

Block 21 Design Response

05.06.2022

In the planning process Block 21 was reviewed by the City's design consultant, Cannon Design Group. The findings and recommendations of the design consultant were provided to the project team in a letter dated November 10, 2021.

In response to staff comments, PC Study session comments, and the comments and recommendations from the design consultant the project evolved and was refined to the currently proposed design. The design team appreciated the input and comments received. We incorporated many of the recommendations directly in the enhancement and refinement of the design. As with any opinions, the design team did not agree with all of the recommendations.

The team worked to develop Block 21 into a successful project responding to the needs of the applicant, the City, and improving the community of San Mateo. We believe the package in front of you reflects a thoughtful consideration of the comments from all parties noted above.

The following pages provide documentation on the recommendations and diagrams received from the Cannon Design Group, the updated design responses and explanation of how the design was refined to respond to the comments.



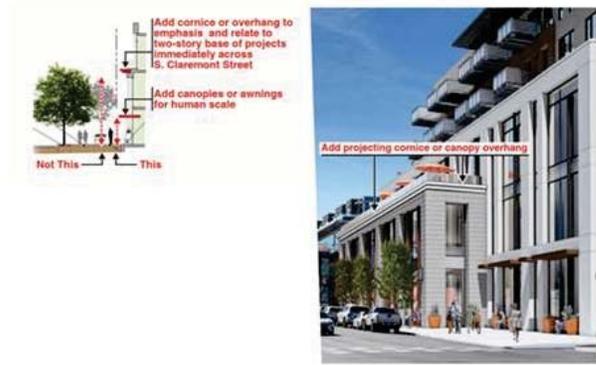
1. Replace the office building large glass facades with a solid wall with deep window recesses, as shown on the other three building facades.



Response: The design includes elements and materials to articulate the mixed-use nature of the project with office and residential. This project encompasses an entire city block at 6-stories and will be looking to attract a single tenant for approximately 180,000 S.F. The glass façade at the corner identifies the office entry and needs to be scaled appropriately for the overall building. We have refined the design to include a stronger horizontal expression at the floor in the glass. The deep expressed mullions break down the massing of the glass while still maintaining the identity.



2. Add a projecting cornice or roof canopy at the second level to emphasize the two-story massing along street frontages to better relate to the adjacent new projects and the pedestrian scale of the sidewalks. At the planning commission's discretion, the third floor could also be setback to reduce its impact on the overall building massing and the human scale of adjacent pedestrians.

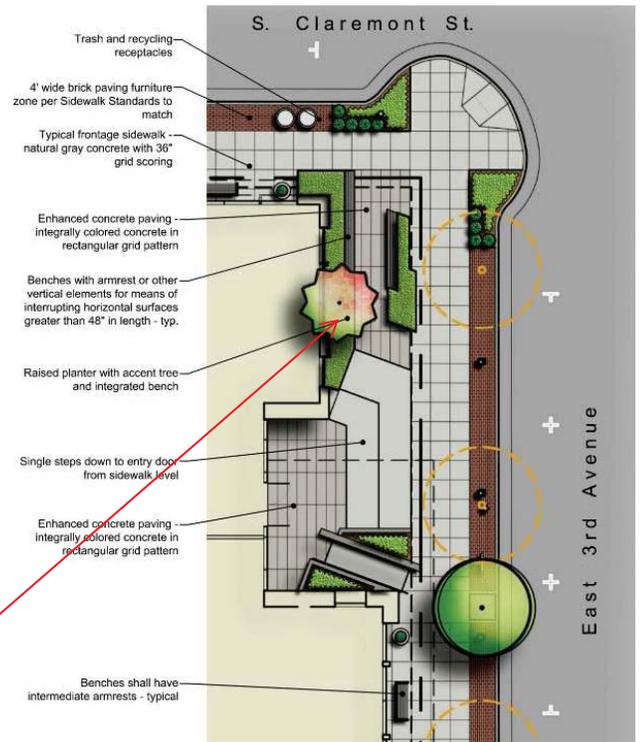


INCREASED MASSING AT CORNICE OF 2ND FLOOR CREATING BETTER PROPORTION FOR 2-STORY ELEMENT



Response: We have made significant massing adjustments to the proportion of the cornice at the second level to create a better scale for the building.

3. Clarify the intent for use and landscaping for the plaza adjacent to the office entry.



SEATING AND LANDSCAPE AT MAIN ENTRY PLAZA

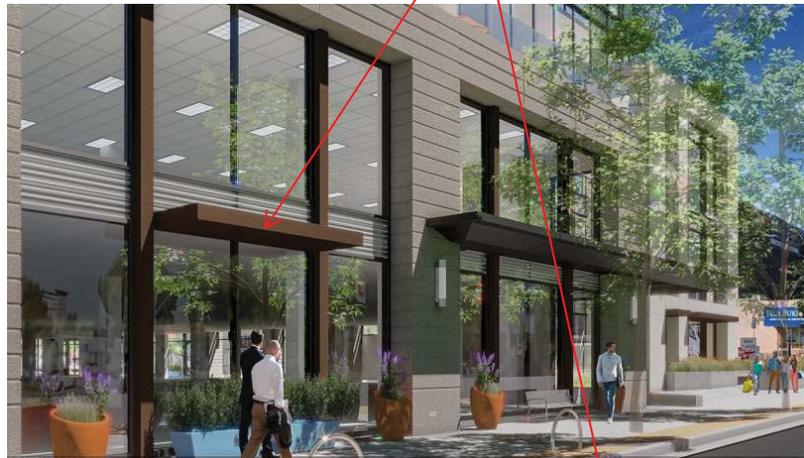


Response: The intent is a well landscaped passive space to provide seating and highlight the building entry.

4. Provide street front awnings or canopies to better relate to the adjacent pedestrian areas.



ADDED PEDESTRIAN SCALE CANOPY AT CENTER BAYS ALONG FIRST LEVEL



Response: The project has been refined to create a better pedestrian experience. Pedestrian scale canopies were added at the center bays along the first level.

5. Extend the darker wall facade with recessed window up to the sixth floor consistently around all facades.



SOUTH DELAWARE STREET FACADE AS PROPOSED



RECOMMENDED SOUTH DELAWARE STREET FACADE



MAINTAINED LAYERING AT RESIDENTIAL LEVELS TO BREAK UP THE MASSING

Response: The design uses both vertical and horizontal articulation and layering to break up the massing of the 6-story building.



6. Reduce the depth of the projecting private balconies to better integrate them into the overall design, wherever possible. This is often achieved by inseting the balconies, as shown on the photo below, or adding area to the common residential open space.



USABLE OPEN SPACE



Response: The balconies are needed for the open space for the residential with the increased density to 111 units. In addition, further recess into the building would reduce the area for each unit and negatively impact the units.

7. Add a projecting roof canopy to the residential portion of the structure.



SOUTH DELAWARE STREET FACADE AS PROPOSED



RECOMMENDED SOUTH DELAWARE STREET FACADE

MAINTAINED ROOF CANOPIES
AT PROMINENT CORNERS



Response: The canopies at the top of the building both residential and office have been located to highlight prominent corners and create layering within the façade. Continuous or additional canopies would make the design overly complicated.

8. Reverse the color tones of the second and third floor masses to give more visual emphasis to the two-story mass.



MAINTAINED LOCATION OF COLOR TONES TO ACCENT MASSING AND ANCHOR THE BUILDING

Response: The hierarchy of the color tones as proposed work well with the architecture. The base tone is used to anchor the building while the lighter tone on the 3-story element accents it.



9. Consider relocation the residential lobby entry away from the garage entry and adjacent utilitarian frontages.

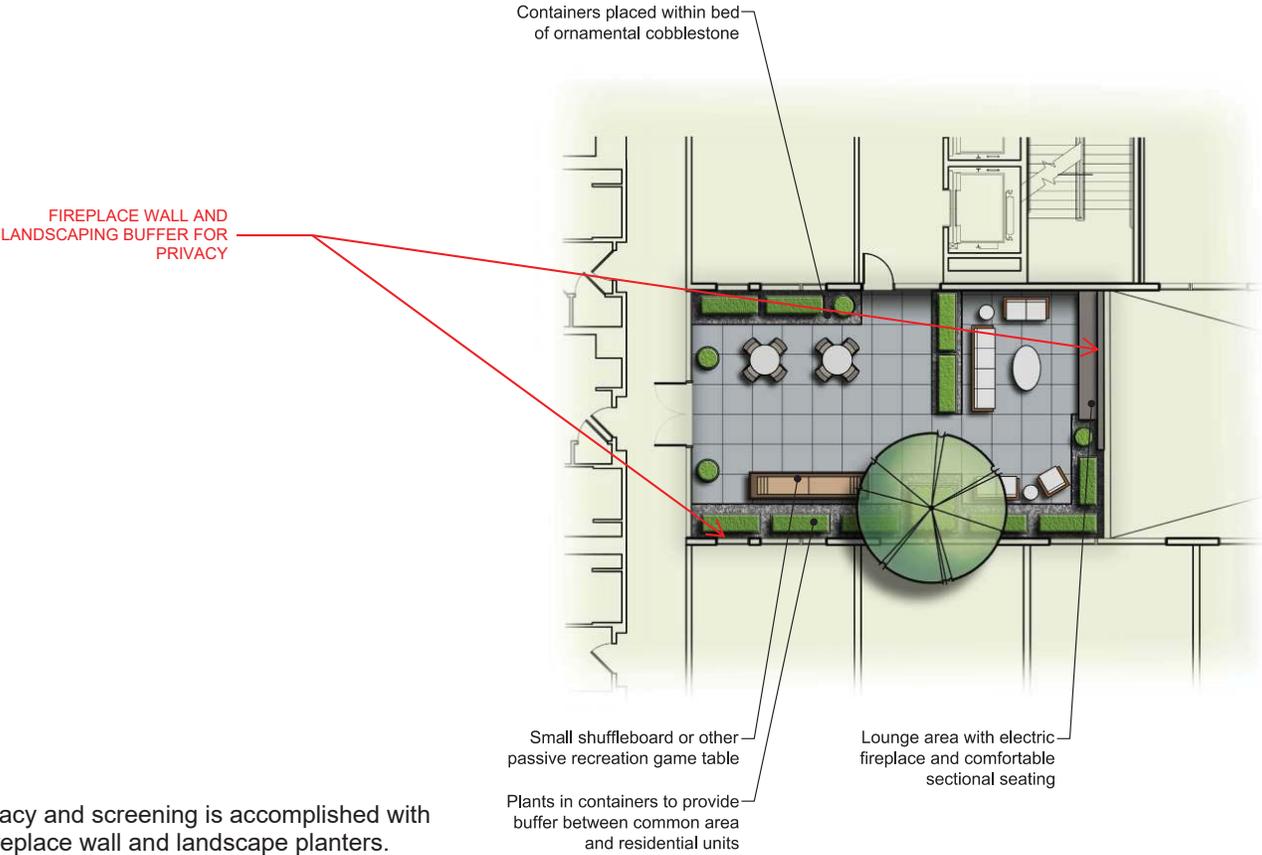


ACCENT AT RESIDENTIAL ENTRY
INTEGRATING LOUVER DETAIL TO
HIGHLIGHT RESIDENTIAL ENTRY



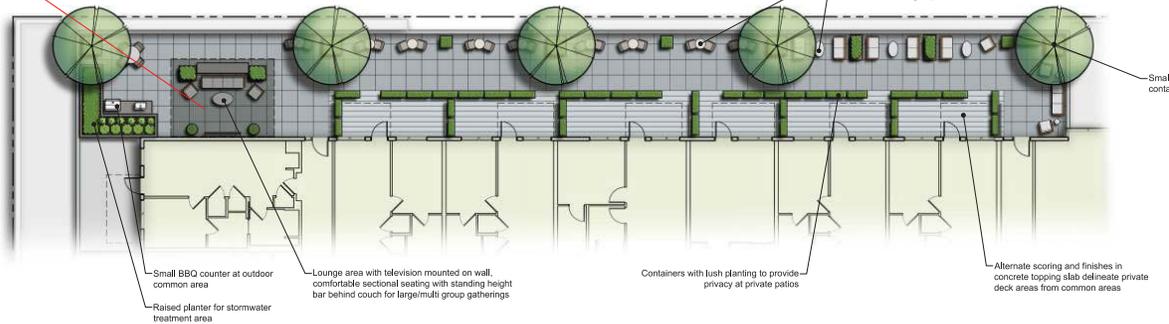
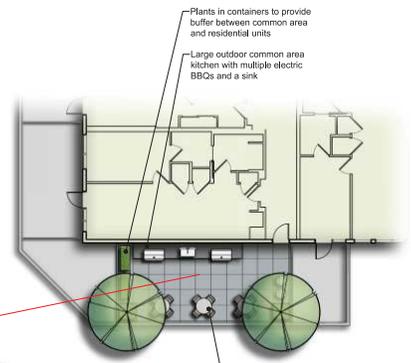
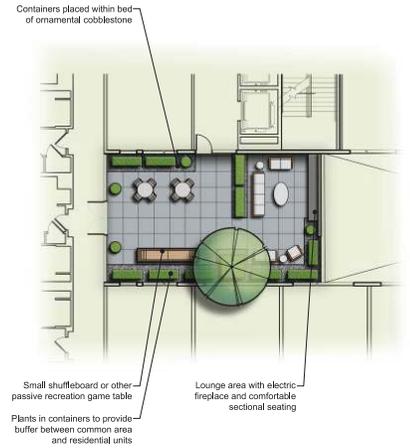
Response: The relocation of the lobby is not feasible due to the required vertical circulation connections, access to residential loading allowed only on Claremont, and the need for contiguous office space at the ground level. We understand and appreciate the comment to create a distinct residential entry. As a result, we have further developed the entry at the residential to create better focus.

10. Resolve the privacy and landscaping of the spaces adjacent to the open atrium on the fourth floor.



Response: The privacy and screening is accomplished with a combination of a fireplace wall and landscape planters.

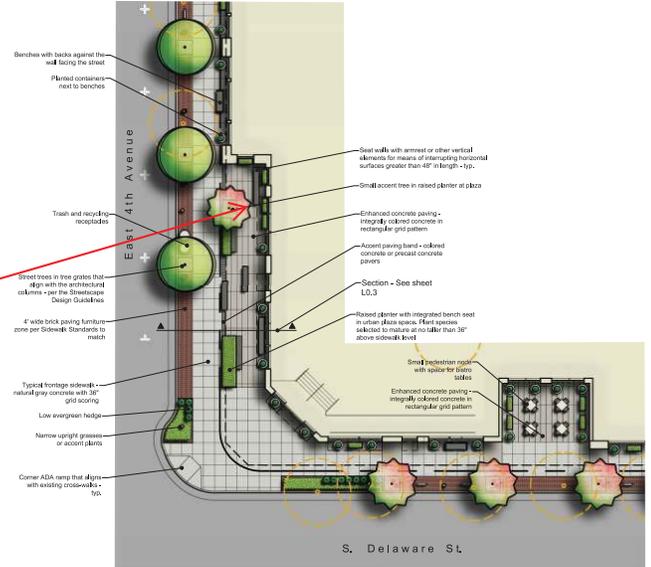
11. Reevaluate the mix of residential common open space and private open spaces. One option would be to move this common open space to the roof, where the code allows, which is becoming quite common on larger residential projects.



Response: The private and shared open space has been further developed with key areas with enhanced amenities located for shared use. The private open space along the building is utilized as a buffer between the shared open space and the residential units.

12. Consider adding more landscaping at the small plaza at the corner of East Fourth Avenue and South Delaware Street.

ADDITIONAL LANDSCAPING AND AMENITIES FOR ACTIVE PEDESTRIAN FRIENDLY CORNER PLAZA



Response: The planters have been enlarged to provide additional planting. The design allows for the landscape areas in the planters while also providing the pedestrian circulation and seating for an active streetscape.

13. Some planning commissioners were concerned that the two rounded corners did not relate well to the rest of the design. I personally didn't find them a problem because rounded corner entries in downtown buildings are common - see photos below of nearby commercial corner one block east of this site and one at Santana Row. I do note that one of the angles corners is labeled as an entry to ground floor office space while the other is not. If staff and the planning commission feel strongly about this matter, a squaring off of these corners with an inset rectangular landscape space would not be out of character with the overall design of the building.



ANGLED CORNER WITH LOUVERS
AND LIGHTING INTEGRATED ON
PROJECT ACCENTING CORNERS
AND RESIDENTIAL ENTRY.



Response: We feel that the design feature is important to the overall project. We have further enhanced the angled corners to include specialty lighting. In addition, we have added the louvers at the residential entry on Claremont integrating the design element around the building.

14. Study the potential pedestrian/vehicle safety conflict at the garage entry.

Response: The garage entry has been further developed to maintain pedestrian safety including adjusting parking to be further away from entrance. During the permitting phase, the development will be further enhanced with the integration of signage, visibility, audible indicators, and other features.