

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

213 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 5, 2008

SUBJECT: Bermuda Dunes Design Guidelines

RECOMMENDED MOTION: That the Board of Supervisors adopt the attached
Bermuda Dunes Design Guidelines

BACKGROUND: The County has been working with the community of Bermuda Dunes for nearly two years to address community design issues, and in particular, to prepare community design guidelines. The consultant firm of PDS West (Mr. Bob LaCoss) was hired to assimilate input from the community, county departments, and other public agencies, and prepare a design guidelines document for Bermuda Dunes. The document has been completed, and is attached. The development of the Bermuda Dunes Design Guidelines involved public input from the local community through several meetings with the Bermuda Dunes Community Council, most recently at the Community Council's April 10, 2008 meeting, and with local citizens, and from the Riverside County Planning Commission at its meeting of September 5, 2007.

The Bermuda Dunes Design Guidelines include proposals for a community identification logo, community entry monumentation, and concepts and designs for street signs, landscaping, and architectural features. Once adopted by the Board of Supervisors, the guidelines will be implemented through both future public and private projects in the community.

It should be noted that the Bermuda Dunes Design Guidelines are just one part of a multi-faceted program of policy and infrastructure improvements that the County is working to develop with the community of Bermuda Dunes that are being coordinated

Ron Goldman
Planning Director

initials

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
DATE 5/11/08
Department of Planning
Tina Grande

Policy
 Policy

Consent
 Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District:

Agenda Number:

3.47

The Honorable Board of Supervisors
RE: Bermuda Dunes Design Guidelines
May 5, 2008
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through Supervisor Wilson's office and several County departments. The Economic Development Agency and Transportation Department are concurrently planning street improvements in the community, and the Planning Department is coordinating the preparation of Neighborhood Preservation Standards to address several community property maintenance issues.

Because Bermuda Dunes is mostly built-out, some variations in the design guidelines will need to occur as new infrastructure projects are planned in detail, to ensure that they meet the intent of the guidelines, while still meeting necessary public safety standards, and are affordable to build and maintain in the future.

The Neighborhood Preservation Standards would be implemented along with the Bermuda Dunes Design Guidelines to enhance the livability of Bermuda Dunes. Community meetings have been held in regard to the proposed Neighborhood Preservation Standards in March and April of this year; additional work will follow to complete this project, which is anticipated to be ready for consideration by the Board, and adopted, later this year.

Finally, the community of Bermuda Dunes is expected to benefit from the adoption of Ordinance No. 348.4481, by the Board of Supervisors, on February 26, 2008. This new ordinance provides for stricter standards countywide for the location and height of accessory structures. The new ordinance took effect 30 days following the Board's action to adopt it. The placement and height of large accessory structures on local residential properties had been an issue of particular concern to the Bermuda Dunes community; the new ordinance addresses that concern.



B E R M U D A D U N E S
c a l i f o r n i a

DESIGN GUIDELINES

BERMUDA DUNES COMMUNITY COUNCIL

**ROB FERRAUD, CHAIRMAN; LEE MILLER, VICE-CHAIRMAN;
CHERYL ISEN, SECRETARY; JERRY LUGO, MEMBER; CINDY HALL, MEMBER**

SUPERVISOR ROY WILSON FOURTH DISTRICT, RIVERSIDE COUNTY

LETICIA DELARA, LEGISLATIVE ASSISTANT

RIVERSIDE COUNTY PLANNING DEPARTMENT RON GOLDMAN, PLANNING DIRECTOR - JERRY JOLLIFFE, DEPUTY DIRECTOR

PREPARED BY

PDS WEST

**BOB LACOSS, PRINCIPAL - RAMON SWAIM, SENIOR DESIGNER
DUSTY YONGE, DIGITAL ARTIST - STEVE OH, DESIGNER**

DRAFT: JANUARY, 2008

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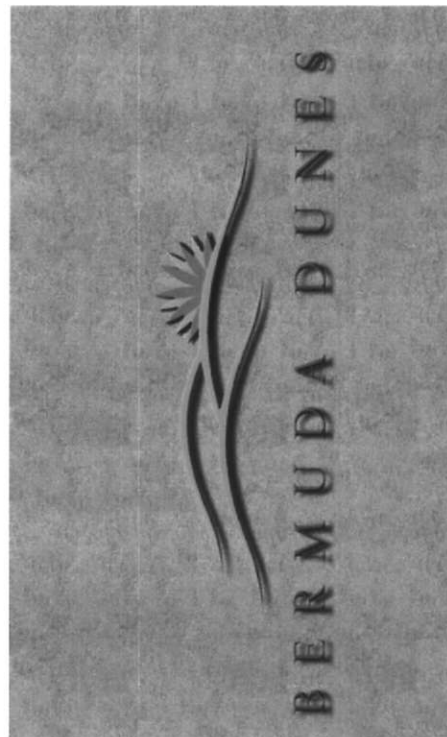
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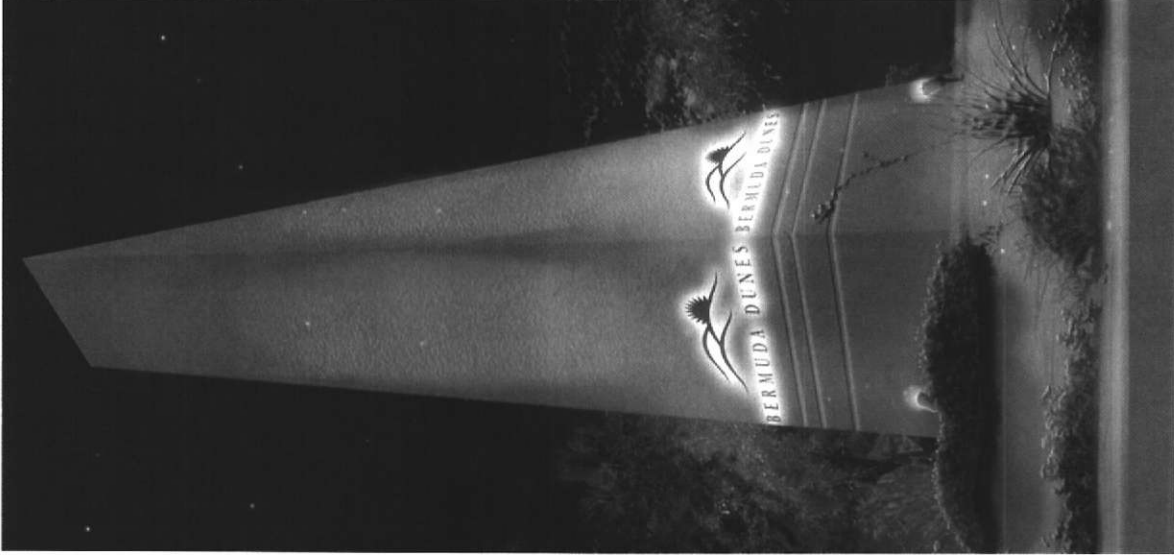


I. INTRODUCTION AND PURPOSE

Bermuda Dunes is one of the several well-known resort communities in the Coachella Valley. Its visual identity is formed by its dune landscaping, expansive views, low-scale architecture, and famous country club. From a community design perspective, it is most often experienced as one travels down its main arterial roadways. Accordingly, the design of parkways, intersections and gateways is of fundamental importance to its future image.

The purpose of these guidelines is to clearly describe - in both pictures and text - the most important design goals and elements for the Bermuda Dunes Community. By providing design direction for arterial landscaping, gateways, medians, architecture and signage, Bermuda Dunes can enhance its sense of place and strengthen its identity.

Although intended to be prescriptive and specific, these guidelines are not meant to preclude creative design solutions that fit the context of the community. By providing illustrative examples and plans, the Bermuda Dunes Design Guidelines will serve as a practical reference for the County, property owners, designers, and developers.



II. DESIGN PRINCIPLES

To preserve and enhance Bermuda Dunes as a special place within the Coachella Valley, it is important to describe the design principles that guide the plan:

- Creating distinctive community design icons
- Reflecting the natural, desert context
- Incorporating natural, dune-like planting
- Creating key gateways and community entrances
- Preserving desert vistas
- Maintaining low-scale, quality architecture

III. DESIGN CONTEXT - EXISTING CONDITIONS

Bermuda Dunes is a small, unincorporated community of sweeping desert vistas and low-scale architecture. Although it contains some vacant land to the north, it is largely built-out, with over half its residents living in the Bermuda Dunes Country Club development. It is nestled between the I-10 Freeway to the north, Palm Desert to the west, Indio to the east, and La Quinta to the south.

As its name denotes, this low-lying part of the Coachella Valley was once dominated by large sand dunes. Although only a few remain, these uniquely desert features are the community's key design icon and natural amenity. Incorporating dunes-style desert landscaping will be a key component of these Guidelines.

From a community design perspective, Bermuda Dunes lacks a strong sense of place. It contains no strong entry statements or gateways that would heighten a sense of arrival into the community. Its standard green street signs are clear but nondescript, not reflective of desert colors or images. Its major arterials – Washington Street, 42nd Avenue and Country Club Drive – lack consistent streetscape themes which would create a more unique, finished and attractive design identity.



*Exhibit 1 | Bermuda Dunes Country Club
The lush landscaping of the Bermuda Dunes Country Club provides a vivid contrast to the arid mountains and desert environment. Lush landscaping should be preserved for golf courses and parks only.*



The great majority of homes in Bermuda Dunes are single-story buildings, and a key community goal is to preserve this low-scale architecture to preserve views of the desert and mountains. Existing residential and commercial architecture incorporates natural colors, stucco surfaces and mostly Mediterranean detailing with tile roofs. Rather than prescribe a particular architectural style, these Guidelines encourage 360 degree architecture and attractive facade detailing.

Community landscaping - both public and private - plays a major role in the image of Bermuda Dunes. Within the public realm, the community has incorporated some attractive, desert-style landscaping within the medians of its major roadways. Completing these efforts and establishing a consistent plant palette will go a long way towards beautifying the community.

Within the private realm, a great deal of parkway and front-yard lawn landscaping exists. Despite its greenery, lawn landscaping is particularly inappropriate in the desert context. For both aesthetic and environmental reasons, County regulations require the planting of low-maintenance, drought-tolerant plant materials, except within parks and golf courses. Replacing these lawn areas will not only save water, but also establish more consistency with desert-style medians and community design themes.



Exhibit 3 | Lawn Landscaping

Lawn landscaping is inappropriate for Bermuda Dunes. Not only does it require excess water and maintenance, it is also inconsistent with the community's desert dunes style landscape themes.



Exhibit 2 | Recent Development

Single-story residential architecture predominates in Bermuda Dunes. Tiled, projecting gable roofs and earth-toned stucco are appropriate designs for the desert climate.



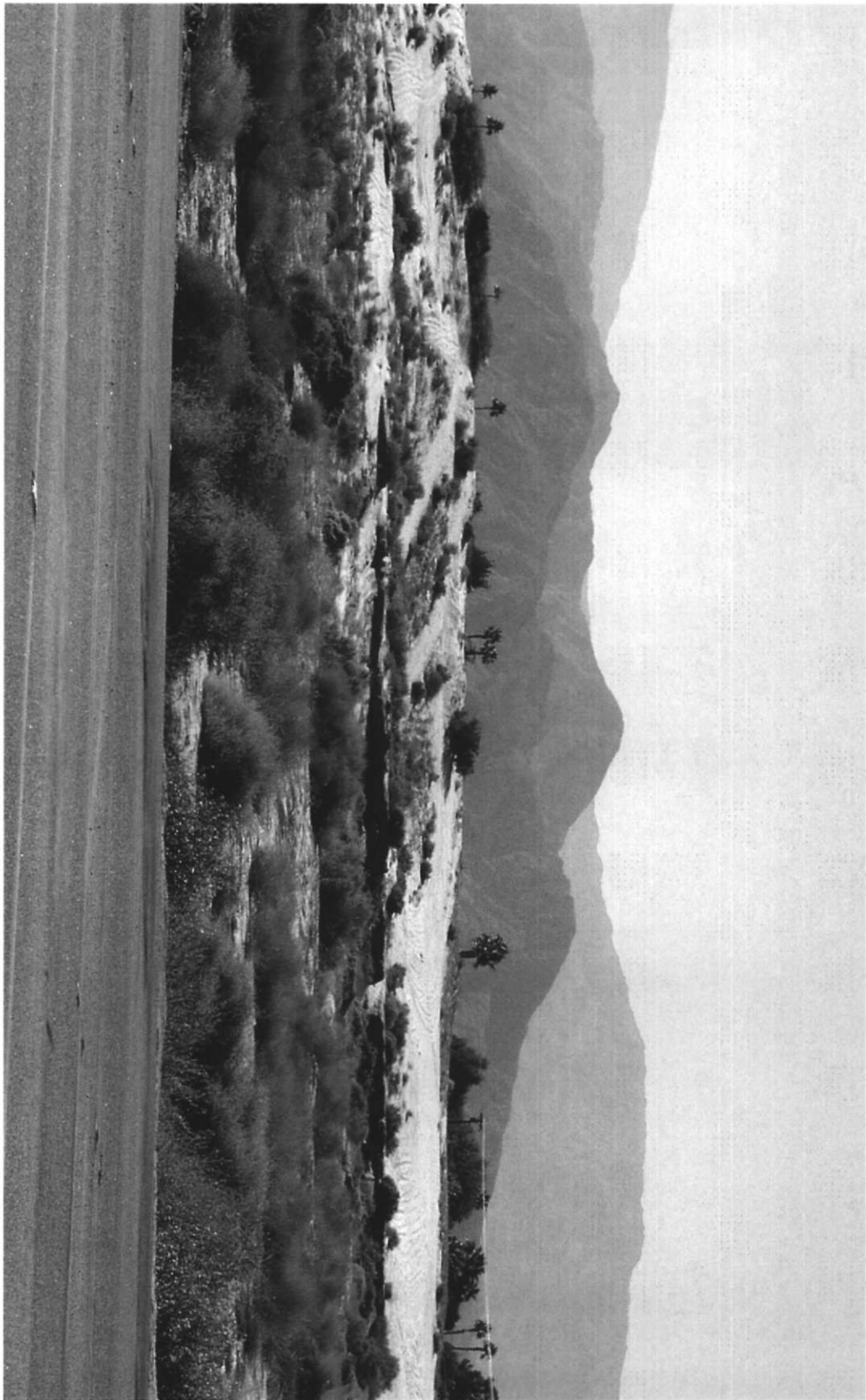


Exhibit 4 | Last Remaining Sand Dunes
The last remaining sand dunes of Bermuda Dunes offer an important visual reminder of the area's natural landscape. The rounded, low rise profile of the dunes lies in sharp contrast to the dramatic relief of the distant mountains and provides the inspiration for the community's logo.

IV. COMMUNITY DESIGN PLAN

A. COMMUNITY DESIGN STRUCTURE

The goal of the Bermuda Dunes Design Guidelines is to create a more unified community identity by creating attractive community entries, incorporating more consistent and attractive dune landscaping along all major roadways, and encouraging low-scale, quality architecture. The Guidelines, therefore, focus on the five areas listed below:

- Community Logo
- Gateways and Entries
- Theme Streets
- Landscaping and Parkways
- Architectural Guidelines

Although discussed separately in the Guidelines, it is important to note that these different areas fit together visually and functionally to create the overall community identity of Bermuda Dunes.

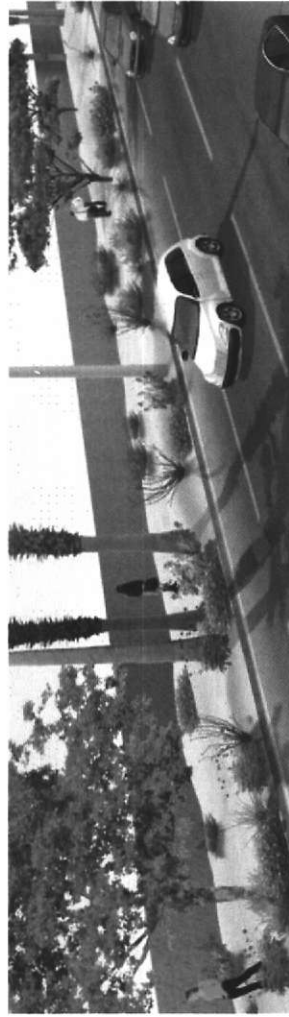


Exhibit 5 | Washington Street Illustrative Bird's Eye View

Dunes-style desert landscaping captures the community's natural landscape. Attractive, drought-tolerant plant specimens should be randomly spaced - in odd-number clusters of 3 to 5 or in singles - amid clusters of rocks to simulate desert ecosystems. Landscape stones and boulders should be buried up to 50% of their mass and grouped randomly, usually in odd numbers, to create a more naturalistic appearance.

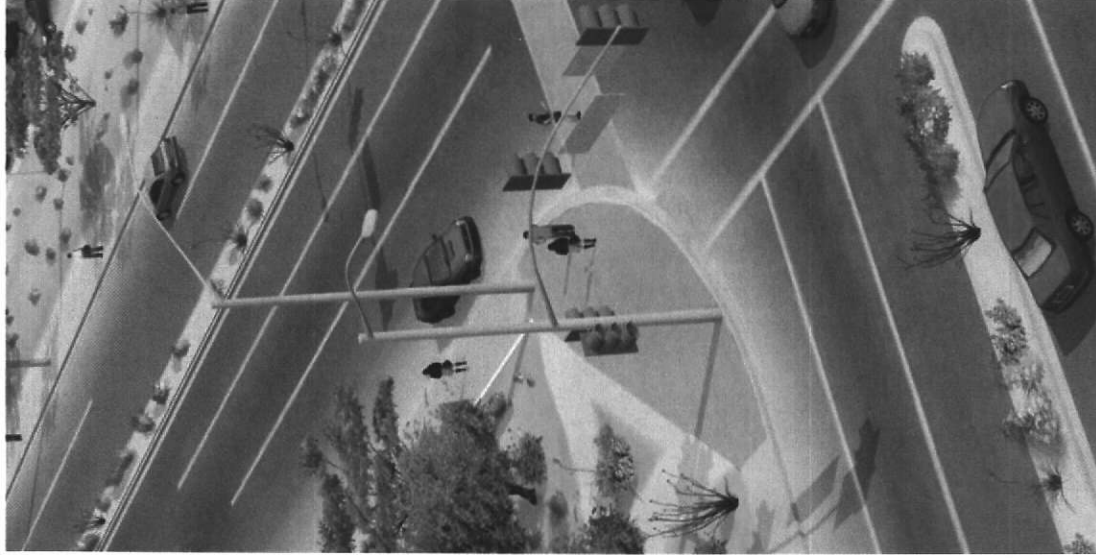


Exhibit 6 | Accent Paving at Major Intersections



Exhibit 7 | Bermuda Dunes Logo back-tit On Monument



B. COMMUNITY LOGO

The major community design icon is the Bermuda Dunes logo. Inspired by the natural contours of its desert dunes, the logo captures the colors, depth and vegetation of the natural environment. The logo will appear at the base of community entrance monuments at four locations and on all street signs. Elegant in its simplicity, this design icon will become the symbol of Bermuda Dunes.



Exhibit 8 | Bermuda Dunes Logo

The community logo features the smooth, natural contours of its desert dunes. With natural colors and the profile of a desert plant for balance, the logo sits above the raised-letter community identification. The logo will be featured on community entry monuments and street signs.

C. COMMUNITY GATEWAYS

To heighten the sense of arrival into Bermuda Dunes and to distinguish it from surrounding communities, these Guidelines call for the creation of four enhanced main entries into the community (see Exhibits 9 thru 18). Each will feature the obelisk-style entrance monument set within distinctive dunes-style landscaping at the corners.

Washington Street at 42nd Avenue - This intersection will serve as the community's major entrance. With a large community monument sign at the southwest corner, widened setbacks, colorized crosswalks and sidewalks, desert-dunes landscaping, and a new median, this major entrance will heighten the sense of arrival at the community's major north/south arterial. (See Exhibits 11 thru 13).

In order to provide room for the new median to replace the existing plastic bollards, 42nd Avenue will be widened. The new median will widen as it joins the existing median further to the south. The resulting effect will create a finished image, blending in not only to the community theme but to adjoining commercial development.

Washington Street and Country Club Drive - This gateway is situated at the northwestern entrance to the community near the Washington Street exit from the I-10 Freeway. The obelisk-style, entry monument will be placed on Country Club Drive, if allowed by the FAA. If not, the Alternative Community Entrance Monument will be used. It will be set within a dunes-style landscaped area, visible to motorists entering or leaving the community.

Adams St. at Country Club Dr. - Although not a major community entrance, this intersection provides direct access to the geographic center of Bermuda Dunes. A community monument sign, flanked by California Fan Palms, will be placed on the southwest corner of the intersection amid a slightly-raised, dunes-style landscaped area. The effect will be to create a sense of arrival as well as visual consistency with adjoining arterial landscaping.

42nd Avenue and Country Club Drive - The last entry monument will be placed at the southeastern corner of the community near the intersection of 42nd Avenue and Country Club Drive. (See Exhibits 14, 15 and 18)



Exhibit 9 | Community Entrance Monument

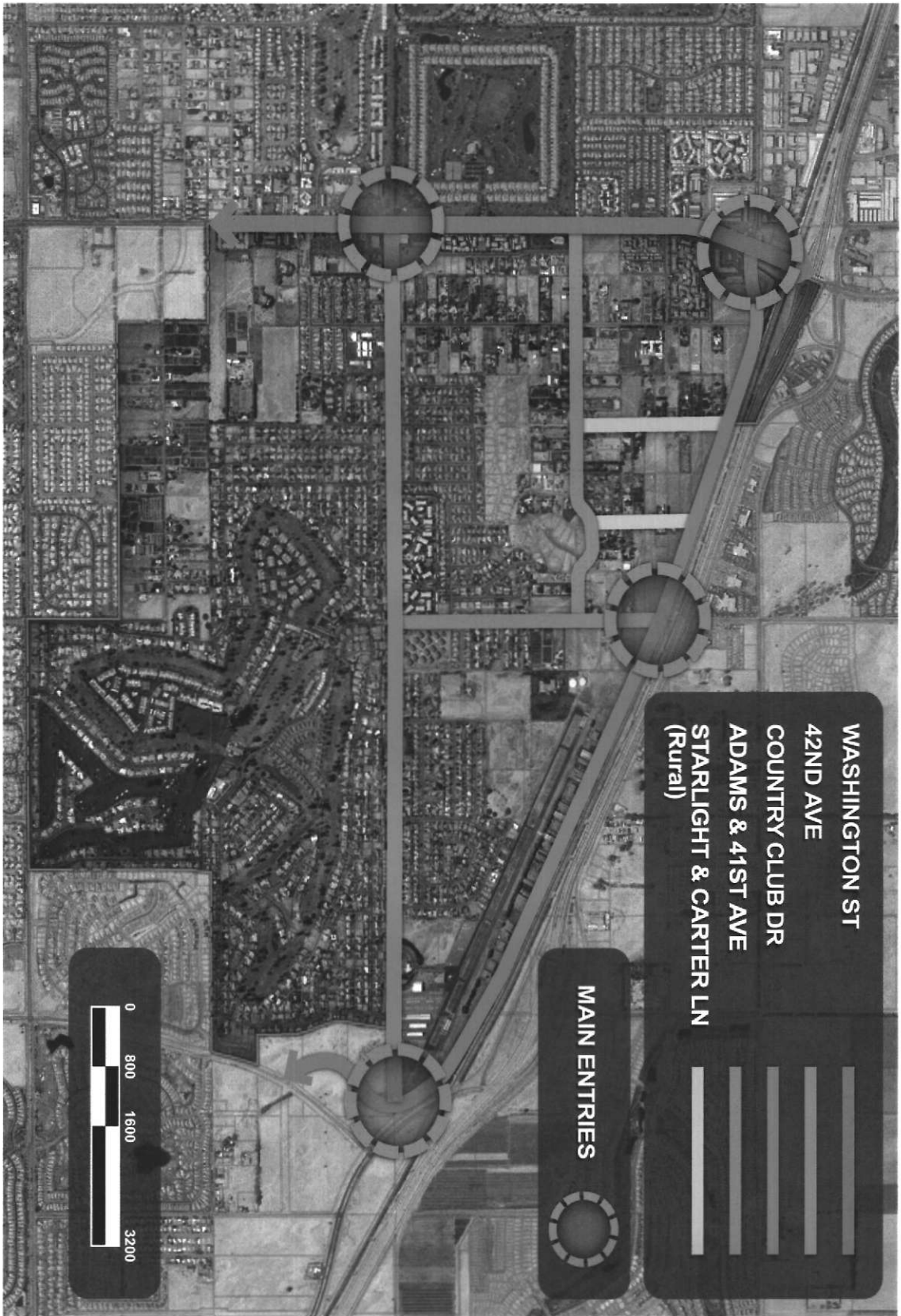


Exhibit 10 | Themed Roads and Monument Location Plan





*Exhibit 11 | Community Entrance Bird Eye View (Washington Street at 42nd Ave.)
The main community entrance is at 42nd Avenue and Washington Street. Features the major gateway monument, desert-dune landscaping, expanded corner setbacks, and improved medians.*



*Exhibit 12 | Entrance Monument (Washington Street at 42nd Ave)
The Major entrance monument for Bermuda Dunes will feature a sand-colored obelisk containing the community logo. Tapered as it rises from three sides and with a triangular scratch taken from the rear elevation, the monuments cut a distinctive but not overpowering profile in the desert sky.*

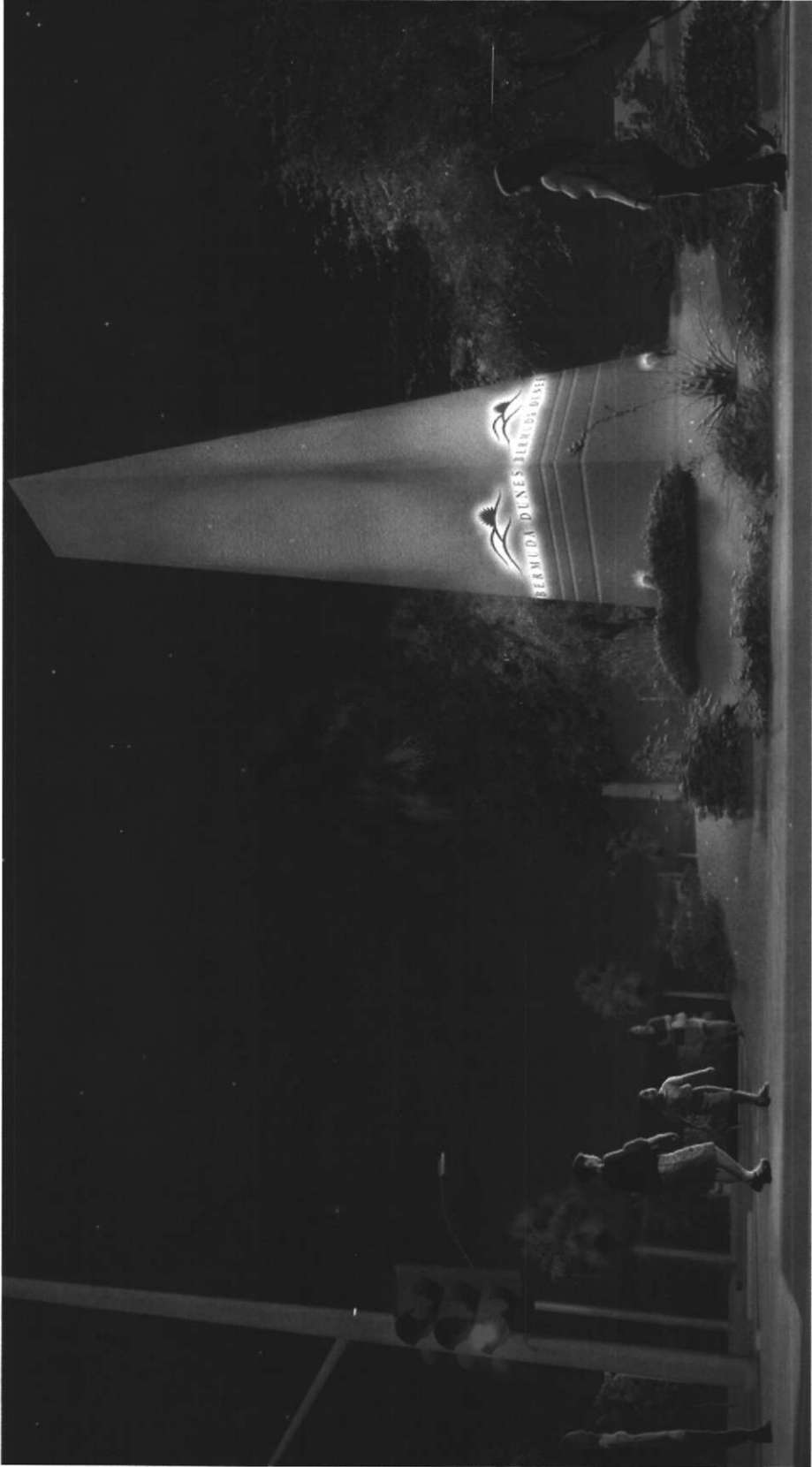


Exhibit 13 | Nighiscene Entrance Monument (Washington Street at 42nd Ave)

The Community Entrance Monument, using spot and back-lighting, the obelisk and its community logo will be flooded with soft light at night. Reflective of the subtleties of desert lighting and in accordance with nighttime illumination regulations, the effect will be dramatic yet sensitive.



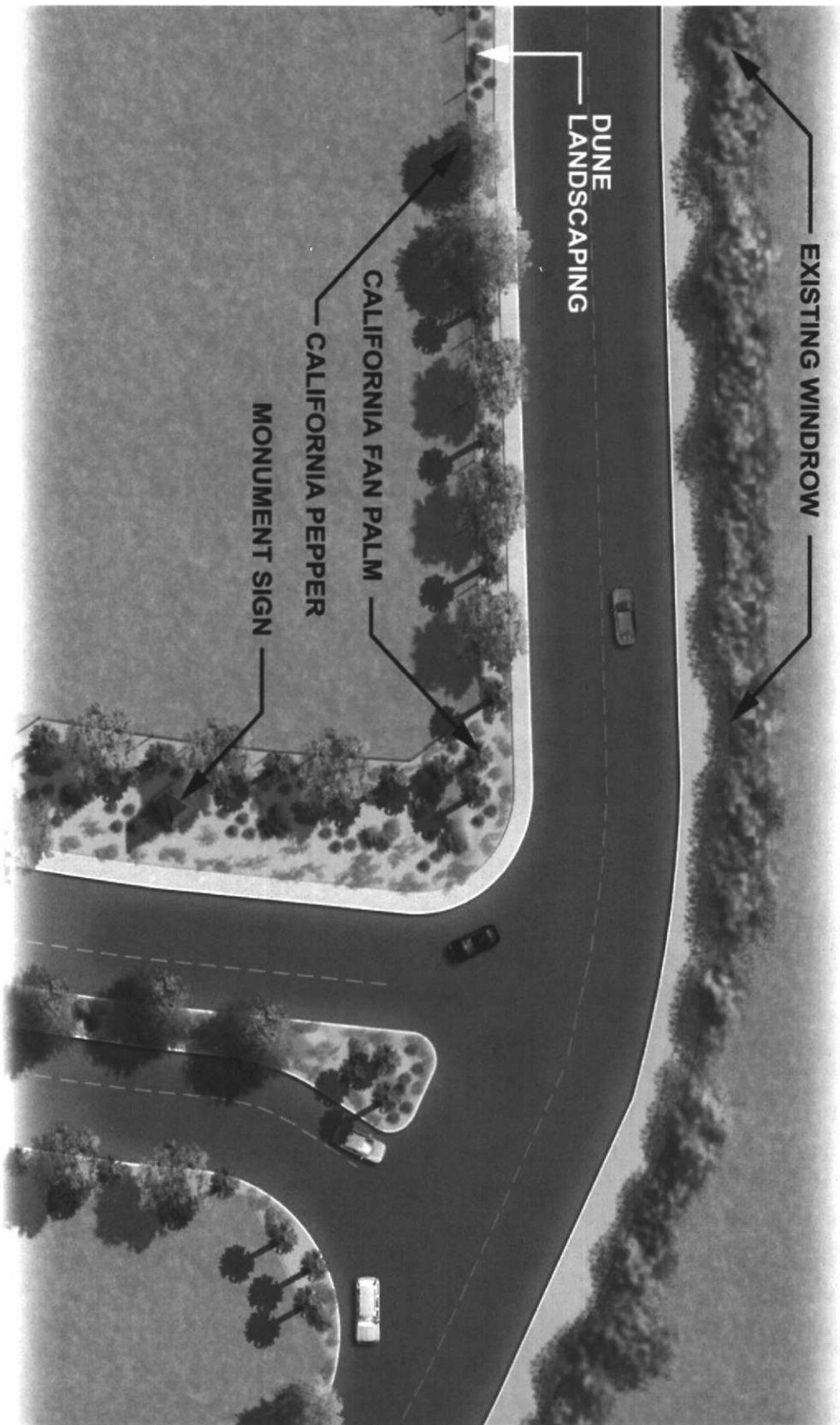


Exhibit 14 | Community Entrance (42nd Ave. at Country Club Drive)



Exhibit 15 | Alternative Entrance Monument (42nd at County Club Drive)

This alternative major entrance monument for Bermuda Dunes will feature a sand-colored three-sided, shorter (10 Ft. maximum) obelisk, containing the community logo. This monument will replace the taller version at any location where the tall obelisk is deemed to affect the navigable air-space of the airport.

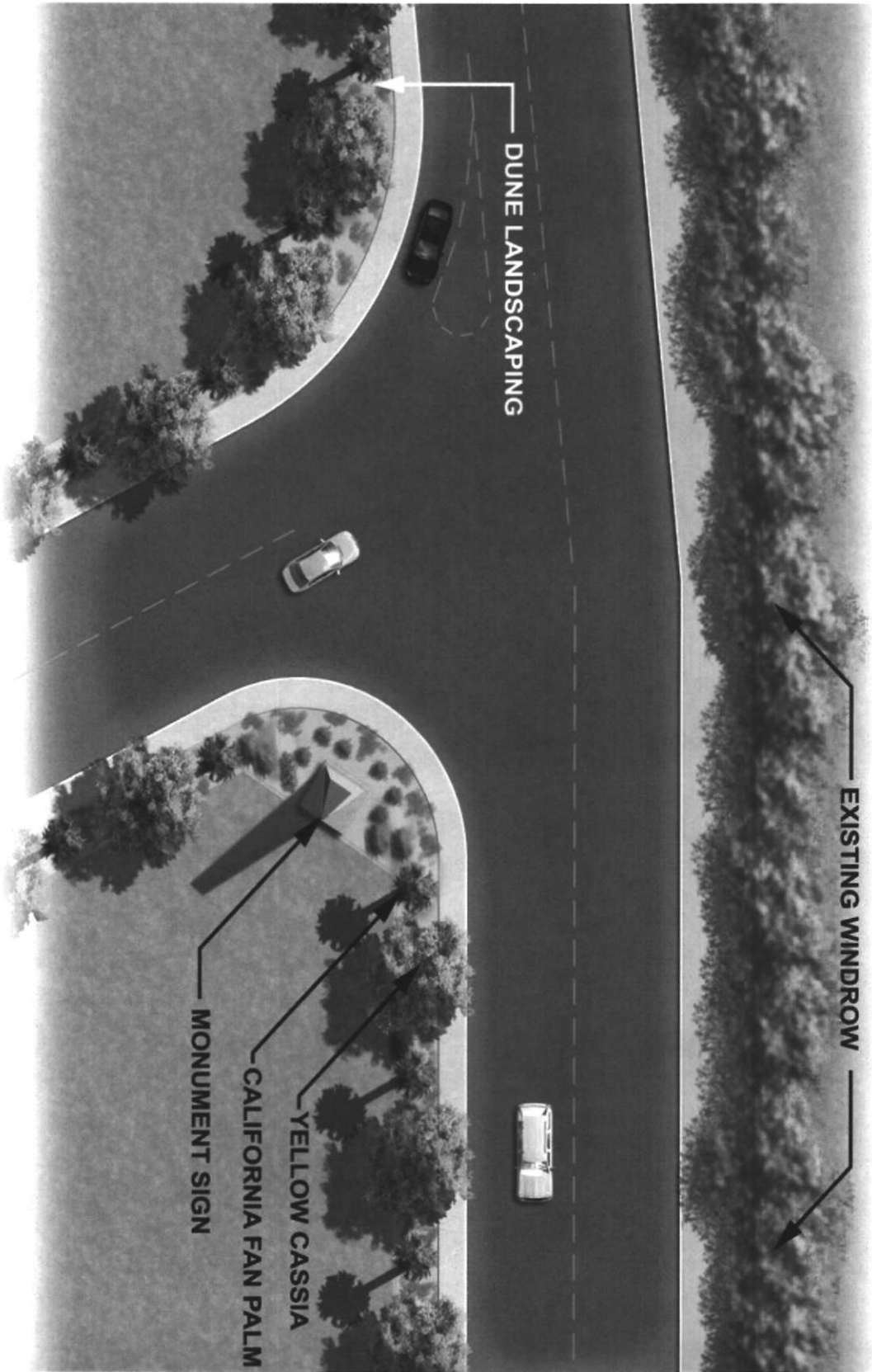


Exhibit 16 | Community Entrance (Adams St. at Country Club Drive)

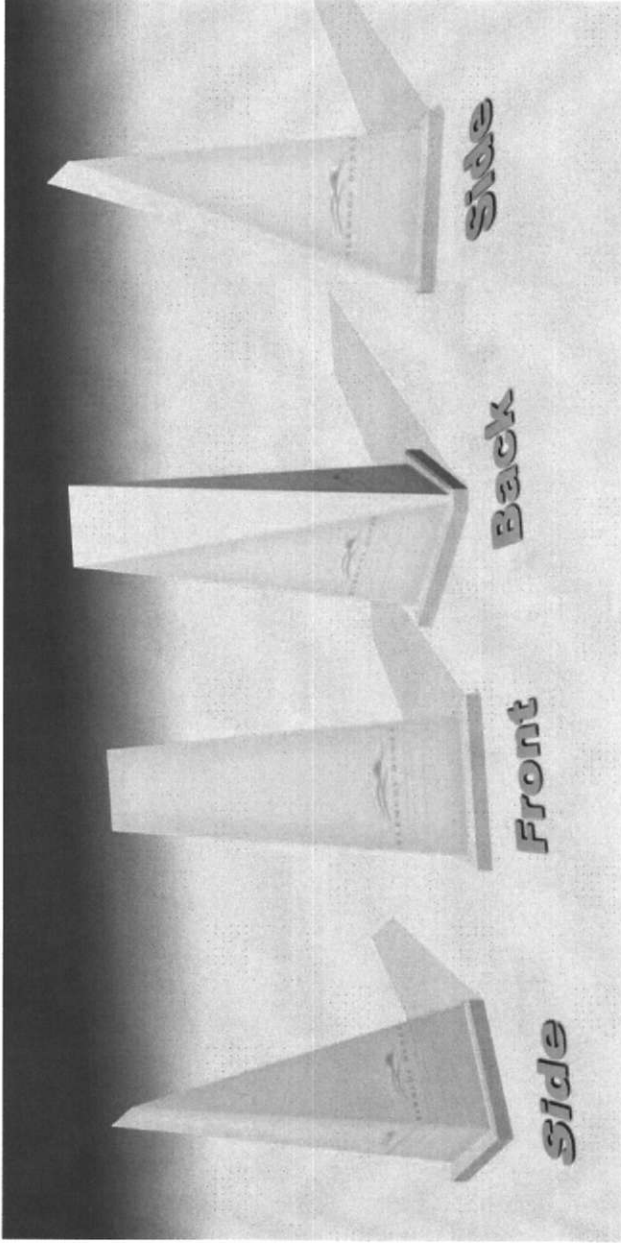


Exhibit 17 | Entrance Monument Study

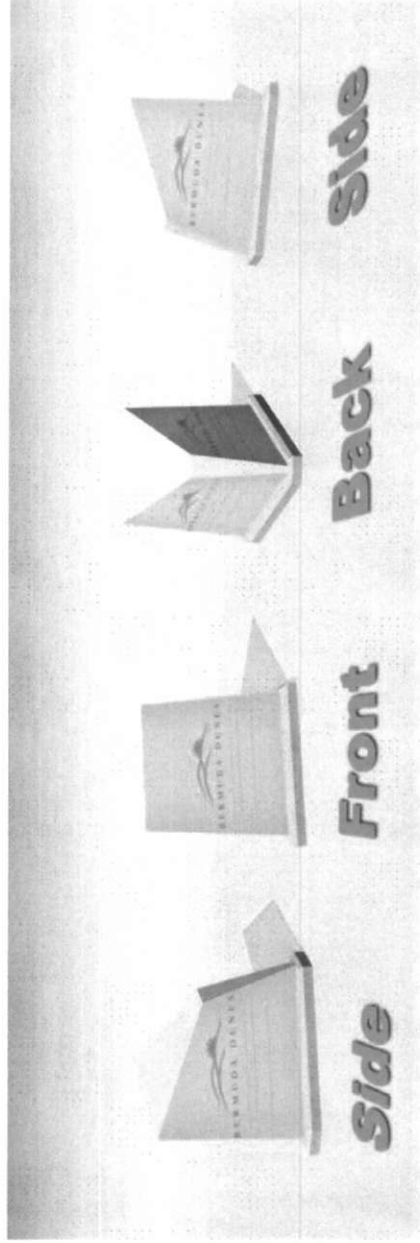
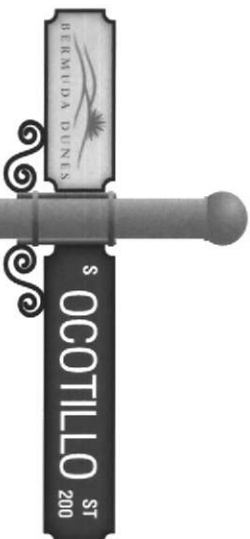


Exhibit 18 | Alternative Entrance Monument Study



D. STREET SIGNS

Street signs are a simple, effective and fairly inexpensive way to strengthen community identity. Because they are placed at such visible locations throughout a community, street signs serve as a constant visual reminder of community and its design themes.

The new street signs for Bermuda Dunes will add a distinctive element to the streetscape and reflect the natural colors of the desert. Placed on a dark brown, capped metal street standard, the longer street sign panel will have beige lettering on a deep brown background. On the other side of the standard will be a smaller, sand-colored sign panel containing the community logo. Decorative, metal scrollwork will be placed under both panels to create an even more distinctive design. The overall effect will be is one of visual interest, community theming, and contextual design.

E. STREETSCAPE PLANS AND THEME STREETS

The theme streets of the Bermuda Dunes Design Guidelines consist of major arterials - Washington St., 42nd Ave. and Country Club Dr.; major internal roadways - Adams and 41st Ave.; and small, rural streets - Starlight and Carter Lane. Each thoroughfare will have its own streetscape plan depending on its location, scale and existing conditions. In general, the guidelines call for:

- Replacement of lawn landscaping with desert-style dune landscaping
- Preservation of existing trees and in-fill with appropriate tree specimens where necessary to maintain visual consistency
- Tree height related to the street hierarchy, with taller specimens located on the three major arterials with progressively shorter trees located on secondary and rural streets
- Completions of desert-style medians along all major arterials
- Incorporation of distinctive Bermuda Dunes street signs

Exhibit 19 | Custom Street Signs

Custom street signs for Bermuda Dunes will feature a distinctive, two panel design reflective the community logo and the desert environment.



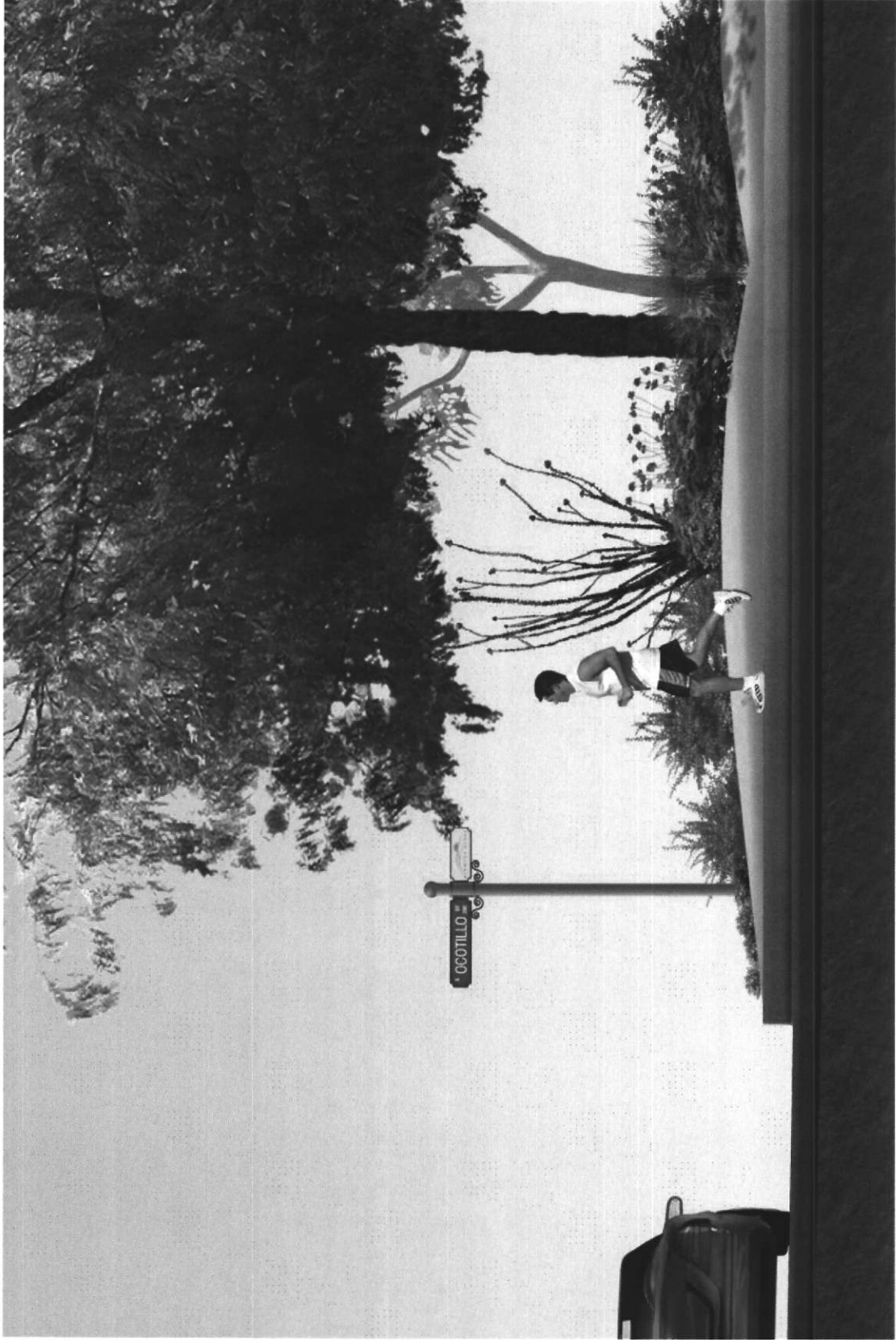


Exhibit 20 | Custom Street Signs Section

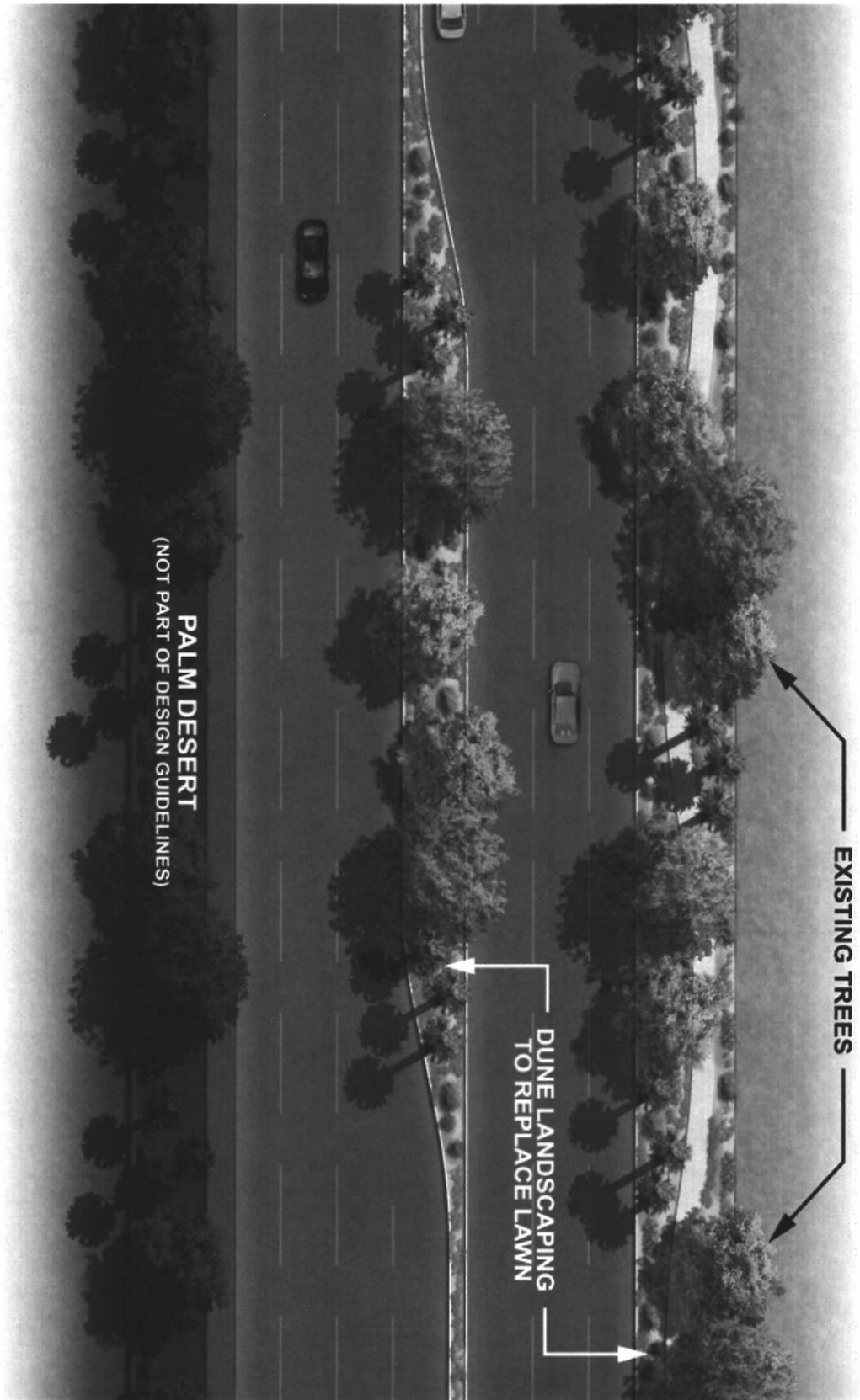


Exhibit 21 | Washington Street Illustrative Plan

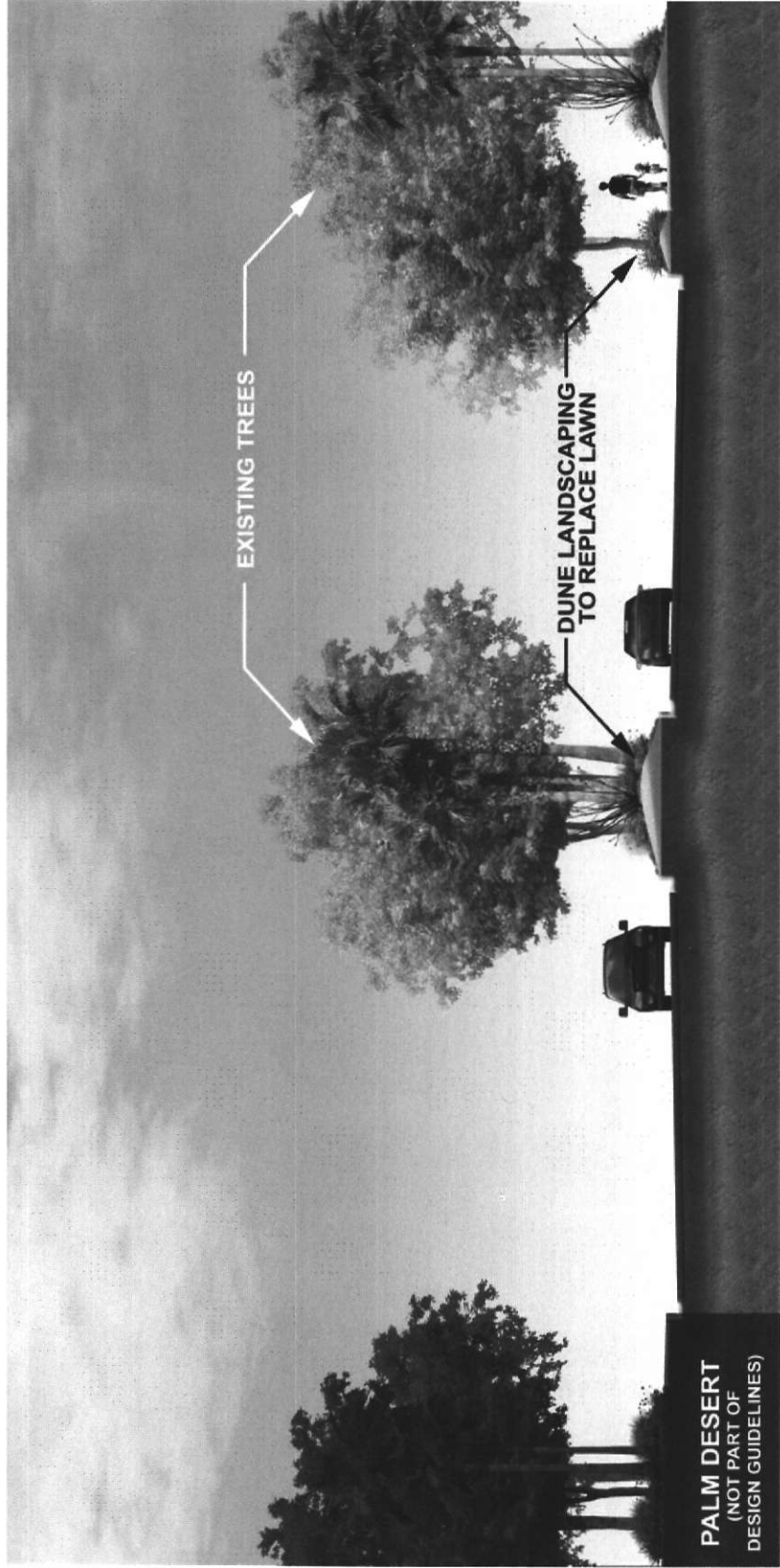


Exhibit 22 | Washington Street Illustrative Section

Theme Street: Washington Street - As the major north-south arterial and entry street from the Interstate 10 Freeway, Washington Street plays a vital role in community image. The streetscape plan calls for completion of dune landscaping within the medians and parkways, replacing lawns where they exist.

Existing tree palette of yellow cassia, ash and Washingtonian palms will be preserved and in-fill specimens added where necessary for visual and aesthetic consistency. A meandering sidewalk, buffered from the arterial by the desert parkway, will complete the plan. The overall effect will be one of natural beauty and continuity.

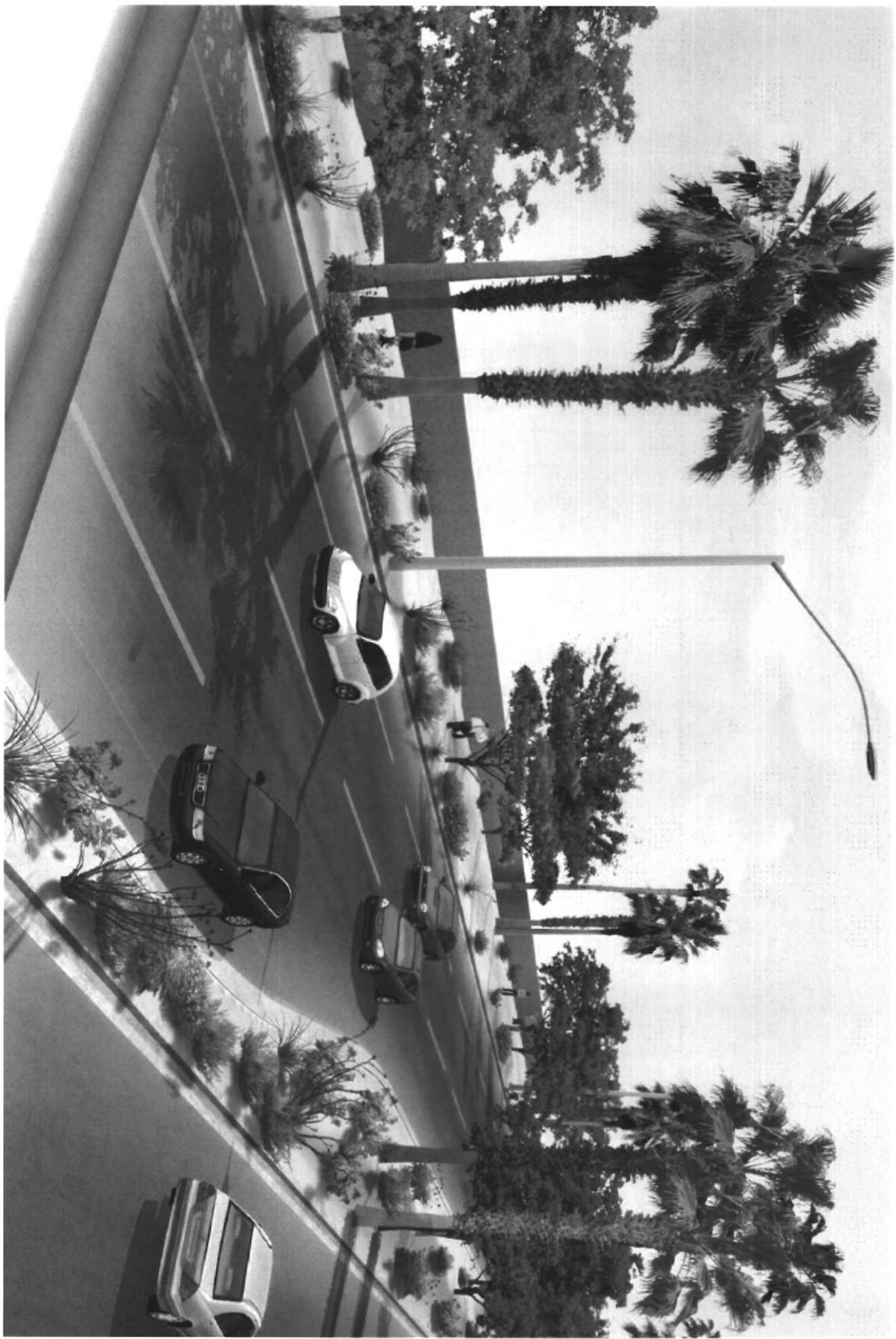


Exhibit 23 | Washington Street Illustrative Bird's Eye View



Exhibit 24 | Washington Street Illustrative Perspective

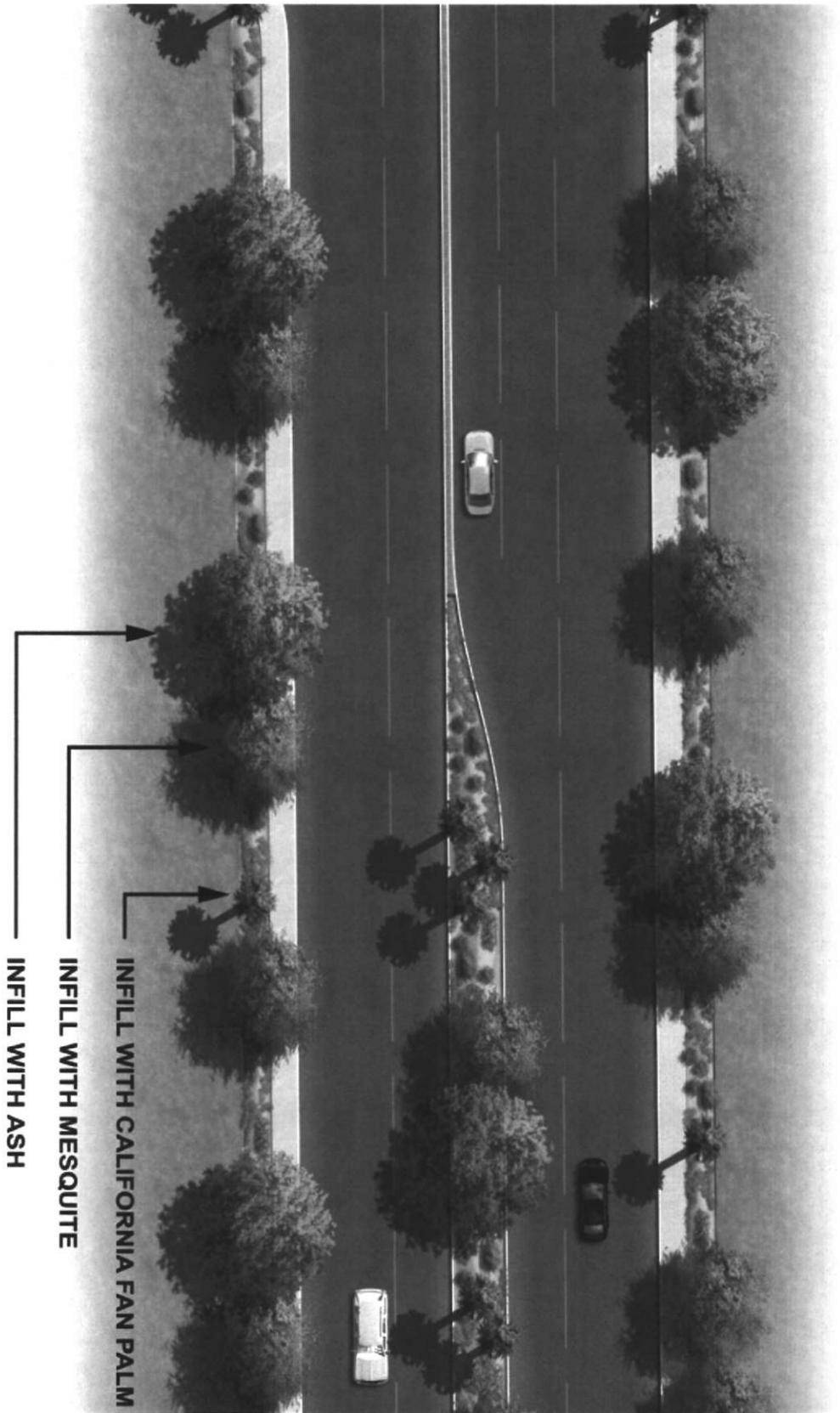


Exhibit 25 | 42nd Avenue Illustrative Plan

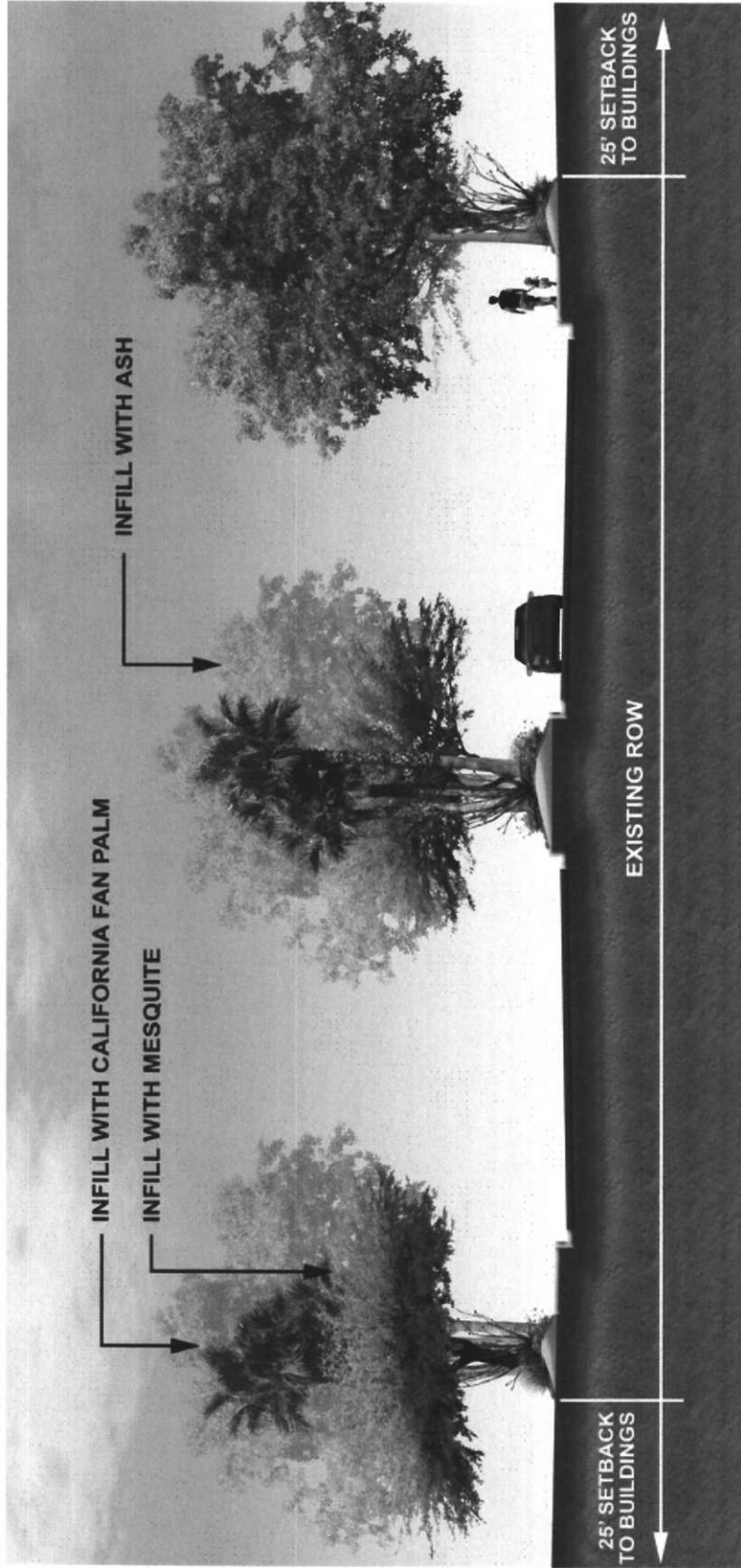


Exhibit 26 | 42nd Avenue Illustrative Section

Theme Street: 42nd Avenue - This is the Bermuda Dune's central east-west arterial, containing community entry monuments on both ends. The streetscape plan calls for an open, naturalistic design, preserving views and continues existing median and parkway plantings. The following additional guidelines apply:

- A minimum 25' setback from the right-of-way to building facades on both sides of the street.
- All building facades at the front setback line will be of one-story, even if associated with two-story structures.
- In-fill tree specimens, consistent with the existing tree palette will be added where necessary.
- Continue and complete dunes-style median plantings along the entire length of 42nd Avenue.

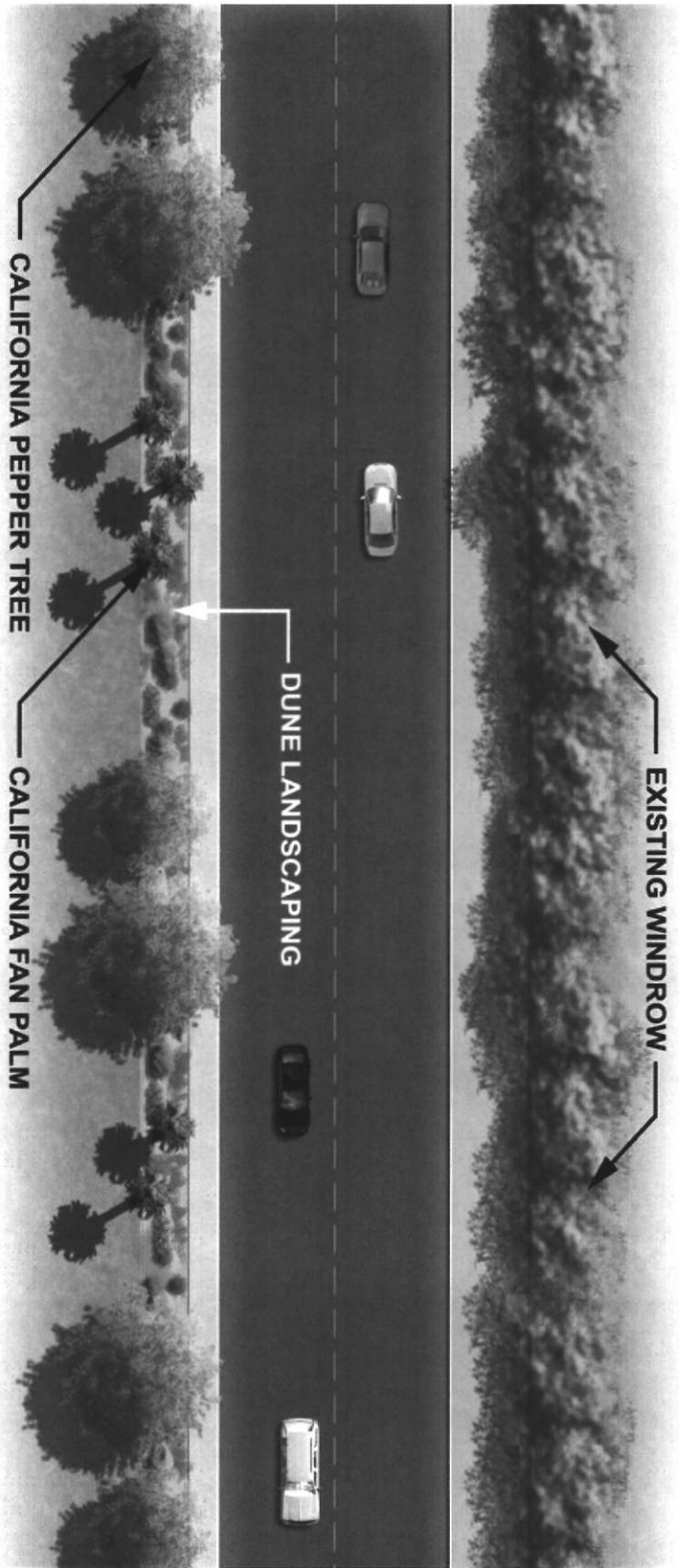


Exhibit 27 | Country Club Drive Illustrative Plan

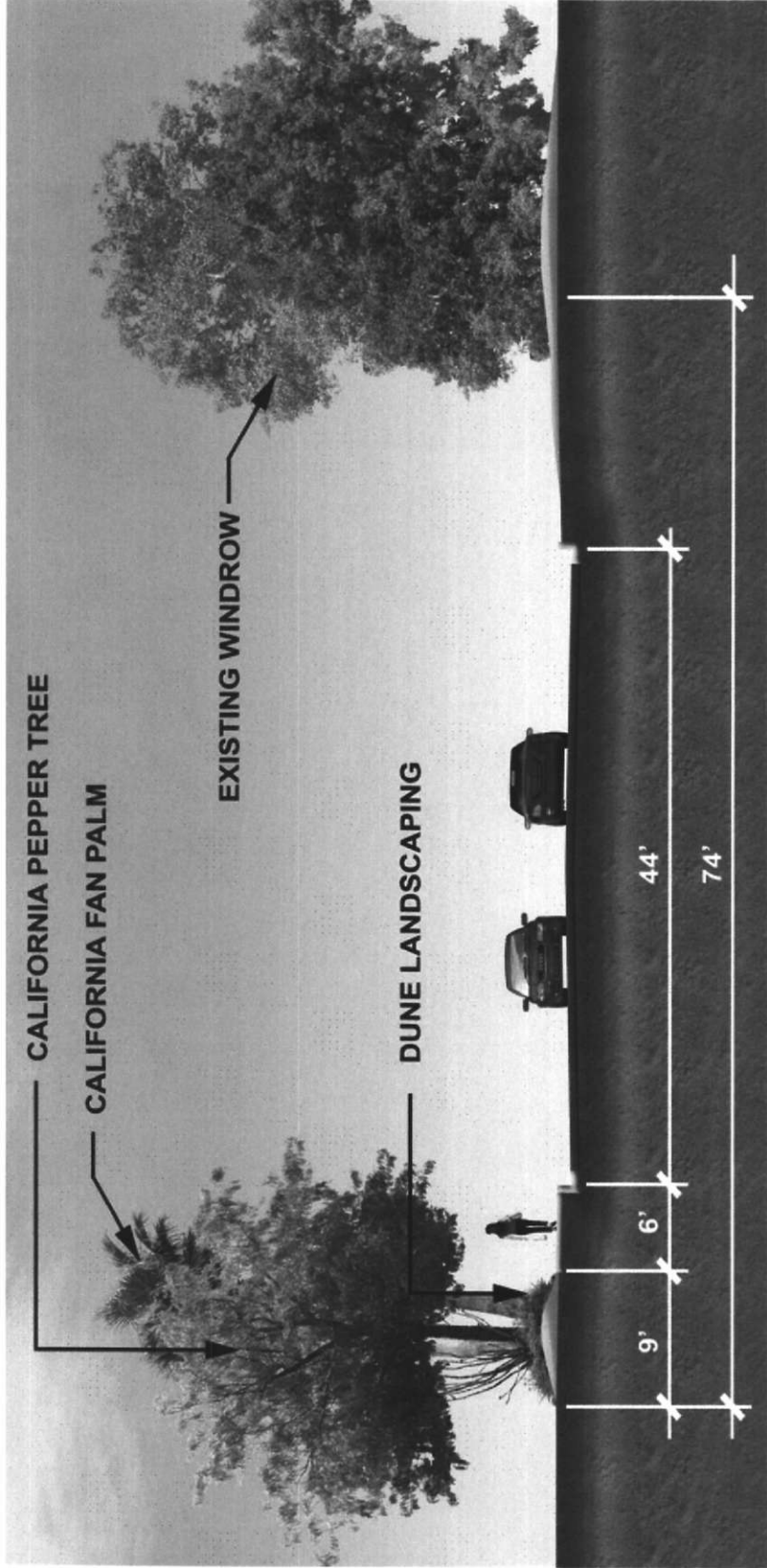


Exhibit 28 | Country Club Drive Illustrative Section

Theme Street: Country Club Drive - Country Club Drive is the major arterial which runs along the northern border of Bermuda Dunes. Its unique streetscape rests, in part, because its northern right-of-way does not lie within the Bermuda Dunes community. This section contains a large windrow of mature tamarisk trees which buffer the adjoining railroad right-of-way.

The streetscape plan for Country Club Drive will continue the community's dune landscaping theme interspersed with street tree specimens, including California Pepper and Fan Palms. The desert landscaped strip will be 9' wide abutted by a 6' sidewalk on the street.

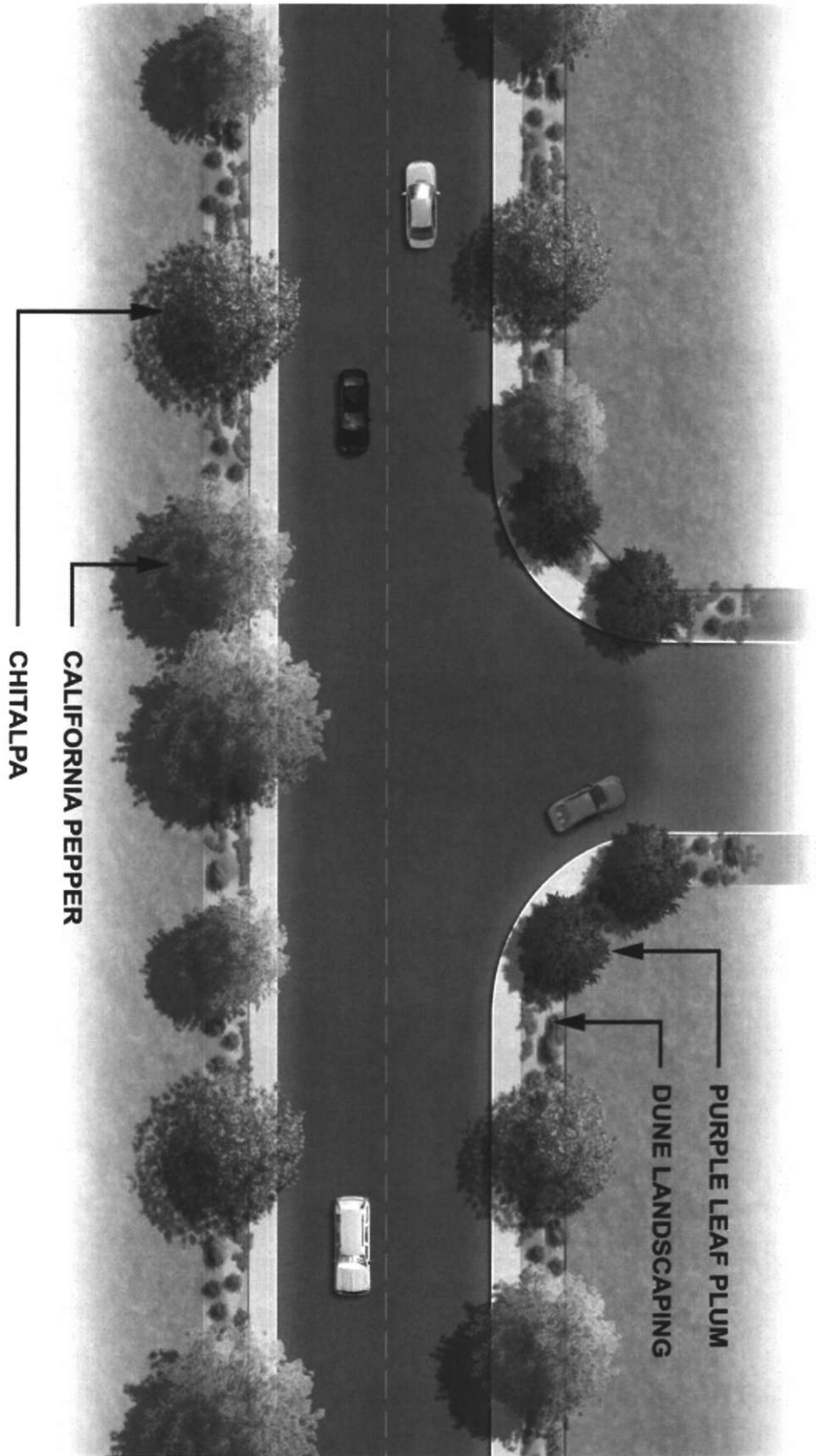


Exhibit 29 | Adams Street Illustrative Plan

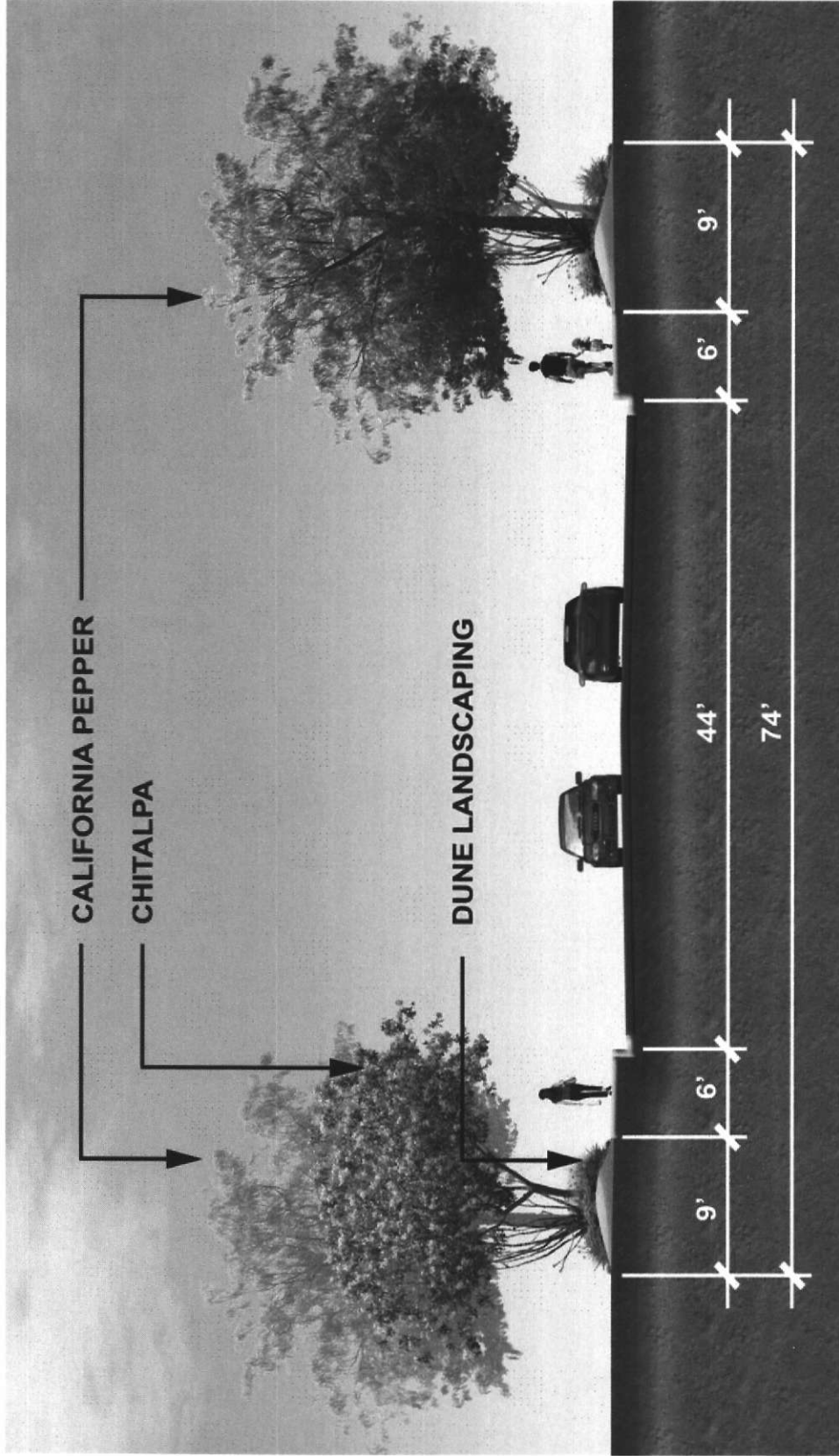


Exhibit 30 | Adams Street Illustrative Section

Theme Streets: Adams Street and 41st Avenue - Smaller internal streets with Bermuda Dunes will feature the community's dune landscaping interspersed with smaller specimens, including Chitalpa and California Pepper trees. Visual accents at the corners will be created with pairs of Purple Leaf Plum trees at major corners.

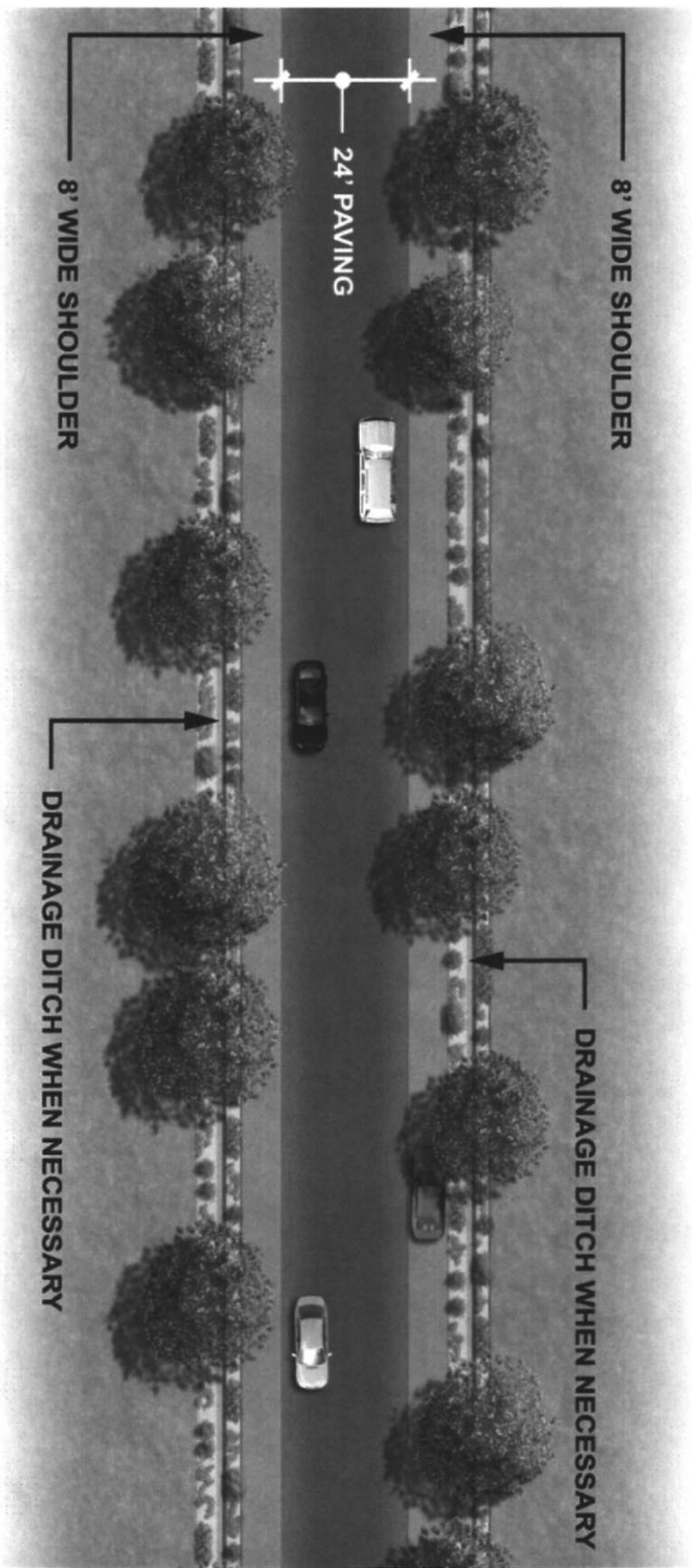


Exhibit 31 | Rural Street Illustrative Plan (Starlight Lane, Carter Lane)



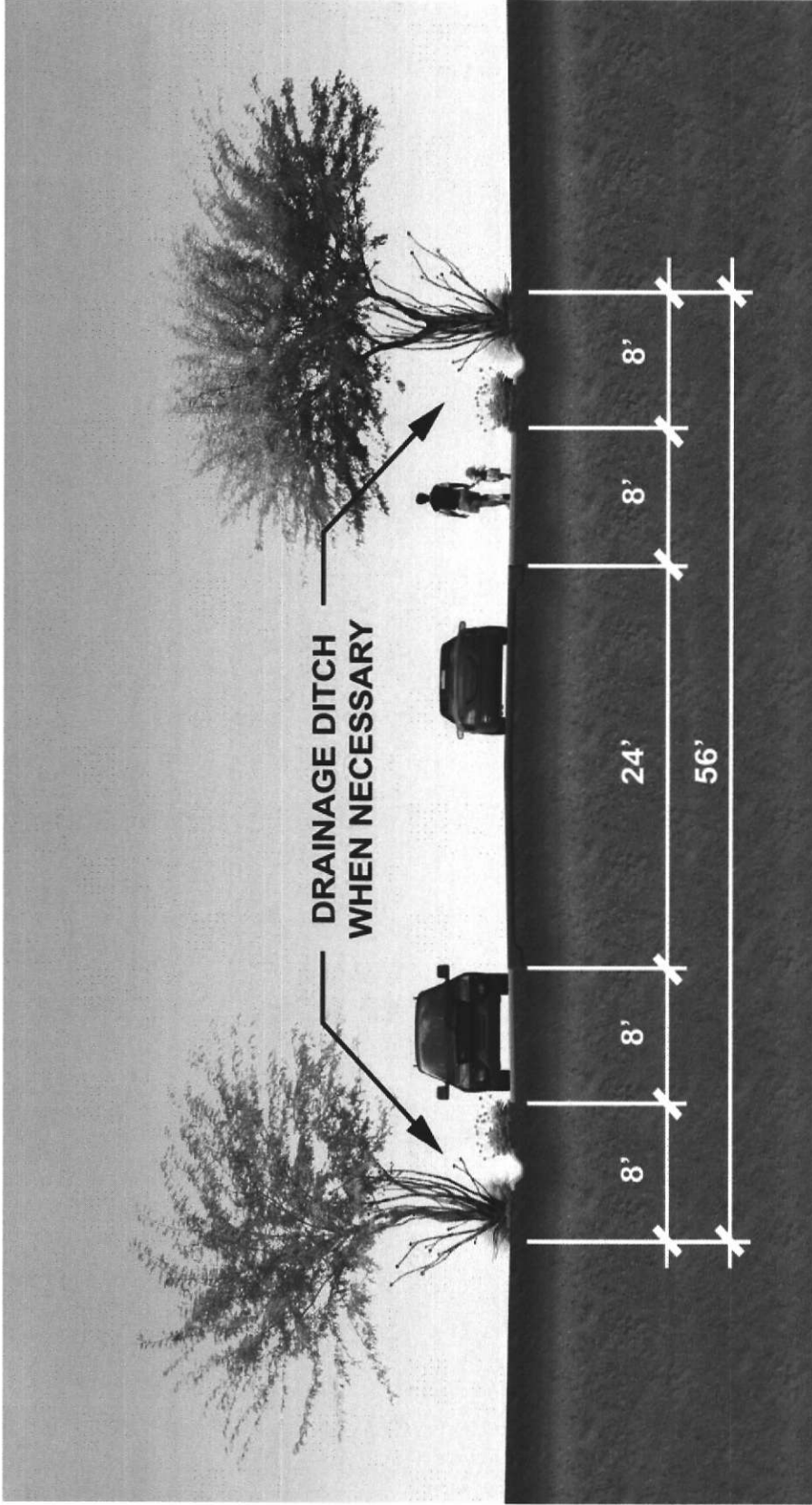


Exhibit 32 | Rural Street Illustrative Section (Starlight Lane, Carter Lane)

Theme Streets: Rural Streets, Large Lots - The streetscape plan for smaller, internal streets maintains the rural character of the area. The 24'-wide, curbless streets are flanked by 8' shoulders of decomposed granite or other appropriate aggregate. The 8'-wide landscaped roadway strip contains central drainage ditches where necessary. Mesquite trees will be placed sporadically on both sides of the streets, surrounding by low scale, desert-dune plantings, to maintain a natural look.



Exhibit 33 | Dune Desert Landscape

F. GOLF CART PATHS

Public input into the preparation of these guidelines has indicated a strong desire for golf cart paths to connect various parts of the Bermuda Dunes community, particularly east-west connections. The need for such connections can be seen in the number of carts riding illegally on the streets and sidewalks in the area. Because the majority of the streets in Bermuda Dunes are built to their final improvements, and due to existing single homes being serviced by most of the streets, are unlikely to accommodate additional rights of way or easements to construct new cart paths.

G. LANDSCAPE DESIGN

Public landscape design is of vital importance to the visual identity of Bermuda Dunes. Since public spaces within a community are most often viewed from automobiles, the design of medians, parkways and street corners are often a community's most important visual amenity. In the case of Bermuda Dunes, these guidelines call for a return to and a strengthening of its desert dunes environment. Not only will this save precious water and maintenance resources, it will be completely consistent with the community's natural identity.

These guidelines call for continuing and improving dunes-style desert landscaping along medians, parkways, and other public areas. This means replacing lawn landscaping as an inefficient and contextually inappropriate landscape option for the community. As population pressures grow and County regulations mandate, this same contextual landscape concept should apply to private yard areas as well.

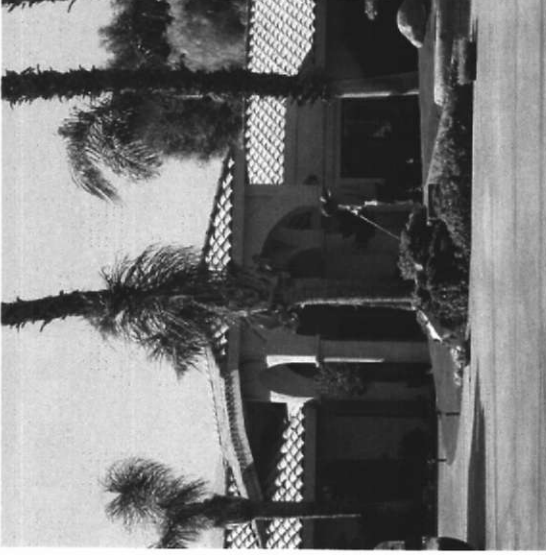
Dunes style landscaping simulates desert ecosystems where plants are separated from one another due to competition for scarce water. This results in a naturalistic



spatial array of plants and rocks. The man-made version of this natural environment follows the same principles but has the advantage of drip irrigation and a wider variety of plant specimens. The resulting designs can be dramatic, especially when the plants chosen have attractive flowers, foliage or structure.

The following guidelines apply to the creation of dunes style desert landscaping:

- Regionally appropriate, attractive plants should be randomly placed in singles or odd-numbered clusters of three to five specimens.
- Landscape stones and boulders should appear to be buried to a minimum of 50% of their mass and be grouped randomly, usually in odd numbers, to create a more natural appearance.
- Fine-grained, dune sand is inappropriate for use in parkways, medians or other publicly landscaped areas due to wind and water erosion. Larger aggregate, such as Palm Desert Gold, is required.
- A consistent but varied plant palette used throughout the community will help strengthen visual identity and interest.



H. ARCHITECTURAL GUIDELINES

The Guidelines encourage low-scale, contemporary architecture which reflects the desert context and preserves views. Since the great majority of existing homes in Bermuda Dunes are single-story, any larger structure should contain a one-story element at the front setback line to reduce its visual impact.

Architectural Detailing and Style

- Creative, contemporary and low-scale architecture is encouraged.
- 360 degree architectural detailing, consistent with the structure's front façade, is required in all cases where the backs and sides of new or remodeled homes can be seen from surrounding streets.
- Architectural styling should blend in with existing, quality development including variations of Spanish Colonial Revival, Mission Revival, and





- desert modern.
- Rich, natural earth tones are appropriate colors for structures. Bright primary colors and white are discouraged.
- Facade and wall patterns which create interesting shade and shadow patterns are encouraged.
- Building materials of natural stone or naturally-appearing rock, and high-quality stucco and plaster finishes are encouraged.
- Two-story, barn style designs and roof lines are prohibited.
- Geodesic domes and other spherical designs, which gained popularity in the 1970s as low-cost and adaptable structures, do not fit the community design context and are prohibited.
- Long wall expanses should be visually softened with plant materials, vertical pilasters and varied façade color and design.

Accessory Structures, Garages and Outbuildings

- Garages, outbuildings and accessory structures should be compatible in scale, style and color to the principal residence.
- Where two-story accessory structures occur, they must comply with height restrictions.
- Screening of carports, parking lots and storage or trash receptacles through the use of landscaped berms and trees is highly encouraged.



Additional shrubs/groundcover to use in conjunction with the above list:

| Botanical Name | Common Name | Botanical Name | Common Name |
|---|-----------------------|--|-----------------------|
| Trees | | | |
| <i>Albizia julibrissin</i> | Silk Tree | <i>Nandina domestica</i> 'Nana' | Dwarf Heavenly Bamboo |
| <i>Cassia surattensis</i> | Yellow Cassia | <i>Penstemon baccharifolius</i> | Del Rio |
| <i>Chitalpa tashkentensis</i> 'Pink Dawn' | Pink Dawn Chitalpa | <i>Punica granatum</i> 'Nana' | Dwarf Pomegranate |
| <i>Fraxinus velutina</i> 'Rio Grande' | Fan Tex Ash | <i>Rosa Bonica</i> | Bonica Rose |
| <i>Phoenix dactylifera</i> | Date Palm | <i>Tulbaghia violacea</i> | Society Garlic |
| <i>Pistacia chinensis</i> | Chinese Pistache | <i>Dalea greggii</i> | Trailing Indio Bush |
| <i>Prosopis glandulosa</i> | Texas Honey Mesquite | <i>Rosmarinus officinalis</i> 'Prostratus' | Dwarf Rosemary |
| <i>Schinus molle</i> | California Pepper | <i>Teucrium chamaedrys</i> | Prostrate Germander |
| <i>Ulmus parvifolia</i> | Evergreen Elm | <i>Trachelospermum jasminoides</i> | Star Jasmine |
| <i>Washingtonia filifera</i> | California Fan Palm | <i>Verbena goodingii</i> | Gooding Verbena |
| Shrubs/ Groundcover | | | |
| <i>Calliandra californica</i> | Red Baja Fairy Duster | | |
| <i>California eriophylla</i> | Pink Fairy Duster | | |
| <i>Cassia artemisioides</i> | Feathery Cassia | | |
| <i>Cotoneaster glaucophyllus</i> | Bright Bead | | |
| <i>Euonymus japonica</i> | Cotoneaster | | |
| | Evergreen | | |
| <i>Feijoa sellowiana</i> | Euonymous | | |
| <i>Leucophyllum</i> f. 'Green Cloud' | Pineapple Guava | | |
| | Green Cloud | | |
| | Texas Ranger | | |



