

LANDSCAPE CHARACTER PLAN

LANDSCAPE CHARACTER NARRATIVE

The landscape character within Mountain Vista Marketplace is intended to create a cohesive atmosphere among the differing developments and uses. The overall landscape theme is designed to produce an environment that is desert-lush. There are nine (9) different development areas that define this landscape theme, each with its own character. The nine landscape characters are:

- S. SIGNAL BUTTE RD SREETSCAPE (SBS):**
The streetscape along Signal Butte Rd. will follow the landscape rhythm and theme already established. The plant material will meet the city theme, specie and spacing standards. The key trees include: Texas Ebony and 'Desert Muesum' Palo Verdes. This street is informally landscaped with a more natural rhythm of planting with understory planting such as Hesperaloe and Gopher Plant.
- E. HAMPTON AVE STREETSCAPE (HAS):**
The streetscape along Hampton Ave. will also follow the landscape rhythm and theme already established. The key trees include: Thornless Mesquite and Chinese Elms. The landscape along this street is a little more formal. Understory plantings include shrubs such as Silver Cloud, Regal Mist and Lantana.
- S 105TH PL STREETSCAPE (105):**
The streetscape along 105th Pl. begins to formalize the landscape within the development. Its trees are much more rhythmic and closer together. The key trees include: Thornless Mesquite and Chinese Elms with the Jacaranda trees at key accent points. The plantings along here are become more colorful and dense with Medicinal Aloe and Deer Grass.
- INTERNAL COLLECTOR STREETSCAPE (ICS):**
This streetscape is far more colorful and formal than the others. The key trees include: 'Red Push' Pistache and Brazilian Pepper trees. The lush understory plantings include Rosemary and Ruellia and serve to frame the drive aisles as much of this streetscape occurs in the parking areas.
- ENTRY GATEWAY:**
This are is is the 'hub' of the development with two major streetscapes intersecting here and will feature the main monumentation. It will stand alone with Date Palms and large Agave plants anchoring a trellis covered with Bougainvillea.
- MULTI-FAMILY RESIDENTIAL (MF):**
This transitional landscape areas will be diverse is its plant pallet since there are differeing landscape needs. Trees like Cathedral Oaks and 'Red Push' Chinese Pistache trees will provide shade and shrubs such as Gaura and Oleander will provide color.
- COMMERCIAL DISTRICT (CD):**
The Commercial District areas are defined as the landscaped areas around various businesses. These areas have screening and shade needs as well as texture. Key plants here include Acacia and Grasses, Chuparosa, Lady Slipper and Heavenly Bamboo.
- CONCEPTUAL USES**
- The map illustrates the landscape character plan for Mountain Vista Marketplace. It features several key streets: E. Southern Ave at the top, S. Cheshire on the left, S. 105th Pl running vertically through the center, E. Hampton Ave running horizontally across the middle, and S. Signal Butte Rd on the right. The map is divided into various colored zones representing different landscape characters: a pink zone for S. Signal Butte Rd Streetscape (SBS), a light blue zone for E. Hampton Ave Streetscape (HAS), a yellow zone for S 105th Pl Streetscape (105), a purple zone for Internal Collector Streetscape (ICS), a green zone for Entry Gateway, an orange zone for Multi-Family Residential (MF), a dark green zone for Commercial District (CD), and a light blue zone for Conceptual Uses. Specific parcels are labeled: UNDEVELOPED PARCEL (TRU WEST), PARCEL F (CONCEPTUAL USE), PARCEL E (CONCEPTUAL USES), PARCEL C, PARCEL B, PARCEL A, and several PARCEL D (CONCEPTUAL USE) areas. Other landmarks include EXISTING CORTLAND APARTMENTS and EXISTING SPROUTS CENTER. A circular green area at the intersection of S. 105th Pl and E. Hampton Ave is highlighted as the 'hub' of the development.
- 19-0961
-  Bela Flor
WELCOME HOME
- Mountain Vista Marketplace
- Mesa, Arizona
- Landscape Character Master Plan
- 
NORTH
0' 60' 120' 240'
SCALE: 1" = 120'
- L-3.01
06.03.2020
-  EPS
GROUP

APPROVED PLANT PALETTE









NO.	BOTANICAL NAME	COMMON NAME	ZONE							
			SBS	HAS	105	ICS	EG	MF	CD	HCD
	TREES									
1	<i>Acacia salicina</i>	Willow Acacia						X	X	X
2	<i>Chilopsis linearis</i> 'Bubba'	Bubba Desert Willow					X	X	X	
3	<i>Citrus sp.</i>	Citrus Species						X		
4	<i>Ebenopsis ebano</i>	Texas Ebony	X	X	X			X	X	
5	<i>Jacaranda mimosifolia</i>	Jacaranda			X	X				X
6	<i>Olea europaea</i> 'Swan Hill'	Swan Hill' Olive						X		
7	<i>Parkinsonia</i> 'Desert Museum'	Desert Muesum' Palo Verde	X	X	X			X		
8	<i>Phoenix dactylifera</i>	Date Palm					X			X
9	<i>Pinus eldarica</i>	Mondel Pine								
10	<i>Pistacia chinensis</i> 'Red Push'	Red Push' Chinese Pistache			X	X		X		
11	<i>Prosopis</i> 'Phoenix'	Thornless Mesquite		X	X			X		
12	<i>Quercus virginiana</i> 'Cathedral'	Cathedral Oak						X		
13	<i>Schinus terebinthefoluis</i>	Brazilian Pepper				X		X		X
14	<i>Sophora secundiflora</i>	Texas Mountian Laurel						X	X	X
15	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm		X	X	X		X	X	X
16	<i>Vitex agnus-castus</i>	Chaste Tree								X
	CACTI/ACCENTS									
17	<i>Agave americana</i> 'Marginata'	Variegated Century Plant						X	X	X
18	<i>Agave desmettiana</i>	Smooth Agave						X	X	X
19	<i>Agave salmiana</i> x <i>ferox</i>	Large Leaf Agave						X	X	X
20	<i>Agave weberi</i>	Weber's Agave						X		
21	<i>Aloe barbadensis</i>	Medicinal Aloe	X	X	X	X				
22	<i>Aloe hybrid</i> 'Blue Elf'	Blue Elf Aloe				X		X	X	X
23	<i>Chamaerops humilis</i>	Mediterranean Fan Palm						X		X
24	<i>Yucca pallida</i>	Pale Leaf Yucca						X		
	SHRUBS/ACCENTS									
25	<i>Bulbine frutescens</i>	Bulbine						X		
26	<i>Bougainvillea</i> 'La Jolla'	'La Jolla' Bougainvillea	X	X	X			X		
27	<i>Bougainvillea</i> 'Rosenka'	Rosenka Bougainvillea						X		
28	<i>Bougainvillea</i> 'Torch Glow'	Torch Glow Bougainvillea						X		
29	<i>Bouteloua gracilis</i> 'Blond Ambition'	Blond Ambition						X		X
30	<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise	X	X	X					
31	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise						X		
32	<i>Calliandra californica</i>	Baja Fairy Duster	X	X	X			X		
33	<i>Cassia aremesoides</i> 'Silver'	Silver Cassia						X		
34	<i>Dasyllirion quadrangularum</i>	Mexican Grass Tree						X	X	X
35	<i>Eremophila glabra</i> spp. <i>Carnosa</i>	Winter Blaze						X		
36	<i>Eremphila hygrophana</i> 'Blue Bells'	Blue Bells						X		
37	<i>Eremophila maculata</i> ' Valentine'	'Valentine' Emu Bush							X	X
38	<i>Eupatorium greggii</i> 'Boothill'	'Boothill' Eupatorium								
39	<i>Euphorbia rigida</i>	Gopher Plant	X	X	X	X		X	X	X
40	<i>Gaura linheimeri</i> 'Whirling Butterflies'	White Gaura						X		X
41	<i>Gaura linheimeri</i> 'Siskiyou Pink'	Pink Gaura								X
42	<i>Hesperaloe parviflora</i> 'Brakelights'	Brakelights Red Yucca	X	X	X	X	X	X	X	X

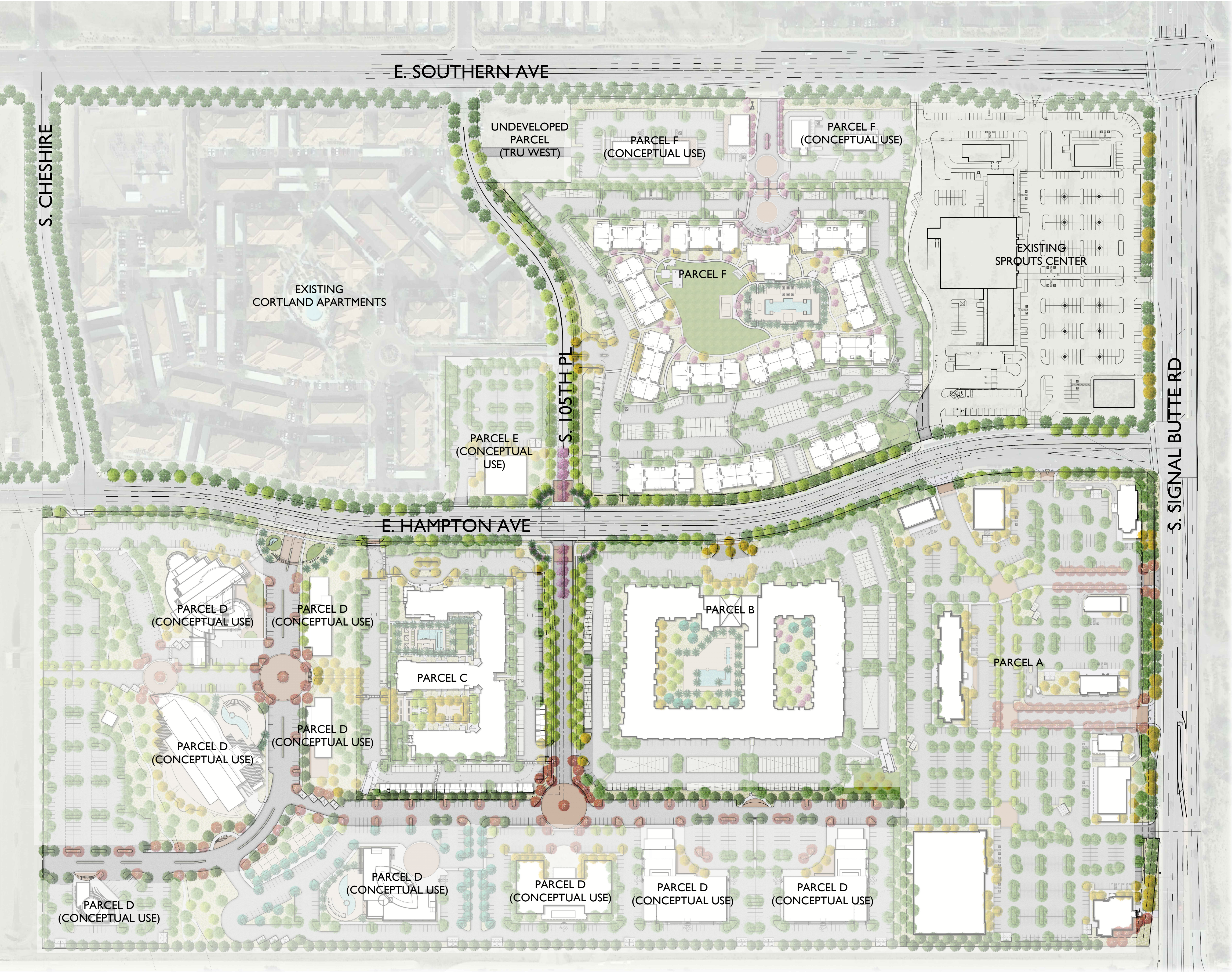
NO.	BOTANICAL NAME	COMMON NAME	ZONE							
			SBS	HAS	105	ICS	EG	MF	CD	HCD
43	<i>Hibiscus rosa-sinensis</i>	Chinese Hibiscus								X
44	<i>Justicia californica</i>	Chuparosa						X	X	
45	<i>Justicia spicigera</i>	Mexican Honeysuckle						X	X	
46	<i>Leucophyllum frutescens</i> 'Compacta'	Compact Texas Sage						X		
47	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	Lynn's Legacy Sage						X		
48	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage	X	X	X					
49	<i>Leucophyllum pruinosum</i> 'Sierra Bouquet'	Sierra Bouquet' Sage								X
50	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly				X	X	X	X	X
51	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly								
52	<i>Muhlenbergia rigens</i>	Deer Grass	X	X	X	X		X	X	X
53	<i>Muhlenbergia rigida</i> 'Nashville'	Nashville' Muhly						X	X	X
54	<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle	X	X	X			X		
55	<i>Nandina domestica</i>	Heavenly Bamboo						X	X	X
56	<i>Nerium oleander</i> 'Petite Pink'	Dwarf Pink Oleander	X	X	X			X		
57	<i>Nolina microcarpa</i>	Beargrass	X	X	X			X	X	
58	<i>Pedilanthus macrocarpus</i>	Lady's Slipper						X	X	X
59	<i>Plumbago auriculata</i>	Cape Plumbago						X		
60	<i>Portulacaria afra minima</i>	Dwarf Elephant Food								X
61	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Huntington Carpet Rosemary	X	X	X					X
62	<i>Rosmarinus officinalis</i> 'Tuscan Blue'	Trailing Rosemary				X		X	X	X
63	<i>Rosa sp.</i>	Rose Species								X
64	<i>Ruellia peninsularis</i>	Ruellia	X	X		X		X	X	X
65	<i>Salvia clevelandii</i>	Chaparral Sage				X			X	
66	<i>Salvia leucantha</i>	Mexican Bush Sage						X	X	X
67	<i>Tecoma stans</i> 'Gold Star'	'Gold Star' Yellow Bells	X	X	X					
68	<i>Tecoma</i> x 'Bells of Fire'	Bells of Fire'						X		
69	<i>Tecoma</i> x 'Orange Jubilee'	Orange Jubilee'						X		
70	<i>Teucrium chamaedrys</i>	Germander						X		
71	<i>Vauquelinia californica</i>	Arizona Rosewood						X		
GROUNDCOVERS/PERENNIALS										
72	<i>Callistemon</i> x 'Little John'	Dwarf Callistemon						X	X	X
73	<i>Convolvulus cneorum</i>	Bush Morning Glory	X	X	X	X		X	X	X
74	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea						X		
75	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise'						X		
76	<i>Lantana</i> x 'Dallas Red'	Dallas Red Lantana						X	X	X
77	<i>Lantana</i> x 'New Gold'	New Gold Lantana	X	X	X	X		X	X	X
78	<i>Lantana montevidensis</i>	Trailing Purple Lantana	X	X	X	X		X	X	X
79	<i>Oenothera biennis</i>	Evening Primrose						X	X	X
80	<i>Ruellia brittoniana</i> 'Katie'	Katie Ruellia	X	X	X	X		X	X	X
VINES										
81	<i>Rosa banksiae</i> 'Alba Plena'	White Lady Bank's Rose								X
82	<i>Bougainvillea</i> Vine	Bougainvillea Species						X		X
83	<i>Grewia occidentalis</i>	Lavender Starflower Vine								X
84	<i>Parthenocissus</i> sp. 'Hacienda'	Hacienda Creeper						X		
85	<i>Vitis californica</i> 'Roger's Red'	'Roger's Red' Grape						X		X

KEY
SBS = S. Signal Butte Rd. Streetscape
HAS = E. Hampton Ave. Streetscape
105 = S. 105th Pl. Streetscape
ICS = Internal Collector Streetscape
EG = Entry Gateway
MF = Multi-Family Residential District
CD = Commercial District
HCD = Healthcare District

STREET TREE DIAGRAM PLAN

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Ebenopsis ebano	Texas Ebony	24" Box
	Jacaranda mimosifolia	Jacaranda	24" Box
	Parkinsonia 'Desert Museum'	'Desert Museum' Palo Verde	24" Box
	Phoenix dactylifera	Date Palm	24" Box
	Pistacia chinensis 'Red Push'	'Red Push' Chinese Pistache	24" Box
	Prosopis 'Phoenix'	Thornless Mesquite	24" Box
	Schinus terebinthifolius	Brazilian Pepper	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box



STREET TREE CHARACTER IMAGERY



Ebenopsis ebano
TEXAS EBONY



Jacaranda mimosifolia
JACARANDA



Parkinsonia 'Desert Museum'
'DESERT MUSEUM' PALO VERDE



Phoenix dactylifera
DATE PALM



Pistacia chinensis 'Red Push'
'RED PUSH' CHINESE PISTACIA



Prosopis 'Phoenix'
THORNLESS MESQUITE



Schinus terebinthifolius
BRAZILIAN PEPPER



Ulmus parvifolia
CHINESE EVERGREEN ELM