



**MEMORANDUM**

**To:** Design Review Board

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

**Date:** June 1, 2010

**Subject:** **DESIGN RESPONSE CONFERENCE #19**  
**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 6/7/10. Updated drawings of Building E will be provided to the DRB by the applicant on Friday, 6/4/10.*

**II. PREVIOUS DESIGN RESPONSE CONFERENCE**

At the May 17, 2010 meeting, The DRB gave provisional approval of Building D including the changes to the south elevation and they continued their discussion of Building E. The following is a summary of their comments.

**Building E:**

There was general agreement that the extent of overall massing moves met the 'Substantial Modulation' intent of the Design Guidelines. The items listed below were to build upon/refine the overall massing

- The building and how it addresses the park needs more work (increase interest and break down massing).
- Overall design is too corporate – the building is in an iconic location and needs a more interesting design (consider “playful”).
- Provide more information about the lobby design including a section drawing. It should be a semi-public space that creates an inviting and accessible public connection through the building (example Benaroya Hall).
- The lobby connection should be more visible from the east and west elevations (“How do I know there’s a passage through the building?”).
- The south elevation is too massive and looming, with the mass emphasized by the cantilevering. Mass should be pushed back rather than pushed out...needs to be reduced.
- East elevation – break down massing further (another level of scale and articulation is necessary).