

## **The Crossings MU-1**

*Site Location:*

2255 Showers Drive  
Mountain View, CA

*Features:*

- High density (multi-story) housing with reduced building footprints integrated with commercial areas
- Located near mass transit including bus lines and CalTrain station
- Disconnected downspouts drain into landscaping
- Turf block fire lanes
- Landscaped center of driving circle

*Stormwater Benefits:*

- Transportation-related pollutant reduction
- Reduced impervious surface area
- Reduced velocity of runoff
- Reduced directly-connected impervious area (DCIA)
- Natural treatment of runoff



“The Crossings” is conveniently located across the street from the San Antonio CalTrain Rail Station.



Turf block fire lane provides access during emergencies. The bollards can be removed for emergency access.

**The Crossings  
MU-1 (cont.)**



Multi-story housing reduces the building footprint and, thus, impervious surface area. Rooftop runoff drains into landscaping rather than directly to the storm drain system.



This rain gutter drains into landscaping reducing the amount of directly-connected impervious area (DCIA).



Drive around circle has a landscaped island, providing an area for infiltration.



The Crossings is located within walking distance to major commercial areas for groceries and other shopping needs, thereby reducing the need for auto use.

## The Crossings MU-1 (cont.)



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Mixed use commercial businesses located within the Crossings encourage residents to walk to shops thereby reducing the reliance on motor vehicles.

*Other Opportunities:*

- To improve the site design from a stormwater quality perspective, the island could have been designed to accept runoff from the street through such features as concave landscaping with pavement protection, curb cuts, and grading the street to drain to the island.

**Ortega Avenue  
SF-4**

*Site Location:*

North End of Ortega Avenue (adjacent to railroad tracks)  
Mountain View, CA

*Features:*

- Landscaped parking and turnaround area located at the end of a dead end street

*Stormwater Benefit:*

- Reduced impervious surface area



Landscaping, including a street tree, is provided in a center island where there is also an area for parking. The design allows adequate room for a turnaround, providing easier access for fire and other service vehicles.

This is an alternative view of the turnaround, as you would approach it if driving.

*Other Opportunities:*

- To improve the site design from a stormwater quality perspective, the island could have been designed to accept runoff from the street through such features as concave landscaping with pavement protection, curb cuts, and grading the street to drain to the island.

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**Bourbon Court  
SF-5**

*Site Location:*

South End of Bourbon Court  
Mountain View, CA

*Features:*

- Landscaped recreational and turnaround area in a cul-de-sac

*Stormwater Benefit:*

- Reduced impervious surface area



Landscaping around this center island allows for some infiltration to occur while allowing easier access for public service vehicles such as fire and garbage trucks. Also within the island is a recreational area with a pool and associated facilities for nearby residents.

*Other Opportunities:*

- To improve the site design from a stormwater quality perspective, the island could have been designed to accept runoff from the street through such features as concave landscaping with pavement protection, curb cuts, and grading the street to drain to the island.

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