



## **MEMORANDUM**

**To:** Design Review Board

**From:** Angela Ruggeri, AICP, Senior Planner

**Date:** January 22, 2010

**Subject:** **DESIGN RESPONSE CONFERENCE #12**  
**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 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 2/1/10. We will continue to work with them in reviewing Buildings B and C. Updated drawings will be provided to the DRB by the applicant on Friday, 1/29/10.*

### **II. PREVIOUS DESIGN RESPONSE CONFERENCES**

At the January 4, 2010 meeting, the DRB continued their review of Buildings B and C. The applicant gave the DRB additional drawings at the meeting (see Attachment 1). A comparison to the Adopted Design Guidelines was made and the applicant was given comments on the proposed design that are to be addressed at the DRB meeting on February 1, 2010. Attachment 2 is a letter from Touchstone Corporation clarifying some questions that were raised by the DRB at the January meeting.

The DRB gave the applicant preliminary approval of the major massing of Buildings B & C, but would like to see the massing reinforced with intermediate modulation and articulation as the design moves forward. The applicant was asked to show options for these intermediate design

moves and how the color and materials will affect the appearance of the massing. This additional information will also be reviewed at the February 1 meeting.

### III. SUMMARY OF DRB COMMENTS

The items below were discussed at the January DRB meeting.

#### 1. Street between Buildings B and C:

- Distance between buildings/cantilevering and relationship to pedestrian space: The DRB approved the applicant's response to their concerns, but would like LMN to explore shifting the street between Buildings B and C to the south in order to provide more open space/sidewalk along the south side of Building B.
- Portal/gateway into site: The DRB approved the applicant's response to their concerns, but asked that LMN provide further development of retail areas including an indication of the amount and location of glazing/storefront areas.
- Massing should open up into plaza: The DRB approved major massing moves by LMN, but would like to see the massing reinforced with intermediate modulation and articulation as the design moves forward.
- Pedestrian scale-mitigate vertical massing: The DRB approved major massing moves by LMN, but would like to see the massing reinforced with intermediate modulation and articulation [Opus example].
- DRB would welcome successful examples for similar spaces and sections showing street width to building height relationships: The DRB was satisfied with research provided by LMN of existing examples of streets with comparable width to height sections.

#### 2. South Side:

- DRB was generally okay with south side of Building C massing from the previous Design Response Conference. The DRB requested that the City and the applicant explore the possibility of adjusting the 10 foot landscape buffer requirement to provide more distance between the service drive and south side of Building C, but indicated that any change should maintain or improve the landscape buffering for the Watermark apartments. The Board also felt that traffic calming devices should be investigated for the service street in lieu of adding a sidewalk for pedestrians.

#### 3. West Side:

- West end for Building B is an important landmark: The DRB was in agreement with major massing moves made to the west sides of Buildings B and C [vertical and horizontal massing forms on corners]. The DRB requested that LMN consider ways of making the vertical element on Building B more dominant, such as stepping back the northwest corner [similar to northwest step-back on Building C] or allowing the vertical element to extend all the way to the ground plane with the removal/penetration of the gasket.

- Gaskets at Buildings A & B: The DRB approved of LMN's revised retail plan on Building C to pull the retail/gasket back along the north side of Building C; providing a greater opening between the buildings and plaza.

Attachments

1. Applicant's drawings of Buildings B and C presented at 1/4/10 DRB meeting
2. Letter from A-P Hurd, Touchstone Corporation

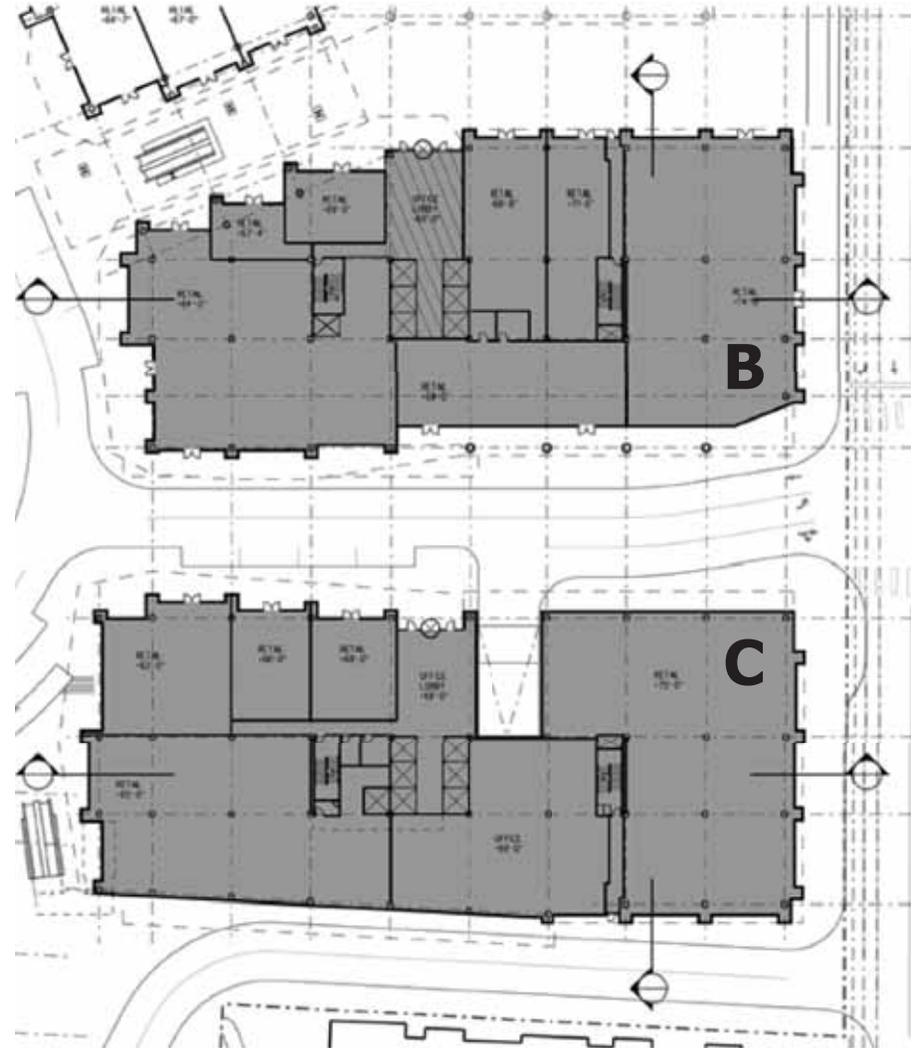
**Design Response Conference #9  
1/04/2010**

**PRESENTATION AGENDA**

- 1. Recap of last meeting's DRB comments**
- 2. Summary of design responses**
- 3. Street width precedent studies**
- 4. Revised massing for Buildings 'B' and 'C'**
- 5. Preliminary articulation concepts for Buildings 'B' and 'C'**

**DRB comments from last meeting:**

1. Space between Buildings 'B' and 'C':
  - a. Development Standards require 66' street width, while building faces are shown 49' apart. This creates deep cantilevers/colonnades and compromises the quality of the street experience. This needs to be resolved.
  - b. The portal to the site could be improved by raising the soffits at cantilevers and colonnade.
  - c. The massing of the buildings should open up to the plaza.
  - d. Measures should be taken to mitigate the vertical mass of the buildings.
  - e. A study of similar urban spaces would help the DRB to better visualize the proposed design.
2. South Elevation, Building 'C':
  - a. Massing concept approved pending facade articulation.
3. West Elevations:
  - a. The massing of the west elevation of Building 'B' should be broken up as suggested in design studies.
  - b. 'Gaskets' should be designed to optimize retail.



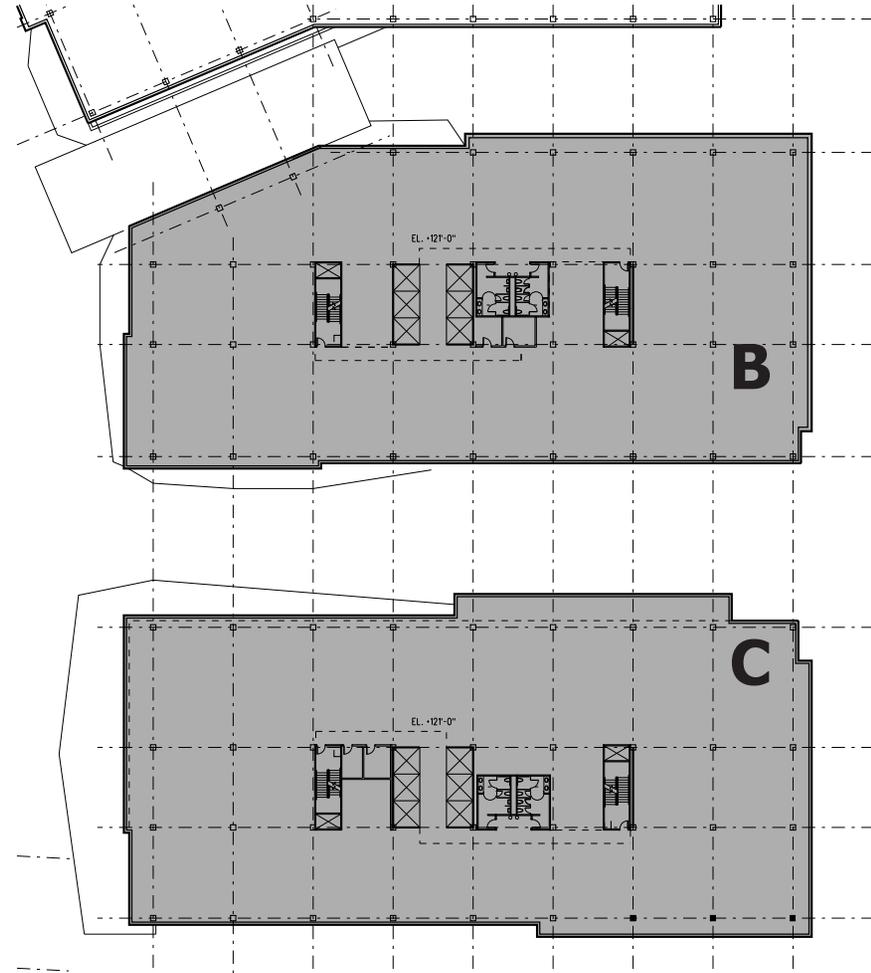
## Design team responses to DRB comments from last meeting:

### 1. Space between Buildings 'B' and 'C':

- a. The elimination of one traffic lane vs. the Design Guidelines requirement (4 lanes to 3 lanes) means that the total street width can be reduced to 60' with no loss of landscape or sidewalk. This eliminates the colonnade on Building 'B' and part of the cantilever on Building 'C'.
- b. The cantilever on Building 'C' has reduced in length from 120' to 90', and has been raised to the second floor soffit, about 30' above the ground.
- c. The cantilevered portion on Building 'C' narrows the space to 52', while the top floor of Building 'C' steps back to a width of 90' at the west end of the space.
- d. The north facade of Building 'C' has been broken up and stepped back to mitigate its height and provide a counterpoint to the verticality of Building 'B'.
- e. The design team will present a study of similar urban spaces to help the DRB to better visualize the proposed design.

### 2. West Elevations:

- a. The massing of the west elevation of Building 'B' has been broken up per the DRB's comment.
- b. 'Gaskets' and retail facades have been adjusted to provide more opening to the west.

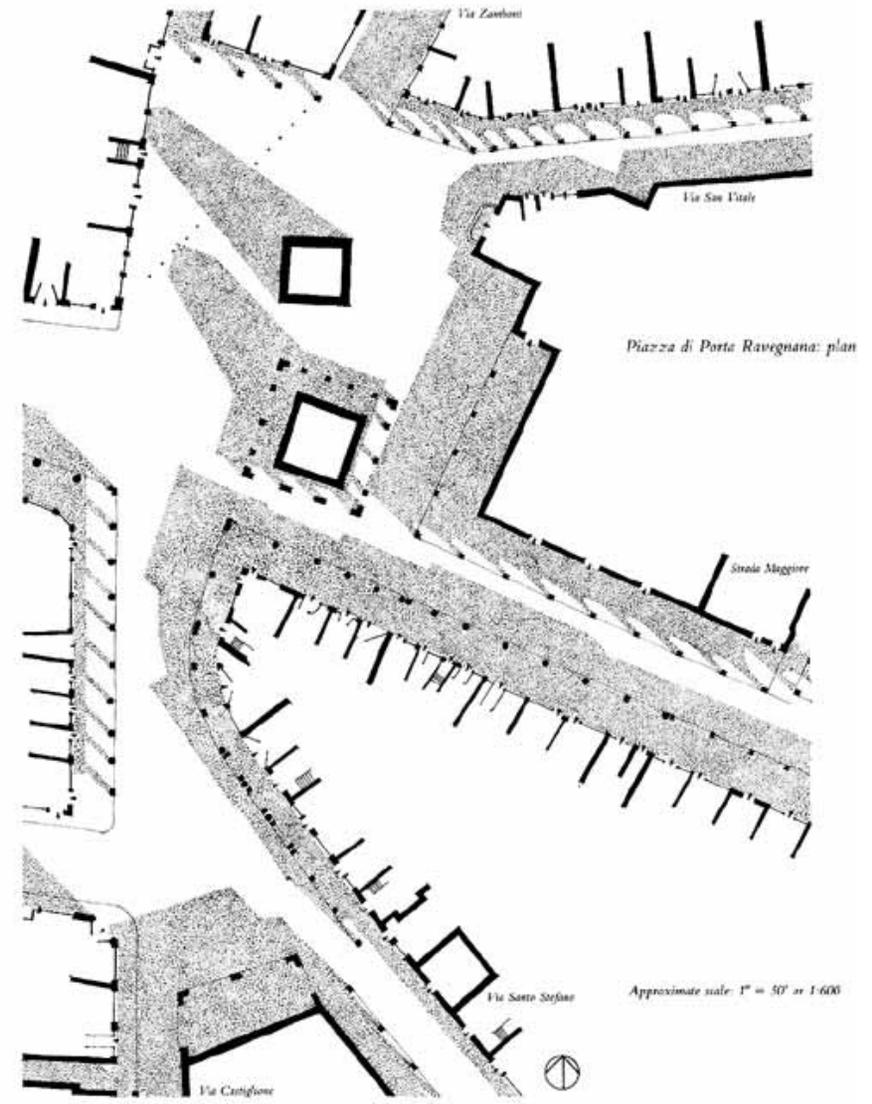
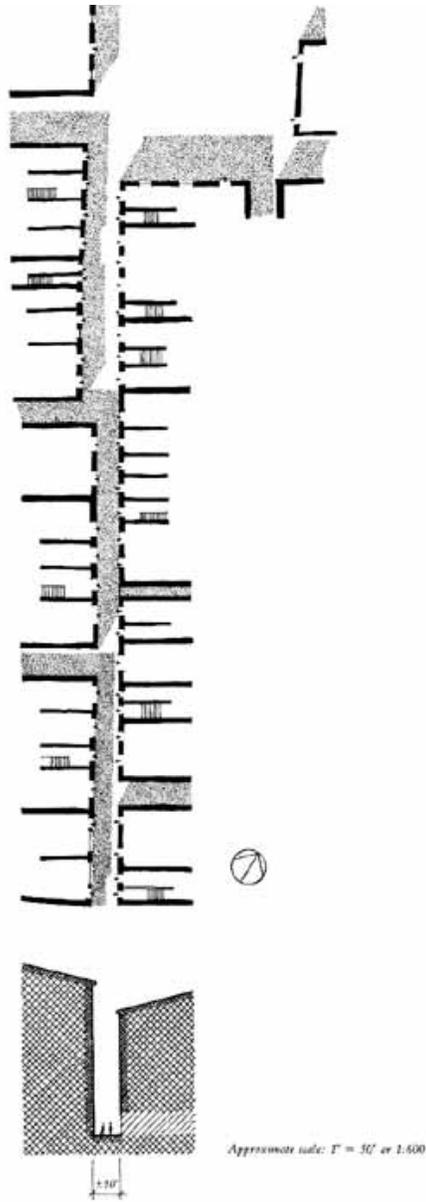




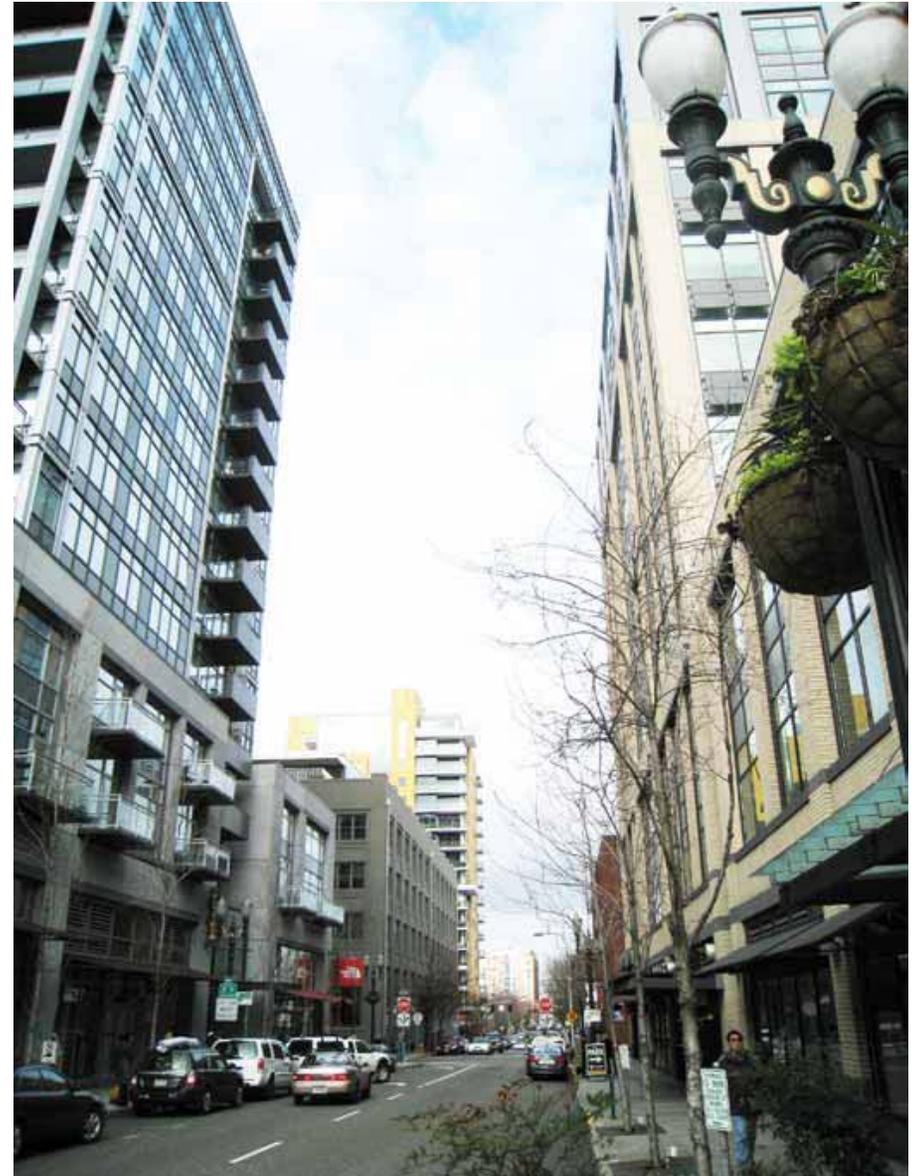
FIRST FLOOR PLAN, 12/07/09



FIRST FLOOR PLAN, 1/04/10



**Pearl District**  
Portland, Oregon  
60' right-of-way



**Pearl District**  
Portland, Oregon  
60' right-of-way

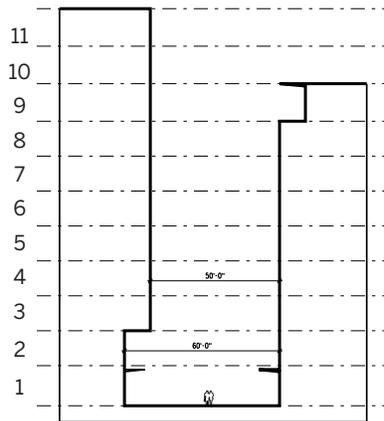
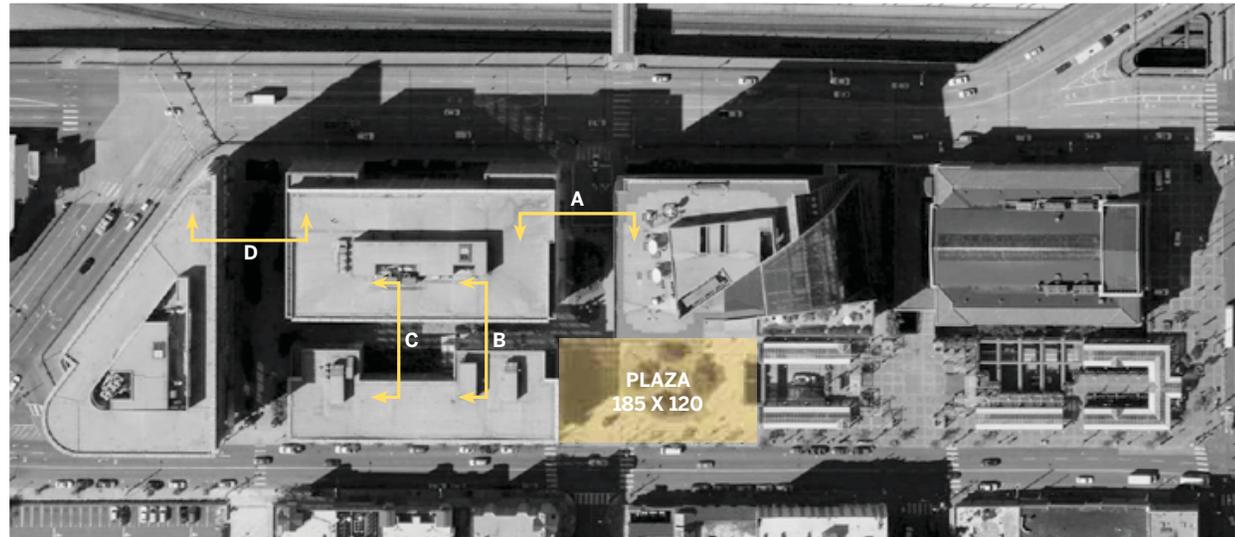
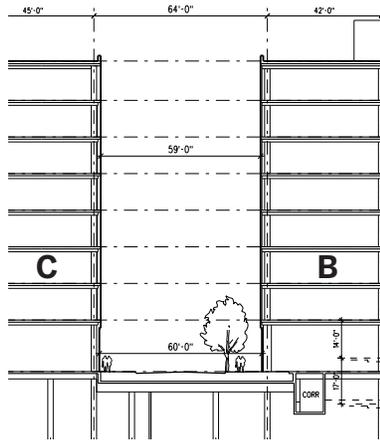


**Pearl District**  
Portland, Oregon  
60' right-of-way

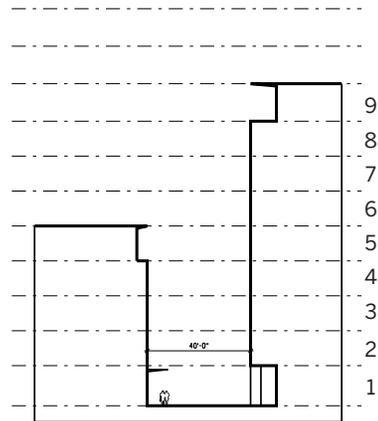


**CASE STUDY: OPUS Center**  
at Union Station, Seattle  
2001

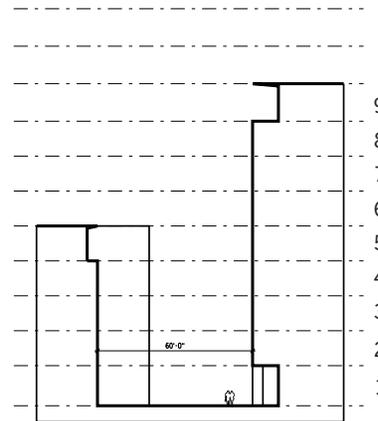




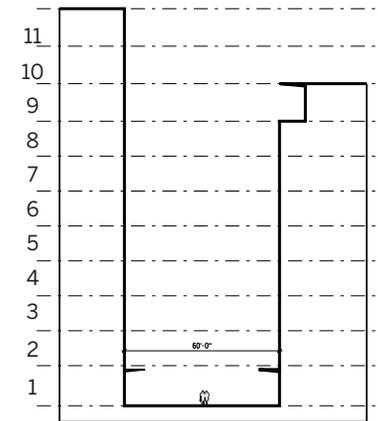
BUILDING SECTION A



BUILDING SECTION B

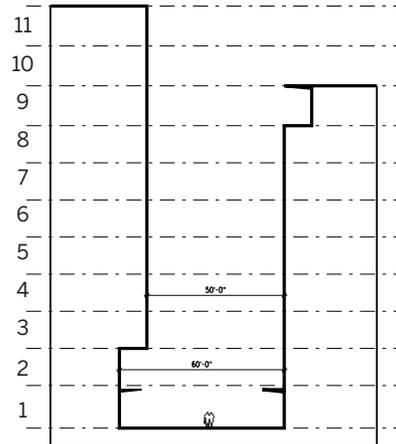
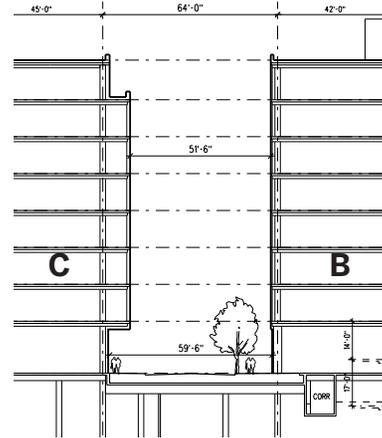
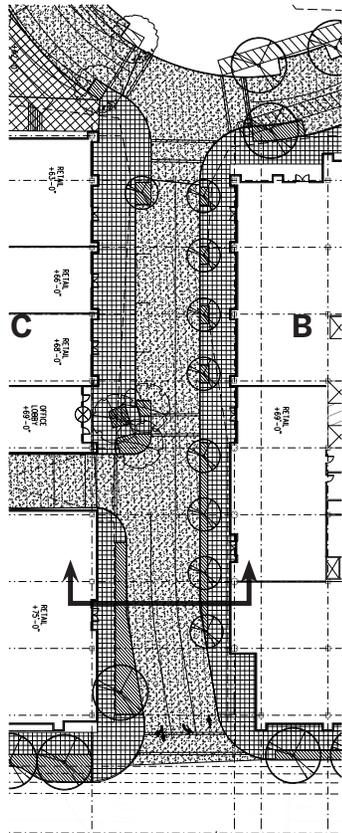


BUILDING SECTION C



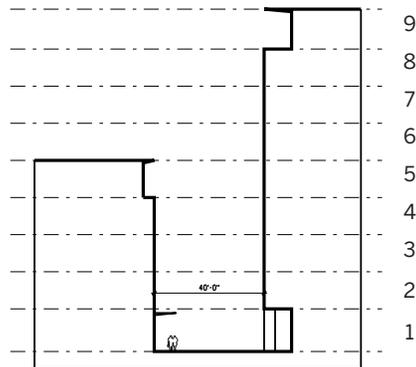
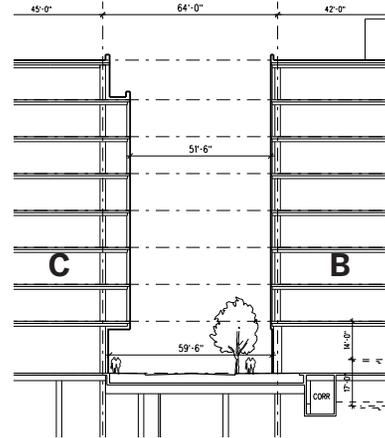
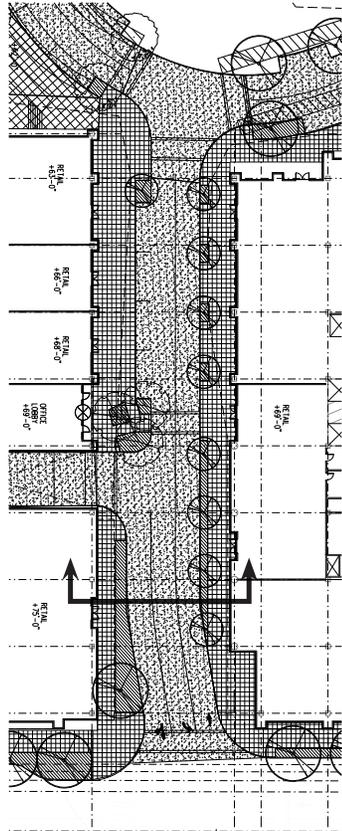
BUILDING SECTION D



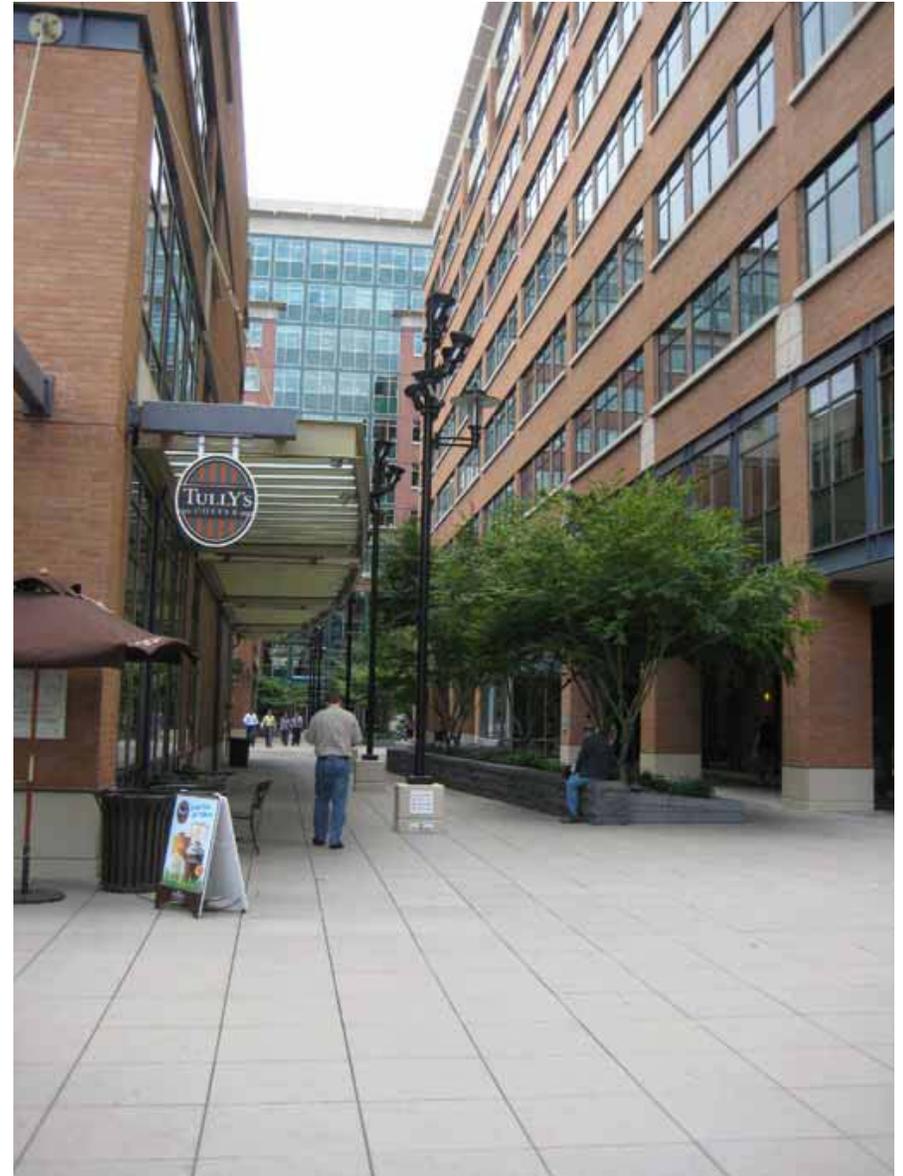


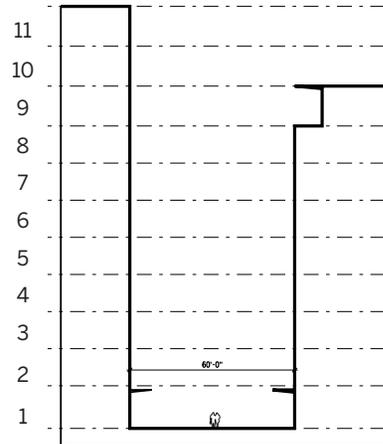
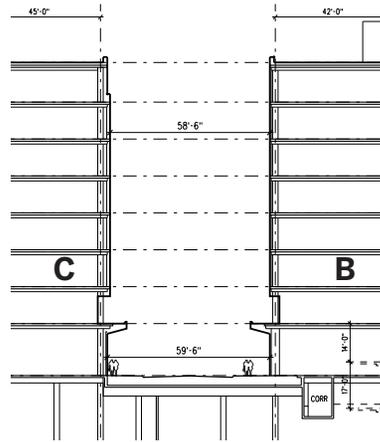
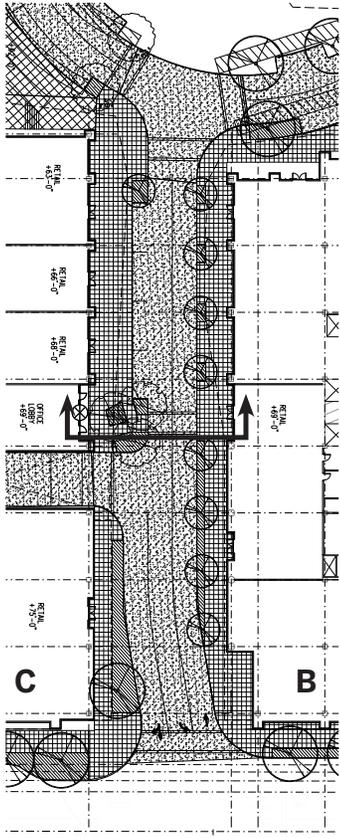
BUILDING SECTION A





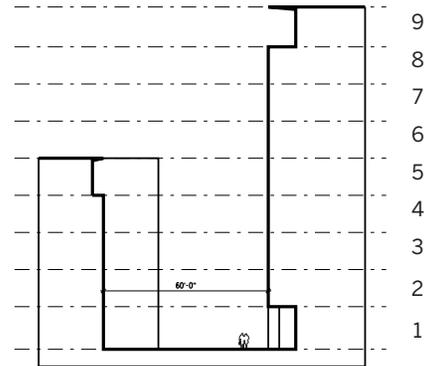
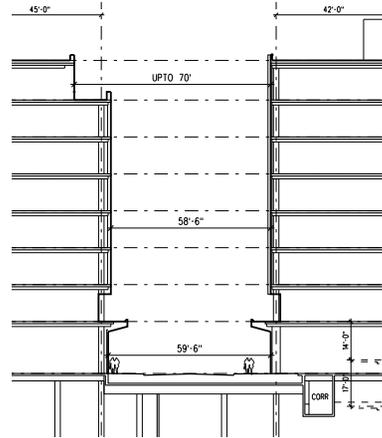
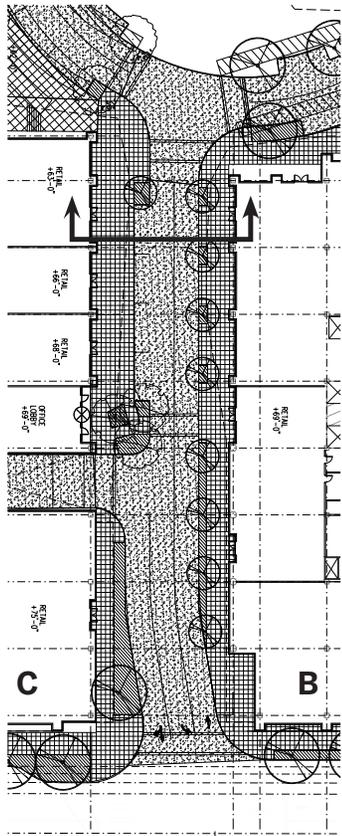
BUILDING SECTION B





BUILDING SECTION D





BUILDING SECTION C

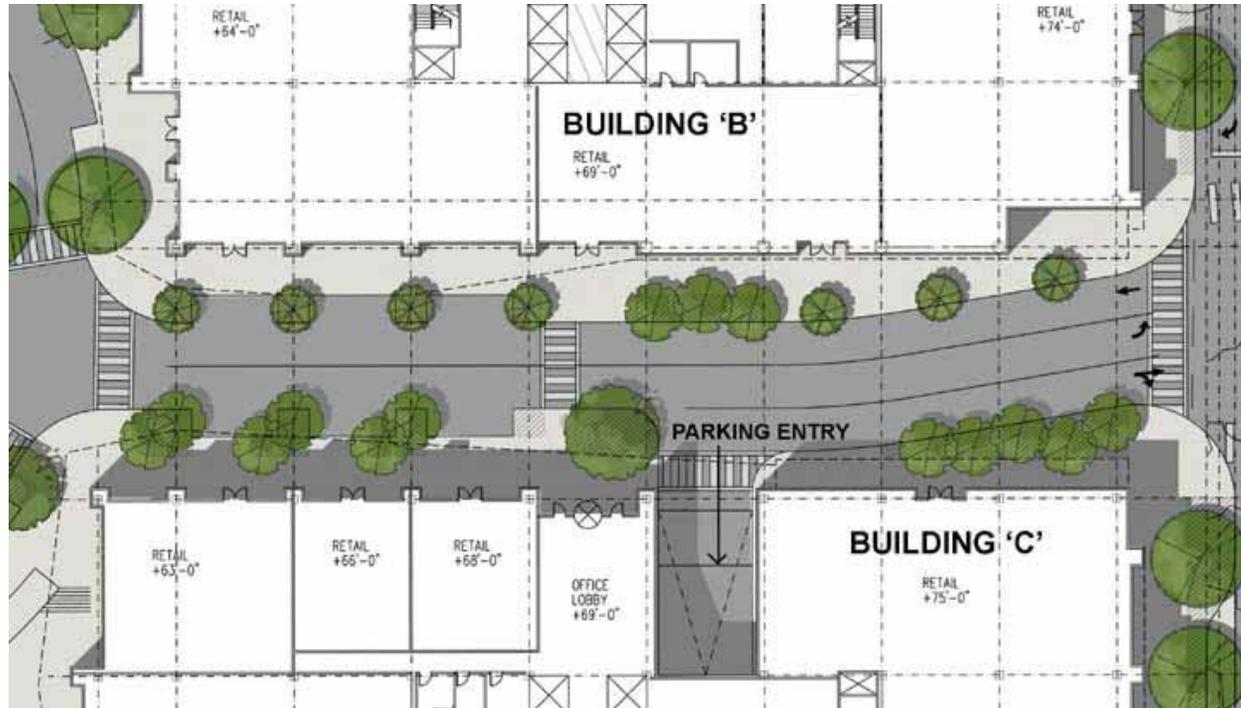


**CASE STUDY: University of  
Washington Medical Center**  
at South Lake Union, Seattle



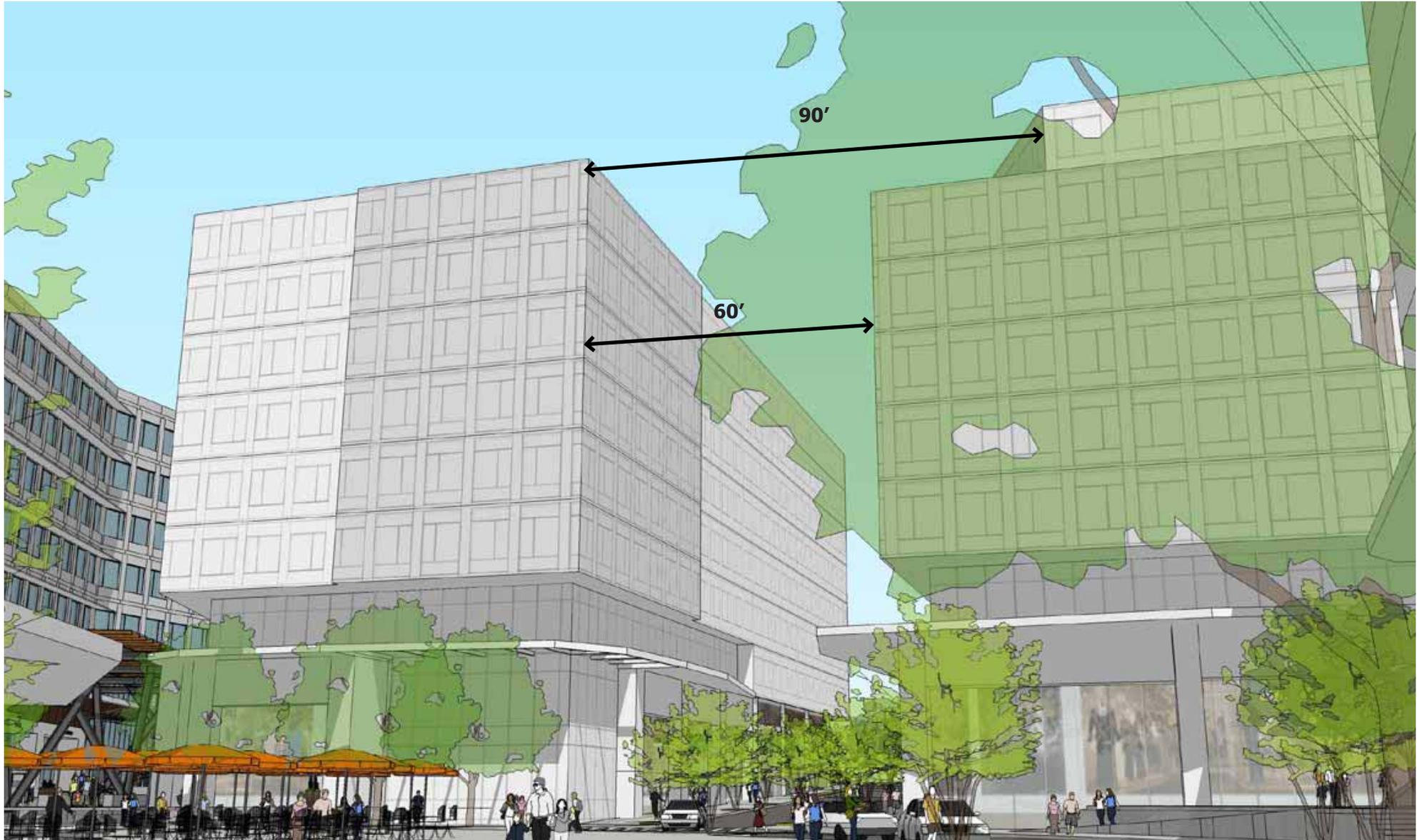


**8TH & DEXTER  
SEATTLE**



PARTIAL LANDSCAPE PLAN

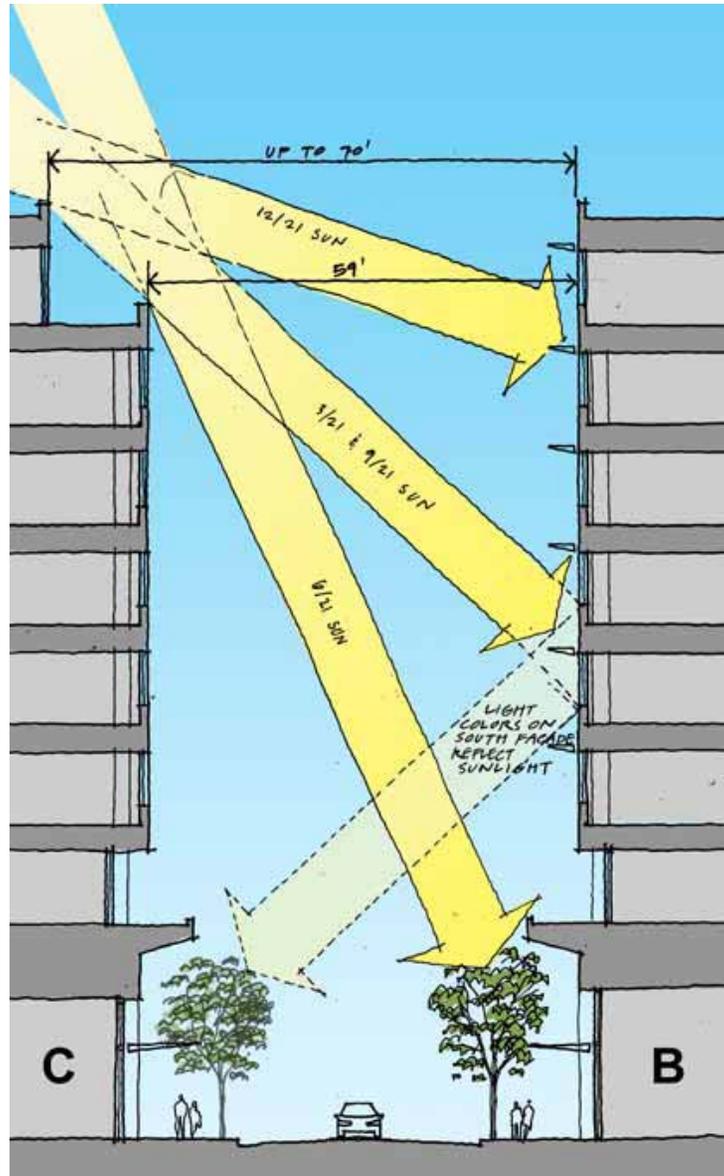




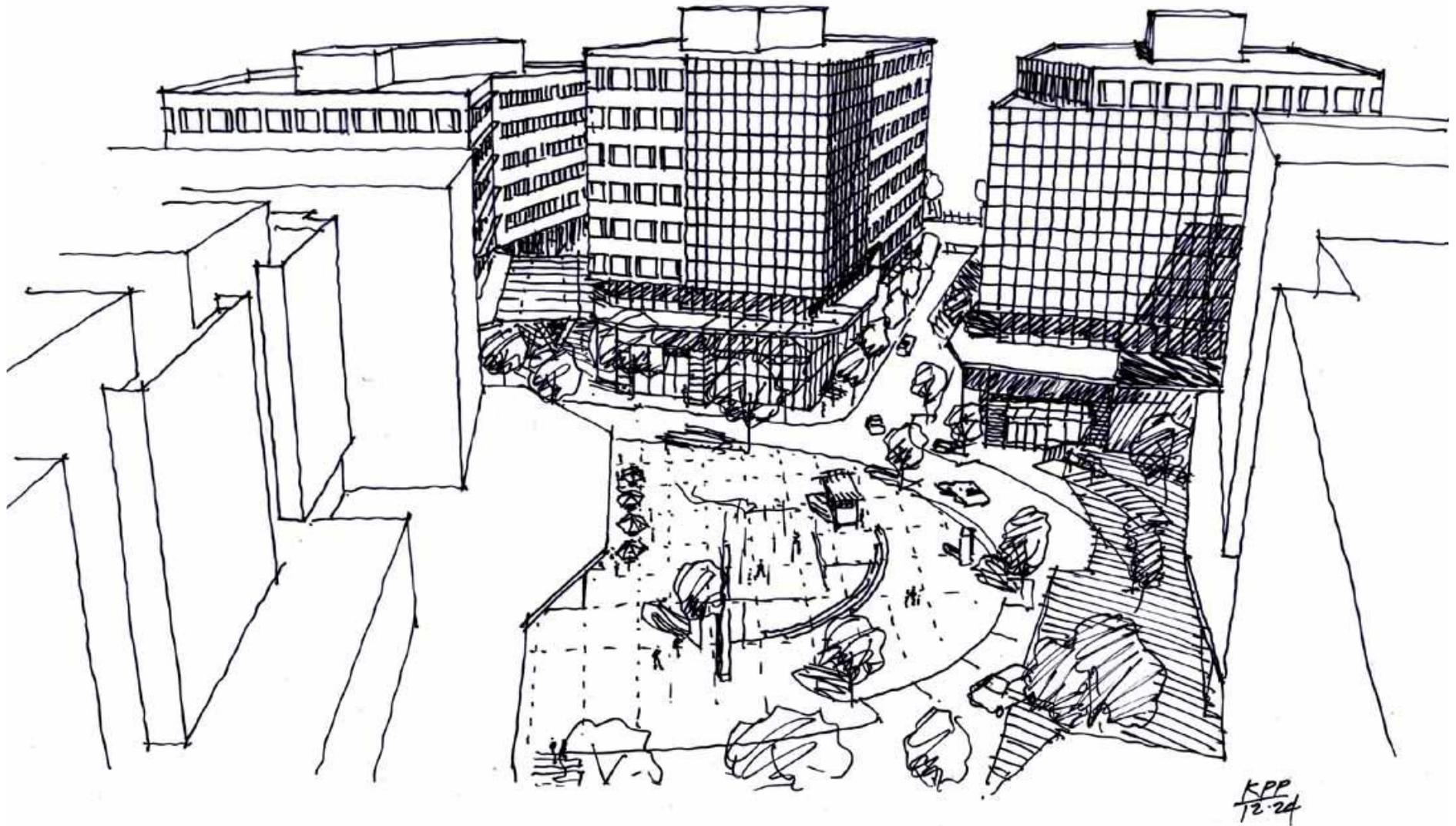








Section showing solar access





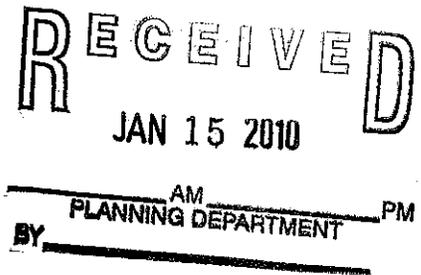
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## TOUCHSTONE CORPORATION

January 8<sup>th</sup>, 2009

Eric Shields  
 City of Kirkland  
 123 5<sup>th</sup> Ave  
 Kirkland, WA



Dear Eric,

At the January 4<sup>th</sup> 2010 Design Review Board Meeting, one of the DRB members raised a couple of questions that we wanted to respond to, in order to make sure the record is clear.

The first question related to the square footage that can be built out, as the project is currently represented. One of the DRB members voiced concerns that buildings B and C had increased in size, rather than decreased as was stated by the architects. We have double checked our numbers, and based on the changes we made between the December and January DRB meetings, the total square footage of buildings B and C did in fact *decrease* by 13,500 SF.

The second question related to scaling of people on renderings and digital models. In digital models, the software scales adults to a height of 5'5" to 6'1". Children are scaled smaller. We do not adjust these standard heights. There is not, and has never been any artificial scaling of people or other objects in the information we present to the DRB and the City. The people and other elements that are inserted into renderings and models are intended only to provide a sense of scale and perspective.

We look forward to completing the DRB process.

Regards,

A-P Hurd