



MEMORANDUM

To: Design Review Board

From: Angela Ruggeri, AICP, Senior Planner

Date: July 12, 2010

Subject: **DESIGN RESPONSE CONFERENCE #21**
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 7/19/10. Updated drawings of Building E and drawings of Building F will be provided to the DRB by the applicant on Friday, 7/16/10.*

II. PREVIOUS DESIGN RESPONSE CONFERENCE

At the June 28, 2010 meeting, The DRB continued their discussion of Building E. The following is a summary of their comments.

Building E:

- NW corner needs to be softened (specifically the north wall of the building at the NW corner). The skyline of the north elevation needs to be broken up. Use the June 7th solution as an example of how this area could be treated.

- The west entry requires further refinement of the skin. Some level of enhancement is needed to ensure that it is not cave like (could be at the ground level). Explore paving and landscape solutions to enhance the entrance.

Building F:

- Bring drawings of Building F to begin review of the building.
- Also bring escalator details.

Cc: A-P Hurd, Touchstone, 2025 First Ave, Suite 1212, Seattle, WA 98121