

November 21, 2014

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

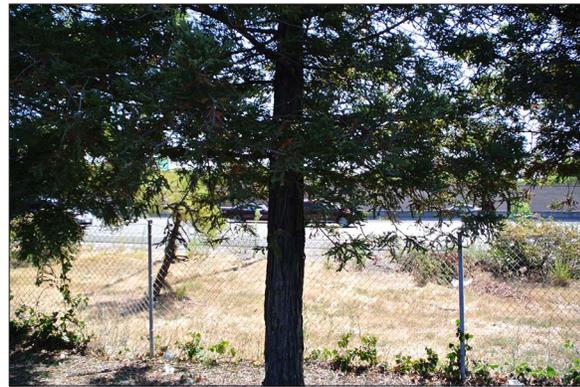
RE: Century Centre Parking Structure

Dear Tricia:

I visited the site, reviewed the original drawings and met with staff and the applicant to discuss alternative approaches to the parking structure to better relate it to the existing buildings on the site. Photos of the existing site conditions are shown below.



Current highway edge



View from site edge to adjacent highway



View from project site to existing office buildings



Existing office buildings

In our meeting to discuss approaches to the refinement of the parking structure, we agreed on the following basic principles:

- Using precast concrete horizontal panels to more closely relate to the horizontal spandrels of the office buildings.
- Placing the concrete horizontal panels in front of the columns to emphasize the horizontality of the garage floors - much the same as those on the office buildings.
- Softening the exterior shear walls with additional landscaping.
- Designing the elevator element and primary stair in a contemporary manner with more visual interest.

The general directions was typified by elements of the garage example shown in the two photos below.



The revised design has been substantially refined along the lines of these guiding principles, as shown in the comparisons below of the new design to that previously reviewed by the Planning Commission. Also note that the horizontal precast concrete panels are to be light in color while the recessed columns will be a darker gray which will further diminish their visual importance, and enhance the horizontal emphasis of the floor spandrels in a manner similar to the office buildings.



Original Design Sketch



Current Design Sketch

I have no further recommendations for change. However, I did find a lack of information as to how the ground plane at the base of the main stair is to be treated. It is bordered by the elevator tower on one edge, and by a low wall on two other edges. Clarification by the applicant as to whether this area is to be paved or landscaped would be helpful.

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

Sincerely,

CANNON DESIGN GROUP


Larry Cannon