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September 16, 2014

Ms. Lorraine Weiss  
**City of San Mateo**  
330 West 20<sup>th</sup> Avenue  
San Mateo, CA 94403

**Re: Station Park Green (PA 14-055) – 9/16 Revisions to SPAR Package**  
**MVE Job No. 2013-10187**

Dear Ms. Weiss,

Per our previous discussions, and as requested by the Planning Commission and city staff, ARJAX Railroad Associates II, LLC (the "Applicant") has revised portions of the documents submitted to you on July 31, 2014, in support of Planning Application 14-055 for Station Park Green (the "Project"). The revisions supersede all previous versions.

The enclosed narrative describes the changes and their rationale, and lists the specific sheets within the *SPAR* package that are affected. The narrative is provided in lieu of clouds, deltas, or other means of flagging changes, which could potentially compromise the graphic presentation of the documents.

Please note that the Station Park Green *Specific Plan* and *Design Guidelines* remain unchanged from the previous submittal on July 31, and so are not being re-submitted now. The Applicant believes that the *SPAR* documents, as amended today, and the design intent that they illustrate, comply with all requirements of the *Specific Plan* and *Design Guidelines*.

Sincerely,

**MVE & Partners, Inc.**

Robert Rauscher  
Associate, Architect

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Narrative of Changes:

**1. Massing and Lobby at Midpoint of Block RE-2 Along Concar Drive**

In response to Planning Commission comments at its public study session for the Project on August 26, 2014, a stack of three (3) units was removed from the south side of Block RE-2. This allows a full break in the massing between the eastern and western portions of the building, and the distinct architectural styles exhibited on each portion. The “gap” between the portions provides a location for a more dramatic entry lobby on the ground floor, highlighted by a full-height curtain wall as well as an enlarged, landscaped exterior plaza. In turn, the plaza provides a break in the multi-use path along Concar Drive, and aligns with the crosswalk across Concar Drive to the approved Hines office development, as requested by the city’s Department of Public Works. Finally, the architectural style of the eastern portion of the south elevation of Block RE-2 has been revised to provide a more monumental frame to the “A Street” entrance to the site, as well as additional architectural articulation.

The following sheets have been altered to reflect this set of changes:

A0-0.0, A0-1.0, A0-2.0, A2-1.0, A2-1.1, A2-1.2, A2-1.3, A2-2.1, A2-2.2, L1.0, L-1.14 (added), C-3.0, C-3.2, C-4.0, C-5.0, and V-1.1

**2. Block MU-1 and Plaza at Corner of South Delaware Street and Concar Drive**

Also in response to Planning Commission comments on August 26, 2014, the building massing at this corner was revised. The private patios serving the units directly west of the plaza have been enclosed, creating a tall, glass element that highlights the importance of this corner in the Project’s relationship to adjacent public streets and the neighborhood. Also, the location of the architectural signage feature has been adjusted, to move it farther from the South Delaware Street façade. The landscape architecture of the plaza has been altered, as well, to achieve greater dynamism and a better tie-in to the Project’s overall landscape design concept, within the site. Finally, the species of the large specimen tree in the plaza planter has been changed from redwood and may be omitted entirely pending further study.

The following sheets have been altered to reflect this set of changes:

A0-0.0, A0-1.0, A0-2.0, A1-1.0, A1-1.1, A1-1.2, A1-2.1, A1-2.2, L-1.0, L-1.12, C-3.0, C-3.2, and C-4.0.

**3. Block MU-1 Retail Storefronts**

In response to staff concerns regarding excessive uniformity in the retail storefronts along South Delaware Street and Concar Drive, the drawings have been revised to show increased variation. While the floor plans for these areas remain unchanged, the glazing patterns, canopy designs, signage examples, colors and materials have been revised.

The following sheets have been altered to reflect this set of changes:  
A1-2.1, and A1-2.2.

**4. Building RE-4 Massing along South Delaware Street**

In response to staff concerns that the portion of Block RE-4 adjacent to the private street entry on South Delaware Street did not have the desired "residential" feel, we have revised this corner of the building. This results in minor adjustments to the tabulated square footage figure in some tables, in addition to the changes in the architecture.

The following sheets have been altered to reflect this change:  
A0-0.0, A0-1.0, A0-2.0, A4-1.0, A4-1.1, A4-1.2, A4-2.0, A4-2.1, and A4-2.2.

**5. Plantings Palette**

In response to Planning Commissioner's Drechsler's concerns about tree species, the Applicant has revised the palette of plantings.

The following sheets have been altered to reflect this set of changes:  
L-3.0 and L-3.1.

**6. Site Furnishings**

In response to comments by Planning Commissioners Hugg and Bonilla regarding Seating, an additional sheet has been added to the *SPAR* documents. This sheet Addresses Commissioner Huggs's question regarding the location of seat walls and their heights. The new sheet also illustrates the locations and general design of seating with backs and arms, as Commissioner Bonilla believed would be important for elderly users.

The following sheets have been added to reflect this set of changes:  
L-4.3.

**7. Park-In Lieu Fee**

The Applicant is continuing its discussions with the Parks and Recreation Department regarding private park and recreation facility credits for the Project under Chapter 26.64 of the Municipal Code. This will include graphic studies of activity areas.

**8. Station Corridor Vendors**

In response to Planning Commission comments about retail space near the train station, the Club Room in building RE-2 will be provided with additional utility services in order to accommodate a future retail tenant in the event that retail demand in this area increases in the future. In addition, the "Station Corridor" area will be provided with designated space for cart vendors.

The following sheets have been altered to reflect this set of changes:

A2-1.0, L-1.6

**9. Increased Car Sharing**

In response to Commissioner Bonilla's request, an additional Car Sharing parking stall has been designated as part of the unassigned surface parking near Block RE-2, bringing the total to five (5).

The following sheet has been altered to reflect this change:

A0-2.0