

February 6, 2013

Ms. Christine Usher
Department of Community Development
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403-1388

RE: San Mateo Executive Park

Dear Christy:

I reviewed the revised final submittal set of drawings, and compared them to those that were the basis of my last review letter dated September 26, 2012. My final comments and suggestions are as follows:

SITE PLAN

The review letter of September 26 identified five issues for further clarification and discussion. Those issues and their resolution are summarized below.

- 1. The new five level parking structure will be the first structure that visitors to the site see. The current landscaping along the entry roadway is not very strong. Some additional landscaping at the corner of the parking structure would be worth considering.*
- 2. I am unclear on what the terminus of the entry drive (southern corner of Building F - see upper right photo on the previous page) will look like. Be conscious of this terminus view, and improve it with landscaping, if possible.*

Additional clarifications were made for the conditions highlighted in comments 1 & 2 above, and are included on sheet L-7 of the submittal. Five 24" boxed Redwoods will be placed at the southwest corner of the garage, and plantings along the driveway edge of the garage will be 3 to 4 feet high at installation and will grow over time to a height of 6 to 8 feet. This should adequately address the garage landscape buffering concern. A 48" boxed Coast Live Oak, also shown on sheet L-7 has been added at the terminus of the entry drive, and that also seems adequate.

- 3. The large parking field between Buildings C and F will remain, but it appears that continuous planter strips between parking rows are being replaced by diamond-shaped planters spaced at a distance of three parking spaces. Unlike the other parking areas, this will leave little landscaping on the ground plane to break up the large area of paving. Consideration should be given to adding more landscaping between parking rows, or breaking up the parking lot with some larger landscaped areas (see examples on the following page.).*

This condition was a concern when I wrote the review, but was based on the parking lot condition when I first visited the site (photo to the right). However, I understand that the applicant redesigned the parking lot last year to replace the continuous planter strips with the diamonds, and that the parking lot is not in the current scope of work.



Current parking lot

4. *There is reasonable pedestrian connectivity between buildings on the site with one exception. Should one wish to move from Building B to Building E, most people would tend to just cut through the parking lot rather than follow the more circuitous routes provided with defined walkways and crosswalks. Perhaps some consideration should be given to a more defined pedestrian connection through the parking lot.*

A pedestrian linkage through the parking lot has been added.

5. *There are a number of existing and new conditions where parking spaces are immediately adjacent to major pedestrian walkways. It appears that in some of these areas, the parking spaces lack curb stops which in turn can at times result in the fronts of cars overhanging the curb and impacting the sidewalk both physically and visually (see photo to the right).*



While it would be desirable to improve these conditions, change could be difficult given the current parking space dimensions, and could result in the loss of existing mature landscaping. I would, however, recommend adding wheel stops in the new parking lot adjacent to Building D.

BUILDING D

My comments on the design of the new building were all positive in the September 26 letter, and I continue to believe that it will be a positive addition to the office campus.

PARKING STRUCTURE

My comments on the design of the parking structure were positive in the September 26 letter, and I continue to believe that it will be a design that is compatible with the office structures.

Christy, 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

Handwritten signature of Larry L. Cannon in black ink.

Larry L. Cannon