

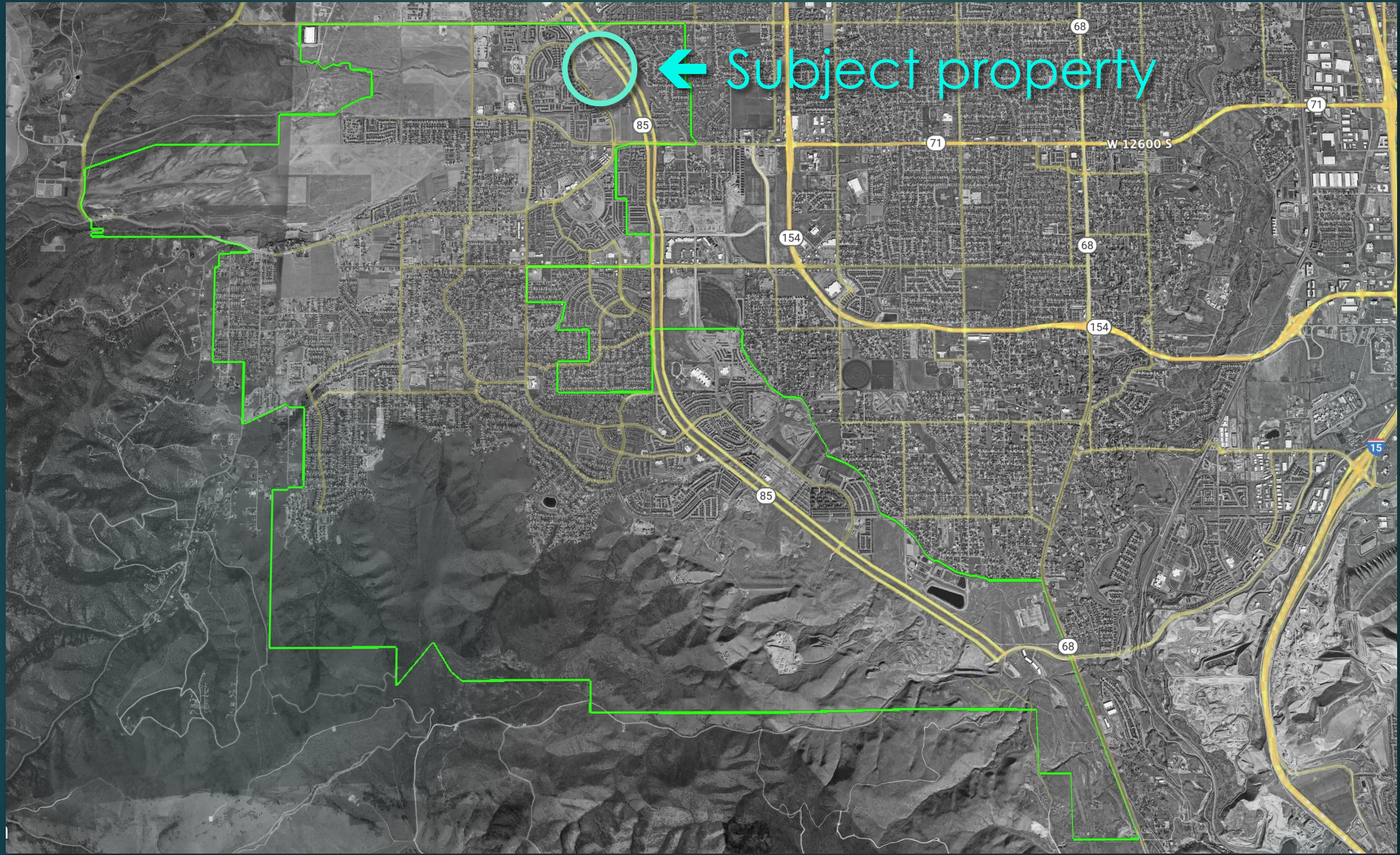
# Mountain View Plaza Conditional Use

Planning Commission Work Meeting

December 6, 2023

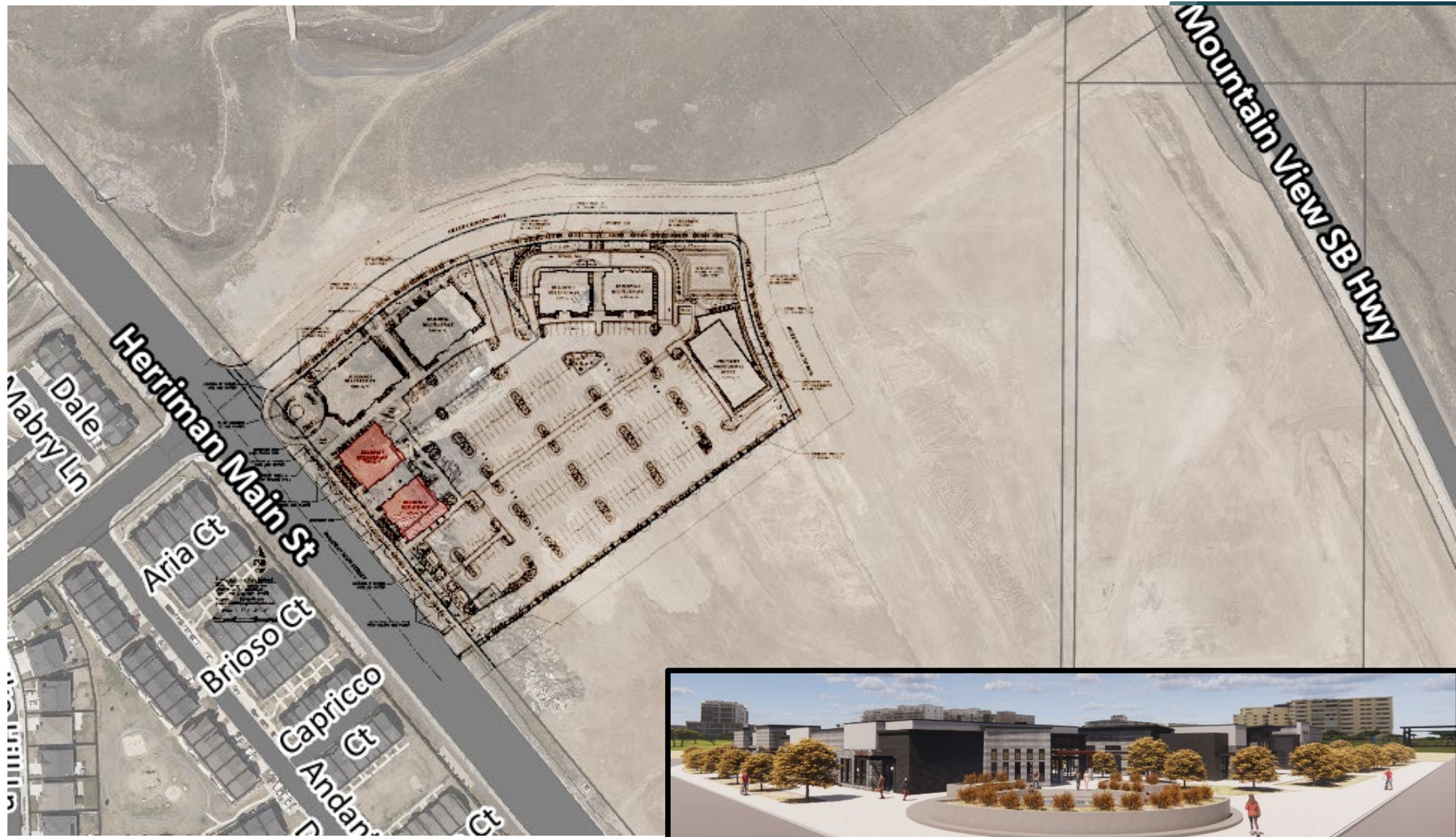






# Vicinity Map





# Vicinity Map

Approval September 20, 2023

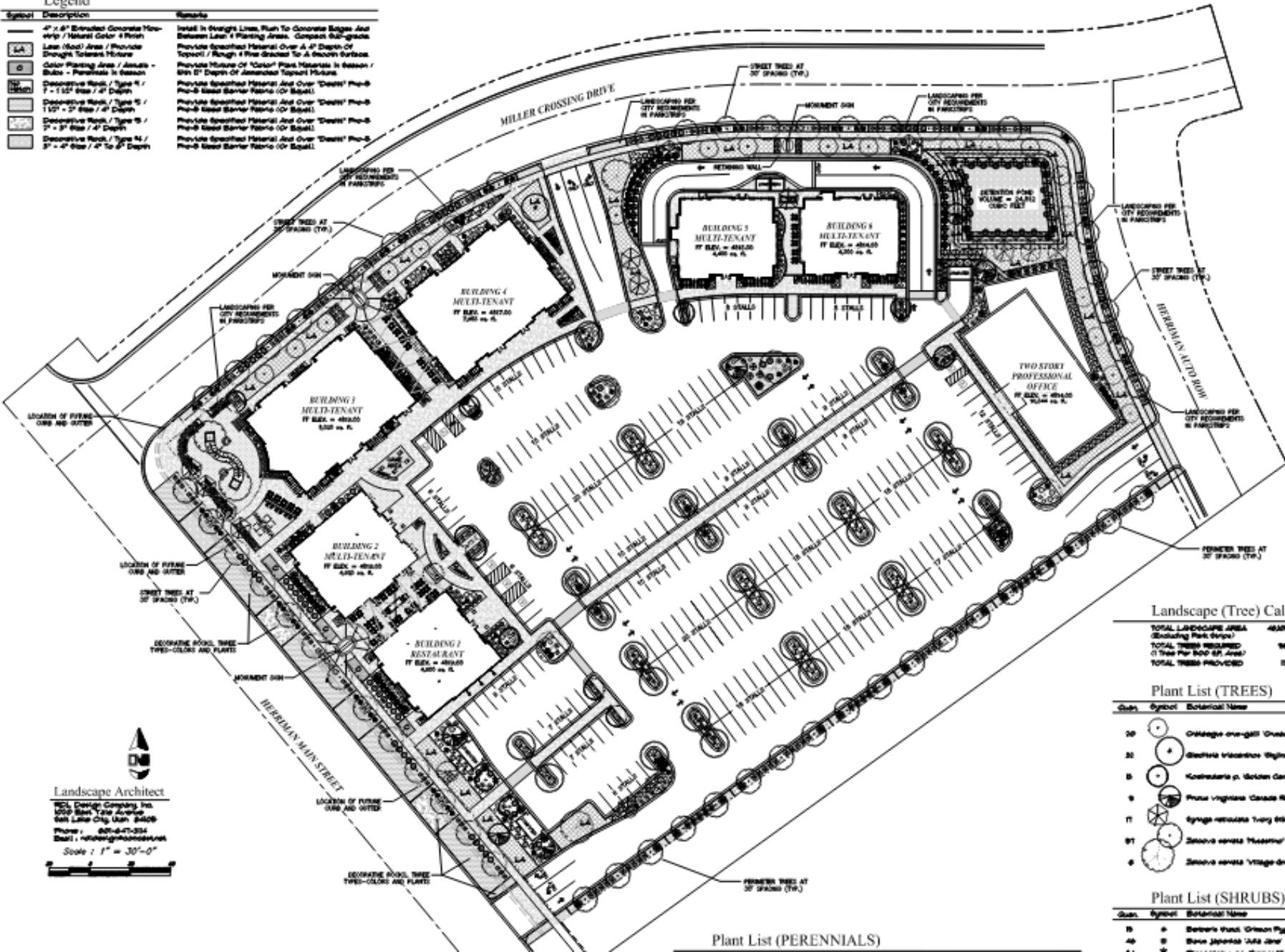
## Condition of Approval #7:

7. The applicant shall work with staff to design a plaza that includes the following elements: shading with trees and/or structures; secondary and moveable seating; the proposed water feature; elements of safety for those accessing the site from public streets (such as landscape buffers, plant materials, seat walls, etc.); alternate paving material such as brick or stone pavers; and a master sign plan that identifies the center, provides wayfinding, and creates a “sense of place.” The final corner plaza plan be reviewed by the Commission in a work session meeting.



Legend

| Symbol | Description  | Remarks  |
|--------|--|--|
| —      | 4" x 6" Extruded Concrete Mow-strip / Natural Color 4 Finish   | Install In Straight Lines, Flush To Concrete Edge And Between Lawn & Planting Areas. Compact Sub-grade |
| LA     | Lawn (No.) Area / Provide Through Tolerant Mixtures            | Provide Specified Material Over A 4" Depth Of Topsoil / Rough 1" Plus Gravel To A Smooth Surface       |
| ○      | Color Planting Area / Annuals - Subsoil - Perennials In Season | Provide Mixture Of "Color" Plant Materials In Season / 6" In Depth Of Amended Topsoil Mixture          |
| ○      | Decorative Rock / Type A / 7" x 1 1/2" Size / 4" Depth         | Provide Specified Material And Over "Decorative" Pro-B Pro-B Base Barrier Fabric (Or Equal)            |
| ○      | Decorative Rock / Type B / 1 1/2" x 2" Size / 4" Depth         | Provide Specified Material And Over "Decorative" Pro-B Pro-B Base Barrier Fabric (Or Equal)            |
| ○      | Decorative Rock / Type C / 2" x 3" Size / 4" Depth             | Provide Specified Material And Over "Decorative" Pro-B Pro-B Base Barrier Fabric (Or Equal)            |
| ○      | Decorative Rock / Type D / 3" x 4" Size / 4" Depth             | Provide Specified Material And Over "Decorative" Pro-B Pro-B Base Barrier Fabric (Or Equal)            |



Landscape Architect  
 PCL Design Company, Inc.  
 2000 Grant Tower Avenue  
 Salt Lake City, Utah 84108  
 Phone: 801-471-2314  
 Email: info@pcl.com  
 Scale: 1" = 30'-0"

Landscape (Tree) Calculations

|   |           |
|---|-----------|
| TOTAL LANDSCAPE AREA (Excluding Park Drives)  | 48,300 SF |
| TOTAL TREES REQUIRED (1 Tree Per 500 SF Area) | 96 BA     |
| TOTAL TREES PROVIDED                          | 12 BA     |

Plant List (TREES)

| Quan. | Symbol | Botanical Name                     | Common Name                 | Size                     | Remarks            |
|-------|--------|------------------------------------|-----------------------------|--------------------------|--------------------|
| 20    | ○      | Ornithoglossum ovifolium 'Gardner' | Gardner's Godolite Hawthorn | 2" Cal. 10' H. 5'-12" W. | Naturalistic Shrub |
| 20    | ○      | Staphylea trifolium 'Wagner'       | Wagner's Honeysuckle        | 2" Cal. 10' H. 5'-12" W. | Naturalistic Shrub |
| 8     | ○      | Koeleria p. var. Golden Center     | G.G. Golden Fern Tree       | 2" Cal. 10' H. 5'-12" W. | Naturalistic Shrub |
| 8     | ○      | Prunella virginiana 'Cassini Red'  | Cassini Red Cherry          | 2" Cal. 10' H. 5'-12" W. | Naturalistic Shrub |
| 11    | ○      | Syringa reticulata 'Twigg Blue'    | Japanese Tree Lilac         | 2" Cal. 10' H. 5'-12" W. | Naturalistic Shrub |
| 81    | ○      | Zelkova serrata 'Hemlock'          | Hemlock Zelkova             | 2" Cal. 10' H. 5'-12" W. | Naturalistic Shrub |
| 8     | ○      | Zelkova serrata 'Village Green'    | Village Green Zelkova       | 2" Cal. 10' H. 5'-12" W. | Naturalistic Shrub |

Plant List (SHRUBS)

| Quan. | Symbol | Botanical Name                     | Common Name           | Size              | Remarks   |
|-------|--------|------------------------------------|-----------------------|-------------------|-----------|
| 18    | ○      | Berberis thunbergii 'Green Pigeon' | Green Pigeon Barberry | 9" Cal. 9'-10" H. | Container |
| 48    | ○      | Buxus japonica 'Jade Jade'         | Jade Jade Bonsai      | 9" Cal. 9'-10" H. | Container |

Plant List (PERENNIALS)

Landscape Plan

# MDA Considerations

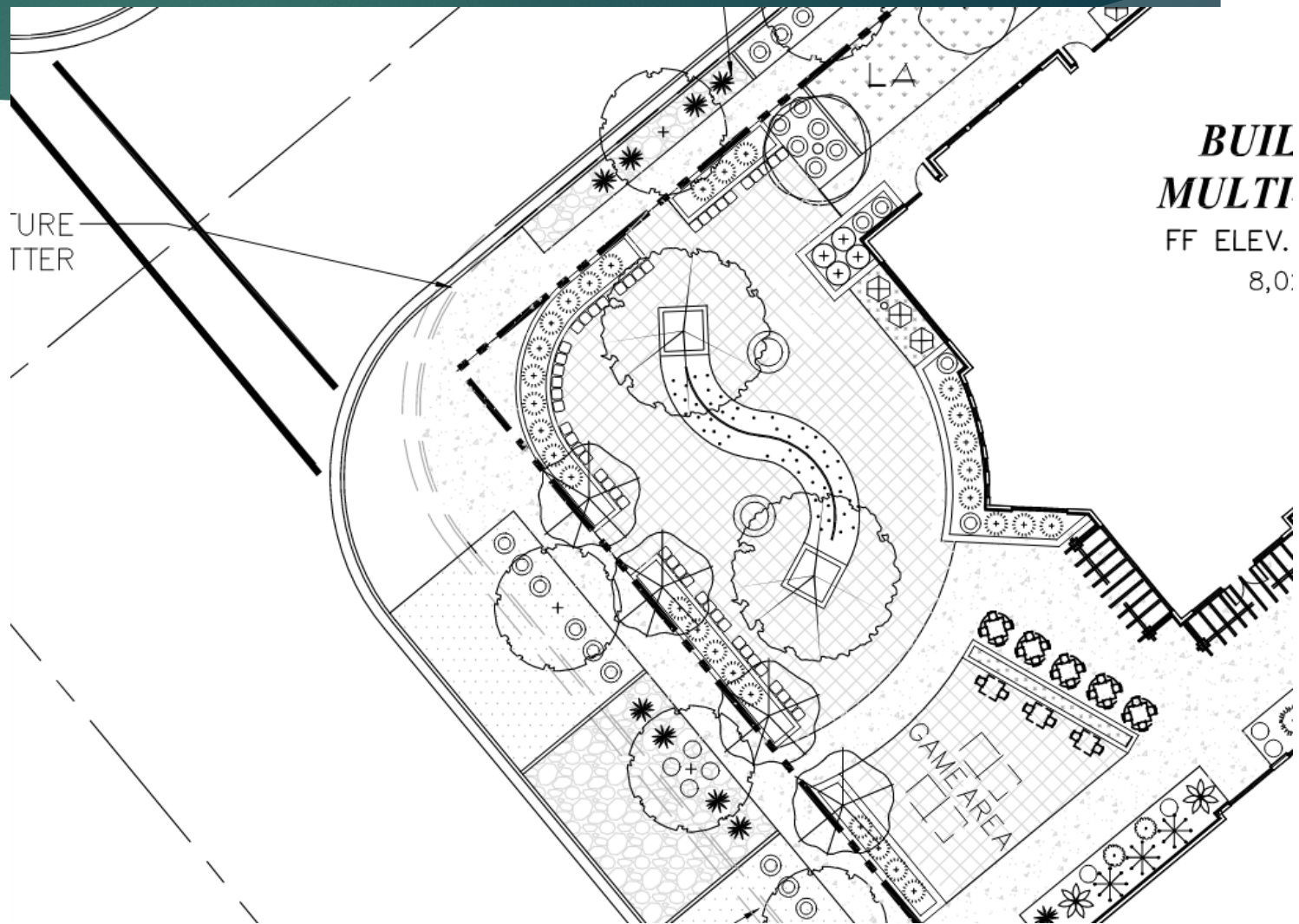
- ▶ Corner Plaza area:
  - ▶ Recommend utilizing elements of:
    - ▶ Shade
    - ▶ Safety
    - ▶ Lighting
    - ▶ Paving
    - ▶ Seating
    - ▶ Water feature
    - ▶ Signage





# MDA Considerations

- ▶ Corner Plaza area:
  - ▶ Finalized plans



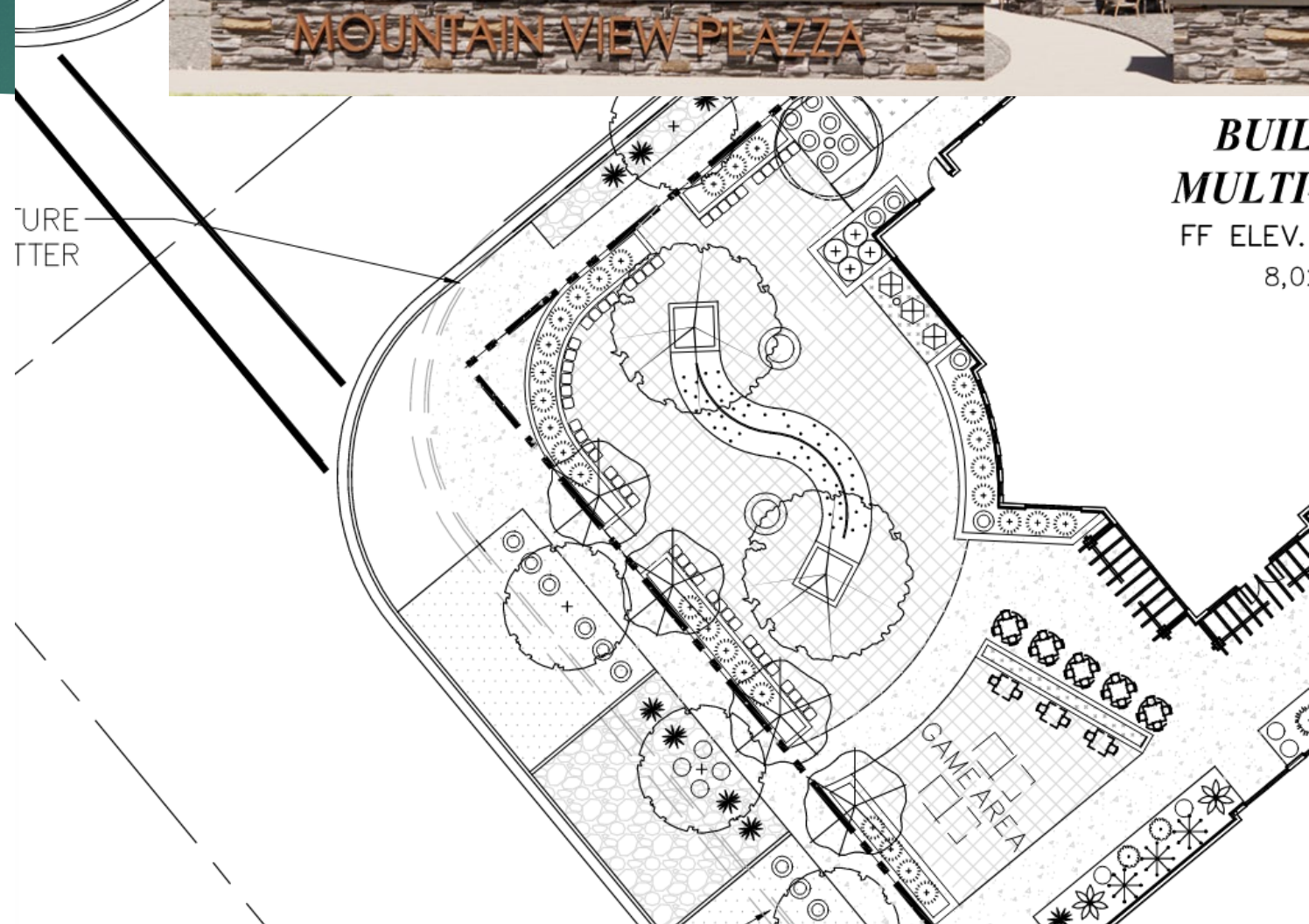
# MDA Considerations



## ▶ Corner Plaza area:

### ▶ Recommend utilizing elements of:

- ▶ Shade: **Trees**
- ▶ Safety: **Walls**
- ▶ Lighting: **Fire**
- ▶ Paving: **Pavers**
- ▶ Seating: **Wall seating**
- ▶ Water feature: **Included**
- ▶ Signage: **Proposed**
  - ▶ **Will move to corner wall**







# Renderings



# Recommendation

- ▶ No formal PC recommendation required:
- ▶ Staff/PC recommendations:
  - ▶ Provide lighting plan
  - ▶ Match landscape plan & plaza renderings
  - ▶ Move sign to corner wall
  - ▶ Others?



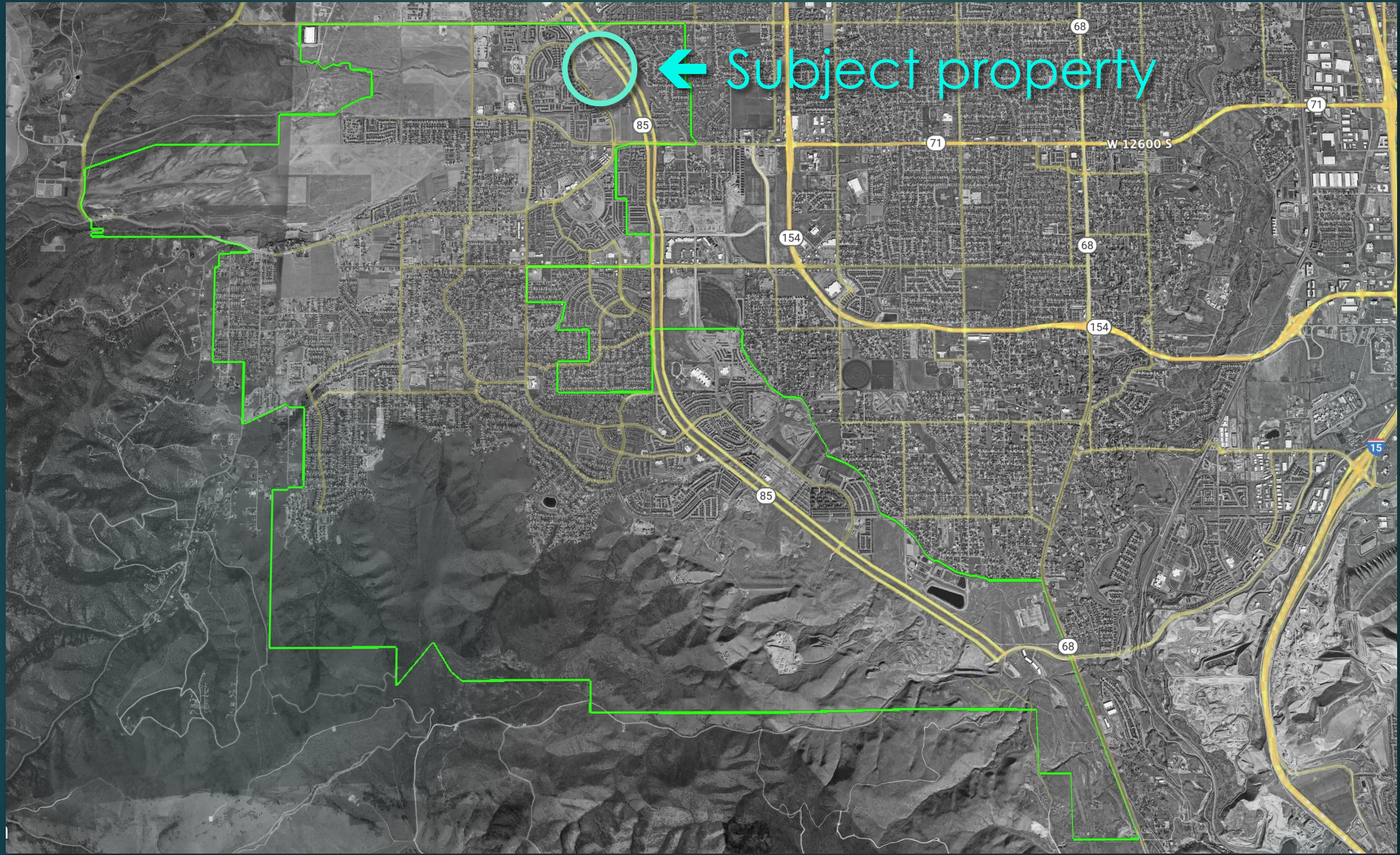
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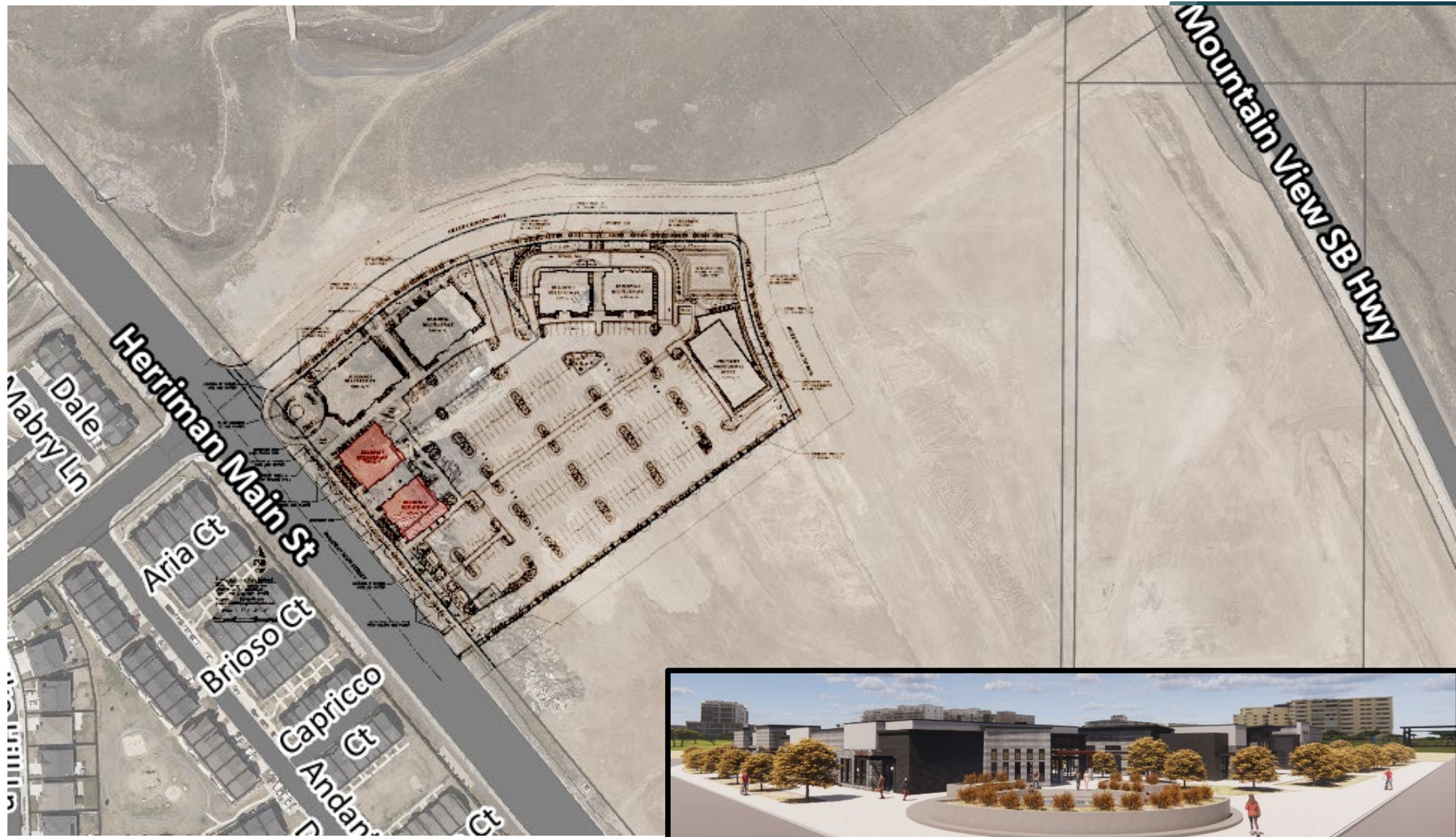






# Vicinity Map





# Vicinity Map

# Approval September 20, 2023

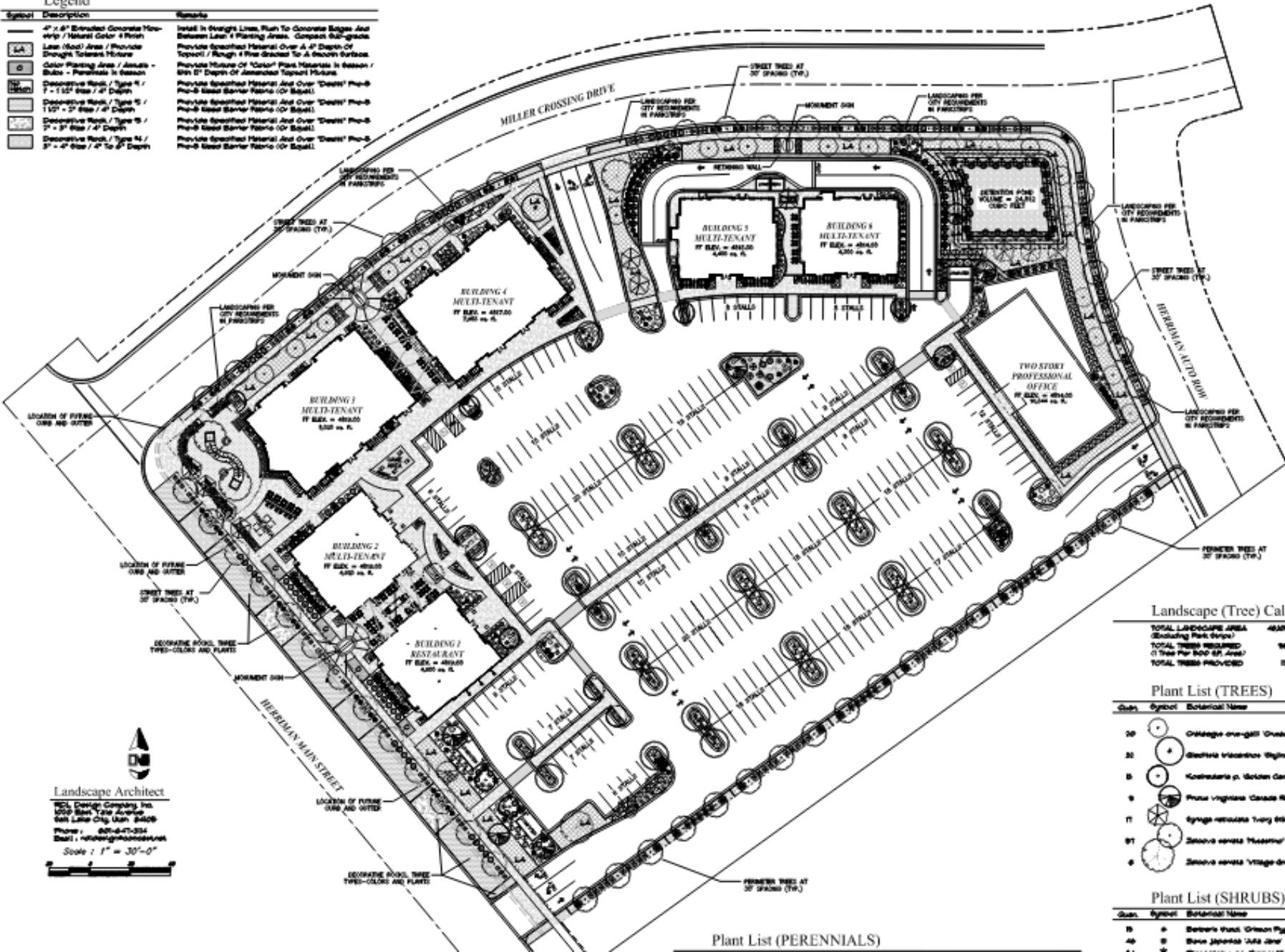
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7. The applicant shall work with staff to design a plaza that includes the following elements: shading with trees and/or structures; secondary and moveable seating; the proposed water feature; elements of safety for those accessing the site from public streets (such as landscape buffers, plant materials, seat walls, etc.); alternate paving material such as brick or stone pavers; and a master sign plan that identifies the center, provides wayfinding, and creates a “sense of place.” The final corner plaza plan be reviewed by the Commission in a work session meeting.



Legend

| Symbol | Description  | Remarks  |
|--------|--|--|
| —      | 4" x 6" Extruded Concrete Mow-strip / Natural Color 4 Finish   | Install In Straight Lines, Flush To Concrete Edge And Between Lawn & Planting Areas. Compact Sub-grade |
| LA     | Lawn (Mow) Area / Provide Through Tolerant Mixtures            | Provide Specified Material Over A 4" Depth Of Topsoil / Rough 1" Fine Gravel To A Smooth Surface       |
| C      | Color Planting Area / Annuals - Subsoil - Perennials In Season | Provide Mixture Of "Color" Plant Materials In Season / Min 6" Depth Of Amended Topsoil Mixture         |
| NO     | Decorative Rock / Type 11 / 7" - 1 1/2" Size / 4" Depth        | Provide Specified Material And Over "Decor" Pro-B Pro-B Base Barrier Fabric (Or Equal)                 |
| NO     | Decorative Rock / Type 12 / 1 1/2" - 2" Size / 4" Depth        | Provide Specified Material And Over "Decor" Pro-B Pro-B Base Barrier Fabric (Or Equal)                 |
| NO     | Decorative Rock / Type 13 / 2" - 3" Size / 4" Depth            | Provide Specified Material And Over "Decor" Pro-B Pro-B Base Barrier Fabric (Or Equal)                 |
| NO     | Decorative Rock / Type 14 / 3" - 4" Size / 4" To 6" Depth      | Provide Specified Material And Over "Decor" Pro-B Pro-B Base Barrier Fabric (Or Equal)                 |



Landscape (Tree) Calculations

|   |           |
|---|-----------|
| TOTAL LANDSCAPE AREA (Excluding Park Drives)  | 46,325 SF |
| TOTAL TREES REQUIRED (1 Tree Per 500 SF Area) | 93 BA     |
| TOTAL TREES PROVIDED                          | 12 BA     |

Plant List (TREES)

| Quan. | Symbol   | Botanical Name                   | Common Name              | Size                     | Remarks                      |
|-------|----------|----------------------------------|--------------------------|--------------------------|------------------------------|
| 20    | (Symbol) | Ornithogalum ovicell 'Greener'   | Greener Godolop Hawthorn | 2" Cal. 10ft. 5'-10" Ht. | Natural Shape Straight Trunk |
| 30    | (Symbol) | Staphylea trifolium 'Wagner'     | Wagner Honeysuckle       | 2" Cal. 10ft. 5'-10" Ht. | Natural Shape Straight Trunk |
| 8     | (Symbol) | Koeleria p. var. Golden Center   | G.G. Golden Fern Tree    | 2" Cal. 10ft. 5'-10" Ht. | Natural Shape Straight Trunk |
| 8     | (Symbol) | Prunus virginiana 'Cascara Real' | Cascara Real Cherry      | 2" Cal. 10ft. 5'-10" Ht. | Natural Shape Straight Trunk |
| 11    | (Symbol) | Syngne reticulata 'Toyo 6K'      | Japanese Tree Lilac      | 2" Cal. 10ft. 5'-10" Ht. | Natural Shape Straight Trunk |
| 81    | (Symbol) | Zelkova serrata 'Nussli'         | Nussli Zelkova           | 2" Cal. 10ft. 5'-10" Ht. | Natural Shape Straight Trunk |
| 8     | (Symbol) | Zelkova serrata 'Village Green'  | Village Green Zelkova    | 2" Cal. 10ft. 5'-10" Ht. | Natural Shape Straight Trunk |

Plant List (SHRUBS)

| Quan. | Symbol   | Botanical Name                    | Common Name          | Size                    | Remarks |
|-------|----------|-----------------------------------|----------------------|-------------------------|---------|
| 18    | (Symbol) | Berberis thunbergii 'Green Puffy' | Green Puffy Barberry | 9" Container 5'-10" Ht. |         |
| 48    | (Symbol) | Buxus japonica 'JFA Jade'         | JFA Jade Bonsai      | 9" Container 5'-10" Ht. |         |

Plant List (PERENNIALS)

Landscape Architect  
 PCL Design Company, Inc.  
 2000 Grant Tower Avenue  
 Suite 1000 Chicago, IL 60608  
 Phone: 800-647-2334  
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 Scale: 1" = 30'-0"

Landscape Plan

# MDA Considerations

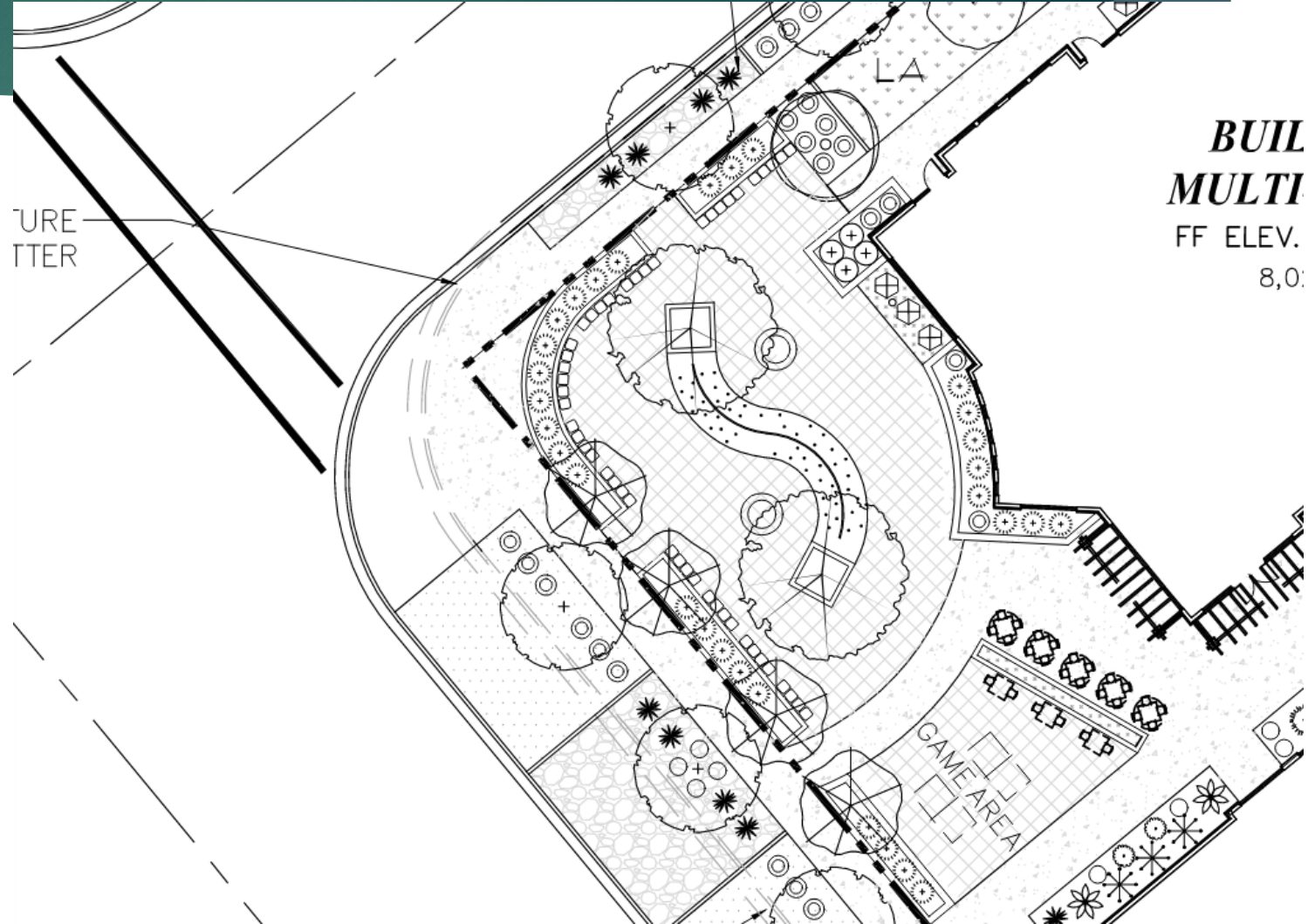
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  - ▶ Recommend utilizing elements of:
    - ▶ Shade
    - ▶ Safety
    - ▶ Lighting
    - ▶ Paving – Concrete Aggregate
    - ▶ Seating
    - ▶ Water feature
    - ▶ Signage





# MDA Considerations

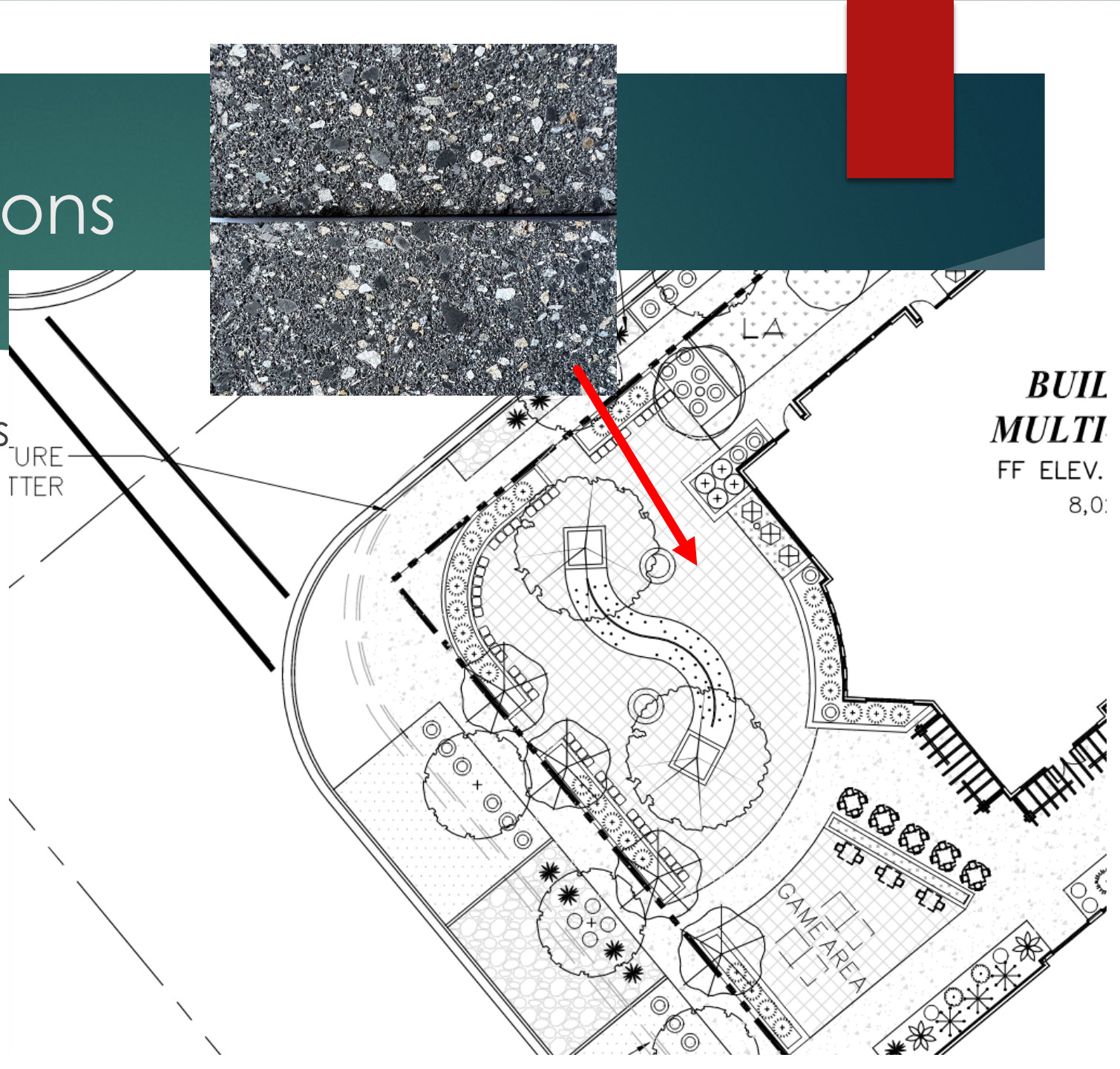
- ▶ Corner Plaza area:
  - ▶ Finalized plans





# MDA Considerations

- ▶ Corner Plaza area:
  - ▶ Recommend utilizing elements of:
    - ▶ Shade: **Trees**
    - ▶ Safety: **Walls**
    - ▶ Lighting: **Fire**
    - ▶ Paving: **Concrete Aggregate**
    - ▶ Seating: **Wall seating**
    - ▶ Water feature: **Included**
    - ▶ Signage: **Proposed**
    - ▶ **Will move to corner wall**







# Renderings



# Recommendation

## ► Staff recommends approval:

7. The applicant shall work with staff to design a plaza that includes the following elements: shading with trees and/or structures; secondary and moveable seating; the proposed water feature; elements of safety for those accessing the site from public streets (such as landscape buffers, plant materials, seat walls, etc.); alternate paving material such as brick or stone pavers, or a concrete treatment that has the appearance of brick or masonry pavers with a different color and texture; and a master sign plan that identifies the center, provides wayfinding, and creates a “sense of place.”