

Charleston Plaza Reimagined

2024 Gatekeeper Application

2400-2470 E. Charleston Road,
Mountain View, CA 94043



PRESIDIO BAY
VENTURES





Contents

1 Existing Conditions

- 1.1 Existing Conditions & Connections 4
- 1.2 Site Opportunities & Constraints 5
- 1.3 Project Summary 6

2 Charleston Plaza Reimagined

- 2.1 Vision 8
- 2.2 Site Design Principles 9
- 2.3 Illustrative Site Plan 10
- 2.4 Public Outdoor Amenities 11
- 2.5 Engaging Neighborhood Amenities 12

3 Project Experience

- 3.1 E. Charleston Gateway 14
- 3.2 Greenway 15
- 3.3 Community Plaza 16
- 3.4 Public Park 17
- 3.5 North Entry & Dog Park 18
- 3.6 District Heart 19

4 Mobility & Sustainability

- 4.1 Vehicular Access + Shared Parking Strategy 21
- 4.2 Pedestrian + Bike Circulation Plan 22
- 4.3 Street Typologies 23
- 4.4 E. Charleston Road Improvements 24
- 4.5 Sustainability Strategies 25

Project Team

Sponsor

Presidio Bay Ventures

Urban Design

Gehl Studio

Landscape Architect

CMG Landscape Architects

Civil Engineer

BKF Engineers

Transportation Consultant

Hexagon Transportation Consultants

Fiscal Impact Analysis

Economic and Planning Systems

Arborist

HortScience

Entitlement Consultant

Kerry M. Williams Consulting, LLC

1

Introduction to Charleston Plaza

- 1.1 Existing Conditions & Connections
- 1.2 Site Opportunities & Constraints
- 1.3 Project Summary










1.1 Existing Conditions and Connections

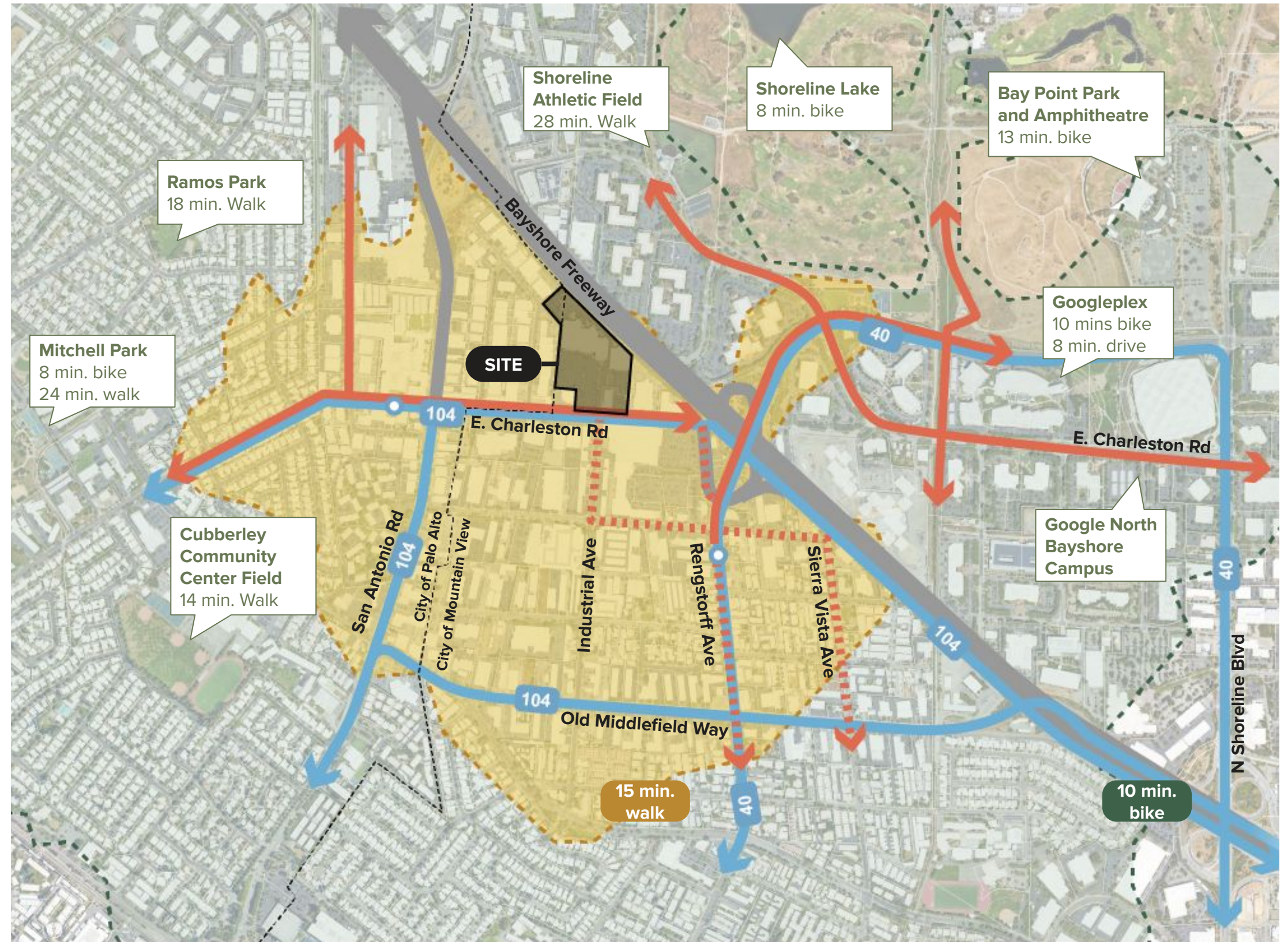
Charleston Plaza is situated between Highway 101 and E. Charleston Road on the northern boundary of Mountain View and Palo Alto. Access to Highway 101 via San Antonio Road is located just ½ mile northwest of the site, and via Rengstorff Avenue is about ¼ mile to the southeast.

The site is connected by transit by the 104 bus line on E. Charleston Road.

The Mountain View Caltrain Station is a 12 minute drive or 20 minute bike ride away.

Legend

-  Site Boundary
-  15 mins Walkshed
-  10 mins Bike Ride
-  Bus Route
-  Dedicated Bike Lane (Class I + II)
-  Shared Bike Lane (Class III)
-  Highway Access
-  Bus Stop
-  Bus Route



1.2 Site Opportunities and Constraints

Site Opportunities

- Transform vacant big-box stores into a mixed use community with residences, advanced workspace, vibrant retail and lush open space.
- Improve bike and pedestrian safety on E. Charleston Road.
- Mitigate the risks associated with sea level rise and enhance the overall resilience and sustainability of the area.
- Improve visibility from Highway 101 to draw visitors.

Site Constraints

- City sewer utility easements along the north, center and east of the site.
- Noise from the Bayshore Freeway.



Current site conditions



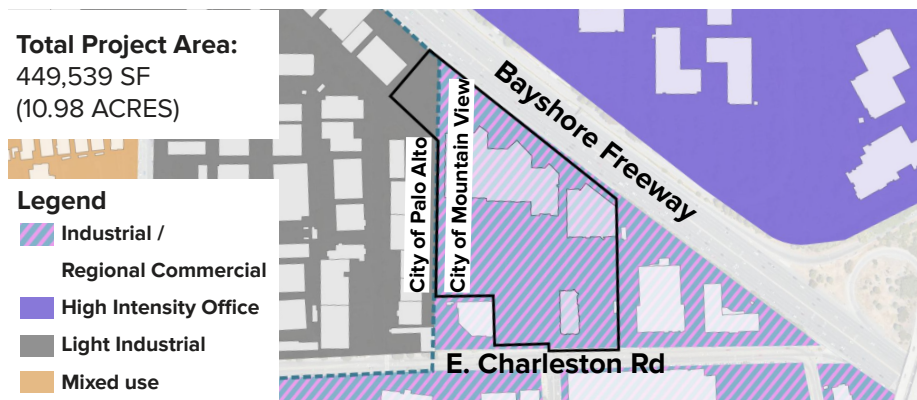
1.3 Project Summary

Project Information

Project Location	2400 – 2470 E. Charleston Road, Mountain View, CA, 94043 APN 147-02-017, -018, -019
Project Area	10.98 acres* *0.66 acres (APN 147-02-017) located within the City of Palo Alto
Existing Uses	Warehouse Retail, Retail
Existing GSF	139,721 GSF

Existing Land Use and Zoning

Current General Plan Designation	Industrial / Regional Commercial
Intensity	0.50 FAR
Height Guideline	Up to 3 Stories
Current Zoning Designation	(MM) General Industrial
Allowable FAR	0.35 for Industrial, Office, Warehouse Retail



Proposed Land Use and Zoning

General Plan Designation	Mixed-use Center *With modification to allow FAR increase for Office/R&D/Commercial
Zoning Designation	Planned Community District (P)
Intensity	Mixed-Use: 2.35 FAR, of which up to 1.0 FAR can be Office/R&D or Commercial
Height Guideline	Residential - up to 7 stories** Office/R&D - up to 8 stories **Height may be increased at Council discretion
Allowed Land Uses	Office and ancillary commercial, Light industrial, light manufacturing, start-up businesses and appropriate commercial and industrial uses, Retail and personal services, Multi-family Residential, Entertainment, Parks and Plazas

Proposed Program Table

Program	GSF/Unit Count
Residential	450 Units Total - 15% BMR (68 units) - 350 Apartment Homes 16.5% BMR (58 units) - 100 Condominiums 10% BMR (10 units)
Office, administrative, corporate, research and development	450,000 GSF
Retail for General Merchandise*	30,000 GSF
Community Spaces**	7,500 GSF

Proposed Parking Table

Program	Parking Ratio
Residential	1.0 spaces per unit (MR) 0.5 spaces per unit (BMR)
Office, administrative, corporate, research and development	2.25 spaces per 1,000 GSF
Retail for General Merchandise*	4.0 spaces per 1,000 GSF
Community Spaces**	2.25 spaces per 1,000 GSF

*Precise use of proposed retail space is unknown at this time. For the purposes of the parking calculations, the proposed retail component was assumed to be retail stores for general merchandise.

**Precise use of proposed community space is unknown at this time. For the purposes of the parking calculations, the proposed community component was assumed the same as commercial use.

2

Charleston Plaza Reimagined

- 2.1 Vision
- 2.2 Site Design Principles
- 2.3 Illustrative Site Plan
- 2.4 Public Outdoor Amenities
- 2.5 Engaging Neighborhood Amenities

2.1 Vision

At Charleston Plaza, we envision a vibrant, forward-thinking hub where social connection, livability, and inclusivity converge to create an unparalleled neighborhood experience. Our holistic approach aims to foster belonging, inspire positive change, and drive long-term economic vitality and community enrichment.

With the goal to set an example for walkable, mixed-use developments, Presidio Bay Ventures is dedicated to enhancing the quality of life for all residents, employees, and visitors. Together, we will build a thriving, resilient community that sets the standard for sustainable and inclusive urban living in Mountain View and beyond.



Create a unique mixed-use destination for shopping and dining



Public open spaces engage the Mountain View community

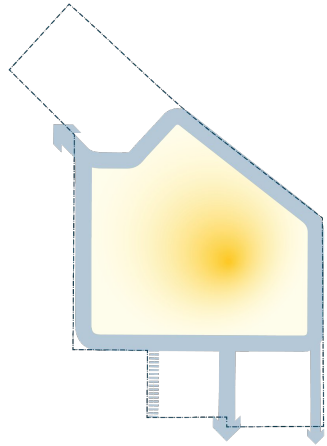


Add to Mountain View's critically needed housing supply

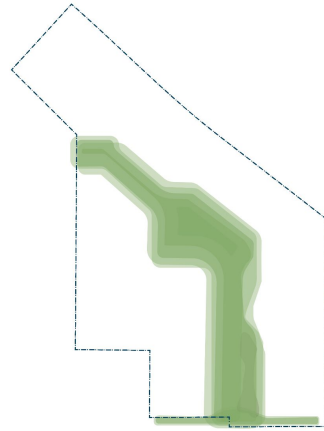


Diversify Mountain View's economic base by attracting advanced industries

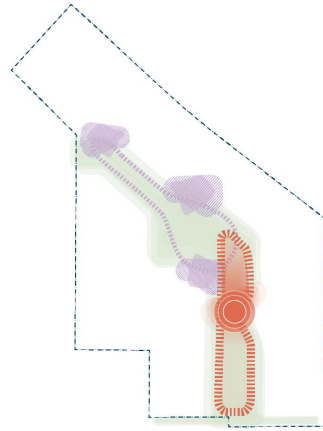
2.2 Site Design Principles



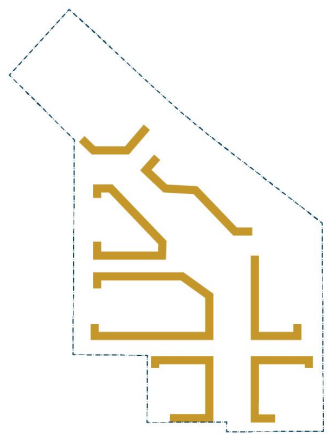
1 Functional Perimeter, Memorable Core
Perimeter streets optimize flow so the core can stay sticky for people



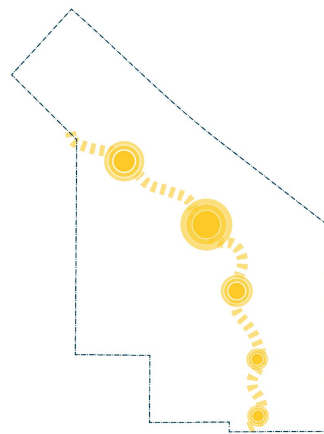
2 Connection to Nature
A green park network weaves the district together from E. Charleston Road to Transport Street



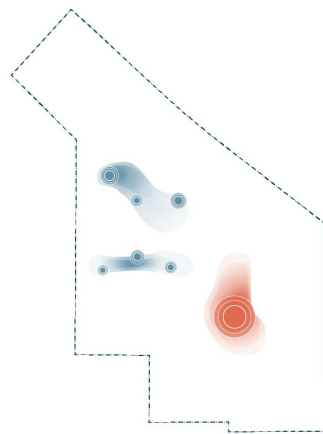
3 Community Platform A diverse ecosystem of retail and community amenities create a district heart



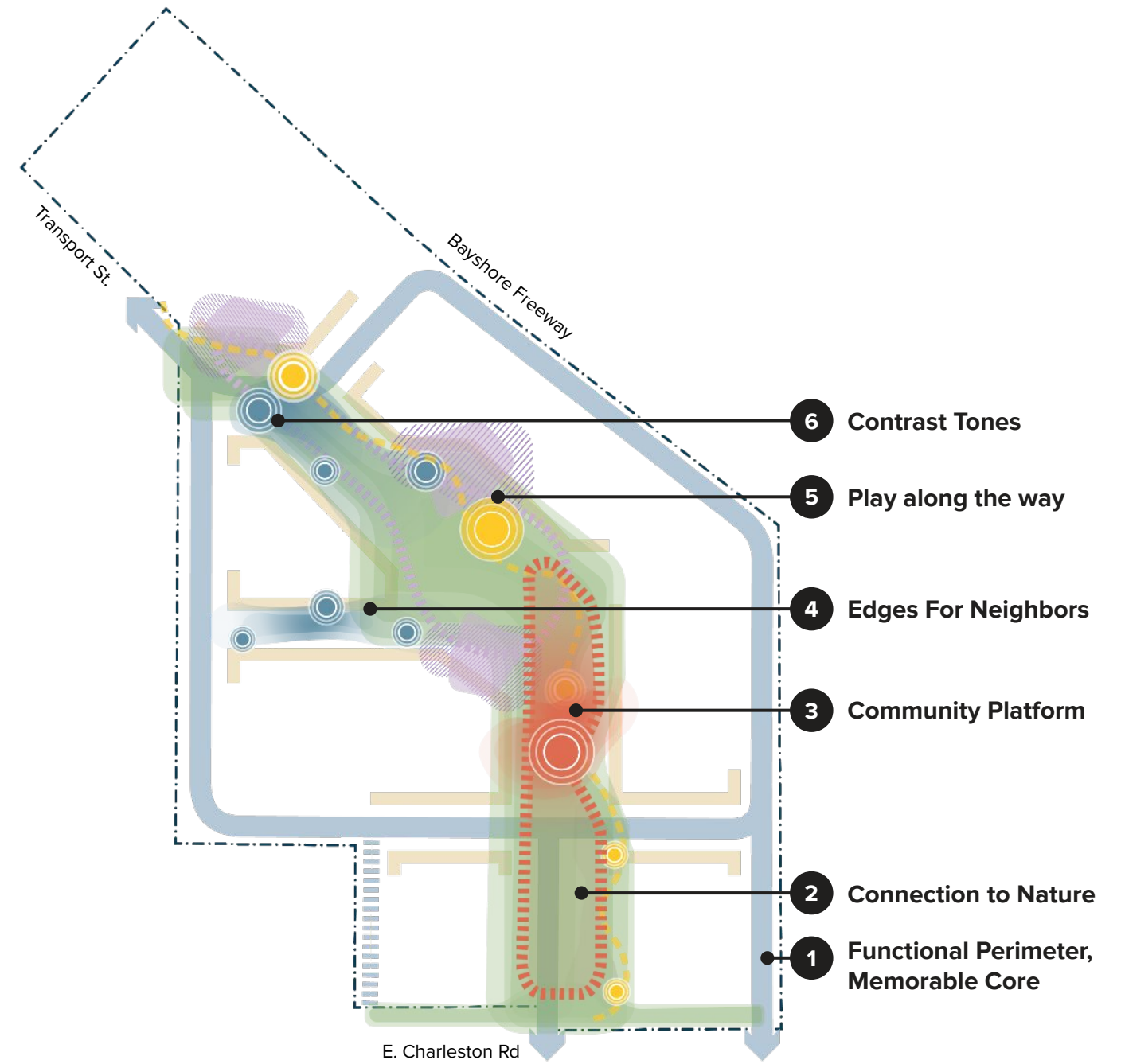
4 Edges For Neighbors
Edges are social eddies that foster neighborhood bonds



5 Play along the way
Playscapes are integrated into the existing public network, for all ages



6 Contrast Tones
Every active node is a step away from a moment of respite



2.3 Illustrative Site Plan

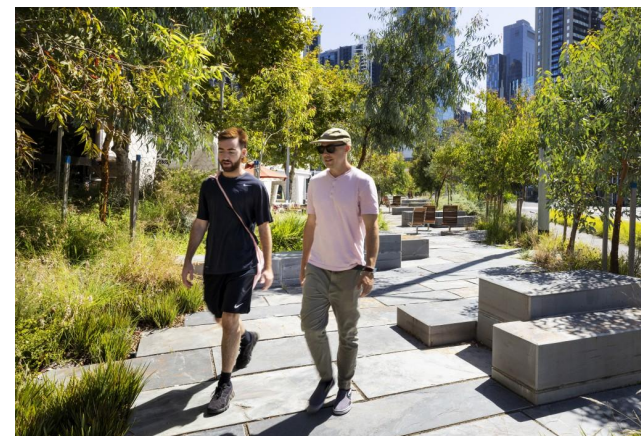
Charleston Plaza presents an opportunity to revitalize a large, underutilized, big-box retail center, into a dynamic mixed-use live-work-play destination that will foster the growth of advanced technologies, provide much needed housing, and bring the community together through lively new retail and entertainment offerings surrounding public spaces.

The public space network is comprised of a series of lush, green parks and plazas that weave through the site to create a vibrant hub of activity while enhancing urban biodiversity with a range of flora and fauna.

- 1 E. Charleston Gateway
- 2 Greenway
- 3 Community Plaza
- 4 Public Park
- 5 Community Courtyard
- 6 Dog Park
- 7 Neighborhood Walking Path Paseo
- 8 Rooftop Overlook



Vibrant community heart



Welcoming neighborhood greenway



Comfortable complete streets



2.4 Public Outdoor Amenities

Charleston Plaza will provide 1 acre of public open space which will be privately owned, publicly accessible ("POPA"). The parks and opens spaces will be programmed for all age groups and activated through community events.

The landscape design utilizes practices including rewilding, biodiversity, ecology resilience and climate adaption to create sustainable green spaces.

- 1 Playscape for all ages and abilities
- 2 Hardscape Event Plaza
- 3 Tree Grove
- 4 Amphitheater Seating
- 5 Multifunctional Lawn
- 6 Shaded Seating Areas
- 7 Outdoor Ping-Pong
- 8 Shaded Pedestrian Walking Path
- 9 Dog Park
- 10 Native Planting
- 11 Public Art



Flexible plaza with active edges



Natural planting palette



Multipurpose park



2.5 Engaging Neighborhood Amenities

Proposed neighborhood amenities will build on existing neighborhood needs and assets.

Local community amenities to make Charleston Plaza a destination:

- Public park
- Community plaza
- Childcare
- Public parking
- Incubator space
- Outdoor events
- Community cultural programming
- Experiential retail
- Public art

Neighborhood Amenities for Charleston Plaza to become a convenient place to live, work and play:

- Dog park
- Neighborhood services
- Grocery market
- Pop-ups
- Rooftop overlook
- Enhanced pedestrian and bike connectivity
- Fitness
- Walkable dining and shopping
- Access to open space
- Walking paths
- Bike repair

Community Amenities



Neighborhood park



Rooftop overlook - public amenity on garage rooftop



Outdoor programming

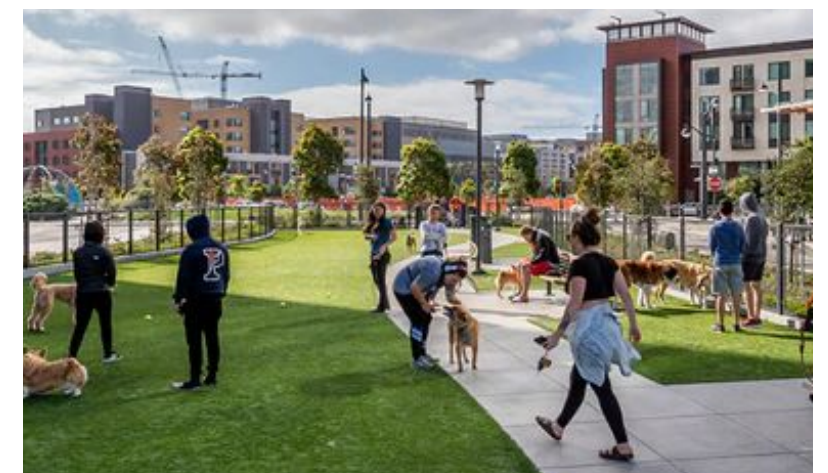
Neighborhood Amenities



Neighborhood-serving retail



Childcare and family-friendly programming



Dog park

3

Charleston Experience

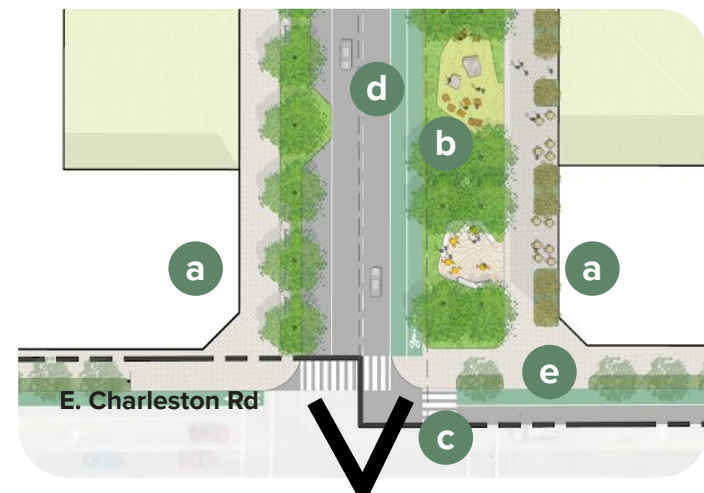
- 3.1 E. Charleston Gateway
- 3.2 Greenway
- 3.3 Community Plaza
- 3.4 Public Park
- 3.5 North Entry & Dog Park
- 3.6 District Heart

3.1

E. Charleston Gateway

E. Charleston Gateway is the entrance to the district - it offers a glimpse into the heart of the project, and draws visitors from the Mountain View community to visit Charleston Plaza.

- a Curated Retail
- b Public Art
- c Enhanced Pedestrian Crossing
- d Protected Bikeway
- e E. Charleston Rd Complete Street



Dynamic retail gateway



Shaded dining al fresco

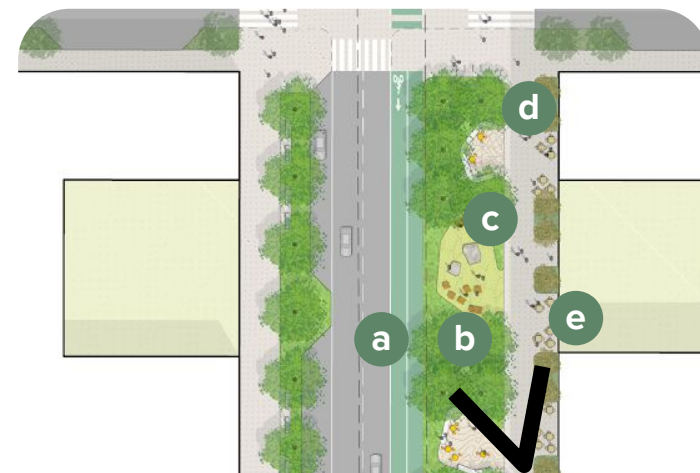


Protected bikeway

3.2 Greenway

Charleston Greenway is the start of the park network that weaves through the project. The linear park integrates playscapes for children and adults, shaded seating, a protected bikeway and active retail edges to create a dynamic invitation for the district.

- a Protected Bikeway
- b Linear Park
- c Biodiverse Landscaping
- d Wide Sidewalks
- e Outdoor Dining
- f Public Parking



Welcoming public seating



Complete street with trees and furnishings

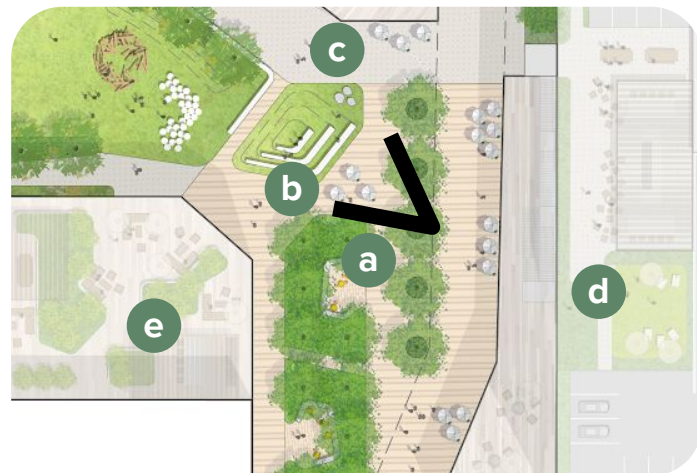


Play features

3.3 Community Plaza

The Community Plaza provides a flexible place for everyday gatherings, special events and regular public programming. Active throughout the day and evening, the plaza is the buzzing heart of Charleston Plaza.

- a** Event-friendly Plaza
- b** Amphitheater Seating
- c** Outdoor Dining
- d** Privately owned, publicly accessible open space (POPA)
- e** Resident Amenity Courtyard



Vibrant Plaza for programmed events



Informal gathering spaces



Indoor-outdoor dining

3.4 Public Park

The Public Park is the place to gather with friends and family to picnic, play, or attend a community event. Shade-bearing trees, sculptural playscapes, and vibrant shops and restaurants create a dynamic and inviting open space for all.

- a** Shaded Multi-purpose Zones
- b** Playscape for all ages and abilities
- c** Neighborhood Services
- d** Experiential Retail
- e** Public Parking
- f** Rooftop Overlook



Terraced seating and picnic lawn



Naturalistic playscapes

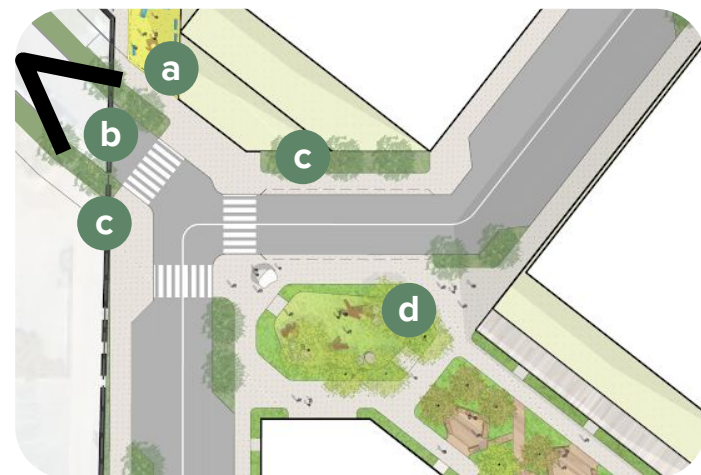


Indoor-outdoor spaces

3.5 North Entry & Dog Park

The north entry to the project is anchored by the childcare center and dog park - key community amenities. The project invites neighbors in with safe and comfortable complete streets, community-serving retail, and the north end of the parks network that weaves through the district.

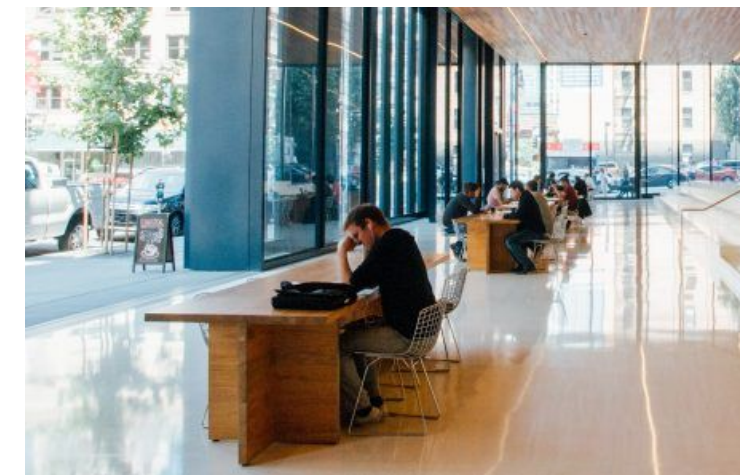
- a** On-site Childcare
- b** Enhanced Streetscape Design
- c** Dog Park
- d** Connection to Palo Alto



Dog park



Lush landscaping

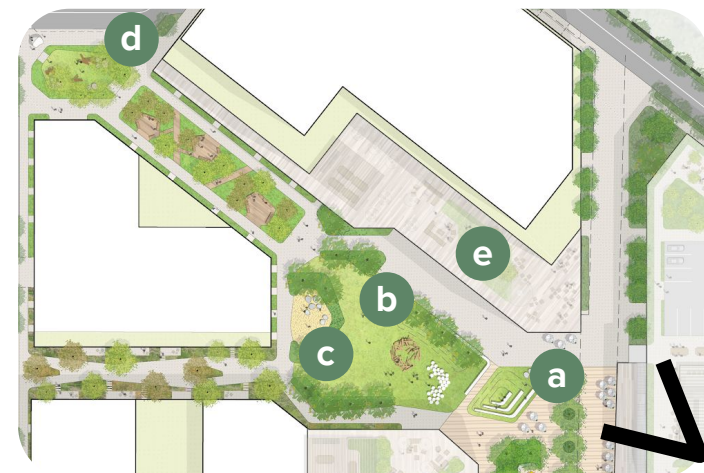


Welcoming ground floors

3.6 District Heart

The district heart encompasses the Public Park, Community Plaza, and Dog Park via the mixed-use courtyard. Buildings surrounding the community heart step back from the heart to enhance solar access, create an additional green courtyard level, and shelter the public spaces from noise, wind, and heat.

- a** Community Plaza
- b** Public Park
- c** Children's Playground
- d** Dog Park
- e** Mixed-use Courtyard Terrace



Moments of respite



Public-private ground floors



Courtyard amenities expand open space access

4

Mobility & Sustainability

- 4.1 Vehicular Access + Shared Parking Strategy
- 4.2 Pedestrian + Bike Circulation Plan
- 4.3 Street Typologies
- 4.4 E. Charleston Road Improvements
- 4.5 Sustainability Strategies

4.1 Vehicular Access + Shared Parking Strategy

A shared parking strategy will be implemented to allow for multiple uses to share on-site facilities and to maximize efficiencies in the parking supply. This is accomplished through parking management and controls that allow for different types of users to access the facilities during peak and off-peak hours.

Parking will be distributed as follows:

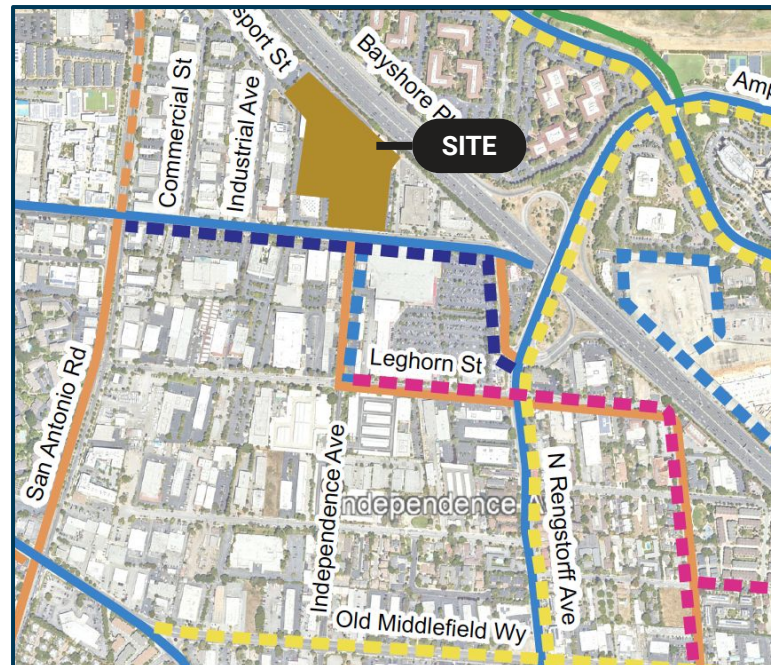
Program	Parking Count	Parking Ratio
Residential	382 34	1.0 spaces per unit (MR) 0.5 spaces per unit (BMR)
Commercial, Office, administrative, corporate, research and development, community	1,029	2.25 spaces per 1,000 GSF
Retail for General Merchandise	120	4.0 spaces per 1,000 GSF
Total Parking	1,565 spaces	

* Parking proposal is conceptual and subject to review by City during entitlement process.







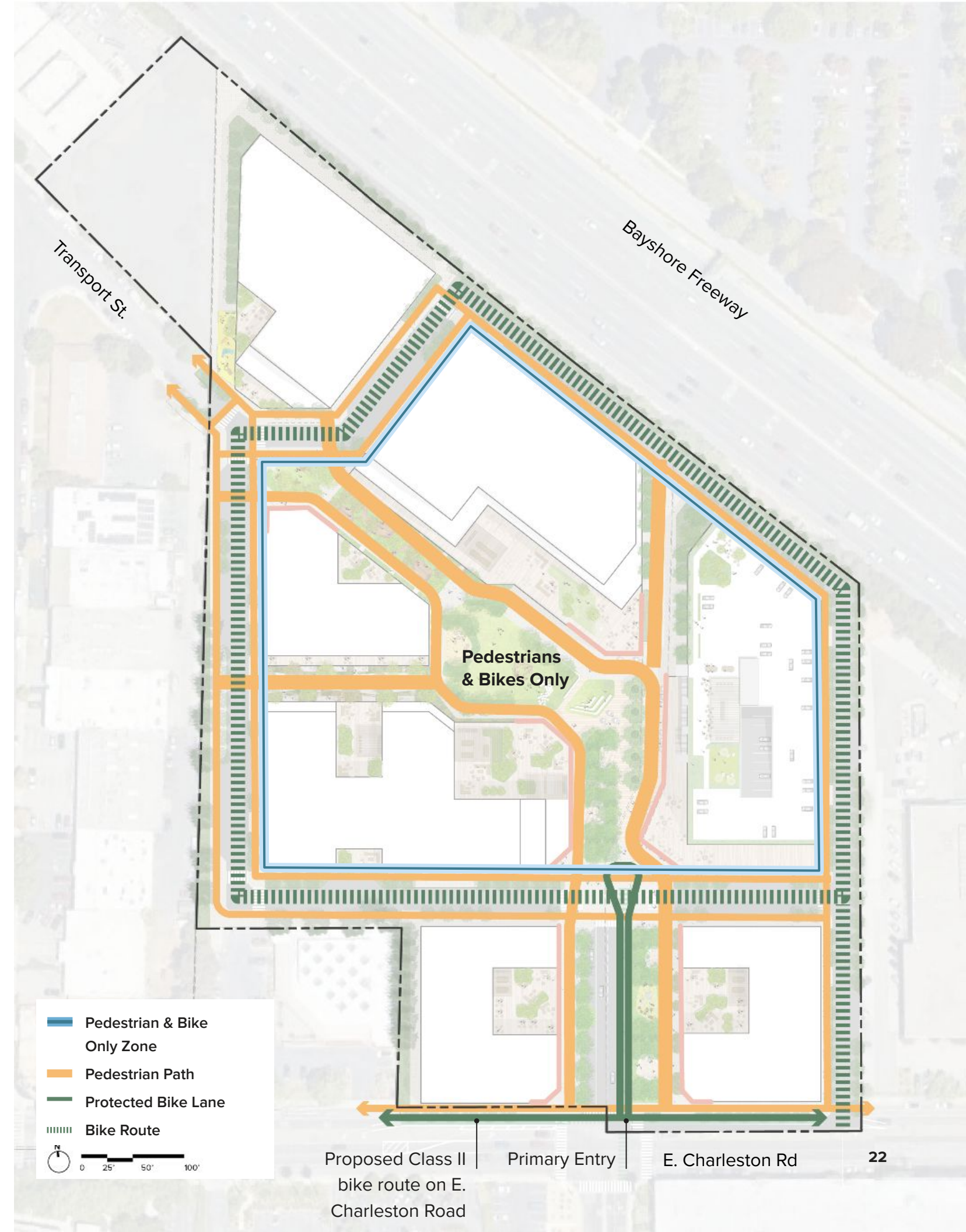
4.2 Pedestrian + Bike Circulation Plan

Street design will prioritize **safe pedestrian and bike travel** by limiting vehicles on-site to perimeter streets. This will provide easy access to all blocks while reserving the heart of the district for people to enjoy and linger. Paths and bikeways will help complete the planned networks in Mountain View, encouraging more local walking and biking.



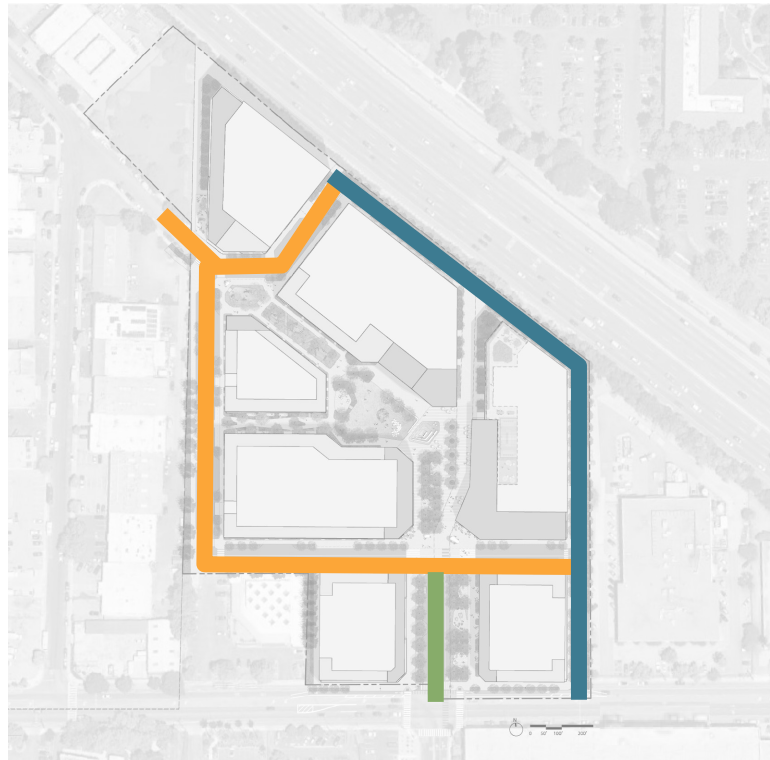
Source: Conceptual Bike Network Map based on City of Mountain View Bicycle Transportation Plan Update (2015)

-  Site Location
-  Existing Class I Multi-Use Trail
-  Existing Class II Bike Lane
-  Existing Class III Bike Route
-  Existing Bicycle Boulevard
-  Proposed Class I Multi-Use Trail
-  Proposed Class II Bike Lane
-  Proposed Class II Buffered Bikeway
-  Proposed Class III Bike Route
-  Proposed Protected and/or Buffered Bikeway
-  Proposed Bicycle Boulevard
-  Proposed Class IV Cycle Track



4.3 Street Typologies

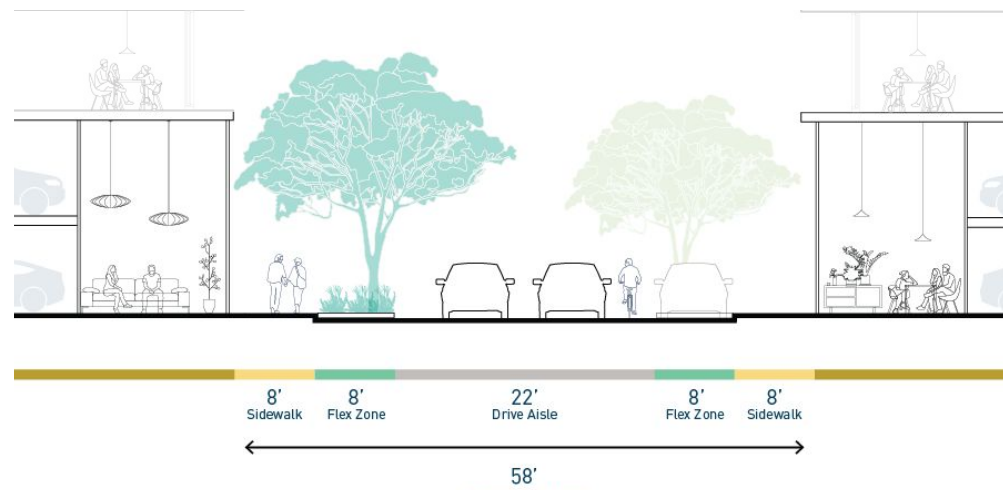
Three street typologies will prioritize pedestrians and cyclists while ensuring intuitive vehicular circulation. Each street typology includes integrated landscaping zones to provide a comfortable pedestrian experience, as well as short-term parking and loading for ease of access district-wide.



- 1 Charleston Greenway
- 2 Neighborhood Street
- 3 Access Street



1 Charleston Greenway



2 Neighborhood Street



3 Access Street

4.4 E. Charleston Road Improvements

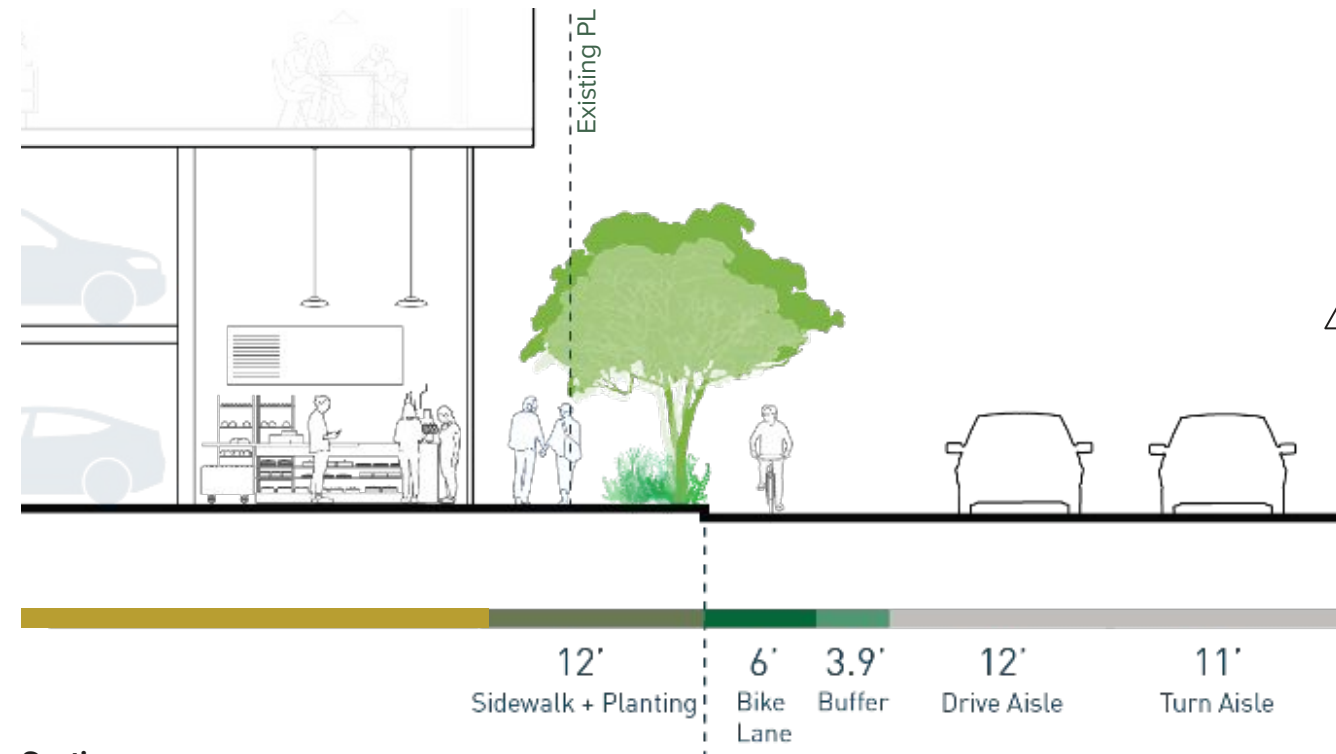
E. Charleston Road is the gateway to the new community at Charleston Plaza.

The project will improve conditions for active transportation along E. Charleston Road by widening public sidewalks, creating a protected bikeway, and integrating street trees to support the City's adopted transportation plans.

The project will also incorporate improvements to enhance accessibility and safety for bikes and pedestrians crossing E. Charleston Rd at the intersection with Independence Ave.



E. Charleston Road existing conditions (4' sidewalk)



Section
E. Charleston Road Proposed Streetscape Improvements



Enlarged Plan
E. Charleston Road proposed streetscape improvements and intersection upgrades to improve accessibility, efficiency and safe crossings.

4.5 Sustainability Strategies

The project will meet state of the art standards for building design and construction encompassing sustainability, tenant wellness and climate resiliency. The project will target **LEED Gold, WELL Certification, USRC, Fitwell, GBAC, Energy Star Rating.**

Open spaces will be designed and landscaped thoughtfully, with **biodiversity, comfort, and sustainability** in mind. For instance, selected tree and plant species will be **resilient, drought-tolerant, non-invasive**, and tolerant of urban conditions. The project will incorporate dark sky measures for lighting, and the principles of landscape rewilding to restore and enhance natural ecosystems in the urban environment through thoughtful plant selection, careful maintenance practices, and diverse species integration.

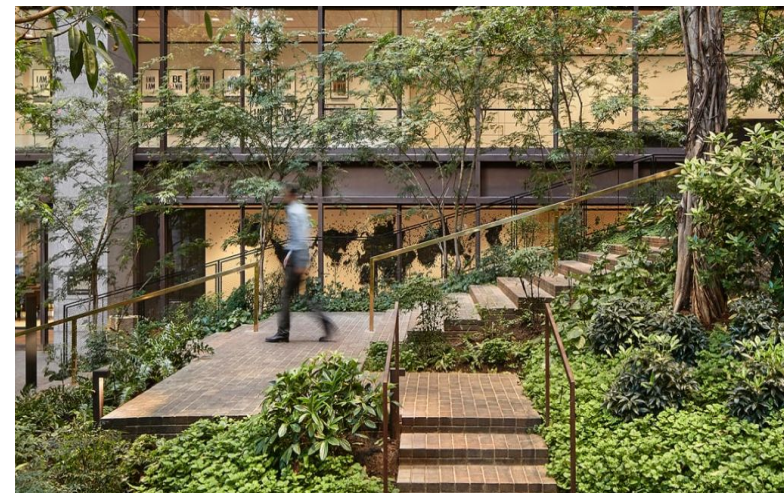
There are 21 **heritage trees** within the project boundary, all of which are Coast Redwoods. The proposed site plan would potentially allow 19 of these trees to be protected and preserved. A complete tree protection and preservation plan will be prepared during the entitlement process.



Diverse palette of native and drought-tolerant species



Landscape to enhance resiliency



Biophilic design enhances user wellness



Protection and preservation of heritage trees



Rooftops will house solar panels to power a significant portion of the development.



EV charging stations within all parking structures.

Thank you!

Contact us at
charlestonplaza@presidiobay.com



PRESIDIO BAY
VENTURES

