



MEMORANDUM

To: Design Review Board

From: Angela Ruggeri, AICP, Senior Planner

Date: April 26, 2010

Subject: **DESIGN RESPONSE CONFERENCE #17**
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 5/3/10. Updated drawings of Building D will be provided to the DRB by the applicant on Friday, 4/30/10.*

II. PREVIOUS DESIGN RESPONSE CONFERENCE

At the April 19, 2010 meeting, the DRB continued their discussion of Building D and of the plaza. The following is a summary of their comments.

Building D Comments:

1. The gasket and 2nd story glazing and reveal are fundamental to the design concept. The DRB is not comfortable with unlimited discretion for tenants to alter this concept. The design team should study the range of modifications that will protect the concept and propose guidelines in the forthcoming retail design guidelines that address the DRB's concern.

2. The DRB thought the shift of the retail out to the sidewalk was a good solution, however, the shift of the retail and gasket northward have created too much necking of the streetscape and impeded views from the park into the plaza. The design team should consider shifting these forms in a manner that improves the visual access to the plaza with methods such as chamfering the retail space at the 3rd column line.
3. Since the poplars along the south side will be removed, they should be removed from all drawings representing this side of the project.
4. South pathway:
 - a. Consider a different material such as precast concrete or ground face CMU instead of the stucco along the south pathway.
 - b. In response to security concerns, propose trees with a higher branching habit to preserve views into the pathway from the access road and indicate lighting solutions.
5. The south elevation still requires additional definition and articulation in response to neighboring properties. This is not a primary façade and does not require the same response as the north façade, but does require more than has been proposed.
6. Study opening up the roof over the top balcony on the north façade (e.g. – opening, or skylight) to enhance the existing modulation of the buildings skyline.
7. Review transition of the proposed green wall on the east façade as it turns the corner to the south façade.
8. Further detail and define roof plantings and pedestrian access on the gasket at the northwest corner.

Plaza Comments:

1. The revised plaza concept was enthusiastically endorsed.
2. Final landscaping and details will be presented for review and approval at a future meeting with the final project landscape plan.

For Later Consideration:

1. The reflectivity of materials used on the south façade should be addressed as part of the final material and color proposal for the project.
2. A complete study of the gasket, including materials and transition will be presented once buildings are set.