

LOCATION PLAN



CONTEXT MAP

MVSA | PROJECT DESCRIPTION

Greystar Development has assembled 8.63-acres of land that makes up the “North of California Street Master Plan Area” within the San Antonio Precise Plan (“SAPP”) area, and is hereby submitting a Formal Master Plan and Formal Development Project Application consistent with the SAPP. The master plan area includes three parcels bounded by San Antonio Road, California Street and the Plan Area boundary. Located adjacent to the San Antonio Caltrain Station, the master plan proposal includes mixed-use residential, publicly accessible open space area, publicly accessible roadways and connections that provide access through the site, and ground floor retail on California Street and the future A Street.

The existing uses on the site are made up of a 70,000 square foot office building (APN 148-18-015) and a 40,000 square foot former Safeway Grocery store (APN 148-17-003) and a 13,000 square foot retail center (APN 148-17-02) and related parking for each use. The existing uses will be demolished to make way for the proposed master plan development.

The goal of the development team is to design a vibrant mixed-use community adhering to the SAPP policies for land use, circulation, open space, urban form and character, parking and transportation and other plan principals, and achieve a Tier I, 1.85 FAR intensity on the overall site. The improvements to be funded with the public benefit fees to achieve the Tier I intensity will be finalized in the future. The current phasing plan is to develop the entire master plan area concurrently, with the goal to achieve an overall infrastructure phase, followed by each master plan block/building, Building 1, 2, 3 and 4.

MVSA | APPLICANT

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APN: 148-08-015
 Owner: 201 San Antonio Circle, LLC / ECE Investment Company, LP
 201 San Antonio Circle, Ste 130
 Mountain View, CA 94040
 Contact: Mitch Kalcic

APNs: 148-17-002, 148-17-003
 Owner: Marazzo Realty Holdings, LLC
 14435 Big Basin Way, #204
 Saratoga, CA 95070
 Contact: Ron Marazzo

CONTENTS

A1	COVER
A2	PROJECT SUMMARY
A3	EXISTING CONDITIONS
A4	DETAILED SITE PLAN
A5	URBAN DESIGN AND ACTIVE SPACES
A6	CIRCULATION AND PARKING
A7	OPEN SPACE CALCULATIONS
A8	SHADOW STUDY ANALYSIS
A9	SITE SECTIONS AND ELEVATIONS
A10	SITE SECTIONS AND ELEVATIONS
A11	SITE SECTIONS - NORTH/SOUTH
A12	STREET SECTIONS: SAN ANTONIO & CALIFORNIA
A13	STREET SECTIONS: A / B STREET & PACCHETTI WAY
L1.01	ILLUSTRATIVE SITE PLAN
L1.02	LANDSCAPE PLAN ENLARGEMENT - AREA 1
L1.03	LANDSCAPE ROOF ENLARGEMENT - AREA 1
L1.04	LANDSCAPE PLAN ENLARGEMENT - AREA 2
L1.05	ILLUSTRATIVE PERSPECTIVE VIEWS - AREA 2
L1.06	LANDSCAPE ROOF ENLARGEMENT - AREA 2
L1.07	LANDSCAPE PLAN ENLARGEMENT - AREA 3
L1.08	ILLUSTRATIVE PERSPECTIVE VIEWS - AREA 3
L1.09	LANDSCAPE ROOF ENLARGEMENT - AREA 3
L1.10	LANDSCAPE PLAN ENLARGEMENT - AREA 4
L1.11	ILLUSTRATIVE PERSPECTIVE VIEWS - AREA 4
L1.12	LANDSCAPE PLAN ENLARGEMENT - AREA 5
L1.13	ILLUSTRATIVE PERSPECTIVE VIEWS - AREA 5 PARK
L1.14	PUBLIC USE DIAGRAM
L1.15	PUBLIC USE DIAGRAM
L2.01	HARDSCAPE & SITE FEATURE CHARACTER IMAGES
L2.02	HARDSCAPE & SITE FEATURE CHARACTER IMAGES
L3.00	TREE SCHEDULE
L3.01	PLANTING SCHEDULE
L3.02	PLANTING PLAN AREA A
L3.03	PLANTING PLAN AREA B
L3.04	PLANTING PLAN AREA C
L3.05	PLANTING PLAN AREA D
L3.06	TREE PLANTING IMAGERY
L3.07	PARK PLANTING IMAGERY
L3.08	PLAZA PLANTING IMAGERY
L3.09	COURTYARD PLANTING IMAGERY
L3.10	COURTYARD PLANTING IMAGERY
L3.11	PERIMETER PLANTING IMAGERY
L3.12	STORMWATER PLANTING IMAGERY
L3.13	STREETSCAPE PLANTING IMAGERY
L3.14	PLANTING NOTES AND DETAILS
L3.15	PLANTING NOTES AND DETAILS
L3.16	TREE CANOPY COVERAGE DIAGRAM
L4.00	CITY WATER EFFICIENT DESIGN & MAINTENANCE CHECKLIST
L4.01	IRRIGATION & ESTIMATED WATER USE PLAN
L5.00	CONCEPTUAL SITE LIGHTING PLAN
L5.01	LIGHTING CHARACTER IMAGES
C1	EXISTING SITE SURVEY
C2	EXISTING TREE DISPOSITION PLAN
C3	TREE DISPOSITION TABLE
C4	CONCEPTUAL SITE MAP
C5	CONCEPTUAL SITE MAP AND TREE DISPOSITION
C6	CONCEPTUAL GRADING AND DRAINAGE PLAN
C7	CONCEPTUAL STREET CROSS SECTIONS
C8	CONCEPTUAL UTILITY PLAN
C8.1	NORTHERN PROPERTY BOUNDARY
C9	CONCEPTUAL STORMWATER TREATMENT PLAN
C10	STORMWATER TREATMENT TABLE AND DETAILS
C11	FIRE ACCESS PLAN
C12	WASTE CIRCULATION PLAN



PLAN DIAGRAM

MVSA | PROJECT SUMMARY

GROSS SITE AREA:
375,810 SF - 8.63 ACRES

GROSS BUILDING AREA:
695,123 SF - 1.85 FAR

+ 4,285 SF NON-PROFIT OFFICE SPACE*
*EXCLUDED FROM FAR TOTAL

PUBLICLY ACCESSIBLE OPEN SPACES:
84,394 SF (1.94 ACRES)

PROGRAM:

BUILDING 1	RESIDENTIAL RETAIL	174 UNITS 11,550 SF (NET)
BUILDING 2	RESIDENTIAL RETAIL/OFFICE	165 UNITS 8,170 SF (NET)
BUILDING 3	RESIDENTIAL	223 UNITS
BUILDING 4	RESIDENTIAL	70 UNITS
		632 UNITS (65.2% 1BR, 33.1% 2BR, 1.7% 3BR)



MASSING DIAGRAM





1



2



3



4



5



6



7



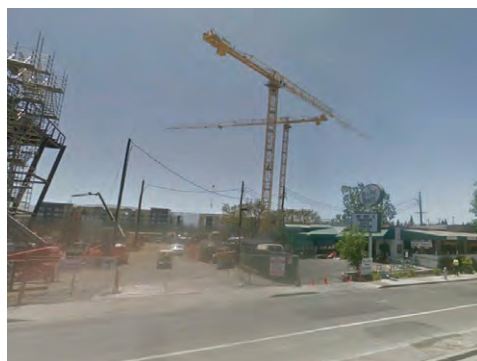
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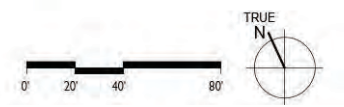
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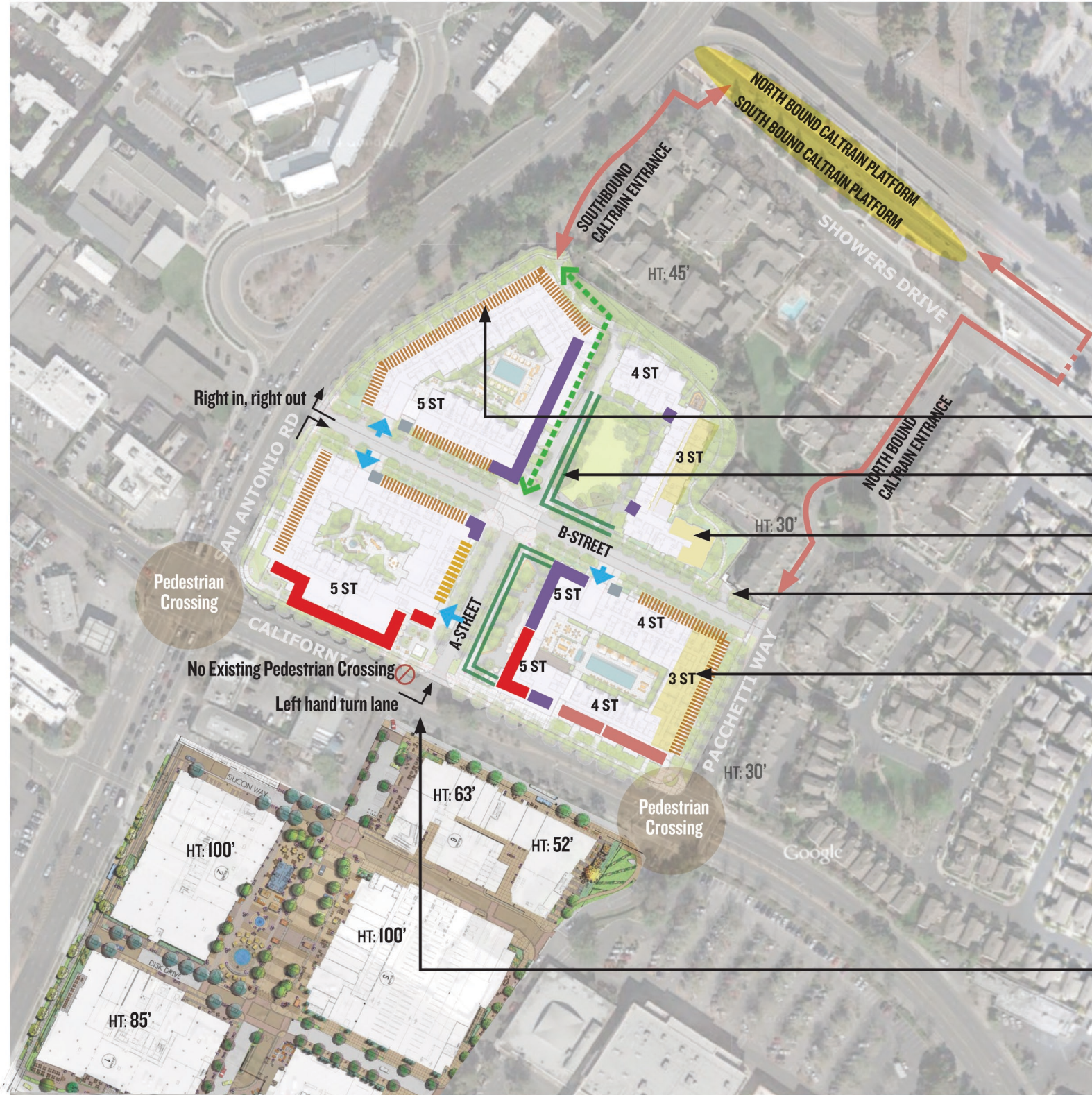


SITE - LEVEL 1

Legend - Site Plan (Entitlements)

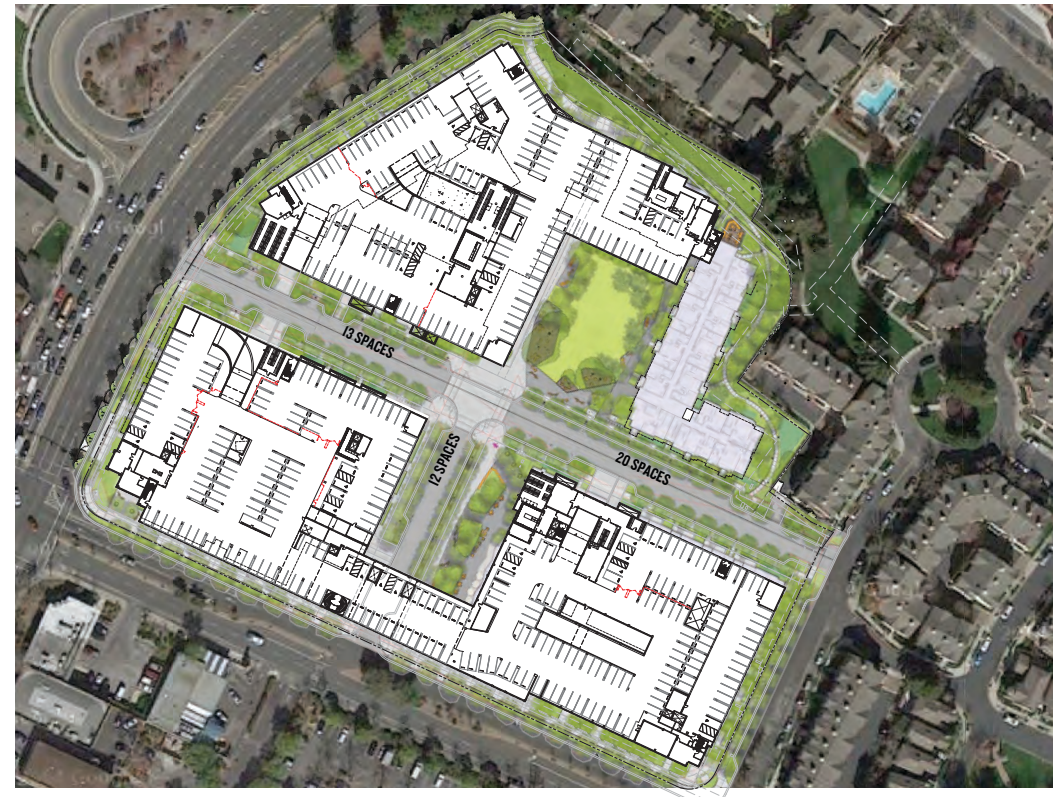
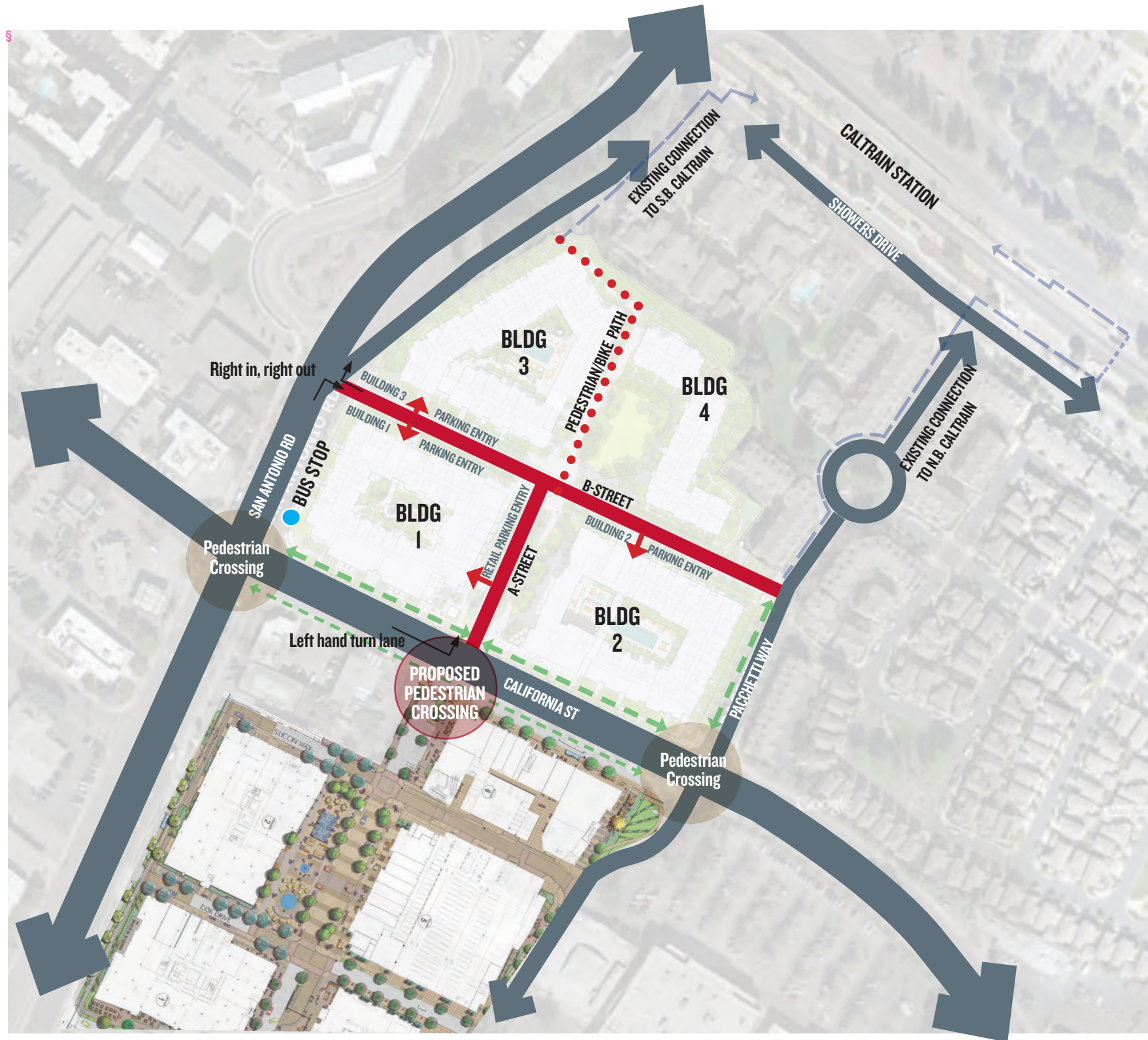
- INTERIOR CIRCULATION
- ACTIVE USE
- RETAIL / COMMERCIAL
- NON-PROFIT RETAIL
- EXTERIOR COVERED FRONTAGE
- APARTMENTS
- URBAN TOWNHOUSE
- POOL/SPA
- PRIVATE OPEN SPACE
- PUBLICLY ACCESSIBLE OPEN SPACE





- ACTIVE USE DIAGRAM**
- EXTERIOR SPACES**
- ▬ PUBLIC OPEN SPACES, LANDSCAPING & PLAZAS
 - ▬ STOOPS AND PEDESTRIAN ENTRIES
 - ▬ URBAN TOWNHOUSE (AT GRADE PEDESTRIAN ENTRY)
- INTERIOR SPACES**
- ▬ RETAIL/RESTAURANTS + SERVICES/CULTURAL SPACES
 - ▬ NON-PROFIT OFFICE SPACE
 - ▬ RESIDENTIAL AMENITY AREAS - RESIDENT SERVICES, FITNESS CENTER, LOBBIES, ETC
 - ▬ SERVICE AREAS
- ▬ MAXIMUM BLOCK LENGTH, 350 FT (MAX ALLOWED, 400 FT)
 - ▬ FLEXIBLE CONNECTION (PEDESTRIAN AND BIKE PATH)
 - ▬ 3 STORY TRANSITION TO PACCHETTI WAY
 - ▬ RECONFIGURE EASEMENT
Access and utility easement moved to entrance on new street.
 - ▬ 3 STORY TRANSITION TO PACCHETTI WAY
 - ▬ ADD CROSSWALK TO LINK TO RETAIL CORE
 - ← GARAGE ENTRIES





MVSA | PARKING SUMMARY

BUILDING 1 + 2	RESIDENTIAL (B1+B2) RETAIL	339 UNITS 19,720 SF*
	RES. REQ'D (B1+B2, INCL. GUEST) RETAIL REQ'D (TBD)	446 SP 158 SP*
	TOTAL REQUIRED:	604 SP
	RES. PROVIDED (INCL. GUEST) GUEST + RETAIL (GARAGE + 26 STREET)	408 SP 138 SP
	TOTAL PROVIDED:	546 SP^a
BUILDING 3 + 4	RESIDENTIAL RES. REQ'D (B3+B4, INCL. GUEST)	293 UNITS 406 SP
	TOTAL REQUIRED:	406 SP
	RES. PROVIDED (INCL. GUEST) GUEST AVAILABILITY PROVIDED (16 STREET SPACES ON "B" & 38 STREET SPACES)	359 SP 54 SP
	TOTAL PROVIDED:	359 SP^a

* Retail requirement is flexible depending on amount of restaurant seating. The number required assumes the following mix of restaurant and other uses and includes additional parking for the outdoor seating.
 37sp - General Retail Center (1 per 180 NSF)
 51sp - Retail/Food Service (1 per 100 NSF)
 23sp - Retail Service/Staging (2 per 180 NSF)
 15sp - Commercial/Office (1 per 300 NSF)
 32sp - Exterior Seating (1 per 2.5 Seats)

^a Parking reductions are requested based on proximity to transit and a Transit Demand Management Strategy consistent with the City of Mountain View San Antonio Precise Plan.



MVSA | AREA CALCULATIONS

SITE AREA[◇]:
GROSS - 375,810 SF - 8.63 ACRES
NET - 268,244 SF - 6.17 ACRES

	GROSS	NET
NORTH PARCEL	3.92 ACRE	2.75 ACRE
SOUTH PARCEL	4.71 ACRE	3.42 ACRE

[◇]REFER TO CIVIL SHEET C4 FOR SPECIFIC AREA CALCULATIONS AND METHODS

USABLE OPEN SPACE:
151,605 SF (110,600 SF REQUIRED (175*632 UNITS))

- PUBLICLY ACCESSIBLE OPEN SPACE: 69,237 SF
- PRIVATE OPEN SPACE: 82,368 SF

ROOF DECKS: 8,810 SF
 UNIT DECKS: 20,386 SF

OPEN AREA:
BUILDING FOOTPRINT: 155,607 SF
OPEN AREA: 210,602 SF - 56% OF GROSS SITE AREA^a
(40% OPEN AREA REQUIRED)

^a OPEN AREA CALCULATED AS GROSS SITE AREA LESS PAVING COVERAGE AND BUILDING COVERAGE, BUT INCLUDING ROOF DECK AND UNIT DECK AREA AS SPECIFIED ABOVE

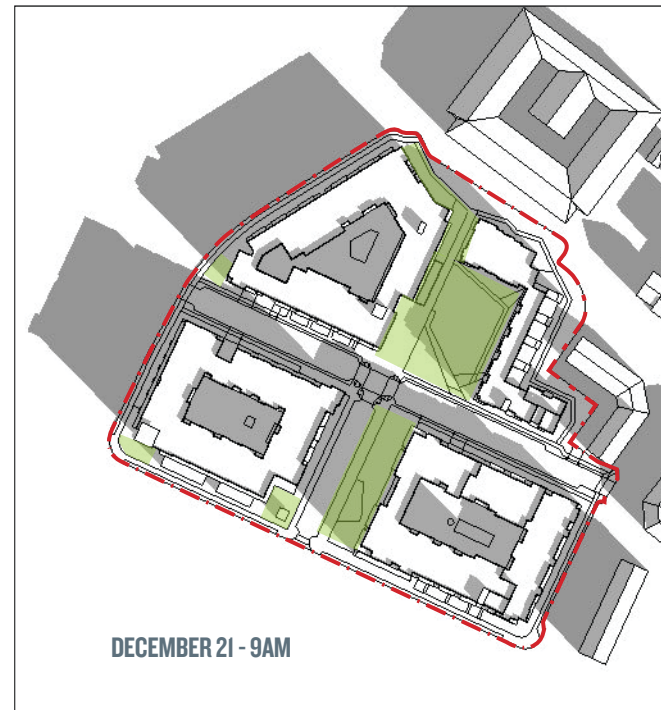
BLOCK LENGTH:
BLDG 2, MAXIMUM DIMENSION = 350' (BLDG 3)
(400' MAXIMUM BLOCK LENGTH ALLOWED)

- VEHICULAR PAVING COVERAGE:**
37,977 SF - 10.1% (40% MAXIMUM ALLOWED)
INCLUDES STREETS AND SURFACE PARKING





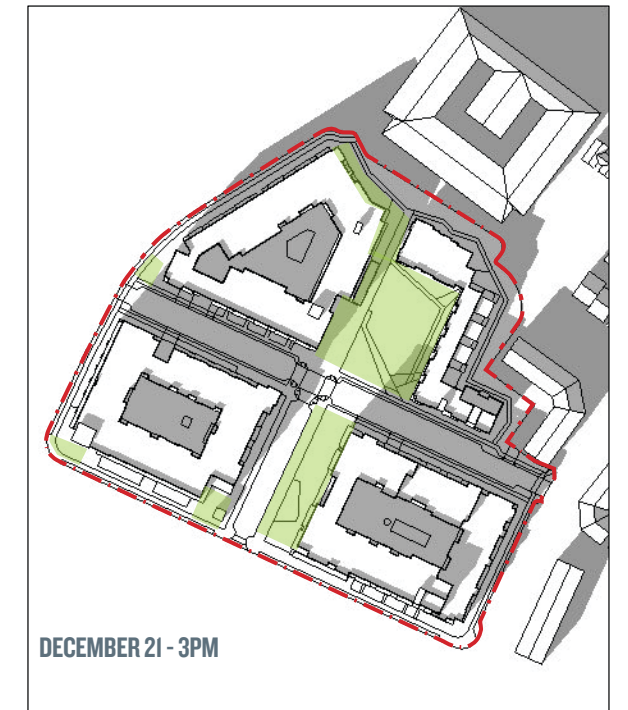
MVSA | PUBLICLY ACCESSIBLE OPEN SPACE DIAGRAM



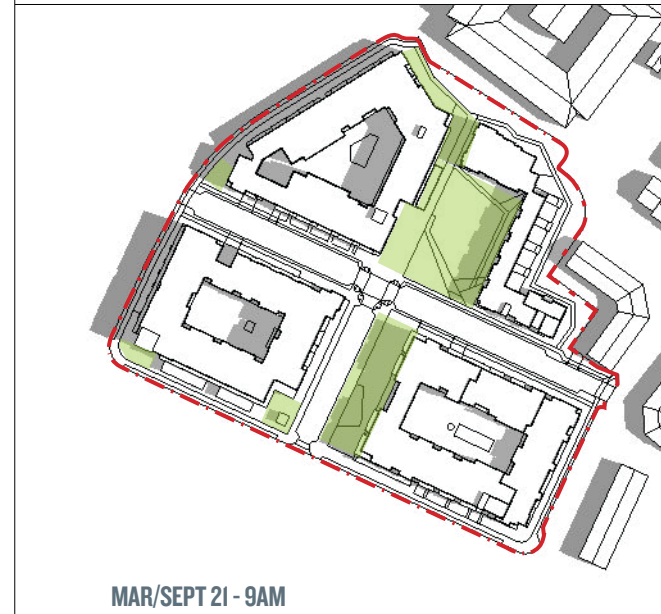
DECEMBER 21 - 9AM



DECEMBER 21 - NOON



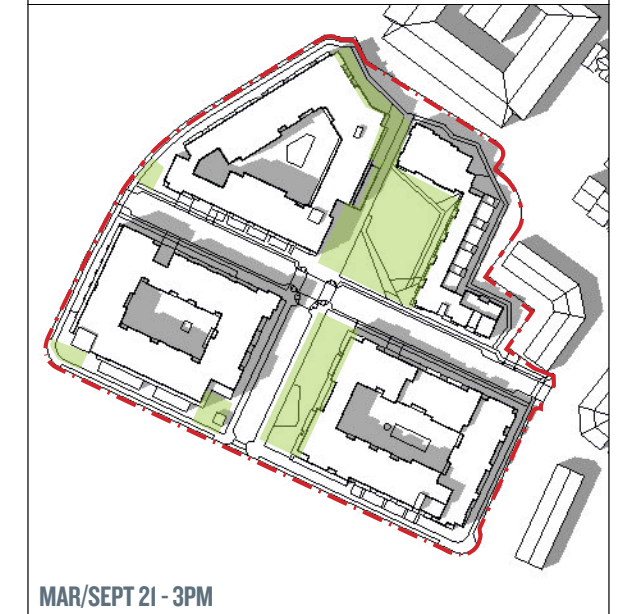
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MAR/SEPT 21 - 9AM



MAR/SEPT 21 - NOON

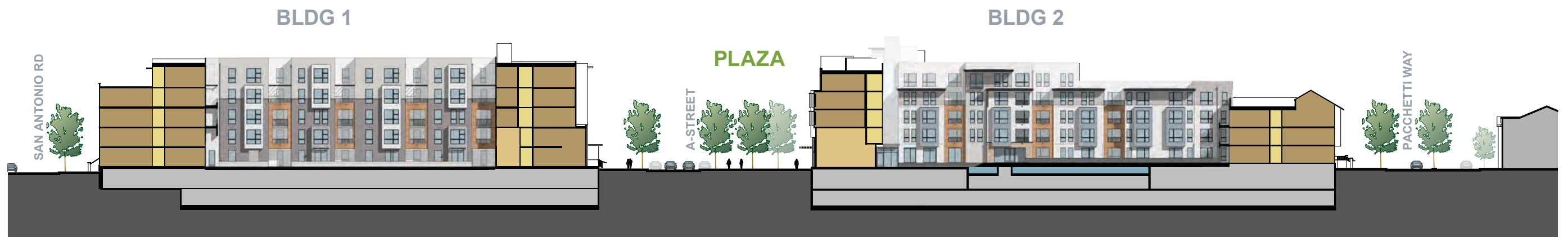


MAR/SEPT 21 - 3PM

MVSA | SHADOW STUDY



ELEVATION | CALIFORNIA STREET



SECTION A-A | THROUGH BLDG 1 + 2



SECTION B-B | THROUGH BLDG 3 + 4



ELEVATION | SAN ANTONIO ROAD



ELEVATION | B STREET LOOKING SOUTH



ELEVATION | A STREET LOOKING WEST



ELEVATION | PACCHETTI WAY

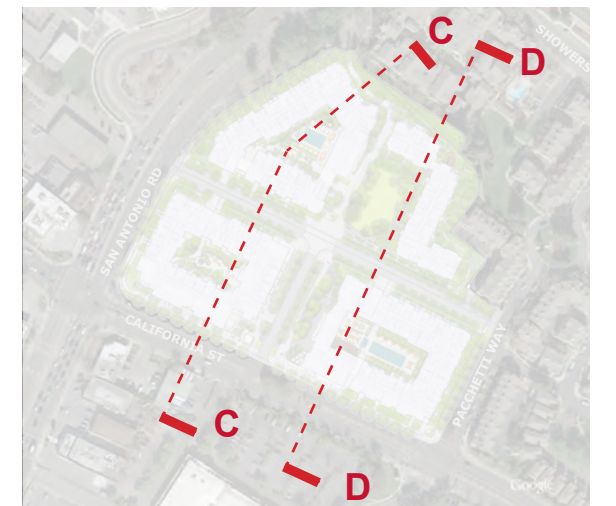


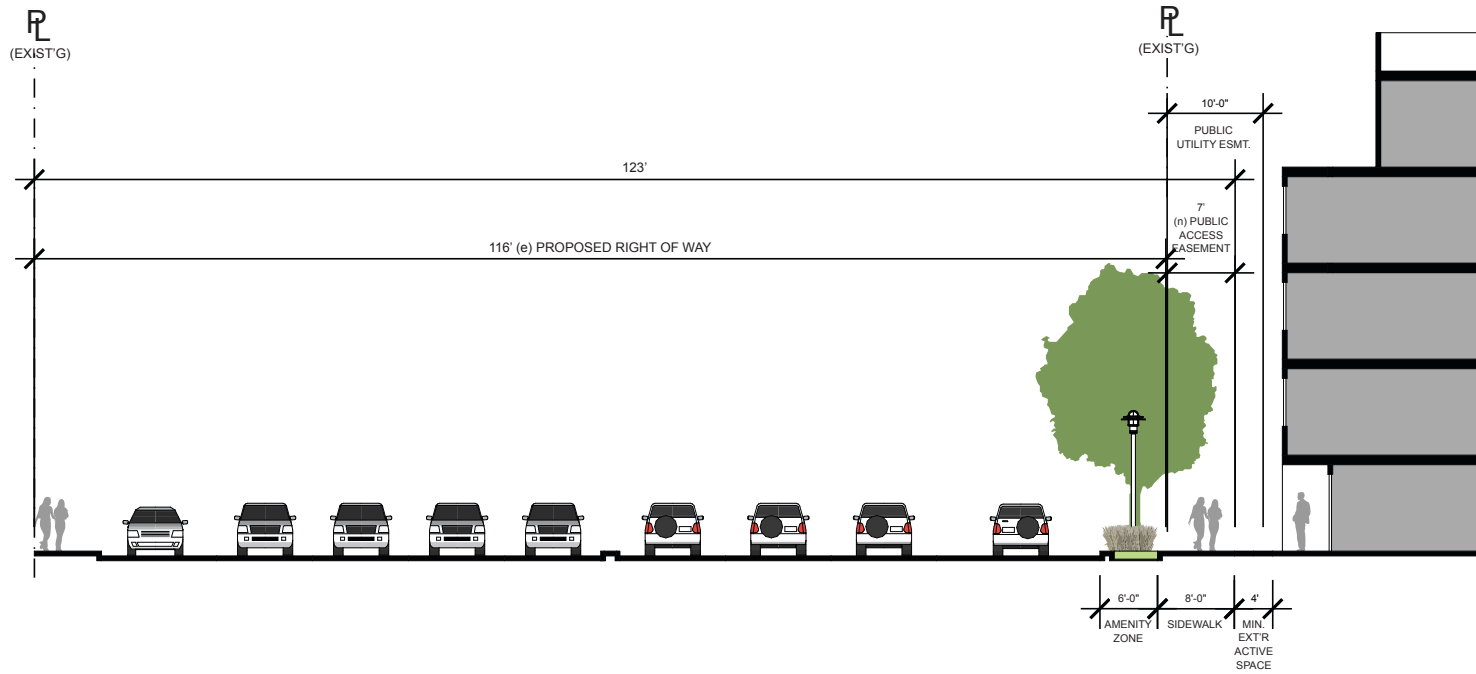


SECTION D-D | THROUGH BLDG 4 + 2



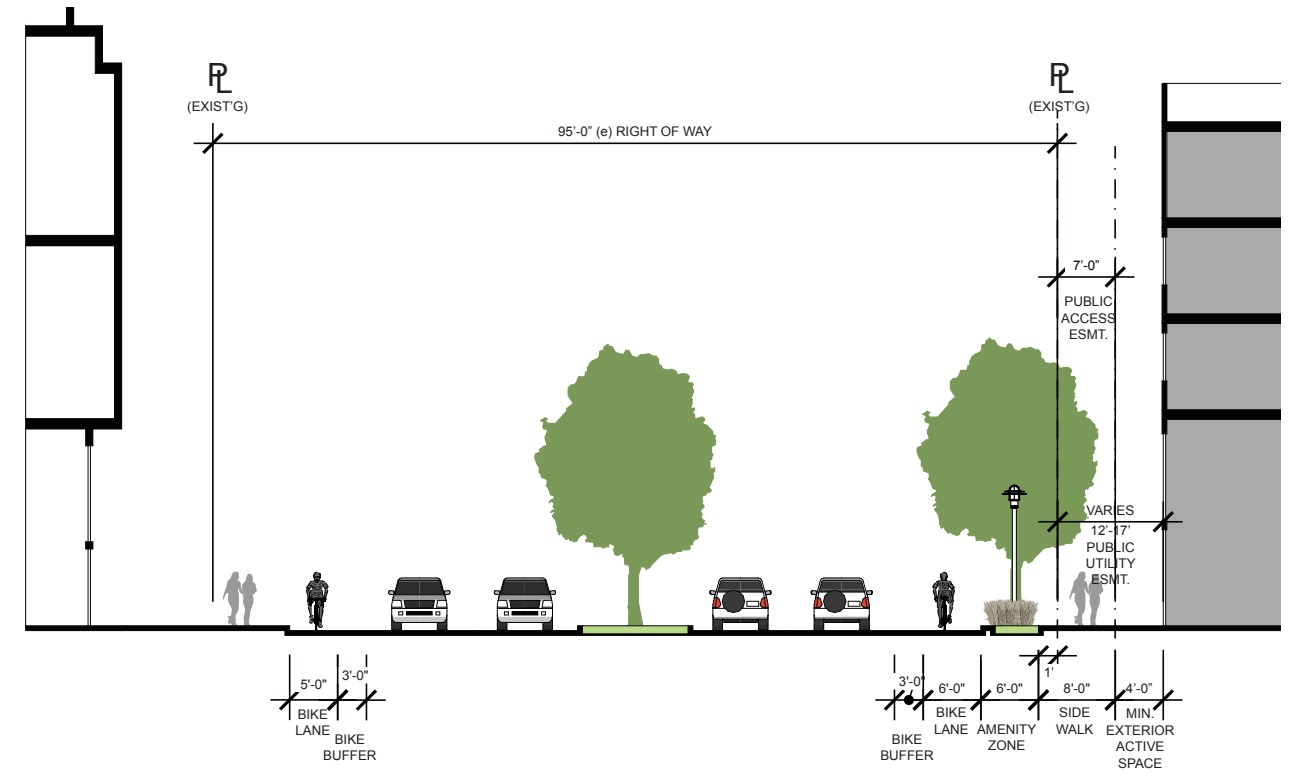
SECTION C-C | THROUGH BLDG 3 + 1





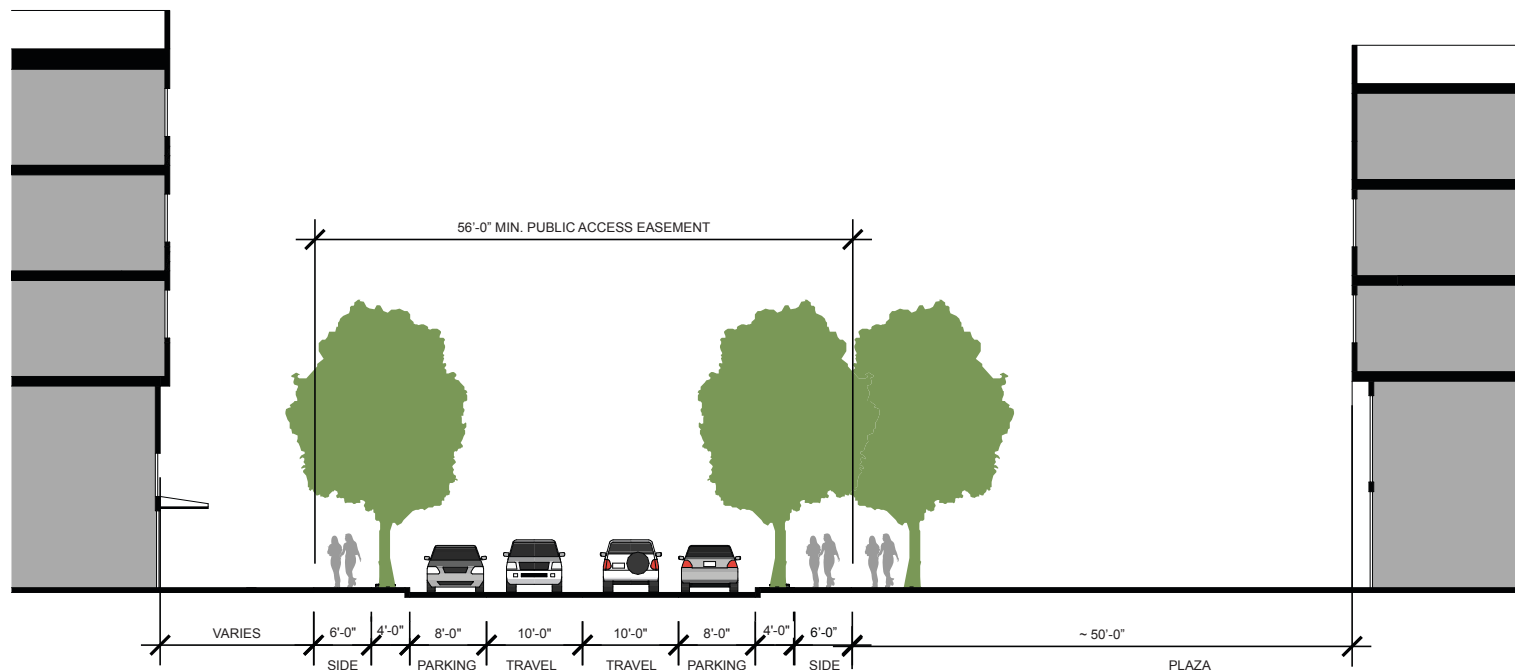
SAN ANTONIO RD SECTION

SEE CIVIL DRAWINGS FOR MORE DETAIL

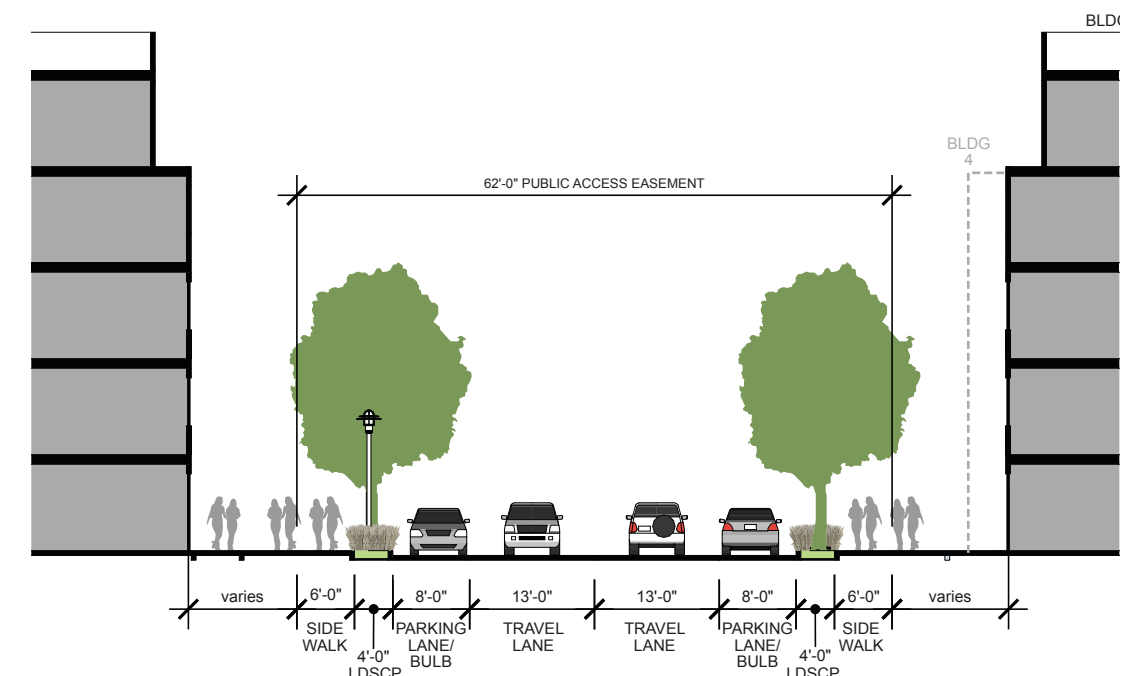


CALIFORNIA STREET SECTION

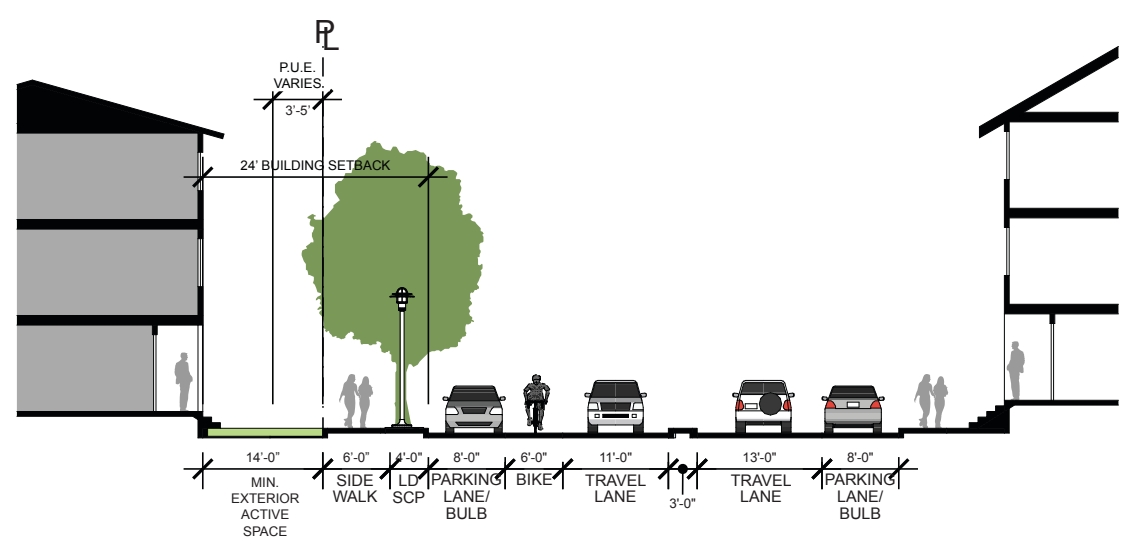
SEE CIVIL DRAWINGS FOR MORE DETAIL



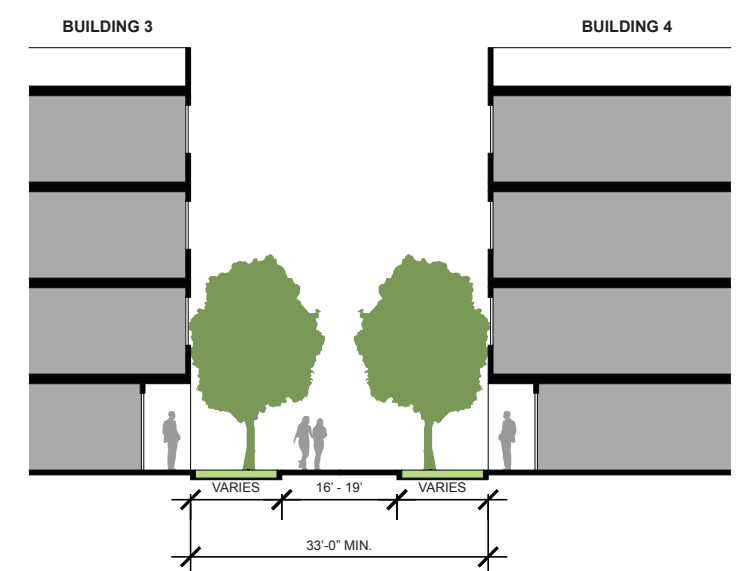
A-STREET SECTION | FLEXIBLE CONNECTION



B-STREET SECTION | FLEXIBLE CONNECTION



PACCHETTI WAY SECTION | NEIGHBORHOOD STREET



PED/BIKE PATH | FLEXIBLE CONNECTION