

ITEM #1

The logo for Hayes Group Architects is a black square with the words "HAYES", "GROUP", "ARCHI", and "TECTS" stacked vertically in white, all-caps, sans-serif font.

January 26, 2015

City of Palo Alto
Department of Planning & Community Environment
250 Hamilton Avenue, 5th floor
Palo Alto, CA 94301

Re: 429 University ARB Major Review Revisions

To Planning Staff and ARB Members:

Attached is Hayes Group Architect's re-submittal package for 429 University Ave. for Major ARB review. The project applicant is Hayes Group Architects on behalf of Kipling Post LP.

On January 15, 2015 we received comments from the board that included favorable remarks relative to the changes that were incorporated from the November hearing; however, the board asked us to consider other ideas and modifications to improve the design regarding the balcony and canopy above the elevator lobby as they transition to the Kipling neighborhood, the shape of the ground floor University Ave. and Kipling corner, the transparency of the residential balcony railings and first floor retail glazing, the alley planter treatment, and the location of the public art.

After thoughtful consideration of the board's comments, we are pleased to present the following modifications to the design:

University Avenue Modifications

1. The residential railings at the third floor will have a translucent white frosting to shield any personal property that might be stored on the balconies. Additionally, since these will be apartments, the owner is concerned about what is stored on the balconies and will monitor this with the tenants. The fourth floor commercial railing will have transparent glass to bring the feel of downtown to the terrace. The ground floor retail windows will be clear glass.

Kipling Modifications

1. The residential railings at the third floor will have a translucent white frosting to shield any personal property that might be stored on the balconies. Additionally, since these will be apartments, the owner is concerned about what is stored on the balconies and will monitor this with the tenant. The railings at corner balconies above the lobby will have transparent

glass to give the area an open feel. The ground floor retail windows will be clear glass.

2. The second floor and third floor balconies adjacent to the stair element have been pushed away from the alley by 1.5 additional feet to make a better transition to the Kipling buildings. Additionally, the metal canopy at the third floor elevator entrance has been pushed back from Kipling five (5) feet and from the alley 16" to improve the transition to Kipling.

Alley Modifications

1. The railings at the alley will be transparent.
2. A new landscape report is included in the drawing set as drawing L-1. It provides details for the plant material in the built-in planters and the new concrete containers that have been added to demarcate the bike area instead of using bollards. The landscape report also describes the containers and planting on the fourth floor terrace.

Public Art

We have relocated the public art placement to the exterior of the concrete stair wall near the lobby on Kipling Street. This will make it visible to the public at all times. The art selection is extremely preliminary but two options being considered are a colored glass collage or a metal structure, each affixed to the exterior wall, meeting all the City's height and depth requirements.

Other

Although we have explored alternatives for the ground floor corner on Kipling, we believe that the positive corner is consistent with the downtown guidelines and with many retail corners in the downtown core. My client has been a retailer, has a lifetime of retail leasing experience, the last 20 years in Palo Alto, and understands that retailers need strong, bold corners for their retail operations. We hope that you can find consensus on this treatment as well.

We are very excited about the changes that have been made and believe that, with your contributions, we have a stronger project as a result. We look forward to staff's review and our February 19, 2015, ARB hearing so that we can proceed with the development of this project.

Please call me at (650) 365 0600 x 15 if you have any questions.

Sincerely,



Ken Hayes,
AIA Principal

CC: Elizabeth Wong, Kipling Post LP