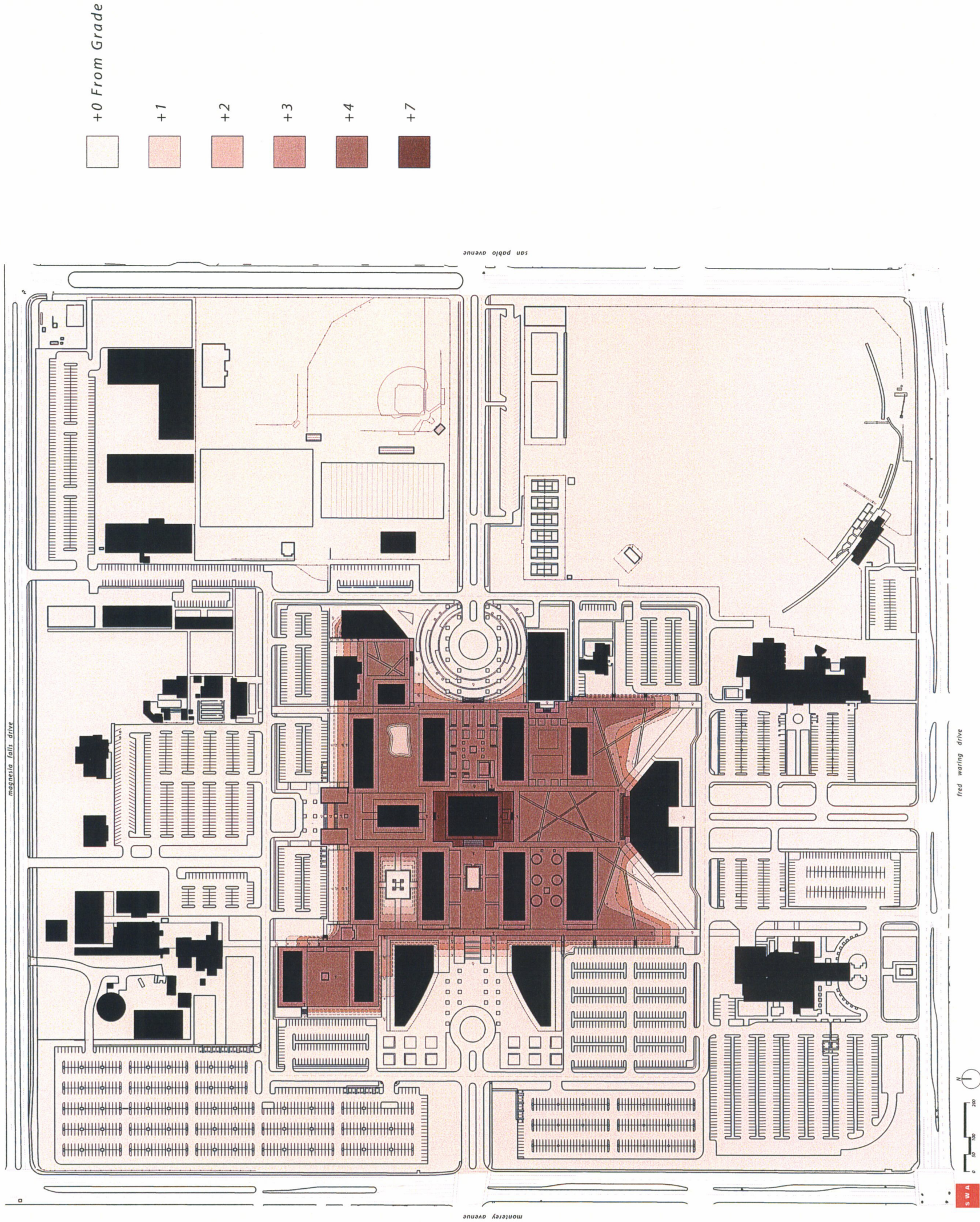


The landscape master plan proposes a slight change in the existing topography of the site. (See page 18) This change will occur at the plus four foot from grade elevation, which creates a podium level that all the classrooms sit on. (See Section 2 for original grading strategy.) The campus currently has large ramps on all four sides that provide a transition from the perimeter parking to the interior campus. The master plan purposes to replace these ramps with large ceremonial stair cases that accentuate the grade change and further the original concept of “stepping up into a world of knowledge.” To do this, the plus four foot elevation level will extend east and west to hold the two primary North / South promenades. This will enable the primary pedestrian thoroughfares to occur at the same elevation as the surrounding classrooms.

The grading on either side of the proposed Business and Community Center should allow for a dynamic assemblage of spatial qualities throughout the quad by allowing for either multiple uses or one overall use. The master plan shows two small amphitheaters on either side of the Business and Community Center that can allow for individual functions separate from the activity of the main quad. However, the steeper slopes on the west and east sides face inward and allow them to be used in concert with the main quad during larger events, such as graduation.









Spatial Networks:

The pedestrian network provides a framework for three spatial categories: Plazas, Quad, and Courtyards. All of the plazas occur along the East / West pedestrian promenade and as mentioned above, are predominately ceremonial in character. The area between the new Multiuse Arts and Learning Commons building will serve as a primary drop-off point and entrance into the campus. This area should be predominately hardscape to accommodate large student functions that may spill over from the adjacent buildings, and preserve views east to the Hilb Center.

In order to encourage more student vitality within the Hilb Center forecourt plaza, more planting and shade should be introduced that adds to a pedestrian scaled microclimate. This is achieved by extending the adjacent building arcades with small canopy trees that frame the fountain and the entrance to the Hilb Center. A similar treatment should also occur East of the Hilb Center that will help create more of a pedestrian gathering space.

The East entry plaza is envisioned to be a very active pedestrian space due to the adjacency of the gymnasium, and the drop-off that may be used in the future for an interior campus tram system and public transportation. Therefore this plaza must maintain openness while simultaneously accommodating passive seating areas. The grand scale of the Date Palms will help add to the ceremonial character of the space.

As part of celebrating the collegiate experience, the master plan proposes the addition of a campus Quad located between the existing Hilb Center and the proposed Business and Community Center. This area is well situated for a Quad because it is framed by signature buildings and flanked by the two North / South pedestrian promenades. A formal layout of pedestrian pathways should carry adjacent building circulation into the Quad, while a more informal layer of planting and secondary paths encourages dynamic circulation and multiple uses. The area just east and west of the new Business and Community Center will take advantage of the existing four foot grade change and integrate two amphitheaters that face towards the central Quad area. The amphitheaters should maintain an informal character so that multiple uses within the quad can occur simultaneously. However, all areas within the quad should assemble into a communal space that can accommodate most of the student body during major events such as graduation, concerts, or lectures.

The last spatial typology, and most flexible in terms of size, use, and character are the individual courtyards. The courtyards should each carry an individual identity based on adjacent building function, microclimates, materiality, academic enrichment, social dynamics, and passive sanctuaries. The master plan contains eight courtyards, six of which are in the campus core, and two along the northern arts and environmental science complexes.

**Planting Zones**

The campus master plan is designed to use plants not only for aesthetics and screening/buffering but also to exploit their more functional uses. As mentioned in Section 3, Civic Responsibility is one of the overriding goals of this master plan, and using plants in innovative ways promotes this by setting an example and teaching the community about sustainable processes. Examples of this include maximizing planting along the southern and western edges of buildings to reduce solar gain and air conditioning demands. Also, by maximizing planting areas where possible, more pervious surface is added to the campus which aids in storm water collection and aquifer recharge. Similarly, these increased planting areas should group together plants with similar hydrological needs, which will help cut down on unnecessary watering. Plant species that require minimal maintenance should be preferred which will cut down on college resources demands, and allows plants to achieve their natural character without the need for heavy pruning and manicuring.

Strategic planting should also be used to increase microclimates throughout the campus by maximizing shaded pedestrian space. These shaded areas can provide protection from the harsh desert climate, and facilitate lush understory planting areas with little additional irrigation and reduced evapotranspiration.

Continuing this goal of Civic Responsibility, the educational aspects of the campus landscape should be realized through an arboretum type approach that not only calls attention to individual plant origins and climates, but also other values such as medicinal, erosion control, habitat, culinary, inks/dye, phytoremediation, sustainable fuels/materials and more. This can be done through the implementation of plaques or other signage types throughout the campus, along with larger areas designed to showcase these functions through multiple planting types. For example, the nursing center courtyard can be framed with medicinal plants, or a phytoremediation garden can be incorporated within the Environmental Science complex where students can

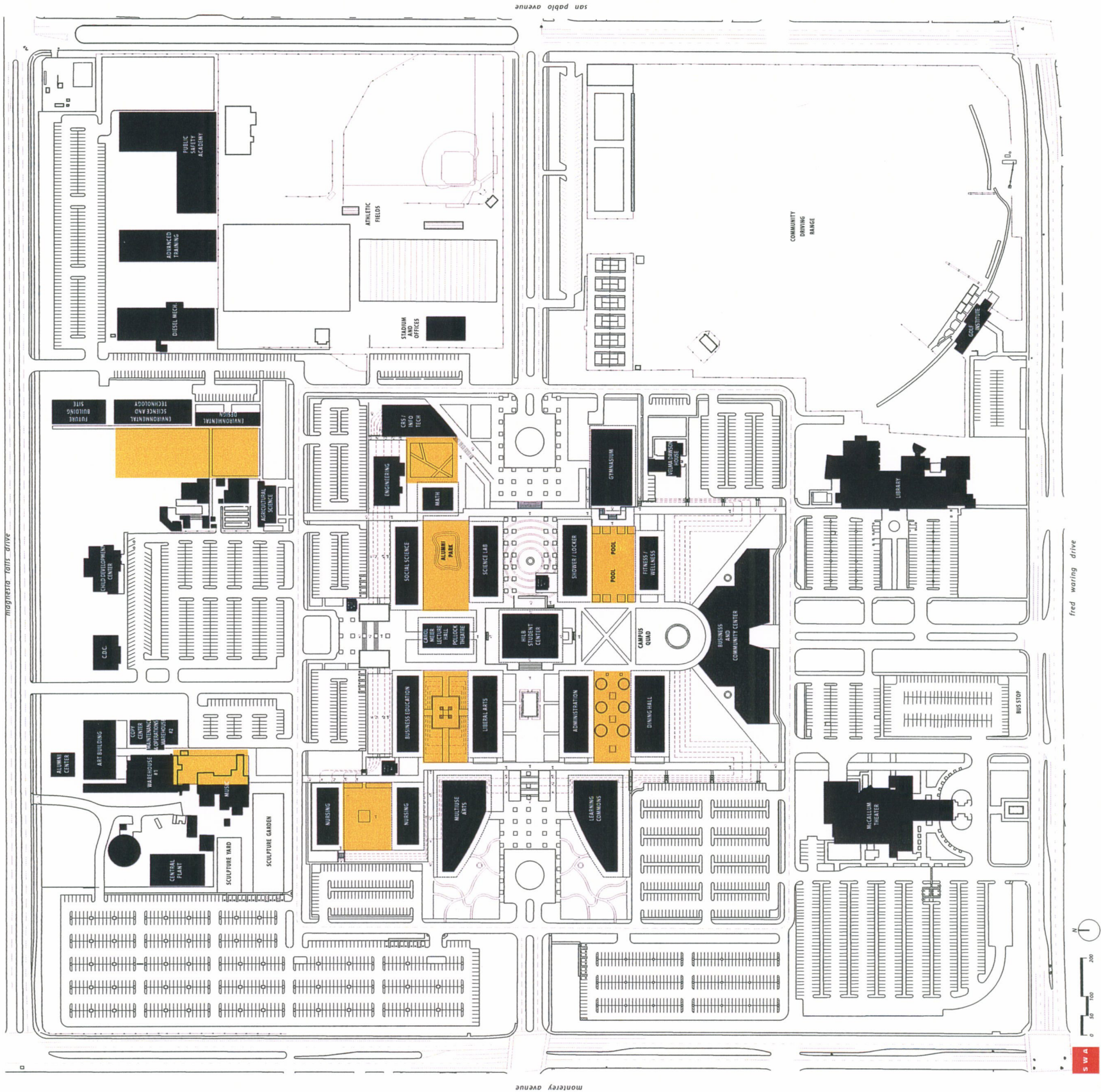


City of Palm Desert Street Planting



Mesquite Tree with Lantana Species







combine classroom teaching with an outdoor laboratory; furthering the schools pedagogy of Active Learning.

The master plan has designated four planting zones that range from an arid periphery to a more densely planted interior, furthering the idea of having an interior oasis within a desert landscape.

Arid Periphery:

The campus periphery is envisioned to tie into the city of Palm Desert's streetscape treatment of native species; however this connection will not be an aesthetic duplicate. The city's methodology is to promote a more sustainable aesthetic by planting native species spaced four to five feet on center with plenty of decomposed granite in between, and minimal groupings of the same species. As part of establishing an identity for the college, this arid / native aesthetic will change along the campus periphery by using the same materials but in a more artful and provocative way. This zone should showcase the character of native desert plants through their unique color and textures. This not only calls attention to the college, it also displays different ways of using native plants within the community, thus breaking the stigma that using native plants must convey a desert vernacular of dirt and cacti.

The college is concerned with the increasing number of pedestrians that cross Monterey Avenue between Fred Waring and Magnesia Falls Drive. Presently, a majority do not use the designated crosswalks which is dangerous for both pedestrians and drivers. Therefore, the edge along Monterey Avenue should be densely planted to prevent random pedestrian crossings except for designated entry points. This dense planting should comprise a layered effect using multiple species of groundcover and shrubs that impedes East / West pedestrian access. To prevent the effect of a visual barrier from the community, a tree species that has a high canopy height should be used along with the layered groundplane so that clear views into the campus will be preserved.

The second zone within the arid periphery is the three campus entries that will be lined with five rows of Date Palms, and call back to the agrarian history of the site. (See Section 2) These Date Palm bosques are envisioned to be quite minimal, with an elegant repetition of a handful of understory species in decorative rock or gravel. This shrub should have a sculptural quality such

as an Aloe or Agave, and be no larger than four feet in height so that views into the campus are preserved and the vertical effects of the Date Palms are accentuated.

The Alumni Road landscape is the final zone with the arid periphery and will be lined with Mexican Fan Palms, the tallest tree on campus. This zone will be a continuous band that serves as the gateway or transition from the outside community to the interior campus. This zone also separates the perimeter parking from the interior campus which will need an understory shrub that is a minimum of three feet in height to help screen the cars and asphalt from view.

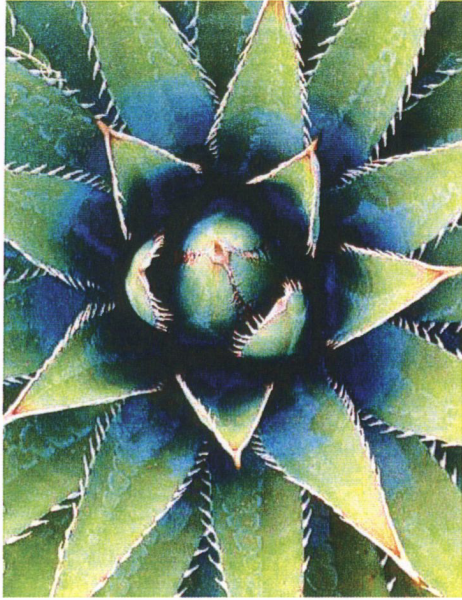
Athletic Fields:

The eastern third of the campus is athletic fields comprised of a community driving range to the south and baseball, football, and soccer fields to the north. These fields should be maintained because they are recreational amenities within the community.

Interior Campus:

The interior campus landscape can be planted with higher density and more groundcover than the periphery zone. This area includes the two main East / West ceremonial plazas, Hilb Center forecourts, and the northern drop-off along Alumni Road. These areas should have a unique character, however, being that one can view these plazas from both Monterey Avenue and San Pablo Drive, visual continuity from the plazas to the arid periphery should be maintained. This will enforce the idea of an exterior gateway that continues into the heart of the campus.

The two plazas are envisioned to be very active spaces so the character of the landscape should allow for this by being open and providing shade. These areas are also comprised of many small planters allowing for a variety of understory trees and specimen or accent planting. This understory planting combined with the extension of the Date Palms provides for a transitional space



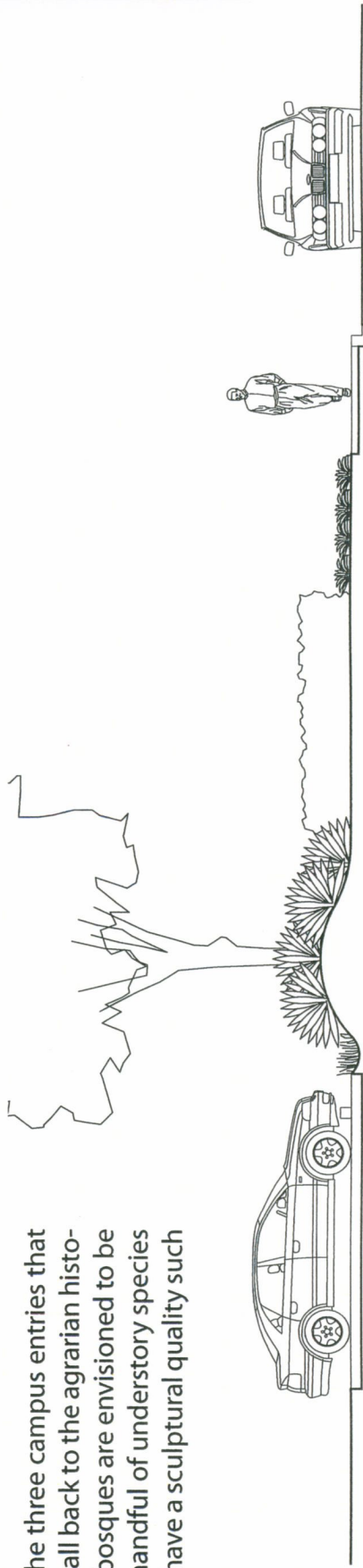
Kaibab Agave



Night Blooming Cereus

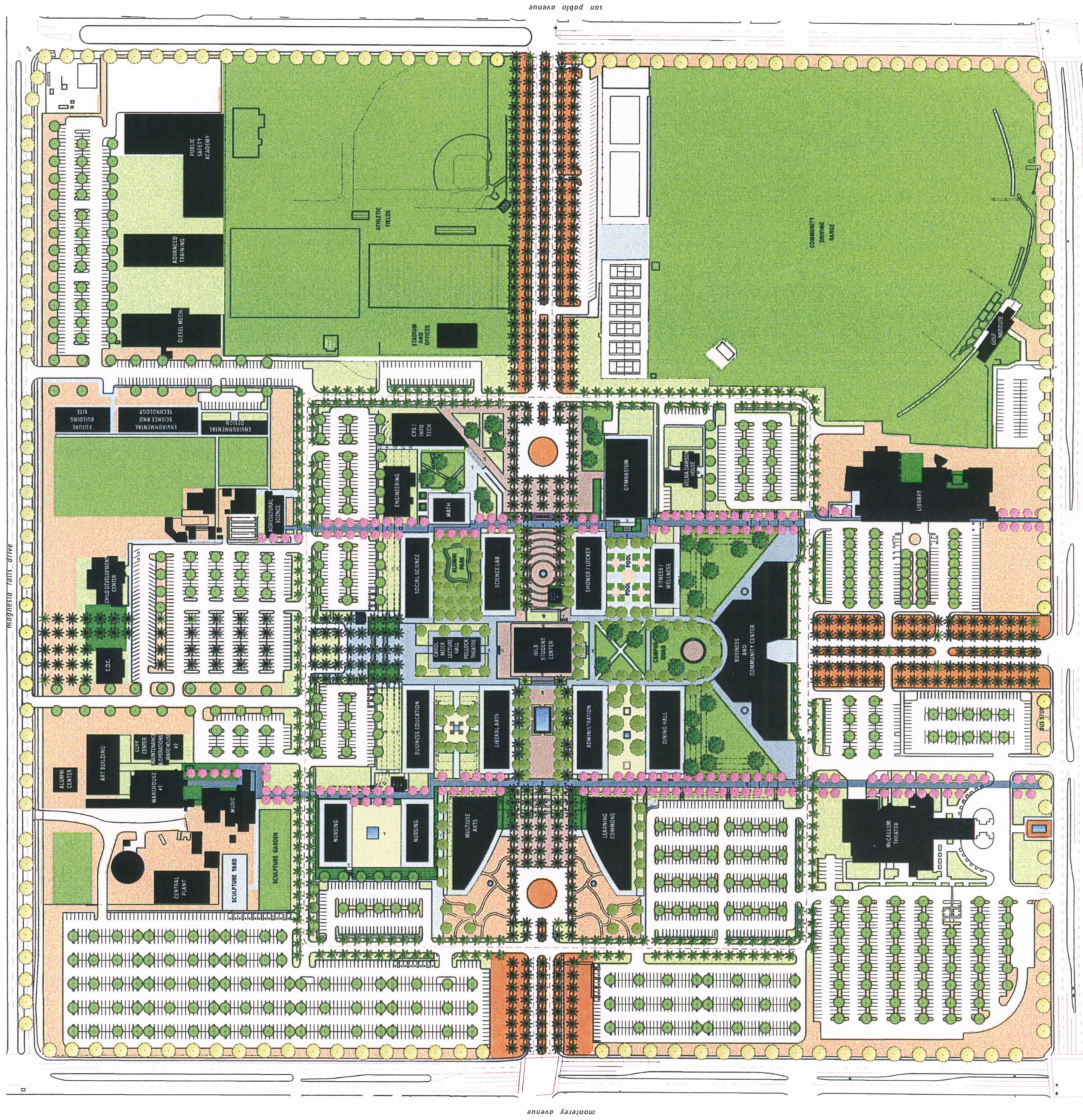
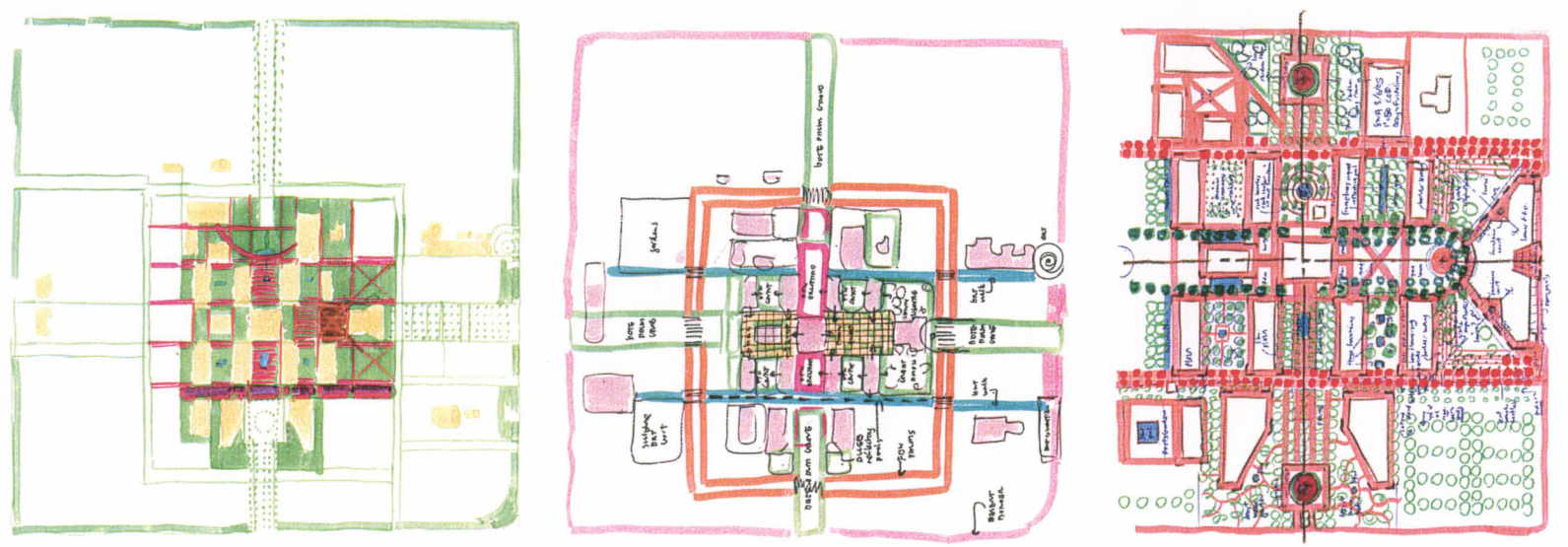


Saguaro Cactus



Section Through Monterey Avenue







between the grand scale of the entries and the pedestrian scale of the forecourts. (See Page 16)

The two forecourts are the terminus of the gateway axes and provide a more passive, pedestrian space adjacent to the Hilb Center. These forecourts should be heavily planted with low canopy trees and dense shrub massings, which will help create a more inviting and comfortable gathering space for students.

Promenades, Quad, and Courtyards:

The two North / South promenades are envisioned to be quite distinct from their surroundings in an effort to acknowledge their prominence throughout the campus. These promenades will be lined with the same canopy tree from Fred Waring Drive, through the campus to the northern Arts and Environmental Science complexes, which reinforces the linear connection between both sides of the campus extending out to the community edge. With the strength of a single, linear tree species, the ground plane planting may differ between each axes. As mentioned in the Circulatory Hierarchy section above, the western North / South promenade should convey a character of looseness and creativity, while the eastern promenade will be more formal and utilitarian. These two delineations can be furthered through a creative ground plane planting scheme that will help create a unique experience along each promenade.

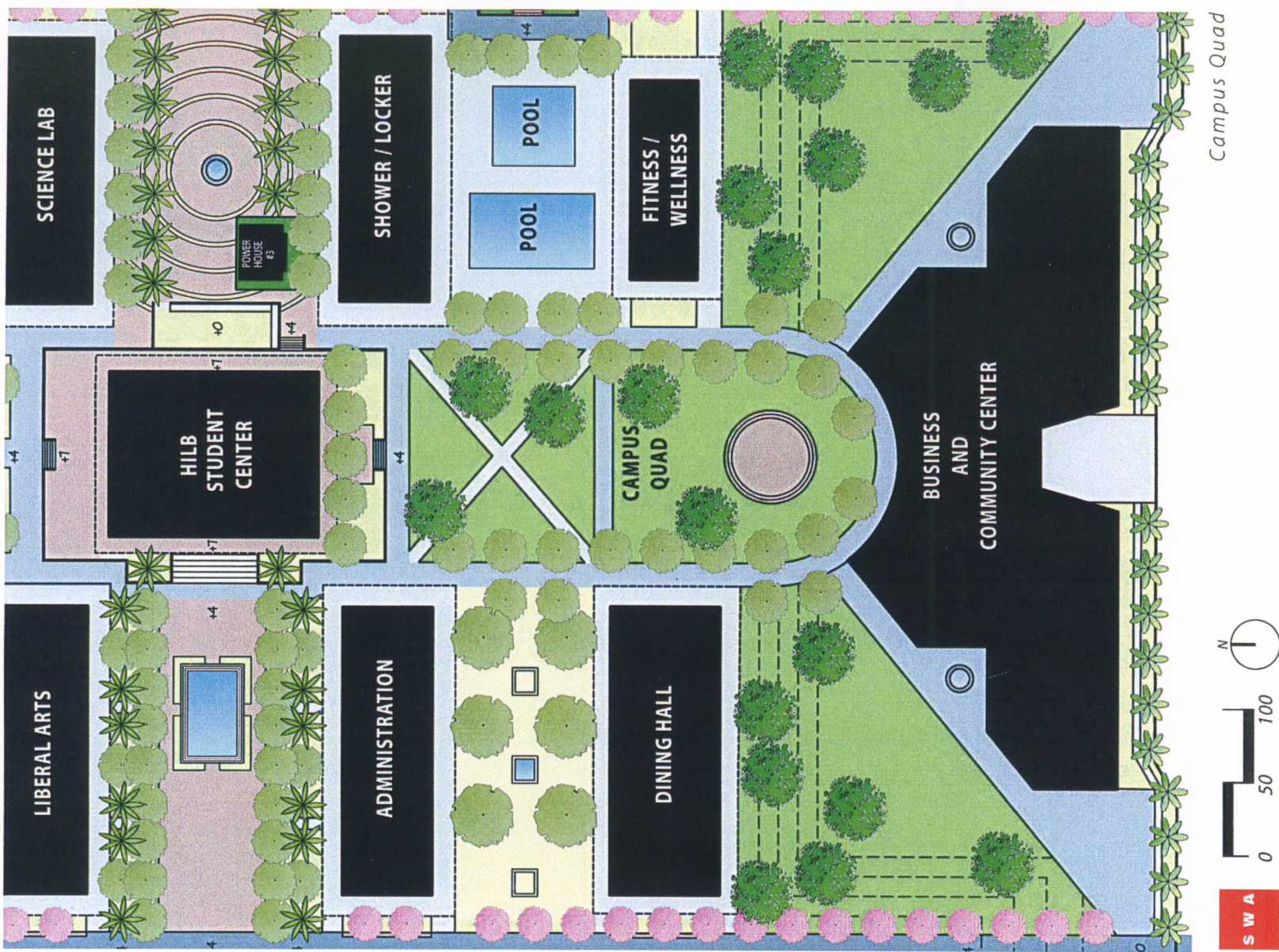
The campus Quad will stand out as the symbolic heart of the campus by both its function and aesthetic. The quad will be the largest area of turf on campus (with the exception of the athletic fields) that promotes a variety of uses, and will be heavily shaded by large canopy trees that help protect staff and students for the harsh summer temperatures.

The tree species for the quad is *Xxxx xxxx* which is a deciduous tree that will lose its leaves in the fall and allow for maximum levels of natural light during the cooler fall and winter months. To accentuate the quad's linear character, a formal upright tree should be used to frame the space and help transition it to the taller Hilb Center and new Business and Community Center.

The courtyards are envisioned to be the most eclectic parts of the campus that offer a variety of uses to the staff and students such as gathering, refuge, and instructional space. Planting here should try to reflect what the adjacent building typologies are and what uses they require of outdoor space. Many of the courtyards have existing plantings that may need to be replaced based on its performance, appropriateness to the desert climate, and future courtyard program.

Irrigation:

The College of the Desert does not currently have a campus-wide Central Irrigation System. The implementation of a computerized Central Control Unit (CCU), linked with project-specific Irrigation Control Units (ICU's), will efficiently control and monitor the use of supplemental water for irrigation. This technology will allow the College to closely and effectively monitor irrigation use by providing customized watering schedules and water distribution for each automatic remote control valve; minimizing excessive watering, and reducing staff maintenance time. Furthermore, the use of additional water-saving irrigation devices (master valves, flow sensors, moisture sensors, rain sensors, low-flow water emitters, check valves, and remote weather stations (monitoring ambient air temperature, relative humidity, wind speed and environmental transpiration rates), coupled with a more native and drought-tolerant landscape plant palette, will collectively and dramatically reduce the College's potable water demands and in-turn save a significant amount of money.





# Campus Plant Palette

## Arid Periphery

<b>Trees:</b>	Ceratonia siliqua	St. John's Bread Carob	40' H x 45' W
	Fraxinus uhdei 'Majestic Beauty'	Evergreen Ash	40' H x 60' W
	Geijera parviflora	Australian Willow	35' H x 25' W
	Grevillea robusta	Silk Oak	70' H x 35' W
	Olneya tesota	Desert Ironwood	25' H x 20' W
	Pinus eldarica	Afghan Pine	40' H x 30' W
	Pistacia chinensis	Chinese Pistach	35' H x 30' W
	Pithecellobium flexicaule	Ebony Blackbead	35' H x 25' W
	Pithecellobium flexicaule	Mexican Pithecellobium	35' H x 25' W
	Prosopis chilensis	Chilean Mesquite	25' H x 25' W
	Quercus ilex	Holly Oak	50' H x 50' W
	Tipuana tipu	Tipu Tree	30' H x 45' W
	Ulmus Parvifolia	Chinese Elm	50' H x 40' W
	<b>Palms:</b>		
	Phoenix dactylifera	Date Palm	50' H x 40' W
	<b>Shrubs:</b>		
	Agave angustifolia	Caribbean Agave	3' H x 4' W

<b>Trees:</b>	Acacia salicina	Willow Acacia	30' H x 30' W
	Bauhinia blakeana	Orchid Tree	25' H x 20' W
	Bauhinia purpurea	Purple Orchid Tree	30' H x 25' W
	Brachychiton populneus	Bottle Tree	40' H x 30' W
	Eriobotrya japonica	Loquat	20' H x 30' W
	Fraxinus uhdei 'Majestic Beauty'	Majestic Beauty Ash	40' H x 40' W
	Grevillea robusta	Silk Oak	45' H x 30' W
	Koelreuteria bipinnata	Golden Rain Tree	30' H x 35' W
	Olea europaea	Olive	35' H x 35' W
	Olneya tesota	Desert Ironwood	25' H x 20' W
	Prunus cerasifera 'Krauter Vesuvius'	Purple Plum	20' H x 20' W
	Quercus ilex	Holly Oak	40' H x 40' W
	Quercus virginiana	Southern Live Oak	60' H x 60' W
	<b>Palms:</b>		
	Washingtonia robusta	Mexican Fan Palm	80' H x 15' W
	<b>Shrubs:</b>		
	Agave geminiflora	Twin Flower Agave	3' H x 4' W

<b>Trees:</b>	Agave geminiflora	Twin Flower Agave	3' H x 4' W
	Agave ufahensis 'Kaibabensis'	Kaibab Agave	4' H x 5' W
	Aloe arborescens	Giant Aloe	8' H x 8' W
	Anisacanthus spp.	Desert Honeysuckle	4' H x 4' W
	Bougainvillea spp.	Bougainvillea	5' H x 8' W
	Brunfelsia pauciflora 'Floribunda'	Yesterday, Today & Tomorrow	8' H x 5' W
	Buddleia marrubifolia	Woolly Butterfly Bush	8' H x 8' W
	Caesalpinia gilliesii	Yellow Bird of Paradise	6' H x 6' W
	Caesalpinia pulcherrima	Red Bird of Paradise	8' H x 10' W
	Carneglea gigantea	Saguaro	10' H x 5' W
	Cordia boissieri	Texas Olive	15' H x 15' W
	Dasyliirion spp.	Desert Spoon	4' H x 5' W
	Dodonaea viscosa	Hopseed Bush	10' H x 8' W
	Echinocactus grusonii	Golden Barrel Cactus	3' H x 3' W
	Eremophilla maculata 'Valentine'	Valentine	4' H x 4' W
	Euonymus japonicus	Euonymus	8' H x 6' W
	Euryops pectinatus	Green Gold	4' H x 3' W

<b>Trees:</b>	Fouquieria splendens	Ocotillo	15' H x 5' W
	Justica californica	Chuparosa	4' H x 7' W
	Justica spicigera	Mexican Honeysuckle	4' H x 4' W
	Leucophyllum candidum	Violet Silver Leaf	3' H x 5' W
	Leucophyllum frutescens	Texas Ranger	6' H x 5' W
	Muhlenbergia capillaris	Pink Muhly	3' H x 3' W
	Myrtus communis	True Myrtle	5' H x 4' W
	Penstemon eatonii	Firecracker Penstemon	3' H x 2' W
	Photinia x fraseri	Photinia	8' H x 4' W
	Psilostrophe tagetina	Texas Paperflower	2' H x 3' W
	Salvia clevelandii	Chaparral Sage	4' H x 5' W
	Senna artemisioides	Feathery Cassia	4' H x 5' W
	Simmondsia chinensis	Jojoba	6' H x 6' W
	Stipa tenuissima	Mexican Feather Grass	2' H x 3' W
	Tecoma x'Orange Jubilee'	Orange Jubilee	12' H x 8' W
	Xylosma congestum	Glossy Xylosma	8' H x 10' W
	Yucca aloifolia	Spanish Bayonet	8' H x 3' W



<b>Groundcover:</b>	Acacia redolens ‘Desert Carpet’	Desert Carpet	2’ H x 10’ W
	Achillea tomentosa	Woolly Yarrow	8” H x 3” W
	Ajuga reptans	Carpet Bugle	4” H x 1” W
	Baileya multiradiata	Desert Marigold	1’ H x 8” W
	Cerastium Tomentosum	Snow-In-Summer	8” H x 2” W
	Convolvulus mauritanicus	Ground Morning Glory	1.5’ H x 2’ W
	Dimorphotheca sinuata	African Daisy	1’ H x 1’ W
	Eschscholzia californica	California Poppy	1’ H x 1’ W
	Lantana spp.	Lantana	1.5” H x 4” W
	Myoporium parvifolium	Myoporium	6” H x 6” W
	Verbena spp.	Peruvian Verbena	8” H x 4” W
	Wedelia trilobata	Yellow Dot	1.5” H x 7” W
	<b>Vines:</b>		
	Ficus pumila	Creeping Fig	30’ spread
	Gelsemium sempervirens	Carolina Jessamine	20’ spread
	Macfadyena unguis-cati	Catclaw	30’ spread

## Promenades, Quad & Courtyards

<b>Trees:</b>	Acacia farnesiana	Sweet Acacia	20’ H x 25’ W
	Acacia saligna	Golden Wreath Wattle	25’ H x 20’ W
	Albizia julibrissin	Silk Tree	30’ H x 25’ W
	Brahea armata	Mexican Blue Fan Palm	30’ H x 8’ W
	Calliandra haematocephala	Pink Powder Puff	15’ H x 15’ W
	Carnegiea gigantea	Saguaro Cactus	25’ H x 15’ W
	Ceratonia	Carob	40’ H x 50’ W
	Cercidium spp.	Palo Verde	30’ H x 35’ W
	x Chitalpa tashkentensis	Chitalpa	25’ H x 25’ W
	Dalbergia sissoo	Smoke Tree	45’ H x 35’ W
	Eriobotrya japonica	Loquat	20’ H x 30’ W
	Feijoa sellowiana	Pineapple Guava	15’ H x 15’ W
	Fraxinus velutina ‘Modesto’	Modesto Ash	30’ H x 30’ W
	Koelreuteria bipinnata	Golden Rain Tree	30’ H x 35’ W
	Lagerstroemia Indica	Crape Myrtle	25’ H x 35’ W

Lysiloma microphylla var. Thornberi	Feather Bush	40’ H x 30’ W
Olea europaea	Olive	35’ H x 35’ W
Parkinsonia aculeata	Mexican Palo Verde	30’ H x 35’ W
Pistacia chinensis	Chinese Pistache	50’ H x 45’ W
Pithecellobium flexicaule	Texas Ebony	30’ H x 20’ W
Prosopis spp.	Mesquite	25’ H x 30’ W
Prunus cerasifera ‘Krauter Vesuvius’	Purple Plum	20’ H x 20’ W
Quercus agrifolia	California Live Oak	50’ H x 50’ W
Quercus suber	Cork Oak	50’ H x 50’ W
Sophora secundiflora	Texas Mountain Laurel	25’ H x 15’ W
Ulmus parviflia	Chinese Elm	35’ H x 40’ W

<b>Shrubs:</b>	Aloe vera	True Aloe	2’ H x 3’ W
	Agave vilmoriniana	Octopus Agave	4’ H x 4’ W
	Anisodonte Hypomandarum	South African Mallow	3’ H x 4’ W
	Asclepias subulata	Desert Milkweed	5’ H x 4’ W
	Cereus hildmannianus	Hildman’s Cereus	12’ H x 8’ W
	Dalea frutescens ‘Sierra Negra’	Black Dalea	4’ H x 6’ W
	Ferocactus wislizenii	Fish-Hook Barrel Cactus	5’ H x 4’ W
	Hemerocallis spp.	Daylily	3’ H x 3’ W
	Hesperaloe parviflora	Red Yucca	3’ H x 2’ W
	Leonotis leonurus	Lion’s Tail	5’ H x 3’ W
	Leucophyllum pruinosum	Figwort	4’ H x 4’ W
	Leucophyllum zygophyllum ‘Cimarron’	Blue Ranger	3’ H x 3’ W
	Malpighia glabra	Barbados Cherry	3’ x 4’ W
	Muhlenbergia emersleyi	Bull Grass	4’ H x 3’ W
	Muhlenbergia rigens	Deer Grass	3’ H x 4’ W

Nolina microcarpa	Bear Grass	3’ H x 5’ W
Opuntia engelmannii	Engelmann’s Prickly Pear	6’ H x 12’ W
Penstemon eatonii	Firecracker Penstemon	3’ H x 2’ W
Perovskia atriplicifolia	Russian Sage	3’ H x 4’ W
Pittosporum tobira	Mock Orange	6’ H x 5’ W
Portulacaria afra	Elephant’s Food	4’ H x 6’ W
Psilostrophe tagetina	Texas paperflower	2’ H x 3’ W
Rosa banksiae	Landy Bank’s Rose	15’ H x 8’ W
Rosmarinus officinalis	Rosemary	2’ H x 4’ W
Salvia farinacea	Meally Cup Sage	2’ H x 3’ W
Salvia greggii	Red Salvia	3’ H x 3’ W
Salvia leucantha	Mexican Bush Sage	3’ H x 4’ W
Senna nemophylla	Bushy Senna	4’ H x 4’ W
Stipa tenuissima	Mexican Feather Grass	2’ H x 3’ W
Tagetes lucida	Licorice marigold	4’ H x 4’ W
Xylosma congestum	Glossy Xylosma	8’ H x 10’ W
Yucca whipplei	Our Lord’s Candle	4’ H x 5’ W

### Groundcover:

Artemisia schmidtiana	Angel’s Hair	2’ H x 2’ W
Asclepias tuberosa	Butterfly Weed	2’ H x 3’ W
Calendula officinalis	Calendula	1.5’ H x 5” W
Catharanthus roseus	Vinca	1.5’ H x 3’ W
Centaurea cineraria	Dusty Miller	2’ H x 2’ W
Cheiranthus cheri	Wallflower	2’ H x 2’ W
Chrysanthemum x superbum	Shasta Daisy	2’ H x 2’ W
Convolvulus mauritanicus	Ground Morning Glory	1.5’ H x 2’ W
Loreopsis lanceolata	Lance-Leaf Coreopsis	2’ H x 3’ W
Dalea spp.	Dalea	3’ H x 2’ W
Gaillardia pulchella	Indian Blanket	1.5’ H x 3’ W
Hesperis matronalis	Dame’s Rocket	3’ H x 3’ W
Heuchera sanguinea	Coral Bells	2’ H x 2’ W
Imperata cylindrica	Japanese Blood Grass	1.5’ H x 2’ W
Linum grandiflorum ‘Rubrum’	Scarlet Flax	1.5’ H x 2’ W
Teucrium chamaedrys	Germander	1’ H x 2’ W
Thymus praecox	Mother of Thyme	6” H x 1’ W
Zephyranthes grandiflora	Rain Lilly	1’ H x 1’ W

### Vines:

Antigonon leptopus	Coral Vine	40’ spread
Ficus pumila	Creeping Fig	30’ spread
Lonicera japonica ‘Halliana’	Hall’s Honeysuckle	20’ spread



## Planting Zones





### Unifying Elements

To improve clarity throughout the campus an overall system of unifying elements that “link” one end of the campus to the other should be implemented. This system working together with the Circulatory Hierarchy strategy mentioned above will create a coherent campus environment for the staff and students. A finer grain of materials will help differentiate space within select locations that are defined by the campus Spatial Network strategy.

#### Campus Wide Art Program:

The College of the Desert currently has a large outdoor sculpture collection, with sizes and locations varying throughout the campus. To further the goal of improving clarity on campus, the landscape master plan proposes moving existing sculpture locations to more strategic areas on campus that will help with wayfinding, terminate vistas, and create focal points throughout the campus. (See page 27) The master plan has designated two types of art/sculpture: Primary and Secondary. Primary art pieces are considered those that are large and can maintain a presence from a distance. These pieces will serve as campus focal points, and are proposed to be located at the four corners of Alumni Road, the two entry plazas, select areas along the community/campus edge, and several other locations within the campus interior. The secondary sculptures are considered as those that are smaller, unique to individual spaces, and rely more on a finer grain of texture and materials. These sculptures can be comprised of many smaller pieces that visually connect long distances, telling a story or artistic concept along the way. The western North / South promenade has been programmed as the arts promenade (See Circulatory Hierarchy above) and is well suited for many secondary art pieces as well as a few primary ones.

Temporary installations should also be promoted and can have more flexibility in locations throughout the campus. Temporary installations can include those from the outside community, along with student work from the arts department, environmental engineering, architecture, and landscape construction classes. These temporary structures/sculptures allow the students to apply classroom knowledge through on site “mock-ups” and help give students pride and ownership of their surrounds while furthering the schools approach of Active Learning.

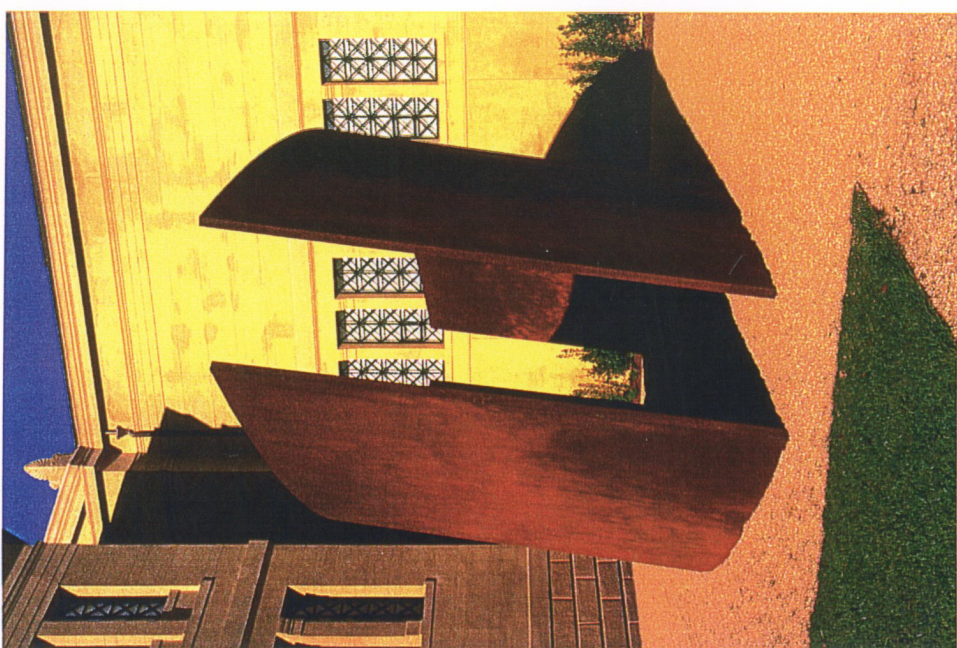
#### Fountains:

A key part of the landscape master plan are fountains that work together with the surrounding landscape to enrich the pedestrian quality of the plazas and courtyards. The largest existing fountain on campus is the Fountain of Knowledge and is located in the western Hilb Center forecourt. This fountain dates back to the original campus design and is very ceremonial in its placement being located along the western entry axis that creates a visual connection between the community and the campus. The fountain is currently in use, however in quite poor condition. The fountain rests in a large concrete plaza that gets very hot during the summer months, and a sign located next to the fountain prohibits student from coming into contact with the water. Redesign of this fountain to allow for more interactivity with the students along with increased planting and shade on both sides will help stimulate activity within the western forecourt to the Hilb Center.

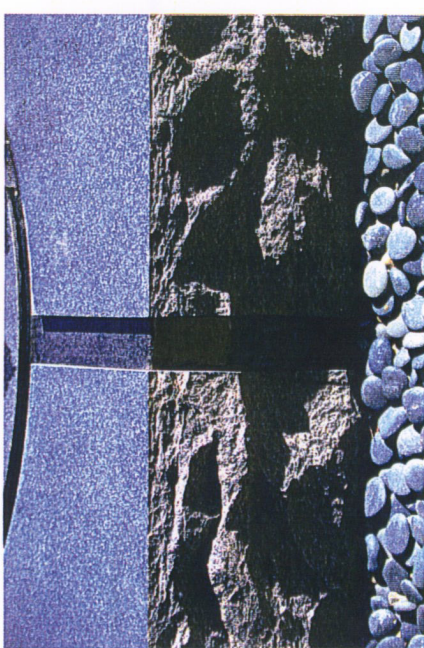
Two other existing fountains are located in the Northwest and Southwest courtyards and have a more passive character. The landscape master plan proposes the addition of three new fountains that continue this passive character and allow the Fountain of Knowledge to remain as the primary fountain on campus. Creating smaller water features help continue the landscape master plan goal of Civic Responsibility by trying to preserve natural resources while celebrating the desert climate. Other possible fountain locations are areas along the western North / South promenade that allow for a series of linear water features and help create a more unified experience.

#### Paving Materials:

The master plan has defined eight pedestrian paving types throughout the campus. (See Page 30) The campus periphery will have a more organic treatment consisting of decomposed granite which ties into the City of Palm Desert’s adjacent streetscape treatments. The parking lots throughout the campus are envisioned to continue this arid aesthetic of planting in decomposed granite. The decomposed granite will terminate at the three campus entries and change into a larger material with more texture and color such as gravel or rocks; which will call attention to the entries and creates a uniform experience for all three entries.



Outdoor Sculpture



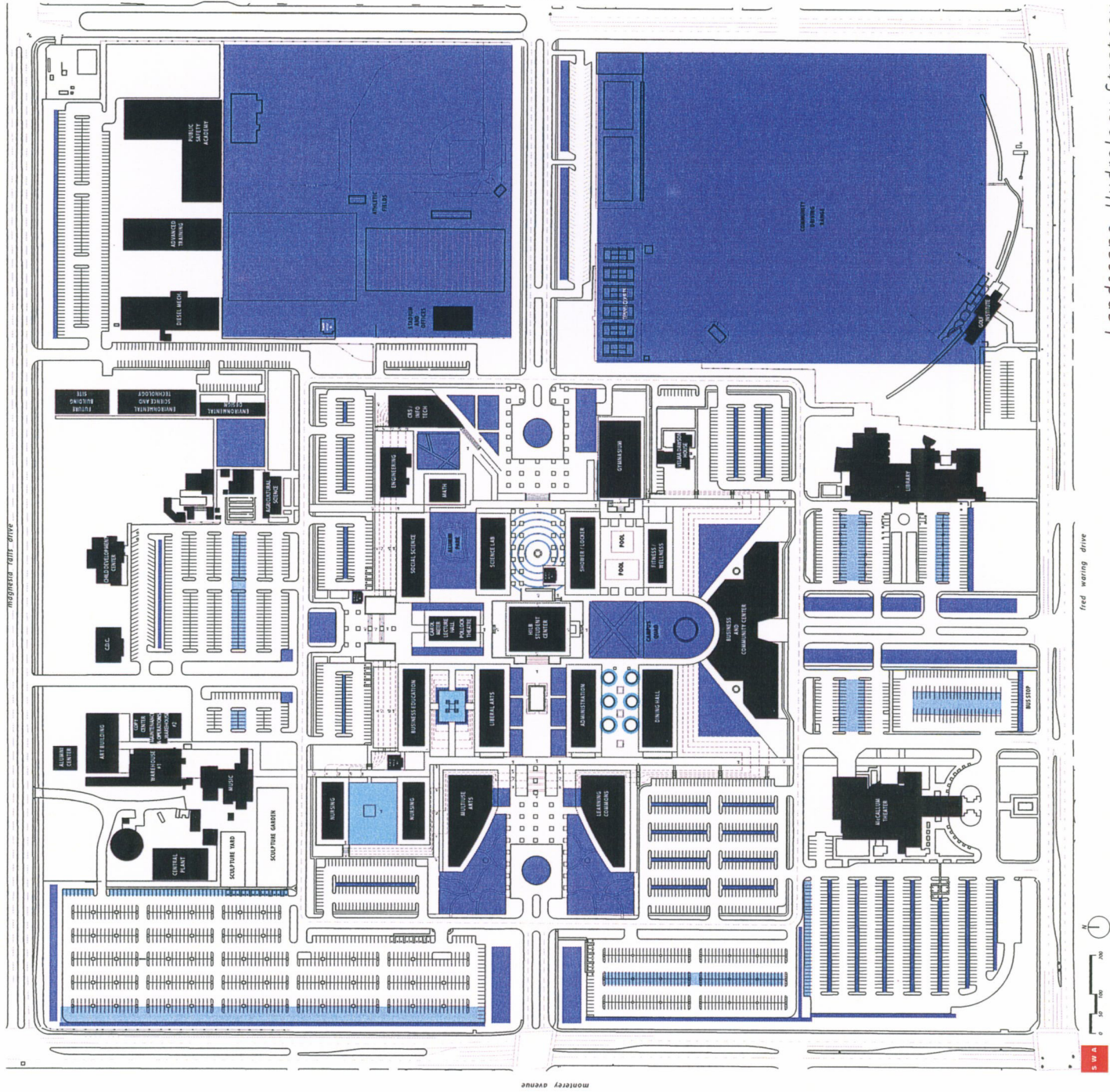
Granite Water Channel With Mexican Pebble



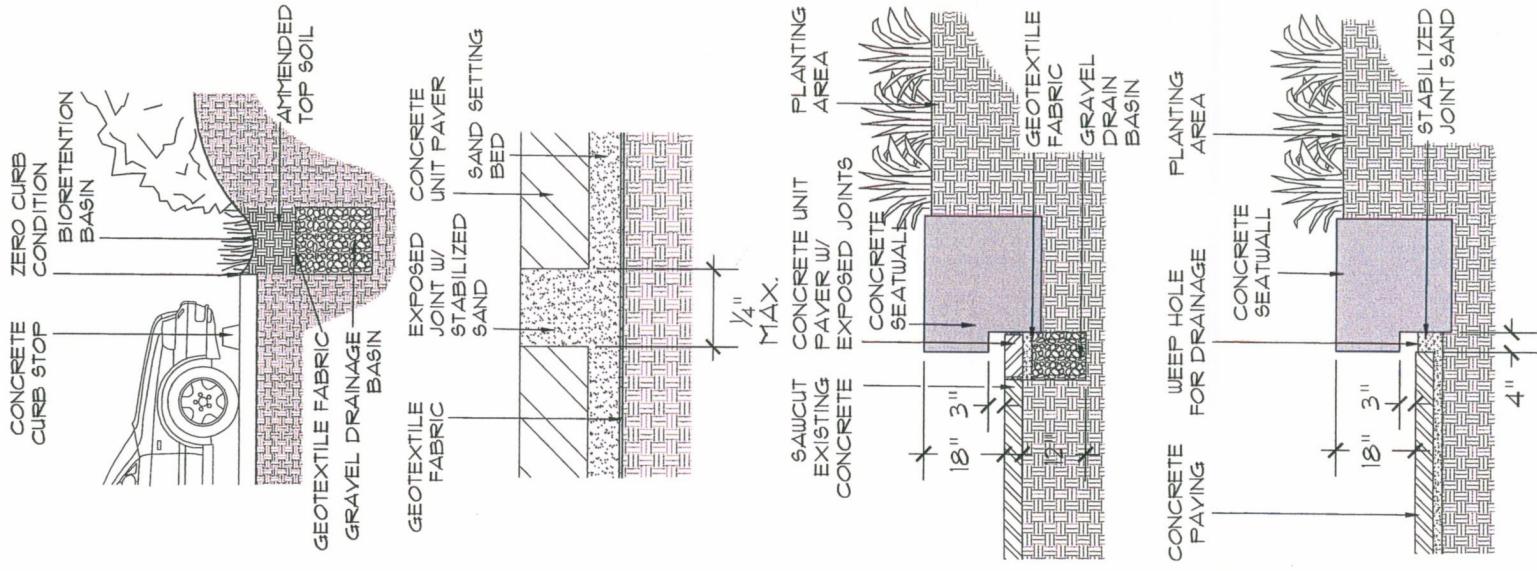




In keeping with the master plan goal of Civic Responsibility, the new campus storm drainage system will move towards a containment strategy that alleviates pressure on the city's storm drainage system and captures on site pollutants before they can contaminate down stream areas. Some of the largest paving areas on campus are the numerous parking lots, and incorporating porous paving will significantly increase the sites storm water absorption rates. Porous concrete and asphalt contains between 15-25% voids which can soak up three to five gallons of water per minute per square foot, or between 270 to 450 inches per hour. (See outline specifications for more technical information.) Being that this capacity far exceeds the annual rainfall of Palm Desert (3.38 inches) only certain sections of the parking lots need to be comprised of porous paving, such as the outer row of parking stalls and some interior areas. Specific capacity and drainage strategies should be worked out closely with the project Civil Engineer. Furthermore, incorporating linear bioretention basins or bio-swales along the parking perimeter, pollutants will be captured and filtered before they reach overflow catch basins.



Landscape Hydrology Strategy



Porous Paving Details



The campus interior will have a more eclectic mix of paving types that are overlaid by the main pedestrian promenades established in the Campus Framework. These promenades should contain higher-end materials than any other part of the campus, thus furthering their prominence throughout the campus. The two North/South promenades will have the same paving type of integral color concrete, with hand seeded aggregate and a medium sandblast finish. Other additives such as silica carbide and “pixy dust” can be added for further enhancement. This enhanced paving should carry through Alumni Road in the form of vehicular concrete crosswalks to further the idea of a continuous promenade that connects the northern classrooms to the library and McCallum Theater to the south. The main East / West promenade will be composed of similar material; however it should maintain a separate identity from the two North / South promenades. This paving type covers the largest open hardscape areas on the campus, therefore careful attention should be paid towards paving jointing to prevent any cracking or warping. Also, hardscape drains can be reduced within these large plazas by maximizing sheet flow into the perimeter landscape. Furthermore, large areas of concrete can be broken up with an intermix of porous paving such as decomposed granite or concrete unit pavers.

The pedestrian paths that run North / South on either side of the Hilb Center and connect the quad to the north drop-off along Alumni Road will be the third type of paving. These paths should be soft earth-toned integral concrete made from Type III Portland Cement, with a light sandblast finish. This paving type does not have to carry through the turf areas, but it is important that the quad is framed with a unifying paving material.

The courtyards are envisioned to be the eclectic spaces within the campus and can contain a variety of paving types. However, being that the courtyards accommodate a more static/passive activity, porous paving should be maximized within these areas such as concrete unit pavers with permeable joints, unstabilized decomposed granite, or concrete with through-cut jointing. Also, some of the courtyards contain existing seatwalls which can incorporate slot drains or weep-holes at their base to allow for more drainage. (See page 29.)

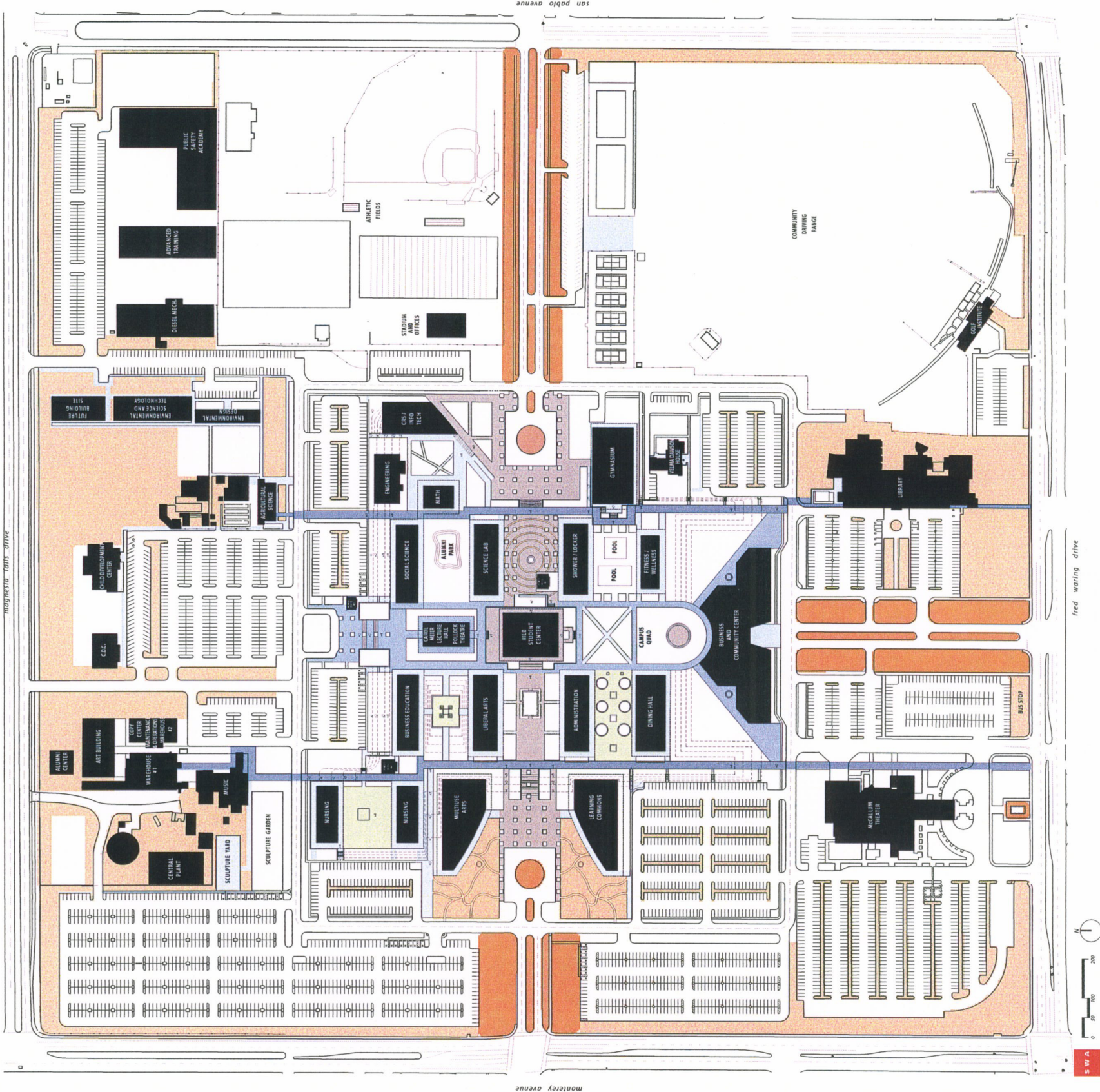


*Courtyard with Organic Materials*



*Porous Concrete Unit Pavers*





- Decomposed Granite
- Gravel / Decorative Rock
- Promenade Paving "A"
- Promenade Paving "B"
- Pedestrian Paving "C"
- Pedestrian Paving "D"
- Unit Pavers