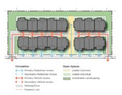
Interactive Discussion

DESIGN ELEMENTS
MULTI-FAMILY AND MIXED-USE DESIGN


Site Design

Massing

Articulation

Materials

Transitional Design

Streetscape Relationship

Open Space

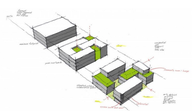
Lighting and Site Security

DESIGN ELEMENTS
SITE DESIGN

- Overall site planning for optimization of parking, access, building placement and other functions
- Building mass located along frontages w/ parking behind
- Townhouse/Rowhouse development may include central drive and garage spaces per unit

DESIGN ELEMENTS
MASSING

- Aesthetics of mitigated versus unmitigated building mass
- Modulation of mass through:
  - Stepbacks,
  - Alternating rooflines and heights,
  - Multiple structures



DESIGN ELEMENTS
ARTICULATION

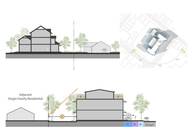
- Enhancements to building façade to create variety and visual interest
- Alternating wall planes, extrusions and insets, horizontal and vertical elements
- Can be done through bay windows, material plane changes, awnings

DESIGN ELEMENTS
MATERIALS

- Contribute to characterization of building style
- Help accentuate articulating elements
- Quality and durability very important

DESIGN ELEMENTS
TRANSITIONAL DESIGN

- How the project responds to and respect existing development context
- Mass, scale and use intensity along single-family residential property lines
- Shadow and daylight plane impacts



DESIGN ELEMENTS
STREETSCAPE RELATIONSHIP

- How the project responds to different street frontages types
- Difference in design treatments between streets types (e.g., neighborhood context versus multi-modal corridor)
- Elements include stoops, front yards, fenestration, landscaping

DESIGN ELEMENTS
OPEN SPACE

- Design, location and other requirements for onsite open space features
- Does not modify existing open space standards

DESIGN ELEMENTS
LIGHTING AND SECURITY

- Lighting location and placement
- Security and access considerations

Not addressing signage requirements

how we can enable good way finding through design and ensure that retail has the ability to customize in a way that is cohesive with the look and feel of the building.

no examples of 4 -6 story range - additional elements to consider

Example 1

Site Design
Is this building placement efficient?

Transitional Design
Does this building respect neighboring uses and predominant development pattern?

Massing
Is this building overly bulky and/or out of scale?

Streetscape Relationship
Does this design nurture a desirable ground-floor environment along the frontage?

Articulation
Does the building face have visually interesting elements and variation?

Open Space
Is this an attractive and functional open space configuration?

Materials
Do the materials harmonize with one another? With the San Mateo community context?

Lighting and Site Security
Does this appear to be well-illuminated and secure?

Other Comments

- how garage, driveway, parking element(s) are handled
- incorporate similar materials to existing neighborhood
- missing common area
- Bike racks? Store inside?
- does not tell much - post-modern
- Keeping things simple
- maintenance overtime problematic
- look appropriate in low density neighborhood
- find front door easily
- nice modern take on traditional design
- elegant design of modern housing
- good job of using restraint
- define balance for different neighborhoods
- A multifamily that could pass as a single family home.

Example 2

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Streetscape Relationship
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Articulation
Does the building face have visually interesting elements and variation?

Open Space
Is this an attractive and functional open space configuration?

- encourage balconies, patios, central courtyards
- Not a lot of enablement of outdoor activity

Materials
Do the materials harmonize with one another? With the San Mateo community context?

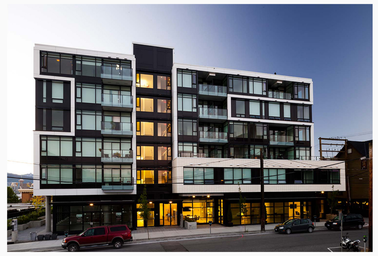
Lighting and Site Security
Does this appear to be well-illuminated and secure?

SM has many great examples of multi-family, large units. Look around main library on 4th ave.

Other Comments

- fit in with a residential neighborhood, it just needs to be less busy
- bird strikes on glass
- ultraviolet glass
- Garage doors too prominent
- Slanted roofs clunky
- Seems very boxy, imposing
- Hardscape and garage doors dominate the street facade at ground level
- pretty busy with the number of materials, colors and planes
- articulation need to be purposeful, not overly arbitrary
- Massing is not problem, it is the design.
- ODS - take a facade developed before 1940 and recreate
- Built before war, ODS can reference traditional forms

Example 3



Site Design
Is this building placement efficient?

Transitional Design
Does this building respect neighboring uses and predominant development pattern?

Massing
Is this building overly bulky and/or out of scale?

- Blocky, glassy, inhumane, does not fit into context

Streetscape Relationship
Does this design nurture a desirable ground-floor environment along the frontage?

- more landscaping and fine grained elements to make ped friendly, human scale
- Streetscape unappealing

Articulation
Does the building face have visually interesting elements and variation?

- Too much glass. I don't get the stucco zig-zags.

Open Space
Is this an attractive and functional open space configuration?

- More shared spaces, appears cold
- protected bicycle/ walking lane, greenery, tables & chairs if there's F&B on that first floor

Materials
Do the materials harmonize with one another? With the San Mateo community context?

Lighting and Site Security
Does this appear to be well-illuminated and secure?

Other Comments

- not functional for residents (furniture), too much window frontage
- continuous, interesting lower level for pedestrians
- Not elevating sense of community, call attention to itself
- Really like glass, light is important
- claymation face
- Too busy. Articulation and color is not working for it.
- More greenery, plants trained to grow up the wall
- Lit glass attracts birds, perfect target for birds
- I don't like lighted center stairwell that impacts non-residents. Too much glass.
- Flexibility for many different types of retail
- gardens/vertical gardens to provide softness at pedestrian scales
- Massing is clunky and top heavy; feels like the upper 5 floors are crushing the ground floor, which is visually receeding.

Example 4

Site Design
Is this building placement efficient?

Transitional Design
Does this building respect neighboring uses and predominant development pattern?

Massing
Is this building overly bulky and/or out of scale?

Streetscape Relationship
Does this design nurture a desirable ground-floor e along the frontage?

- Streetscape is minimal
- need more detail and visual interest
- Street level - flat and plain

Articulation
Does the building face have visually interesting elements and variation?

- Top of building could use more articulation at the long flat wall sections
- Articulation is good, massing is okay, color palette needs more work.

Open Space
Is this an attractive and functional open space configuration?

- You can see bike racks
- The green space in the final product turned out much nicer than in the render. The mature trees really help.

Materials
Do the materials harmonize with one another? With the San Mateo community context?

Lighting and Site Security
Does this appear to be well-illuminated and secure?

- Balance security with ground floor access

Other Comments

- Lack of ingress/ egress
- allow people to take advantage of tradeoffs, not every single box check, menu of items
- Door difficult to find
- highlight entrance more.
- implies balcony, but does not exist. Encourage real ones. Do not imply functionality.
- window placement works psychologically - symmetrically located, vertically oriented
- Chance to see someone you know, social collision
- Pedestrian entry needs to celebrated and easy to find.
- The relationship of window size to solid building elements will be important.
- The lighted center stairwell looks great.
- See first floor be completely different from other floors. TLC on blankness of walls.
- Details here will be critical. This example has large windows but doesn't feel like an all glass building.
- Over-articulated on the bottom.

Example 5

Site Design
Is this building placement efficient?

- Generous setback and nice relationship between the building and the public walkway. Feels like all the design effort and money was spent on the corner elements

Transitional Design
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Massing
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Streetscape Relationship
Does this design nurture a desirable ground-floor environment along the frontage?

Articulation
Does the building face have visually interesting elements and variation?

Open Space
Is this an attractive and functional open space configuration?

- Don't overdue balcony space requirements
- Street facing element more important
- not as inviting, or functional, on the corner
- Balcony space - overdue space where it is not used, focus more on communal space

Materials
Do the materials harmonize with one another? With the San Mateo community context?

Lighting and Site Security
Does this appear to be well-illuminated and secure?

Other Comments

- the wrap around balconies seems to "weaken" the corner. Perhaps less balcony would enhance the massing.
- The color palette works well together (not a ton of contrasting colors), it's light and bright, lots of balconies for people to enjoy the outdoors
- Not crazy about how far the building is set back from the street, taking valuable space away from adding more units. Feels a little over-articulated.
- I really like the balconies here; ideally, they'd be allowed, but not required.
- call to attention uniqueness instead of evenly distributing everything
- Materials and colors use more adjustment in balance of proportions
- More primary, identify secodary and terttiary colors and materials, more contrast
- If you could walk up to that first floor corner balcony, that would be nice.
- Wonderful if people use balcony to enjoy outdoor & maybe have plants. But too often used as a closet.

Example 6

Site Design
Is this building placement efficient?

Transitional Design
Does this building respect neighboring uses and predominant development pattern?

Massing
Is this building overly bulky and/or out of scale?

- Setback at third and fourth levels too much, not mandating cascading effect.

Streetscape Relationship
Does this design nurture a desirable ground-floor environment along the frontage?

- Human scale uses that does not require license like traditional retail
- Allow uses that truly activate a space (coffee kiosk, outdoor seating)
- flexible zoning for activated pedestrian realm

Articulation
Does the building face have visually interesting elements and variation?

- Articulation needs to be more uniform less at the upper levels and more at the ground level.

Open Space
Is this an attractive and functional open space configuration?

Materials
Do the materials harmonize with one another? With the San Mateo community context?

- Color palette in not very exciting

Lighting and Site Security
Does this appear to be well-illuminated and secure?

Other Comments

- Setbacks overused
- Greater setback width at ground floor retail frontages.
- Setbacks for setback's sake is absurd
- Windows too receded, have windows and doors get most design elemnt
- Suffers from exuberance of materials
- Windows are more expensive than facade, meet daylighting standards but not overly exceed, discourage bigger
- his aesthetic (too many colors, materials, setbacks) will become dated pretty quickly
- material differentiation is not working, overdesigned.
- Windows - not so much bigger; trim. Architectural detailing focused on windows.
- Cascading setbacks and building articulation give the building an appealing texture, but may have gone a bit too far.
- make windows FEEL bigger with trim and other detailing, get better aesthetic