

April 11, 2023

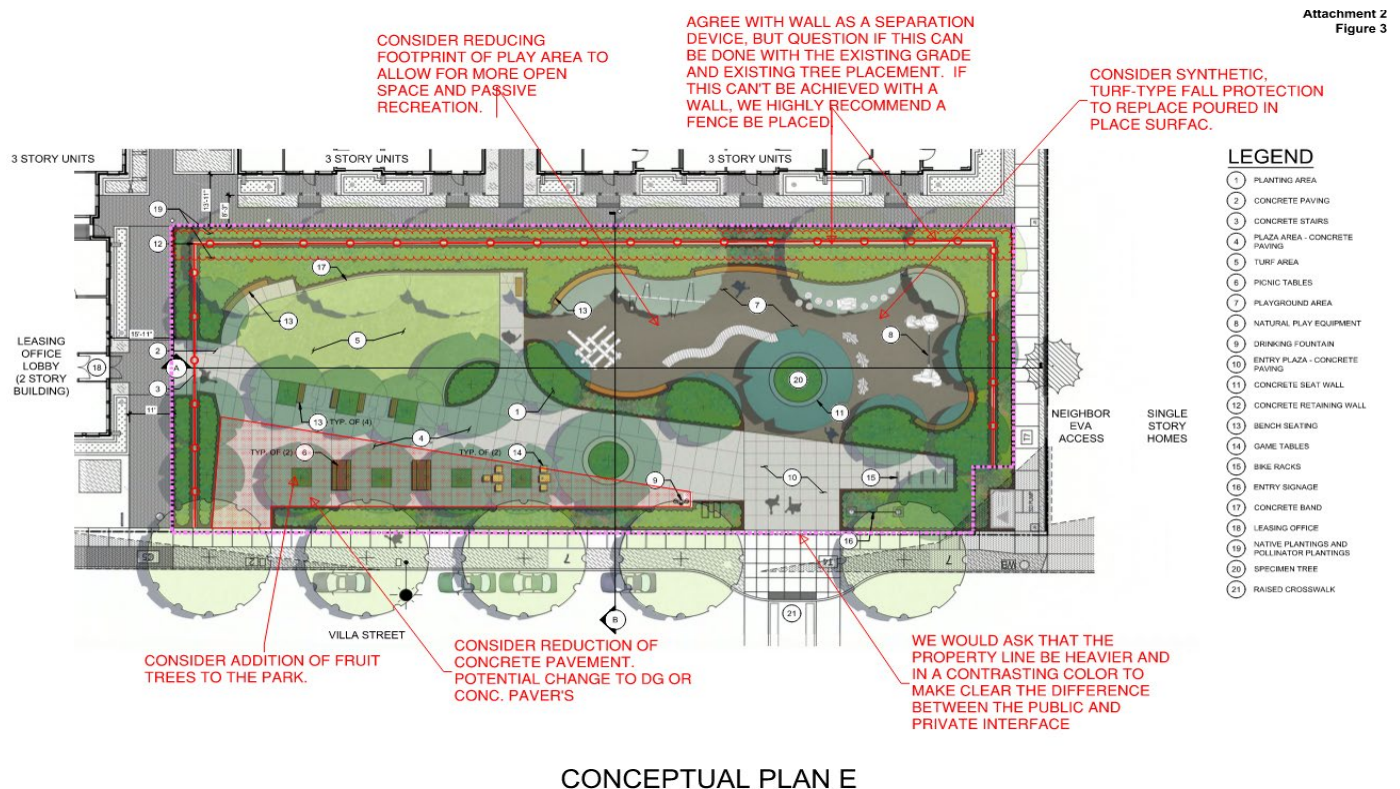
Parks and Recreation Commission (PRC)
City of Mountain View

RE: Villa Street Park

Dear Commission Members:

Prometheus Real Estate Group has reviewed the most updated concept designs for the Villa Street Park and would like to provide our feedback to the options that will be presented by staff to PRC on 4/12/23.

While we appreciate the nuanced differences in each of the two options presented, we do believe that Concept Plan E better addresses our concerns and comments more thoroughly. Additionally, we would like to submit the following comments for further consideration.



Retaining Wall:

While we agree with the concept of a concrete seat wall as a physical separation between the park and our residential units at the ground level, we believe that it may conflict with the existing grade and trees. We encourage staff to review further with the landscape architect to determine if the seat wall is feasible. If not, we recommend a low and transparent fence installed along the property line in lieu of the retaining wall.



Play Area and Equipment:

We agree with the use of “natural play equipment” and limiting the use of plastics such that the overall design aesthetic better aligns with the newly finished Tillery Apartments that envelops the park on three sides. Further, we recommend a synthetic, turf-type or a natural “Fibar” fall protection to replace a poured-in-place rubberized material; this would provide visual continuity to the adjacent proposed natural lawn and open spaces.

In addition, we would encourage a reduction in the size of the play area component to provide more overall open space and passive recreation. The additional open space could be designed in a manner to blend seamlessly with the play area.

Hardscape:

We respectfully request your consideration in reducing the amount of concrete paving at the frontage of Villa Street which would provide a softer first impression and overall experience for park visitors. The combination of additional turf and decomposed granite would be suitable alternatives to concrete paving. If hard pavement is determined to be necessary, we would suggest a concrete paver.

Programming:

In conjunction with the above recommendation to reduce the play area footprint we would recommend a decrease to the overall amount of programming within the park. Specifically, we advocate a level of programming relevant to the amount of overall park area. This “less-is-more” approach would allow for more passive open space thereby providing a more natural experience for those visiting the park. Additionally, as a nod to Mountain View’s agricultural history, we propose the inclusion of a sampling of fruit trees in the section of the park fronting Villa Street, which would serve as a signature focal point for neighbors exploring the park.

In conclusion, we favor Concept Plan E with the additional comments referenced above, which we believe represents a park design that provides a strong public presence, will be welcoming to the greater neighborhood, yet still provides direct connection to our surrounding property.

Prometheus Real Estate Group understands the importance of providing open space and parks for the community at large and we appreciate the opportunity to work cooperatively and collaboratively with city staff and to speak with you today. Thank you again for allowing us to participate in this public process.

Sincerely,

Tim Nash
VP of Architecture + Brand Experience
Prometheus Real Estate Group



CC: Don Peterson, Sr. Vice President of Development, Prometheus Real Estate Group
Mike Ducote, Development Director, Prometheus Real Estate Group
John Millham, President, Prometheus Real Estate Group