

400 Logue Avenue

Environmental Planning Committee

City of Mountain View

October 16, 2019

WRNS STUDIO

Table of Contents

1 Neighborhood Context & East Whisman Precise Plan

2 Landscape & Architectural Plans

3 Building Sections & Elevations

4 Character Studies: Renderings & Vignettes

5 Appendix

Neighborhood Context & East Whisman Precise Plan

Existing Site Images

Project Data & Context 1/2 Mile Radius

Project Data & Context 1/4 Mile Radius

Existing Site Images



400 Logue from Maude Ave



400 Logue from Maude Ave



400 Logue looking North (1)



400 Logue looking North (2)



400 Logue looking North (3)



400 Logue looking South (1)



400 Logue looking South (2)



400 Logue looking South (3)



Past 400 Logue, looking South



Pedestrian path to train station



Pedestrian path to train station



Looking North from crosswalk

Project Data & Context (1/2 Mile Radius)

400 LOGUE AVE. (APN 160-58-002)

SITE AREA: 110,980 SF

FAR: 4.15 (TDR Project + 72,000 SF) = 460,000 GSF

HEIGHT: 8 to 11 stories

UNITS: +/- 380 for-sale and rental units

PARKING: underground; one stall per unit + visitor parking

EXISTING

The site is located within ¼ mile of the Middlefield VTA Station at the intersection of Logue Avenue and Maude Avenue and is surrounded by 1-2 story industrial/commercial buildings as well as several 3-6 story buildings including the Synopsis HQ. The project is currently zoned Limited Industrial (ML).

PROPOSED

400 Logue Avenue is a Transit Oriented Development located within the East Whisman Precise Plan (EWPP) in the High Density Mixed-Use Character Area. The Project is undergoing planning review under a Gatekeeper Application authorized by the City Council on May 22, 2018. The Gatekeeper Application acknowledges that the Project is being developed with the assumption of an additional 72,000 square feet of FAR through a pending Transfer of Development Rights (TDR) agreement with the Mountain View Los Altos School District.

In order to accommodate the TDRs on site, the Project seeks approval of increased density (FAR) and additional height beyond what is currently contemplated in the EWPP public draft.



Project Data & Context (1/4 Mile Radius)

The Project is located within a 1/4 mile of the Middlefield VTA station. A ground floor “Active Priority Frontage” along Logue Ave promotes pedestrian engagement with program including: building entrances, co-working lobbies, mail + package pick-up areas and leasing.

A “Key Corner” at the termination of Maude Ave. and Logue Ave. provides a sense of place, wayfinding and architectural interest.

Pedestrian and bike access, as well as opportunities for social gatherings and exercise, is provided through and around the site. Residential units at ground level are designed with stoops and porches along public sidewalks and paths.



Landscape & Architectural Plans

Landscape Illustrative Plan

Architectural Site Plan

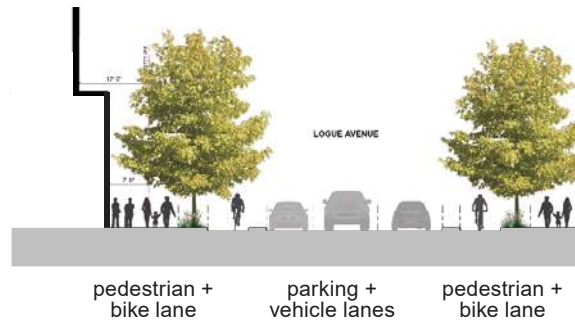
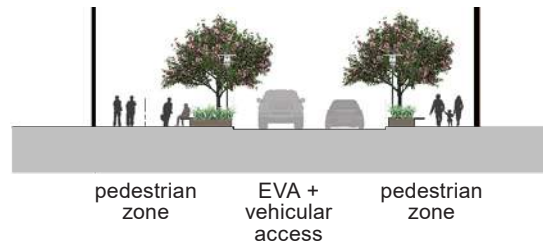
Typical Floor Plan

Level 7 Floor Plan

Roof Plan

Landscape Illustrative Plan

- Plaza with Benches and Tables
- Artificial Turf Play Area
- 26' EVA
- 20' Colored Concrete Service Drive
- 6' Walkway, Typ.
- Fence at Property Line, Typ.



- Turf BlockTrash Area
- Pedestrian Scale Pole Light, Typ.

- Exercise Equipment Plaza with Benches and Tables



- Future Bike and Pedestrian Overpass
- Spillover Lounge Plaza

- 5' Planter Strip and 7' Walk, Typ.

- Stone Paving Plaza at Building Lobby with Seating and Bike Racks

- Stone Paving Plaza at Building Lobby with Seating and Bike Racks

- Stone Paving Plaza at Building Lobby with Seating and Bike Racks

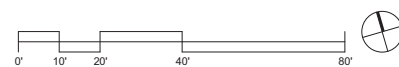
- Plaza with Benches, Tables and Bike Racks

Site Plan & Project Description

The project proposes the construction of two buildings: Building A, to the north, is an 11 story Type I structure with approximately 138 - 1, 2, and 3 bedroom - ownership units; and Building B, to the south, is a 7-8 story Type III structure with approximately 242 - Studio, 1 and 2 bedroom - rental units. The two buildings will be constructed over one shared two-level subterranean parking garage which will provide one parking space per unit + visitor parking.

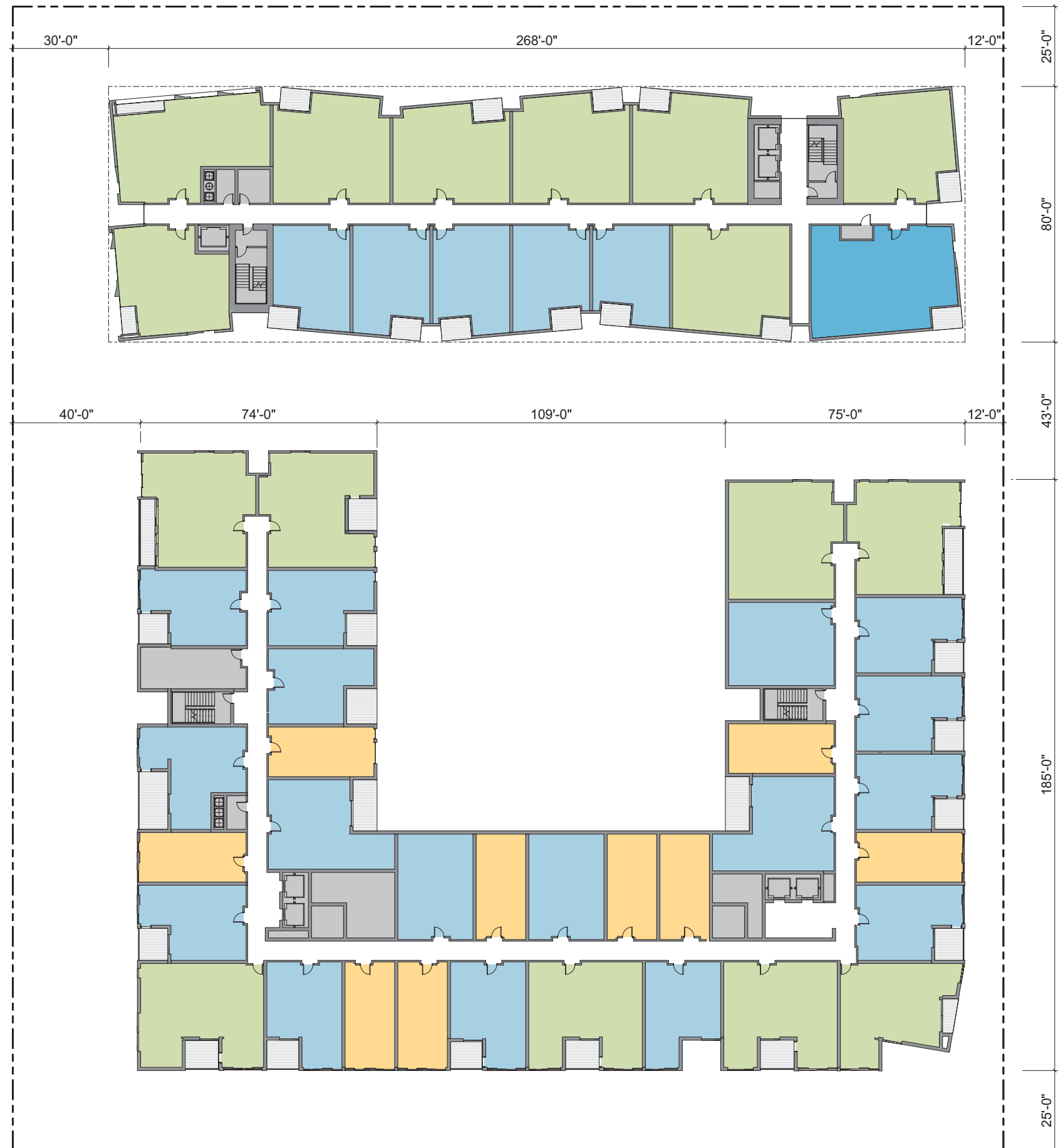
The project will contribute to a connected network of pedestrian-oriented blocks and streets with high-quality public frontages. The ground floor along Logue Ave., for example, includes active programs such as building lobbies, co-working, mail + package areas and leasing. Extensive planting and residential stoops are found around the base of the building and the central courtyard.

- Studio
- 1 Bedroom
- 2 Bedroom
- Active Uses

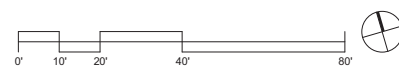


Typical Floor Plan

The typical floor plan (Level 3-10 on Building A to north; and Level 3-6 on Building B to the south) is composed of a combination of studios, one, two and three bedroom units. The unit layouts provide opportunities for balconies and ample daylight; individual rooms as well as individual units are articulated on the facade.



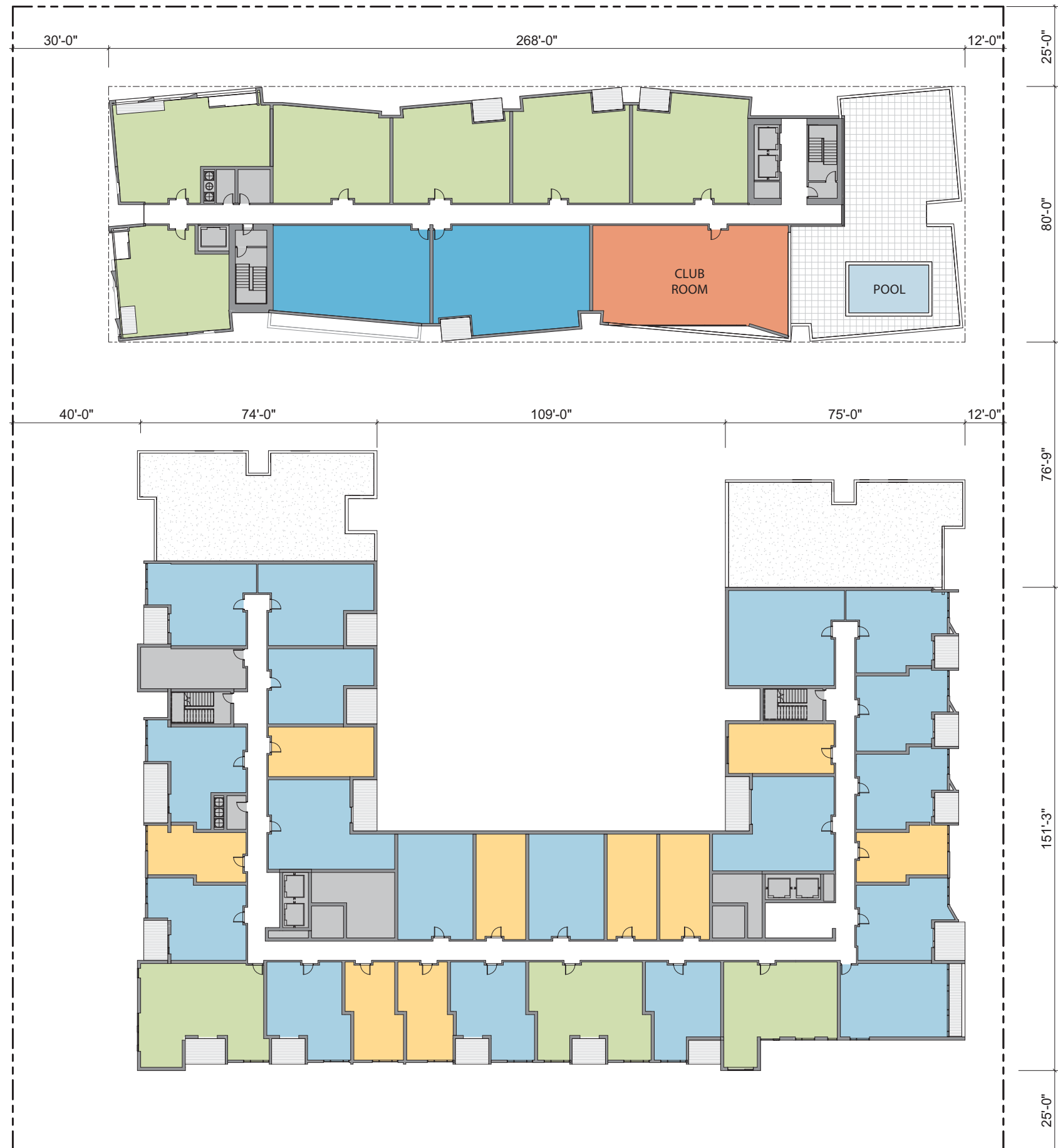
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



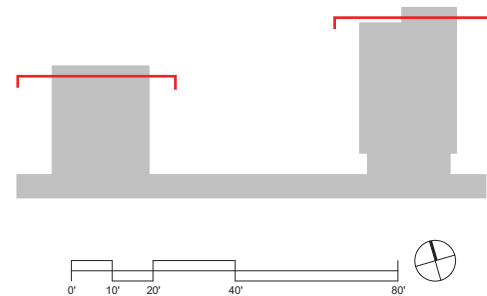
Highest Occupiable Level

Building A - Level 11 steps down to the East at Logue Ave. and provides common open area amenities including a club room, deck, pool and garden.

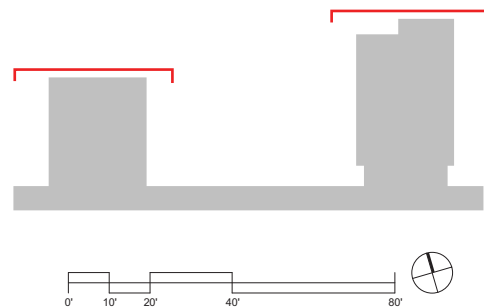
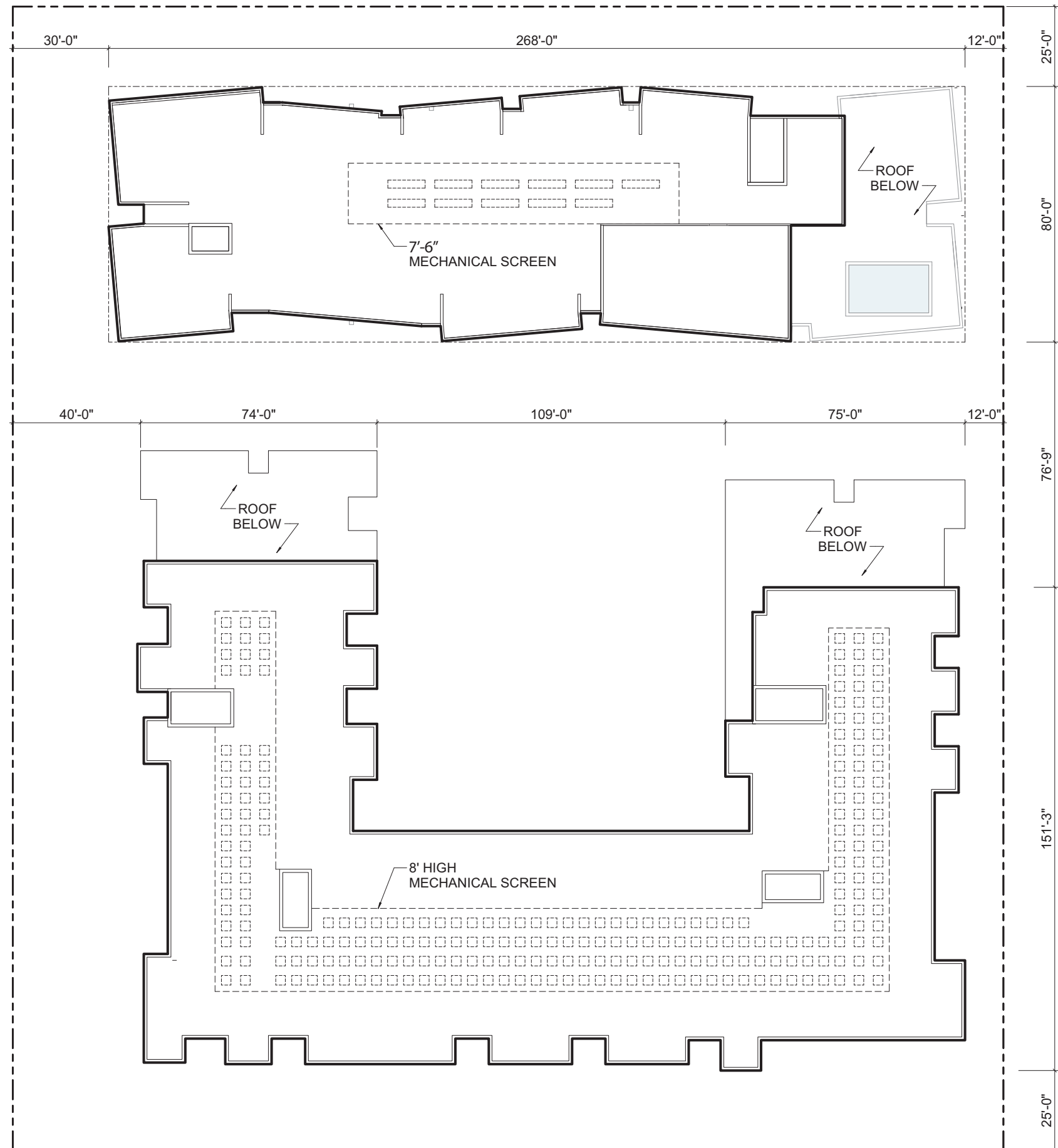
Building B - Level 7 is similar to a typical floor plan with the exception that the massing of Building B to the south is stepped down at the north edge to provide for additional air and light between Building A and B



- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



Roof Plan



Building Sections & Elevations

Site Elevations & Section

Building Sections

Enlarged Sections

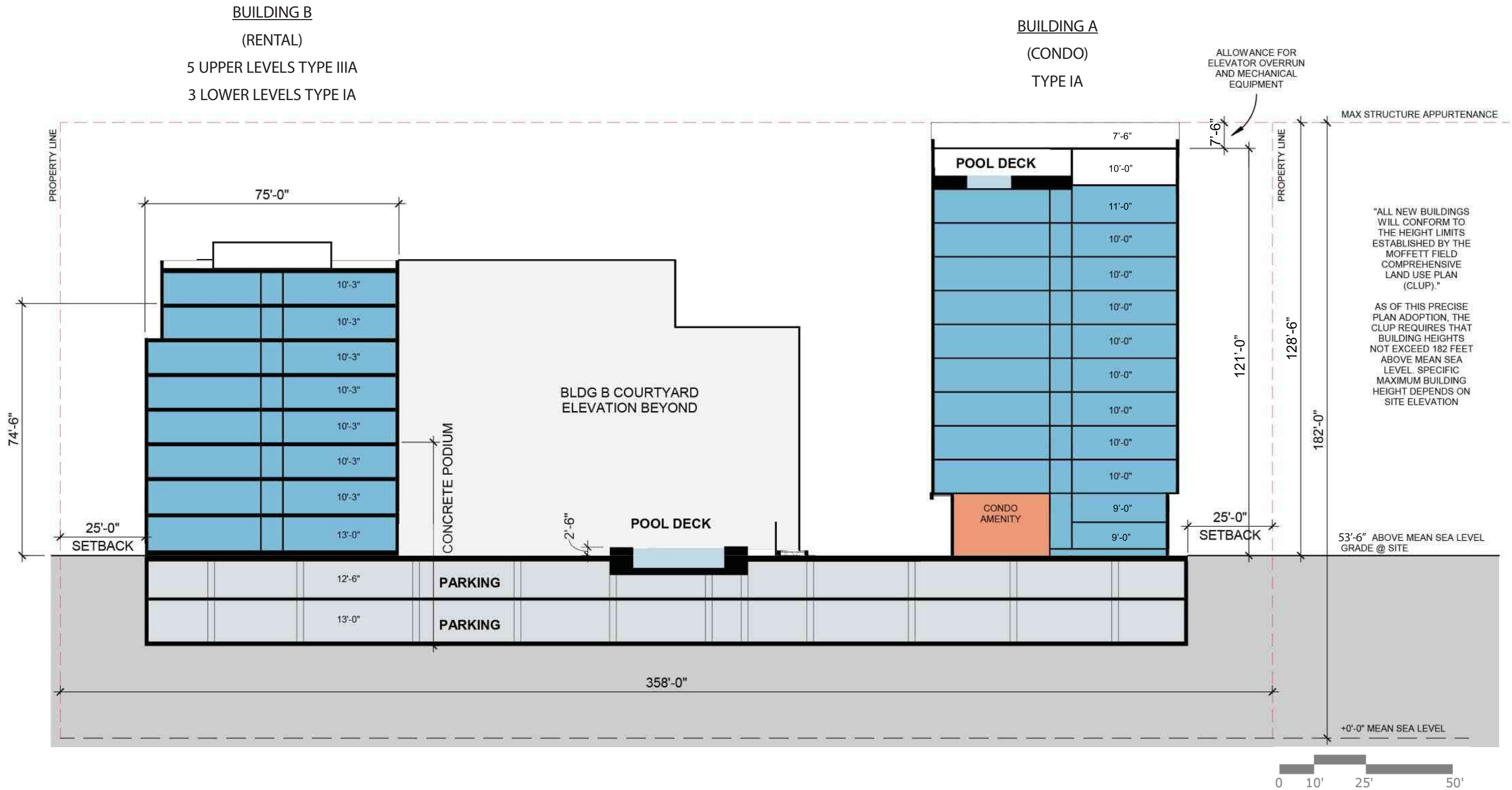
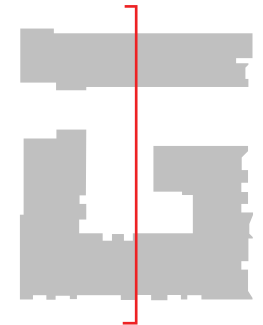
Project Elevation: North

Project Elevation: East

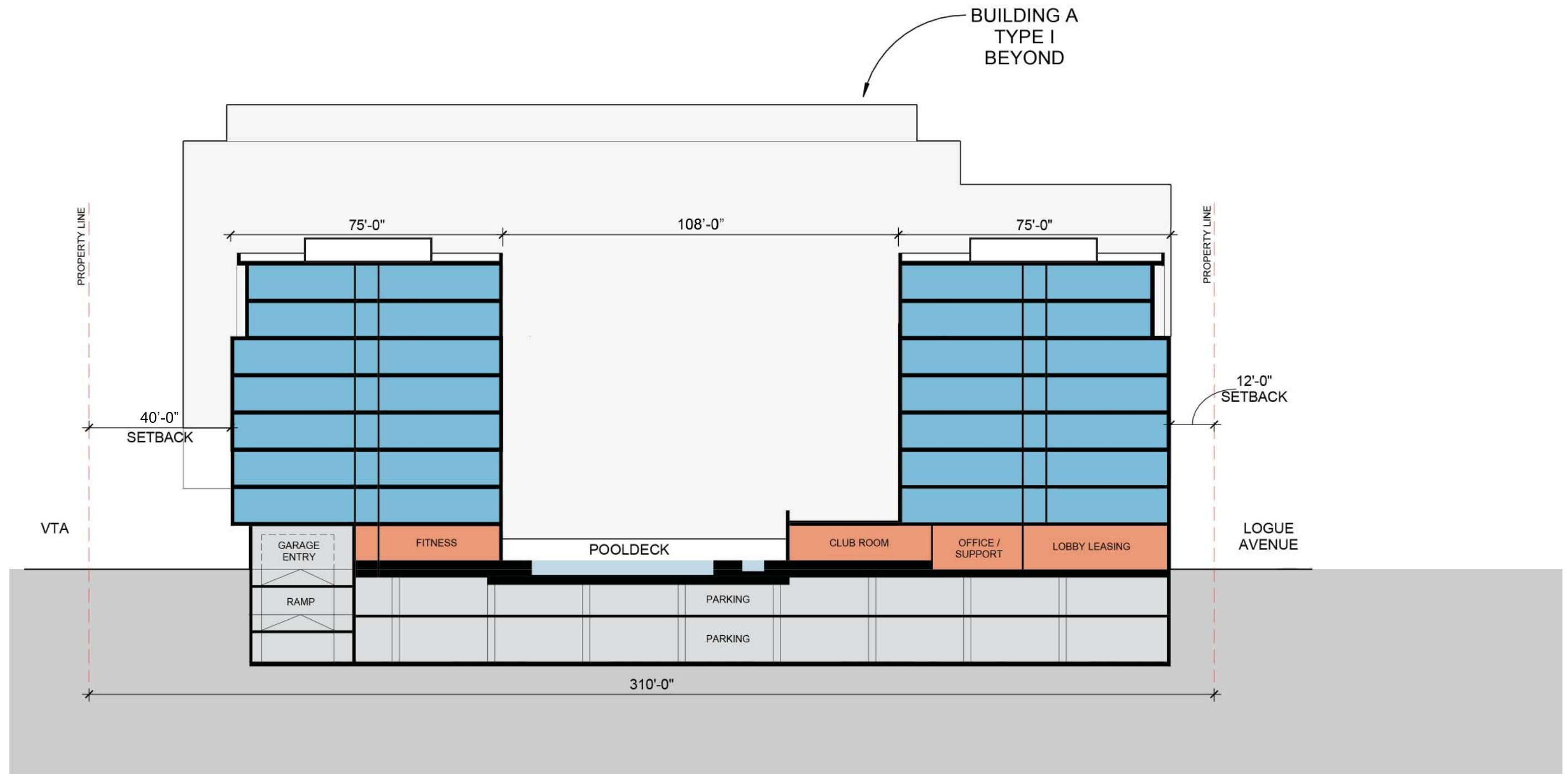
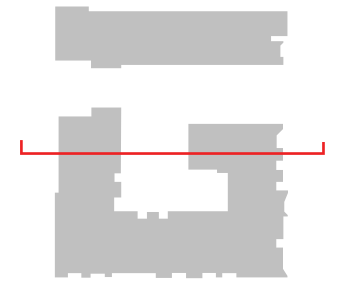
Project Elevation: South

Project Elevation: West

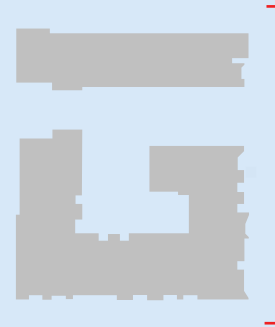
Building Section: N-S



Building Section: E-W



East Elevation



EAST ELEVATION: BUILDINGS A & B

TYPICAL BUILDING COMPONENTS:

BASE -The building ground floors provide a solid base and strong facade design.

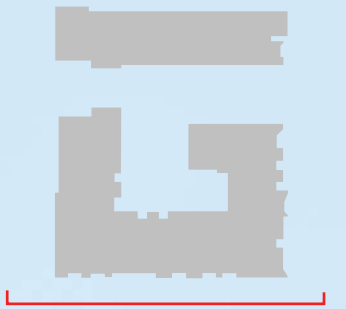
Active uses include building entrances, coworking lobbies, leasing office and lounges.

MIDDLE - The middle levels of the buildings provide well proportioned windows and a fine grained articulation with residential proportion, rhythm and scale.

TOP - The top levels of the buildings provide a strong termination and visual interest. The upper floors of both buildings setback along Logue Avenue.



South Elevation



BUILDING-A BEHIND

- ZINC, STANDING SEAM
- MANUFACTURED WOOD PANELS
- WEATHERED STEEL
- FIBER CEMENT BOARD WEATHERED STEEL, STANDING SEAM
- GLASS RAILS
- FIBER CEMENT BOARD
- WARM BRICK

SOUTH ELEVATION: BUILDING B

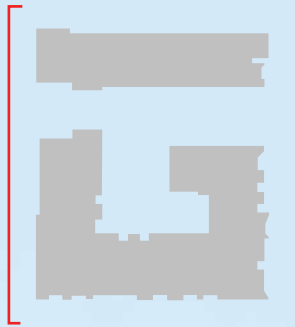
TYPICAL BUILDING SETBACKS:

Floors above the base floors are in plane with or behind the ground floor facade.

The buildings provide setbacks and architectural detail and variation in materials are used to distinguish between the upper and ground floors.



West Elevation



NOTE: FOR
TYPICAL
BLDG-A
MATERIALS
SEE NORTH
ELEVATION



NOTE: FOR
TYPICAL
BLDG-B
MATERIALS
SEE SOUTH
ELEVATION



WEST ELEVATION: BUILDINGS A & B

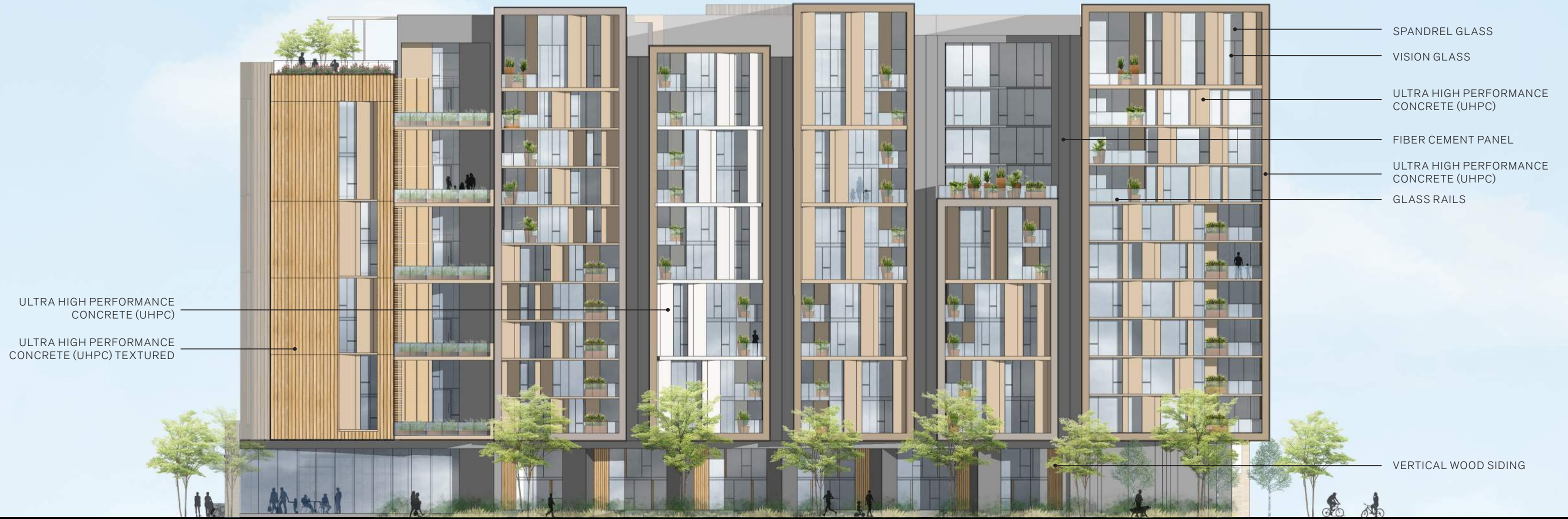
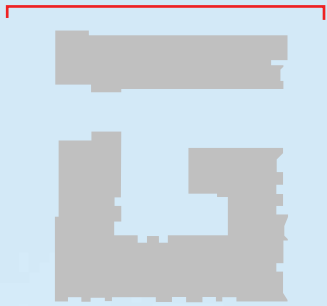
TYPICAL MATERIALS + ARCHITECTURAL DETAILS:

The building elevations are articulated with fine grained details and a residential proportion, rhythm and scale.

The planes of the exterior walls are varied through the use of different colors, materials and details.



North Elevation



ULTRA HIGH PERFORMANCE
CONCRETE (UHPC)

ULTRA HIGH PERFORMANCE
CONCRETE (UHPC) TEXTURED

SPANDREL GLASS

VISION GLASS

ULTRA HIGH PERFORMANCE
CONCRETE (UHPC)

FIBER CEMENT PANEL

ULTRA HIGH PERFORMANCE
CONCRETE (UHPC)

GLASS RAILS

VERTICAL WOOD SIDING

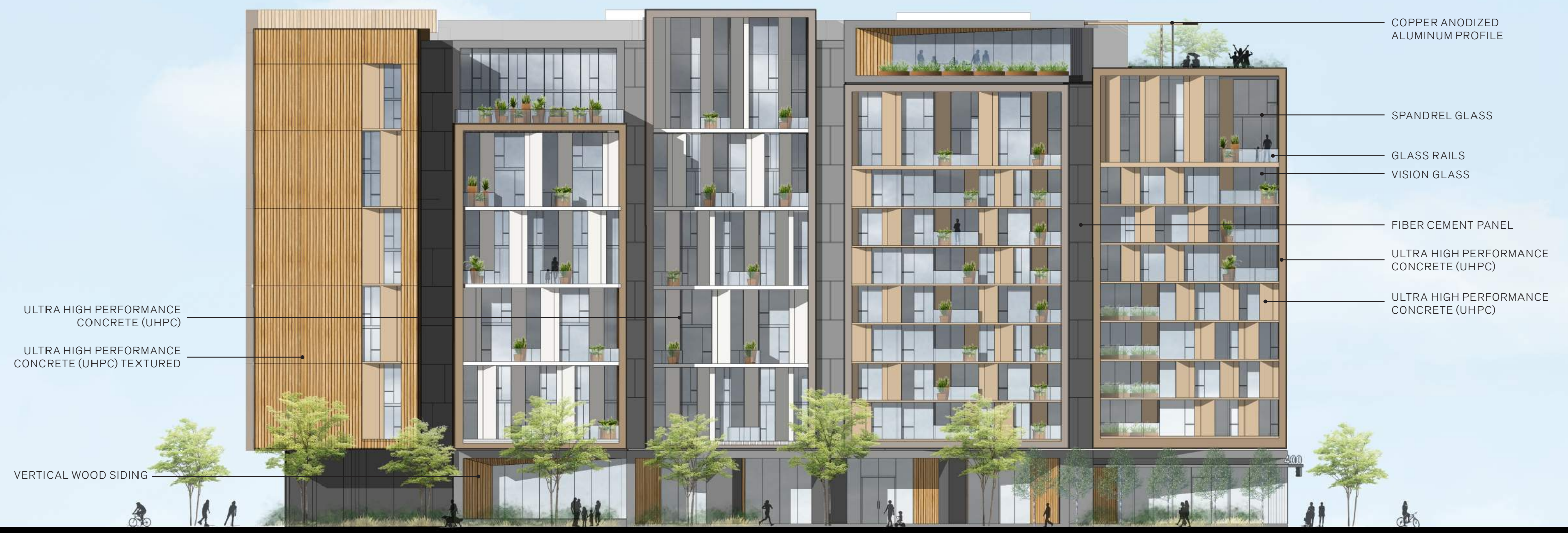
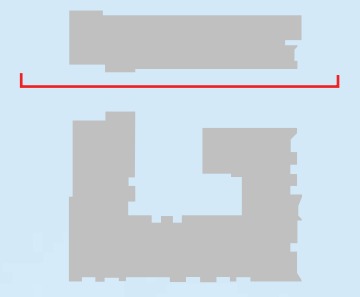
NORTH ELEVATION: BUILDING A

TYPICAL PEDESTRIAN ENVIRONMENT:

Pedestrian connectivity is provided between the buildings with direct access to the streets as well as to general open space.



Building-A South Elevation



ULTRA HIGH PERFORMANCE CONCRETE (UHPC)
 ULTRA HIGH PERFORMANCE CONCRETE (UHPC) TEXTURED

VERTICAL WOOD SIDING

COPPER ANODIZED ALUMINUM PROFILE
 SPANDREL GLASS
 GLASS RAILS
 VISION GLASS
 FIBER CEMENT PANEL
 ULTRA HIGH PERFORMANCE CONCRETE (UHPC)
 ULTRA HIGH PERFORMANCE CONCRETE (UHPC)

SOUTH ELEVATION: BUILDING A

TYPICAL PEDESTRIAN ENVIRONMENT:
 Pedestrian connectivity is provided between the buildings with direct access to the streets as well as to general open space.



Character Studies: Renderings & Vignettes

View from Logue Avenue

View from Maude Avenue

View from West Side of Light Rail

Vignettes

Materials

Look and Feel

View from Logue Avenue

Fine grained articulation with residential rythm, proportion and scale

"Key corner"

"Top" setback from plane of street wall

Rooftop terrace recreation area



Corner green entry to pedestrian passage around the site

Active use: building entrances, co-working lobbies, mail + package pickup areas, leasing

"Middle" street wall defined by material and color change

Additional site entries

View from Maude Avenue

"Key corner"

"Top" setback from plane of street wall

Fine grained articulation with residential rhythm, proportion and scale

Rooftop terrace recreation area



Corner green entry to pedestrian passage around the site

Active use: building entrances, co-working lobbies, mail + package pickup areas, leasing

Additional site entries

View from West Side of Light Rail

Scaled massing and fine-grain residential expression

Opportunities for public art

Pedestrian passage through the center of the site

Stepped and set back building massing



Location of City proposed elevated pedestrian/
bicycle ramp over Light Rail

Light Rail Trail along western edge
of site

Vignettes

1



Aerial Perspective Looking West. 400 Logue is at the forefront of contributing to the future complete neighborhood by providing pedestrian/transit friendly mixed income multi-family housing to a balance of renters and owners



1

[View Location Diagram](#)

Vignettes

2



View to the Arrival Plaza, facing North. The site entrance between the two buildings is an arrival plaza landscaped with special pavers and site furnishings. Canopies, signage and glazing mark a key place in the street fabric. The arrival plaza between the two buildings provides openness and a sense of residential place mid-block.



2

View Location Diagram

Vignettes

3



View from the Logue Avenue looking toward Building B entrance and lobby. Pedestrian circulation from Middlefield Train Station landscaped with specific tree species and integrated site furnishings such as seating and bicycle racks.



3

View Location Diagram

Vignettes

4



View from North Multi-Use Path. Residential stoops are a part of the frontage on the north and south side of the project; which also include seating and landscaped areas.

4



View Location Diagram

Vignettes

5



View from South Paseo, with seating and landscaped areas.



5

View Location Diagram

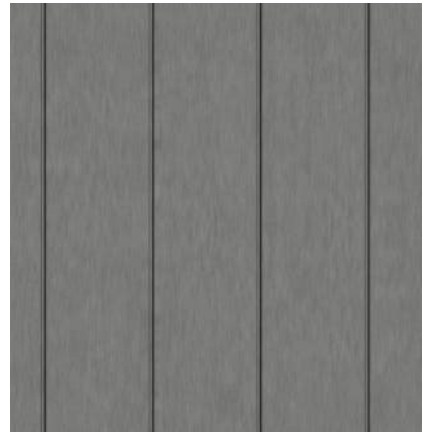
Materials: Samples



Vision Glass



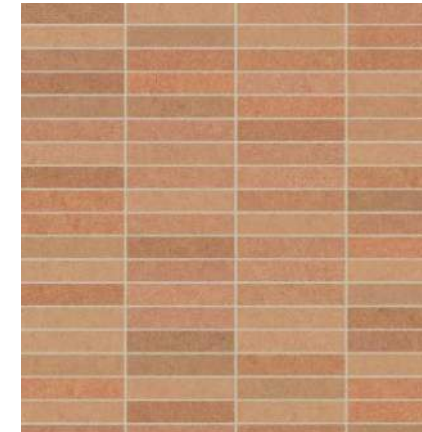
Board Formed Concrete



Zinc



Weathered Steel



Warm-Colored Brick



Cement Board



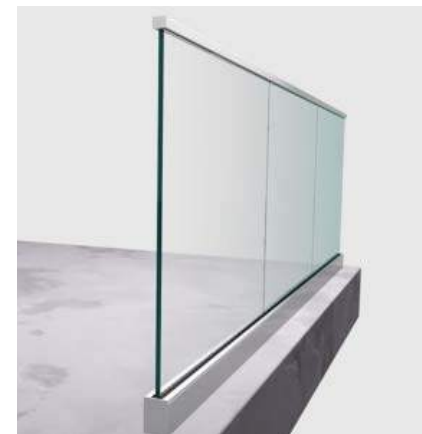
Stucco



Accent Tile



Manufactured Wood Panel



Glass Guardrail



Metal Panel



Copper Anodized Aluminum



Glass Fiber Reinforced Concrete



Wood Siding

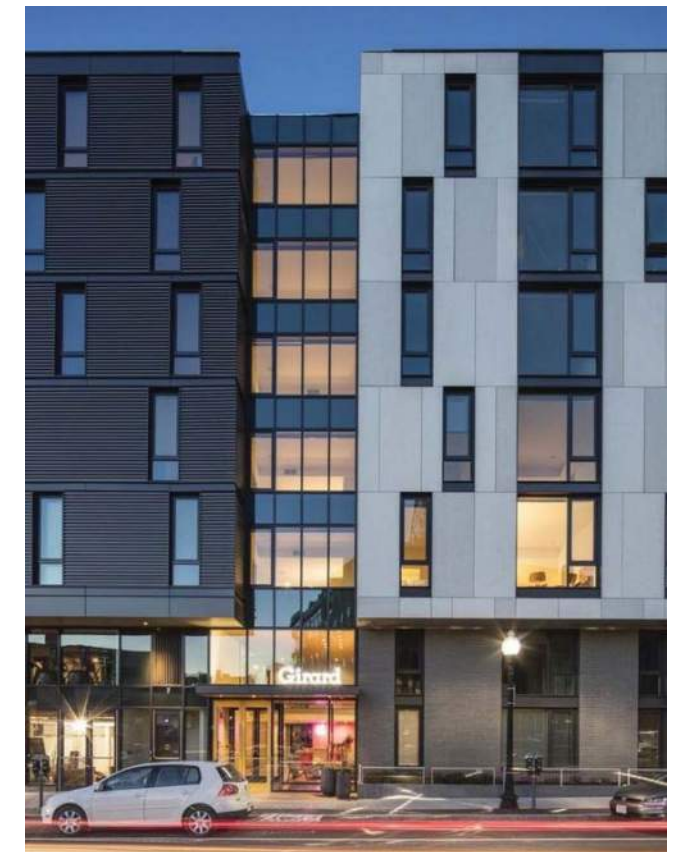
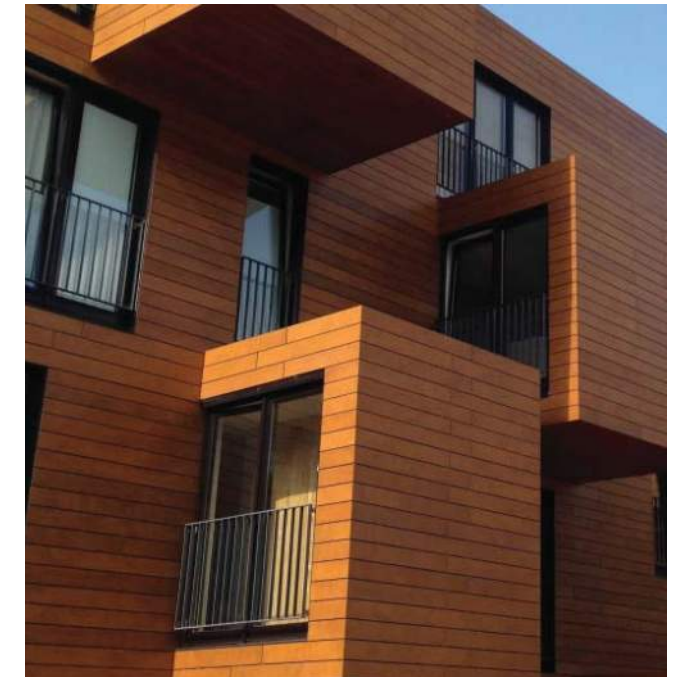
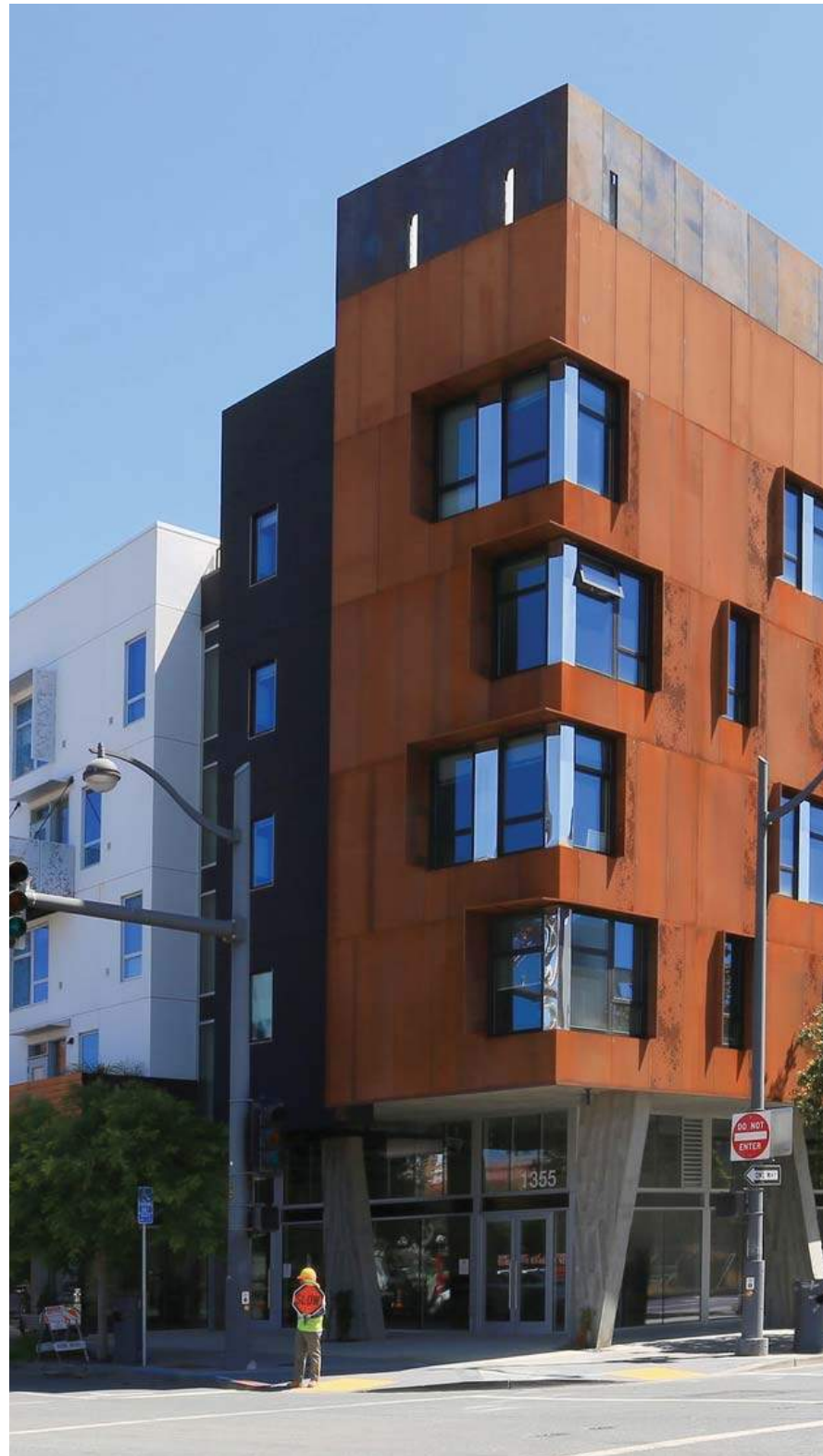


Extruded Aluminum



Window

Materials: Precedent



Look and Feel



Appendix

Unit Mix Summary
Tree Disposition Plan
Arborist Report

400 LOGUE
UNIT MIX SUMMARY

	STUDIO	1 BED	2 BED	3 BED	
BLDG A	N/A	45	84	11	140
	N/A	32%	60%	8%	100%
BLDG B	70	125	49	N/A	244
	29%	51%	20%	N/A	100%
TOTAL	70	170	133	11	384
	18%	44%	35%	3%	100%

Tree Disposition Plan

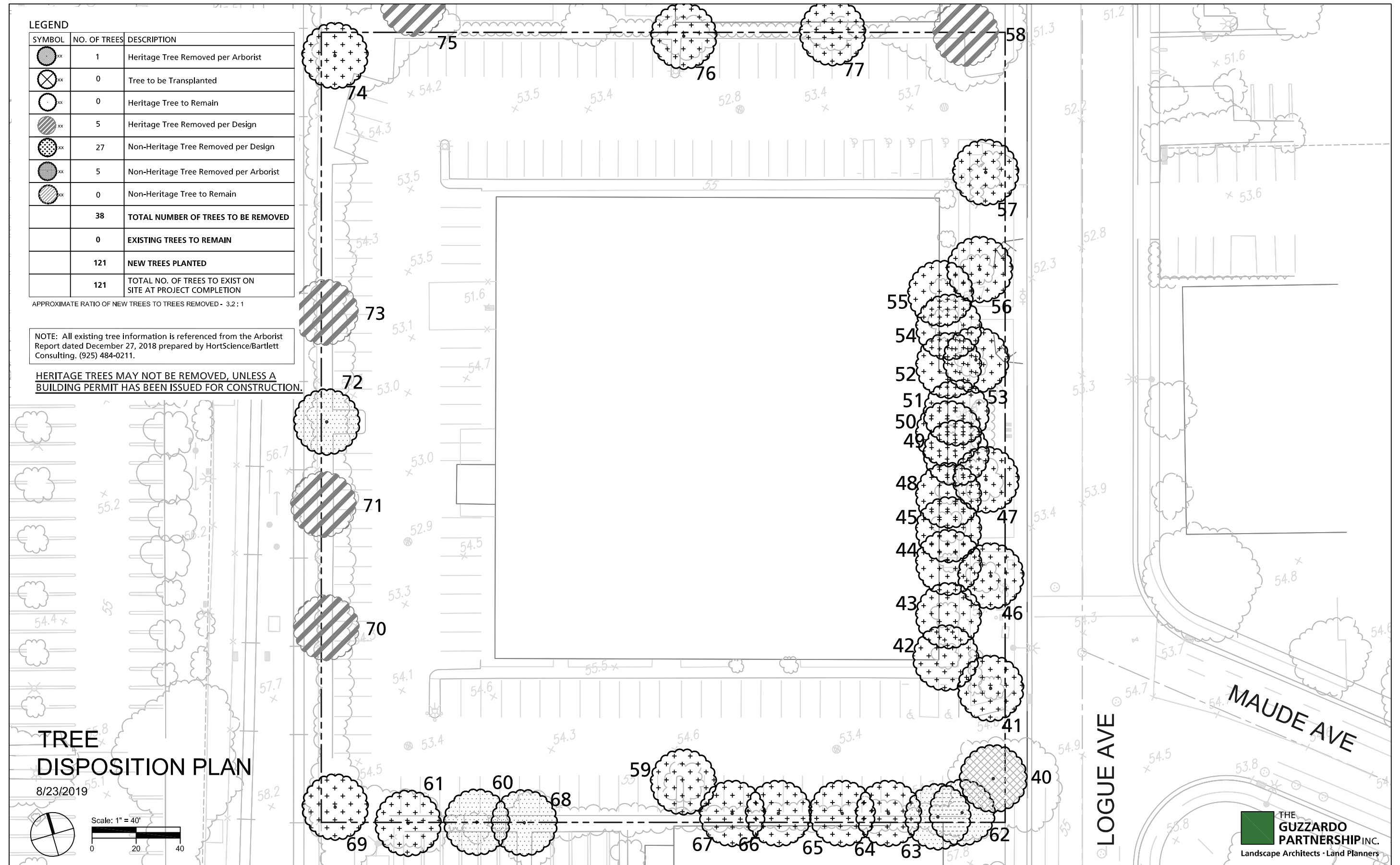
LEGEND

SYMBOL	NO. OF TREES	DESCRIPTION
	1	Heritage Tree Removed per Arborist
	0	Tree to be Transplanted
	0	Heritage Tree to Remain
	5	Heritage Tree Removed per Design
	27	Non-Heritage Tree Removed per Design
	5	Non-Heritage Tree Removed per Arborist
	0	Non-Heritage Tree to Remain
	38	TOTAL NUMBER OF TREES TO BE REMOVED
	0	EXISTING TREES TO REMAIN
	121	NEW TREES PLANTED
	121	TOTAL NO. OF TREES TO EXIST ON SITE AT PROJECT COMPLETION

APPROXIMATE RATIO OF NEW TREES TO TREES REMOVED - 3.2 : 1

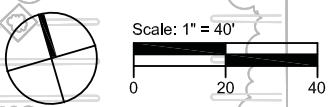
NOTE: All existing tree information is referenced from the Arborist Report dated December 27, 2018 prepared by HortScience/Bartlett Consulting. (925) 484-0211.

HERITAGE TREES MAY NOT BE REMOVED, UNLESS A BUILDING PERMIT HAS BEEN ISSUED FOR CONSTRUCTION.



TREE DISPOSITION PLAN

8/23/2019



THE GUZZARDO PARTNERSHIP INC.
Landscape Architects - Land Planners

Arborist Report

Tree Assessment

400 Logue Ave.
Mountain View, CA
December 2018



Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Protected Tree?	Comments
40	Italian stone pine	36	3	Low	Yes	Significant lean east over street; codominant trunks at 7'; spreading crown.
41	Crape myrtle	4	5	High	No	Good form and structure; on berm.
42	Oleander	8	3	Moderate	No	Standard form; multiple attachments at 5-6'; previously topped.
43	Oleander	6	3	Moderate	No	Standard form; multiple attachments at 5-6'; previously topped.
44	Oleander	6	3	Moderate	No	Standard form; multiple attachments at 5-6'; previously topped.
45	Oleander	7	3	Moderate	No	Standard form; multiple attachments at 5-6'; previously topped.
46	Crape myrtle	7	5	High	No	Good form and structure; on berm.
47	Crape myrtle	8	5	High	No	Good form and structure; on berm.
48	Italian cypress	8	5	High	No	No tag; good form and structure; growing against building.
49	Italian cypress	7	4	Moderate	No	No tag; good form and structure; growing against building; topped.
50	Italian cypress	6	4	Moderate	No	No tag; good form and structure; growing against building; topped.
51	Italian cypress	7	4	Moderate	No	No tag; good form and structure; growing against building; topped.
52	Italian cypress	8	5	High	No	No tag; good form and structure; growing against building.
53	Crape myrtle	5	5	High	No	Good form and structure; on berm.
54	Oleander	8	3	Moderate	No	Standard form; multiple attachments at 5-6'; previously topped.
55	Oleander	7	3	Moderate	No	Standard form; multiple attachments at 5-6'; previously topped.
56	Crape myrtle	7	5	High	No	Good form and structure; on berm.
57	Crape myrtle	5	5	High	No	Good form and structure; on berm.
58	Coast redwood	42	4	Moderate	Yes	On property line; slightly thin crown; narrow top.
59	Crape myrtle	7	4	High	No	In 3' parking lot planter; good form and structure.
60	Chinese pistache	5,4,3,2	2	Low	No	On property line; multiple attachments at base and 3'; twig dieback.
61	Olive	8,6,6,5,5,4	3	Moderate	No	Multiple attachments at base; base growing against retaining wall; fair form, poor structure.
62	Carolina cherry laurel	5	3	Low	No	On property line beneath Italian stone pine; poor form and structure.
63	Carolina cherry laurel	6	3	Low	No	On property line beneath Italian stone pine; poor form and structure.
64	Australian tea tree	3,2,2,1,1,1	3	Moderate	No	In parking lot planter; codominant trunks at base; pruned for vehicle clearance;
65	Australian tea tree	3,3,2,2,2,1	3	Moderate	No	In parking lot planter; pruned for vehicle clearance; poor form.

Tree Assessment

400 Logue Ave.
Mountain View, CA
December 2018



Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Protected Tree?	Comments
66	Australian tea tree	3,3,2,2,1	3	Moderate	No	In parking lot planter; pruned for vehicle clearance; poor form.
67	Australian tea tree	4,3,2	3	Moderate	No	In parking lot planter; multiple attachments at base; pruned for vehicle clearance; poor form.
68	Italian buckthorn	3,3,3,2,2,1,1	2	Low	No	Off-site, no tag; multiple attachments at base; twig dieback.
69	Photinia	8,7,7	3	Moderate	No	Off-site, no tag; at corner of site; canopy extends over site 10'.
70	Holly oak	6	3	Moderate	Yes	Growing in hedge, no tag; slightly thin crown; sooty mold.
71	Evergreen ash	16	3	Moderate	Yes	Growing in hedge; codominant trunks at 9'; thin crown.
72	Glossy privet	5,5,4,4,3,2,2	2	Low	No	Growing in hedge; multiple attachments at base; dieback.
73	Holly oak	8	3	Moderate	Yes	Growing in hedge, no tag; slightly thin crown; sooty mold.
74	Photinia	7,5,4,4,3	4	Moderate	No	Group of 3 trees; dense crown; fair form and structure.
75	Holly oak	7,7,6,5,4,4,3	3	Moderate	Yes	Off-site, no tag; multiple attachments at base; extends over site 8'.
76	Glossy privet	9	3	Moderate	No	Growing in hedge, no tag; extends over site 5'.
77	Glossy privet	7	3	Moderate	No	Growing in hedge, no tag; dense crown; extends over site 5'.