

ARCHITECTURE

PLANNING

URBAN DESIGN

October 8, 2020

Mr. Phillip Brennan, Associate Planner
Department of Community Development
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403-1388

RE: Mid-Peninsula Housing Parking Structure Modifications

Dear Phillip:

I reviewed the proposed changes to the parking structure. - see sketch illustrations below.
Major changes include:



PREVIOUS CORNER SKETCH

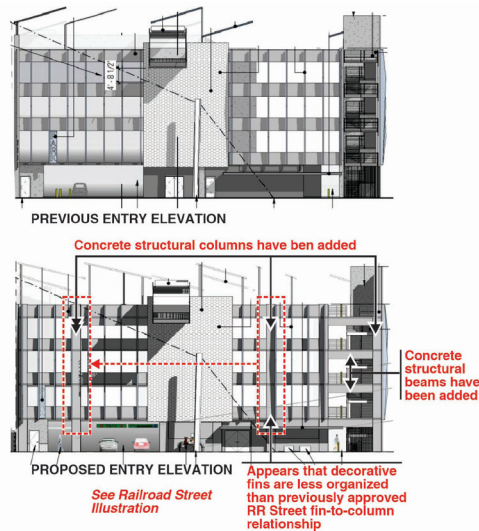
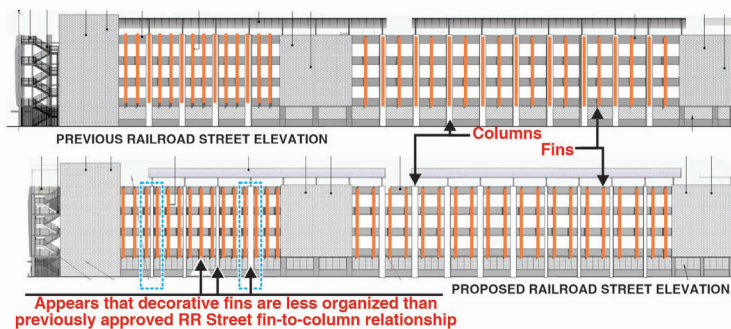


PROPOSED CORNER SKETCH

- Floor plan and circulation changes.
- Pedestrian exit corridor changes.
- Structural changes related to the exterior columns and beams.
- Corner stair tower appearance.

Overall, the changes should not significantly change the appearance of the structure. However, there is one issue that I would bring to staff's attention.

1. While the changes to the structural system would change the appearance of the corner pedestrian exit stair, that change should not be detrimental to the appearance of the structure. However the addition of the exterior columns has created some issues with coordinating the placement of the decorative fins relative to the exterior columns. On the previous design, the exterior columns and fins were aligned in a well organized manner. The fin-to-column relationship on the revised Railroad Street and Fifth Avenue elevations, however, may not be as attractive. The fins aligned with the columns on the previous design provided a uniform pattern which masked the concrete structural framework which served to diminish the appearance of a large concrete structure. The revised pattern where the fins straddle the columns will make the underlying structure more dominant. There may always be an architectural argument about whether a garage should express itself as a garage or be expressed as a more sculptural form, but the thrust of my earlier recommendations was to diminish the underlying structure.



My only recommendation is to recommend that staff discuss this issue with the applicant, and decide if changes could be made to bring the design appearance more in line with the approved parking garage design.

Phillip, please let me know if you have any questions, or if there are specific issues of concern that I did not address.

Sincerely,

CANNON DESIGN GROUP


Larry L. Cannon

