



MEMORANDUM

To: Design Review Board

From: Angela Ruggeri, AICP, Senior Planner

Date: April 13, 2010

Subject: **DESIGN RESPONSE CONFERENCE #16**
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 4/19/10. Updated drawings of Building D and the plaza will be provided to the DRB by the applicant on Friday, 4/16/10.*

II. PREVIOUS DESIGN RESPONSE CONFERENCE

At the April 5, 2010 meeting, the DRB continued their discussion of Building D massing and articulation. The following is a summary of their comments.

Building D Comments:

General: The general building massing is fine, but more detail is needed.

East Elevation: Work on second floor blank wall. More information needed on landscape plan for mini-park adjacent to this elevation (pedestrian experience). How does this elevation relate to neighboring property?

West Elevation: Too barren, spare and corporate looking. It was agreed that the DRB would wait to see Building F and how it interacts with this west elevation, before giving final direction (pedestrian experience and view from the park to also be considered). The Board did express concern at this point.

North Elevation: General massing acceptable, but need non-massing moves that will help to modulate the elevation. Want to be sure that the second floor glass remains. The Board is concerned about the overall length of this elevation (they like the horizontal expression, but still feel it is long and looming). They would like to see more study done on the fins to determine if they are scaled correctly.

The northwest gasket is too encroaching. Evaluate if it extends too far and if it is needed at all. The northeast gasket lacks interest. Explore having it echo the shape of the plaza and other possibilities.

South Elevation: The second floor story appears too blank on this elevation, provide additional articulation; and work on the pedestrian experience. Provide more information on landscaping in this area.

Drawings for next meeting should include: All 4 building elevations and views from the adjacent properties to the southeast and west. Include a drawing showing view of south side of D from the property to the south [Emerald Building parking lot].