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Final Comments
Hamptons Project
Wolfe Road and Interstate 280, Cupertino, CA
2nd meeting to Review Response by Applicant to Initial Comments

Site Plan

The Project has changed the front building (Building 1) and arrival experience. Pedestrians and Bicyclists are given priority over automobiles arriving at the project. The automobile/parking garage entry has been moved to south beyond the first building and arrival plaza. The previously "enclosed" project has become more welcoming. Views up and into the project have been introduced.

The Project has significantly improved the arrival experience to favor Pedestrians and Bicyclists but has also introduced a number of positive program elements such as a proposed Bike Shop/Hub at the project's entry, a Residents Club Area and new plaza areas for pedestrians, visitors, tenants, etc. The new plaza features a very large water feature and other pedestrian amenities and interaction areas.

The water feature should be sized appropriately given the severe drought conditions of our State and Bay Area.

A stronger connection between the Arrival Plaza and the first amenity level should be introduced. A welcoming stairway could be introduced as an example and still maintain appropriate security for Tenants and Visitors.

Program elements such as the Bike Hub and Resident Members Club areas should be well grounded with a mix of elements that ensure the vitality of public plaza areas. Site furnishings should be identified to define spaces for interaction, etc.

The surrounding road for Fire Access, Move-In Access, etc. has been improved as well. Activity spaces for a dog park, exercise areas, and secondary building entries, etc. are well integrated with the functional requirements for the road. Landscape and hardscape areas need final definition for approval.

Building Materials/Elevations

The use of cement plaster was tentatively agreed to based on the smooth sample reviewed. The Applicant should provide a written specification for the smooth plaster and provided finished building elevations to define the amount of plaster, simulated wood panels, glass, aluminum frames, etc.

Conditions of Approval should require final review of cement plaster finish mock up to be used as the standard for installation. Proposed samples of the Simulated Wood Panel system should be submitted for approval along with a list of existing projects that utilized the product in a similar manner.

The ground floor Bike Hub, Residents Club and other Amenity Shops in Building 1 or areas around Building 1 should add more detailed elements for scale such as canopies, signage, planters, benches, etc. Landscape areas should balance with the hardscape areas to create usable spaces.

Final Building Elevations for each building should be submitted and reviewed to approve the mix and proportion of each building material. Diversity in paint colors and materials will help create individual building identities and assist in way finding.

A final material board should be submitted along with the elevations.

End of comments