



## **MEMORANDUM**

**To:** Design Review Board

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

**Date:** May 11, 2010

**Subject:** **DESIGN RESPONSE CONFERENCE #18**  
**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 5/17/10. Updated drawings of the southern elevation of Building D and drawings of Building E will be provided to the DRB by the applicant on Friday, 5/14/10. Please review the "All Districts", "Central Retail Hub", and "Park Interface" Guidelines in preparation for discussion of Building E.*

### **II. PREVIOUS DESIGN RESPONSE CONFERENCE**

At the May 3, 2010 meeting, the DRB continued their discussion of Building D. The following is a summary of their comments.

#### **Building D Comments:**

- Building D received provisional approval.
- The board felt that there was more opportunity for articulation on the south elevation. The applicant is to bring back ideas to the 5/17 meeting.

**For Later Consideration:**

The Board is still concerned about the rooftop ballast and/or paver system, but it will be explained in more detail as part of the office tenant design packet later in the process.

There was concern about the configuration of retail and with the retail design, but this will also be explained in the retail tenant design packet later in the process.