



MEMORANDUM

To: Design Review Board

From: Angela Ruggeri, AICP, Senior Planner

Date: October 12, 2009

Subject: **DESIGN RESPONSE CONFERENCE #8**
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. The applicant will bring their revised drawings for Building A to the meeting on 10/19/09. They may also bring updated drawings for Buildings B & C if time allows.*

II. PREVIOUS DESIGN RESPONSE CONFERENCES

The Design Review Board continued the Design Response Conference at their meeting on 9/21/09. At this meeting, the DRB discussed the revised bulk and mass drawings for Building A. The applicant presented two alternatives for Building A at the meeting (see Attachment 1). The board directed the applicant to continue with the development of alternate 2 for Building A. However, they asked that this new design include the more open access on the east side of the development which is shown in alternate 1. It was determined at the meeting that the applicant could bring more detailed drawings for Building A to the meeting on October 19. 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. If the drawings are available before October 19, they will be forwarded to the DRB at an earlier date.

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.

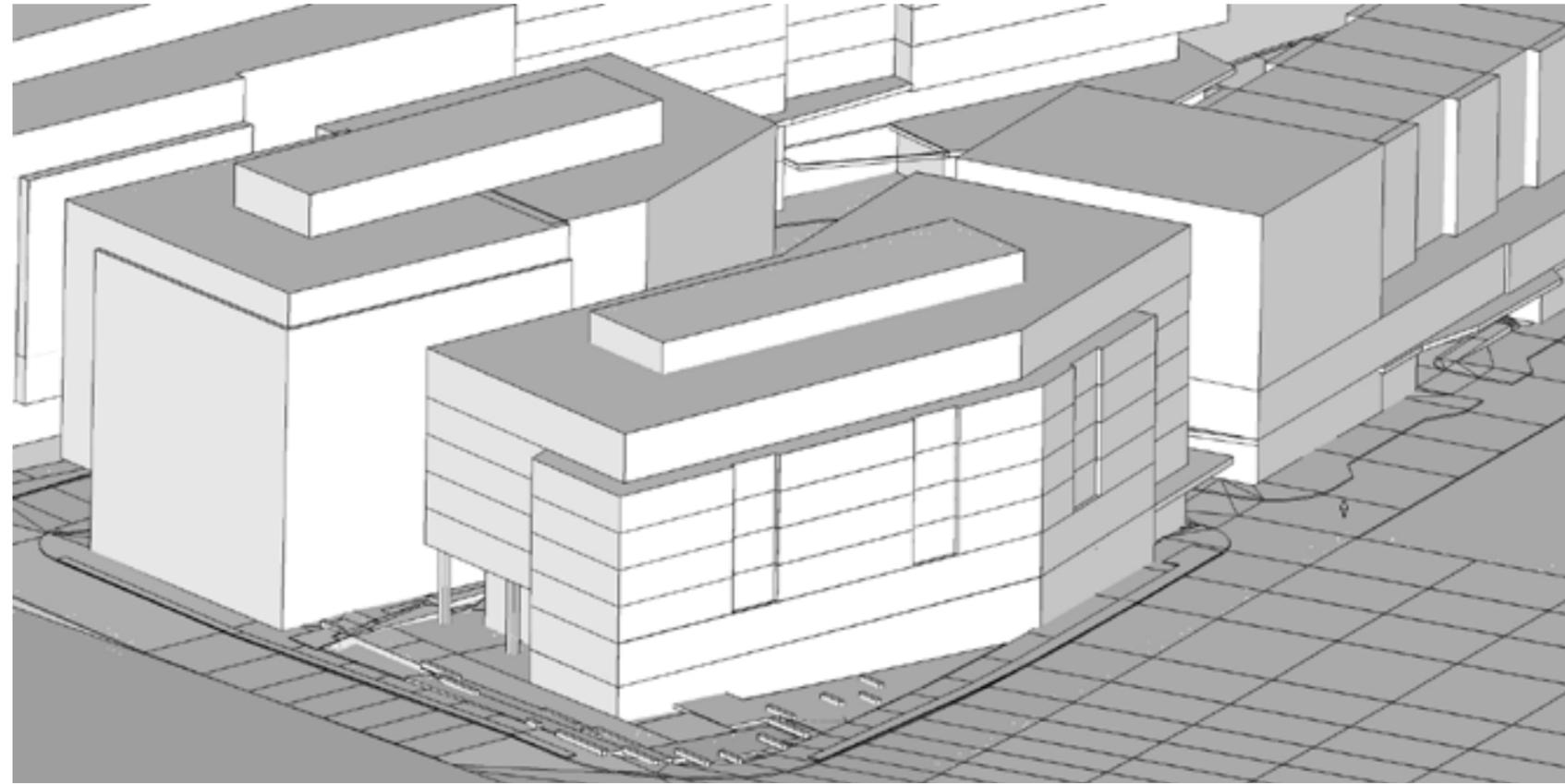
Attachment 1: Drawing of Alternate 1 and 2

**Master Plan and Design Guidelines
Page PO-5 – 8. Design Intent**

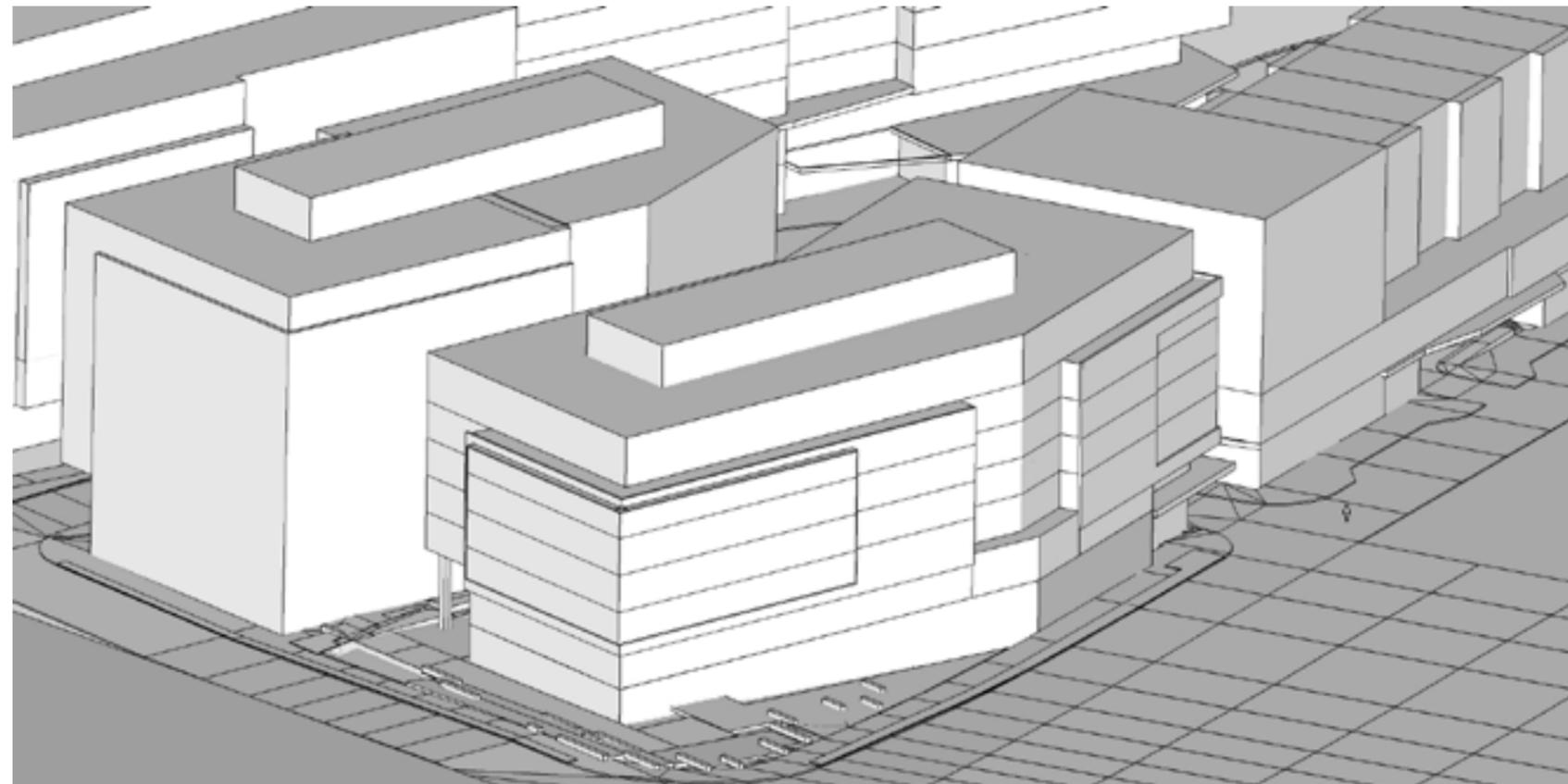
4. Enhance the Pedestrian Environment
- Promote Walkability: network of internal and external pedestrian connections
 - Create visual interest for along the street
 - Incorporate rich variety of materials
 - Provide and enhance pedestrian circulation and retail continuity

DRB comment: Create visual interest along the street.

Response: It is our intent to create a rich visual environment for pedestrians. Further information that describes this will be shown as Building A develops.



alternate 1



alternate 2