

ABSTRACT

Title of Thesis: A CULINARY SCHOOL FOR SAN MATEO, CALIFORNIA

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The city of San Mateo is situated in the Peninsula Region of Northern California, in the county bearing the same name. Its downtown area, while being an old and important center for finance, real estate, professional services and medicine, is traditionally looked upon as a retail hub.

The unique ability of downtown to serve a variety of functions – commercial, residential, transportation and institutional – provides an opportunity to enhance downtown’s role as the city center. This thesis proposes a new anchor building that will assist downtown in fulfilling this role. The new institutional building marks the eastern threshold for arrival in the district. Its location along El Camino Real – the county’s main traffic corridor – will spark the creation of a new master plan that will include public and cultural facilities that help define and enhance downtown’s sense of place.

The proposed San Mateo Institute of Culinary Arts is a mixed-use development composed of institutional, commercial, hospitality and residential uses. The college complex is comprised of a professional culinary school, a series of food service and retail facilities, a small inn, and an apartment building housing local professionals. The new

complex would complement the surrounding context, while encouraging development that speaks of the imagery of a Downtown district.

A CULINARY SCHOOL IN SAN MATEO, CALIFORNIA

by

Maurice Andrew Diaz

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DEDICATION

This thesis is dedicated to my mother, an incredible culinary artist and source of inspiration.

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Introduction

In recent years, cities throughout America have experienced the problem of decaying economic, social, and physical conditions in their downtown communities. From the 1850's to the 1950's, town centers had generally flourished as the heart of diversified markets. In this role they served as economic centers, supporting residential communities, which, in turn, brought about cultural centers. The physical character of the traditional downtown accordingly developed in ways facilitating this mix of economic, residential, cultural and civic uses. In the last few decades, significant socio-economic changes have brought about physical and social deterioration in communities. Cities and towns today are now faced with the task of re-establishing the socio-economic mix of uses and physical infrastructure that would encourage a revived urban community.

The city of San Mateo, California originated in the 1850's as a stagecoach stop along the important road – El Camino Real – linking San Jose to San Francisco. Historically it has been the important commercial center in the Peninsula region of Northern California. Several key institutions were also located in the Downtown San Mateo, enhancing its imageability and civic pride. Socio-economic changes brought about an evolving functional makeup to the city, from farming to commercial uses. As the population increased, institutional facilities moved to other locations in the city, leaving office and retail facilities as the principle tenants of this once multi-faceted downtown.

This thesis will explore a new master plan for Downtown San Mateo specifically along the edge of the El Camino Real traffic corridor. The master plan will enhance the Downtown's role as city center, incorporating a new civic district with public and cultural

facilities. The centerpiece of this plan is a mixed-use facility that would serve as a model for future development in the district.

Institutions have traditionally been associated with the image of civic pride. In keeping with this tradition, the key component of the facility would be a professional degree-granting culinary school that would serve full-time students, as well as local culinary enthusiasts. In addition to reinforcing the civic character of the Downtown area, the institution would also include retail facilities that are an essential component of the educational component of the school. These would include several restaurants acting as outlets for student-prepared food. The restaurants, along with the bookstore and specialty cookware shop, all complement the existing retail core of Downtown. Lastly, a proposed multi-story apartment/inn would be included, its generated revenue helping to make the whole development more economically viable. Like many of the new apartment complexes in the area, the proposed residential component would cater to mostly young local professionals. The inn would serve visitors to the area, including those arriving from nearby San Francisco International Airport.

There are several architectural goals to be addressed in the design process. These goals include:

- responding to site conditions in relative scales, from that of the pedestrian user to that of the building in a larger urban context
- responding to architecturally and historically significant buildings in the immediate context
- enhancing Downtown's sense of place through the architectural character of the urban institution

- adapting respective architectural typologies in the institutional, retail, and residential components of the development
- constructing a variety of public and private spaces, the sum of which creates a building that is concurrent with the project's urban and programmatic goals

The proposed San Mateo Institute of Culinary Arts would serve as a cornerstone in the re-establishment of the Downtown district as the center of the city. This mixed-use development would herald the new civic character of the district, while enriching the existing physical environment of the historic retail core.



Fig. 1. B Street, San Mateo. One of the original main streets, B Street still commands plenty of activity. This scene is from the 1930's. (Source: Postel)

Chapter 1 - Downtowns: A Central Hub of Activity

A History of Downtown as a Marketplace

In the 18th, 19th, and early 20th centuries, “downtown” was the important center of economic and social life. It was the marketplace that invited people, from all walks of life, to produce and exchange goods and services. Moreover, it was a social center where people gathered. It served as the city’s civic and cultural center, a symbol of community identity.

Three fundamental characteristics were integral in making downtown a focus of economic and social life: its location at the crossroads of the regional transportation network, its diversity of land uses, and its concentration of activity in a compact area. Although socio-economic and technological forces have changed downtown’s physical form and functions, accessibility, diversity, and concentration are still fundamental to downtown’s potential for success as a market and as a place.

Changes in transportation, economics, and demographics have had dramatic impacts on downtown’s competitiveness as a market, its land use composition, its resident population, and its physical structure. After WWII, the mobility of city residents and businesses increased tremendously as automobile ownership expanded and highways were constructed. Suburbs flourished as outlying areas with lower land costs and fewer development constraints became more accessible; these factors greatly diminished downtown’s competitive advantage as a central place.

At first, the weakening of downtown as a *market* and a *place* was not widely realized. New suburban residential, industrial, and retail developments drew attention away from the city center. But, because of the physical separation of these developments,

their dependence upon private transportation, and their almost universal lack of pedestrian environment and focal points, the suburban developments were never able to replace the dynamic character that made downtown such a delightful place. Many have come to realize that without a vital core, something important is missing from the fabric of the community.

Rebirth of the Downtown Marketplace

Several economic factors have prompted new downtown development. The cost of new suburban housing has increased significantly, with many people looking to purchase older, lower-cost housing in or near downtown. Also, slower rates of economic growth in many regions and metropolitan areas have made municipalities realize that it is more cost-effective to reuse the existing capacity in older, already developed areas such as downtown. Lastly, successful mixed-use developments have demonstrated the justification for multiple-use programming and the importance of providing a quality pedestrian environment that integrates a variety of uses. If the scale of a mixed-use project is compatible with the existing downtown, it can be an appropriate development for revitalization.

Guidelines in Establishing the Downtown Market

The term “downtown market” embraces the fullest possible range of human transactions, from simple transactions of goods to services which provide people with a myriad of satisfying experiences. Thus, a generous mix of retail establishments, offices, cultural and entertainment facilities, institutions, and housing ensure a vibrant downtown

community. In shaping the functional composition of downtowns, several basic principles should be observed:

- **Promote the diversity of use.** In order to bring about a revitalized downtown economy, it is necessary to attract more people more frequently and encourage them to prolong their stay. A healthy variety of functions will invite consumers to come and to remain downtown. Moreover, these functions should be linked together.
- **Emphasize compactness.** Pedestrian activity in a healthy downtown implies that the city should be compact and walkable, with a tight physical structure and an efficient spatial arrangement. Existing gaps should be filled within the urban fabric. Also, major downtown anchors should not be too far apart or isolated from one another by surface parking.
- **Ensure a balance of activities.** “While downtown must have a critical mass of activity, over-concentration of any one use should be avoided.”¹ Also, it is imperative that downtown be active during all parts of the day.
- **Provide for accessibility.** A well-defined circulation pattern can ensure efficient vehicular access as well as a quality pedestrian environment, eliciting more visitors to Downtown.
- **Create functional linkages.** To create market synergy among downtown functions, people must be able to walk between activity centers. Convenient links should be direct, physically attractive, and edged by interesting activity. These pedestrian connections should link the downtown’s major anchors and should

¹ Paumier, pg. 26.

connect the core area with adjacent neighborhoods. They should form an integrated network defined by distinctive streetscape treatments, open spaces, and active street-level uses.



Fig. 2. A street in Redmond, WA. The retail stores in Redmond Town Center draw on a substantial on-site office population as well as local residents and destination shoppers who are attracted to the activity generated by the concentration of amenities and the pedestrian-oriented environment. (Source: Schwanke)

Downtown's Imageability and Placeness

To create a successful downtown, improving its imageability should also be a priority. The form, appearance, and arrangement of the diverse elements that make up the urban environment must be orchestrated to create a sense of overall organization, a pleasing visual image, a sense of vitality, and a convenient setting for human activity. Downtown can be designed to encourage pedestrian movement, to provide for special activities, and to promote social interaction. If these objectives are pursued, downtown can become a more successful place for people and a more attractive focus for new development and renovation.

According to Charles Paumier of the Urban Land Institute, a few general principles for creating an appealing environment in downtown are as follows:

“1) Create an Organizing Structure. An intelligible development structure comprised of streets, open spaces, and buildings should help people locate and identify downtown’s uses and activities.

2) Foster a Distinctive Identity. A vivid, recognizable image can distinguish downtown as a place and imbue that place with personal and communal meaning. If that distinctive identity has a positive appeal for people, it will be a marketing asset for all downtown uses. Elements which can enrich downtown’s identity include historic buildings, geographical features, visual landmarks, streetscapes, and public spaces.

3) Ensure Visual and Functional Continuity. A unifying visual matrix is needed to allow the viewer to scan the urban scene, rapidly understand the whole, and pick out particular details of interest. If a strong organizing structure is created by a regular street pattern, uniform block sizes, well-located open spaces, and consistent relationships between buildings and the street, visual continuity will be more easily achieved.”²

In conclusion, downtown revitalization can have positive effects on the rest of the city. Downtown becomes its best advertisement and its open door to new development, new business, and new ideas. The visitor senses the pulse and health of the city through its downtown. As its people are drawn downtown, so are tourists, shoppers, and people seeking entertainment, variety, and the enjoyment of a busy, attractive, diverse, and comfortable place.

² Paumier, pg. 53

Chapter 2 - An Overview of Mixed-Use Development

Throughout the history of urban development the mixing of differing land uses – be it residential, shopping, employment, entertainment, lodging, civic, cultural – in one distinct area has been an integral component of settlements ranging from small towns to large metropolitan areas. The notion of mixed-use urban centers has dated far back in history throughout the world – from the villages and cities of ancient Greece and China, to the compact towns of medieval Europe, to the rich ensemble of uses and buildings that have evolved over time in metropolitan enclaves such as London, Paris, Cairo, Tokyo, and Beijing.

During the mid-Twentieth century, several trends emerged which hindered this pattern of mixing uses closely in urban areas. Mobility and transportation have led to much more horizontal, low-density, and dispersed patterns of land use and development. Growing affluence, especially in North America and Europe, has allowed a growing number of households to live in large single-family homes on large lots, further encouraging horizontal land use patterns. Lastly, zoning laws which intended to create order through control and separation of land uses, essentially made it illegal to mix uses in newly developing areas.

The results of these forces are still being felt today. The idea of separating city functions prevails in many newly developing cities in the world. The dominant image of housing is still the single-family subdivision. Retail space is associated with large regional shopping centers or strip retail space along major thoroughfares. And although a dominant image of office space is still the downtown high rise, the reality is that most

office space in the United States and throughout the world is now found in sprawling, low-density suburban office parks, districts, and corridors.

Despite the trends leading away from mixed-use development throughout much of the 20th century, countervailing influences have now brought mixed-use development and urban place-making concepts back to the forefront of development trends around the world. The art of creating or enhancing viable and attractive mixed-use environments in cities and suburbs is flourishing and is being energized from many directions. Mixed-use development has been implemented in master-planned communities to enhance a sense of place for their communities. Also, suburban planners and officials encourage mixed-use town center development as a way to create identity and attractive pedestrian environments for their communities.

The modern concept of mixed-use development that is being implemented today, however, is quite different from the historical models, largely because it incorporates many modern building forms – office buildings, hotels, apartment buildings, shopping and entertainment centers, parking structures, etc. Modern mixed-use developments are often characterized by the dramatic design, size, impact, and sense of place that is created – including significant public spaces and amenities – making them the subject of broad attention even when they are developed as small-scale projects.

Perhaps most distinctively, unlike most mixed-use environments of the past that evolved over time and involved many builders, modern mixed-use projects are usually developed over a relatively short period of time by one master developer under one master plan. For better or worse, they are very much designed and planned environments, presenting a fundamental challenge for developers and planners: how to plan urban

buildings and environments that are not contrived, that feel authentic and “real.” Mixed-use development is complex and does not lend itself to the formulaic approach of many single-use projects. Each project and situation is different, and the development concept and outcome vary dramatically, depending on the particular site. Uses must be marketable in their own right, phased at the right time, and work together synergistically to create a whole that is greater than the sum of its parts.

What is Mixed-Use Development?

Mixed-use developments are characterized by the following factors:

- 1) Three or more significant revenue-producing uses (such as retail/entertainment, office, residential, hotel, and/or civic/cultural/recreation) that well-planned projects are mutually supporting. The three or more uses should be significant and should attract a significant market in their own right. In most mixed-use projects, the primary uses are usually income producing, such as retail, office, residential, and/or hotel facilities. The important factor is that they be significant uses that draw their own clientele to the project;
- 2) Significant physical and functional integration of project components including uninterrupted pedestrian connections. “Pedestrian circulation and orientation are critical elements in planning, because without them the project will not achieve the desired synergies and sense of place that are the hallmarks of good mixed-use developments.”³

Physical and Structural Types and Configurations

The physical configuration of mixed-use developments generally can be grouped into three broad categories: mixed-use towers, integrated multi-tower structures, and mixed-

³ Schwanke, pg. 5.

use town centers/urban villages/districts. These types also represent three concepts on a continuum, with mixed-use towers generally the highest density and town centers/urban villages the lowest. All three examples involve well-choreographed connections between the various programmatic functions.

Factors Favoring Mixed-Use Development

The factors that have led to the emergence of blossoming of these new mixed-use developments over the past several decades encompass numerous trends. The thinking of influential urban planners and writers who have questioned and challenged single-use zoning increasingly has affected the policy and practice of planning and development. Jane Jacobs, author of the landmark *Life and Death of Great American Cities* published in 1961, was among the early leaders in this effort and has been instrumental in championing urbanity, pedestrian streets, a mix of old and new, and a mix of uses as the means for creating vibrant, interesting, and safe urban environments. Other influential authors, such as Lewis Mumford (*The City in History*) and Victor Gruen (*Centers for the Urban Environment*), also wrote persuasively during the 1960's about mixed-use environments and the diversity of true urban environments.

The smart growth movement, which seeks a balance of economy, community, and environment to create more livable communities while reducing sprawl, has grown tremendously since it first appeared in 1997. The development of higher-density mixed-use neighborhoods and commercial centers is one of the favored strategies for implementing smart growth. Proponents of mixed-use development view smart growth as a means of creating more attractive and functional urban environments. "Smart growth

has become increasingly popular among public officials, designers, and developers alike, affording opportunities for mixed-use development in a variety of locations”⁴

The growing social and political demand for real places in the placeless suburbs has also spurred mixed-use developments. Many suburbs have little or no sense of community or sense of place, in part because they have no town centers or central civic place for people to gather in or identify with. Local jurisdictions increasingly favor mixed-use town centers and urban villages as a means to counter this problem. Mixed-use projects have often come to be necessary focal points, areas of urbanity in the midst of a sprawling undefined suburbia.

New urbanist and smart growth design and development concepts have championed mixed-use town centers and urban villages that are pedestrian oriented and include a wide mix of uses. Prominent practitioners of the new urbanism such as Andres Duany, Elizabeth Plater-Zyberk, and Peter Calthorpe increasingly have affected development, zoning, and regulations in local jurisdictions across the United States and internationally.

Main street retailing and urban entertainment centers thrive on dense surrounding locations, strong pedestrian environments, and a mix of uses. Urban entertainment centers in particular have become major forces on the development scene, and they can become important cornerstones for a mixed-use project.

Interest is growing in pedestrian-friendly communities, in-town and urban housing, and urban lifestyles. Demographic changes have and will continue to see a growth in affluent childless households that frequently favor more urban lifestyles and urban housing – in both cities and suburbs – that fit well with mixed-use concepts.

⁴ Schwanke, pg. 27.

Problems and Opportunities in Mixed-Use Development

Mixed-use development has and will benefit from these trends, and the field holds promising opportunities. But before mixed-use development can achieve its high potential for success and make a positive contribution to the urban environment, numerous problems must be recognized and overcome. The design of mixed-use projects, because of their typical size, diversity, and density, requires much more skillful urban design talent if these developments are to avoid becoming monolithic, or unwelcome additions to the urban fabric. Some mixed-use projects of the past have been criticized for disorienting their visitors, destroying the existing fabric, creating islands and fortresses, and replicating suburban sprawl in downtown areas. These projects and pitfalls can be overcome, however, and mixed-use projects do offer opportunities for better urban environments that are satisfying and relevant to human needs.

Professor Gary Bowden adds “Another factor is the increasingly specialized real estate developer. Today, with notable exceptions, a developer’s single expertise may be in the development of single-use developments after decades of single use zoning practices. To achieve a mixed-use development may mean creating partnerships or otherwise understanding major constructability and economic challenges, including issues involving disassembling or finding exit strategies from failing components of mixed-use developments.”⁵

⁵ Gary Bowden, thesis critic. Quoted from a draft edit.

Chapter 3 - The Institution as a Catalyst for Urban Activity

Cultural and educational institutions can to an extent fulfill the need for an economic as well as a visual anchor in the downtown core. As one of a variety of downtown events offering a unique urban attraction, institutions such as specialized museums or schools can clearly contribute to the mix of uses that, together with complementary developments, make for a vibrant downtown character. “The type and purpose of any entity seeking to serve as a catalyst for street activity clearly must be compatible with public interaction. This requirement need not imply a traditional “public-access” institution, however, but only one which can accommodate an interactive public element in a way that is complementary with its primary institutional function.”⁶

Opportunities for multiple land uses within an overall institutional framework hold a unique potential for encouraging downtown vitality. Although developments like the National Press club take a step toward this ideal, institutions in which multi-use activities form an integral part of the institutional program hold the highest potential. Because of the intimate connection of uses (cultural and retail, cultural and civic, etc.), entities of this sort allow maximum street interaction at the scale of the pedestrian with minimal sacrifices to its institutional image. Cultural institutions in particular benefit from this arrangement, where retail or civic components offer the advantages enjoyed by larger public cultural institutions (public museums, etc.) with the more generous street accessibility of a smaller urban institution. From the urban design point of view, such a scenario holds greater potential for successfully adding an institutional element to a downtown marketplace without sacrificing the high degree of street activity associated

⁶ Edwards, pg. 15.

with a retail hub. In this way additional imageability and sense of “place” are provided to the urban core without creating breaks in the commercial continuity of the street edge.

Moreover, multiple-use developments have a greater potential for after-hours activity than conventional institutional uses. By encouraging activity both within the complex and in surrounding complementary uses in the downtown core, a mixed-use institutional development creates an impact in the surrounding area greater than the sum of any of its constituent elements.

Whether a smaller, more conventional institutional entity or a more complex development as described above, urban institutions clearly hold the potential for contributing to a vibrant downtown community. As alluded to earlier, however, the success of downtown institutions attempting to fill this role rests largely on their attributed toward public interaction, and specifically whether this attitude is compatible with street activity. Establishing a sense of place within an institutional framework that is also an attractive destination for downtown users and residents adds a unique land use to the urban grid, setting the stage for the kind of activity characteristic of a dynamic urban marketplace. An institution with the proper combination of public use, architectural sensibility, and imageable identity can serve as a positive player in a diverse downtown community.



Fig. 3 Centre Pompidou. One of the most spectacular examples of an urban institution, the Center Pompidou is also a downtown anchor that is highly accessible. (Source: www.koffte.org)

Chapter 4 - A History of Cooking



Fig. 4 A Medieval Hearth. (Source: Stevens)

“Good food, pure and wholesome, should be not just a privilege for the few, but a right for everyone. Good food nourishes not just the body, but the entire community.” (Alice Waters for the Chefs’ Coalition, in a letter to President-elect Clinton)⁷

Cooks have produced food in quantity for as long as people have eaten together. For millennia, chefs have catered to the often elaborated dining needs of the wealthy and

⁷ Dornenburg, pg. 19.

powerful, whether they be Asian, Native American, European or African. And for centuries, vendors in China, Europe and elsewhere have sold to the public foods that they prepared themselves or bought from others. “Food acts as a cultural ambassador of sorts, connecting us to the land, the seasons, the traditions, the livelihoods, the lifestyles, the art and history of civilization.”⁸

Today’s cook has a rich and impressive lineage dating back thousands of years. From the Fifth Century onward, chefs have played an important role in society. Lavish banquets held by ancient Greeks and Romans societies were later emulated by the European royalty of the Middle Ages. Also during this time, guilds were formed, with chefs beginning their long tradition of community. Overseas trade brought new foodstuffs – most notably salt and spices – to the tables of aristocracy. The feasts were prepared by palace chefs and their assistants. As the aristocracy became out of favor in society, chefs previously employed by nobility gradually opened their own restaurants and enabled the middle class to enjoy haute cuisine.

In America, the upper levels of society emulated the culinary behavior of European aristocrats. Thomas Jefferson, a gourmand and wine connoisseur, employed the first French White House chef. As European immigrants continued to arrive to the colonies, they also brought with them their own culinary traditions.

In the late nineteenth century culinary schools opened in large cities like Philadelphia (1878) and Fannie Farmer’s Boston Cooking School (1896) to train chefs as the number of formal restaurants had increased. Also, many Americans who had traveled abroad to Europe were eager patrons of fine French dining, and longed to experience it locally.

⁸ Maybach, pg. xiii.

Haute cuisine became accessible to the American general public during the mid twentieth century. During the beginning of the rise of the television era, James Beard, one of the most esteemed and respected food writers in America and considered the “dean” of American cooking, is tapped for his own cooking show on television. Julia Child’s presence on TV, with her widely watched series *The French Chef*, exposed Americans to her more simplified version of French cuisine.

The American restaurant scene was forever changed in 1971 when Alice Waters opened her Berkeley, CA restaurant *Chez Panisse*, which emphasized seasonality and freshness in ingredients, inspiring countless American chefs to follow suit. This decade also saw American cooking starting to come into its own, as American chefs and customers rediscovered pride in the cuisine and ingredients of their own country and its regions. During the last twenty five years culinary trends have followed a growing interest both in healthier food and in melding the cuisines of multiple cultures.

Chapter 5 – Site Analysis

Historical Characteristics of Site & Context

The city of San Mateo is located in the heart of the Peninsula Region of Northern California. The development of the city began in earnest with the establishment of a stagecoach stop along the Old County Road (to be later called El Camino Real Street, or State Route 82) in the 1850s. The center of city activity shifted to the area along Third Avenue and B Street with the arrival of the railroad station in the 1860s. The city was incorporated on September 4, 1894; in the next twenty years it had established itself as a regional center, building the county's first local hospital, as well as several banks and a college located downtown (San Mateo College).⁹

The 1920's saw the development of Third Avenue, linking the traditional downtown with El Camino Real. Here, San Franciscan investors created a distinctive commercial street, including the prominent Ben Franklin Hotel, a theater, and upscale stores and offices. Many existing structures which are remnants of this commercial corridor now make up the Downtown Historic District.

San Mateo remained a relatively small community with a very rural character until the significant growth and development in the 1940's. By then the population had reached 70,000 and the economic base had shifted from farming to office and retail sectors. Significant concentrations of these uses were located in the Downtown area, Hillsdale Mall (the county's largest shopping center), and along El Camino Real. During the 1970s and 1980s population growth slowed, while retail and office space increased significantly. Retail and office uses are now largely concentrated in the three aforementioned areas, while the rest of the city is made up primarily of residential areas.

⁹ Downtown Specific Plan, pg. 5-1

Figures from 1993 suggest that “an estimated 8,800 people are employed downtown, while also being home to 4,000 residents”¹⁰

Overall, Downtown retail activity is healthy. Downtown San Mateo offers substantial attractions to business and consumers and has not suffered the decline of many older downtowns in cities of similar size throughout the country. Market and development opportunities are present to ensure its future.

¹⁰ Downtown Specific Plan, pg. 3-1

Physical Characteristics of Site & Context

“This is the city that made the county what it is today. Although Redwood City is older and the county seat, San Mateo plays a more central role: it’s larger and located in the center of the county...”¹¹

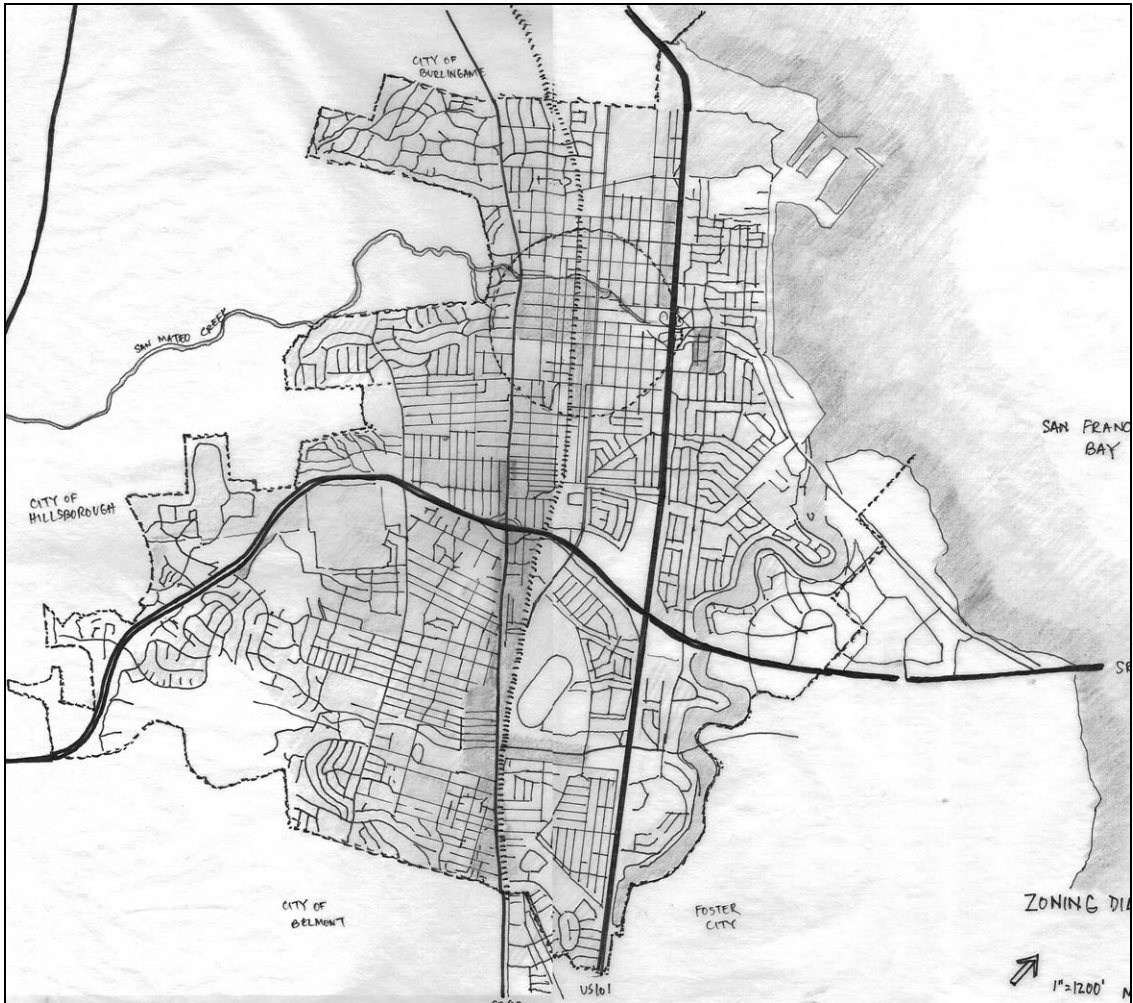
The city of San Mateo is located in the heart of the Peninsula Region of Northern California. It lies centrally in San Mateo County, which is set between two dominant physical features: San Francisco Bay to the east and the ridge of hills along its western border. San Mateo City has developed between these two features following early transportation corridors. Major cities which are linked to San Mateo via major highways are San Francisco to the north, Palo Alto and San Jose to the South, and Oakland and Berkeley to the northeast.



Fig. 5 Map of California’s Bay Area. The city of San Mateo is located in the Peninsula Region. (Source: www.mapquest.com)

¹¹ Foster, pg. 60.

There are three main traffic thoroughfares which run through the city of San Mateo: El Camino Real St. (State Route 82) is the main traffic spine running through the county; US Highway 101 and the Caltrain Regional train system both run parallel to the east of El Camino Real St. All three act as important physical edges in Downtown San Mateo.



Scale: 1"=2400'

Fig.6 Map of San Mateo. The circle marks the downtown district. The two major thoroughfares running within it are El Camino Real Street/ State Route 82 (the lighter vertical line) and Bayshore Highway/US 101 (the darker vertical line). (Source: Author's files)

The Downtown district comprises about 70 blocks, and is divided into seven sub-areas: the Downtown Retail Core, West El Camino, North B/Tilton Avenue, Gateway, Central Park, and South Claremont. The topography of the whole downtown area is generally flat, allowing for plenty of pedestrian traffic between different sub-areas and their respective zoning distinctions (multi-family, retail, office, etc.). There is also a small creek, San Mateo Creek, located five blocks north of the site. Extensive development along the creek has adhered to city-regulated setbacks.

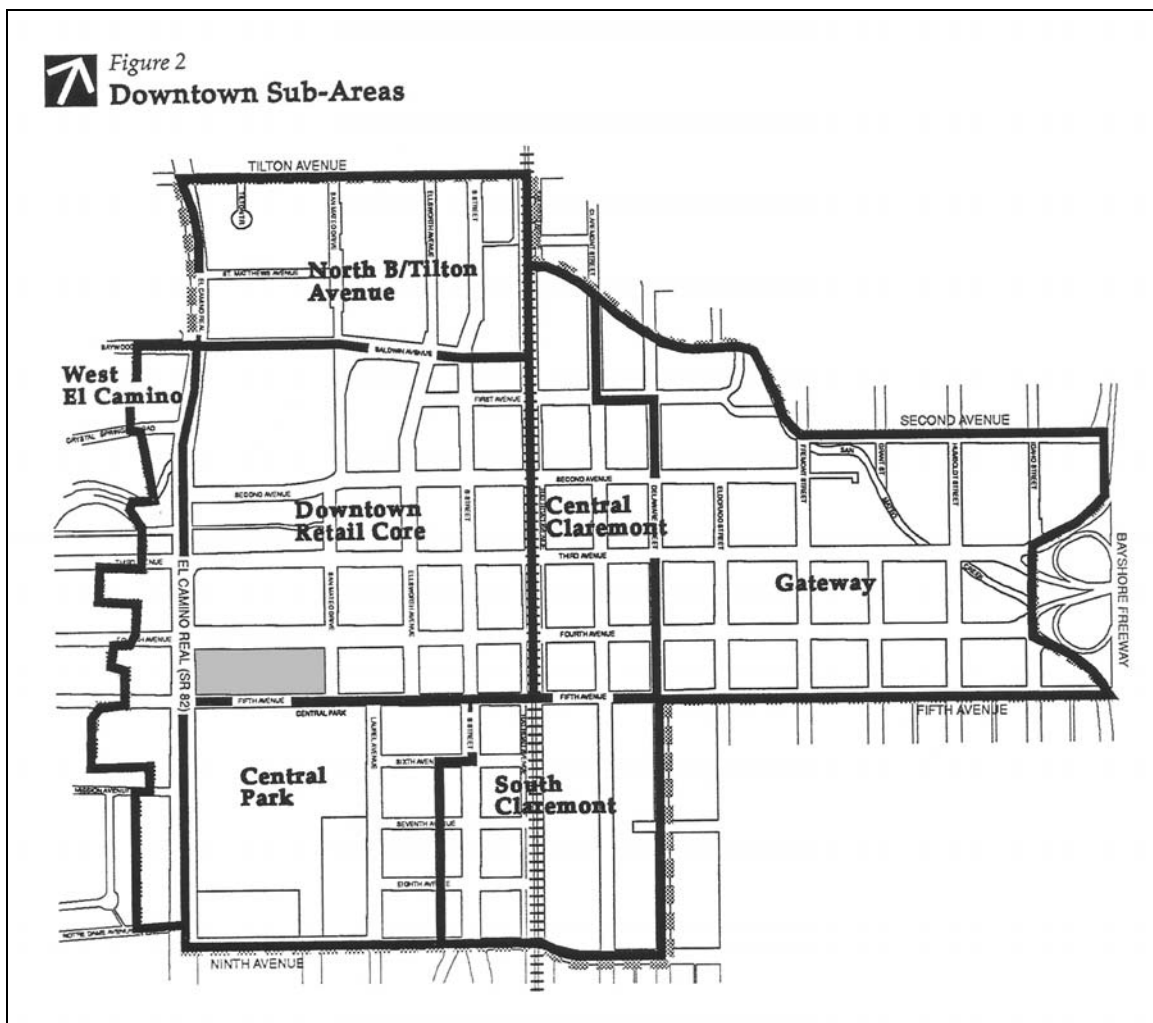


Fig. 7 Map of Downtown San Mateo. Of the seven sub-areas shown, the areas of interest for this thesis project are the Downtown Retail Core, West El Camino, and Central Park. Also shown are the three main thoroughfares running parallel in the N/S direction: El Camino Real St. (SR 82), the Caltran Regional Train System (the hatched line marking the railroad tracks), and US Highway 101 (on the western edge of downtown). The gray block is the proposed site. (Source: San Mateo Downtown Specific Plan)

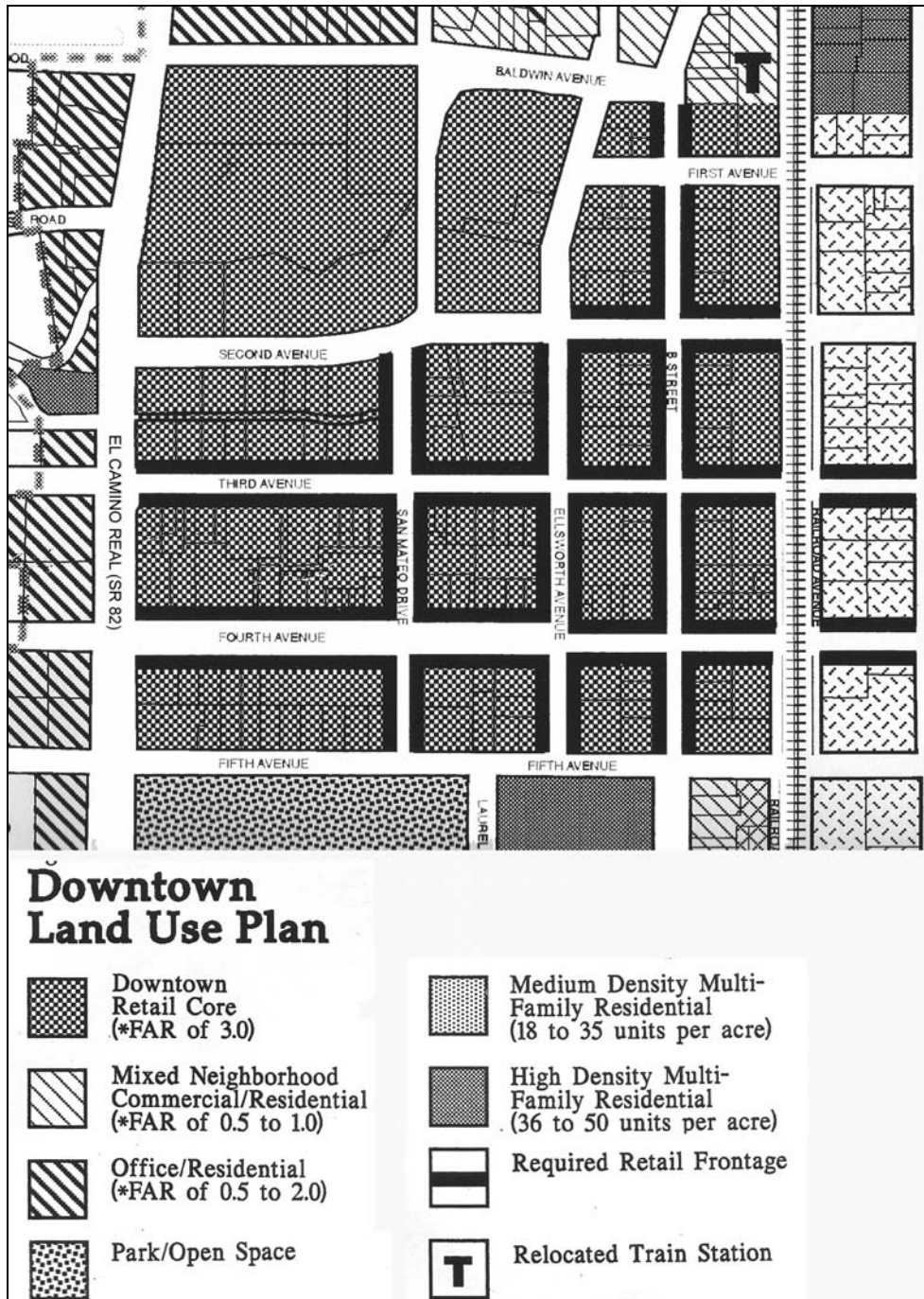


Fig.8 Downtown Land Use Plan

Buildings within the downtown retail core consist of retail, office, and commercial buildings. The five block strip along El Camino Real Street, west of downtown, is comprised primarily of mid-rise office buildings. One other item of note is the requirement of retail frontage occurring throughout the majority of the downtown core. (Source: Downtown Specific Plan)

The popular Central Park just south of the site provides a variety of recreational facilities, including tennis courts, a baseball field, a Japanese water garden and community center, and a children’s playground. The mild climate is conducive to the many outdoor park activities occurring regularly.



Fig. 9 Central Park (Source: Author’s Files)

Important Buildings within the Downtown Core

1) Downtown’s Historic District

“The downtown is of particular importance with respect to historic resources. The areas along Third Avenue and B Street contain the largest concentration of historical structures within the downtown. This sense of history within the downtown adds to its unique sense of place. However, there is the need to balance historic preservation with the need for new development.”¹²

The City’s Downtown area is of particular importance and interest with respect to historic structures. Many structures remain which reflect the early development of San Mateo as a city. In 1988, the City Council commissioned a survey of historic buildings which indicated that the area along Third Avenue and B Street retained a high degree of historic

¹² Downtown Specific Plan, pg. 2-5.

integrity. A historic district and appropriate building regulations were then established to preserve and retain the historic and architectural character of structures within the area.

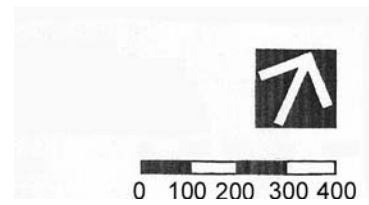
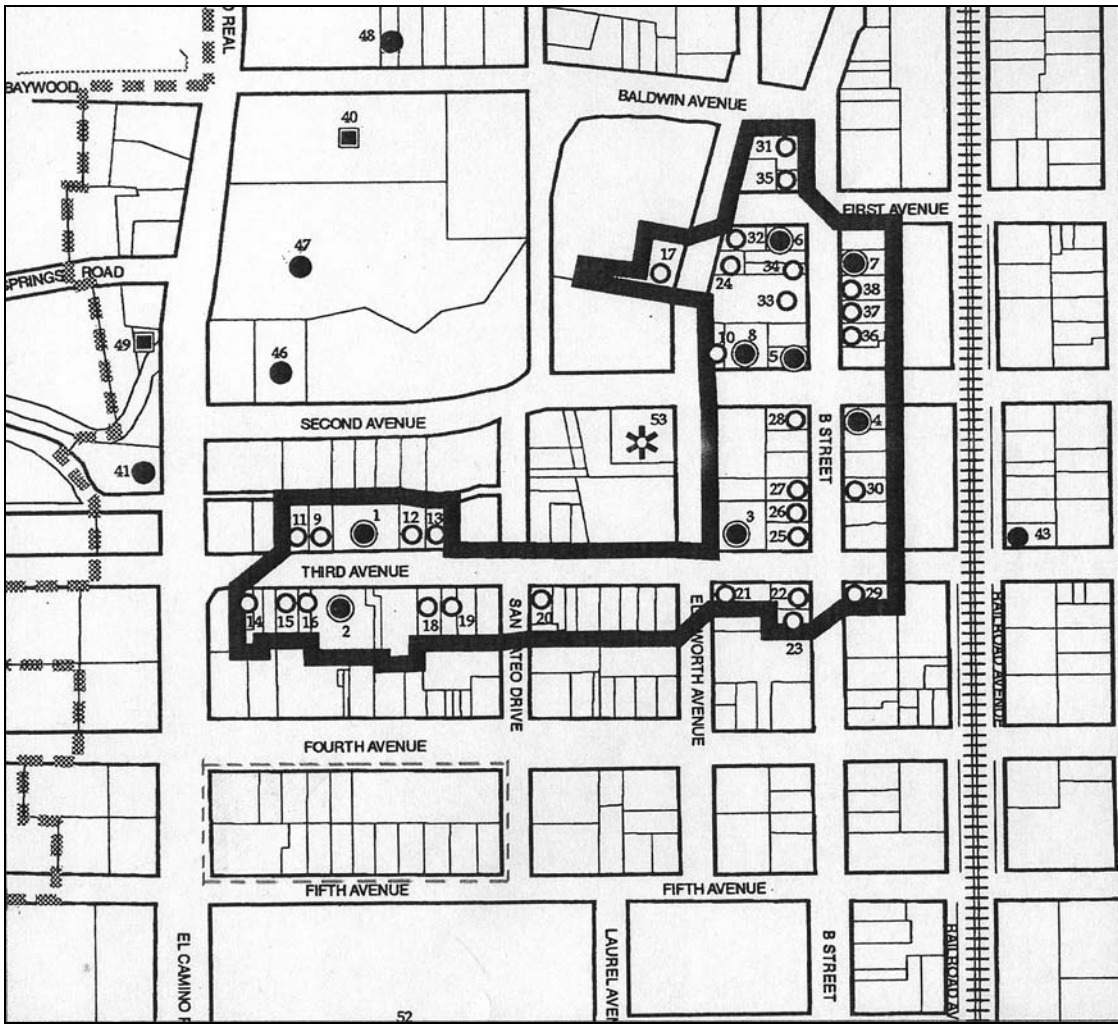


Fig. 10 Map of Downtown Historic Preservation Plan. The line of demarcation envelopes Downtown’s Historic District. The 1989 survey established a list of buildings which would be preserved in order to retain the historic and architectural character of Downtown. The Old Post Office (#53, located at the corner of Second Avenue and Ellsworth), is currently listed on the National Register of Historic Places. Buildings that are marked by a shaded circle have been determined to be eligible for individual listing on the National Register. These include the 51 East Third Avenue (#1), Ben Franklin Hotel (#2), 201 S. B Street (#4) and

231 Second Avenue (#5). Buildings marked by a clear circle were deemed eligible as a contributor to the district; they derive their significance as part of a group or district of structures. Other important historic buildings are the railroad station (#43) and Mills Hospital (#47). (Source: Downtown Specific Plan)

Many of the historic buildings are located along the Third Avenue and B. Street corridors – San Mateo’s original main streets.



Fig. 11 The Ben Franklin Hotel at 36 Third Ave.
(Source: www.ci.sanmateo.ca.us)



Fig. 12 51 Third Avenue, located across the street from the Ben Franklin Hotel, currently houses a popular antique store. (Source: Author’s Files)



Fig.13 201 S. B Street This adaptive reuse building is currently used as a popular restaurant/nightclub. (Source: Author's Files)



Fig. 14 231 Second Avenue. This building, located at the opposite corner from 201 B Street, is currently occupied by a posh billiard hall. (Source:www.ci.sanmateo.ca.us)

2) Post Office (210 South Ellsworth) – This building, dating from 1935, is listed on the National Register of Historic Places.



Fig. 15 210 South Ellsworth (Post Office) (Source: www.ci.sanmateo.ca.us)

3) Mills Hospital – Now called Mills-Peninsula Medical Center, this building provides a whole range of medical services for Downtown and the city as a whole. It has been an important institutional building in the region since it opened in 1908. It faces San Mateo Drive, on the corner block at Second Avenue. West of the main hospital building, along El Camino Real, is the Dorothy E. Schneider Cancer Center. One of the most modern buildings in the whole downtown area, it offers state-of-the-art cancer treatment in a warm, calming environment.



Fig. 16 Mills-Peninsula Hospital (left) and Cancer Center (right). The hospital is one of the earliest institutional buildings still remaining in the downtown area. It is also both an important civic landmark and visual anchor. (Source: Author's Files)

3) Draeger's Market – Located at Fourth and Ellsworth, Draeger's is one of San Mateo's popular destinations. Draeger's is an upscale supermarket that caters to the needs of the most discriminating gourmet shopper. Aside from general foodstuffs, the market also sells fine cookware, as well as prepared foods and baked goods.



Fig. 17 Two views of Draeger's Market. This building is a cultural institution and retail anchor in the downtown marketplace. (Source: Author's Files)

4) Century Movie Theater – Barely two years old, the new Century Theater complex has quickly become a popular entertainment facility. Its late-night operation, in conjunction with local dining establishments, ensures that downtown economic and cultural activity continues well into the late evening.



Fig.18 Century Movie Theater. The theater is connected to San Mateo's nighttime hotspot B Street (left) by way of a large courtyard (right). (Source: Author's Files)

Public facilities such as City Hall, Main Public Library, and Cultural Arts Center - buildings which are traditionally perceived as important elements of a Downtown district – are noticeably absent. These buildings all do exist in San Mateo proper; in fact, each respective building is the largest of its kind in the whole county. The addition of institutional buildings such as these to Downtown will help reinforce its image as a civic and cultural focal point in the city.

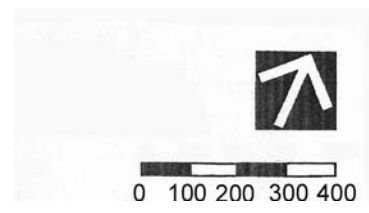
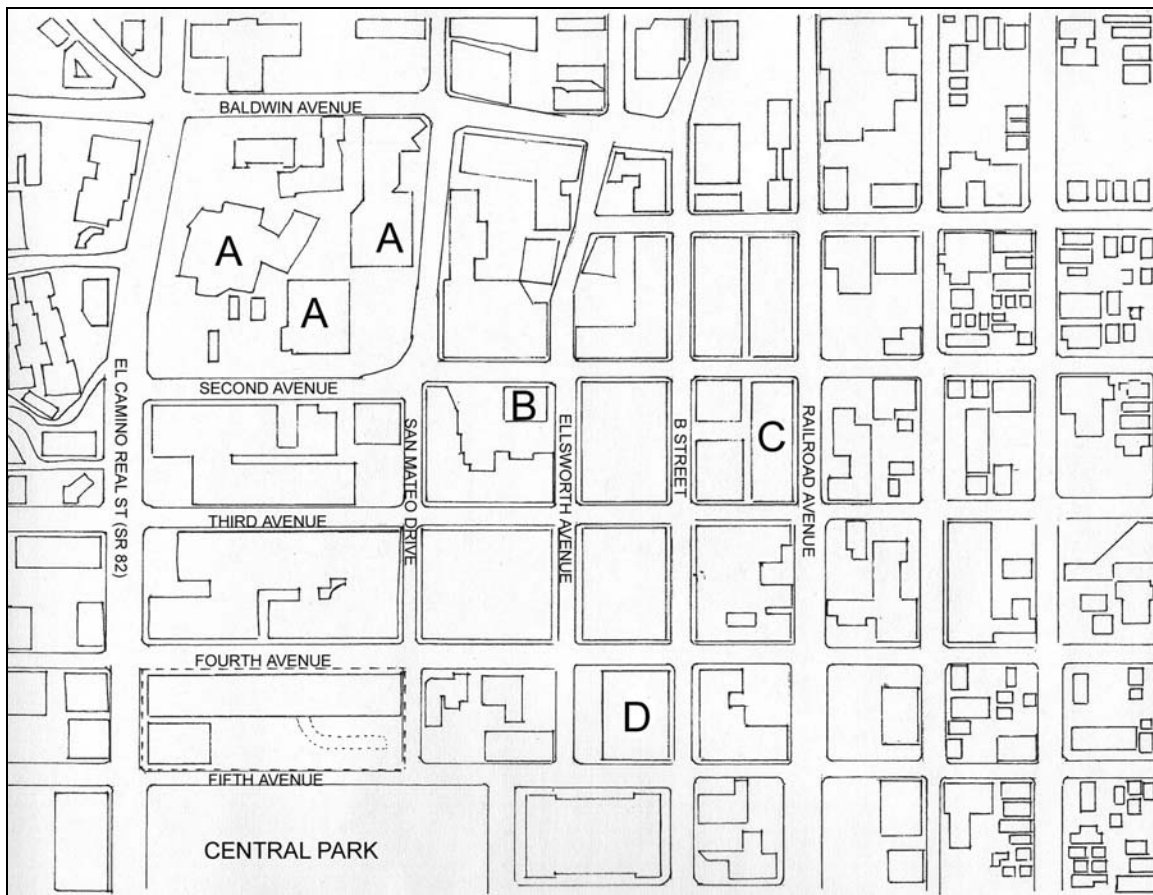


Fig. 19 Site Plan of Downtown showing major landmarks and anchors. The key institutional and cultural anchors are as follows: A) Mills-Peninsula Hospital; B) Post Office; C) Century Movie Theater; D) Dräger's Market. (Source: Author's Files)

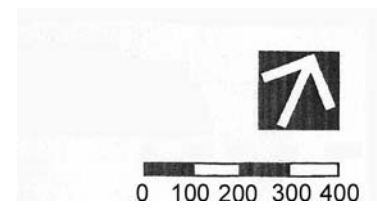
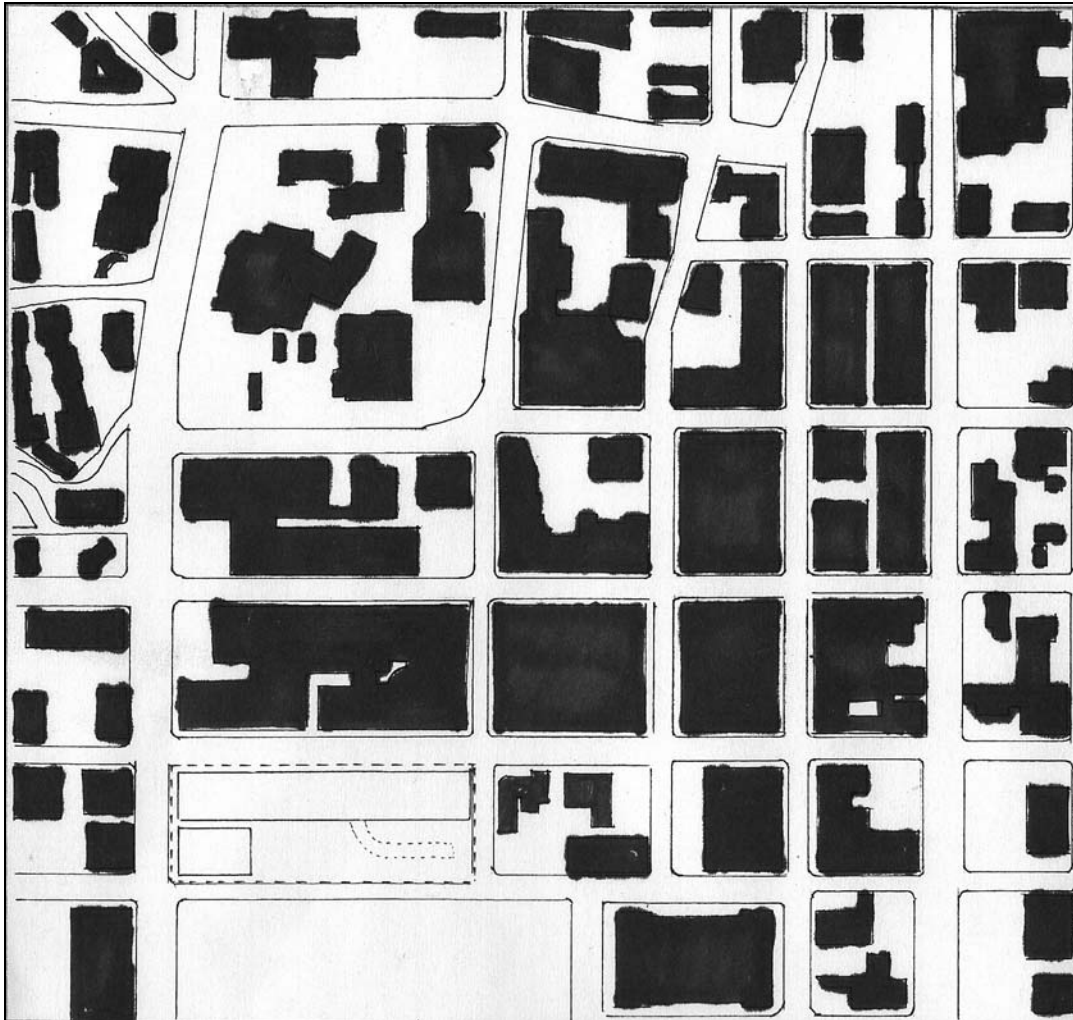


Fig. 20 Figure ground of Downtown. (Source: Author's Files)

El Camino Real

El Camino Real (State Route 82) is the longest commercial corridor on the Peninsula. A mixture of retail, office and residential uses lines the street as it passes through San Mateo and other cities. In San Mateo the character changes several times because of

changes in use and private improvements. El Camino Real north of Downtown is lined primarily with multi-family residences and a few single-family homes. The street has four narrow lanes with many large trees. As El Camino Real enters the Downtown area it widens to six lanes, with high-rise office and retail uses creating an urban character. South of Central Park the street contains a mix of residential, retail and office facilities. For the most part buildings maintain a consistent property line setback with varying building heights, narrow sidewalks, and minimal landscaping.



Fig.21 El Camino Real, showing buildings along the eastern side of the site. The left image shows the block immediately north of the site. The right image shows the existing buildings on the proposed site. The buildings along El Camino Real, within the downtown shopping district, are comprised of retail and commercial buildings. They are relatively short in height (40 feet or less).The photo on the right shows the proposed thesis site. (Source: Author's files)



Fig.22 El Camino Real, showing buildings along the western side of the street. The buildings along El Camino Real, immediately adjacent to the downtown shopping district, are comprised of mid-rise office and commercial buildings. There are also some mid-rise apartment buildings further west of the

commercial strip, and also further north, past downtown proper. Most of the tall buildings found downtown are located here, in a seven-block stretch. (Source: Author's files)

Because of its high degree of imageability, the stretch of El Camino Real along Downtown has the role of being the gateway to the city center. Existing mixed-use and retail buildings are indeed successful in signaling one's arrival to an urban core. It is for this reason that any future development hoping to strengthen the Downtown's role as civic and cultural center should study opportunities presented here.

The Proposed Site

The proposed project site is located along the western edge of the Downtown Retail Core. It is adjacent to El Camino Real St, marking it as an important threshold to the Downtown district. The block measures 560' along Fourth Avenue, and 220' along El Camino Real Road.

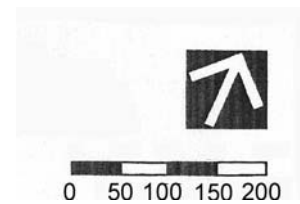
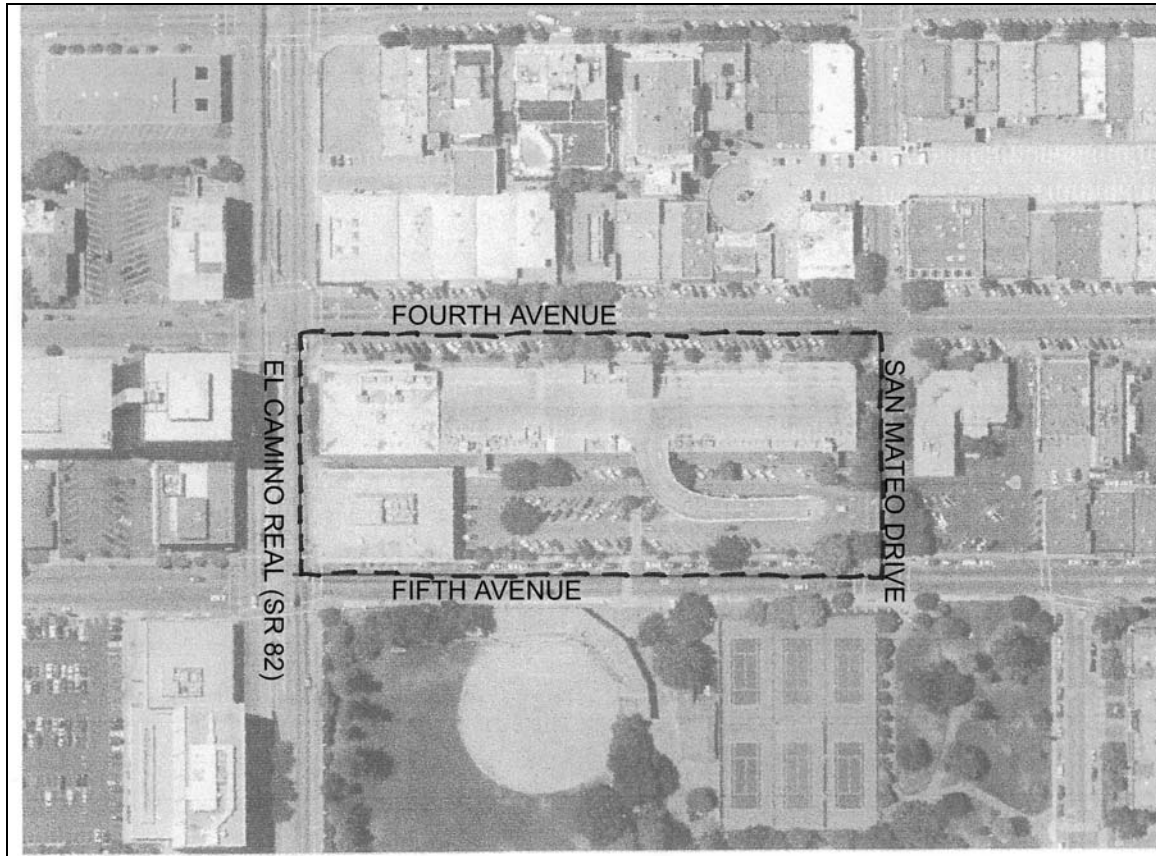


Fig. 23 Aerial view of the proposed site. Immediately south is Central Park with Franklin Field. Tennis courts are located atop a parking garage. Immediately west is one of the main commercial strips in the downtown district. North and west of the site are buildings in the shopping area. (Source: From Author's files.)

Existing buildings on the proposed site

There are two existing buildings currently located on the site. One is a retail building running along the entire Fourth Avenue block, from El Camino Real to San Mateo Drive. The property along El Camino Real was formerly occupied by a Strouds department store; it currently lies vacant. The other existing building on the site is a commercial facility, currently housing Washington Mutual Bank, Coldwell Banker (an insurance firm) and North American Title Company. The retail building is one-and-a-half storeys tall in height; the commercial building is two storeys tall. A public service alley runs between the two, used primarily by merchants of the retail strip.

The site faces plenty of automobile traffic along ECR. Pedestrian traffic is minimal.



Fig. 24 View of the proposed site, along El Camino Real. Shown are the two existing buildings on the site. The former Strouds Department Store is on the left. Offices are house in the building on the right. (Source: Author's files)

The existing retail building on the site runs the whole length of the block along Fourth Avenue. The properties of the retail strip include restaurants, a bakery, and other eateries, and various stores selling goods ranging from antiques store, videos, camera equipment, beauty supplies, and kitchen wares. The endcap of the bar building is the former Strouds department store.

This stretch of Fourth Avenue is one of the busiest retail areas in the downtown district. The street is widened to accommodate traffic running east-west, from El Camino

Real to the Bayshore Highway ramp about a mile east of the site. There is diagonal parking along both sides of the street.

A pedestrian atrium bisects the long retail building roughly in half, allowing passage from the parking lot (on the south side of the site) to Fourth Avenue. This pedestrian atrium is marked by a tall glass canopy shown on the Fourth Avenue elevation.

Due to the high volume of pedestrian activity occurring here, the city has made many improvements on the streetscape during the last ten years. There are many plantings and street benches along the sidewalks. Also, building facades are scaled to be pedestrian-friendly.



Fig. 25 View of the north elevation of the proposed site, along Fourth Avenue. Shown here is half of the elevation of the retail strip. The street at the left is San Mateo Drive. The glass canopy on the right signals an atrium which leads to the parking lot on site. (Source: Author's files)



Fig.26 View of the rest of the north elevation of the proposed site. The property along El Camino Real (at the right edge of the photo) is currently vacant. (Source: Author's files)

The southern edge of the site acts as a soft edge to the downtown shopping district. Located here is a parking lot, used both by the shoppers and merchants on the site, and to the rest of the district. Furthermore, an unsightly ramp leads drivers to the roof level parking located atop the building on the site. Today, the roof level parking lot is rarely used, as there is ample parking both on the lot and along the street.



Fig.27 View of the south elevation of the proposed site, along Fifth Avenue. Shown here (from the left) are the commercial building, the rear of the retail strip building, and the parking lot. Neither the roof level parking atop the retail strip, nor the ramp leading to it, are frequently used. (Source: Author's files)



Fig.28 Another view of the unsightly parking ramp (Source: Author's files)

The eastern edge of the proposed site features the elevation of the existing building facing San Mateo Drive. This façade is very telling of the nature of the proposed site. The right portion is comprised of curtain walls, celebrating the pedestrian friendly shopping environment of Fourth Avenue; the left is completely blank, marking the sedate parking lot and receiving zone along Fifth Avenue.



Fig.29 A view of the San Mateo Drive elevation of the existing building on the proposed site. (Source: Author's files)

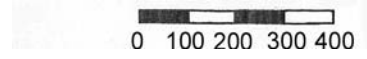
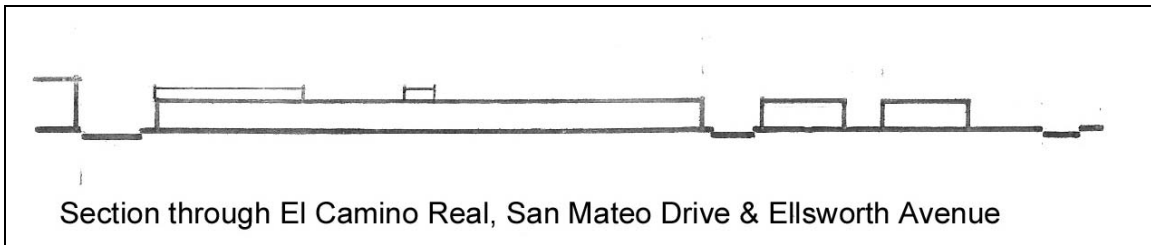
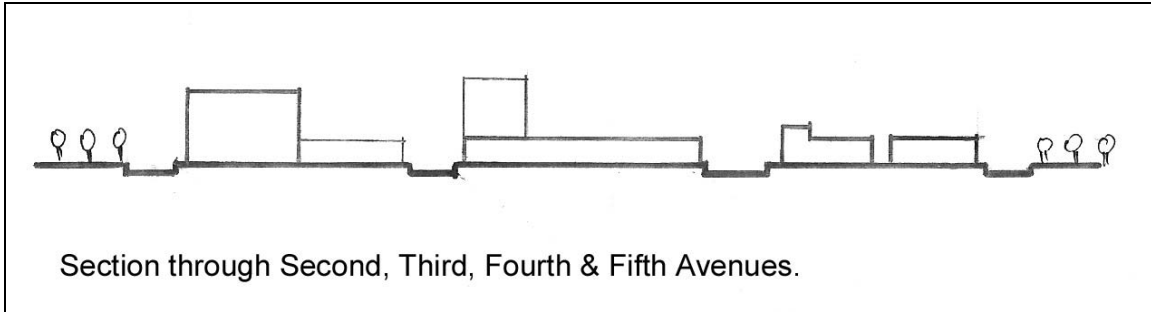


Fig. 30 Site Sections. The buildings in the shopping district of Downtown are relative low. Taller office and commercial buildings exist in the area, but are generally found along the perimeter. (Source: Author's files)

Adjacent blocks and buildings

Continuing north of the proposed site, along the eastern edge of El Camino Real, is a vacant lot which faces Third Avenue. The property is currently wrapped by an unsightly fence. Alongside the lot is a service driveway and parking lot used by tenants of the adjacent buildings. On the corner of El Camino Real and Fourth Avenue, facing the proposed site, lies an exercise equipment store.



Fig. 31 El Camino Real just north of the proposed site. This view faces east towards the downtown district. There is a vacant lot facing Fourth Avenue. A service driveway and small parking lot lies adjacent to an exercise equipment store. (Source: Author's files)

The properties on blocks west of El Camino Real are comprised of mid-rise office and commercial buildings. Building heights on this side of ECR are in stark contrast with the one-to-storey buildings in the shopping district. The office and commercial strip is a loose assemblage of buildings bearing little continuity in heights, scales and setbacks.



Fig.32 Two buildings along El Camino Real, southwest of the site. (Source: From Author's files)



Fig. 33 Two office buildings on the block immediately west of the proposed site. (Source: From Author's files)



Fig. 34 Two buildings along El Camino Real, northwest of the site. The bank building on the right is particularly sculptural in form, but is placed too far back (about thirty feet) from the street. (Source: From Author's files)

The block directly north of the proposed site, along Fourth Avenue, has the same physical and functional make-up of the many shopping streets of Downtown San Mateo. The block is divided roughly at the center. The interstitial space, now functioning as pedestrian court, connects Third and Fourth Avenue; this walkway, called Ben Franklin Court, may have once been a true connector street.



Fig.35 A view of the retail strip along Fourth Avenue, south of the proposed site. The block is bisected by a pedestrian court, shown here at the right edge of the photo. (Source: Author's files)



Fig.36 Two views of Ben Franklin Court. This pedestrian connector path runs through the site immediately north of the proposed site, going from Third to Fourth Avenue. (Source: Author's files)

Stores along the block, on the western half of the street include stores for exercise equipment, antiques, and clothing. Commercial venues include a bank, travel agency and a dry-cleaning facility. Retail properties along the eastern half of the block include a Japanese market, bookstore, and a jewelry store. As the street approaches Ellsworth Avenue and then to B Street, its makeup shifts to a “restaurant row;” featured here are many ethnic eateries ranging from fast-food to upscale.



Fig. 37 View of retail strip along Fourth Avenue, from Ben Franklin Court to Ellsworth Street. (Source: Author’s files)

The block immediately east of the site is occupied by a Wells Fargo Bank, and various commercial buildings. Most of the block is used as a parking lot for the two buildings.



Fig.38 View of the block immediately east of the proposed site, across Ellsworth Blvd. Wells Fargo Bank is a corner building adjacent to the site. There is also a commercial building further east. (Source: Author’s files)

Central Park lies directly south of the proposed site. The park draws many visitors, both locally and from other neighboring cities. Park amenities include tennis courts (located above a parking garage), Franklin Baseball Field (which dates back from

the 1930's, when it was used by a minor league baseball team), a Japanese-American cultural center with a gated community garden and pond, and a children's playground. Many paths used by pedestrians and bicyclists meander through the park, especially at its northeast sector.



Fig. 39 A view southward to the park, along Fifth Avenue. Shown above are the park entrance leading to the pedestrian paths (left) and the tennis courts. (Source: Author's files)



Fig.40 View southward from the proposed site, along Fifth Avenue. This photo collage shows the driving ramp leading to the parking garage on the left, and the rear of the bleachers to Franklin Field. The tennis courts are widely used throughout the year; Franklin Field is seldom used, primarily for softball games during the summer. (Source: Author's files)

There are many mid-rise apartment buildings located east of the park, along San Mateo Drive, and west and further north along El Camino Real Street, just past the hospital. These are clearly within walking distance of downtown.



Fig.41 Two examples of mid-rise apartment buildings just east of Central Park. (Source: Author's files)

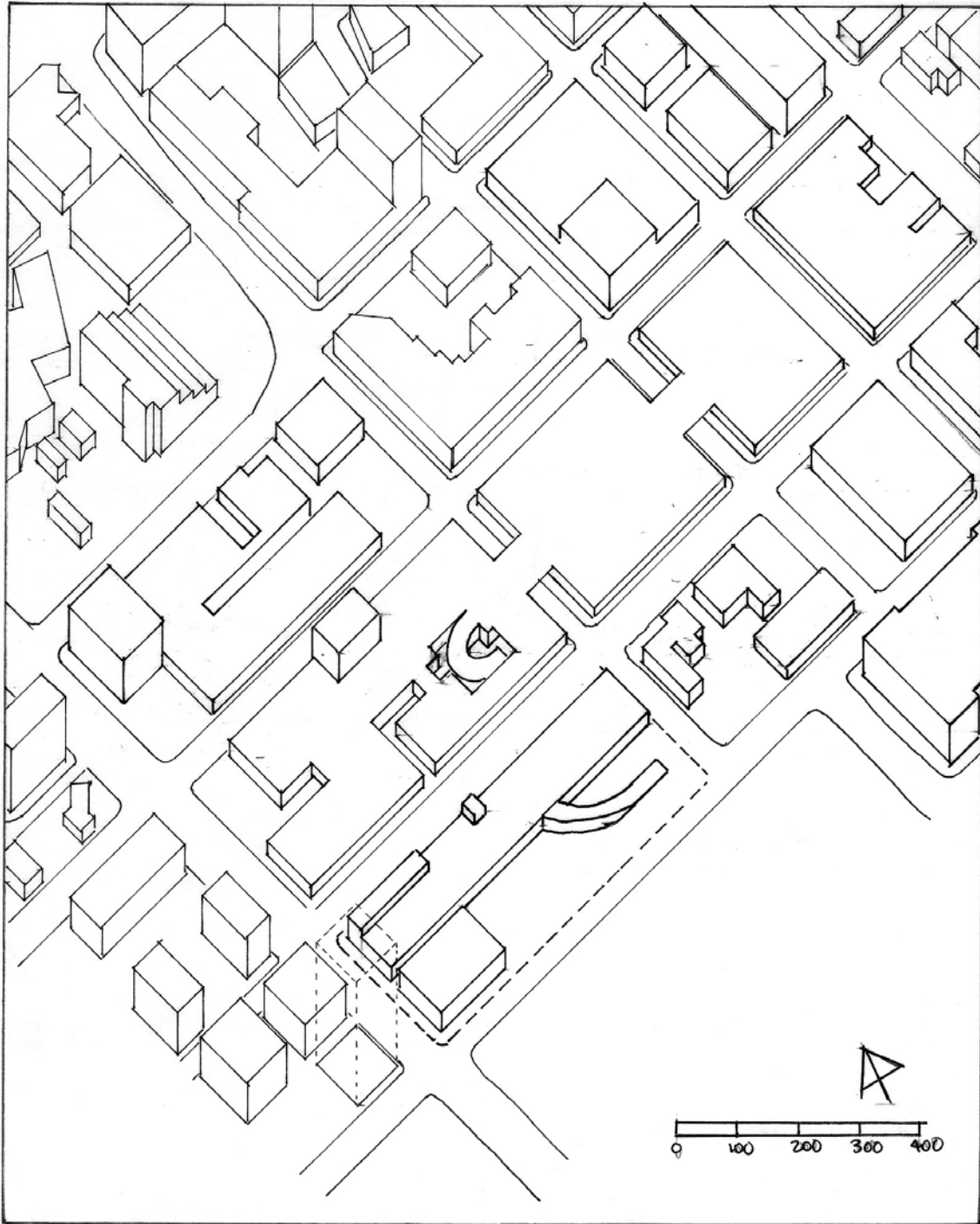


Fig.42 Site Axon. The majority of the buildings in the shopping district are one-to-two storeys tall. The tallest buildings run west (across El Camino Real) and north of the shopping district (close to the hospital). (Source: Author's files)

Pedestrian Circulation: Pedestrian activity is prominent within the Downtown retail core. Shoppers and office workers are present during the day, while diners and moviegoers frequent the district the evening. The shopping corridors along Third and Fourth Avenues, as well as the restaurant corridor on B Street, attract the most pedestrian traffic in the area.

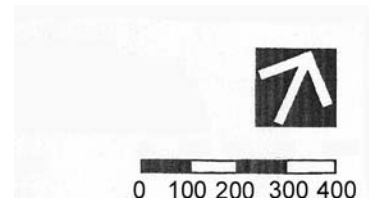
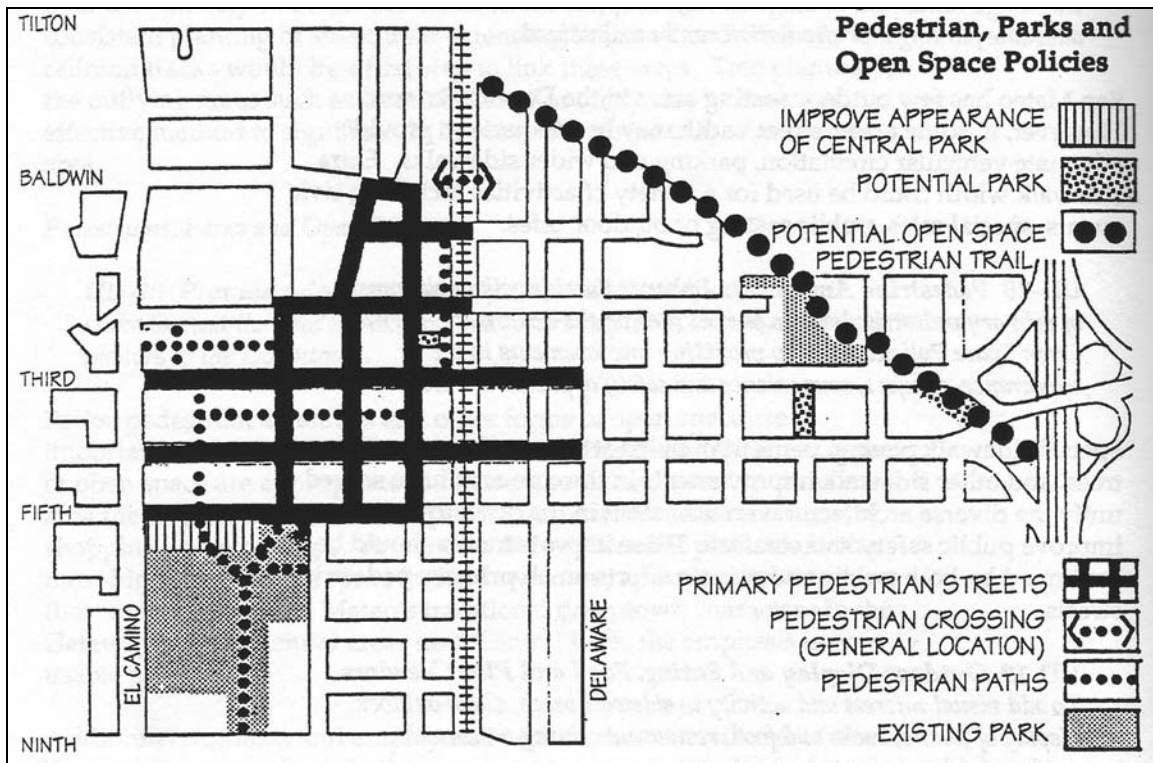


Figure.43 Pedestrian Circulation Diagram.

Notice the juxtaposition of mid-block paths (dots) with the primary pedestrian streets. Also, there is notable pedestrian activity coming from the park and proceeding onto the proposed site. (Source: Downtown Specific Plan)

Traffic: Heavy automobile traffic is constant along El Camino Real. The stretch of the road running from Second to Fifth Avenue widens from the typical four lanes to six. A significant amount of traffic also comes from Highway 101 and onto Third and Fourth Avenues.

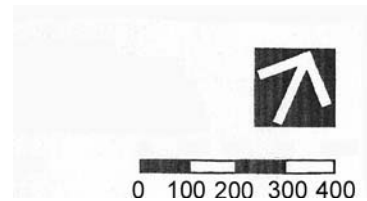
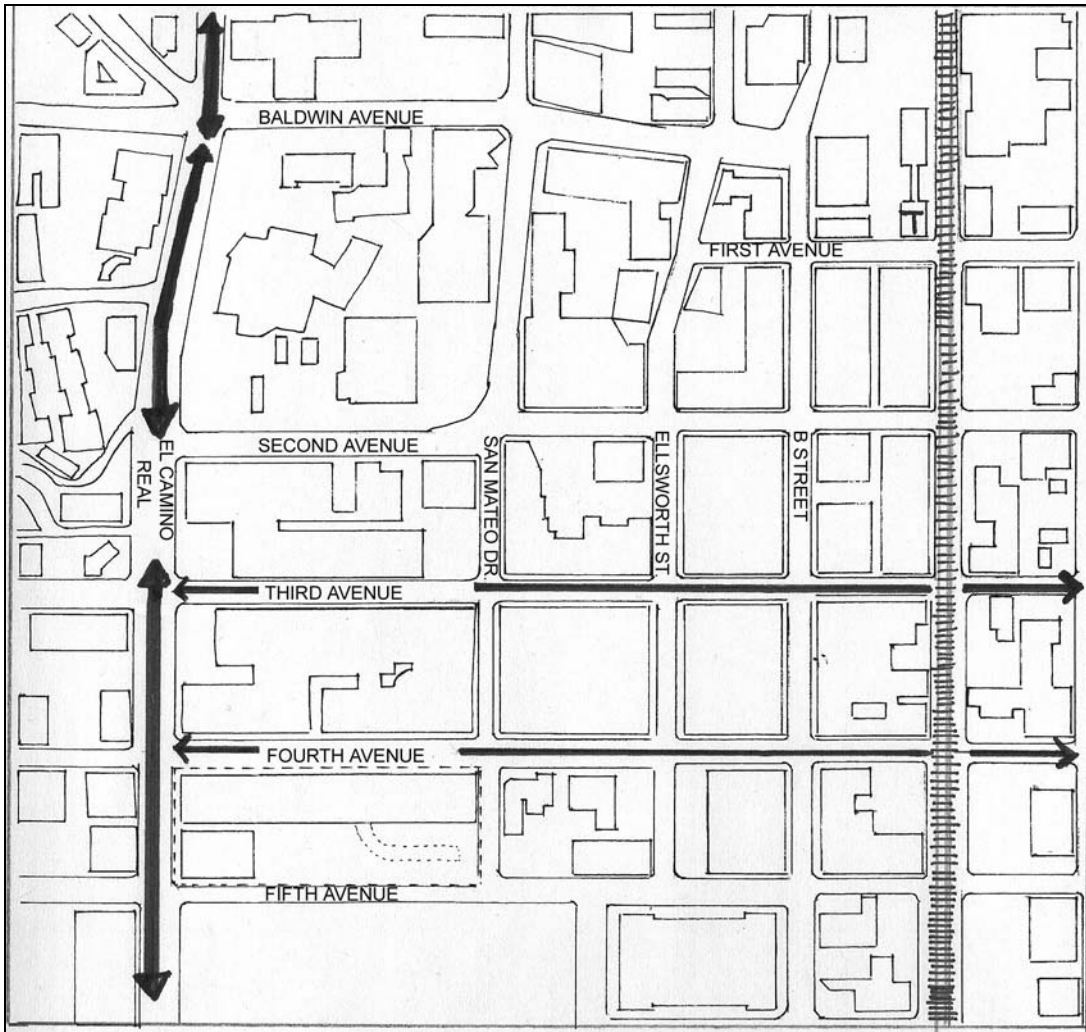


Fig. 44 Traffic diagram. The heaviest vehicular activity runs along El Camino Real; Third and Fourth Avenues are feeder streets linking the downtown to the highway further east. Also marked is the train station at the top right hand corner of the map. (Source: Author's files)

Parking: Several approaches for parking currently exist in the Downtown area. There are three main multi-level parking garages, roof level parking above the retail building on the project site, various parking lots, and plenty of diagonal street parking.

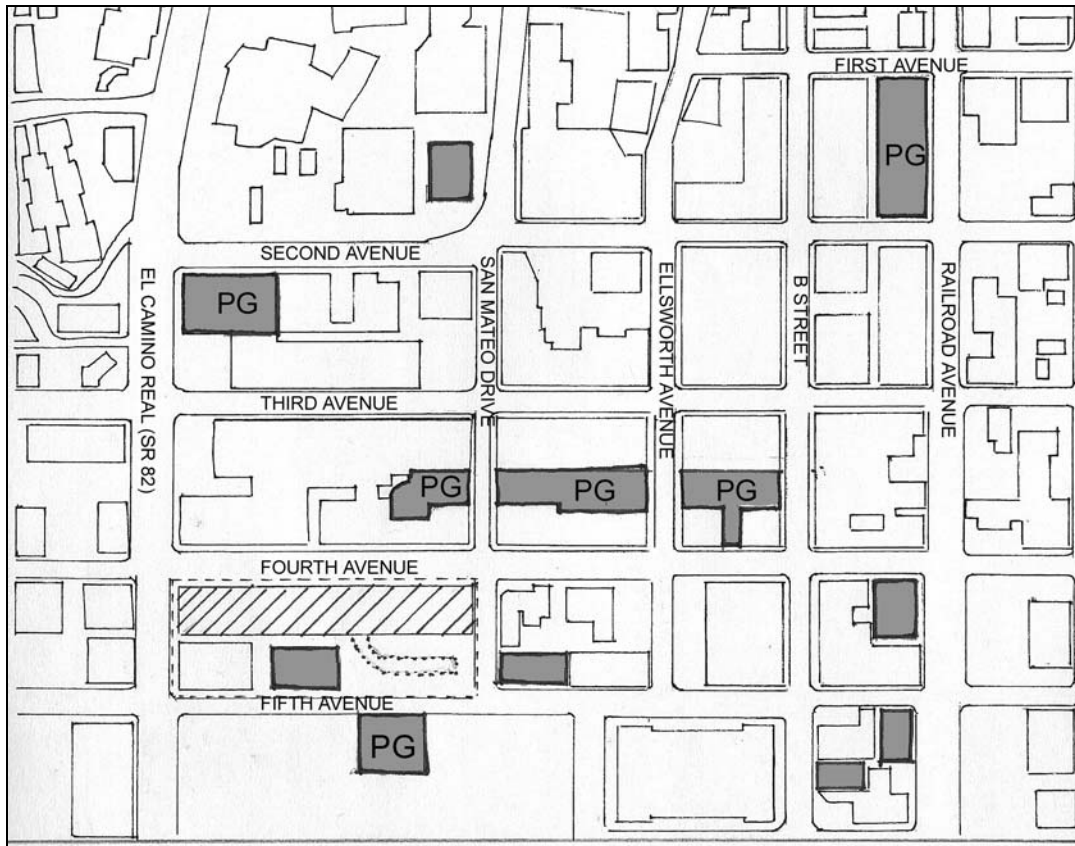


Fig.45 Map of existing parking facilities. PG indicates a parking garage. Non-labeled shading areas are parking lots. The hatched area refers to the one-level roof parking atop the retail facility on the site. It is accessible by means of a large curving ramp. (Source: Author's files)



Fig.46 Two downtown parking facilities. The parking garage on the left photo is located on the corner of El Camino Real and Second Avenue. The photo on the right shows the Central garage – the street-level and roof-level parking running between Third and Fourth Avenue. The upper level is accessed by a ramp running westward on San Mateo Drive. The photo is a view of the street level with overpass at Ellsworth Avenue, looking west. (Sources: Left photo is from <http://gisweb.ci.sanmateo.ca.us>; Right photo is from author's files)

Public Transportation: Major bus routes servicing the whole county run along El Camino Real. Also, the regional train system CalTrain has a heavily used stop along Railroad Avenue.



Fig.47 The new CalTrain stop along Railroad Avenue. The regional train system is widely used commuter alternative for the many San Mateo residents and workers. (Source: Author's files)

Other Site Considerations

Building Bulk and Height: To allow sunlight to reach the primary pedestrian streets and sidewalks, portions of buildings above the required “street wall” are to be set back. San Mateo established a Building Height and Bulk Plan which designates the streets on which the upper floors of buildings are to be set back, the required street wall height, and the width of the street right-of-way.

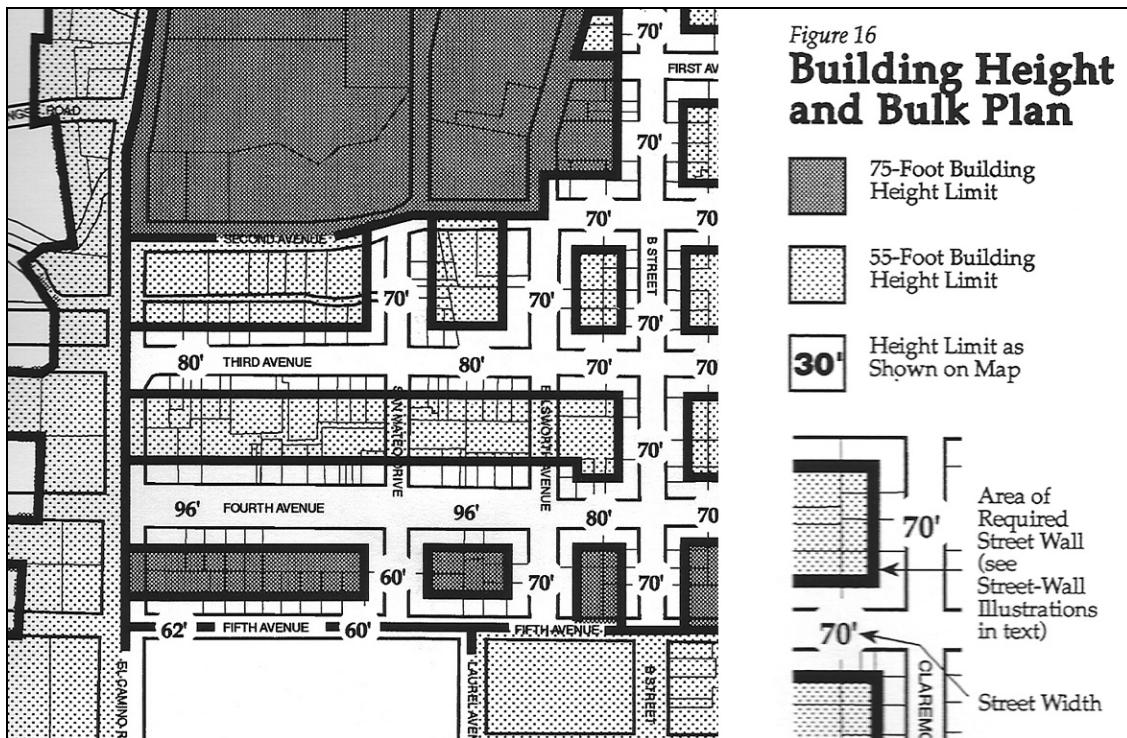


Fig.48 Building Height and Bulk Plan. The proposed site calls for a 75-Foot Building Height Limit.

(Source: Downtown Specific Plan)

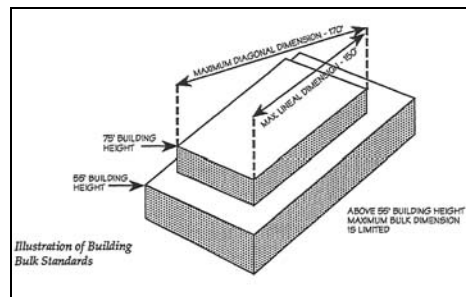


Fig.49 Building bulk diagram. The building bulk standards implemented by the city call for setbacks for buildings taller than 55 feet. (Source: Downtown Specific Plan)

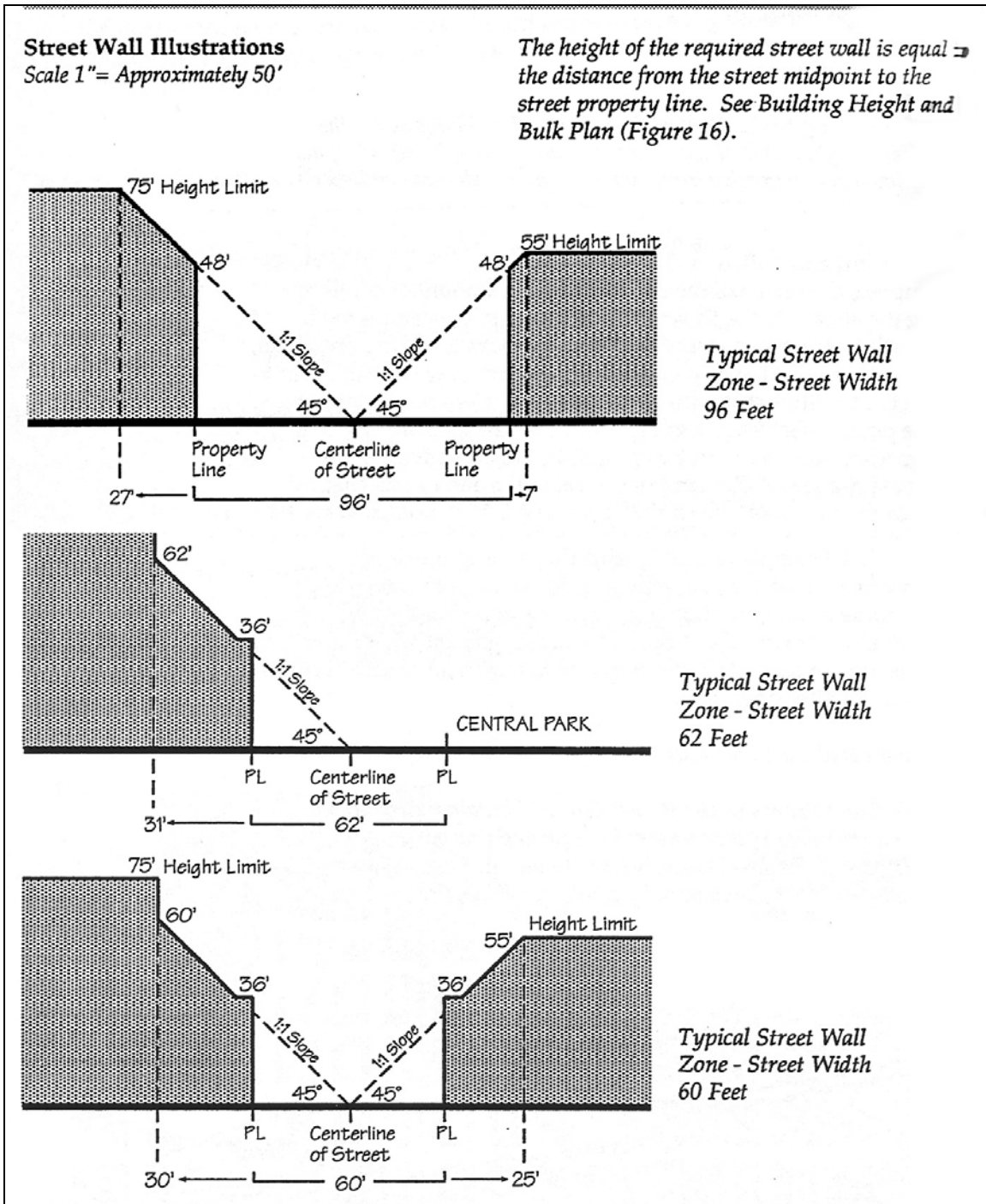


Fig.50 Street Wall Illustrations. Three diagrams which govern the street walls of the proposed site. The first diagram pertains to the edge adjacent to Fourth Avenue. The second diagram pertains to Fifth Avenue, next to Central Park. The third diagram pertains to San Mateo Drive. (Source: Downtown Specific Plan)

Zoning: The proposed site lies within the Downtown Retail Core/CBD. Guidelines call for an FAR of 3.0.

Goals for Urban Revitalization in the Downtown District

There are several highlighted land-use, housing, and economic development policies from the San Mateo Downtown District Master Plan that will be implemented in this thesis project. The policies, which are to become design criteria for the thesis project, are as follows:

- **Required Retail Frontage**

This requirement will ensure that any new development or reuse of a structure provides for ground floor retail uses. Uses within this area should enhance the pedestrian focus of the downtown core and allow for a compact walking environment in which all shopping opportunities are easily accessible.

- **Cultural and Entertainment Facilities**

According to the Master Plan, the rationale behind this land-use policy is that the incorporation of cultural and entertainment facilities will promote the night-time use of the Downtown. While this is true, the addition of cultural facilities has the broader effect of instilling a sense of place to any Downtown district.

- **Downtown Core High Density/Intensity Development**

A recently established measure allows building heights of up to 75 feet and residential development of up to 75 units/acre. This maximum height and density is to be permitted for projects which provide public benefits or amenities substantially greater than code requirements.

Urban Interventions

Urban Intervention #1 – Activating El Camino Real

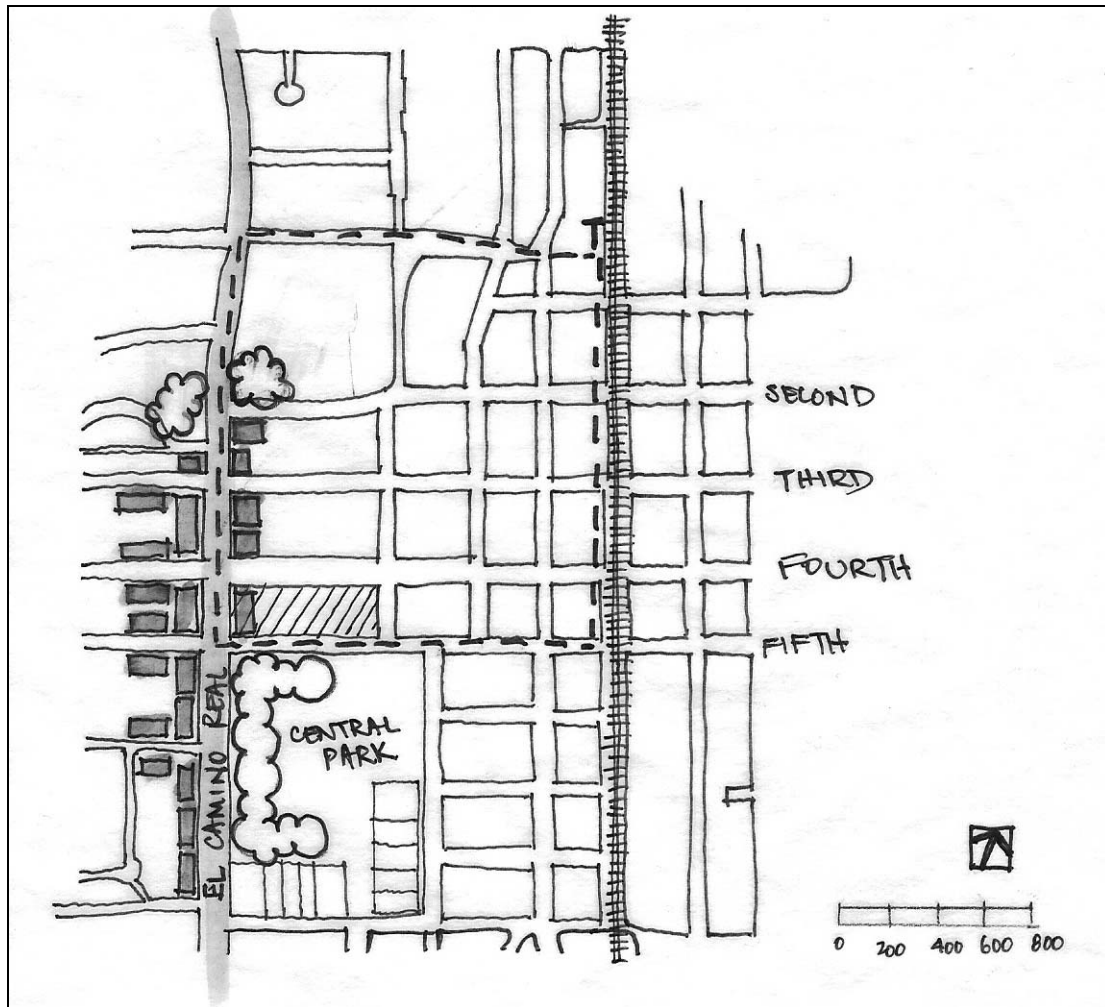


Fig. 51 Urban Intervention #1 – Activating El Camino Real. A strip of mixed-use commercial/ residential/ retail buildings is placed along El Camino Real. This move would create continuity along the street. It would also herald to motorists their arrival to the Downtown district. (Source: Author's files)

The buildings currently located along El Camino Real are comprised of a hodgepodge of function and scale. Also, there are gaps, vacant lots, and varying setbacks. This intervention aims to activate this important threshold to the Downtown district. The buildings placed immediately along the edge Downtown should speak of the district's

dynamic character and of civic pride. To the west of Central Park, the new buildings would be comprised of townhouses or medium-density housing.

Urban Intervention #2 – Activating Downtown’s Eastern Threshold

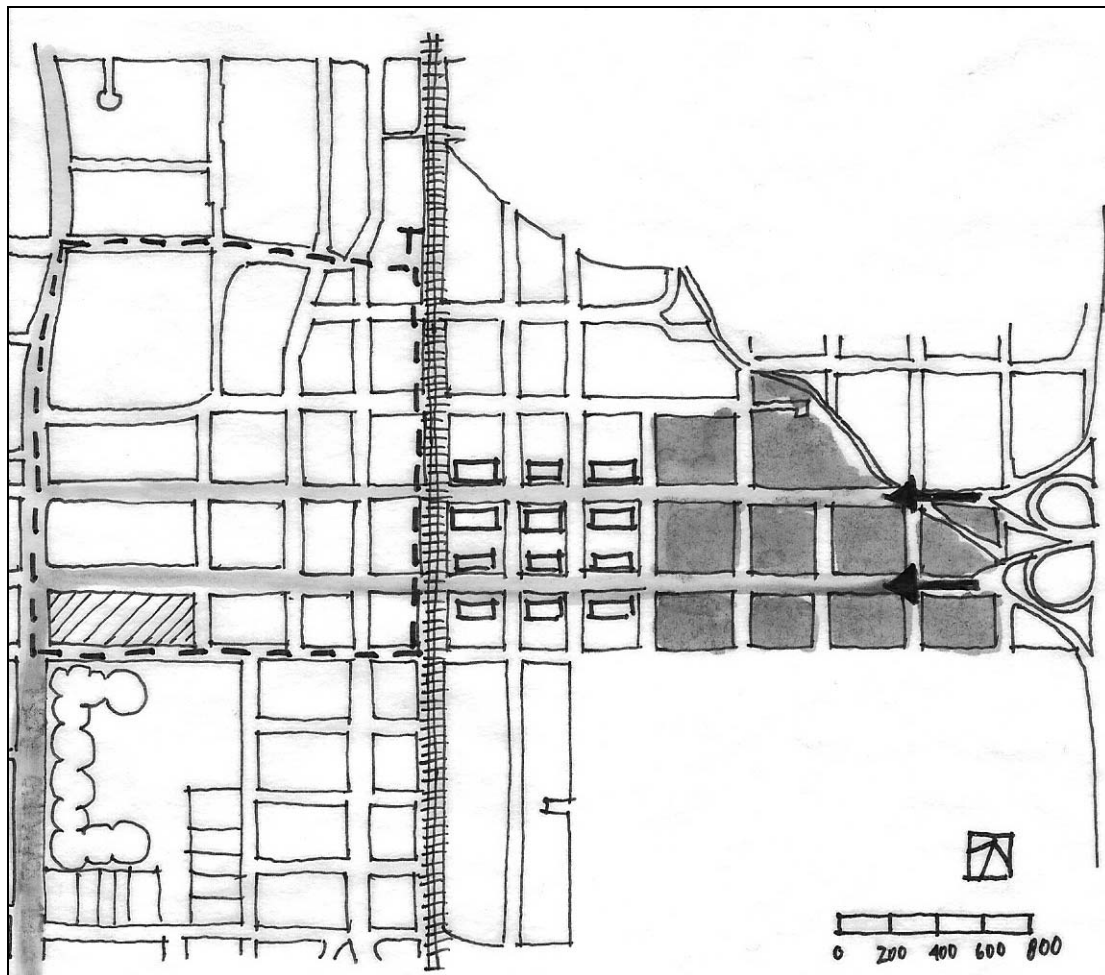


Fig.52 Urban Intervention #2 – Activating Downtown’s Eastern Threshold. This proposal also speaks of activating an urban threshold. In this case, the commercial district just east of the railroad would be redeveloped to create stronger street edges. (Source: Author’s files)

Bayshore Highway serves as a major thoroughfare running east of the Downtown district. Third and Fourth Avenues are the filter streets which connect Downtown to the highway. As motorists head westward, they enter a district of high-density multi-family housing, most of which was developed during the last ten years. The district which follows is

comprised of commercial and service buildings. There is no continuity in the street edge, as there are many gaps and empty lots.

This proposal calls for the inclusion of one-and-two storey mixed-use commercial/ retail buildings in this district. The scale of the new buildings would be similar to those that currently exist.

Urban Intervention #3 – Creating New Housing adjacent to Downtown

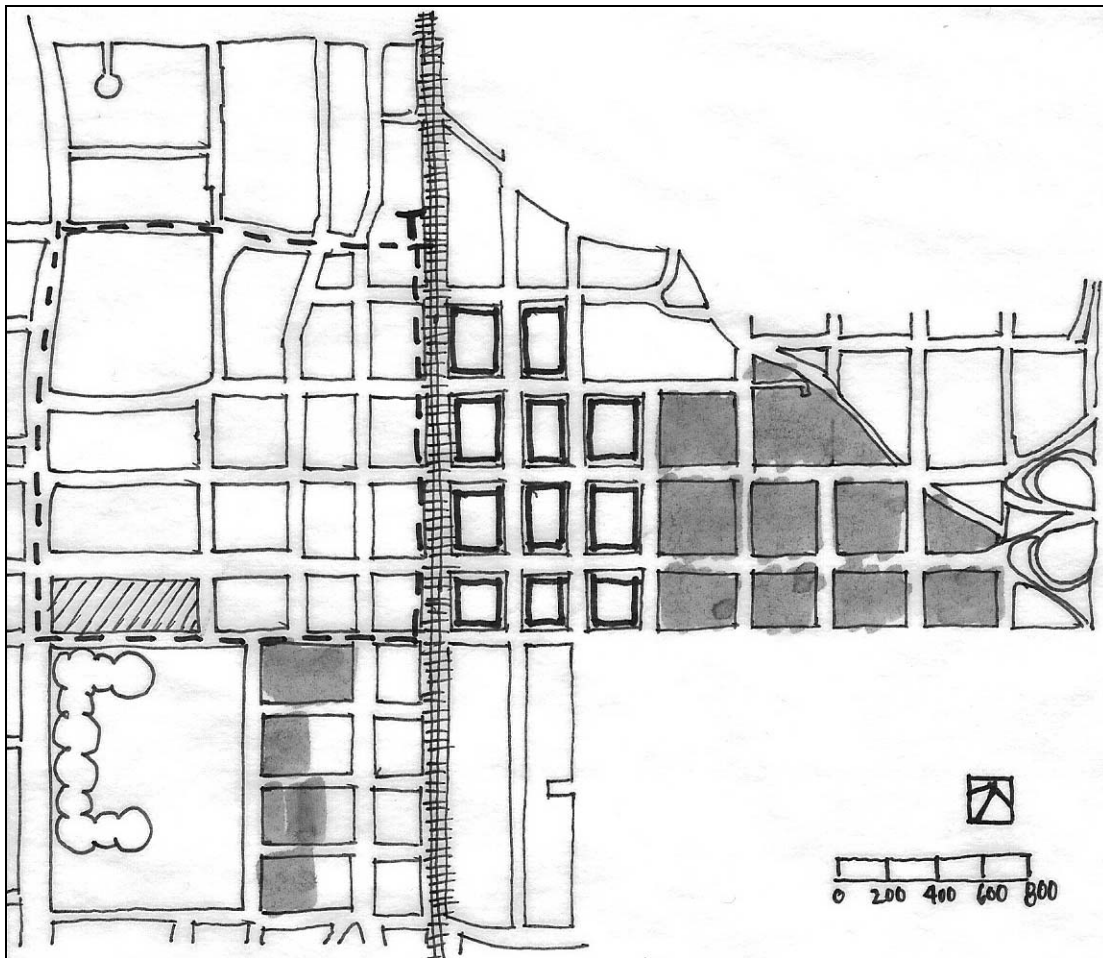


Fig. 53 Urban Intervention #3 – Creating a new housing district. The existing commercial district between Downtown and the Gateway District (in dark gray, adjacent to the Highway 101) would be replaced with new housing development. (Source: Author's files)

As downtown expands and is revitalized, new multi-family housing development is inevitable. Placing medium-density multi-family housing in the existing loosely-knit commercial district would create a transitional zone between the large scale, high-density housing units of the Gateway districts to the smaller scale buildings of Downtown.

Urban Intervention #4 – Dividing the Superblocks within the Retail Core

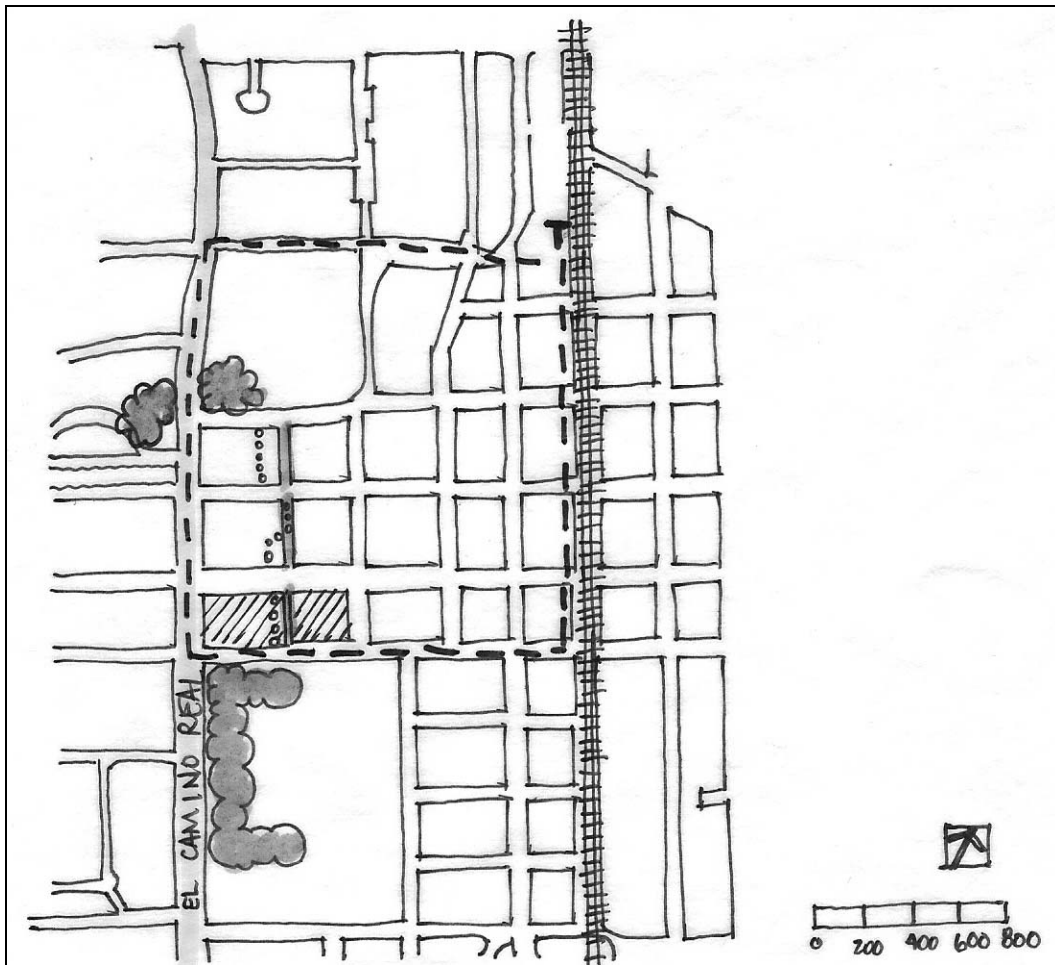


Fig. 54 Urban Intervention #4 - Creating Mid-block Pedestrian Streets. The scale of the existing superblocks in the retail core is reduced by introducing mid-block connections. Existing interstitial spaces and paths are marked by dots. (Source: Author's files)

The extreme lengths of the downtown superblocks can be a hindrance to the pedestrian shopping experience. The creation of mid-block connections would not only reduce the scale of the blocks and buildings, but also serve as a strip of green space linking two existing park spaces.

Chapter 6 – Case Studies

Case Study: Mixed-Use Development #1 – Washington Court



Fig. 55 Washington Court (Source: Kimball)

James Polshek’s Washington Court, a mixed-use housing project in New York’s Greenwich Village, features ground-level retail lining the street edge of an entire block. Washington Court’s street frontage stacks five floors of residential units with a consistent façade treatment, and at nearly 190 feet, is comparable in dimension to the key El Camino Real frontage of the project site.

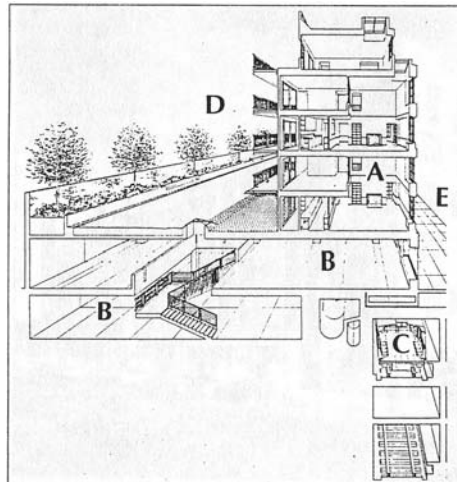


Fig. 56 Washington Court section. Deep street retail shops form a platform for an interior court serving the residential bar above. A) Residential; B) Retail; C) Subway; D) Court; E) Sixth Avenue (Source: Edwards)

The multiple orientations of Washington Court’s retail and residential levels raises another issue within the design process – that of orientation outward toward the street versus inward toward the heart of the block. The deep retail space of Washington Court, entered from multiple points along the street, also forms a podium for the internally focused residential court above. This example shows aspects of both basic strategies dealing with orientation and access, which in turn affects the location of primary pedestrian activity. Multiple perimeter access points provide more pedestrian activity spots on the street edge, which is in character with the traditionally tight concentration of land use on the retail corridors of Downtown San Mateo. Outward orientation also implies that the focus of activity is on the periphery of the development, with the interior devoted to more public functions. On the other hand, limited perimeter access with secondary access from the interior is another viable alternative to designing superblock development. Although this strategy tends to dampen street activity, it can also create a greater sense of continuity within the block if a central court or atrium provides access to complementary activities, such as educational, commercial, and residential components of the proposed culinary college.

Case Study: Mixed-Use Development #2 – Heritage on the Garden

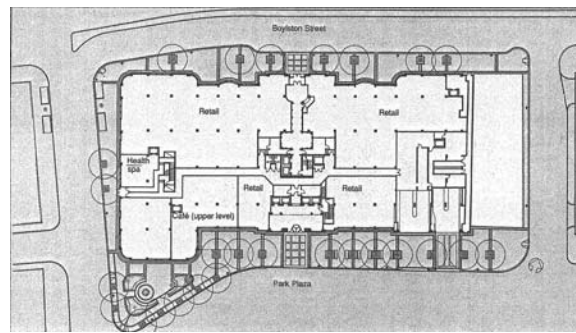


Fig. 57 Heritage on the Garden, ground floor plan. (Source:Campbell)

Heritage on the Garden is another example of a mixed-use building that takes up almost an entire urban superblock. The building, located in Boston, is comprised of 85 condominiums on top, offices in the middle, retail at the bottom, and parking underground. The functional layout of the ground floor is notable in its division of public versus private spaces. Retail space is located along the periphery, and prominently at the corners facing a busy thoroughfare; access points used by residents and office workers lead to the centrally located elevator lobbies. Moreover, support spaces owned by the residential component (i.e. the health spa and storage units) are located at the shorter ends of the building, and linked to the elevator lobbies by narrow corridors. Ramps leading to underground parking are discretely tucked away at one corner.

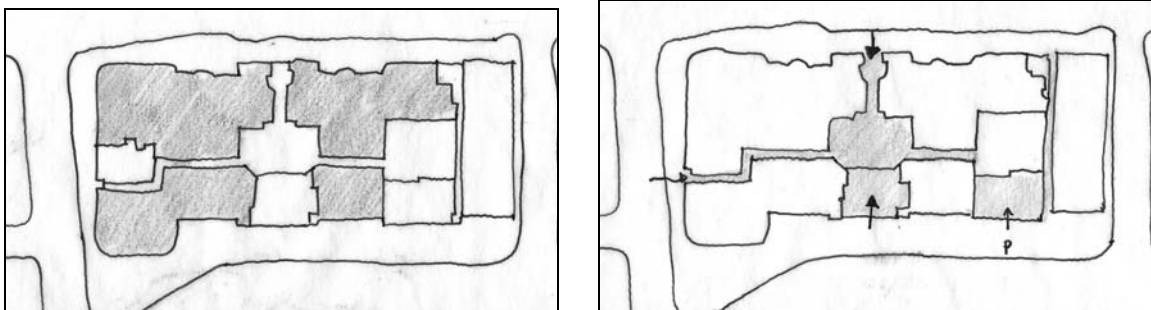


Fig. 58 Functional and circulation diagrams. Retail space is located on the periphery, while private circulation spaces are buried. Entry by residents and office tenants occurs discretely along the middle of the elevations (Source: Author's files)

The lesson here is that of a clear separation between the public (retail) component and private (office and residences) components of the upper floors. The retail spaces are clearly defined by “soft” edges along the sidewalks (allowing for pedestrian access), and by “hard” edges along the circulation corridors. The strategy of locating access points to upper floors along the transverse cross axis is also viable if there is an intent to

incorporate a more discrete “address” for the elevated campus. In essence, the campus entrances would be subservient to the street frontages along the retail space, but the architectural treatment of the elevations would certainly celebrate the programmatic functions – whether they be institutional, office, or residential – of the upper floors.

Case Study: Urban Campus #1 – New School for Social Research



Fig. 59 Atrium space of the New School for Social Research. (Source: Vogelgesang)

New York’s New School for Social Research shows perimeter and internal access systems, though serving different needs, coexisting within the same complex. The New School’s Manhattan campus, straddling the block between West 11th and 12th Streets in three separate buildings, has conventional street entrances for each building on two parallel street fronts. An interior court ties the buildings together and serves the primary internal circulation point for the entire complex. At the same time, it also links 11th and 12th Streets as the “main event” on a private through-block passage created as the lobbies of the two newer buildings open out onto either side of the court. The court thus becomes

the focus of the mini urban campus, while the complex also accommodates more specialized perimeter access points (especially for the auditorium) in character with the established street edge.

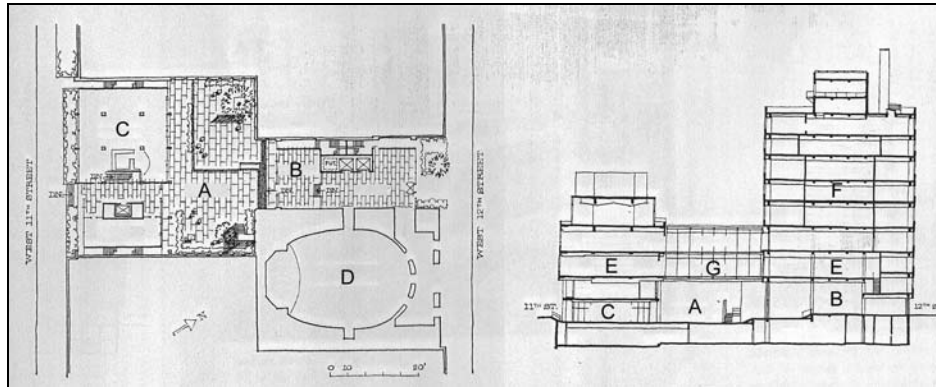


Fig. 60 New School for Social Research plan and section. The interior courtyard acts as both the inner focus of the school and as highlight of a through-block promenade linking two parallel streets. (Source: Edwards)

Case Study: Urban Campus #2 – Sumner Center

The Sumner Square Complex deals more strongly with issues of context. Sumner Square, planned by Hartman-Cox, not only incorporates two historically significant structures, but also sits across from the imposing, block-long National Geographic Society Complex. In addressing the situation, the architects accentuate the series of “object” buildings to define the zone of the overall complex. These structures (the Sumner School and the Magruder School) are then tied back into the urban block pattern by a deferent background office building, all linked through new lobbies in the interstitial space. In addition, the careful placement of the Magruder School, which was totally disassembled and re-erected several feet from the original site, perfectly complements the pocket park created directly across M St. between the two National Geographic Buildings. Rather than merely competing with or deferring to the National Geographic

compound, Sumner Square uses its “object” buildings to create a greater urban composition on the street.

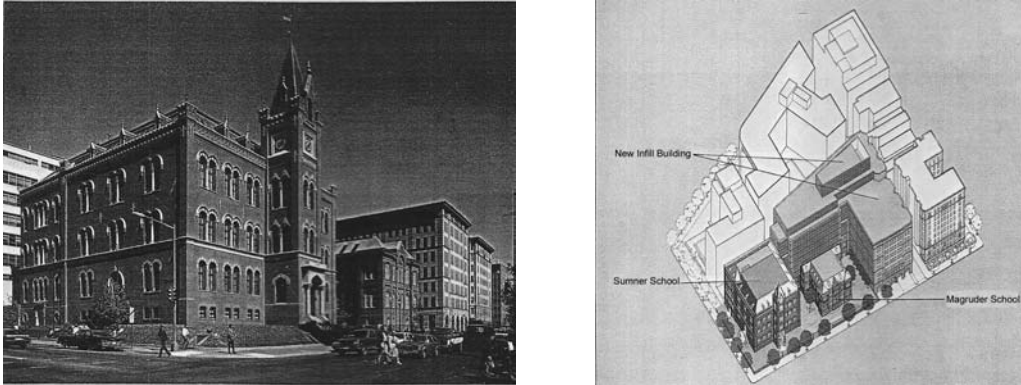


Fig. 61 Exterior view and axonometric diagram of Sumner Square. The diagram shows that “object” buildings can be incorporated with background curtain-wall structures to form a cohesive urban composition. (Source: Dean)

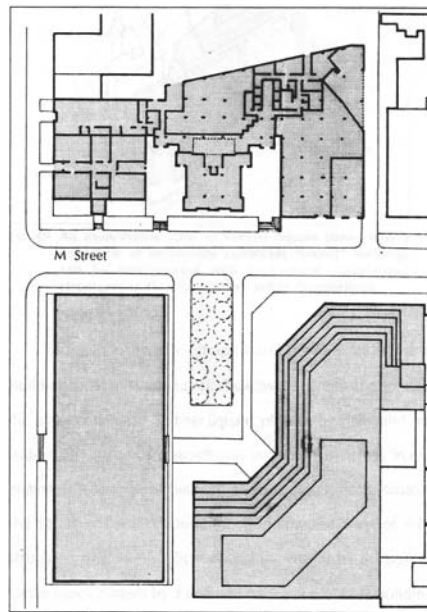


Fig.62 Sumner Square plan. Two object buildings are integrated with a background building into one complex. Also, the central Magruder School was relocated to respond to the entry park of the National Geographic Society complex across M Street. (Source: Edwards)

Case Study: Culinary School #1 – L’Academie de Cuisine – Gaithersburg, MD

L’Academie de Cuisine was founded in 1976 by Chef Francois Dionnot after he perceived the region’s need for a formal culinary institute like those in Europe. Initially a recreational school, L’Academie expanded to offer a professional, degree-granting program. The school prides itself on its excellent relationship with Washington, D.C. area chefs and restauranteurs. Chefs lecture at the school and eagerly accept school externs and graduates to their staffs. Today, L’Academie de Cuisine has two Maryland locations: the Bethesda branch primarily offers periodic, short-term (4-8 weeks) recreational courses, while the Gaithersburg branch operates as a professional school.

The Gaithersburg branch is located in a small, one-story office building in a commercial district. The school currently has 75 students enrolled in three different curricula: Culinary Arts, Pastry Arts, and Hospitality/ Restaurant Management. Occasionally, during the evenings, the school is open for recreational classes to non-professional culinary enthusiasts.

Students take part in 60-week educational programs. During the first year, they regularly attend courses on site. A year later, they embark on externships at local restaurants. These upper-level students are only required to attend class once a week; therefore, school administrators and faculty are the only ones present on a regular basis.¹³

¹³ Barbara Cullen, Admissions Director at L’Academie de Cuisine. Quoted from interview held in Feb. 2004.

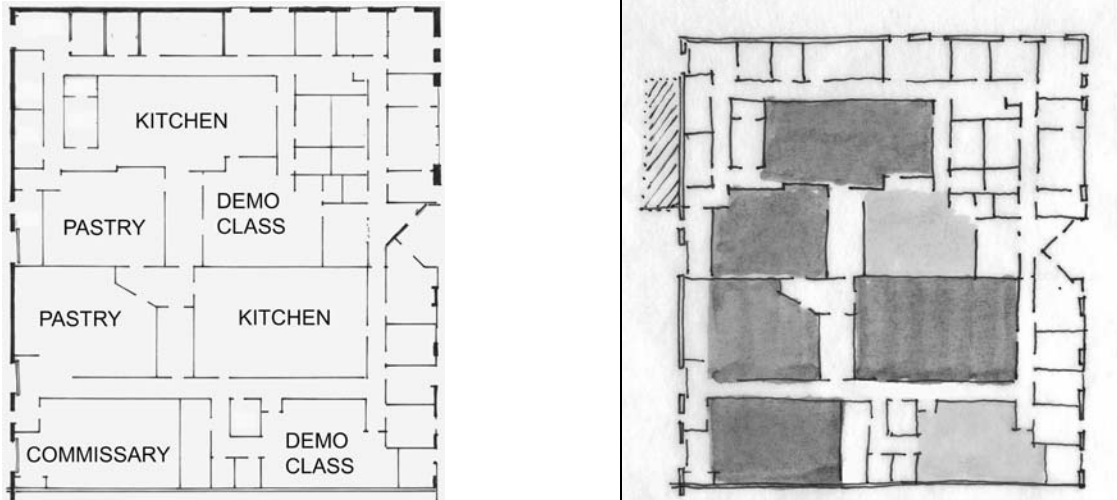


Fig.63 L'Academie de Cuisine, floor plan and diagram of major interior spaces. The school was adapted to an existing building. Major spaces are found in the interior core, while administrative spaces lie along the periphery. (Source: Author's files)

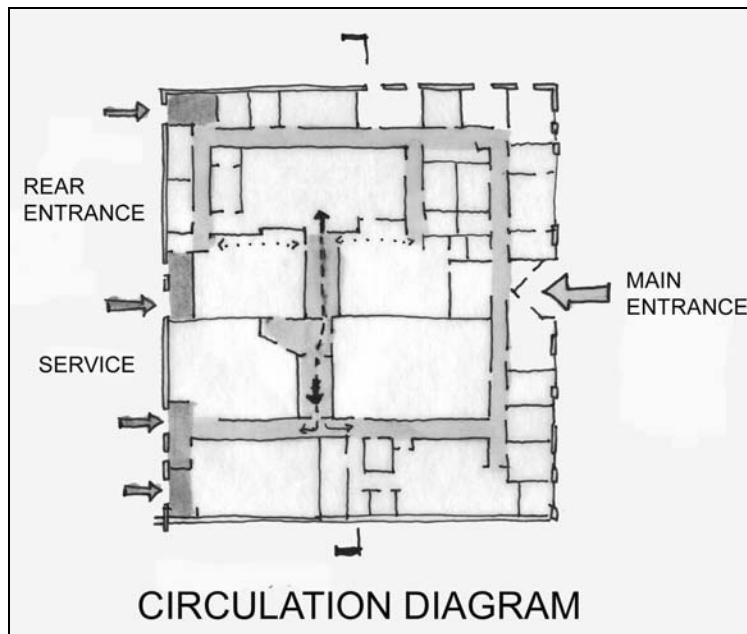


Fig. 64 L'Academie de Cuisine, circulation diagram. (Source: Author's Files)

Application and analysis of L'Academie de Cuisine:

- Clear division between major spaces and offices
- Hierarchy in entrances
- Differing functions on different times of the day. The school operates for students by day, and occasionally for recreational courses at night.
- Small plan is suitable for relatively small student body
- Does not have a substantial retail component

Case Study: Culinary School #2 – The Academy of Culinary Arts at Atlantic Community College, Mays Landing, NJ

This professional culinary school is associated with a community college located in a rural setting. The school serves about 350 students with 18 faculty members. Its substantial retail and restaurant components are adjacent to its public lobby.

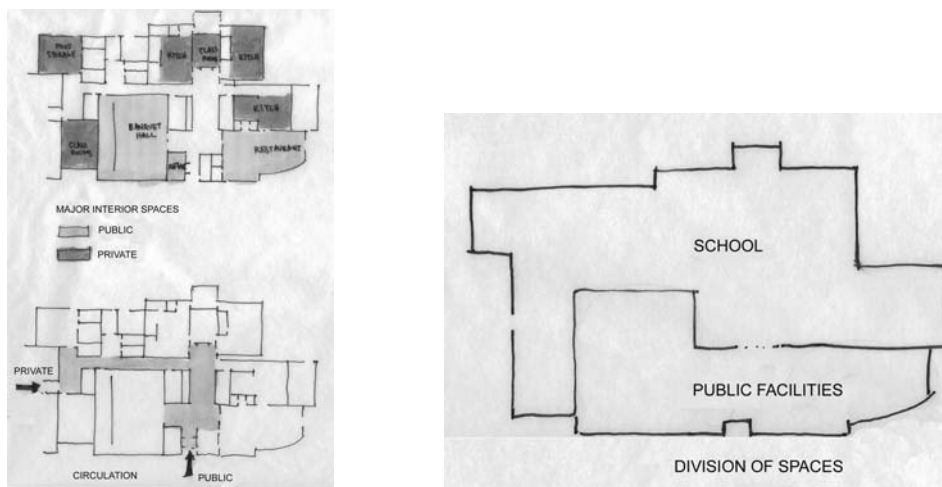


Fig. 65 The Academy of Culinary Arts at Atlantic Community College, diagrams. The circulation diagram shows a double-loaded spine with major spaces located along the edges. The division between public and private is clearly delineated. Restaurants and retail components get plenty of pedestrian visibility. (Source: Edwards)

Application and analysis of the Academy of Culinary Arts at Atlantic Community College:

- Very clear circulation corridor having major spaces flanking it
- Substantial public components attract local shoppers and diners

Examples of buildings with restaurant hierarchies –

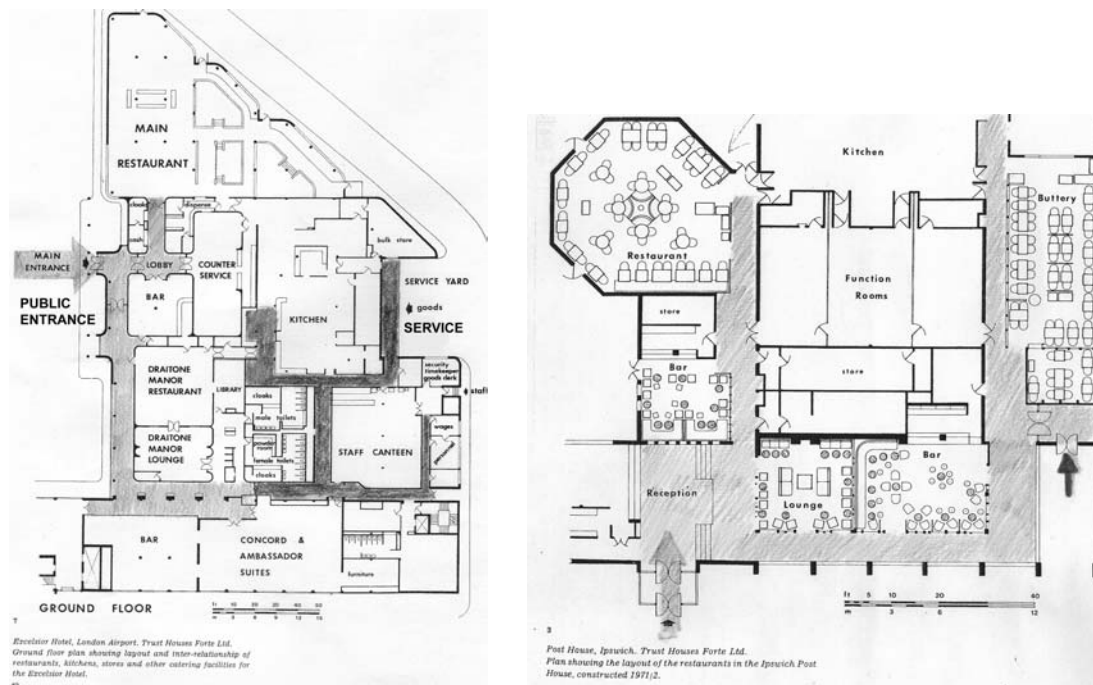


Fig. 66 Ground floor plans of the Excelsior Hotel, London (left) and of the Post House, Ipswich, England. The Excelsior Hotel features nine different restaurants, ranging from staff canteen to ambassador suites. Circulation systems are also separate and distinct. The Post House features two corridors flanking the core. (Source: Lawson)

Analysis and application of the examples of restaurant hierarchies –

- Circulation patterns must be simplified. A second entrance can accommodate service uses or private guests.
- A private “hearth” not needing light can be located in the interior core.

Chapter 7 - The San Mateo Institute of Culinary Arts

The proposed building for the site is a mixed-use building which is comprised of a professional, degree-granting culinary school, retail facilities associated with the school's educational curriculum, and a residential component which caters primarily to local professionals. The school would enroll about 300 full-time degree-seeking students, although recreational courses would also be offered to the general public. Its location in Downtown San Mateo allows interconnectivity to the neighboring metropolitan enclaves of Northern California, which include San Francisco, Palo Alto, San Jose, and the East Bay Region of Berkeley and Oakland. The culinary school would help satisfy the demand for culinary professionals in the rapidly growing food service industry, especially in the aforementioned region. Lastly, the mixed-use development would enhance Downtown San Mateo's role as vibrant urban center; its retail, institutional, and residential facilities would add to Downtown's similar existing make-up.

There are currently more than 500 professional programs in culinary arts and restaurant management in the U.S. These range from large private institutions to smaller programs operating within a community college. Locations also vary greatly, from urban to rural-contexts. Some particular institutions with a sizable student population and urban setting are as follows: Pittsburgh's Pennsylvania Culinary Institute (2500 students), San Francisco's California Culinary Academy (1500 students), Portland (OR)'s Western Culinary Institute (1200 students), and Baltimore's Baltimore International Culinary College (800 students).

The San Mateo Institute of Culinary Arts mixed-use facility makes it suitable to Downtown San Mateo's existing framework of multiple functions. Its variety of uses will surely enhance Downtown's imageability and role as city center.

Program Summary

The San Mateo Institute of Culinary Arts offers a range of short- and long-term ongoing continuing education programs for graduates, culinary professionals and enthusiasts who seek in-depth and advanced training for personal or professional enrichment. The core program consists of a professional degree program in one of three curricula:

- Culinary Arts (60-week program);
- Baking and Pastry Arts (48-week program);
- Hospitality & Restaurant Management (45-week program).

School enrollment would number 300 students. First-year students would attend classes full-time, while second-year training would include participation in externship programs occurring either at on-site facilities, or at local restaurants. It would take roughly two years to complete any of the degrees offered.

Also, the school offers an extensive range of recreational courses for aspiring culinary enthusiasts. These include short-term (monthly or weekly) non-professional evening programs and demonstration classes for the local community.

Facilities

Lobby/Reception	2000 sf
Demonstration Theater	3000 sf

The theater is used for both introductory classes in the core programs, as well as for demonstrations by resident and visiting chefs. Thus, it must be accessible to both the school proper and to visiting enthusiasts. Also, the theater would feature taping facilities for local television broadcast.

Kitchens

The eight kitchens act as “culinary laboratories” where students learn the craft of food preparation. Classes held here form the core of the culinary curricula, and are kept purposefully small (20 students at a time) so that students receive individual instruction.

Three Culinary Kitchens @ 1500 sf 4500 sf

These are kitchens wherein students learn basic culinary skills. One of these kitchens is used particularly for cold food preparation (the “garde manger”).

Three Pastry Kitchens @ 1500 sf 4500 sf

These kitchens are used in preparing a variety of baked goods and desserts.

Skills Test Kitchen 2000 sf

The Skills Test Kitchen acts as the primary examination room. Here, student ability in proper knife work, as well as in the preparation of basic foods (soups, sauces), is demonstrated.

Specialty Kitchen 500 sf

The Specialty Kitchen holds studios led by both visiting and resident faculty chefs. These intimate studios emphasize particular preparation methods (e.g., butchery or fish cookery), or food types (e.g., Asian, French, and other ethnic culinary fare).

Four demonstration classrooms @ 700 sf 2800 sf

Classes feature visual cooking demonstrations given by faculty members.

Lecture Hall 3000 sf

Eight Lecture Classrooms @ 500 sf 4000 sf

The lecture hall and lecture classrooms are spaces where technical courses are taught.

These include nutrition science, cost control, hospitality, restaurant management, etc.

Seminar Rooms @ 600 sf 1200 sf

Computer Lab (40 computer stations) 900 sf

Library/Resource Center 2000 sf

The library houses a significant collection of various culinary literature, including cookbooks, essays, and periodicals. The resource center provides students with employment opportunities. These two spaces would be accessible to the public.

Faculty offices for 25 master chefs and professors @ 200 sf 5000 sf

President's Office (with secretary and reception area) 1000 sf

Eight administrative staff offices @ 200 sf 1600 sf

Five admissions staff offices @ 150 sf 750 sf

Five student affairs staff offices @ 200 sf 1000 sf

Three library and/or computer staff offices @ 150 sf 450 sf

Student Lounge 1200 sf

Student and Faculty Dining Hall 3000 sf

The students and faculty all gather once a day for a feast that is prepared by their peers.

During the meal, the student-instructor dynamic is softened, creating a familial dining experience for all.

Student Locker Rooms @ 2500 sf 5000 sf

The long hours and uniform requirements of the restaurant profession warrant appropriate changing facilities. Locker rooms would be equipped with both lockers and shower facilities.

Food Storage 3000 sf

A variety of storerooms is needed for the refrigeration and storage of various foodstuffs. Custom-built walk-in freezers provide spaces for frozen foods. A wine cellar is also included for wines used in cooking and consumption in the restaurants.

Dishwash and Potwash 1200 sf

Separate rooms house a large commercial dishwasher and a potwash facility. These facilities handle dishes and pots used in school kitchens and dining halls.

Housekeeping facilities 500 sf

These facilities ensure that the high sanitary standards associated with the foodservice industry are maintained. The trash room is located adjacent to both the exterior for convenient trash pickup and to the interior dishwash rooms for immediate waste disposal. Appropriate recycling and storage equipment would also be included.

Central Receiving 500 sf

Mechanical Room 4000 sf

Large exhaust fans maintain constant air circulation through the kitchen areas. Cooling equipment is required for the cold food kitchen.

The Retail Operations

Facilities

Haute Cuisine Restaurant with full production kitchen 5000 sf

The haute cuisine restaurant serves as the most sacred area of the culinary school. It is here that the public can experience an air of sophistication and elegance that is imbued in the culinary school's agenda. The hospitality and the food from the upscale menu are of the utmost quality. The accompanying kitchen is manned by students of the school.

Bistro with production kitchen 2500 sf

The bistro offers a more informal dining experience.

Cafeteria with production kitchen 1500 sf

The cafeteria is primarily a daytime venture, serving lunch to local shoppers and office workers alike.

Banquet Hall with production kitchen 5500 sf

This facility houses special school events, such as award ceremonies and culinary fairs. It is also available for public rental. Catering would be provided by students of the school.

Patisserie/ bakery with seating 900 sf

This shop serves as an outlet for the bakery and pastry labs of the school.

College Bookstore 1500 sf

Specialty Cookware Shop 2000 sf

The bookstore and specialty shop offer a wide range of culinary-related merchandise that would appeal to the typical Downtown retail shopper. The bookstore also sells course-required reading for the school's students.

Outdoor seating for the bistro and café 1500 sf

Outdoor tables provide an open-air dining experience, allowing for a relaxing respite during a patron's hectic schedule.

Herb Garden 1500 sf

The herb garden is a communal space enjoyed by students, diners and strollers alike. Its myriad aromas invite all to gather and discuss food. The spices grown here are also used to season dishes produced throughout the school and restaurants.

The Residential Component

The proposed mixed-use development on the block would also include a four-storey residential building, split between apartments and an inn. The apartment units would primarily be leased to young professionals working in the San Francisco and Silicon Valley areas. Revenue generated by the apartments would make the whole mixed-use development more economically viable. The inn would serve tourists and visitors alike.

Since the San Mateo Culinary Institute would primarily be a commuter school, the majority of students would live in off-campus housing throughout the area. However, a proposed lower floor comprised of studio units in the apartment building can be made available to out-of-town students.

25 studio units @ 600 sf 15,000 sf

40 one-bedroom units @ 750 sf 30,000 sf

30 two-bedroom units @ 1,100 sf 33,000 sf

Lobby for the apartment building 800 sf

40 one-bedroom hotel units @ 750 sf	30,000 sf
Lobby for the hotel/inn	800 sf
Mechanical and receiving	1,500 sf

Parking would be accommodated on site for the project

Program Tabulation

Program Tabulation of the Educational Component

Lobby/ Reception 2,000 sf

Educational Facilities

Demonstration Theater 3,000 sf

Three Culinary Kitchens @ 1,500 sf 4,500 sf

Three Pastry Kitchens @ 1,500 sf 4,500 sf

Skills Test Kitchen 2,000 sf

Specialty Kitchen 500 sf

Four Demonstration Classrooms @ 700 sf 2,800 sf

Lecture Hall 4,000 sf

Eight Lecture/Seminar Classrooms @ 500 sf 2,000 sf

Computer Lab 900 sf

Library/Resource Center 2,000 sf

Staff Facilities

President's Office (with secretary and reception area) 1,000 sf

Eight Administrative Staff Offices @ 200 sf 1,600 sf

Five Admissions Staff Offices @ 150 sf 750 sf

Three Library and/or Computer Staff Offices @ 150 sf 450 sf

Student Facilities

Student Lounge 1,200 sf

Student Locker Rooms @ 2,500 sf 5,000 sf

Student and Faculty Dining Hall 3,000 sf

Support Facilities

Food Storage	3,000 sf
Dishwash and Potwash	1,200 sf
Housekeeping Facilities	500 sf
Central Receiving	500 sf
<u>Mechanical Room</u>	<u>4,000 sf</u>
Subtotal	50,400 sf
20% Circulation	10,080 sf
Total	60,480 sf

Program Tabulation of the Retail Component

Haute Cuisine Restaurant with Production Kitchen	5,000 sf
Bistro with Production Kitchen	2,500 sf
Banquet Hall with Production Kitchen	5,500 sf
Patisserie/Bakery (with seating area)	900 sf
College Bookstore	1,500 sf
Specialty Cookware Shop	2,000 sf
Outdoor Seating for the Bistro and Café	1,500 sf
<u>Herb Garden</u>	<u>1,500 sf</u>
Subtotal	24,500 sf
20% Circulation	4,800 sf
Total	29,300 sf

Program Tabulation of the Residential Component

25 Studio Units @ 600 sf	15,000 sf
--------------------------	-----------

40 One-Bedroom Units @ 750 sf	30,000 sf
30 Two-Bedroom Units @ 1,100 sf	33,000 sf
Lobby for the apartment building	800 sf
40 One-Bedroom Units for the hotel/inn @ 750 sf	30,000 sf
Lobby for the hotel/inn	800 sf
<u>Mechanical and Receiving Facilities</u>	<u>1,500 sf</u>
Subtotal	91,000 sf
20% Circulation	18,200 sf
Total	109,200 sf

Program Tabulation for the Whole Development

The Culinary School	60,480 sf
The Retail Component	29,300 sf
<u>The Residential Component</u>	<u>109,200 sf</u>
Total	198,980 sf
Site Area	143,871 sf
F.A.R.	1.4

Chapter 8 – Design Strategies

During the initial round of generating possible schematic solutions, the following guidelines were followed:

- The required retail frontage established by the Downtown Land Use Plan along the Fourth Avenue and San Mateo Drive site edges were maintained.
- As per the proposed Urban Intervention #1 (pg. 55), continuity along El Camino Real is to be established. This would call for similarly scaled mixed-use residential/ retail/ office buildings along this important threshold to the district.
- Another urban design consideration suggests the breaking of the proposed site block into two, more manageable and walkable blocks. There currently exists an atrium space on the proposed site that connects pedestrians coming from the park or parking lot and proceeding onto Fourth. Breaking the block would reinforce the idea of connectivity through the proposed site's existing bar building. The nature of this new corridor would be dictated by the respective schemes.

Design Scheme #1 – “Atrium”

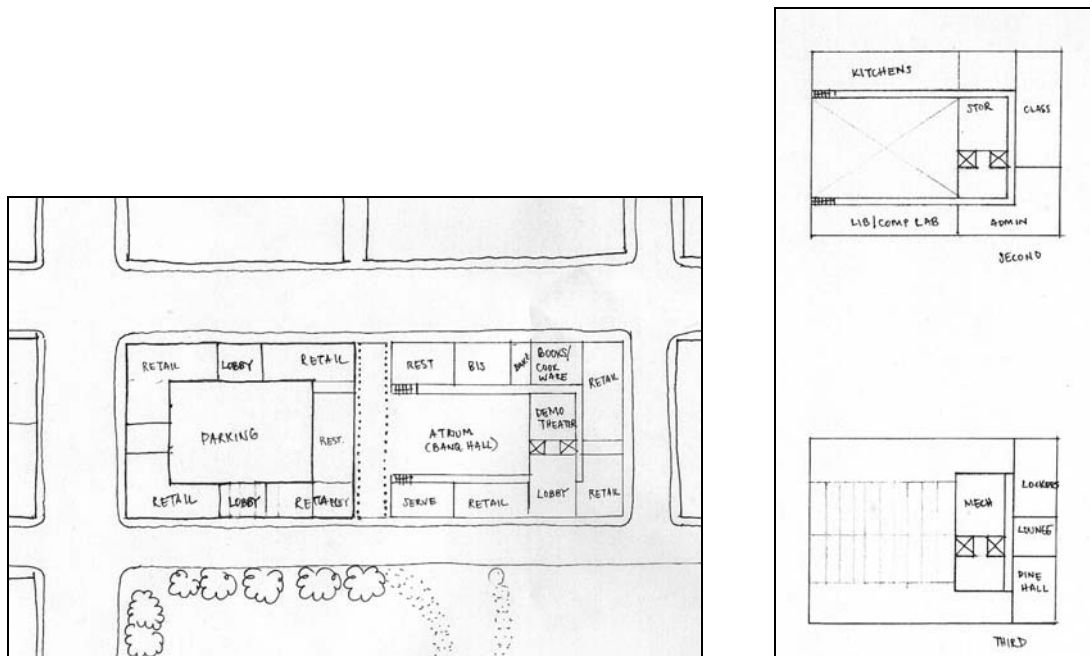


Fig. 67 Design Scheme #1, ground floor and upper floors

This scheme calls for the creation of a Galleria along the proposed pedestrian corridor. This path would lead shoppers to the “main even” space of the interior atrium. The atrium is a dynamic civic space that could have multiple uses. It is also the main ceremonial room of the school

The floor plan of this building calls for restaurants along Fourth and San Mateo on the ground floor, kitchens and classrooms on the second floor. Underground parking for the whole block would be accessed along El Camino Real.

The second proposed building that is created on the site is the residential facility. Retail would take up its ground floor, and residential units on top. A ramp that leads to underground parking would be accessed on El Camino Real.

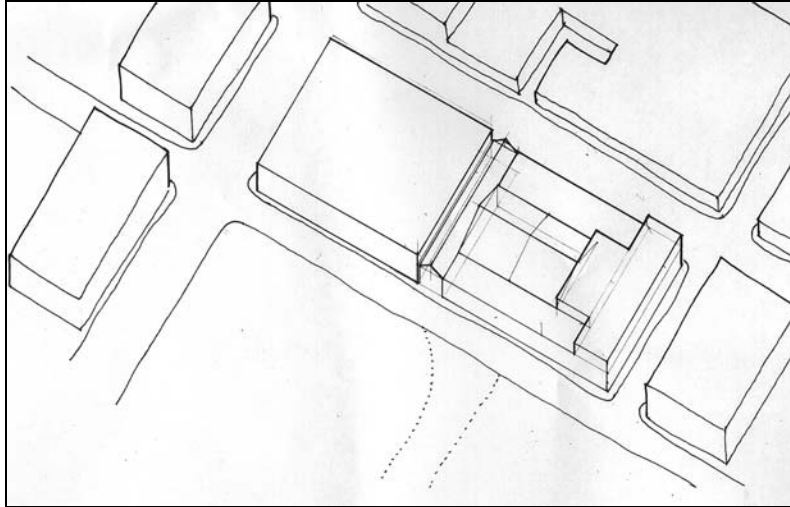


Fig. 68 Design Scheme #1, axon (Source: Author's files)

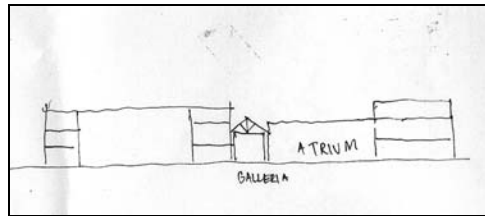


Fig. 69 Design Scheme #1, section (Source: Author's files)

Design Scheme #2 – Urban Plaza

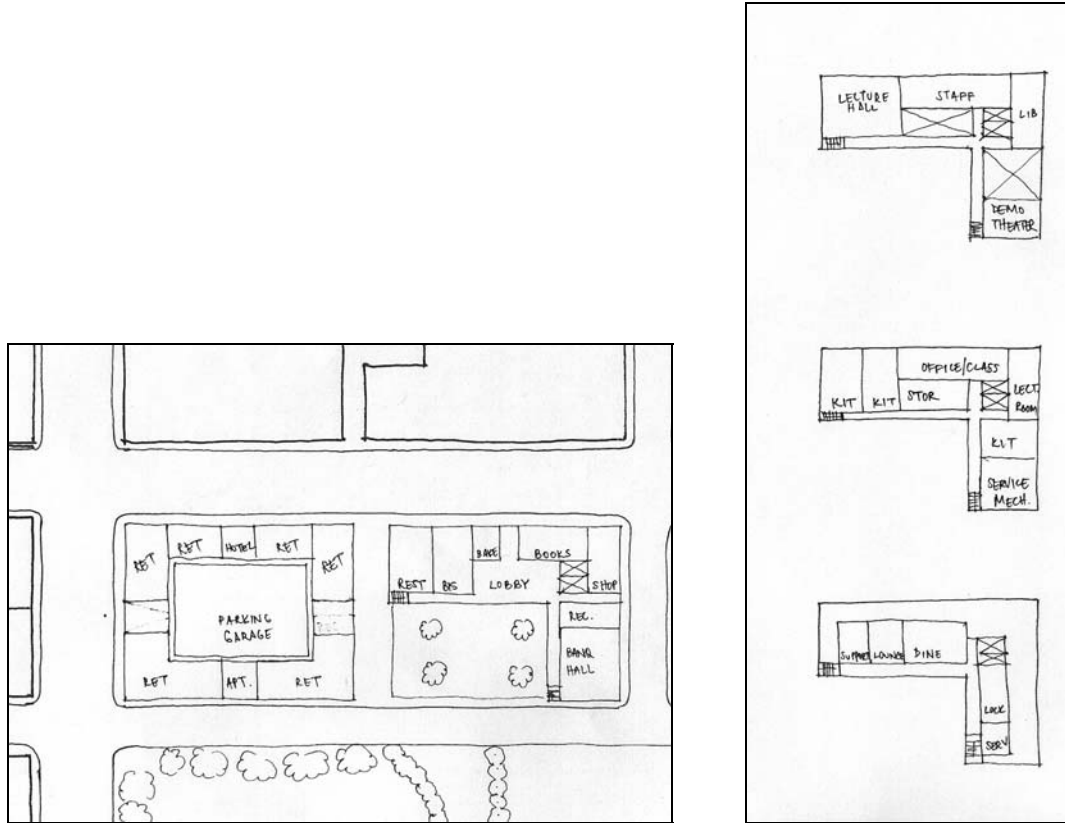


Fig.70 Design Scheme #2, ground floor and upper floors. (Source: Author's files)

The second scheme calls for an L-Shaped school building wrapping around a plaza. The plaza makes a strong connection with the park entrance across the street, gathering pedestrians who are coming from the south. This plaza would be used by both the school and the community at large. Activities given here would range from parties to street fairs. The plaza would have fixed benches and garden planters for weary pedestrians, and some movable seating for diners.

The school would be organized as follows: retail and banquet hall on the ground floor, semi-public rooms such as a library and lecture hall on the second floor, kitchens and classrooms on the third, and educational support spaces on the top.

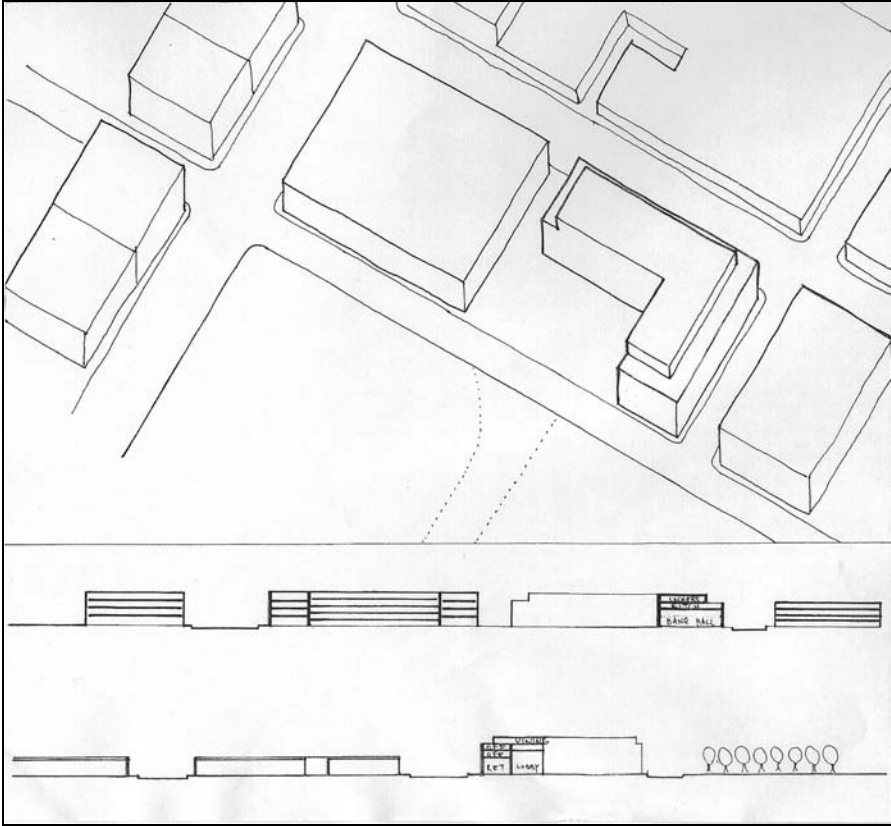


Fig. 71 Design Scheme #2, axon and sections. (Source: Author's files)

Design Scheme #3 – Elevated Campus

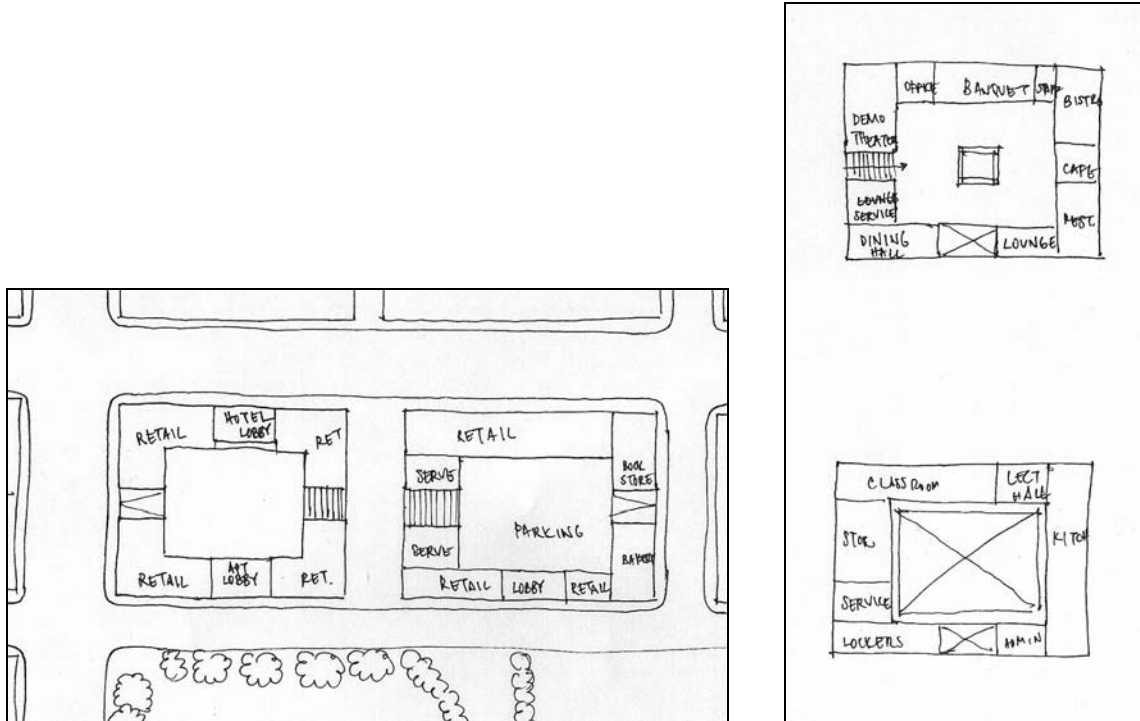


Fig.72 Design Scheme #3 – ground floor, and upper floors. (Source: Author's files)

The third scheme explores the idea of creating interior courtyards on both buildings. The courtyards would be accessed along the well-lit pedestrian alley, by way of staircases. On the school building, retail facilities would be on the ground floor, with eateries and semi-public rooms (such as the demo-theater and banquet hall) on the courtyard level. The school becomes more private as you proceed upwards, with kitchens and classrooms on the third level, and support spaces at the top.

The residence building would have retail on the ground floor, and residential units on top.

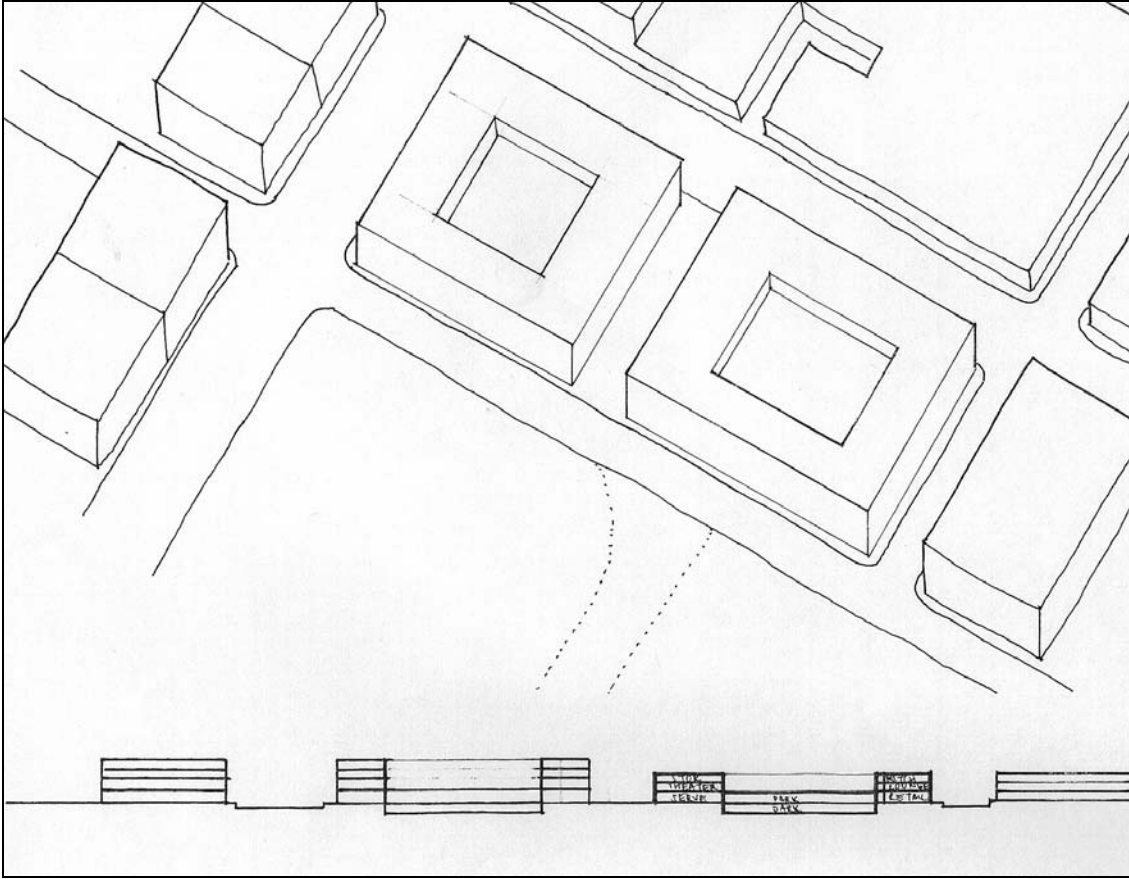


Fig.73 Design Scheme #3, axon and section. (Source: Author's files)

Chapter 9 – Design Conclusion

During the initial stages of urban design, the school's role as "cultivator" of community and place was established. Not only were the original objectives related to the site strategies to be met (i.e., creating imageability along Downtown San Mateo's threshold to El Camino Real Road, complementing the existing retail character of Fourth Avenue to the north, and revitalizing the gateway to Central Park), but, overall, it was also important to create a give "placeness" to the site altogether. The urban interventions that were done in the project – strengthening existing mid-block connections, cleaning up Central Park's unused and unsightly facilities, and capturing Fifth Avenue as a flexible market street – all contributed to establishing a sense of place.

Parti exploration took into account the site's important role as a transitional zone between urban and nature. Hence, the chosen parti first took form as two distinct buildings on site. One L-shaped liner building would hold the edges of the block along ECR and Fourth Avenue. This liner building would essentially speak more to the existing urban fabric of Downtown. The second building would be a more figural form which would be in dialogue with the park. Over time, the existing pedestrian path which bisects the site asserted itself more strongly in the parti, as seen in the final assemblage of the buildings. The path is marked by a monumental trellis which splits the original two buildings into four distinct pieces. The mixed-use building has been divided into two pieces – a five-storey inn which fronts ECR and Fourth Avenue, and an apartment building. Both feature retail and restaurant facilities along the ground floor. The school is now divided into two wings – an assembly building to the west, and a kitchen/classroom to the east.

In order for the school to engage the existing downtown community, it was important to establish it as part of the public realm. Walkability of Downtown would be fostered by the school and invite daytime shoppers and locals. Entrances to the two buildings occur at a node along the trellised pedestrian path. The ground floor of the assembly building would feature flexible spaces used by both culinary students and recreational users alike. The internal corridor of the kitchen building conjures up images of a “market street,” where visitors can peer into kitchens and be inspired by the theatrics of food preparation. At the end of the pedestrian axis lies dining hall where both school users and Downtown locals would engage in communal repast, and be treated to a meal prepared by culinary students.

The second floors of both buildings feature facilities which are more school-related. These include a lecture hall, library and computer lab, various classrooms, as well as locker rooms.

The upper floors of the school buildings are treated as the jewels of the school building. Atop the assembly wing is a banquet hall which is adjacent to a roof terrace. This flexible space would house not only school ceremonies, but also private functions held by community members. Weddings, conferences, and even dance classes could also be given here.

The roof level of the kitchen building essentially features a lush, green environment akin to the adjacent park. Conceptually, the idea of continuing of the natural environment onto the school building came from the thematic goals of the actual school. Being that the site is located in Northern California, the theme of healthy cooking and organic ingredients is evident in the food preparation done at the school. The symbolic

dialogue between the building and the park speaks of a school that is emblematic of healthy living. The roof gardens would cultivate vegetables and spices used at the school, and would be tended by both facility workers and by local high school students wishing to learn about organic food. Finally, lawns and green roofs are also featured atop the buildings' highest surfaces.

In studying the transverse section of the kitchen building, one would find the terracing elements which, in tandem, all foster a sense of place and community at the site. The roof gardens evoke the theme of good health and stewardship of nature, while the market street (flanked by the matching pair of trellises) fosters civic pride and community spirit. Finally, the proposed pea patch which would replace the existing tennis court and grandstand is another important cultivator of community. Not only would the important Downtown amenity of Central Park be improved, but the new community garden would attract locals and visitors to this communal site of reflection.

The architectural language of the building is derived from Mission-style institutions from California's heritage. The stuccoed surfaces, trellises and heavy piers typical of the style are all present here. Simple spaces and volumes are rational and logical, and a dignity is given to the architecture in simple forms. The ensemble of gardens, trellises and public spaces are all appropriate in cultivating food, community and place.

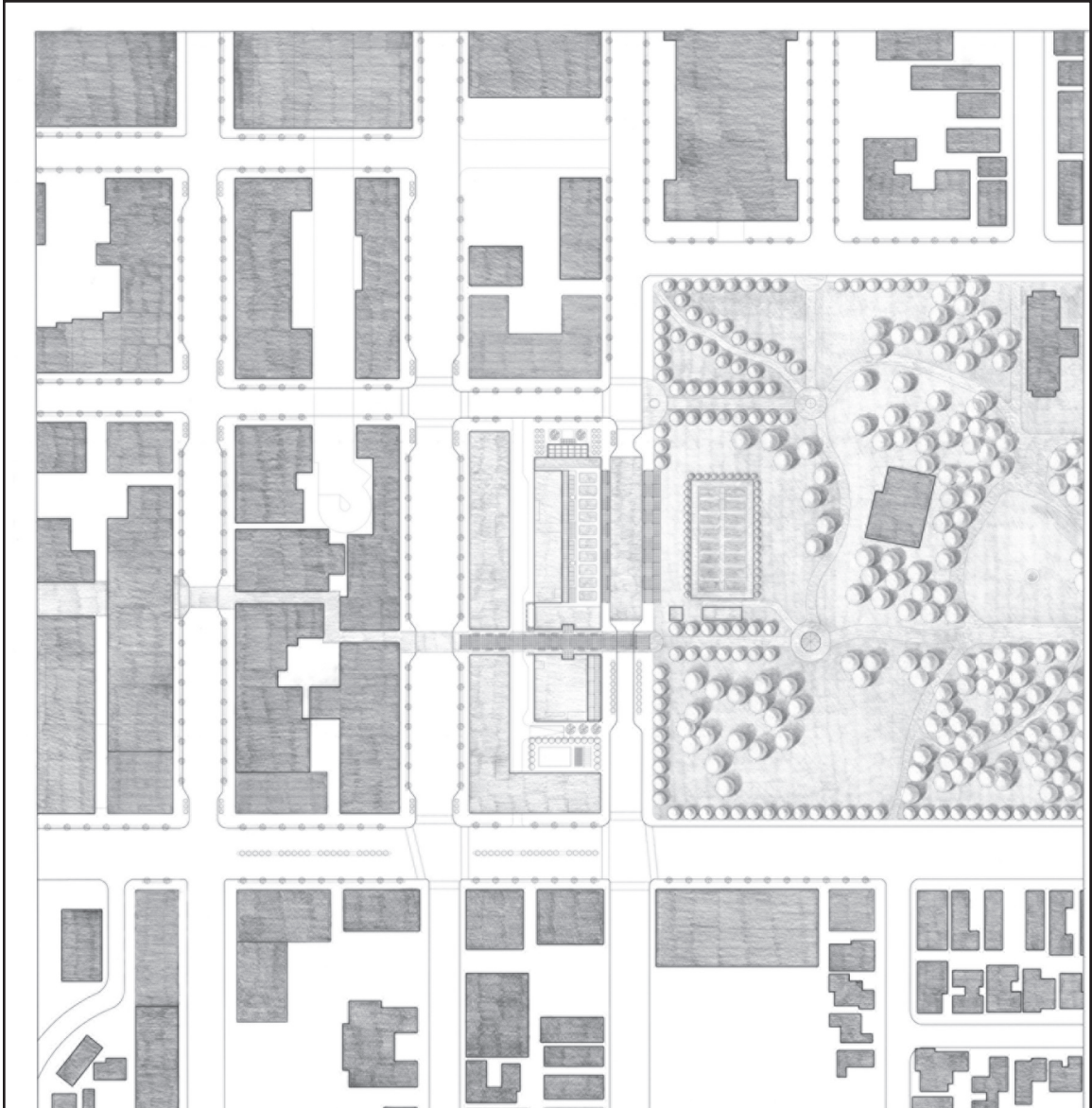


Fig 74. Site Plan (Author's Files)

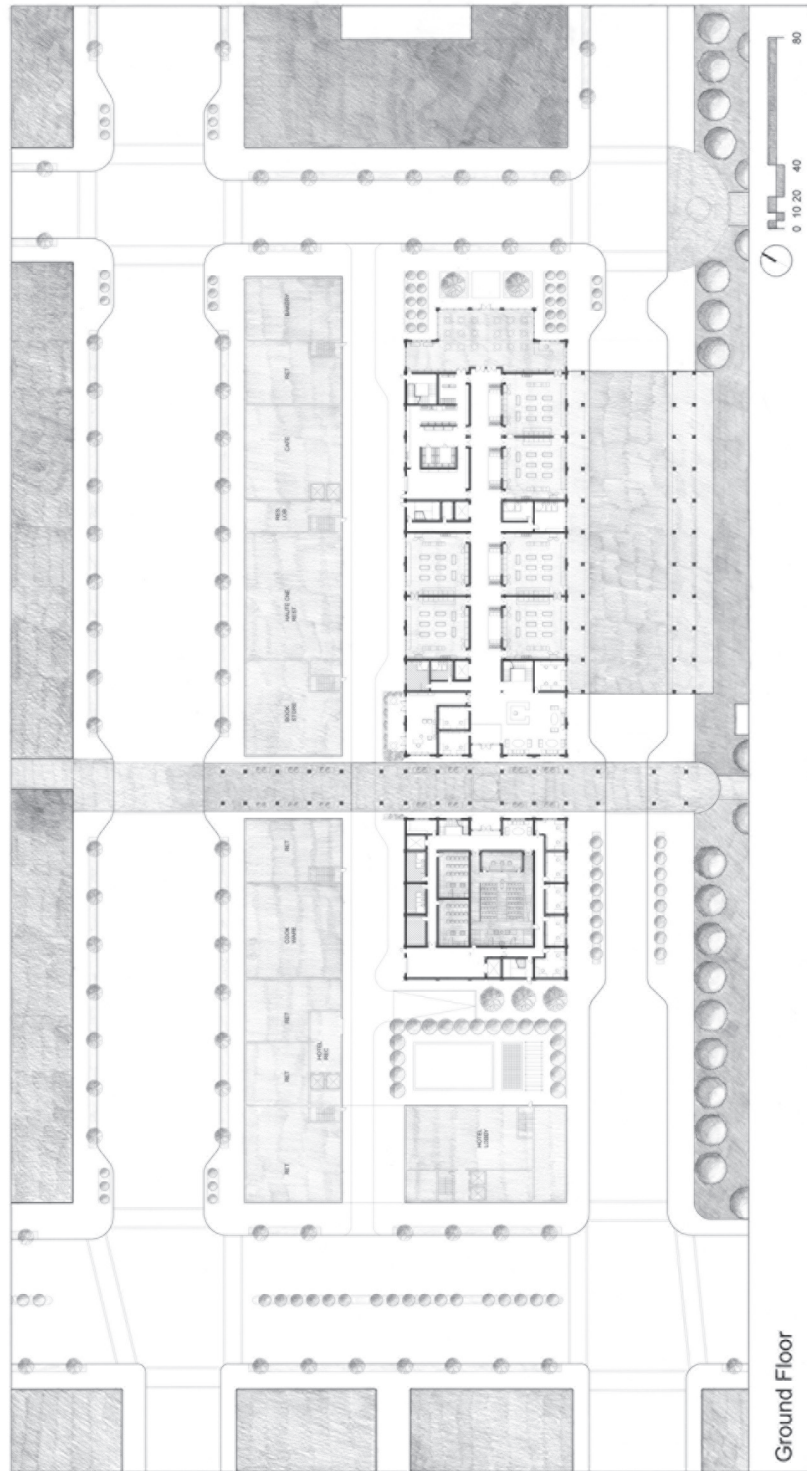
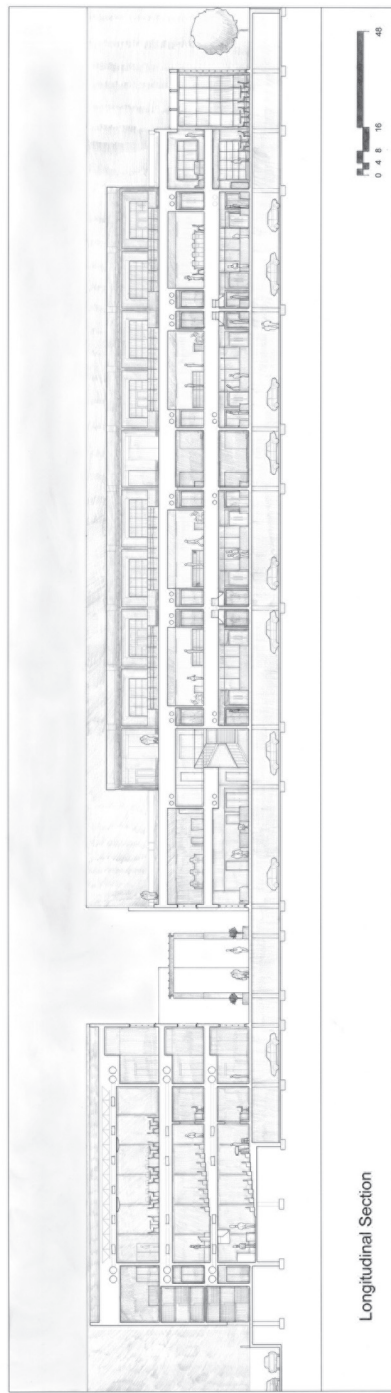


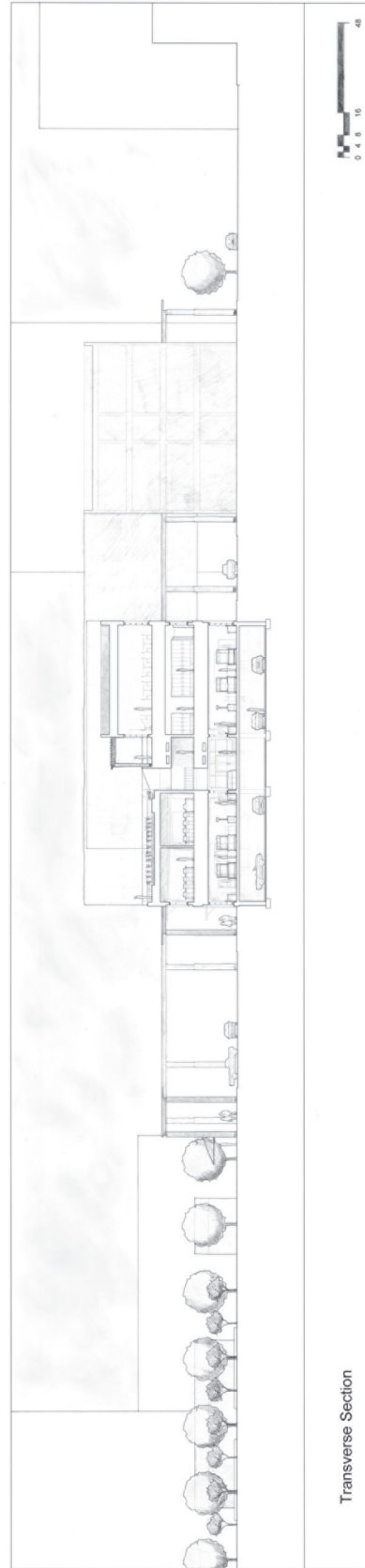
Fig 75. Ground Floor (Author's Files)



Fig 76. Second & Third Floors (Author's Files)



(Above) Fig 77. Longitudinal Section
(Author's Files)



(Right) Fig 78. Transverse Section
(Author's Files)

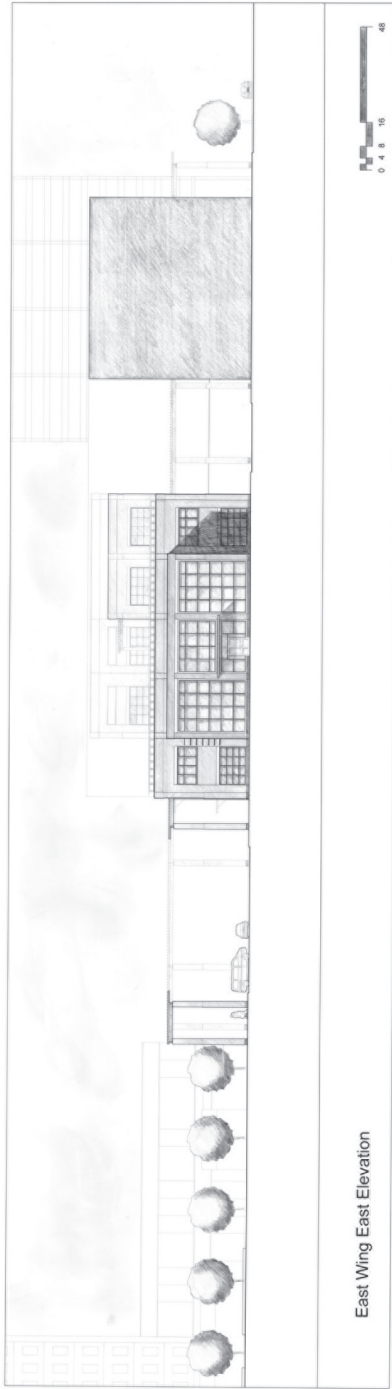


Fig 79. East Wing East Elevation
(Author's Files)



Fig 80. East Wing West Elevation
(Author's Files)

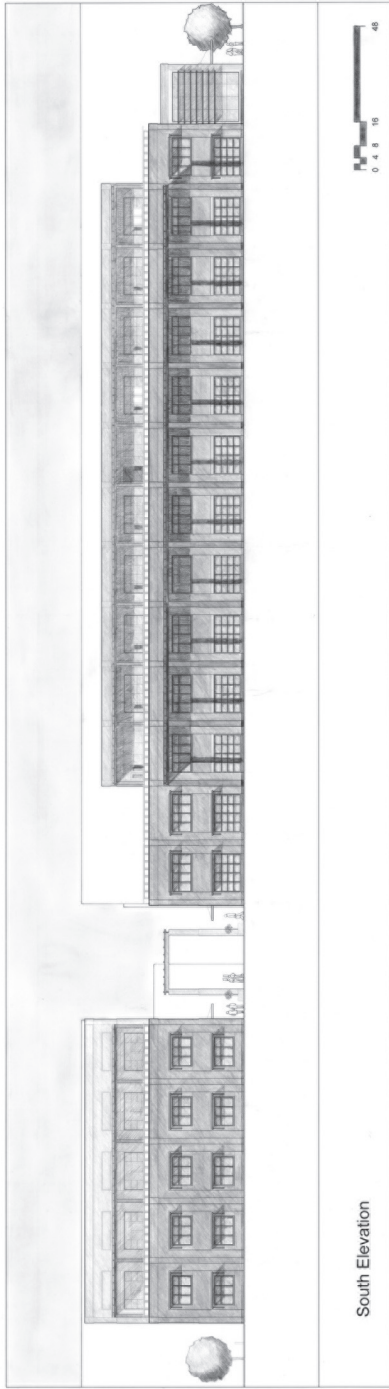


Fig 81 South Elevation
(Author's Files)

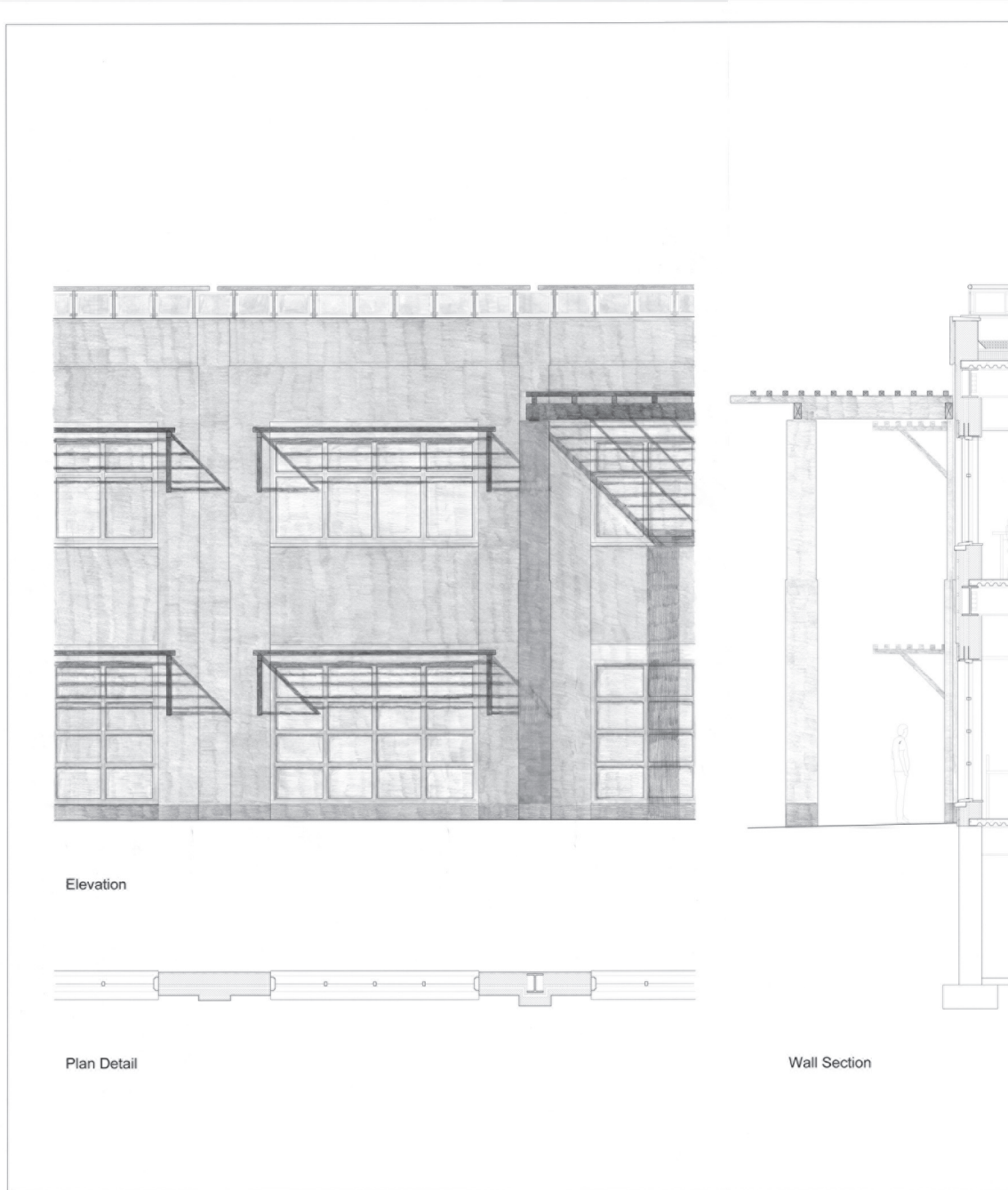


Fig 82. Elevation Study, Plan Detail & Wall Section (Author's Files)

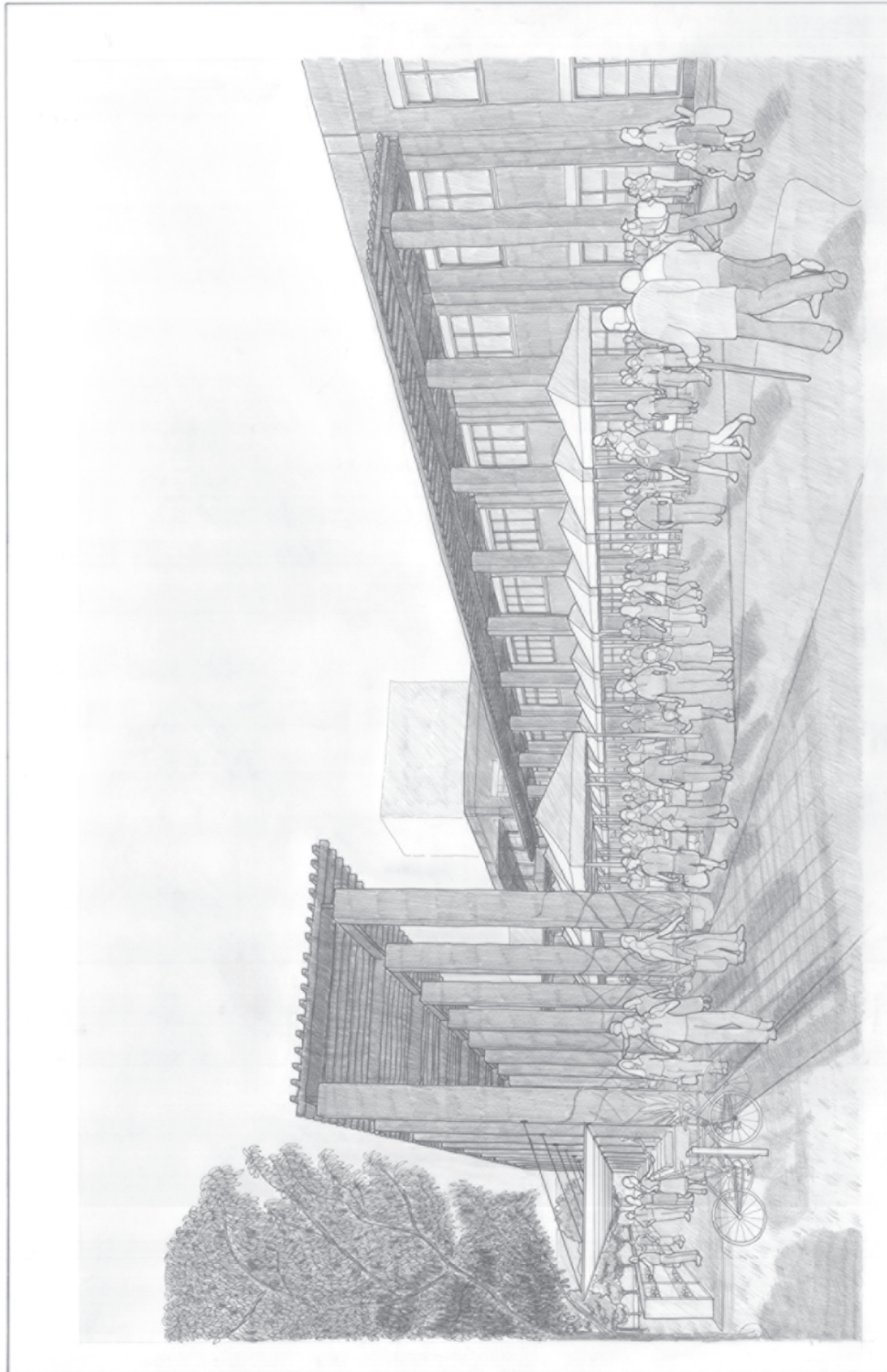


Fig 83 Street Fair Perspective (Author's Files)

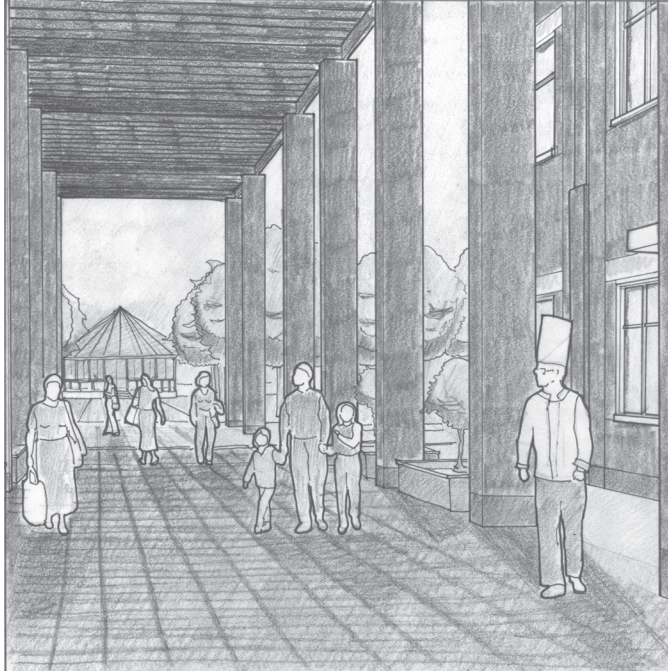


Fig 84. View of Entry Node (Author's Files)



Fig 85. View of Demo Theater (Author's Files)

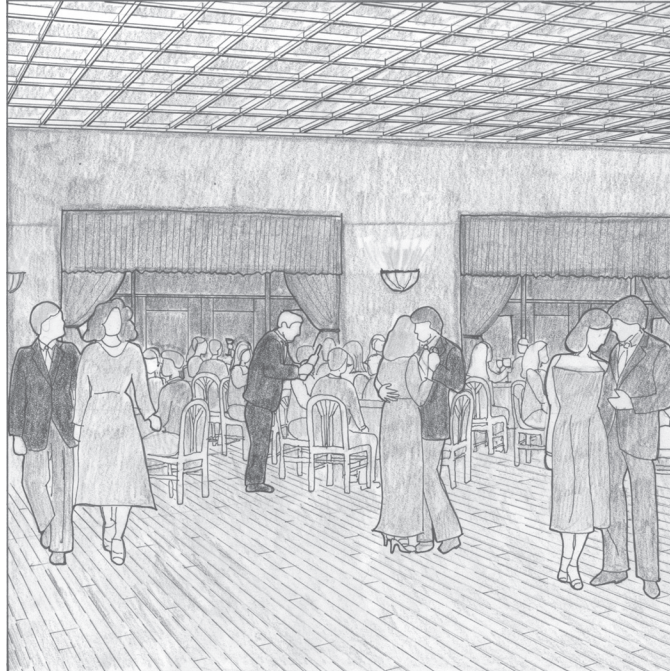


Fig 86. View of Banquet Hall (Author's Files)

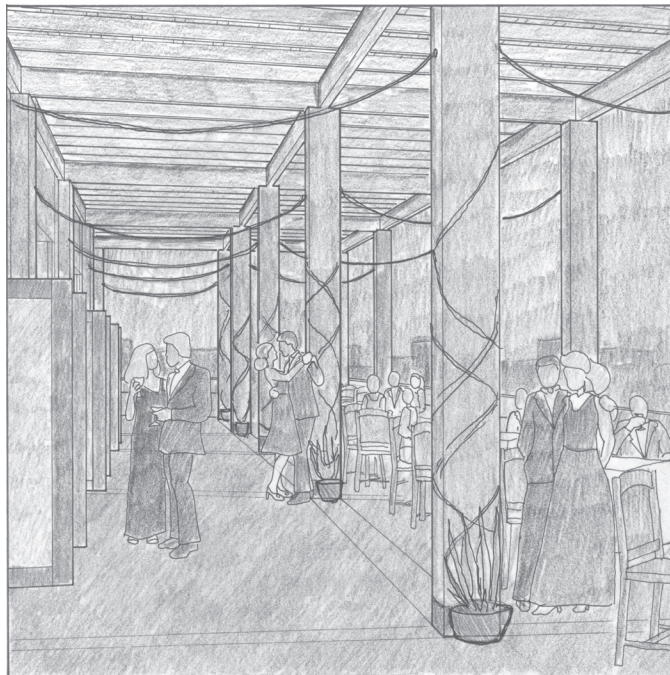


Fig 87. View of Roof Terrace (Author's Files)

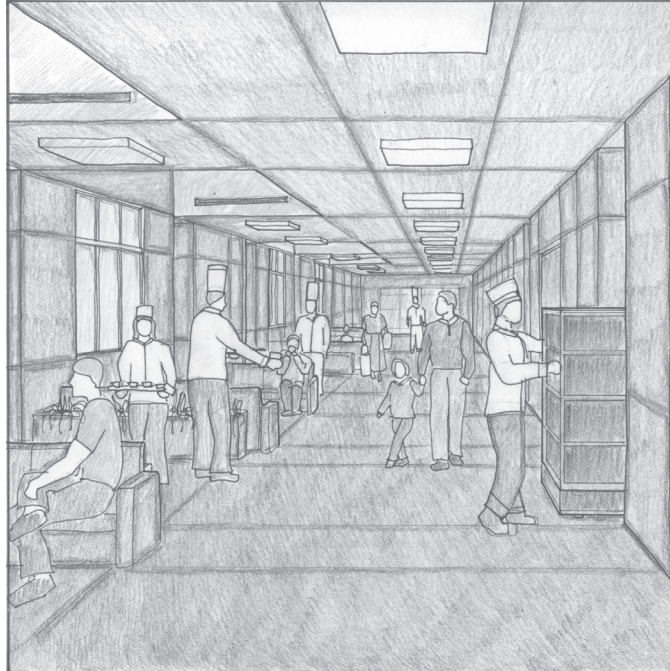


Fig 88. View of Internal Street (Author's Files)



Fig 89. View of Kitchen (Author's Files)



Fig 90. View of Classroom (Author's Files)



Fig 91. View of Roof Garden (Author's Files)

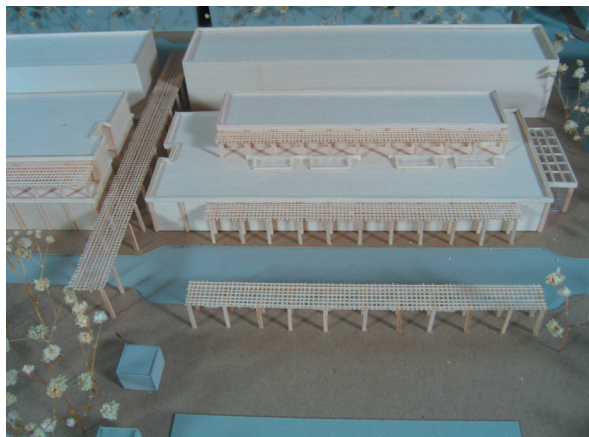
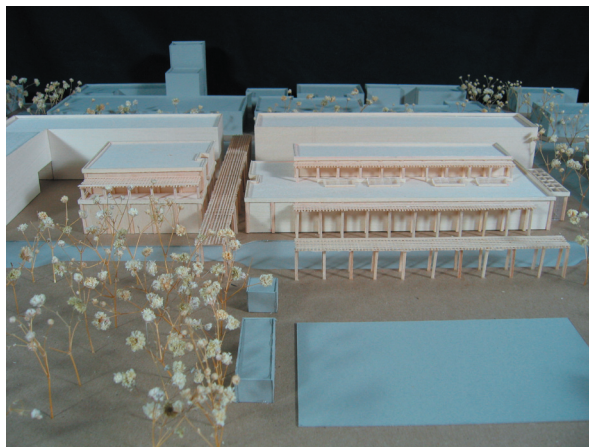
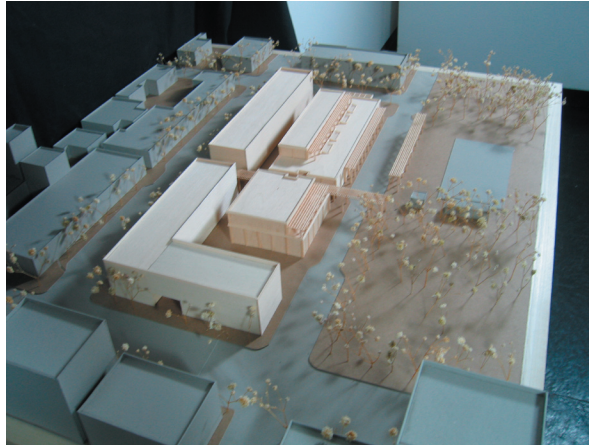


Fig 92. Views of Final Site Model (Author's Files)

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