

North Bayshore Precise Plan

Urban Design Images

Presented to EPC - February 3, 2016 and City Council - March 1, 2016

# EYE LEVEL VIEWS

## OFFICE/RESIDENTIAL MIXED USE STREET



# EYE LEVEL VIEWS

## RESIDENTIAL STREET



# EYE LEVEL VIEWS

## RESIDENTIAL STREET



# EYE LEVEL VIEWS

## RETAIL STREET – TWO LANE



# EYE LEVEL VIEWS

## RETAIL STREET – TWO LANE



# EYE LEVEL VIEWS

## RETAIL STREET – THREE LANE



# EYE LEVEL VIEWS

## NORTH SHORELINE – LOOKING NORTH





# EYE LEVEL VIEWS

## NORTH SHORELINE – LOOKING WEST



# STREET SECTIONS

## NORTH SHORELINE



# STREET SECTIONS

## RESIDENTIAL STREET



# STREET SECTIONS

## RESIDENTIAL/OFFICE STREET



# STREET SECTIONS

## RETAIL STREET – TWO LANES



# STREET SECTIONS

## RETAIL STREET – THREE LANES



# North Bayshore Precise Plan

## Urban Design Images

Presented at Community Workshop #2 - October 22, 2015 and  
EPC - November 4, 2015 and City Council - November 10, 2015

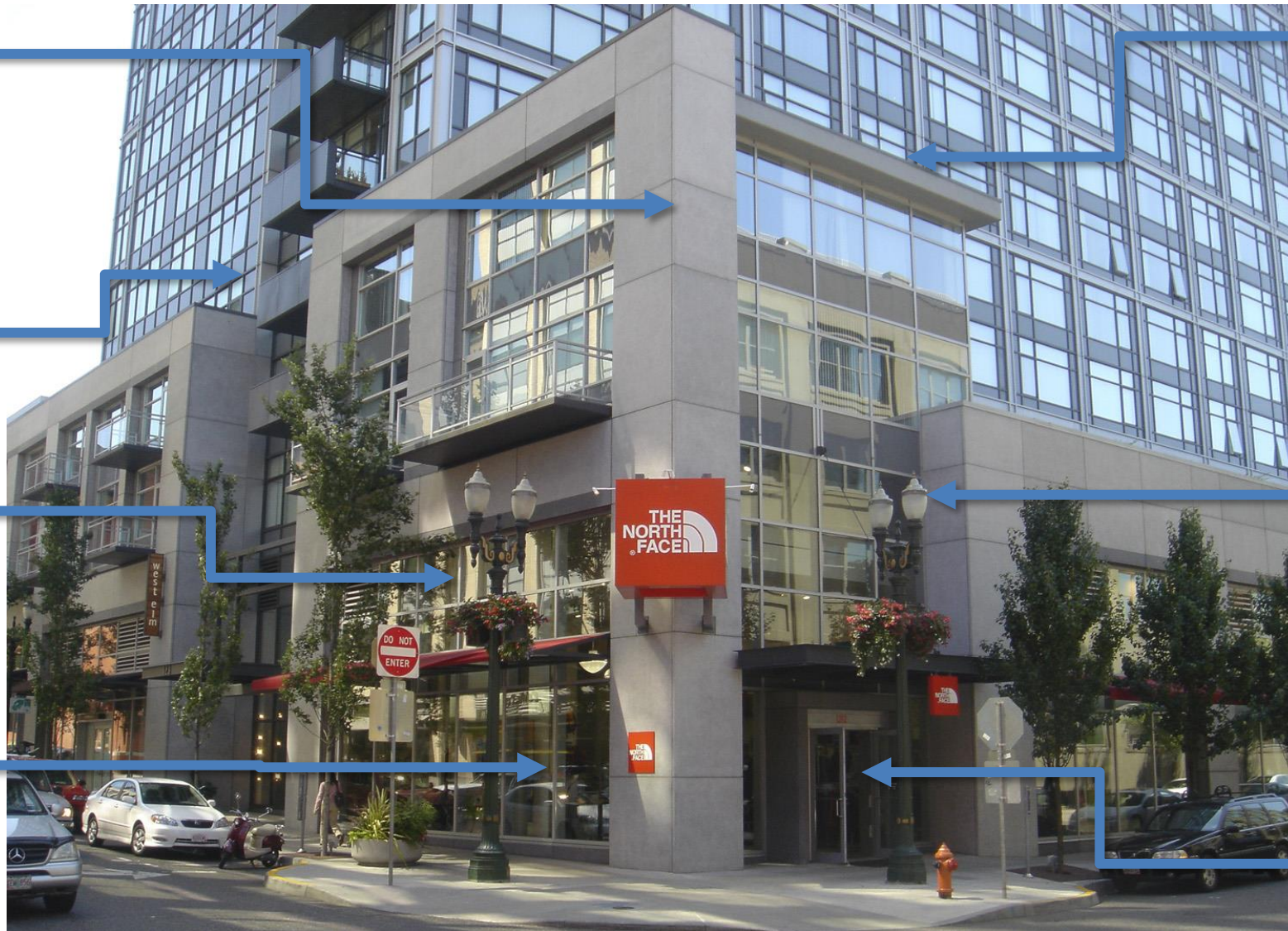
# PEDESTRIAN-ORIENTED MIXED USE DESIGN

Retail store wraps corner to engage pedestrians

Functional balconies

Ground floor retail provides pedestrian scale

Clear glass maintains visual connection between inside and outside



Ground floors are differentiated from upper through architectural features and massing articulation

Architectural elements used to define the building and streetscape

Prominent, street-facing building entrance



# PEDESTRIAN-ORIENTED RESIDENTIAL DESIGN



# BUILDING ENTRANCES



Street-facing  
entrance to building

Prominent stairway  
creates a visible  
ground floor entry

# BUILDING FACADES



Modulated facades provide articulation

Building base establishes the human scale

# BUILDING FACADES



Offset upper stories

# BUILDING FACADES

Functional balconies

Varied architectural treatments using different colors

Ground floors are differentiated from upper through architectural features

Windows oriented to the street



# OPEN SPACES



Buildings oriented around central courtyards accessible to all residents

# MID-BLOCK PASSAGES



Mid-block paseo

# RANGE OF ARCHITECTURAL STYLES



NORTH BAYSHORE PRECISEPLAN – CITY OF MOUNTAIN VIEW, CA



North Bayshore Precise Plan

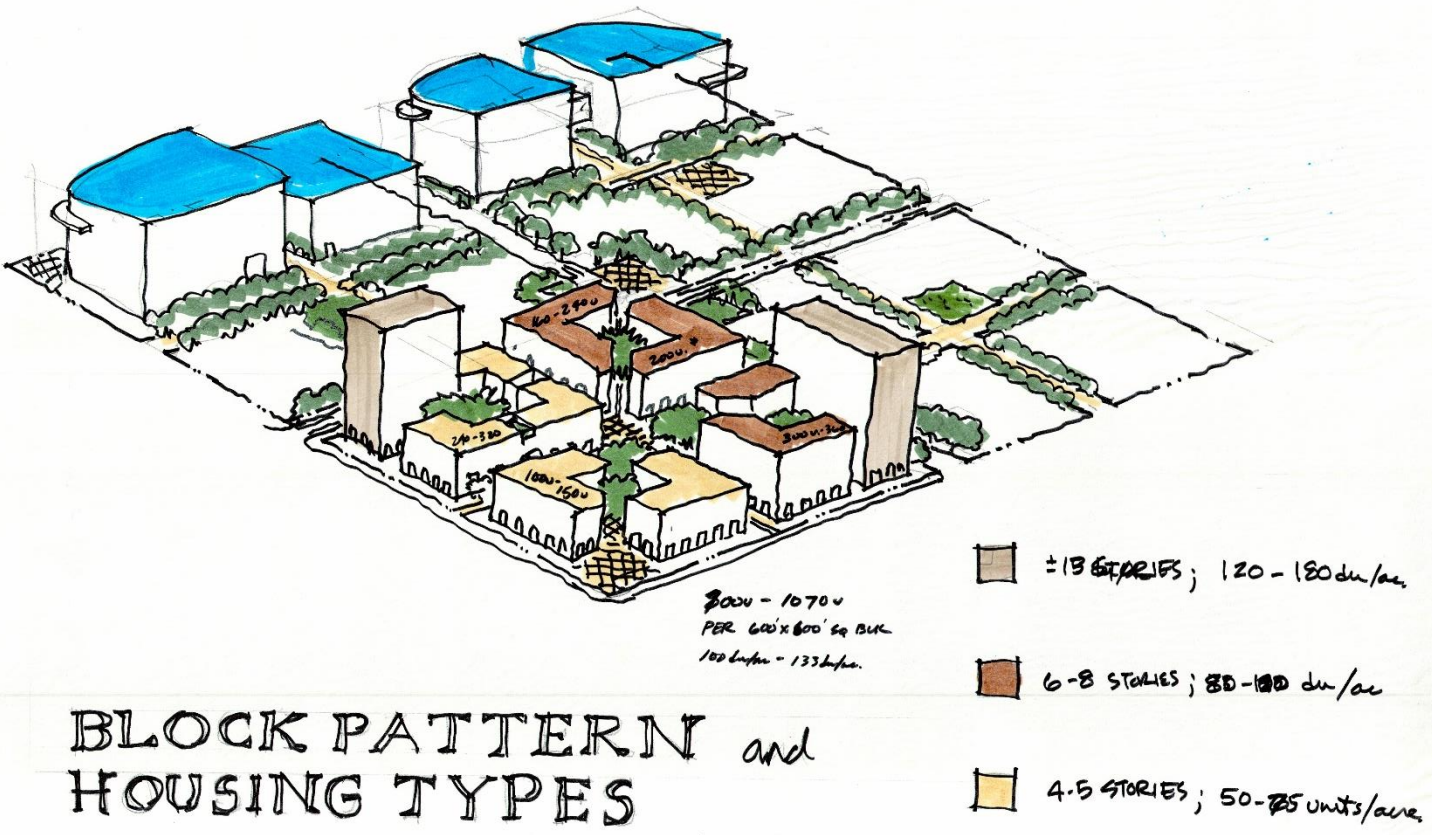
Urban Design Images

Presented at Community Workshop #2 - October 22, 2015 and

EPC - May 18, 2016 and City Council - May 24, 2016

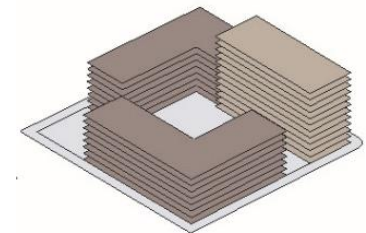
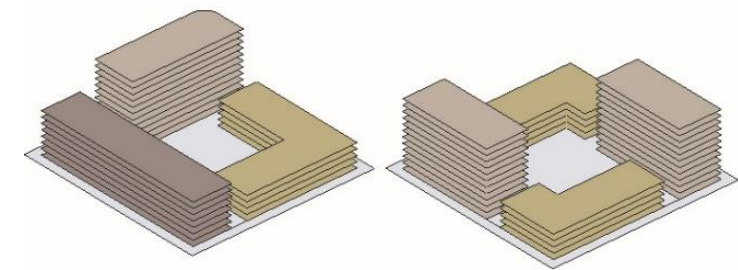
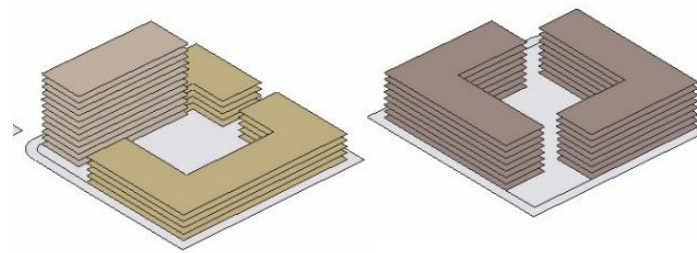
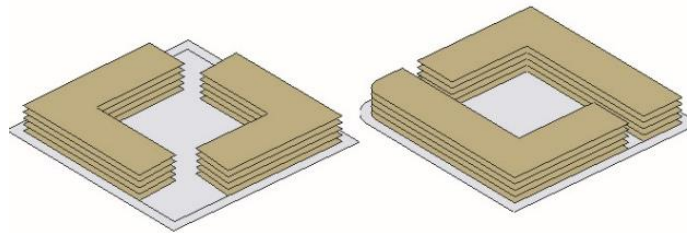
### What We Heard

- **Diversity:** Provide a diversity of housing types and densities.
- **Density:** Allow higher densities, disallow lower.



# Residential Scenarios

## BLOCK INTENSITY & MASSING



# Examples from San Francisco (4-6 stories, Less than 75')



# Other Examples (4-6 stories, Less than 75')



NORTH BAYSHORE PRECISEPLAN – CITY OF MOUNTAIN VIEW, CA

# Other Examples (4-6 stories, Less than 75')



NORTH BAYSHORE PRECISEPLAN – CITY OF MOUNTAIN VIEW, CA

# Examples from San Francisco (6-8 stories, Less than 90')



# Other Examples (6-8 stories, Less than 90')



NORTH BAYSHORE PRECISE PLAN – CITY OF MOUNTAIN VIEW, CA



# Examples from San Francisco (12-15 stories, ~150')



NORTH BAYSHORE PRECISEPLAN – CITY OF MOUNTAIN VIEW, CA

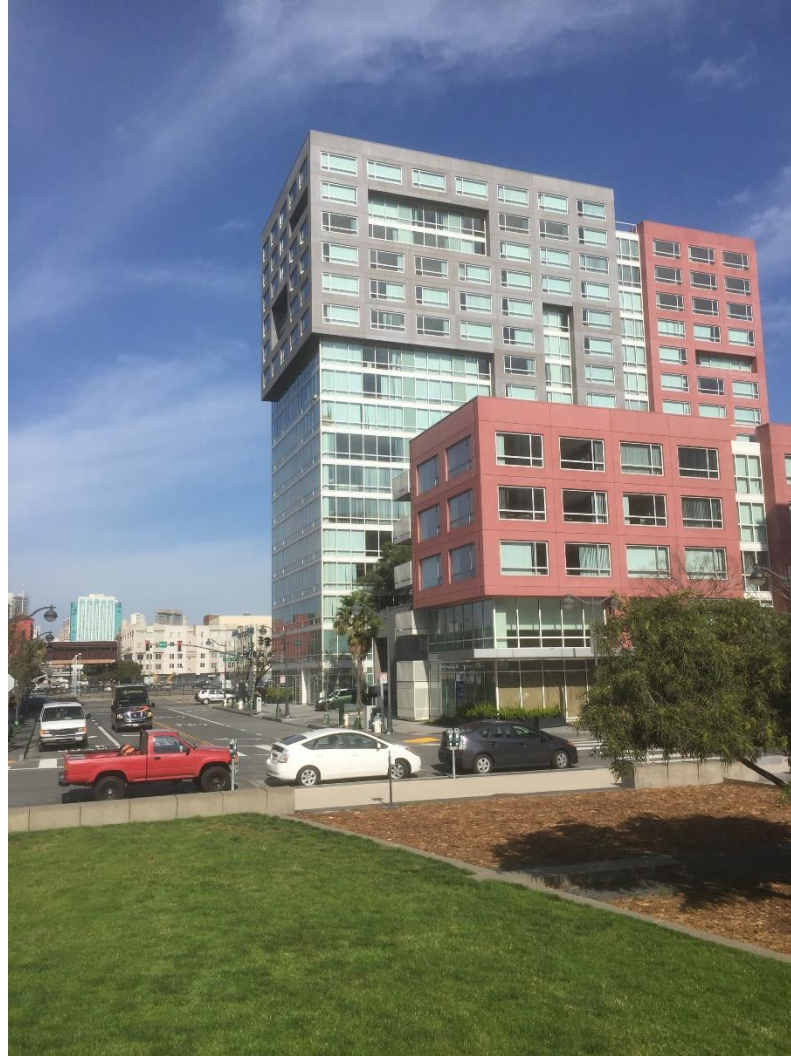
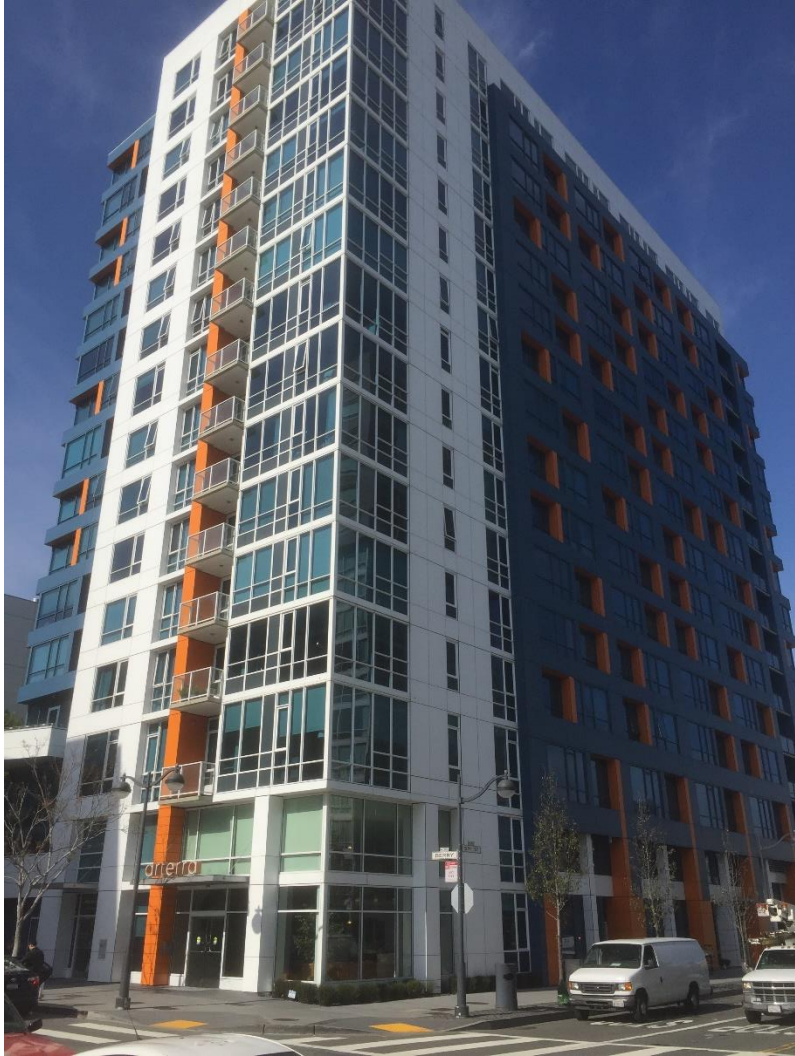
# Examples from San Francisco (12-15 stories, ~150')



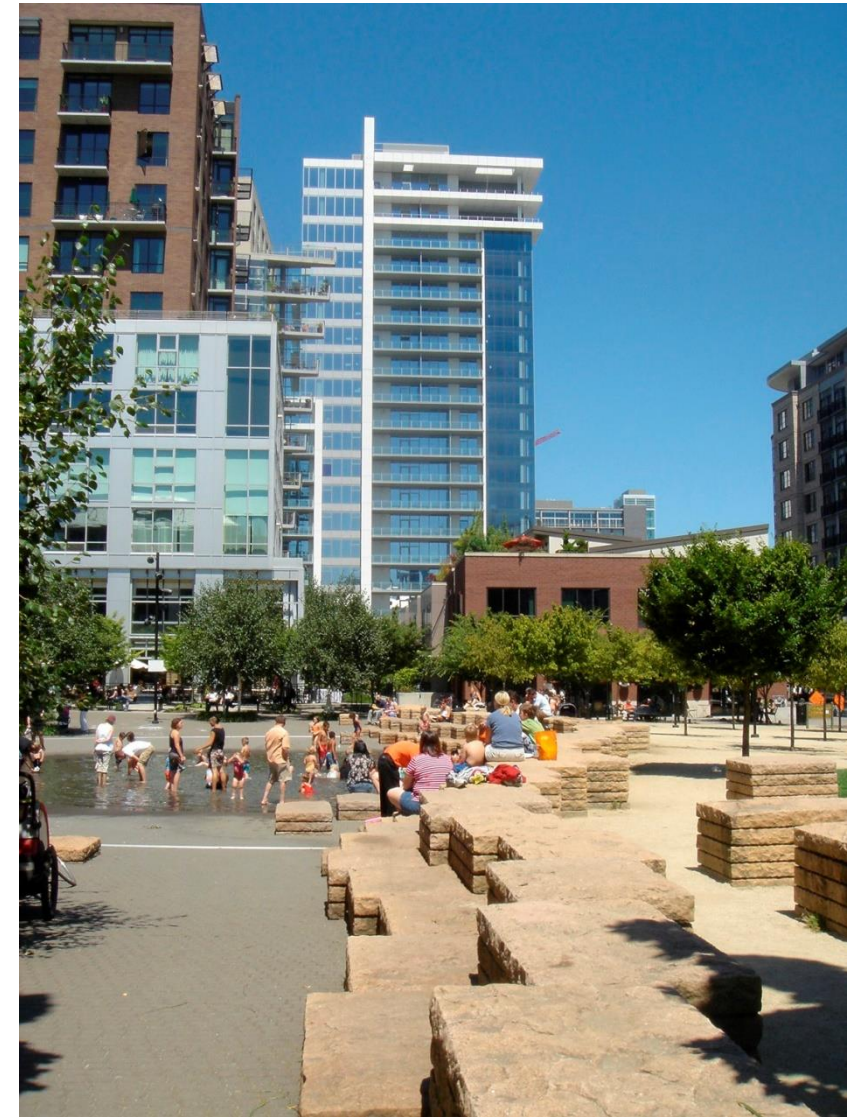
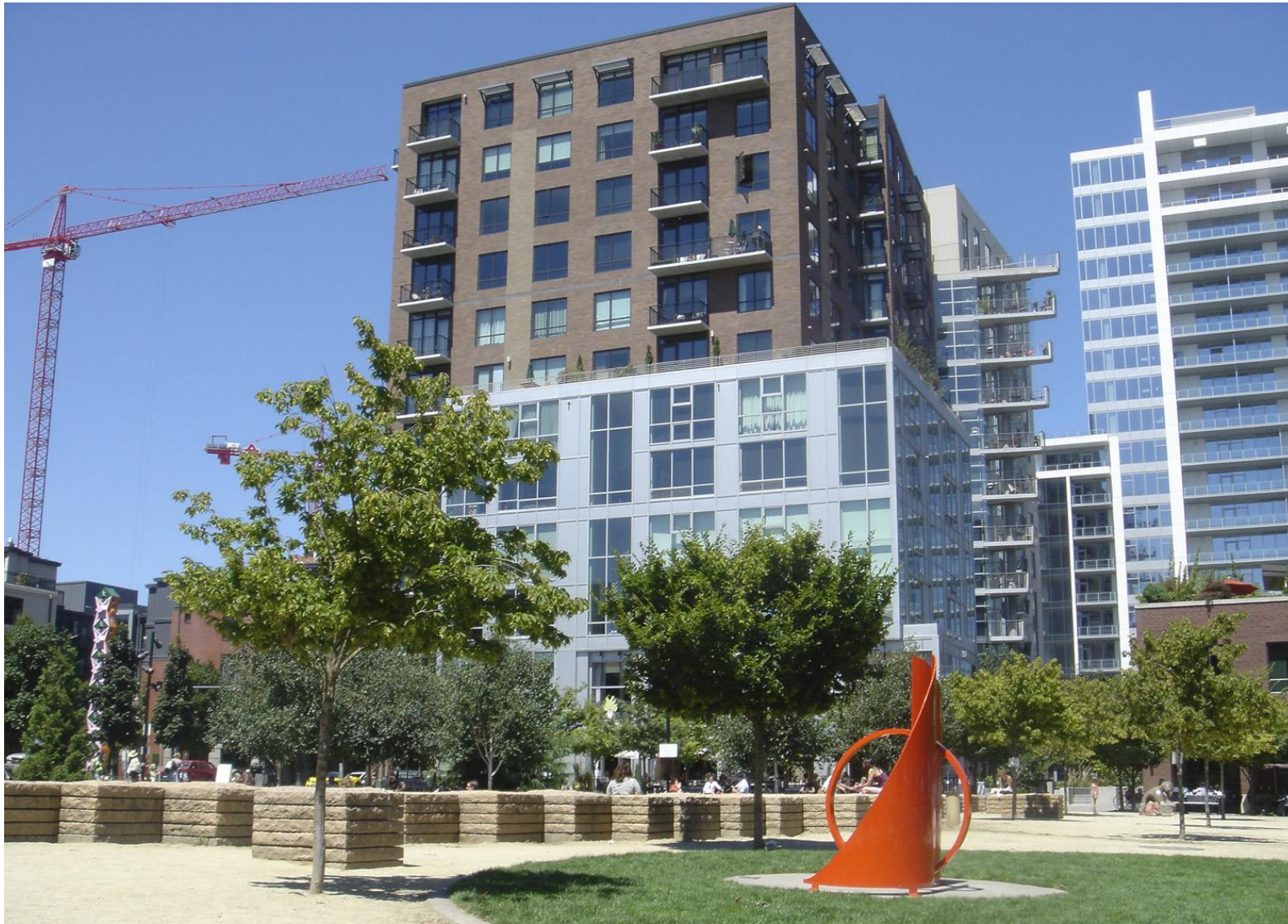
NORTH BAYSHORE PRECISEPLAN – CITY OF MOUNTAIN VIEW, CA



# Examples from San Francisco (12-15 stories, ~150')



# Other Examples (12-15 stories, ~150')



NORTH BAYSHORE PRECISEPLAN – CITY OF MOUNTAIN VIEW, CA