



MEMORANDUM

To: Design Review Board

From: Angela Ruggeri, AICP, Senior Planner

Date: July 29, 2010

Subject: **DESIGN RESPONSE CONFERENCE #22**
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 8/9/10. Updated drawings of Building F will be provided to the DRB by the applicant on Friday, 8/6/10.*

II. PREVIOUS DESIGN RESPONSE CONFERENCE

At the July 19, 2010 meeting, The DRB finished their discussion of Building E and began review of Building F. The following is a summary of their comments.

Building E:

The Board gave preliminary approval for the building design as submitted. The Board wants to see a greater degree of color contrast between different portions of the building's façade when the building comes back for final material and color approval.

Escalator Details:

The Board suggested that the design be creative and playful, but not too dominating. To be brought back at the end of the process.

Building F:

Provide 4 elevations and show how they relate to the surrounding buildings.
Provide at least one perspective from the park looking into the site.
Integrate security into the design (address skateboard/stair issues).
Encourage an apparent way to access the roof from the west (the park).

Building F Roof Forms:

Prefer simple, multiple smaller structures that are useable for as much of the year as possible.
Integrate plant material for both sun and shade and make the structures both solid and filtered shade (also use clear structures).
Show how plant material will relate to the trellis structures.

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