

MVSA

MOUNTAIN VIEW, CALIFORNIA



RETAIL PLAZA @ CALIFORNIA ST.

PROJECT DESCRIPTION

MVSA WILL COMPRISE A VIBRANT NEW MIXED USE URBAN NEIGHBORHOOD BOUNDED BY SAN ANTONIO ROAD, CALIFORNIA STREET, AND PACHETTI WAY. IT IS LOCATED WITHIN EASY WALKING DISTANCE OF THE SAN ANTONIO STATION, AND A MIX OF NEWLY DEVELOPED SHOPS, ENTERTAINMENT, HOTEL AND OFFICE BUILDINGS LOCATED TO THE SOUTH ACROSS CALIFORNIA STREET. THE DESIGN ESTABLISHES AN URBAN FRAMEWORK ORGANIZED ALONG A NORTH/SOUTH PEDESTRIAN ORIENTED OPEN SPACE NETWORK CONNECTING PHASE 11 OF THE VILLAGE AT SAN ANTONIO ON THE SOUTH, TO SAN ANTONIO CIRCLE AND THE TRAIN STATION TO THE NORTH. TWO NEW PRIVATE STREETS WILL SERVE 4 NEW BUILDINGS WITH 641 APARTMENTS AND 21,400 GROSS SF OF SHOPS AND RESTAURANTS.

AN INTEGRAL ASPECT OF THE COMMUNITY DESIGN IS THE ACTIVATION OF THE BUILDING FRONTAGES AT THE STREET LEVEL AND OPEN SPACE INTERFACES. THE PROMINENT FRONTAGE OF CALIFORNIA STREET WILL ACCOMMODATE A NUMBER OF RETAIL ESTABLISHMENTS AND OFFICE USES, AND ALSO FEATURES SIGNIFICANT LANDSCAPED OUTDOOR PLAZAS WITH OPPORTUNITIES FOR OUTDOOR DINING, SEATING, AND SPECIAL EVENTS. THE PLAZAS FORM A GATEWAY INTO THE COMMUNITY, AND PROVIDE ATTRACTIVE VIEWS INTO THE CENTER OF THE DEVELOPMENT WHERE THE PUBLIC IS INVITED TO ENTER INTO A LARGE LANDSCAPED OPEN SPACE FEATURING HERITAGE REDWOOD TREES.

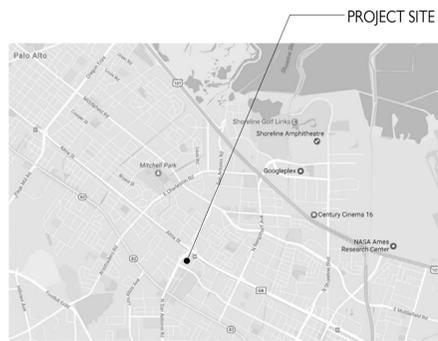
SAN ANTONIO ROAD, "B" STREET, AND PACHETTI WAY ARE PRIMARILY RESIDENTIAL FRONTAGES AT GRADE WHERE DIRECT STOOP ENTRIES HAVE BEEN INCORPORATED PROVIDING ACCESS TO GROUND LEVEL RESIDENCES AND PROMOTING ACTIVE PEDESTRIAN USAGE OF THE STREET. THE THREE STORY PACHETTI WAY FRONTAGE HAS BEEN DESIGNED WITH A TOWNHOUSE CHARACTER VERY COMPATIBLE WITH THE ROWHOUSES ACROSS THE STREET AT THE CROSSINGS. STOOP ENTRIES, PORCHES AND BAYWINDOWS ENLIVEN THE STREET SCENE, AND THE TWO SIDED CHARACTER OF THE STREET WILL PROVIDE A GATEWAY EFFECT TO ENTERING THE CROSSINGS. LOWER HEIGHTS AND DENSITY HAVE PURPOSELY BEEN INCORPORATED ALONG THE ENTIRE EAST SIDE OF THE PROJECT ADJACENT TO THE CROSSINGS TO RESPECT THE SCALE AND CHARACTER OF THE EXISTING DEVELOPMENT ALREADY ESTABLISHED THERE.

BUILDING HEIGHTS AND DENSITY GRADUALLY INCREASE CLOSER TO SAN ANTONIO ROAD. AT LOCATIONS WHERE A FIFTH STORY OCCURS, THE FIFTH STORY IS SET BACK FURTHER FROM THE STREET MEETING OR EXCEEDING THE STANDARDS SET IN THE SAN ANTONIO PRECISE PLAN. EACH OF THE FOUR UNIQUE BUILDING DESIGNS INCORPORATES HORIZONTAL AND VERTICAL ARTICULATION OF VOLUMES AND MULTIPLE EXTERIOR MATERIALS TO REDUCE THE IMPRESSION OF MASSIVENESS AND PROVIDE AN APPROPRIATELY SCALED AND VARIED URBAN CHARACTER. BUILDING 1 INCORPORATES SEVERAL SIGNATURE ARCHITECTURAL ROOF FORMS AT PROMINENT CORNERS GIVING IDENTITY TO THE PROJECT. PROPER RESOLUTION OF THE ROOF FORMS MAY RESULT IN A REQUEST FOR AN EXCEPTION TO THE 65' HEIGHT LIMIT FOR A VERY LIMITED PORTION OF THE ROOF PEAK (CURRENTLY DESIGNED TO 66'-6").

HIGH QUALITY EXTERIOR MATERIALS INCLUDE STONE TILES AT BASES, WOOD SIDING, PLASTER AND METAL PANEL SYSTEMS. PAINTED METAL CANOPIES, FABRIC SUNSHADES, PAINTED METAL RAILINGS, AND ATTRACTIVE RETAIL AND WAYFINDING SIGNAGE ARE SOME OF THE DETAILS ADDING TO THE CHARACTER OF THE COMMUNITY.

PARKING IS LOCATED IN GARAGES DESCENDING TWO LEVELS BELOW GRADE AT EACH OF THE BUILDINGS AND IS HIDDEN FROM PUBLIC VIEW. THE PUBLIC IS PROVIDED WITH 222 OPEN SPACES AT BUILDINGS ONE AND TWO PROVIDING RETAIL CUSTOMERS AND GUESTS WITH AMPLE PARKING INCLUDING A NUMBER OF AT GRADE STREET SPACES. A RETAIL SHUTTLE ELEVATOR AND AN OPEN AIR STAIR PROVIDE A CONVENIENT, VISIBLE ROUTE FROM THE UPPER LEVEL GARAGE DIRECTLY TO THE RETAIL PLAZA LOCATED AT THE INTERSECTION OF CALIFORNIA STREET AND "A" STREET.

THE PLAN PROVIDES SIGNIFICANTLY MORE OPEN SPACE THAN REQUIRED IN THE SAN ANTONIO PRECISE PLAN. MORE THAN 1.6 ACRES OF OPEN SPACE IS AVAILABLE TO THE PUBLIC ON SITE. RANGING FROM THE LUSH GREEN CENTRAL OPEN SPACE WITH HERITAGE TREES, TO THE CENTRAL PLAZA WITH URBAN "OUTDOOR ROOMS" FOR SOCIALIZING AND DINING, THE SPACES WILL BE OUTFITTED WITH CONTEMPORARY OUT DOOR FURNISHINGS AND A RICH PALATTE OF PLANTING AND LANDSCAPE DETAILS.



AREA MAP



VICINITY MAP



PACHETTI WAY

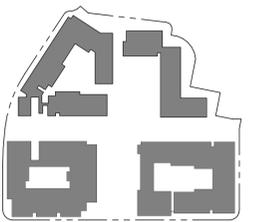
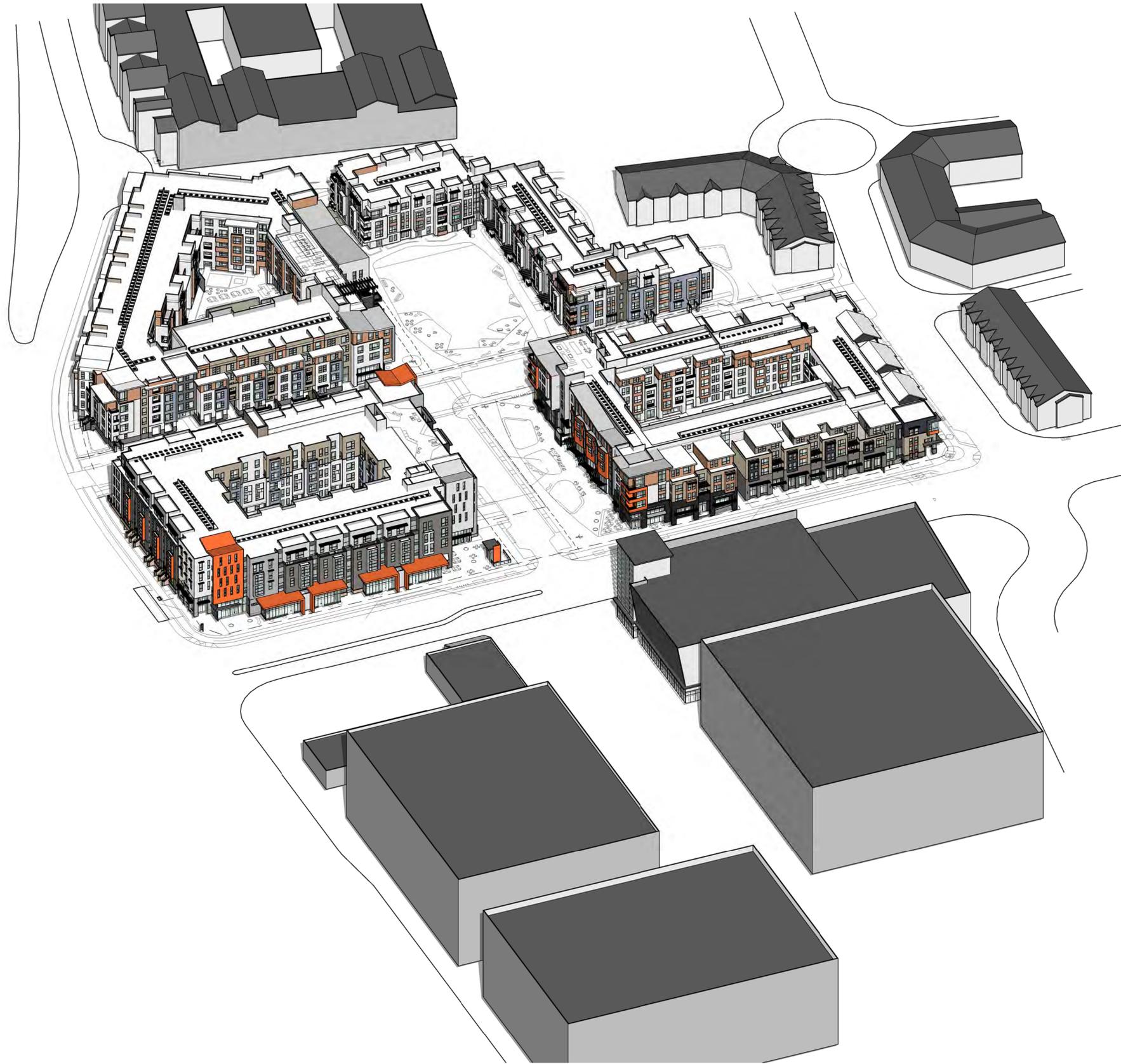
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		T.4.0.5	TRASH ROOM BUILDING 4 UPPER GARAGE
		INT1	JOINT TRENCH INTENT
		INT2	JOINT TRENCH INTENT
		INT3	JOINT TRENCH INTENT
		INT4	JOINT TRENCH INTENT
		INT5	JOINT TRENCH INTENT
		PM	SITE LIGHTING PHOTOMETRIC STUDY



SITE PLAN LEGEND

- INTERIOR CIRCULATION
- ACTIVE USE
- RETAIL / COMMERCIAL
- NON-PROFIT RETAIL
- EXTERIOR COVERED RETAIL
- APARTMENTS
- URBAN TOWNHOUSE
- POOL/SPA
- PRIVATE OPEN SPACE
- PUBLICLY ACCESSIBLE OPEN SPACE

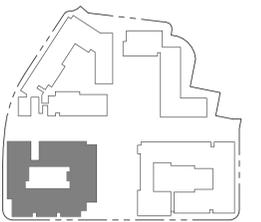


AERIAL 3D MASSING





BUILDING 1 - SOUTH ELEVATION (CALIFORNIA STREET)





PLASTER
REVEAL PANELS
PAINTED METAL RAILING

STEEL SUNSHADE
BRICK VENEER
PAINTED HORIZONTAL SIDING
CORTEN STEEL BAY PROJECTION
VINYL WINDOW
REVEAL PANEL

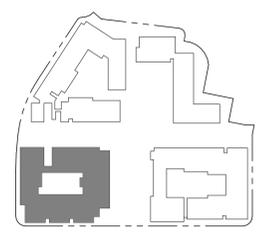
GLASS RAILING
STEEL SUNSHADE
PLASTER
CORTEN STEEL PANELS
STEEL SUN SHADE

60'-0" MAX.

66'-0" MAX. AT CORNER

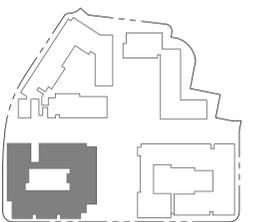
AVERAGE TC = 47.8
ALONG SAN ANTONIO ROAD

BUILDING 1 - WEST ELEVATION (SAN ANTONIO)



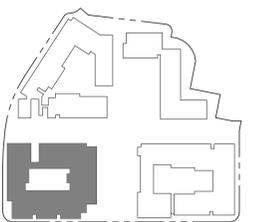


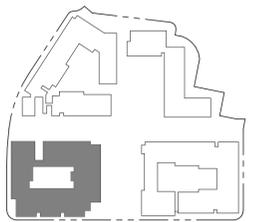
BUILDING 1 - EAST ELEVATION (A STREET)



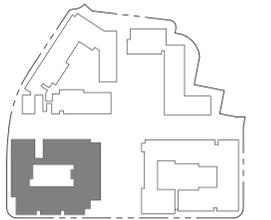


BUILDING 1 - NORTH ELEVATION (B STREET)





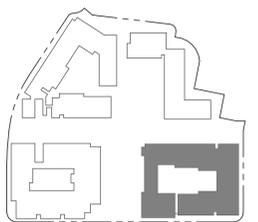
BUILDING 1 - SAN ANTONIO AVE. & CALIFORNIA ST.



BUILDING 1 - B ST. & CALIFORNIA ST.

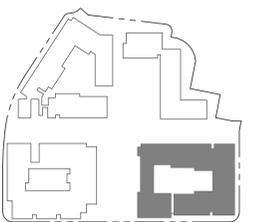


BUILDING 2 - WEST ELEVATION (A STREET)



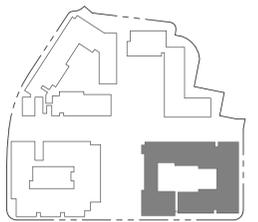


BUILDING 2 - SOUTH ELEVATION (CALIFORNIA STREET)



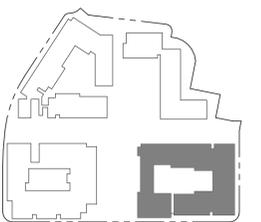


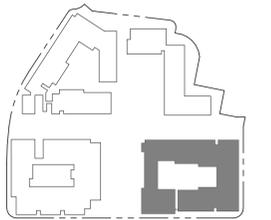
BUILDING 2 - NORTH ELEVATION (B STREET)



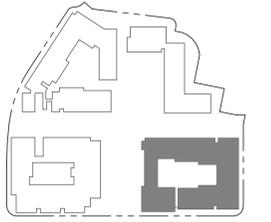


BUILDING 2 - EAST ELEVATION (PACCHETTI WAY)

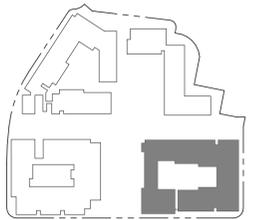




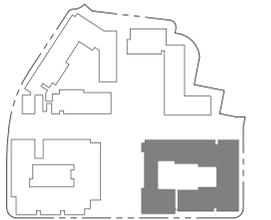
BUILDING 2 - A ST. & CALIFORNIA ST.



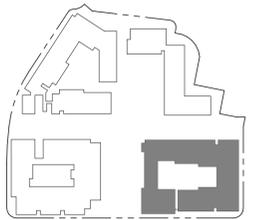
BUILDING 2 - CALIFORNIA ST.



BUILDING 2 CALIFORNIA ST. & PACHETTI WAY



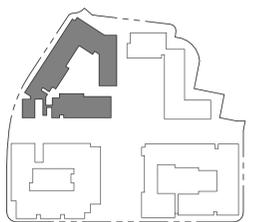
BUILDING 2 - PACHETTI WAY



BUILDING 2 - A ST.

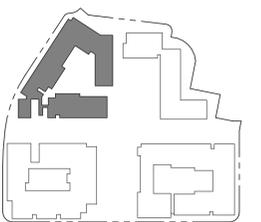


BUILDING 3 - SOUTH ELEVATION (B STREET)





BUILDING 3 - EAST ELEVATION (OPEN SPACE)

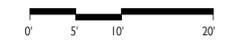
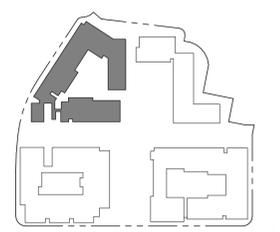




BUILDING 3 - WEST ELEVATION (CONTINUED)



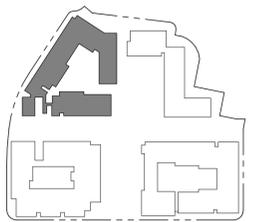
BUILDING 3 - WEST ELEVATION (SAN ANTONIO STREET)

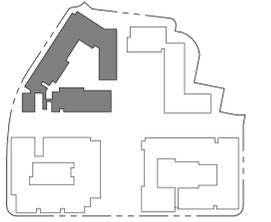




- PLASTER
- COMPOSITE HORIZONTAL SIDING
- VINYL WINDOW
- PAINTED METAL RAILING
- PAINTED METAL SUNSHADE

BUILDING 3 - NORTH ELEVATION

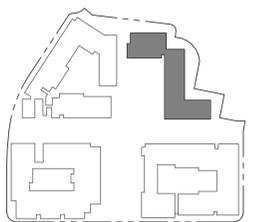


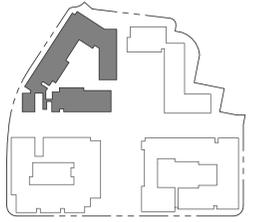


BUILDING 3 - OPEN SPACE & B ST.



BUILDING 4 - WEST ELEVATION (OPEN SPACE)

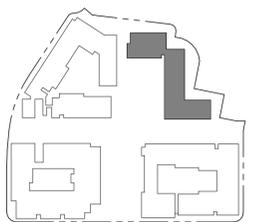




BUILDING 3 - SAN ANTONIO RD.

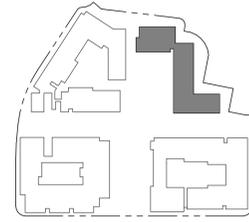


BUILDING 4 - SOUTH ELEVATION (B STREET)



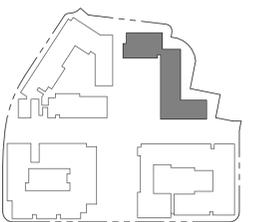


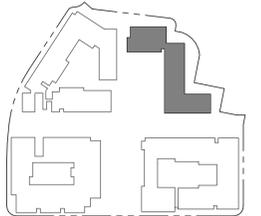
BUILDING 4 - NORTH ELEVATION





BUILDING 4 - EAST ELEVATION





BUILDING 4 - B ST.



SITE CONTEXT SECTION - SAN ANTONIO AVE. (SOUTH)



SITE CONTEXT SECTION - SAN ANTONIO (NORTH)



SITE CONTEXT SECTION - B STREET



SITE CONTEXT SECTION - CALIFORNIA STREET



SITE CONTEXT SECTION - PACHETTI WAY