



MEMORANDUM

To: Design Review Board

From: Angela Ruggeri, AICP, Senior Planner

Date: November 10, 2009

Subject: **DESIGN RESPONSE CONFERENCE #9**
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 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 11/16/09. The applicant will forward their revised drawings for Building A to you on Friday, 11/13/09 if they are complete. Otherwise, they will bring them to the meeting on 11/16/09.*

II. PREVIOUS DESIGN RESPONSE CONFERENCES

The Design Review Board continued the Design Response Conference at their meeting on 10/19/09. At this meeting, the DRB discussed the revisions for Building A that the applicant presented (see Attachment 1). The board directed the applicant to continue with the development of Building A. The applicant was asked to consider the following revisions to the design for the 11/16/09 DRB meeting.

- Work on the refinement of the returns on the eastern bump-out.
- Revisit the previous lighter and more artistic iteration of the eastern bump-out and reconsider the use of the frit that was proposed as a gateway feature.

- Ensure that windows and spandrels on the eastern bump-out don't look like ribbon windows.
- Do more study and provide elevations of the south façade (consider how it will be viewed and provide pedestrian interest).
- Make the western bump-out feel heavier with the use of more brick rather than the proposed brick frame as a way to be responsive to the design style and materials of the downtown core area.
- Look at options for how the building meets the sky.

It was determined at the meeting that the applicant could bring more detailed drawings for Building A to the meeting on November 16, but the Board asked to see the drawings earlier if at all possible. The applicant will also bring drawings of Buildings B and C if they have enough time to develop them, but completion of the review of Building A is the first priority. Staff will then document the DRB's direction on Building A, so that the Board can move on with their review of the other buildings on the site.

The applicant is to bring all four elevations of each building and was also asked to bring a large, to scale drawing of the overall development to each meeting.

Attachment 1: Elevation drawings of Building A from the meeting on October 19, 2009



north



east



south



west