



May 7, 2015

David Hogan
Planning Department
330 West 20th Avenue
San Mateo, CA 94403

REGARDING PA #15-030, Bridgepointe Master Plan Amendment & SPAR
2202 Bridgepointe Parkway, APN 035-466-010
MCG Project No. 14.541.05

Dear Mr. Hogan:

Below are our responses to a letter dated May 4, 2015 from Cannon Design Group regarding the design related comments for the building remodel.

Recommendations

1. *Improve the pedestrian environment along the south façade by adding landscaping between pedestrians and parked cars.*

Response: There are existing trees along the planter area at the south façade. Two trees, which measure less than 6" DBH, will be removed for the new south entrance element. All other trees will remain. This was not clearly indicated on the elevations. The combination of the current landscaping and added landscaping as shown are intended to address this comment.

2. *Adding a sidewalk extension at the entry to the retail store on the south side of the building, if possible. This access condition past parked cars is typical in the main body of the shopping center.*

Response: The current site area has ample walkways and circulation around the center. We are concerned with the loss of the 5 parking stalls and the impacts on the retail for this building. In our review there is more than ample access and the overall project is best served by the parking in this location.

3. *Adding a corner framing element and pedestrian scale canopy at the southwest corner of the building with the design drawn from other design elements of the building.*

Response: These suggestions have been added to the elevations.

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4. *Matching the metal panel system for the central entry canopy on the west façade, and adding another horizontal band to the south of that canopy to relate it to the portion of the façade to the north of the entry canopy.*

Response: The metal panel system is exclusive to the proposed tenant using the south entrance. The entrances on the west façade will be used by other tenants, therefore the stucco needs to remain. We want to use the metal panel system as a clear indication to the customer that this is the entrance to the major tenant in the building. The other comments on the horizontal band have been incorporated.

5. *Extend the sense of entry at the northwest corner further along the Bridgepointe Parkway façade to include the major storefront area to the east.*

See response under #6 below.

6. *Use color or other means to better relate the east half of the north façade with portion of the façade to the west on that street frontage.*

Response to 5 and 6: The north elevation has been revised to incorporate a taller vertical framing element to the west of the existing windows as suggested. Additionally, the easterly side has been revised to make the pilasters and banding relate to the façade elements on the westerly side. It is our intent to maintain the customer focus on the northwest corner and to downplay the easterly corner which is densely screened by existing trees.

7. *Provide more information, with photo examples if possible, for the proposed "ribbon" on the south façade.*

Response: An image of the south façade element has been added to sheet R2.01.

Yours truly,
MCG ARCHITECTURE



David Blair

DDB:db

CC Michael Stoner