



MEMORANDUM

To: Design Review Board

From: Angela Ruggeri, AICP, Senior Planner

Date: March 26, 2010

Subject: **DESIGN RESPONSE CONFERENCE #15**
TOUCHSTONE (PARKPLACE)
FILE DRC09-00002

I. INTRODUCTION

Touchstone's proposal is for design review of a 1.8 million sq. ft. mixed-use project that includes 1.2 million sq. ft. of office space and an additional 300,000 sq. ft. of retail. Other uses include a hotel and athletic club.

The approved Master Plan has established the building and open space locations, access points and grid for the internal road system. The zoning specifies building heights, setbacks and other development parameters. The Design Review Board (DRB) is now in the process of working with the applicant on the design of the buildings and open spaces. The approved Design Guidelines for Parkplace will be used by the DRB to guide this process.

***Please bring your copy of the Master Plan and Design Guidelines for Parkplace to the meeting on 4/5/10 (see Central Retail Hub Design Guidelines – Pages DG-28 and 29). Updated drawings of Building D will be provided to the DRB by the applicant on Friday, 4/2/10. The plaza drawings will be provided for the 4/19 meeting.*

II. PREVIOUS DESIGN RESPONSE CONFERENCE

At the March 15, 2010 meeting, the DRB gave their preliminary approval of Building H. They also discussed the plaza area and began the massing discussion for Building D. The following is a summary of their comments.

Building H: Preliminary approval given.

Color Palette – Concerned with grey body color and also the contrast between the grey and the light bay color on the north elevation (use something warmer). General concern expressed about

compatibility of color pallet for the entire site. DRB will want more information about colors and materials later in the process.

North Elevation – Study the idea of staggered windows on the north elevation further to see if it's a better solution than what is shown on page 25 of 3/15/10 submittal to the DRB. The DRB liked the staggered windows shown at the previous DRB meeting; but they felt that LMN should review and use its discretion in determining the appropriate pattern.

Sports Club – The DRB likes the way the sports club program spills out and intermingles with the hotel terrace and users. They asked that the applicant reconsider some of the bolder moves that were originally shown for the sports club. They said that LMN may want to put some of them back into the design, but left it to LMN's discretion whether they would or not.

Plaza:

General Comments – Too much going on. Simplify, but keep the variety, including the paving pattern that extends across the plaza onto the street. DRB requested that the applicant bring a 1/8 inch study model of the plaza to the next meeting (the model will be available at the April 19 meeting when the plaza will next be discussed).

Staff and the applicant also met with the Fire Department and it was determined that the roadway around the plaza could be closed to cars during festivals and special events as long as it was available to fire and aid vehicles if necessary.

Water feature – More detail requested. Additional fountain height is not necessary.

Building D:

General Comments – Too large and massive overall; breakdown the horizontal pieces,

West Elevation – Blue highlighted section of the building too visually prominent. Move it south, step away from the plaza to reduce visual impact (see drawings on page 39 and page 43 of 3/15/10 submittal to the DRB).

North Elevation – Eastern portion of the top floor should be moved back to match the step back of the western portion (see drawing on page 38 of 3/15/10 submittal to the DRB). Do a drawing that shows that the building meets the 41 degree angle requirement in Design Guideline 13.d.3 (page DG-29 of the Master Plan and Design Guidelines).