

Chapin Ave. Burlingame

developURBAN | November 2025

March 27 2025 Planning Commission Study Session Comments & Responses

Contents

Design Recap

Planning Commission Comments & Responses

Massing & Scale

Maximum Allowable Height

Tiered Design

Public Benefit

Window Coverings

Shadow Study

Additional Renderings

Design Recap | Previously submitted design

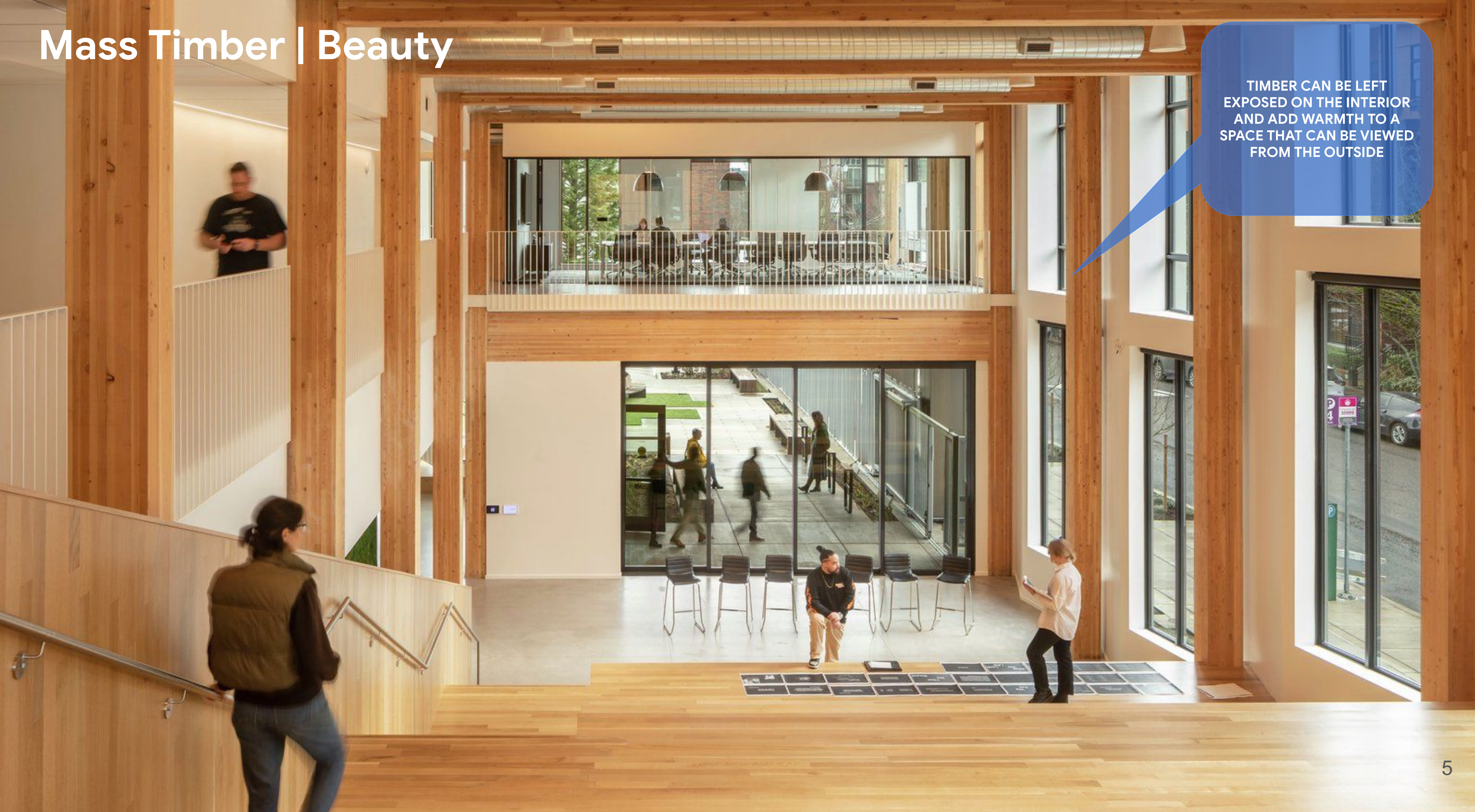
Mass Timber

BUILDING WILL BE BUILT OUT
OF A ONE WAY MASS TIMBER
SYSTEM WITH CLT PANEL
FLOORS SIMILAR TO THIS
IMAGE



Mass Timber | Beauty

TIMBER CAN BE LEFT EXPOSED ON THE INTERIOR AND ADD WARMTH TO A SPACE THAT CAN BE VIEWED FROM THE OUTSIDE



Green Throughout Project

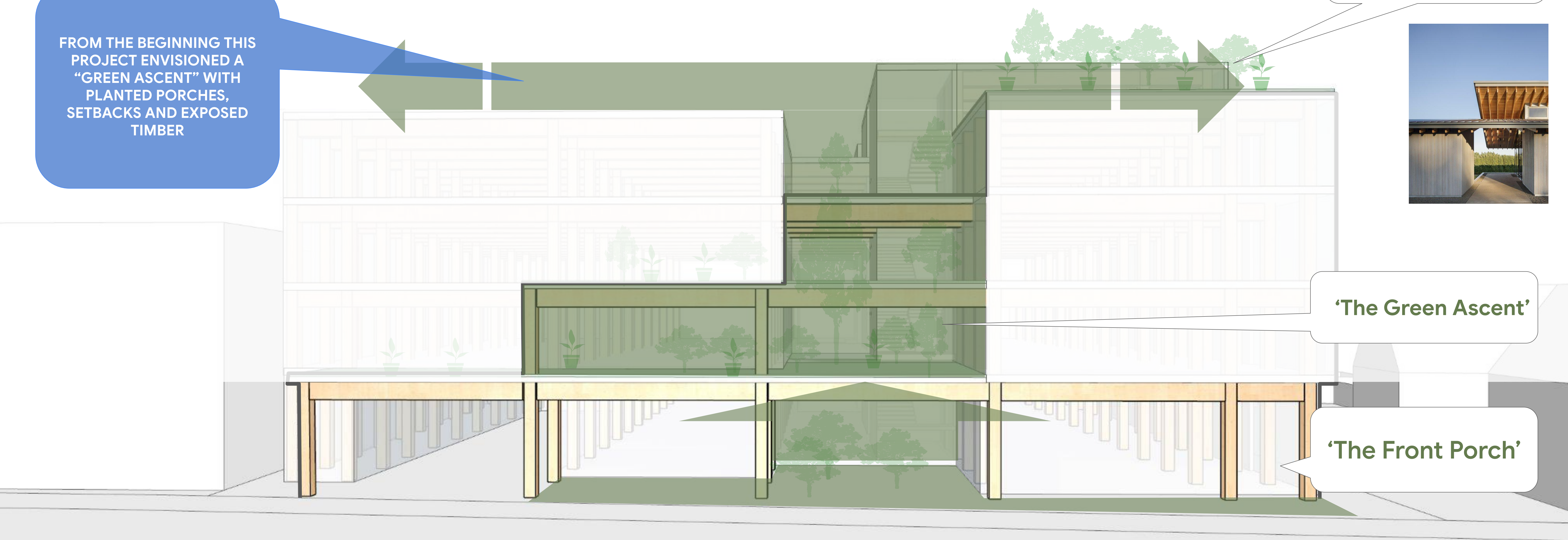
FROM THE BEGINNING THIS PROJECT ENVISIONED A “GREEN ASCENT” WITH PLANTED PORCHES, SETBACKS AND EXPOSED TIMBER

‘The Roof Garden Pavillion’



‘The Green Ascent’

‘The Front Porch’



Front Elevation | Previous





Vision | Mass Timber

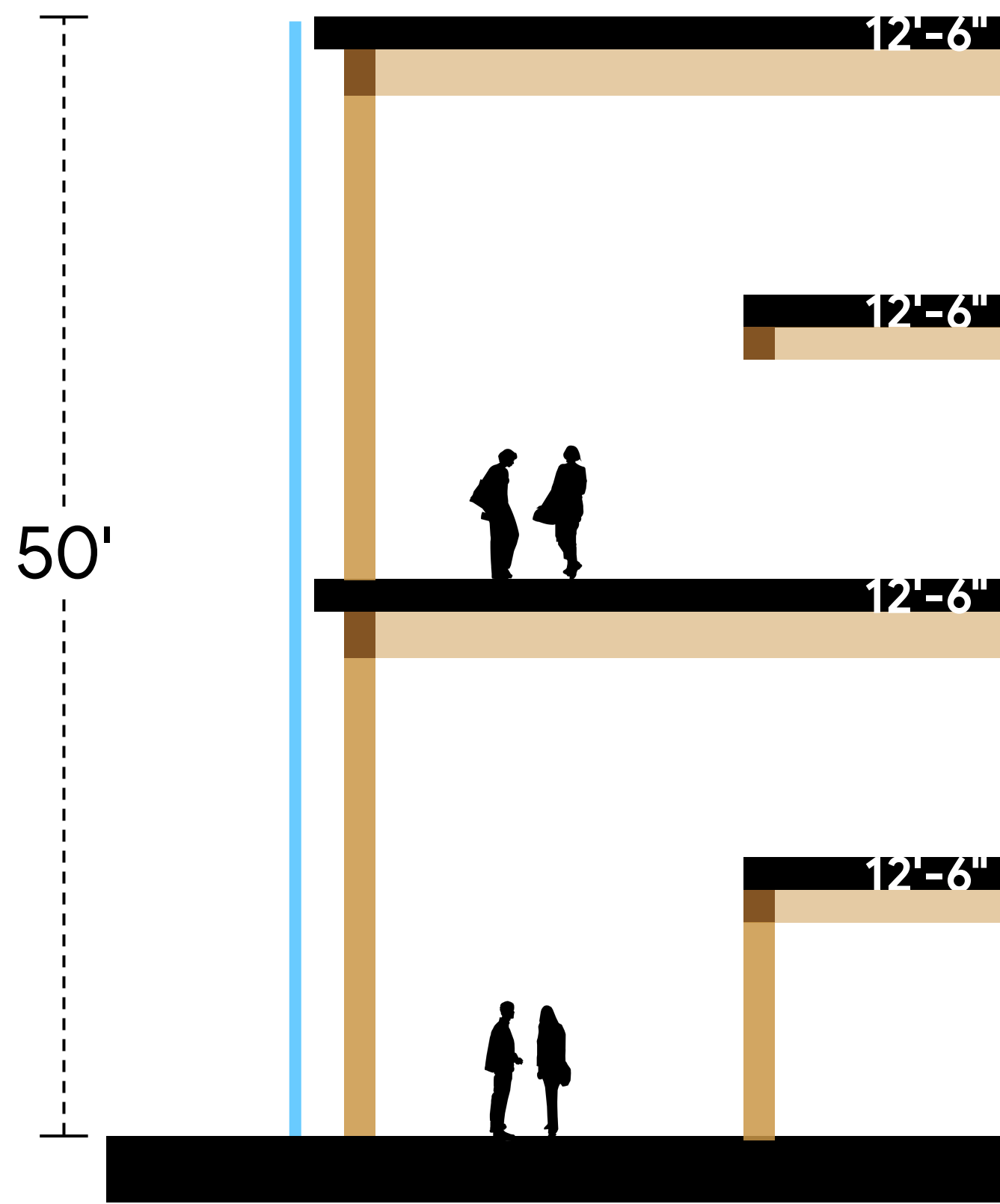


Height Limits | Mass Timber Heights.

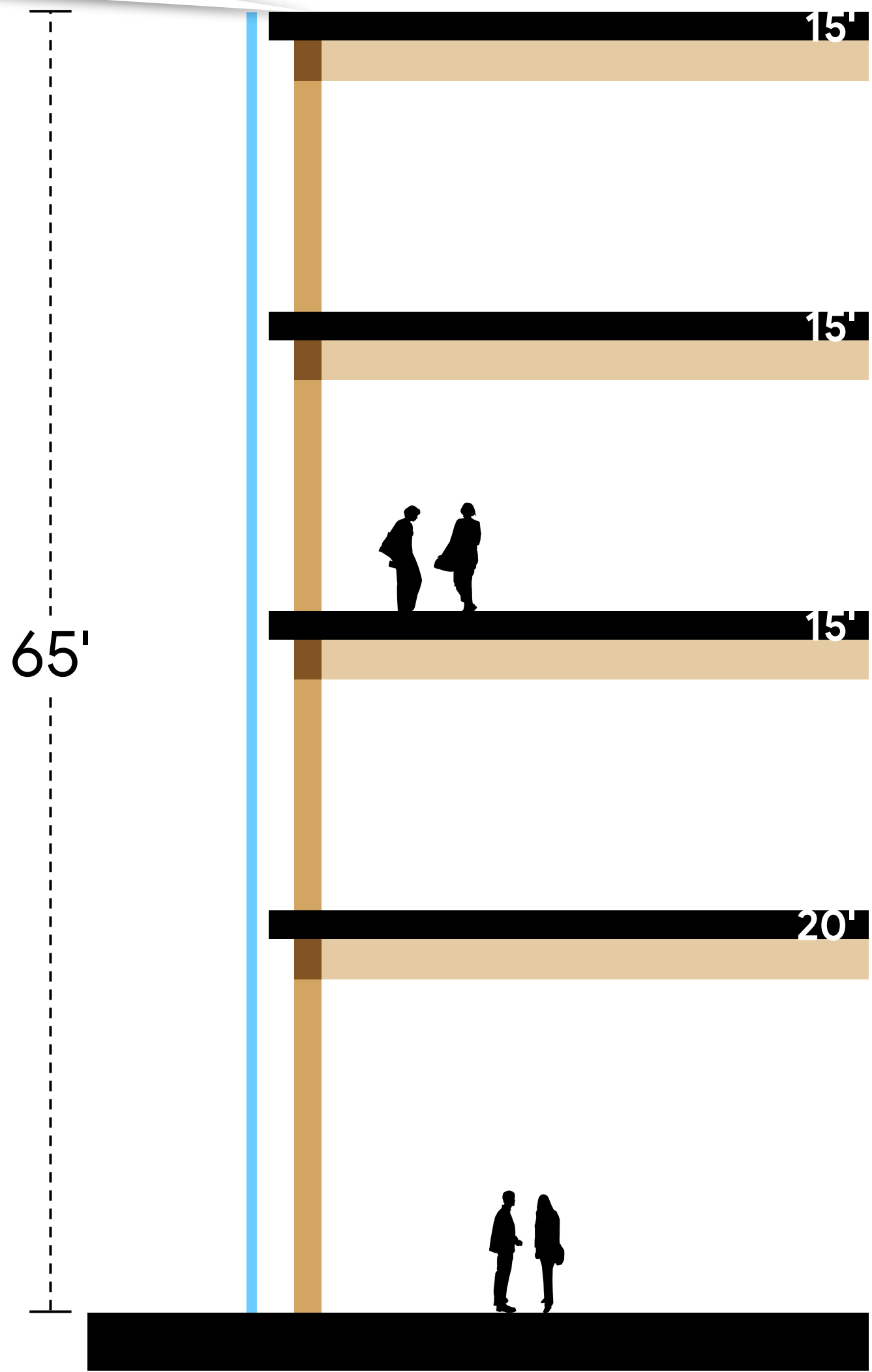
100' Zoning Height Limit

85' Type IIIA Timber Height Limit

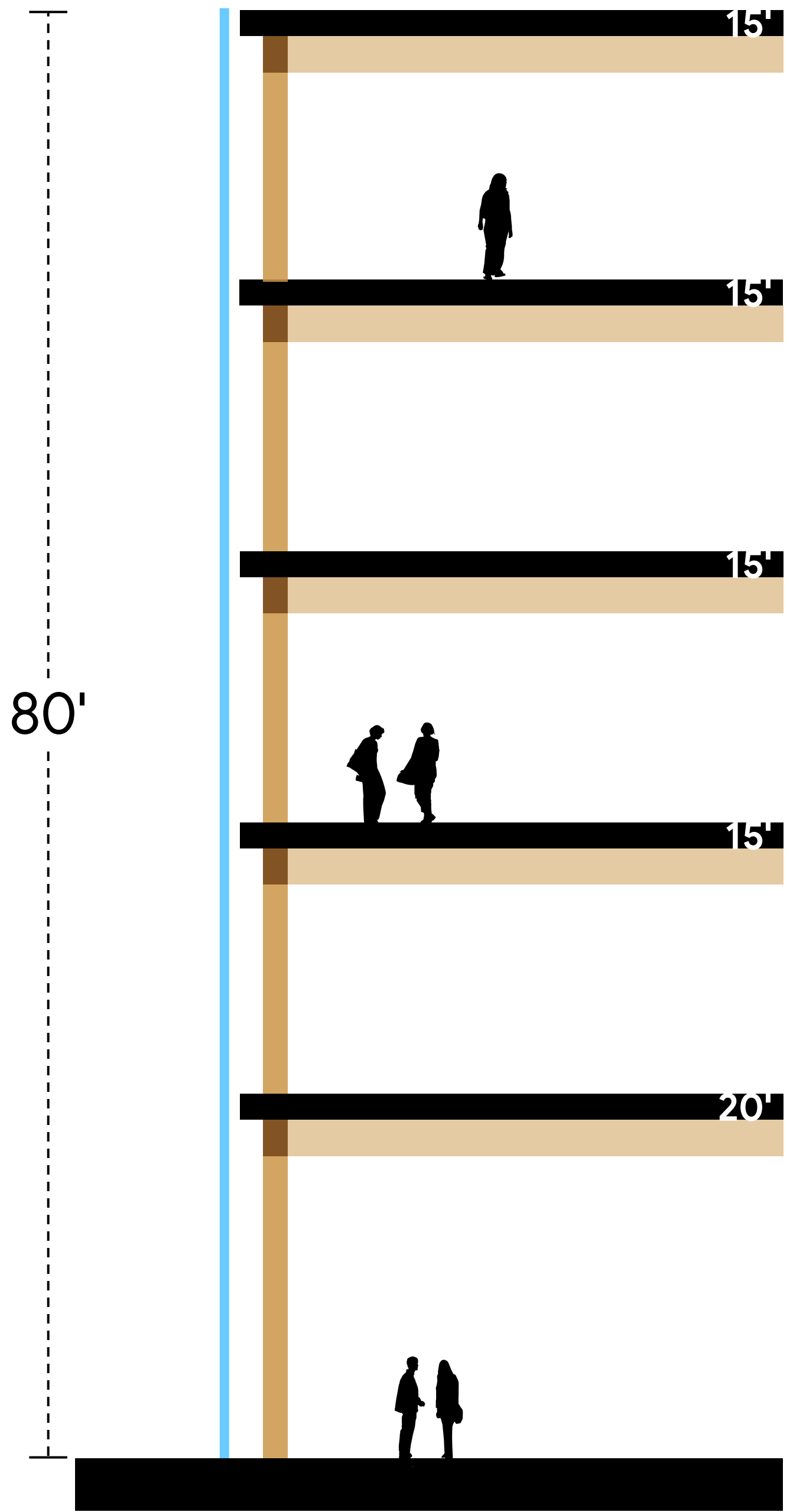
Typically we recommend 20' at the ground and 15' floor to floor above



4 Floors
"Super Two"



4 Floors



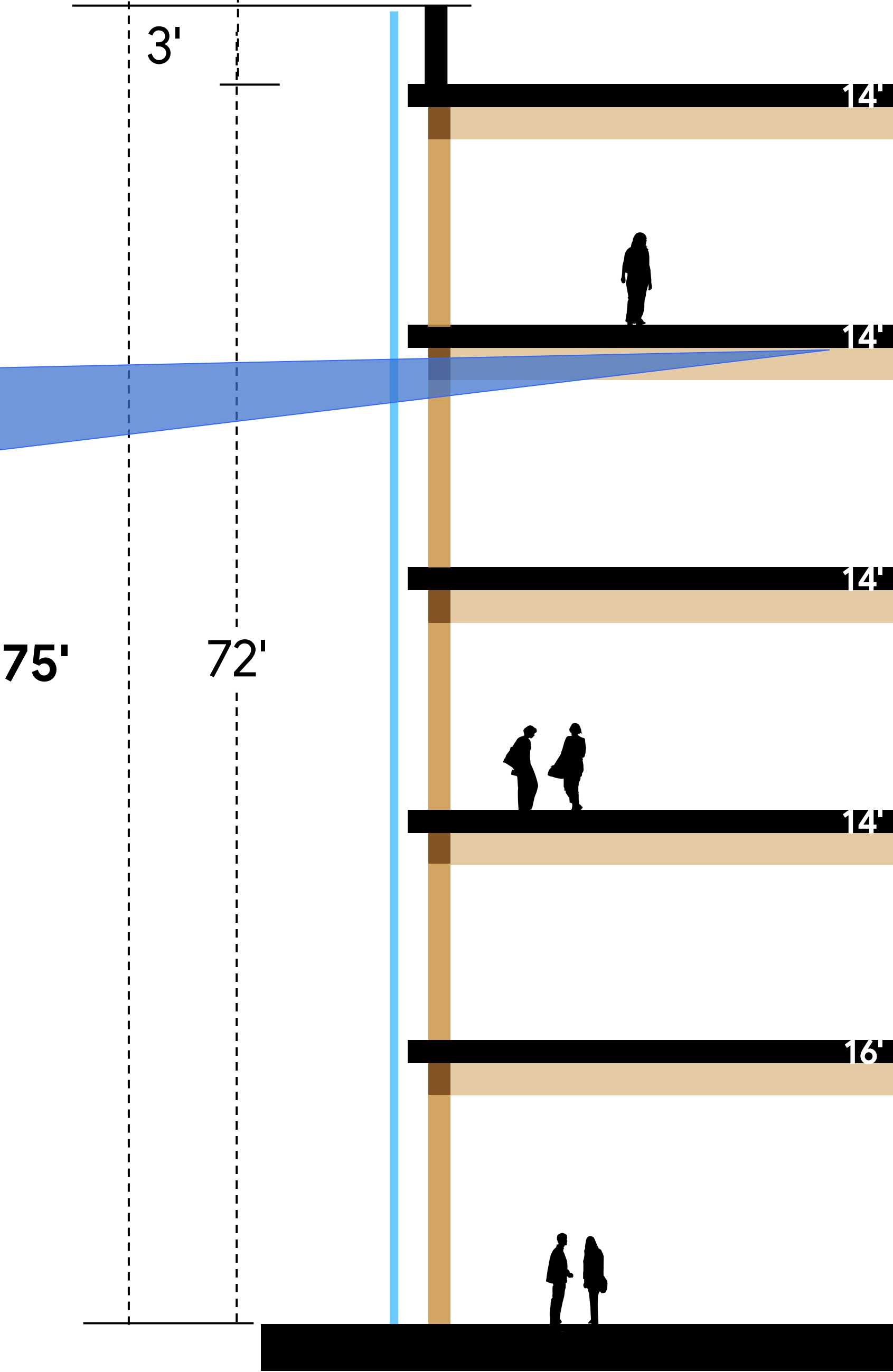
5 Floors

Height Limits | 1430 Chapin

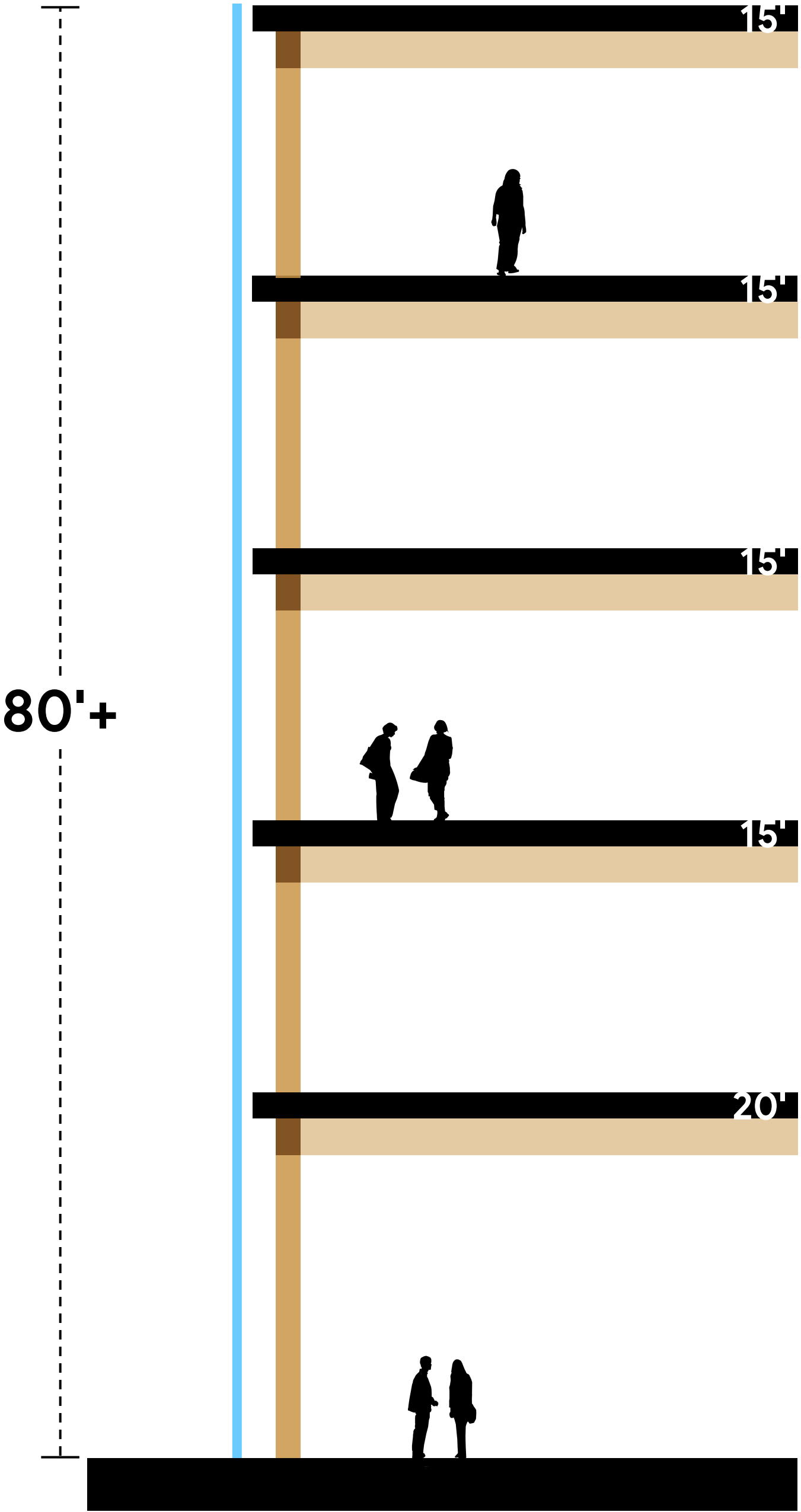
100' Zoning Height Limit

85' Type IIIA Timber Height Limit

FLOOR TO FLOOR HEIGHTS ARE LOWER PER FLOOR THAN STANDARD MASS TIMBER SYSTEM TO KEEP OVERALL HEIGHT LOWER



5 Floors - 1430 Chapin



5 Floors - Mass Timber Standard

Planning Commission Comment Response | Comments & Responses

1.0 Massing and scale

Comment:

Address the massing and scale. Okay with the taller height on Chapin Avenue but building needs more architectural detailing to break up the massing.

Response:

Variable massing is a core principle of this design. From the outset, the building was purposefully conceived to break down its scale and avoid the “square box” appearance that often results from maximizing every allowable setback.

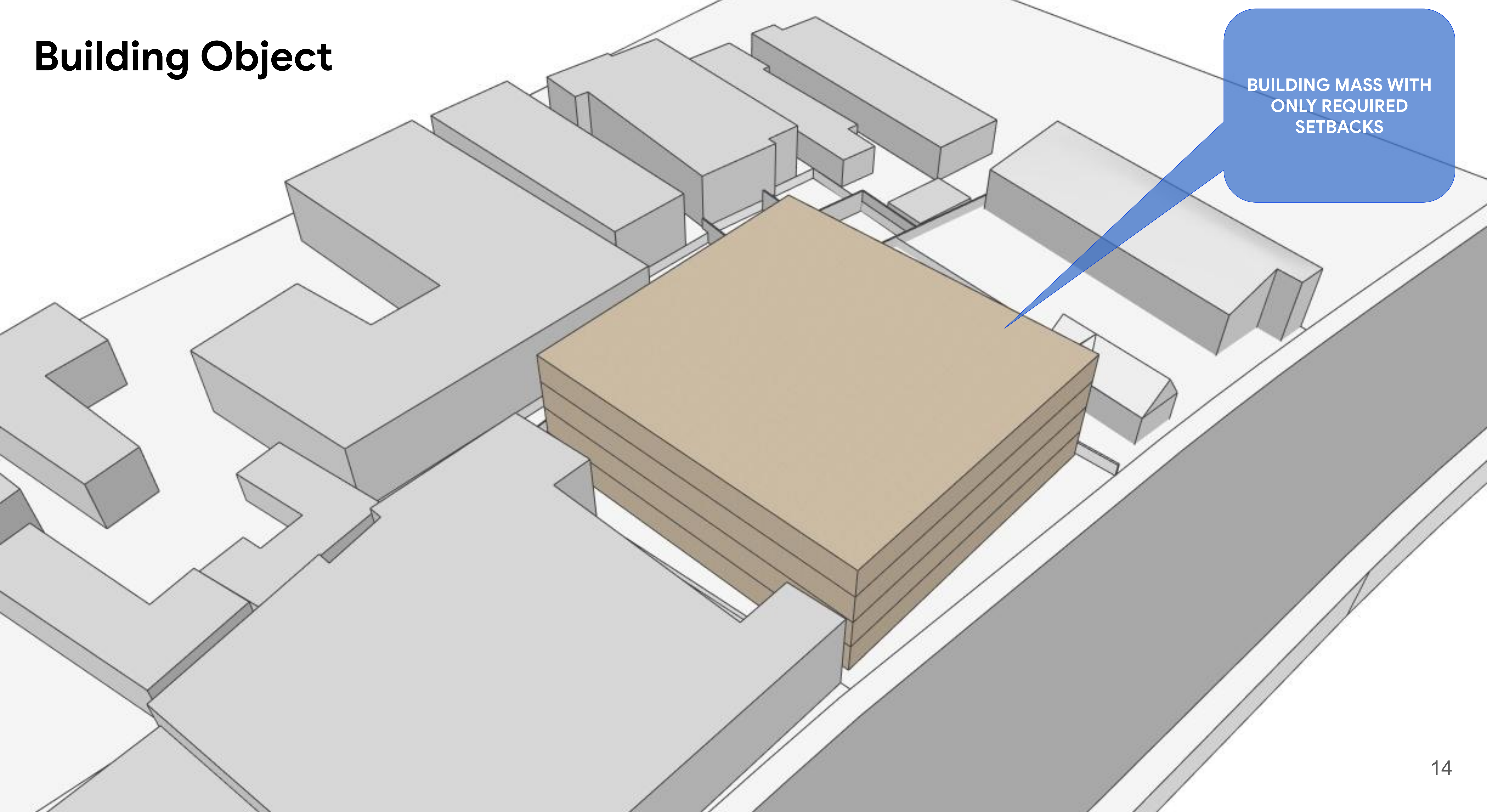
A series of setbacks, atriums, and articulations create architectural relief, reduce perceived height, and add visual variety. Portions of the project are experienced at 0’, 20’, 35’, 55’, and 75’ heights, producing a dynamic, layered profile that softens its overall scale.

At the pedestrian level, the Chapin Avenue frontage is tiered to read as a two- to three-story building, while the upper floors are stepped back to minimize their visibility from the street. Large internal atriums bring light and air deep into the building, functioning as park-like environments within the workspace.

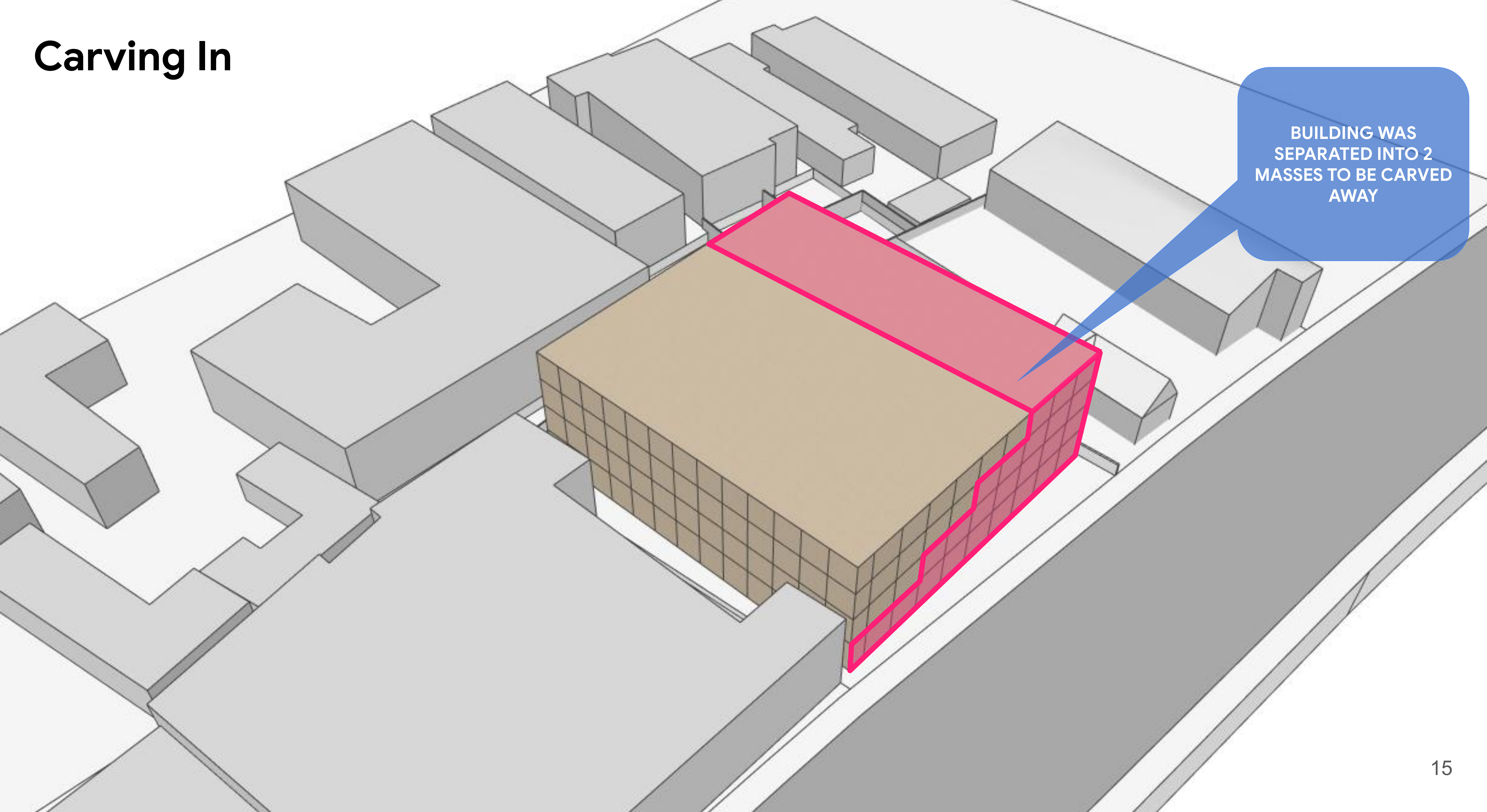
Together, these design strategies create a building that feels natural, biophilic, and filled with light. Enhancing both the experience of those who work inside and the character of the surrounding neighborhood, while still meeting the project’s development goals.

Building Object

BUILDING MASS WITH
ONLY REQUIRED
SETBACKS

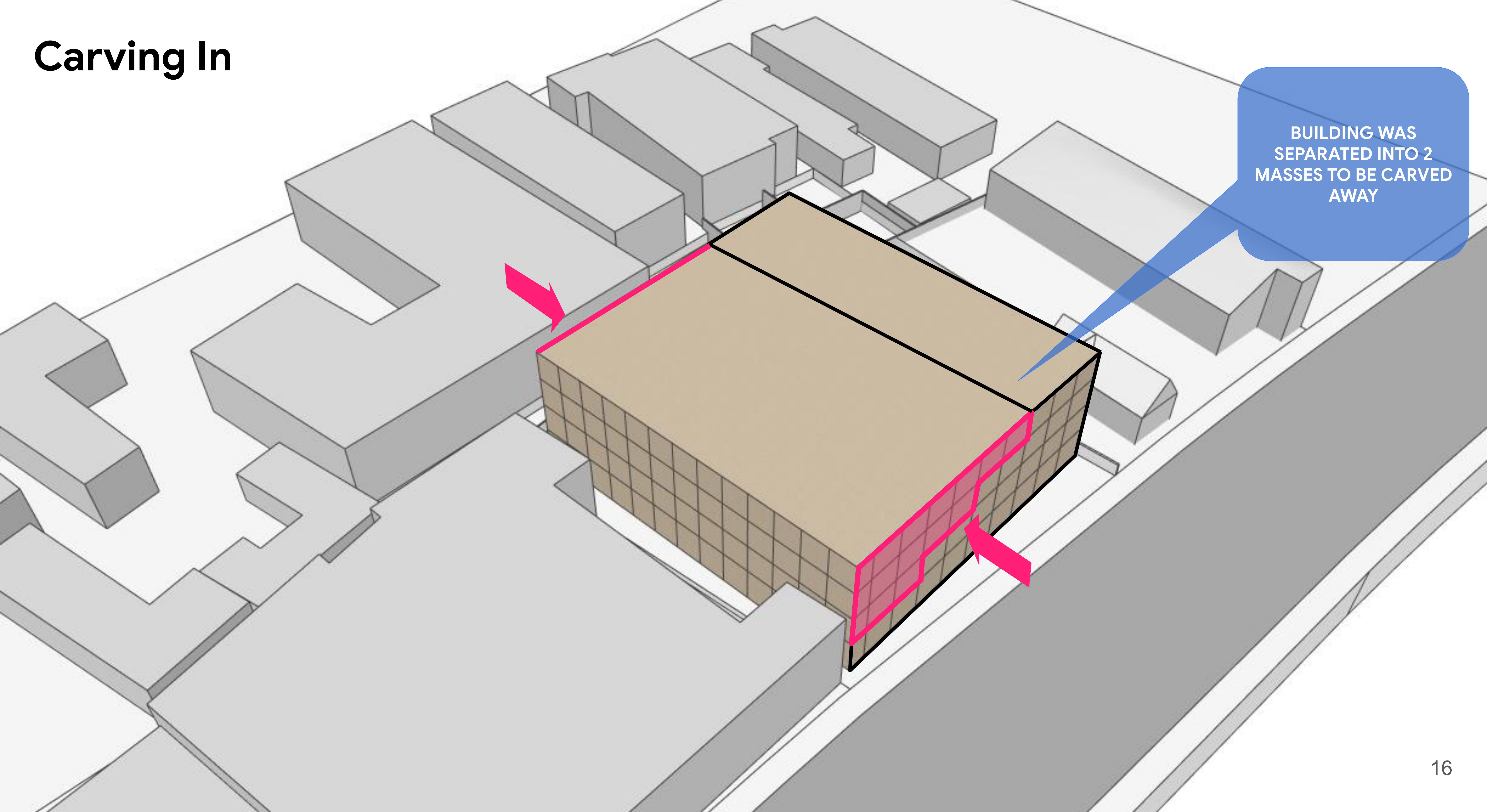


Carving In



BUILDING WAS
SEPARATED INTO 2
MASSES TO BE CARVED
AWAY

Carving In





BUILDING MASS IS
CARVED IN AND
VARIABLE IN HEIGHT AS
A PART OF THE
BUILDING CONCEPT



HEIGHTS AT EACH
LEVEL

75'

58'

58'

44'

30'

16'

3.0 Tiered Design

Comment:

Consider a more tiered design approach on the sides to respect the neighbors.

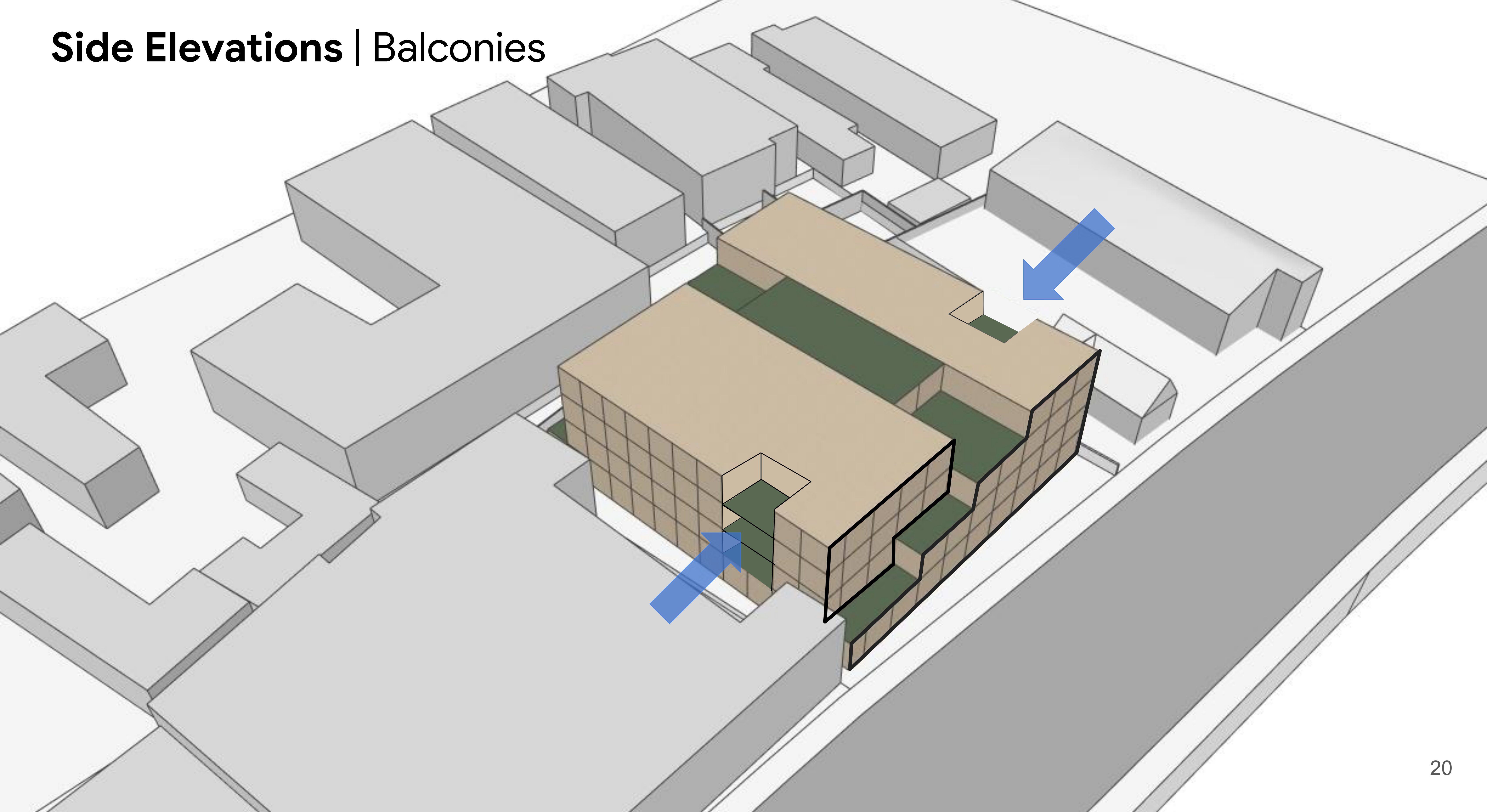
Response:

The design team has incorporated the Commission's feedback by introducing additional tiering, cut-outs, and balcony elements along the side elevations to create visual interest and massing relief for the east and west neighbors.

The rear façade is stepped back to preserve a generous light and air corridor, enhancing privacy and openness for adjacent properties. At multiple levels, the building tiers in and out, integrating outdoor decks and landscaped areas that soften the overall form and bring greenery and natural light deeper into the project.

The building's top floor is stepped back even further to reduce the perceived height and visual impact of the building on all sides, utilizing setbacks that exceed current zoning requirements.

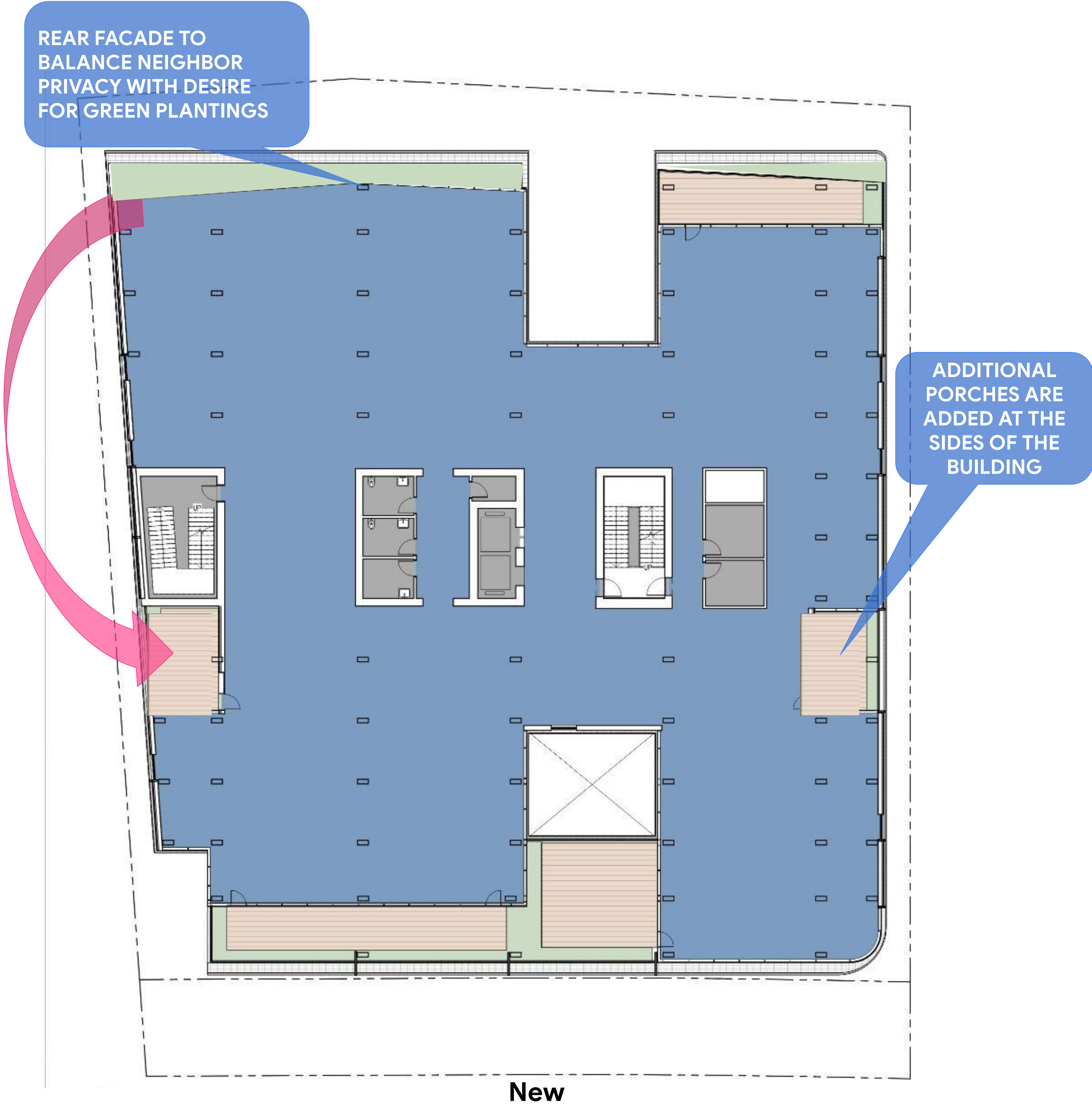
Side Elevations | Balconies



Side Balconies | Architectural Feature



Previous



New

Side Facade | Details



SOFT, ROUNDED CORNERS

GLAZED BRICK FACADE

ARCHITECTURAL
DETAILING AT
FLOOR LINES

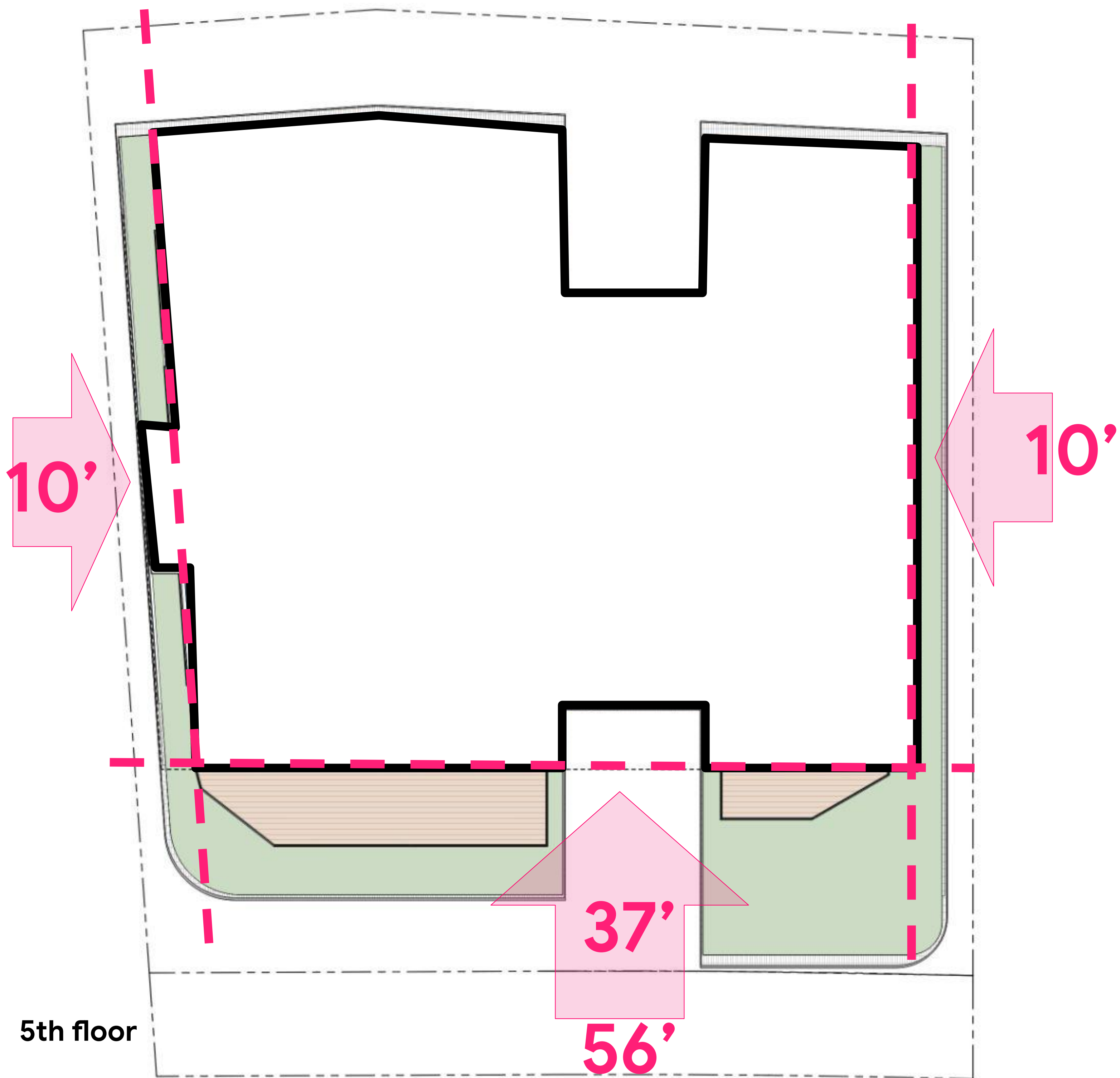
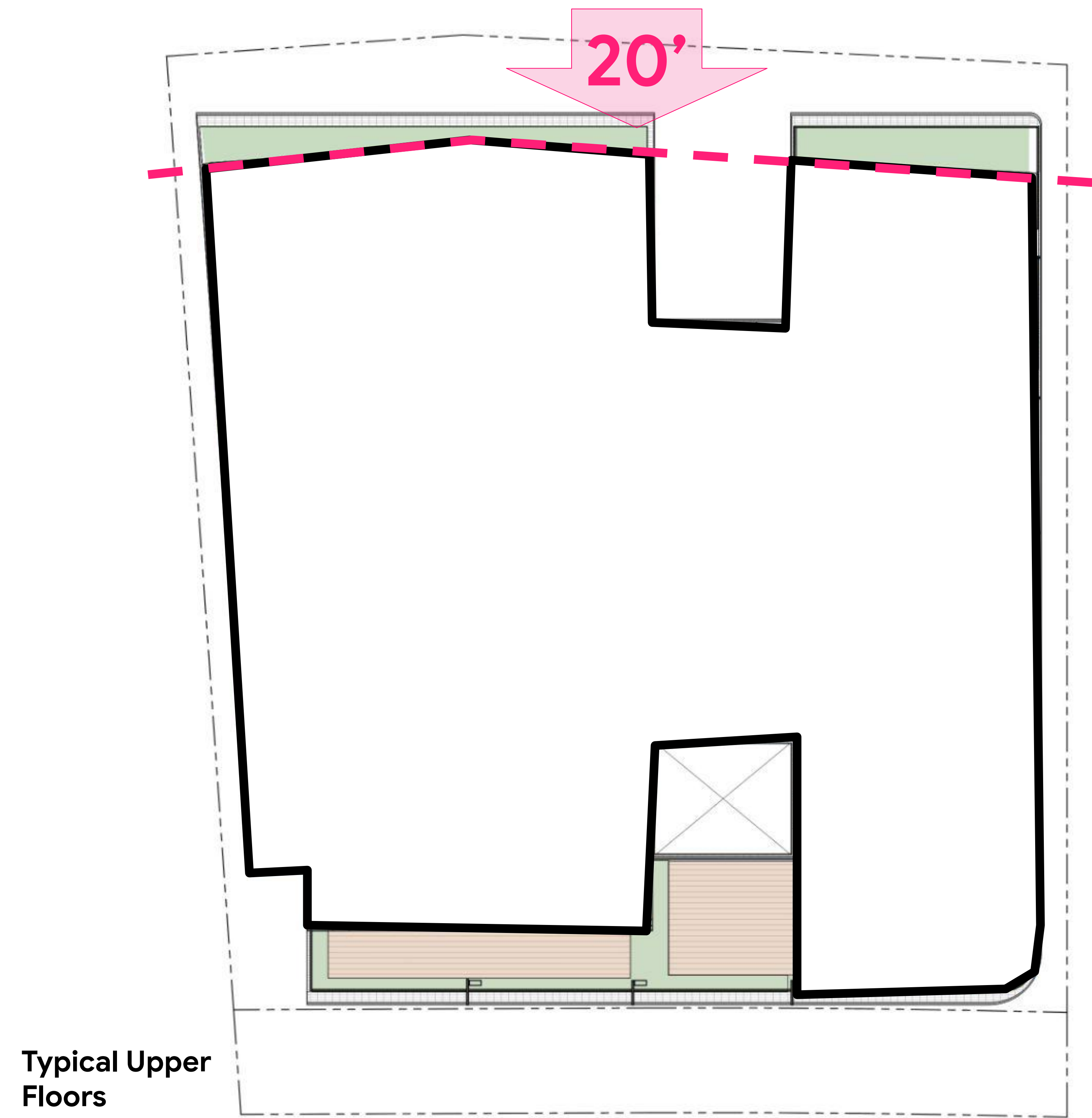


Indoor/
Outdoor
Connection

East Elevation | Additional Facade Details



Response | Setbacks



5.0 Public Benefit

Comment:

Provide some pedestrian and public benefit

Response:

In direct response to feedback from this comment and from key stakeholders, the project now includes two public plazas: one fronting the site and another adjacent to City Hall. These plazas are envisioned as pocket parks that create an engaging, human-scaled ground-floor experience and invite the community to use them as open gathering spaces.

The landscaping approach blurs the line between the built and natural environment. Using both horizontal and vertical planes, the design integrates natural landscaping seamlessly with the building's architecture. The plazas will feature native, wild-like plantings and small groves of trees along the building's edge, with pathways and connected spaces designed for gathering, respite, and exploration.

The goal is to transform Chapin Avenue with an unexpected natural park setting that draws pedestrians, activates the street, and provides a lasting public benefit well beyond the office and retail uses of the project itself.

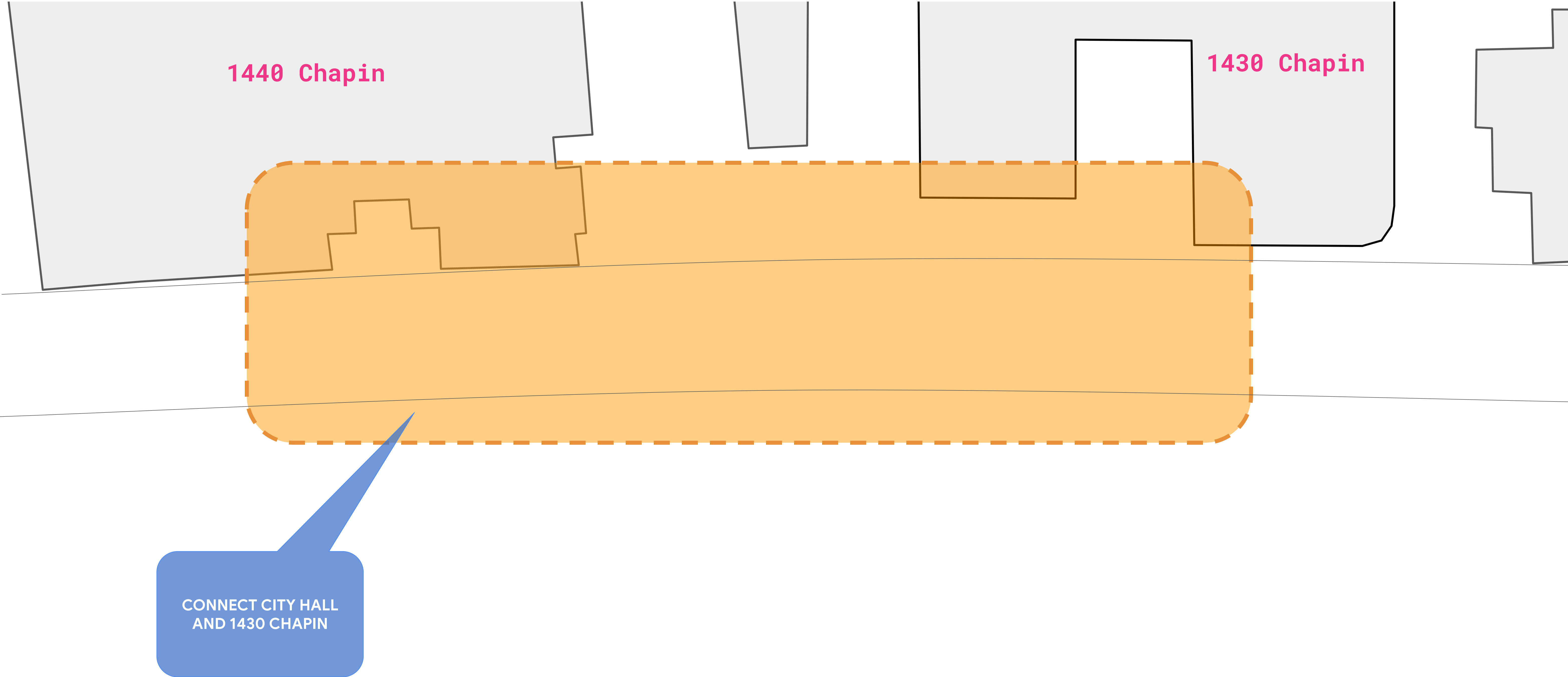
1430 Chapin | Current Plans - Ground Floor Updates



Burlingame Identity | City of Trees



Reframing the “City of Trees” | Connected Spaces



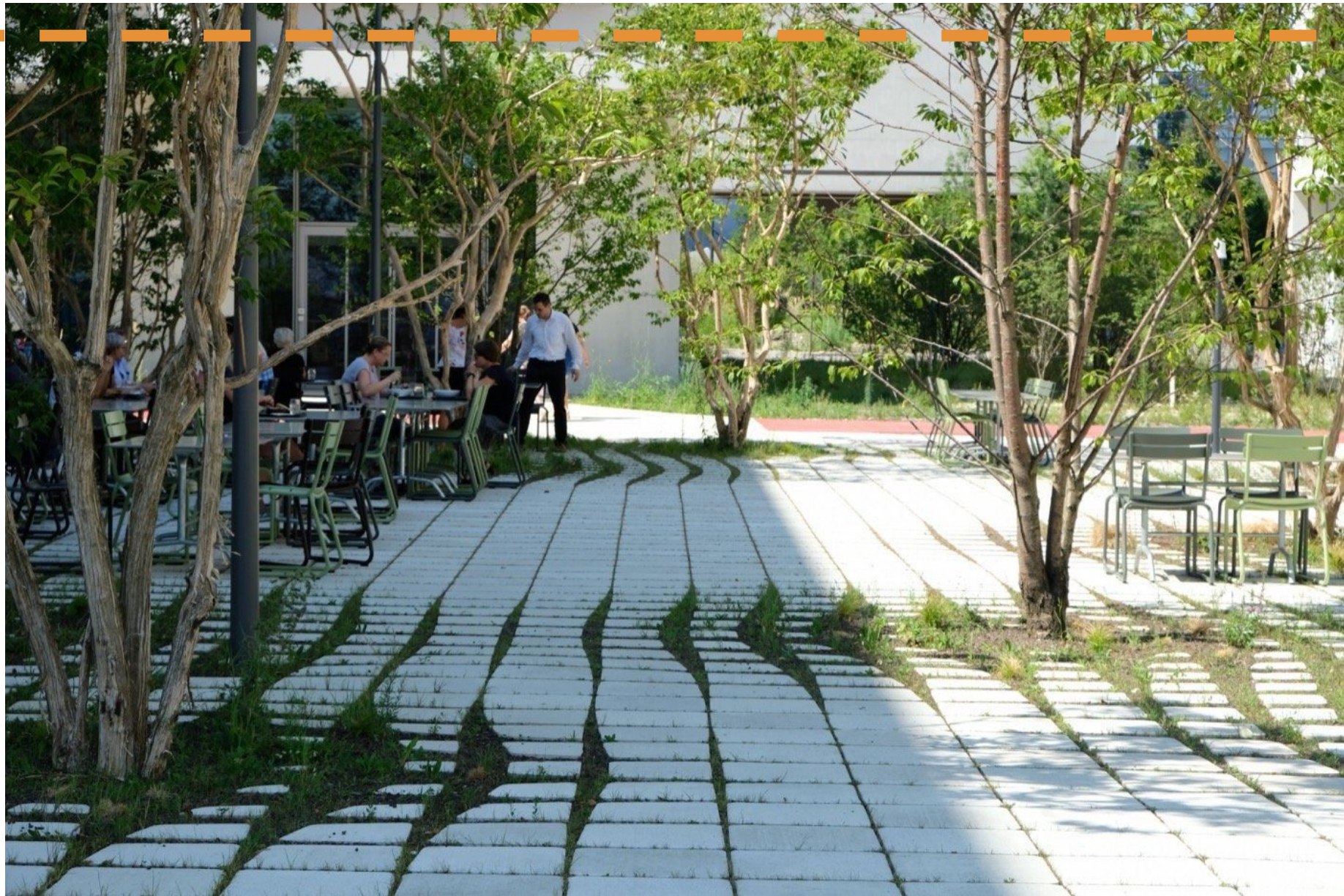
Reframing the “City of Trees” | Distinct Patios



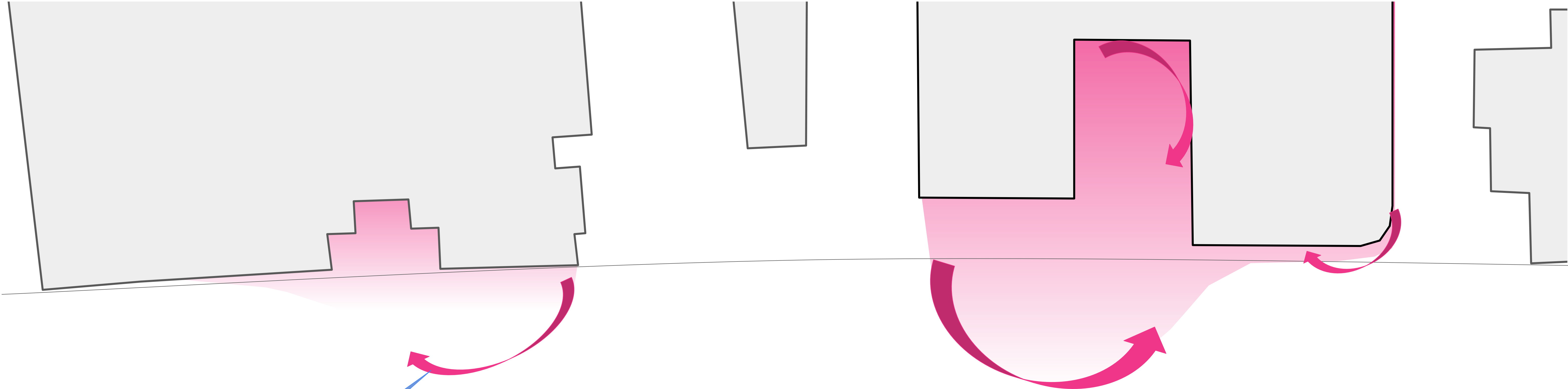
UNIQUE FRONT PORCHES CONNECTED BY A COMMON DESIGN LANGUAGE



Reframing the “City of Trees” | Blurred Boundaries



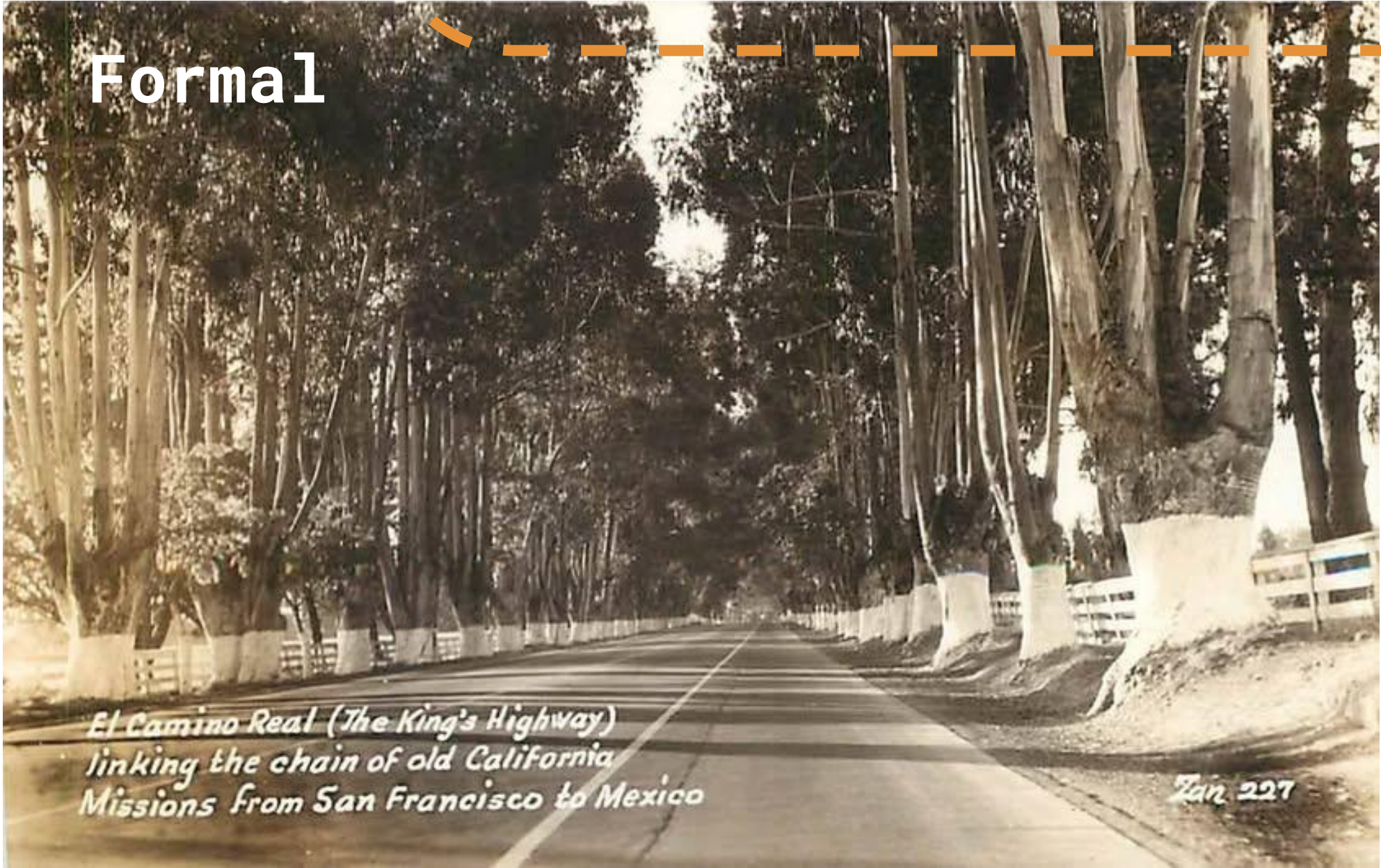
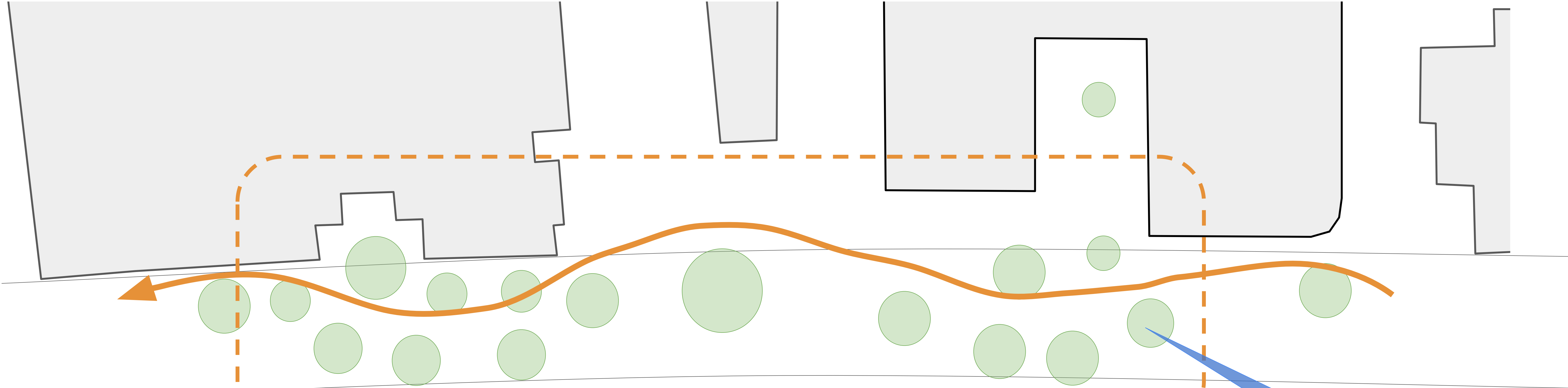
Reframing the “City of Trees” | Softened Protected Edges



SOFTENED CORNERS
THAT FEED MORE
NATURAL



Reframing the “City of Trees”



To

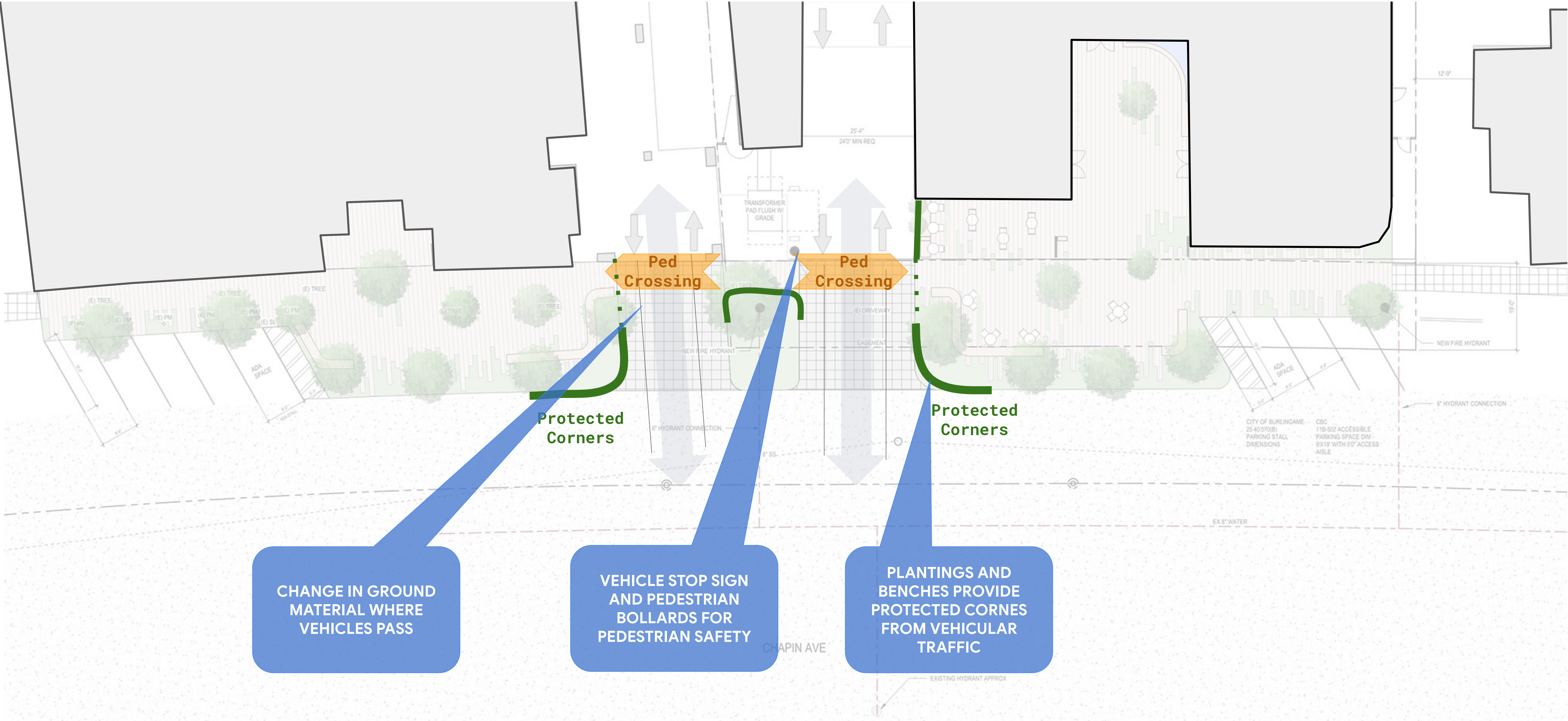


FILLED WITH A
NATURALLY SPACED
GROVE OF TREES

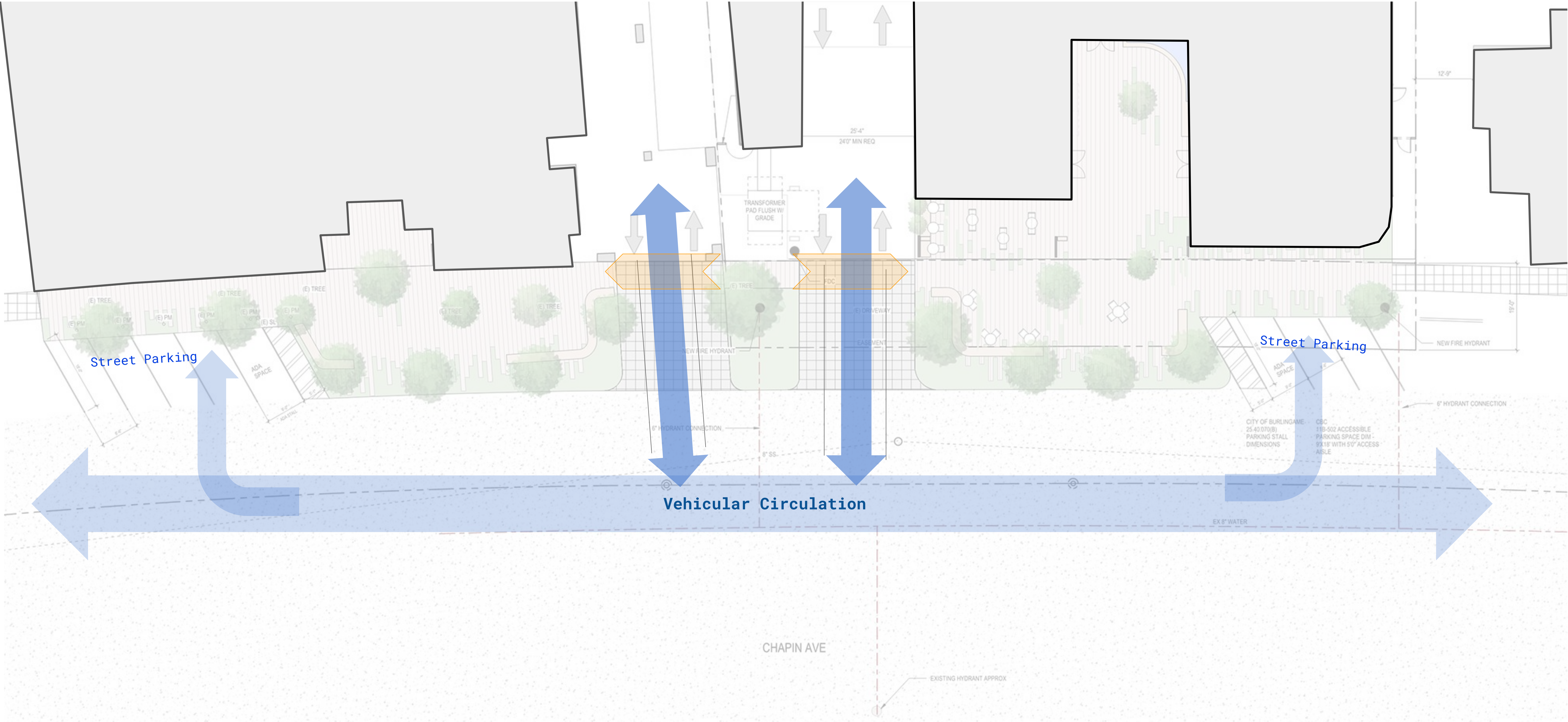
Reframing the “City of Trees” | Pedestrian Circulation



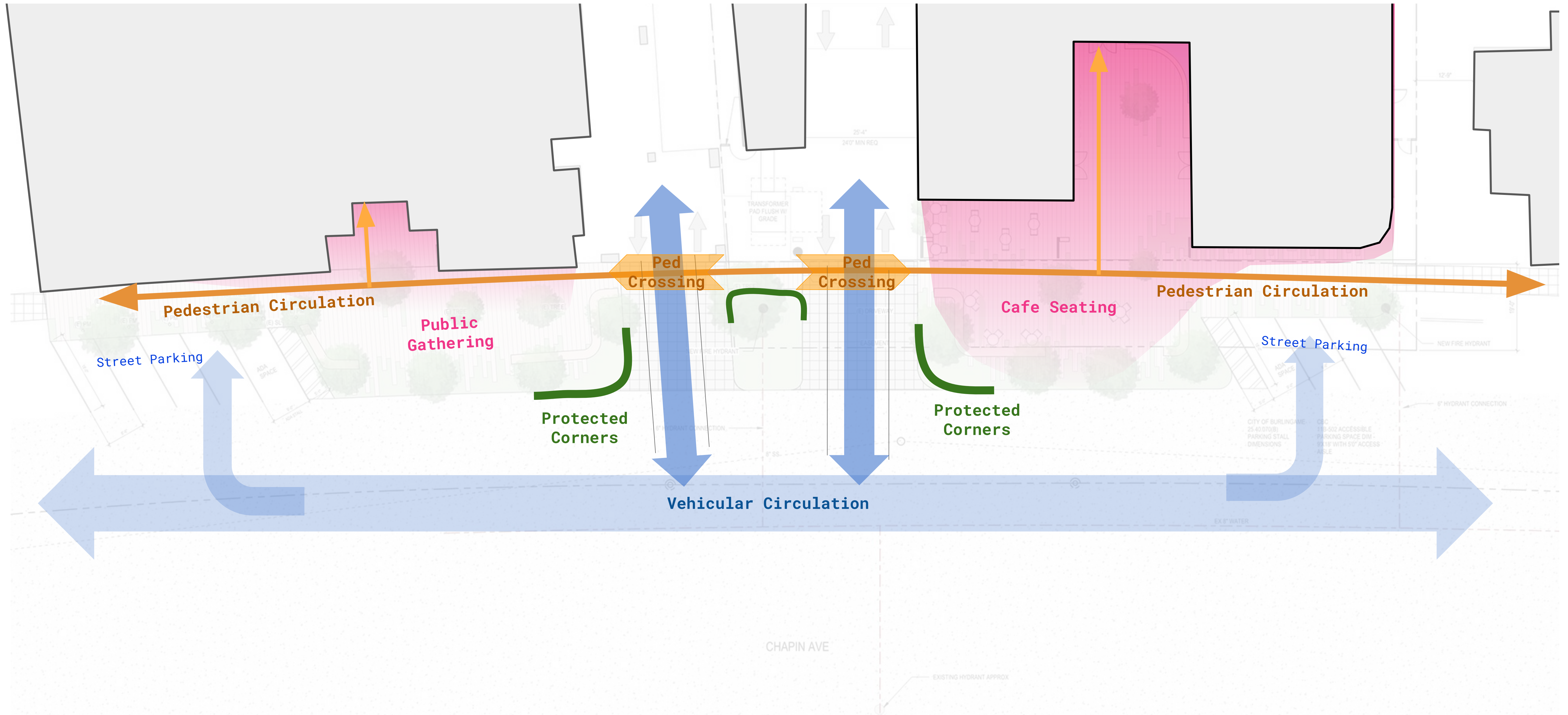
Reframing the “City of Trees” | Pedestrian Protection



Reframing the “City of Trees” | Circulation



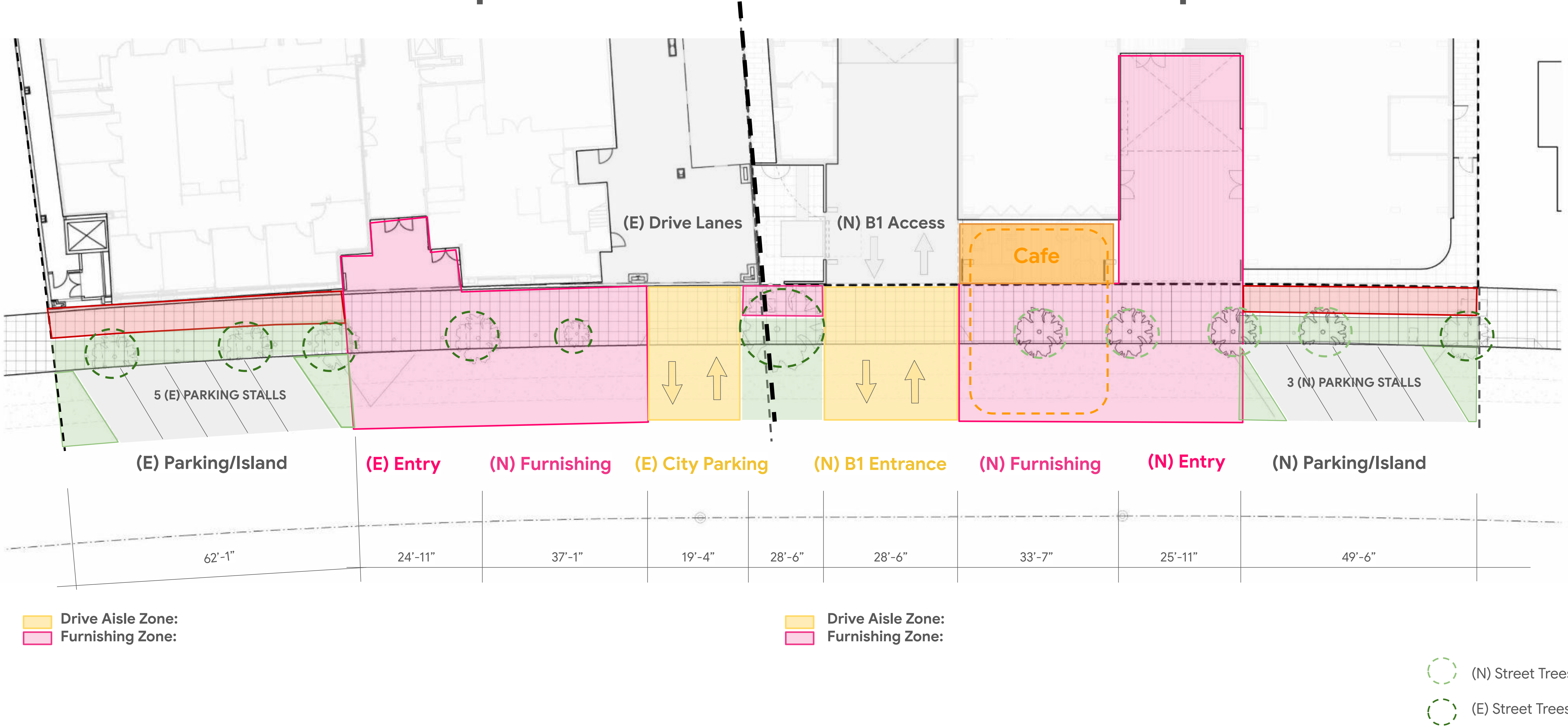
Reframing the “City of Trees” | Circulation



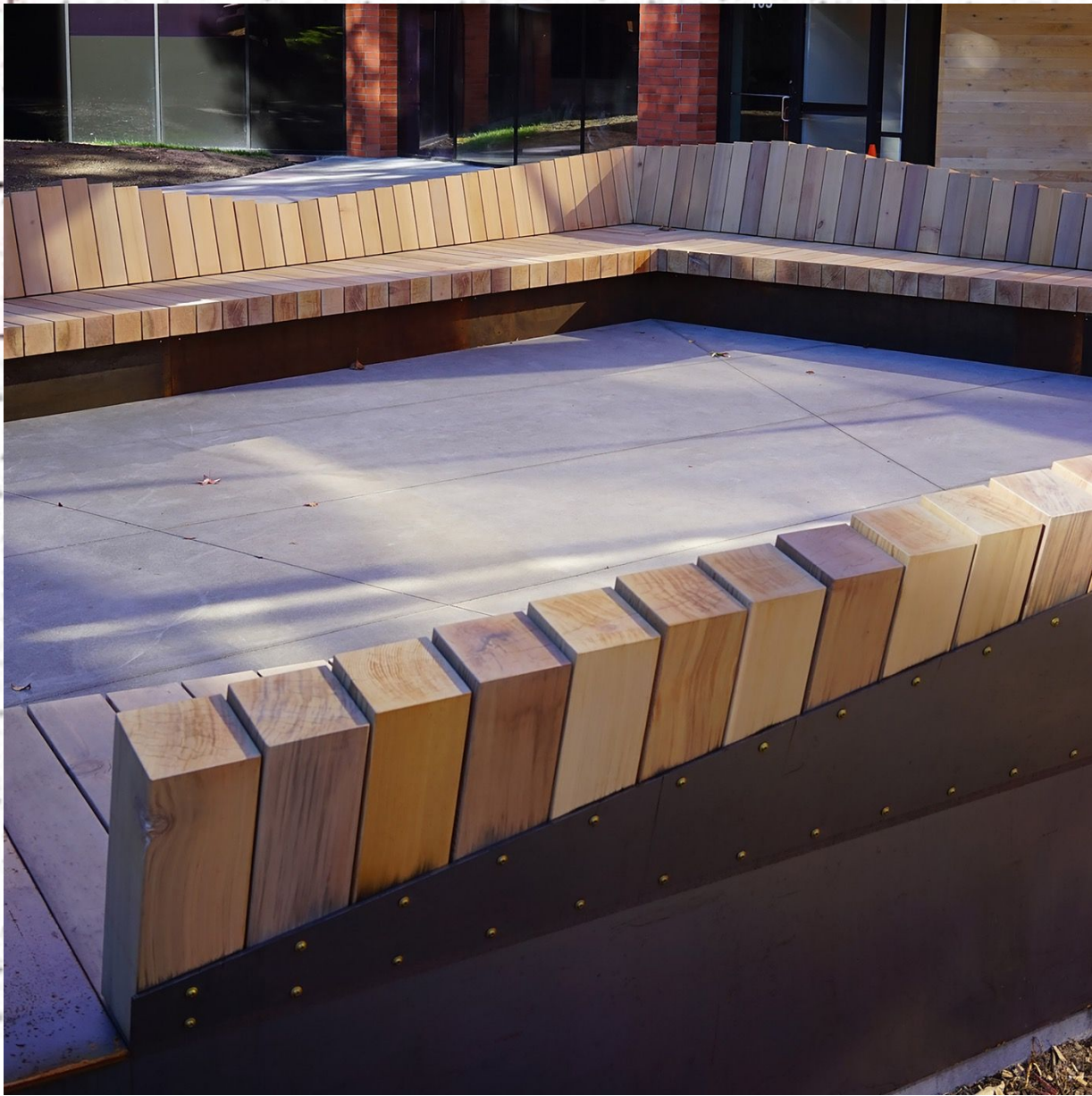
Program Zones

1440 Chapin

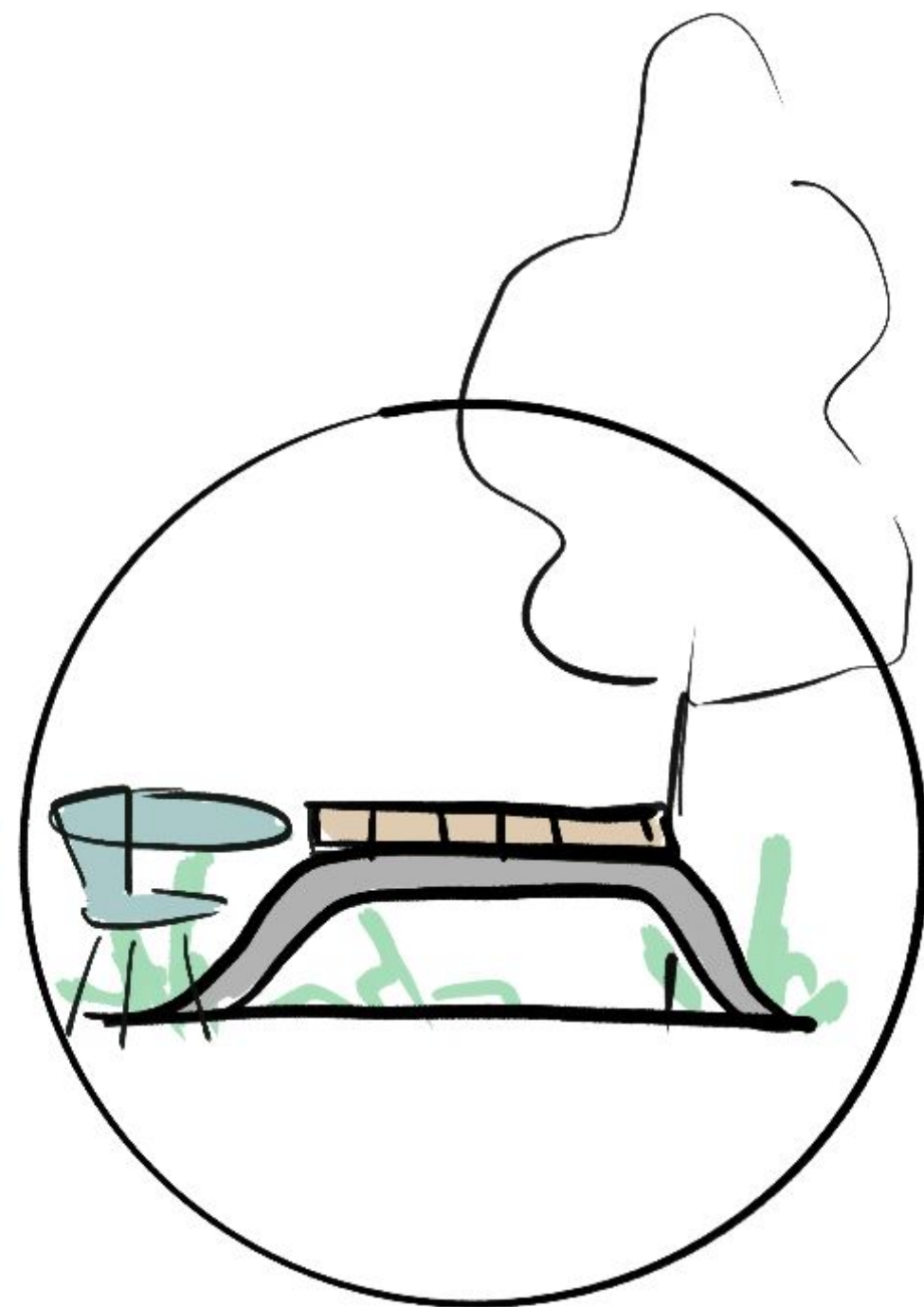
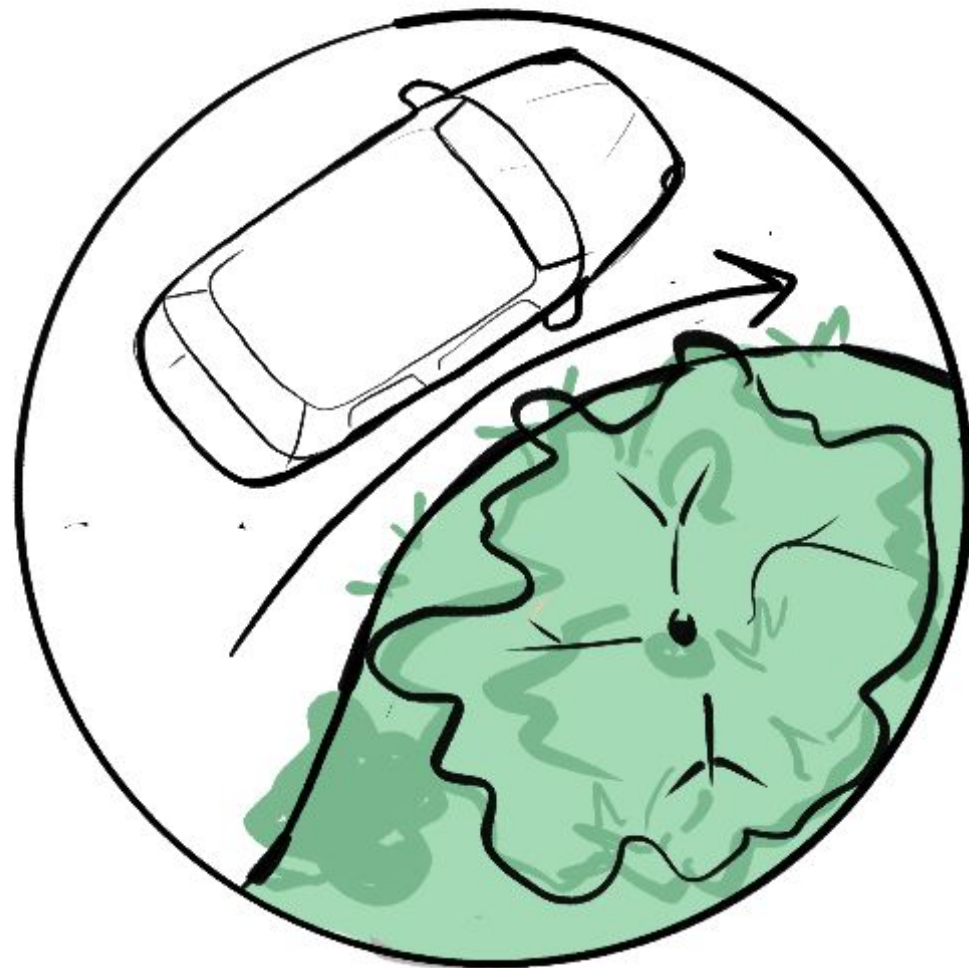
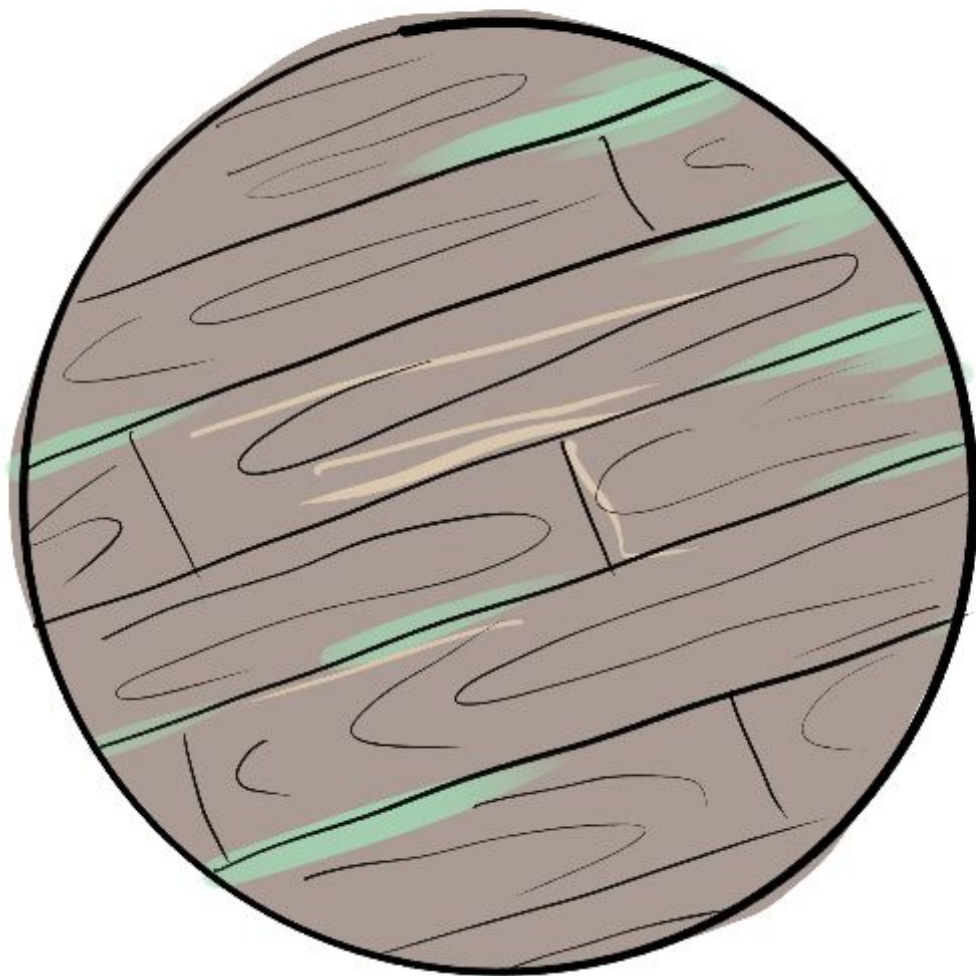
1430 Chapin



Site Plan



Project Elements



Detail View

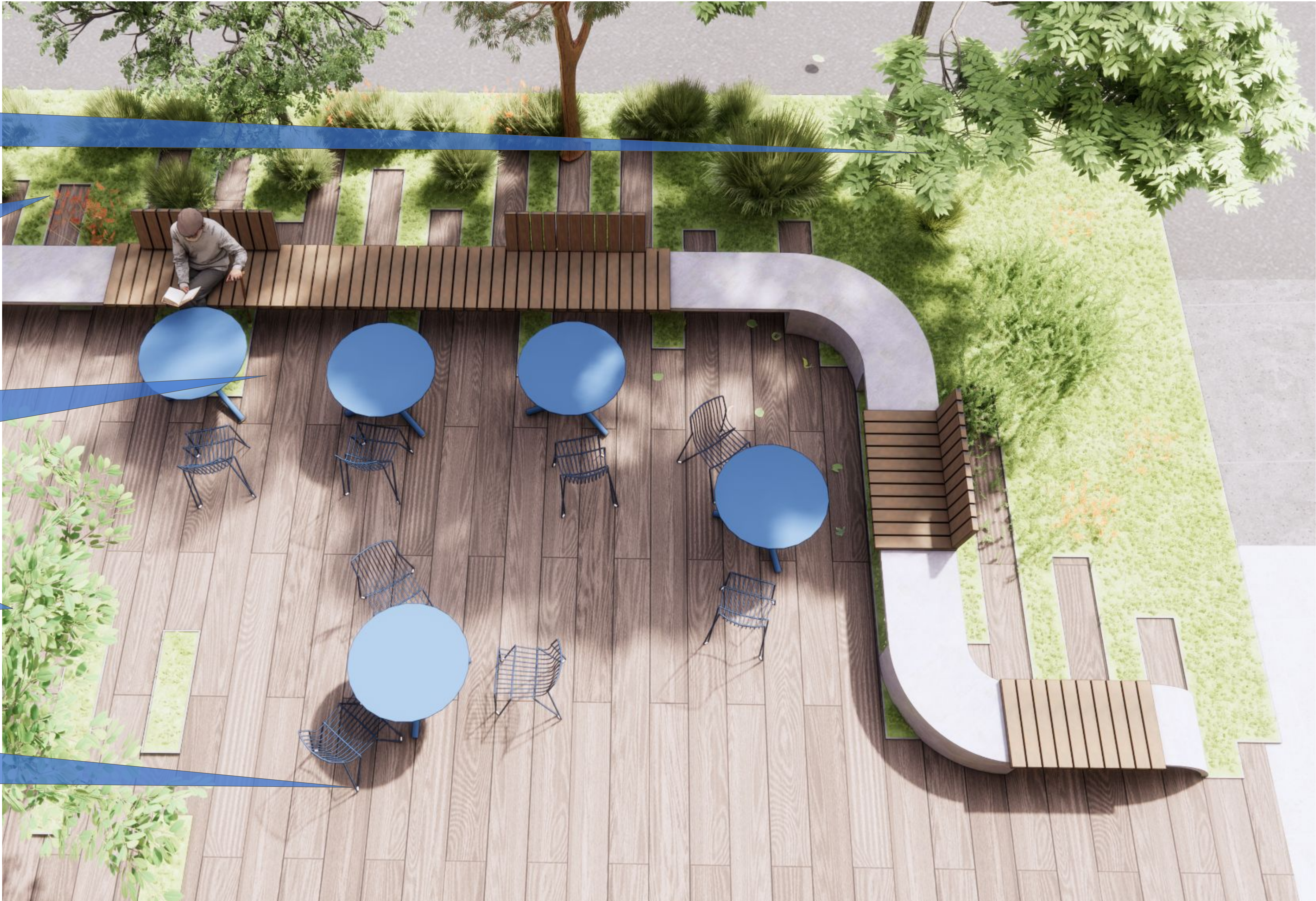
PROTECTED CORNERS

BLURRED EDGES

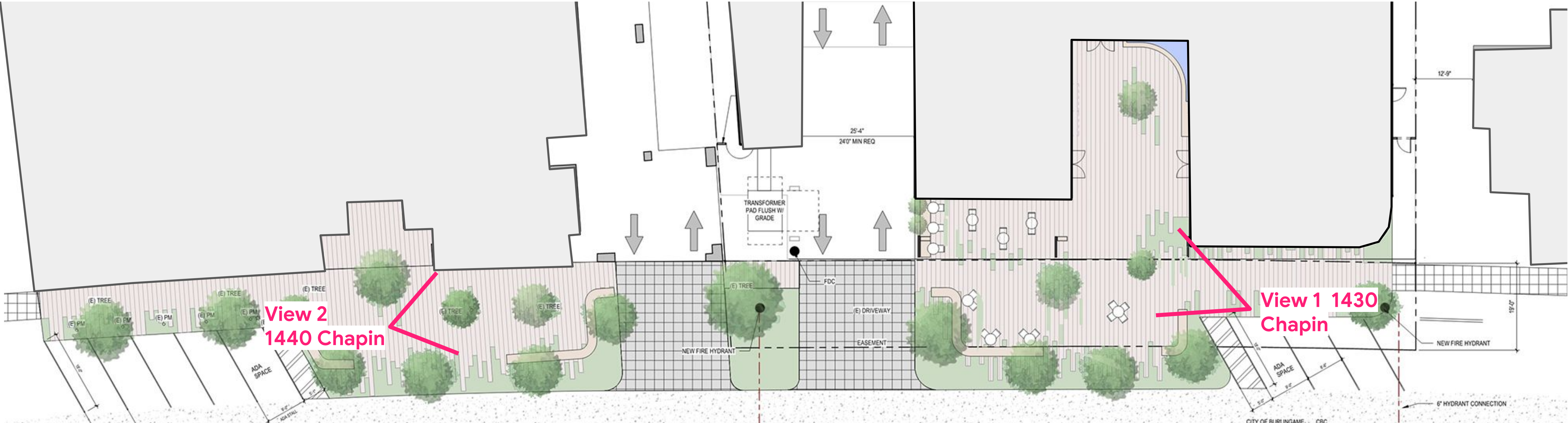
FURNISHINGS

NATURAL TREESCAPE
& PLANTINGS

DIRECTIONAL PAVING



Site Plan





View 1 1430 Chapin



View 2 1440 Chapin

7.0 Window Coverings

Comment:

Address how window coverings are considered and the sun shaded in some logical way that it does not detract from the timber.

Response:

In addition to the built-in shading strategies incorporated into the façade, the building will utilize roll-down shades to enhance energy efficiency and manage light spill. These shades will be deployed in a way that does not obstruct the visibility of the mass timber. A core design intent is for the timber structure to remain visible from both the streetscape and the interior, ensuring the building feels organic and provides an experience unlike traditional construction.

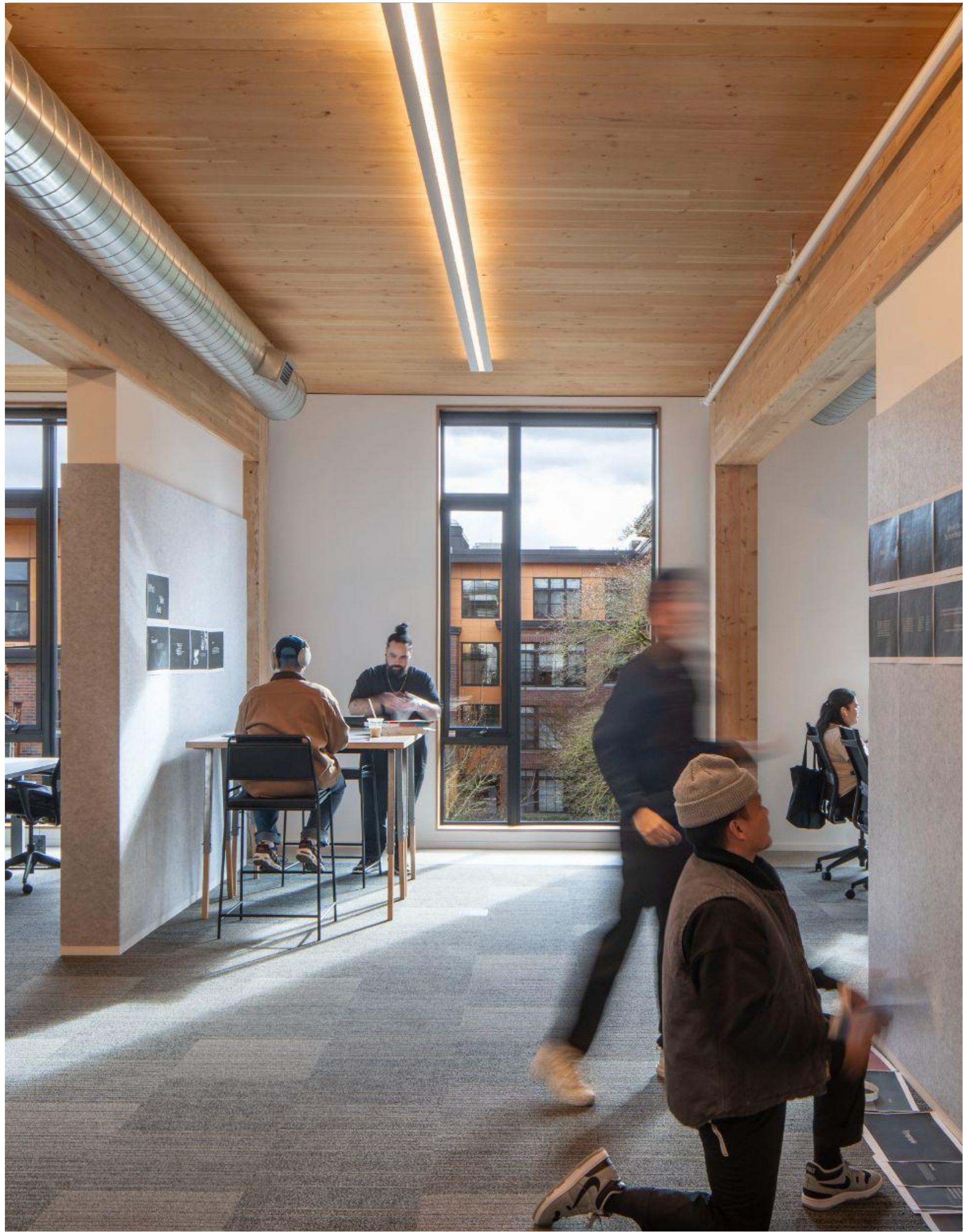
Response | Energy Efficiency, Light Pollution and Window Shades



Roller Shades
Example: Thesis (LEVER Achitecture)



Wood exposed between window shades
5% Roller shades, with transparency



Lights - Occupancy Sensors
Title 24 Compliance
Example: Thesis (LEVER Architecture)

10.0 Shadow Study

Comment:

Provide a more detailed shadow study to show existing conditions.

Response:

A detailed shadow study was prepared to illustrate the impacts of the proposed development on adjacent properties throughout the year. The analysis demonstrates that the project creates minimal shading effects on surrounding buildings and open spaces.

At all times and seasons, 1430 Chapin does not shade the neighboring building at 1440 Chapin or its rooftop solar panels. At certain times of the year and days, 1440 Chapin casts shadows onto the 1430 Chapin site.

From January through September, the proposed building does not materially shade the residential properties to the north along Ralston Avenue. During the winter months (as modeled in December, when daylight is shortest), the adjacent residences experience partial shading between approximately 9:00 a.m. and noon, with sunlight returning to the properties by mid-afternoon.

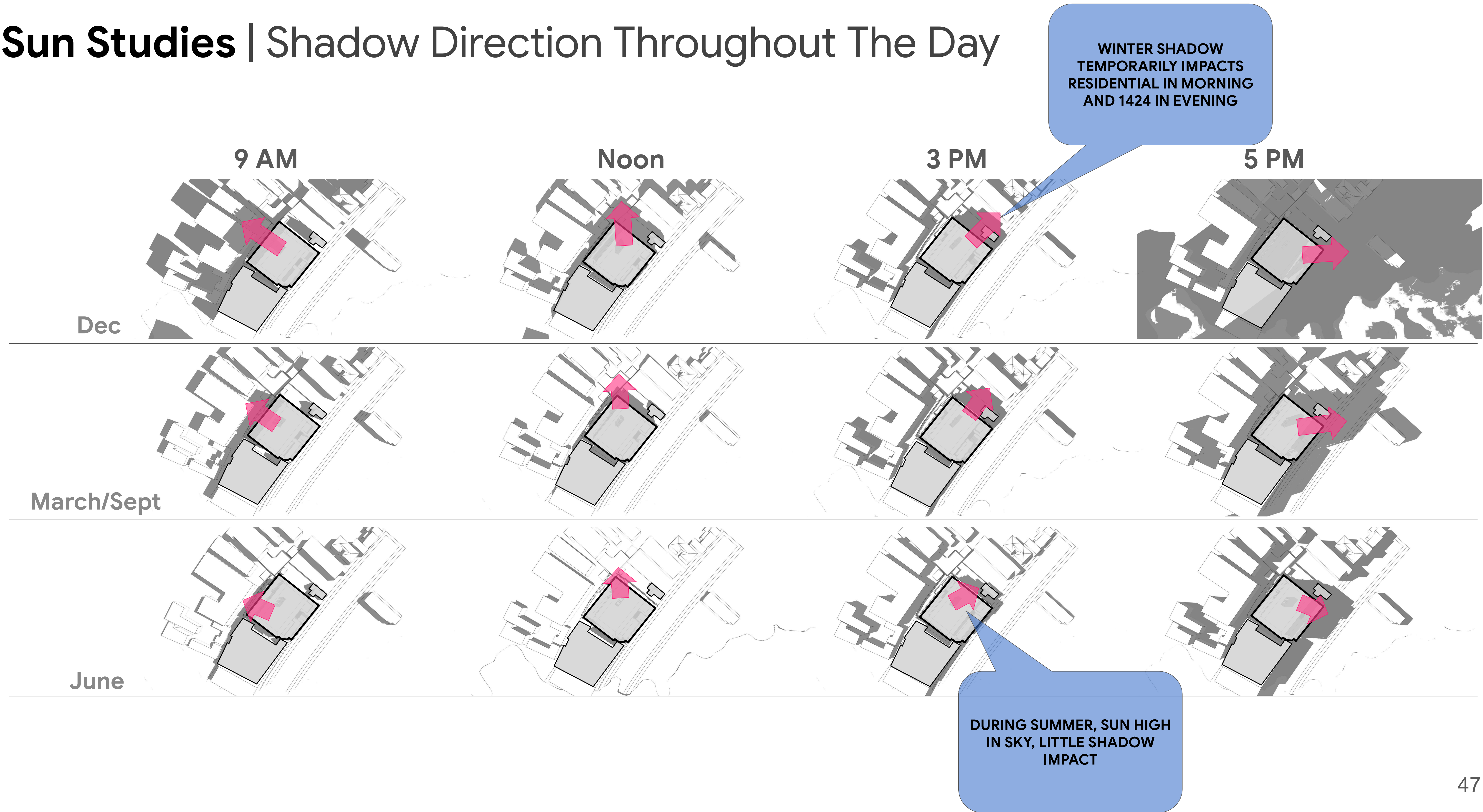
Response (cont.):

Similarly, the building to the east at 1424 Chapin Avenue experiences shadowing primarily during the fall and winter months between noon and sunset; shadow impacts are minimal during the summer season.

When comparing a 4-story, 55-foot-tall structure to the proposed 5-story, 75-foot-tall design, the taller building produces somewhat longer shadows, but the overall patterns and areas of impact remain consistent across seasons and times of day.

Overall, the building's design, massing, and implemented setbacks are effective at reducing the impact the building has on its neighbors.

Sun Studies | Shadow Direction Throughout The Day



Sun Studies | Shadows Throughout the Day and Year

9 AM

Noon

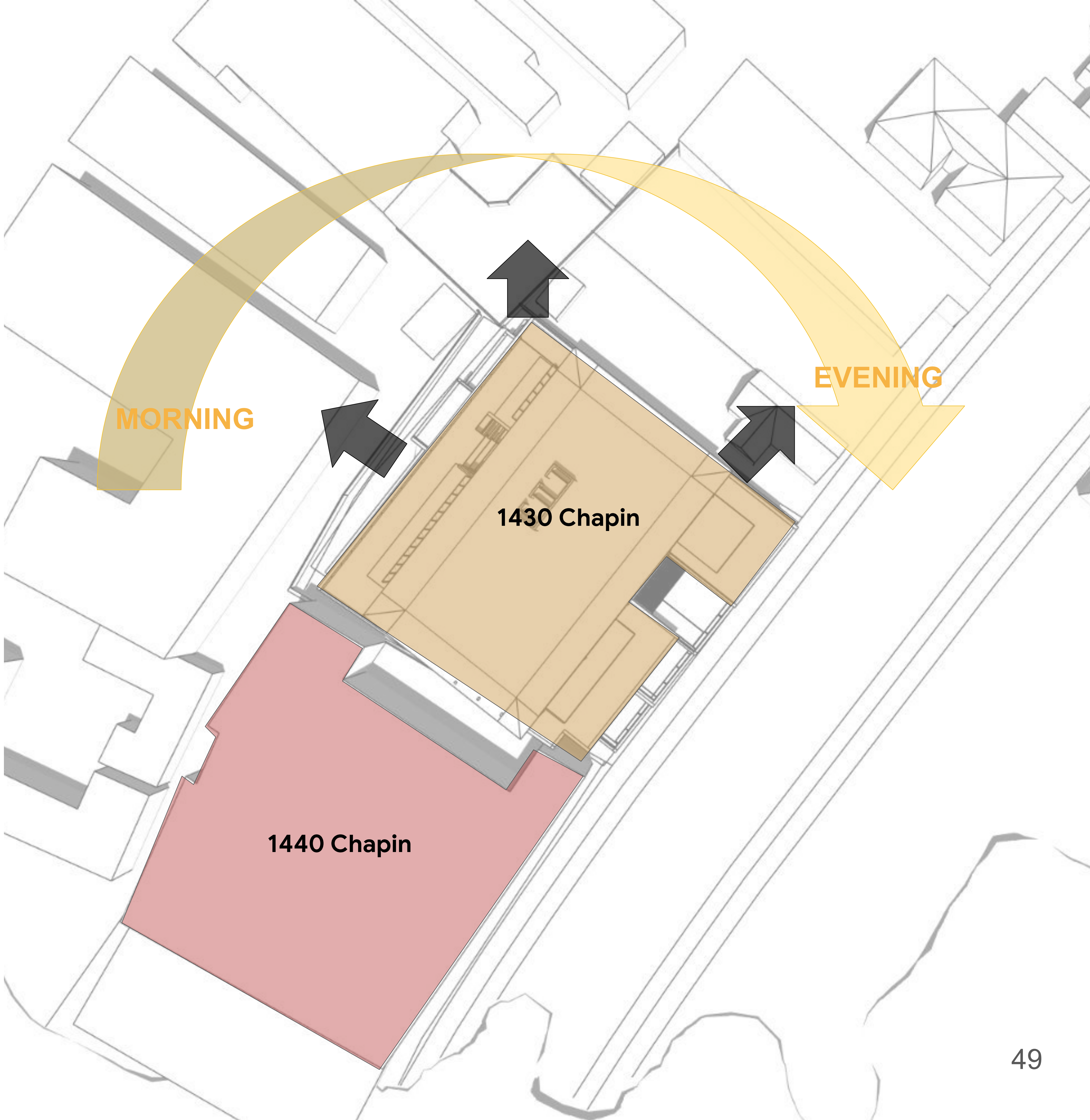
3 PM

Dec

March/Sept

Sun Studies | 1440 Chapin

No significant shadow impact on 1440 Chapin between 10am -2pm



Sun Studies | Shadow Comparison 4 (58 ft) vs 5 story (75 ft)

- 5 story
- 4 story

9 AM

Noon

3 PM

Dec 21

March/Sept 21

June 21

Sun Studies | Shadow Comparison 4 (58 ft) vs 5 story (75 ft)

5 story
4 story

9 AM

Noon

3 PM

Dec 21

March/Sept 21

June 21

Sun Studies | Shadow Comparison 4 (58 ft) vs 5 story (75 ft)

5 story
4 story

9 AM

Noon

3 PM

Dec 21

March/Sept 21

June 21

Additional Renderings | Updated Design Renderings

West View | Conceptual Rendering



Vision | Blurred Lines. Flexibility. Differentiated





1430 Chapin





Interior to Terraces

East Elevation



North Elevation

