

Mountain View Lot 12
Public Art Plan
November 5, 2025

Introduction

Mountain View Lot 12 (the “Project”) is a new 100% affordable 5-story 120-unit multifamily housing project developed by affordable housing developers Alta Housing and Related California (the “Project Sponsors”) in partnership with the City of Mountain View. The Project is located at 424 Bryant Street, a 1.5 acre site owned by the City of Mountain View in the downtown neighborhood near City Hall, the Mountain View Center for Performing Arts and Public Library, and the downtown retail corridor. The Project’s unit mix includes studios to three-bedroom units, designed to serve low-income families, including 20 units reserved for Rapid Re-housing Households, 10 units for Permanent Supportive Housing Households, and 15 units for households where at least one resident has intellectual and developmental disabilities. The Project’s contemporary design includes various resident amenities, supportive services and open spaces, to enhance the lives of the Project’s residents. The ground floor will include a welcoming lobby and leasing office, supportive services offices, residential multipurpose space, a midblock public passageway for pedestrians, bicycle parking, and a residential garage.

Goal

The Project has developed a plan described herein (the “Public Art Plan”) to create a meaningful opportunity to implement community-inspired artwork that complements the warm, hopeful, and active themes of the Project and fosters a sense of place that strengthens the connection of the Project and its residents with the surrounding neighborhood.

City Requirements & Compliance

Per the Project’s Conditions of Approval, the Project shall provide a Public Art Plan to be reviewed and approved shall be approved as part of the building permit approval process.

The Public Art Plan shall describe the proposed process and timeline for selection of artist(s) and artwork and provide an updated site plan that shows the locations and types of public art proposed for incorporation into the Project. The Public Art Plan process shall include City review and approval of selected artist(s) and artwork or conceptual design(s)/installation(s); evidence of artist(s) commitment to the project and timeline; and submittal of final design details where the public art is incorporated as part of the architecture and design of the project and site, including art location(s) and any surrounding landscaping adjustments.

The installation of the art piece(s) by the selected artist(s) shall be submitted under a separate deferred permit and shall be completed prior to issuance of a Certificate of Occupancy.

Public Art Selection Process

The Public Art Plan process takes a community-centered approach to ensure the final artwork(s) selected reflect the culture and values of the community. Following City Approval of the Public Art Plan, the Project Sponsors, in conjunction with the Project's Branding and Art Consultant, will develop a formal Request for Artist Qualifications (RFQ) to be distributed to local artists, including artists on the Visual Arts Committee's ("VAC") Artist Registry. The RFQ will invite artists to submit their qualifications, including their past works and a brief narrative describing their conceptual ideas for artwork for the Project. Responses to the RFQ will be reviewed by the Project Sponsors, the Art Consultant, and a VAC representative. This first review will screen respondents for relevant experience, capacity and commitment to the project and timeline, and whether the artists' medium can be translated into public artwork(s) envisioned for the Project.

The Project Sponsors, art consultant, and VAC representative will determine a shortlist of RFQ respondents to be invited to participate in a Request for Proposals (RFP) to submit a proposed artwork specific to the Project. Upon submittal of the responses to the RFP, the Project Sponsors, Art Consultant, and VAC representative will review the responses to confirm proposed artworks align with the Public Art Plan goals and have viability (i.e. are within Project budget and do not present fabrication or installation barriers).

The Project Sponsors and Art Consultant will host one to two public focus groups to solicit community feedback on the final proposed artworks. The format of these focus groups will be tailored to facilitate meaningful feedback, such as through an in-person charette to provide community members with an opportunity to share their thoughts with the Project Sponsors and the Art Consultant. The Project Sponsors are interested in engaging the Mountain View Youth Advisory Committee for one of these focus groups.

Following solicitation of community feedback, the Project Sponsors, Art Consultant, and VAC representatives will use the community feedback to make an informed selection of the artist(s)/proposed artwork(s) to award and incorporate into the Project design. Following formal selection, the Project Sponsors and Art Consultant will work with the artist(s) to refine their proposed artwork design, including revisions in response to community input as well as revisions necessary for successful fabrication and installation.

Once the design is refined, the Project Sponsor, Art Consultant, and artist(s) will present the proposed artwork at a Visual Arts Committee meeting for formal approval by the VAC. Following VAC approval, the Project Sponsor will submit a separate permit to the Planning Department for approval prior to fabrication and installation before construction of the Project is complete. A proposed schedule is outlined below.

Design Concept

The Project's modern architectural design presents a distinctly residential character that provides a welcoming atmosphere to its residents and creates an appropriate neighborhood transition from the more commercial "downtown" character of development on the adjacent Bryant and Castro Streets to the lower scale residential development to the west. The Project's design features a variety of natural and modern finishes in warm tones. Renderings and elevations of the Project are included on the following pages to provide additional context.

Proposed Public Artwork Locations

The Project Sponsors and Art Consultant have identified two prominent locations where incorporation of public artworks will provide a resident and community benefit. The Project Sponsors are committed to implementing artwork in at least one of the following locations. Artwork at both proposed locations may be possible depending on the proposed artworks submitted and the costs of implementing such artworks.

The first proposed location is at the Project's most prominent corner at Bryant and California Street. This corner is programmed to feature two active ground floor multipurpose rooms, flexibly designed to accommodate a variety of residential activities to be provided by the onsite resident and supportive services providers, such as cooking or health and wellness activities. This space is also designed to occasionally accommodate events open to the larger community, such as town halls or community events. Adjacent to these two multipurpose rooms is a public courtyard with ample seating and landscaping. Integration of public art at this location will strengthen the sense of place and gathering the proposed design creates for both residents and the larger community. The proposed artwork at this location is contemplated to be a sculptural element within the public courtyard. Please see Figures 1 and 2 on the following pages for a renderings of the Bryant and California Street corner and courtyard and Figure 3 for an elevation of the Project's Bryant Street elevation.

The second proposed location for the integration of public art is the midblock passageway along the western edge of the Project. This passageway provides a pedestrian connection between California and Bryant Streets open to the public during daylight hours. This space is envisioned to be welcoming, calm, and lush respite from the busier frontages of the Project and presents an opportunity to incorporate artwork(s) that enliven the space by adding visual interest. The proposed artwork at this location is contemplated to be a mural or other wall artwork element, or creative signage; however, the Project Sponsor looks forward to what creative proposals potential artists may suggest. Please see Figures 3, 4, 5 and 6 on the following pages for plans and elevations of the proposed midblock passageway as well as precedents for art and signage that may be suitable for this location.

Recognition of Artists. An ADA compliant plaque identifying the creator, name (if any), and installation date of the public artwork(s) shall be placed within view of the artworks at the same time as installation.

Proposed Schedule

The Project is anticipated to begin construction in early 2026 with construction completion contemplated in November 2027. The following schedule outlines the approximate timeline for public art selection, fabrication, and installation.

March 2026	The Project Sponsors issue the Request for Artist Qualifications.
April 2026	The Project Sponsors, Art Consultant, and VAC representative review RFQ responses and determine a shortlist.
May 2026	An RFP is issued to the shortlist of artists inviting them to submit proposed artworks for consideration.
June 2026	The Project Sponsors and Art Consultant host public focus group sessions to gather community input.
July 2026	The Project Sponsors, Art Consultant, and VAC representative make a final selection of artist(s)/artwork(s).
Sept 2026	The Project Sponsors, Art Consultant, and Artist(s) present the final proposed artwork(s) to the Visual Arts Committee for approval.
Oct 2026	The artwork permits are submitted to the Planning Department for permit approval.
Jan 2027	The final artworks are submitted for fabrication.
Prior to Nov 2027	The final artworks are installed prior to end of Project construction.

Figures 1 & 2: Renderings of the Project at the Bryant and California Street corner and courtyard



Figure 5: Precedent Image for Artful Signage at Midblock Passageway



Figure 6: Precedent Image for Mural at Midblock Passageway



Additional Information

The following provides supplemental information to the Public Art Plan, consultant's scope, maintenance approach, and site considerations for Mountain View Lot 12 ("Project") for the purpose of outlining the framework that will guide the selection, design, and implementation of the public art component. The details outlined below ensure the resulting artwork reflects a high-quality design while aligning to the Visual Arts Committee's established objectives.

Project Summary

Mountain View Lot 12 is a 100% affordable housing development located on the City-owned 1.56-acre site at 424 Bryant Street. The Project is developed by MV Lot 12 Housing Partners, L.P. a partnership between Alta Housing and Related California (together, the "Project Sponsor") with the City of Mountain View. The 120-unit Project ranges from three to five stories in height and includes a unit mix to accommodate households of varying sizes and income levels, including 18 studios, 41 one-bedrooms, 30 two-bedrooms and 30 three-bedrooms (plus 1 manager's unit). In addition to low-income families earning up to 60% Area Median Income (AMI), the Project includes 10 permanent supportive housing (PSH) units for formerly homeless families, 15 units set aside for households with at least one individual with intellectual and developmental disabilities (IDD), and 20 rapid rehousing (RRH) units for households that have experienced episodic homelessness.

Public Art Budget

The total public art budget is a fixed allocation of \$75,000 determined by benchmarking similar comparable projects in the region while also aligning with the Project's overall scale, quality, and design. As such, this allocation reflects the Project Sponsor's commitment to commissioning multiple artworks while also ensuring that sufficient resources are reserved to accommodate potential additional costs.

Maintenance & Funding

The exact requirements for maintenance will depend on the final selected medium and size at which time a maintenance plan will be developed whether that be for murals, vinyl wraps, or sculptures, for example. Maintenance and artwork longevity will be a considering factor in the artwork procurement process with a goal of selecting artwork(s) that will maintain their original appearance with minimal maintenance. Costs of maintenance, including cleaning and repairs, will be incorporated into the Project's operating expenses following the same methods utilized for landscaping, grounds upkeep and building maintenance budgeting.

Art Consultant Role

The Art Consultant's full scope of work and responsibilities are as follows:

Consultant will carry out the tasks outlined in the Public Art Plan to coordinate and implement artwork at the development site. The Public Art Plan describes and

informs the proposed scope of services and deliverables outlined in this amendment. Consultant will provide services as outlined below:

- Engage with Client and Visual Arts Committee (VAC) throughout the process to coordinate and implement artwork*
- Identify potential local artists (in addition to those who respond to the open RFQ through VAC)*
- Update and distribute the artwork RFQ to local artists/VAC for open call*
- Update and distribute artwork RFP to short-listed artists*
- Prepare, facilitate, and report of one to two public comment focus groups*
- Manage selected artists through artwork creation and refinement process to support artwork alignment with input, feasibility, and finalization*
- Guide and help confirm artists' proposed artwork locations based on prominence, integration in the environment, maintaining proper circulation, and code requirements*
- Manage permit approval process*
- Design of an ADA compliant plaque to identify each artist/art piece*
- Procure and coordinate with implementation service providers*
- Supervise fabrication and installation*
- Punch list review and report*

Consultant Continuity

The Project Sponsor intends to retain the same Art Consultant through fabrication, installation, and project completion to ensure continuity of the artistic vision and consistency in implementation. Maintaining the Art Consultant's involvement throughout all phases will help preserve the integrity of the design's intent, provide consistent oversight of quality and materials, and facilitate efficient coordination among the artist, design team, and contractors. This continuity will also support the development of a strong working relationship between the Project Sponsor, Art Consultant, and selected artist to foster collaboration ultimately ensuring the final artwork aligns with the Project's standards.

Site Considerations

The proposed art locations have been evaluated for sightlines, visibility, lighting, and safety – particularly the midblock passageway. These considerations initially informed the current site selections. During the RFP stage, the same factors will be reviewed again, in coordination with the Art Consultant and Project design team, to ensure that the final design meets all safety and accessibility requirements before final approval and installation.

Physical Constraints

The Project Team has reviewed site conditions to identify and avoid conflicts with utilities, fire access routes, and other constraints as indicated in the Project's site plans. The proposed art locations have been confirmed clear of utility boxes, emergency egress, and other obstacles that could have potential adverse effects.