

October 4, 2017

Ms. Mariya Hodge, AICP
Senior Planner
City of Mountain Community Development Department
500 Castro Street
Mountain View, CA 94039

RE: MVSA Design Updates

Dear Mariya,

Following up on our meeting of September 21st 2017, and your letter of August 25, 2017 we are providing updated perspective renderings of a number of views of MVSA. The renderings incorporate comprehensive responses to design issues raised by the Planning Department. The purpose of this letter is to summarize those design revisions in advance of the City Council Study Session scheduled for later this month,

Building One (Sheets A3.1.8.1 through A3.1.10.2)

Fifth floor setbacks have now been increased to 7'-7" and 9'-8' on both the California Street and San Antonio Road frontages for greater articulation and mass reduction at the upper floor level.

The bay windows on California Street are clad in corten.

We are proposing a lighter brick color. We are providing two versions of each of the three renderings of Building 1, labeled Brick Option 1 and Brick Option 2 respectively. We believe Brick Option 1 is a better compliment to the corten material. Brick Option 2 is more of a buff color with a less color offset from the corten material. In any case the exterior will be lighter in color. We have also reduced the amount of brick at the California/A Street retail plaza (Sheets A3.1.10.1 and A3.1.10.2). We will provide samples of Brick 1 and Brick 2 to the planning department for review. We have added a rendering looking generally straight on to Building 1 from California Street as requested by Planning. (Sheets A.3.1.9.1 and A3.1.9.2)

At the building corners along California Street additional articulation has been provided in the form of bay windows, material transitions at the upper story, projected canopies, and additional fenestration.

The grey metal siding at the retail plaza has been replaced with larger glazed openings creating a welcoming feature at the project entry from California Street (Sheets A3.1.10.1 and A3.1.10.2).

The retail glazing has been raised to the projected eave height (Sheet A3.1.9.1 and A3.1.9.2)

Building Two (Sheets A3.2.8 through A3.2.11)

The amount of warm wood material has been increased on the California Street, Pacchetti Way, and B Street elevations.

The exterior of the commercial space at the corner of California Street and Pacchetti Way has been redesigned to better integrate with the balance of the commercial/retail frontage, and turns the corner with a glazed element. The masonry base has been continued around the corner onto Pacchetti, and store front window heights are increased to match the balance of the commercial frontage (Sheet A3.2.9).

The Pacchetti Way elevation has been redesigned with deeper indentations between the primary masses, more porches, and warmer materials/colors. The roof forms have been proportioned to be less massive, and the base has been applied more consistently around the corner onto B Street (Sheet A.3.2.10).

The B Street elevation has been revised at the eastern end for greater consistency with the western half of the elevation both in massing as well as colors and materials (Sheet A3.2.11)

The staging area has been reduced to a single story thereby aligning the architectural elements on the elevation in that area.

A new rendering of the B Street frontage of Building 2 has been added as requested by Planning (Sheet A3.2.11).

Building Three

The setbacks and articulation have been increased at the 5th floor along B Street. The 5th floor now sets back between 6"-5" and 8'-7" from the primary plane of the façade at the 4th floor (Sheet A.3.3.10).

The double height staging area has been reduced to one story to align elements of the façade.

A new rendering from San Antonio Circle has been added at the request of Planning (Sheet A3.3.11). The rendering also illustrates the character of the northern end of the flexible connection.

We are also providing updated Context Elevations/Sections illustrating the relationship of MVSA to other buildings in the immediate neighborhood (Sheets A3.5 through A3.7).

Please let us know if there is any additional information you would like us to provide in advance of the City Council Study Session.

Sincerely,



Alexander Seidel, FAIA

CC: Alan De Castro, Dan Deibel, Adam Tetenbaum