



MEMORANDUM

To: Design Review Board

From: Angela Ruggeri, AICP, Senior Planner

Date: May 11, 2009

Subject: **DESIGN RESPONSE CONFERENCE #2**
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. It is now the job of the Design Review Board to work 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.*

II. PREVIOUS DESIGN RESPONSE CONFERENCE

The first Design Response Conference for this project was held on April 6, 2009. It was decided at that meeting that guidance given and decisions made at each DRB meeting will build in an iterative way upon guidance from previous meetings and provide a foundation for subsequent meetings. A list of the main points made by the Board at the 4/6/09 Design Response Conference is below. The applicant's response to the issues raised by the DRB at the 4/6/09 meeting is included in the submittal for this meeting (see Attachment 1). They will also be providing additional computer generated perspectives and physical models at the meeting, as well as a more refined outline of their proposed review strategy for upcoming meetings.

Positive response from the DRB at the April 6, 2009 meeting:

- The development of the below grade parking.

- Entrances into the site.
- Separation of service vehicles from parking.
- Breaking the building massing up so there are better modulation opportunities.
- Redesign of Building E (formally the “typewriter building”) relates better to the park.

DRB requests for more information/concerns:

1. Basically liked the eyebrow/gasket idea, but concerned about conflict with the tree canopy so needs more work.
2. Design development of the health club portion of Building H.
3. Design development on Building A facades and gateway element.
4. More information on how the development will fit into the broader community.
5. More information on the new garage entrance coming in from the west side of Central Way.
6. More discussion of the pedestrian access to the south of Building E.
7. More elevations and perspectives of buildings.
8. More open space system development.
9. Cross sections through the site to show topography.

Additional information requested from staff on two issues:

1. Information on the intent of design guideline #4 on page DG-29:

Rick Grimes representing Ken Davidson, the owner of the Emerald Building commented on the Council intent for the design of the “typewriter” building in the southern most portion of the site.

The City Council spent considerable time at their December 16, 2008 meeting discussing the wording to be used for Design Guideline 4 under section 13.d Central Retail Hub (page DG-29). That Council meeting was the meeting when the ordinances relating to the Parkplace project were adopted. The final wording of the guideline that was adopted through Ordinance 4172 that evening is:

Buildings located in the southern most portion of the site should provide generous and substantial modulation in response to their proximity to neighboring buildings, including:

- *Creating varied edges and visual interest on long and tall buildings*
- *Employing modulation to visually break up long facades*
- *Providing patterns of windows, bays and/or balconies that emphasize changes in modulation.*

The Council wanted to be sure that this guideline could be used effectively by the DRB during their review of the “typewriter” building. Council discussed a number of points relating to this guideline at the meeting before they adopted the wording. During the discussion, individual Council members made a variety of comments such as the ones listed below.

- Buildings should relate positively to the neighborhood.
- Potential bulk and mass of the building should be compatible with adjoining properties.
- Buildings should not turn their backs to their neighbors.

- Appropriate modulation including step backs should be used to break up the building façade.
- DRB should have authority to make changes in the design of the building in order to comply with the Design Guidelines.

Ordinance #4171 relating to the Zoning of the Parkplace property was also adopted by the Council that evening. The “typewriter” building is in 3 height zones. The height zone within 100’ of Peter Kirk Park allows up to 60’ with a maximum of 4 stories. The height zone in the area between 100’ and 120’ east of Peter Kirk Park allows up to 100’ with a maximum of 7 stories. The height zone for the remainder of the area, including the eastern portion of the “typewriter” building, allows 115’ with a maximum of 8 stories. The minimum setback from the eastern property line adjacent to the Emerald Building is 30’.

2. Staff was also asked to clarify if Design Guideline 4 was intended to relate to the “typewriter” building or to buildings adjacent to the residential development to the south of the site.

Staff listened again to the recording of the City Council meeting on December 16, 2009 and believes that the discussion focused primarily on the “typewriter” building.

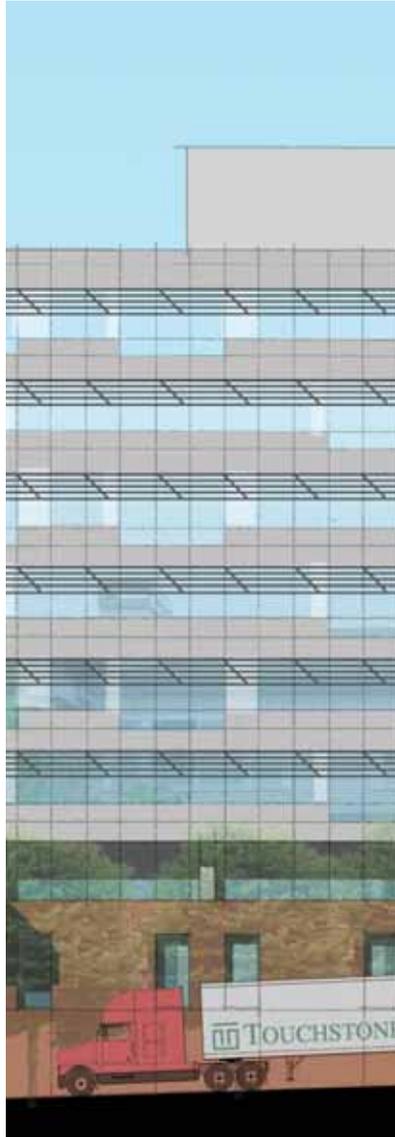
There was also talk about the importance of the project being a good neighbor to all adjacent properties. This discussion would include the adjacent residential building. Guidelines under Building Design for all districts (Page DG-20) talk about building faces being responsive to the context of the surrounding environment and neighboring buildings. Guideline 2.c also states that all sides of buildings shall be designed so that there is no backside to a building.

III. GOALS FOR THIS MEETING

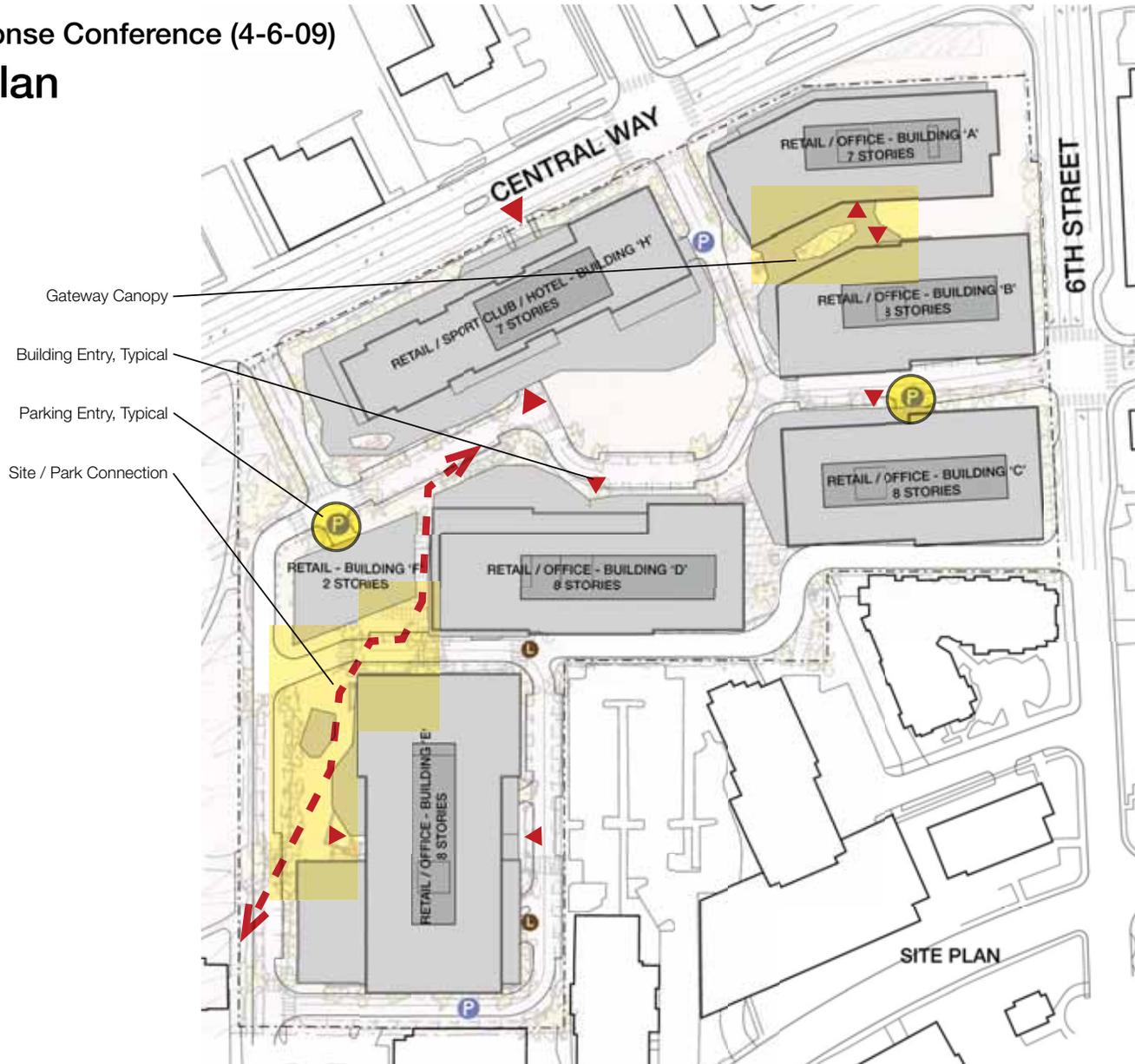
- Take public comment on the design.
- Review the proposal and determine those aspects of the design that are acceptable to the DRB and those which require further review at subsequent meetings.
- Determine the structure and timing of the remaining DRB review process.
- Continue the meeting to 7/6/09 or another agreed upon date.

Attachment:

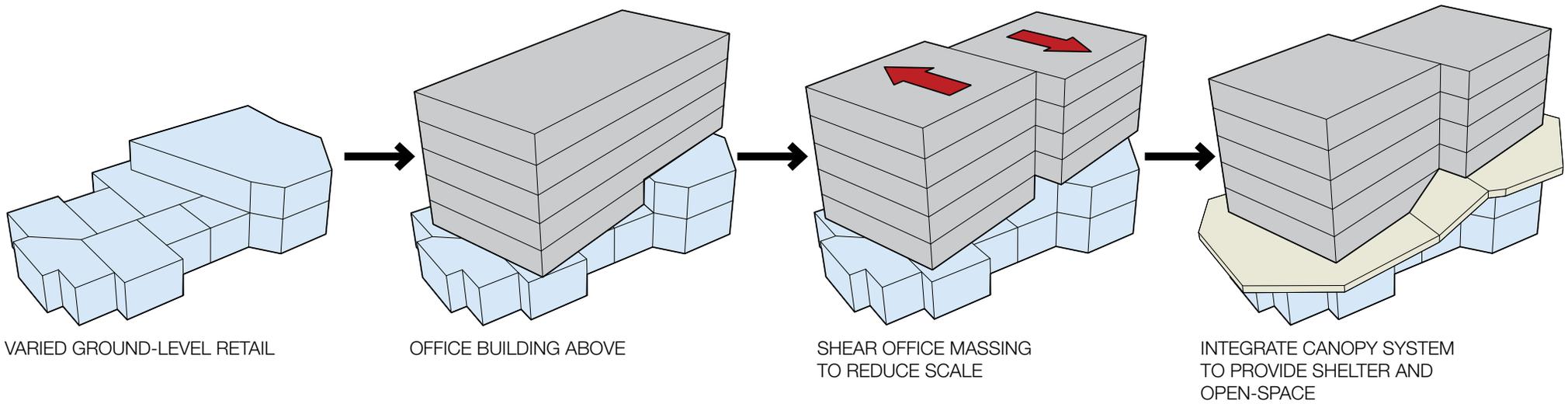
1. Applicant’s submittal



Previous Design Response Conference (4-6-09) Updated Site Plan



Previous Design Response Conference (4-6-09) Concept



Previous Design Response Conference (4-6-09) Canopy Layer



Mediating System Creates:
Overhead Protection
Public Roof Terrace Areas
Private Roof Terrace Areas
Terrace for Future Child Care Facility

Lighting Opportunities
Signage Opportunities

Previous Design Response Conference (4-6-09) Model Photos



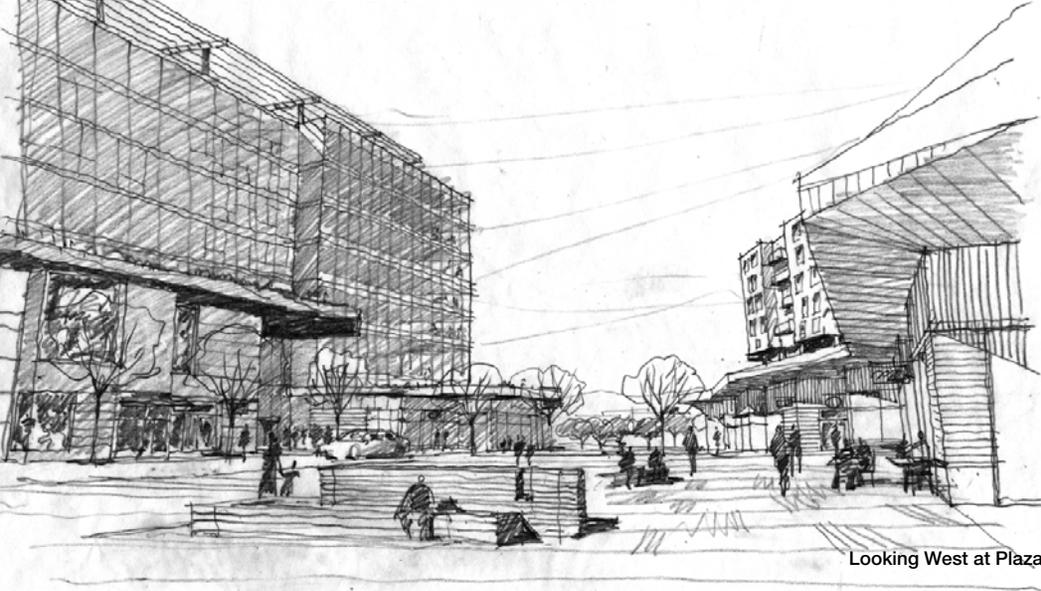
Previous Design Response Conference (4-6-09)



Looking East from Park



Looking East at Plaza



Looking West at Plaza



Breezeway Perspective

Design Response Conference Follow-up Items

1. Overall Site Design:

a. Provide more information on how the project will fit into the broader community

LMN providing follow-up information for the 05/18/2009 Response Conference

b. Provide more information/development on the project's open spaces

Hewitt will be providing follow-up information for the 05/18/2009 Design Response Conference

c. Provide more information on the development of the 'gateway element'.

LMN and Hewitt will be providing follow-up information for the 05/18/2009 Design Response Conference

d. Provide more information/development on the pedestrian pathway around the south side of Building E

LMN and Hewitt will be providing follow-up information for the 05/18/2009 Design Response Conference

e. Provide additional information on site topography.

Hewitt will be providing follow-up information for the 05/18/2009 Design Response Conference.

f. Provide information on tree plan II requirement for parkplace.

Hewitt currently coordinating with the city on this requirement and will be providing follow up information at subsequent Design Response Conference..

2. Building Design:

a. Building A- Provide development/information on building facades

LMN and Hewitt providing development on facades for Buildings A, B and C for 05/18/2009 Design Response Conference. LMN will provide facade development for Buildings D, E, F and H at subsequent Design Response Conferences.

b. Provide more information/development of the 'Gasket'. What does it look like? Is it expressed the same way throughout the site? How does it address other site issues such as tree canopies?

LMN and Hewitt providing follow-up information for 05/18/2009 Design Response Conference

c. Building H- Provide development of the health club massing as well as development of Porte Cochere.

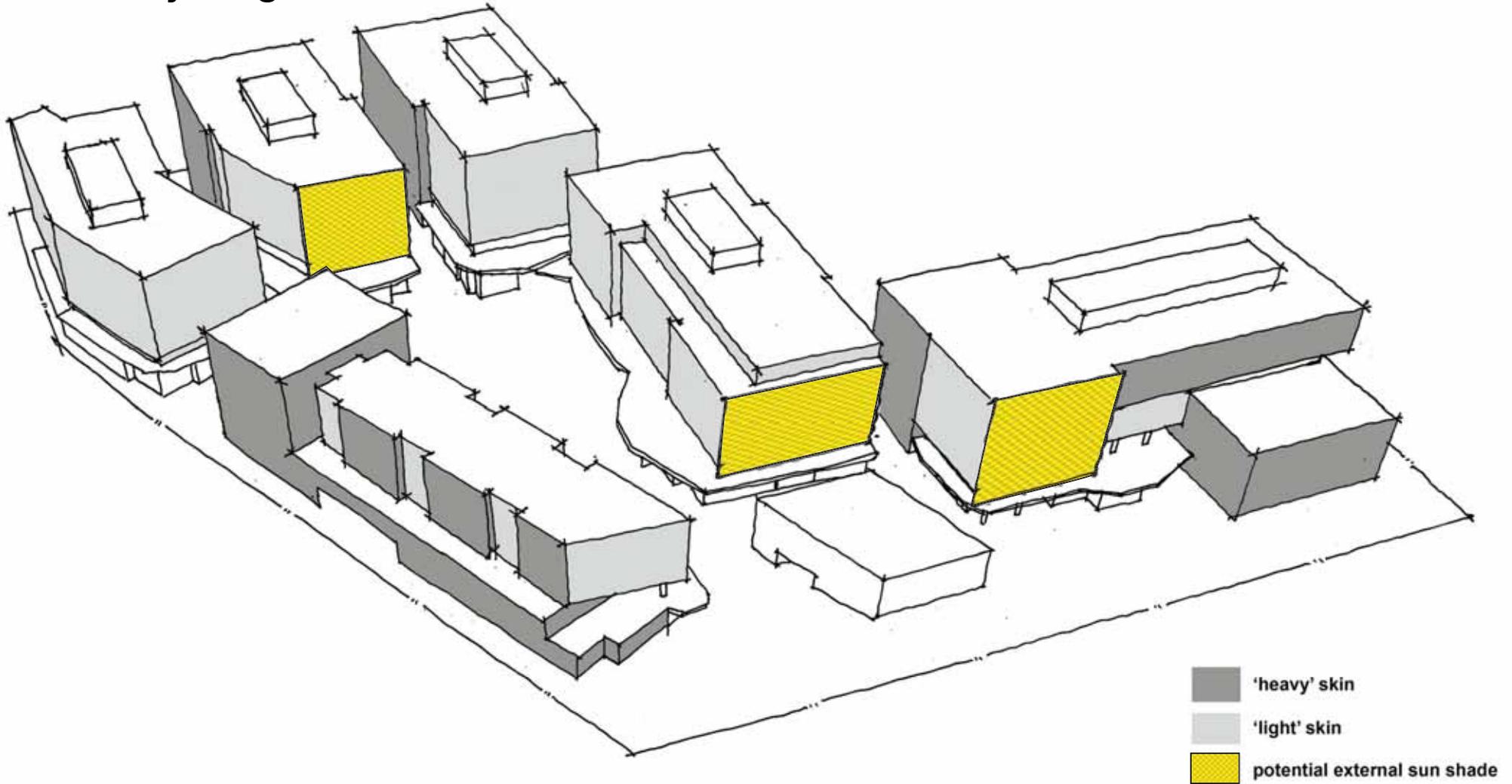
LMN will be providing development of Building H at a subsequent Design Response Conference.

d. Provide more information on the relocated garage entry accessed from the west side of the site [4th and Central]

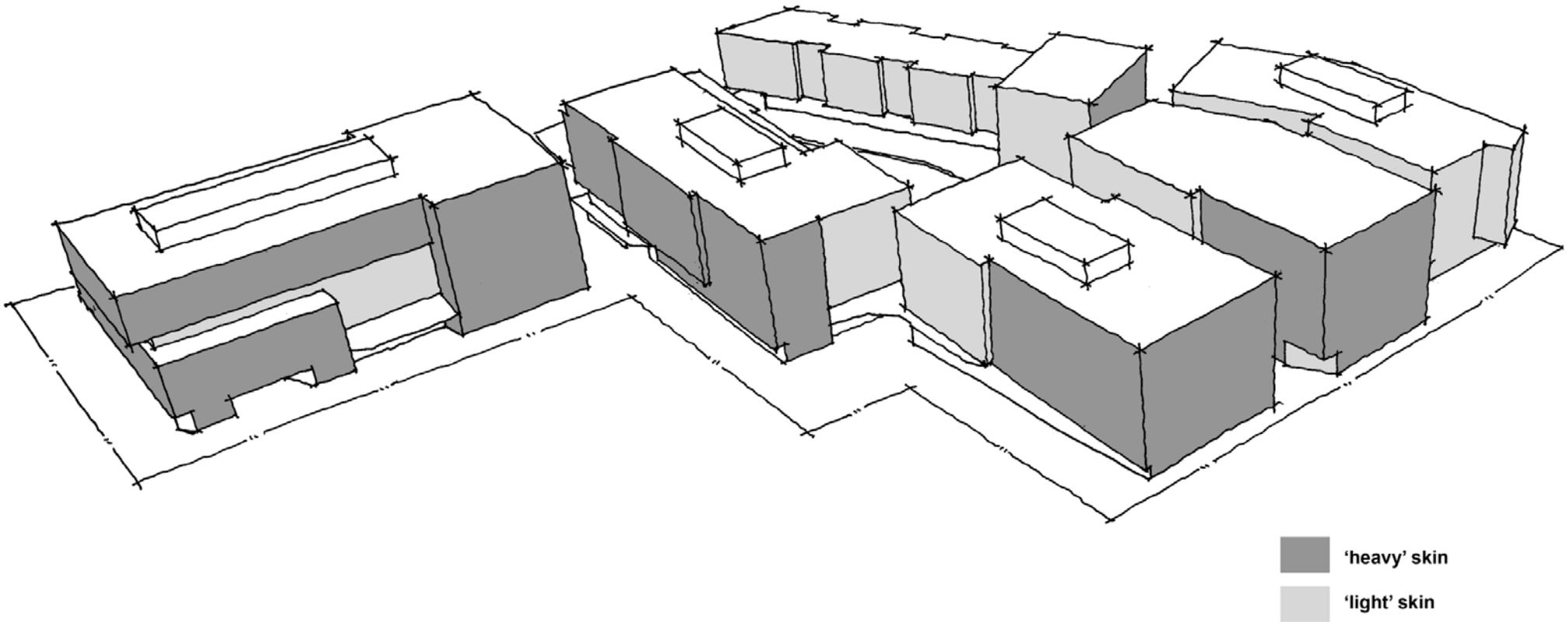
LMN will be providing development of this entry as part of the Building F design at a subsequent Design Response Conference.

05\18\2009 Design Response Conference

Materiality Diagrams



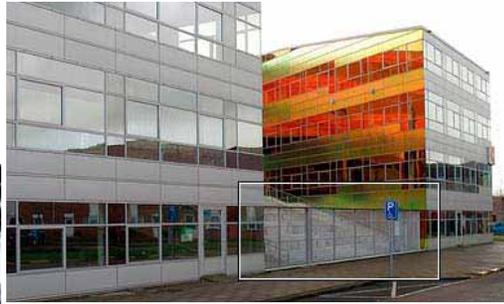
05\18\2009 Design Response Conference Materiality Diagrams



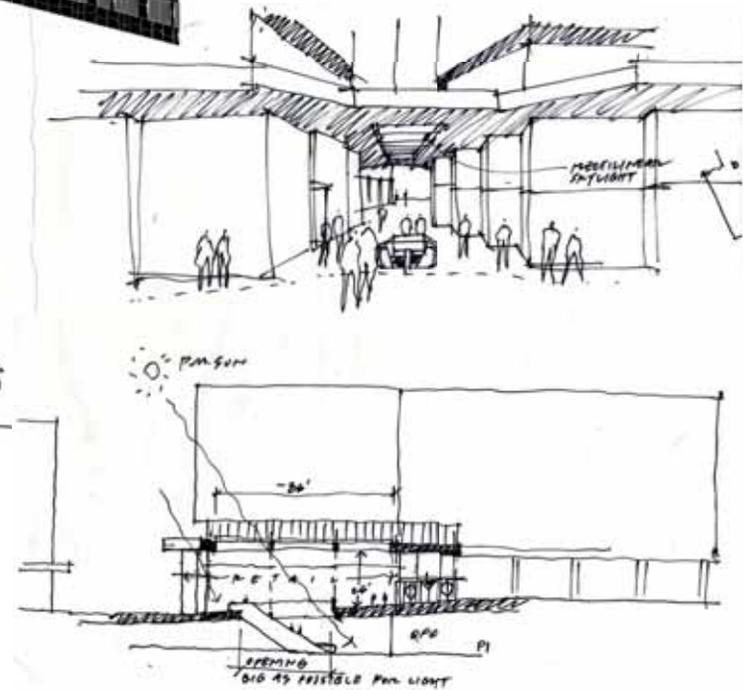
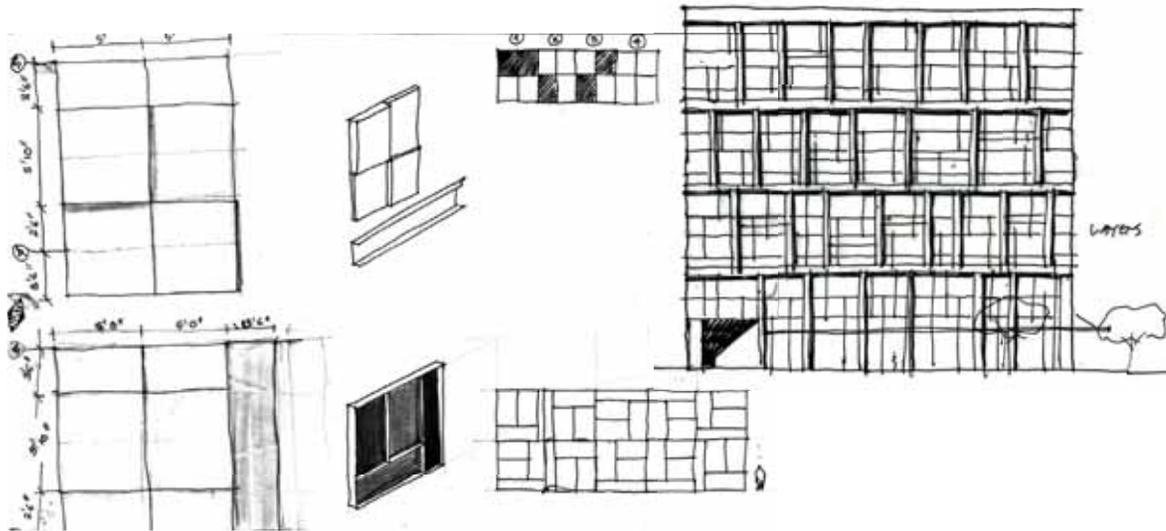
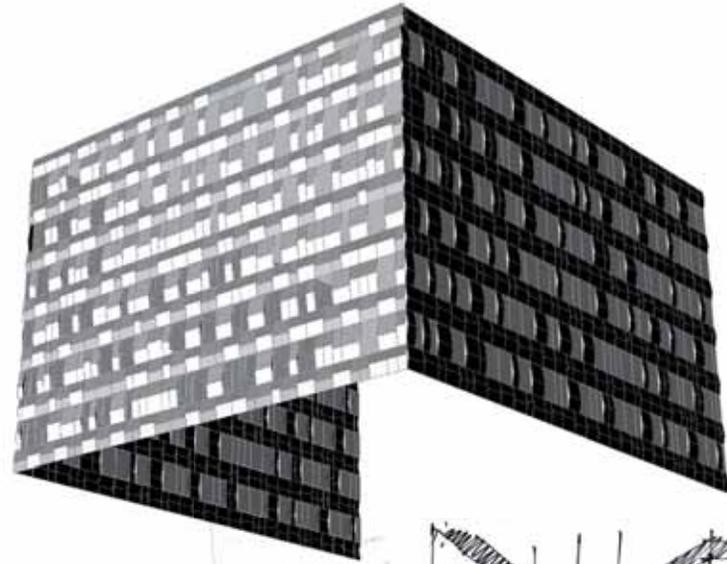
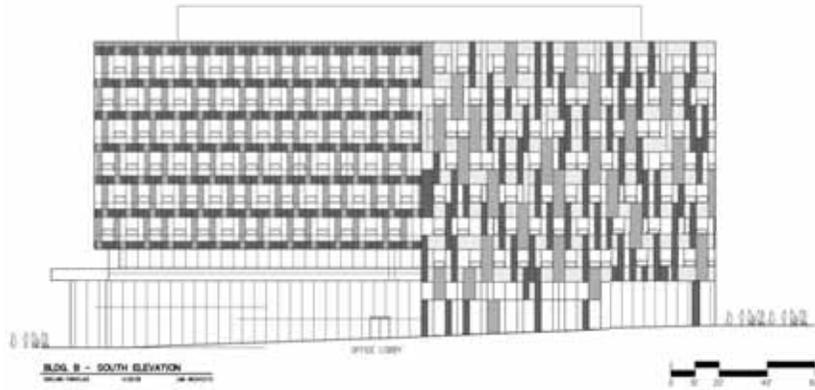
05\18\2009 Design Response Conference Reference Images



05\18\2009 Design Response Conference Reference Images



05\18\2009 Design Response Conference Study Sketches



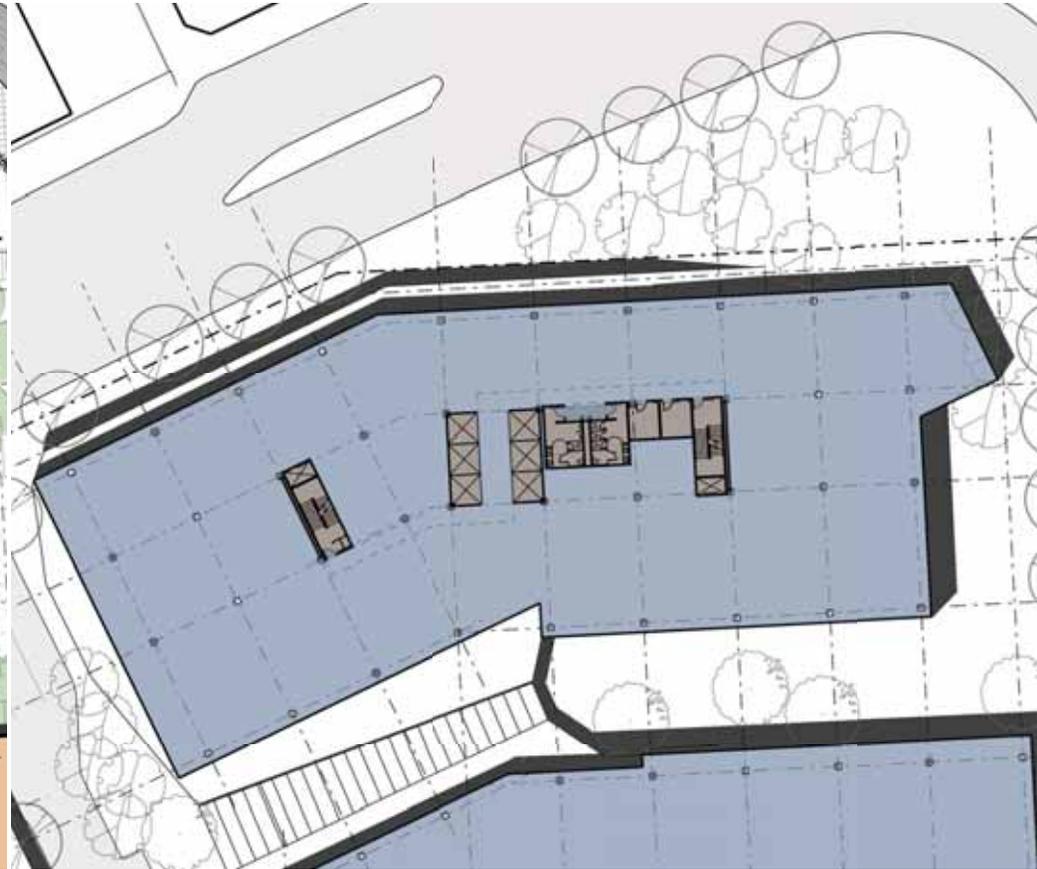
05\18\2009 Design Response Conference Site Plan for Buildings A, B, C



05\18\2009 Design Response Conference Building A Plan



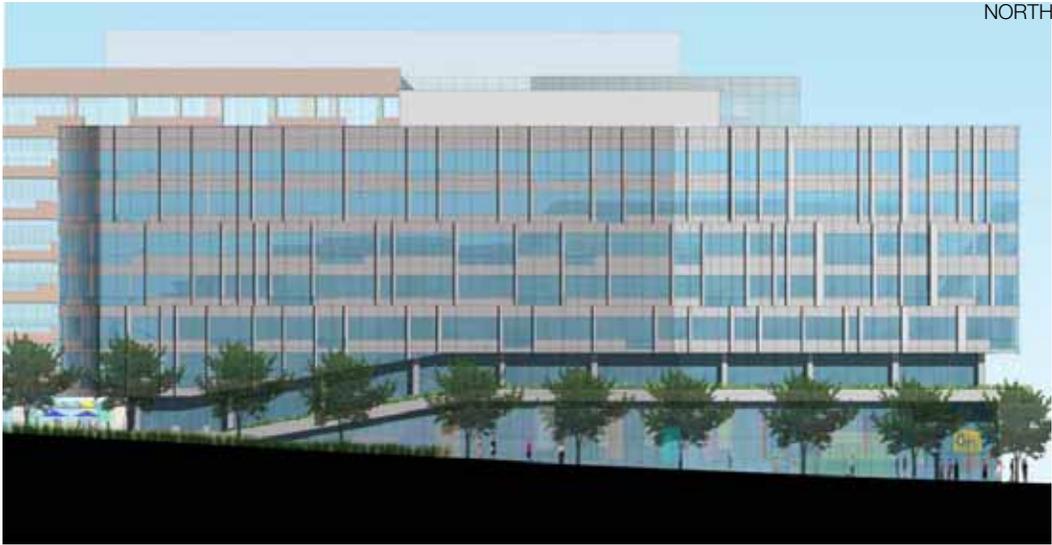
GROUND FLOOR RETAIL PLAN



TYPICAL OFFICE FLOOR PLAN



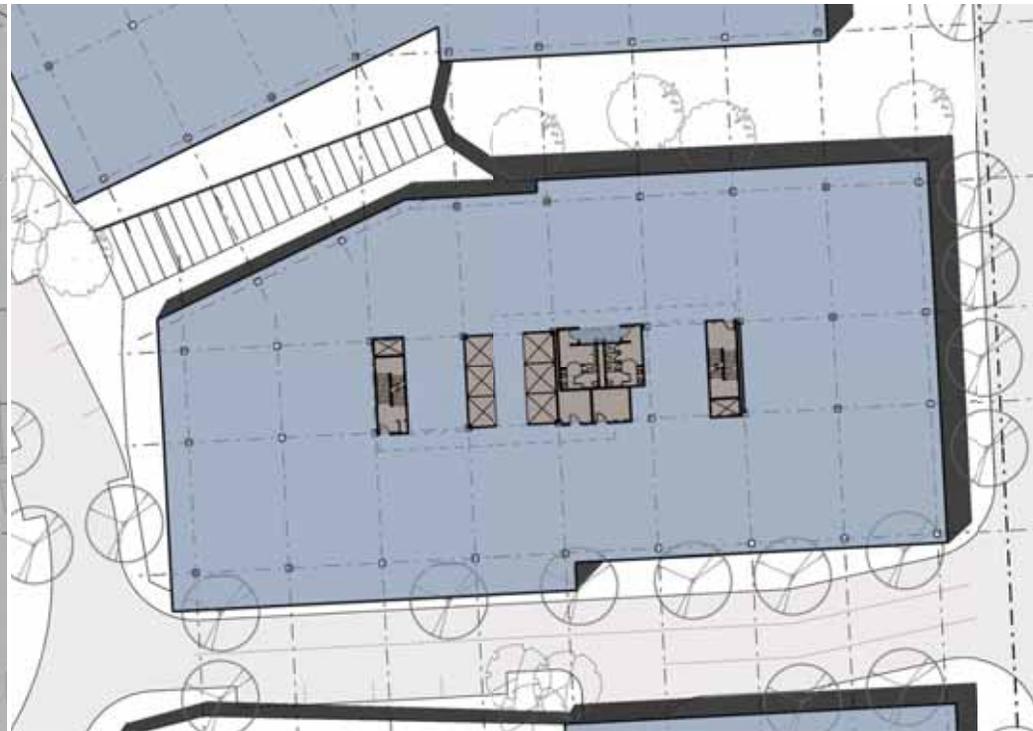
05\18\2009 Design Response Conference Building A Elevations



05\18\2009 Design Response Conference Building B Plan



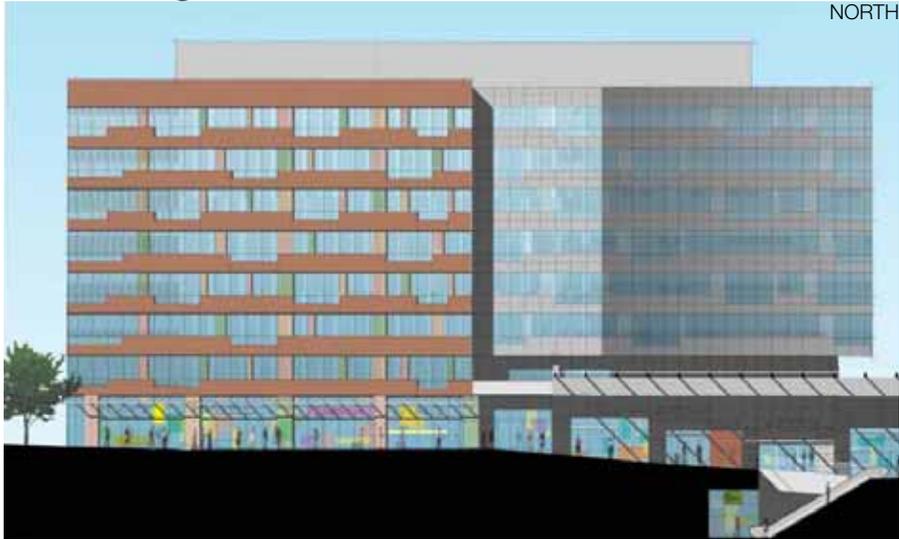
GROUND FLOOR RETAIL PLAN



TYPICAL OFFICE FLOOR PLAN



05\18\2009 Design Response Conference Building B Elevations



05\18\2009 Design Response Conference Building C Plan



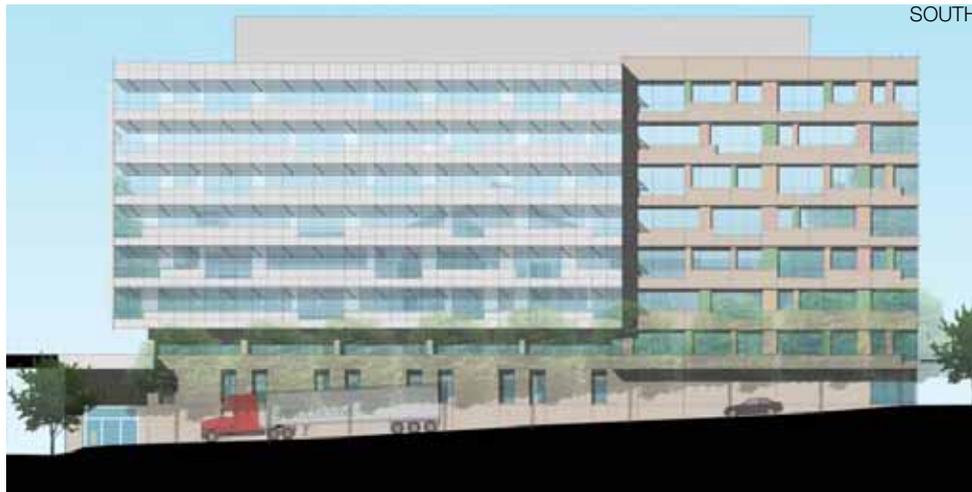
GROUND FLOOR RETAIL PLAN



TYPICAL OFFICE FLOOR PLAN



05\18\2009 Design Response Conference Building C Elevations



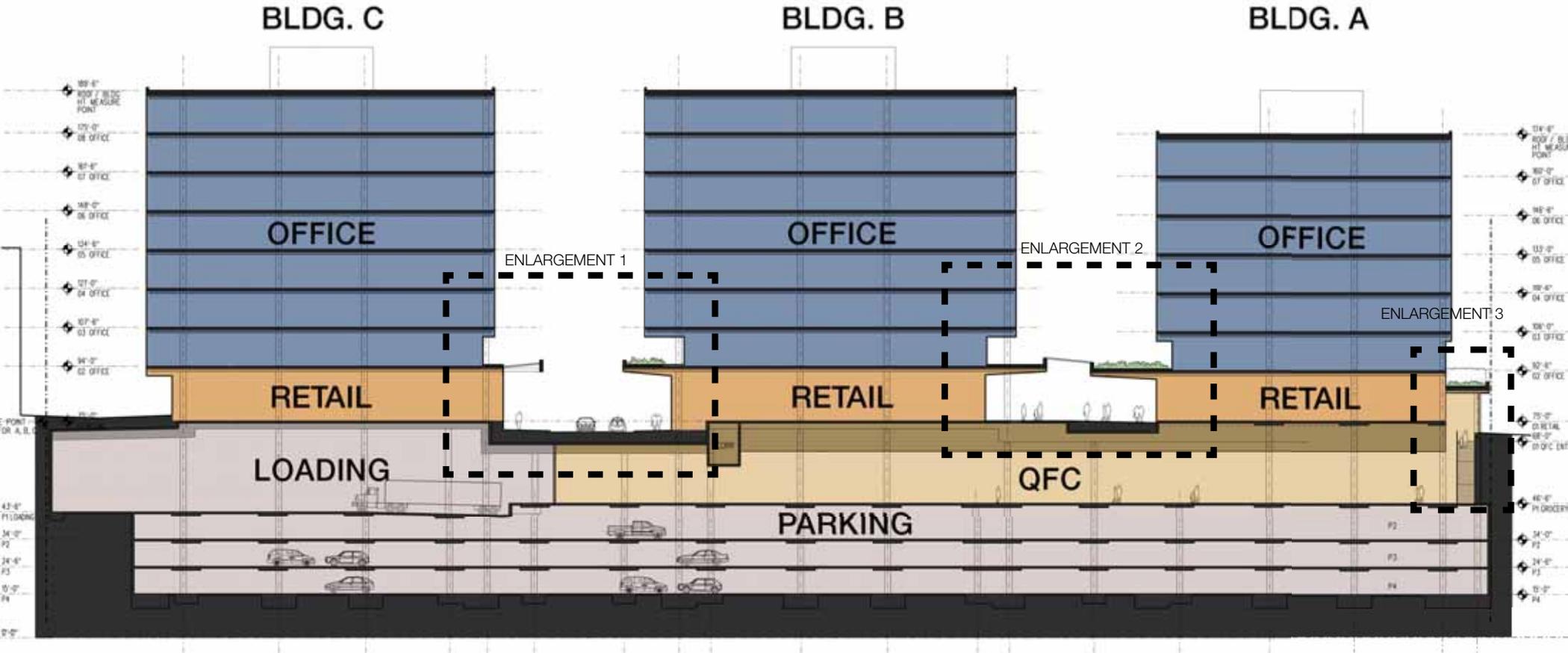
05\18\2009 Design Response Conference Overall West Elevations



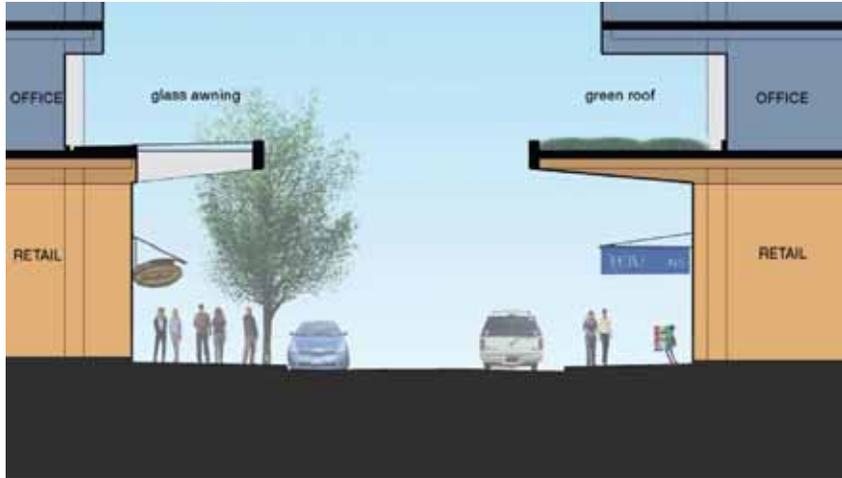
05\18\2009 Design Response Conference Overall East Elevations



05\18\2009 Design Response Conference Buildings A, B, C Site Section



05\18\2009 Design Response Conference Canopy Studies



ENLARGEMENT 1



ENLARGEMENT 2



ENLARGEMENT 3

05\18\2009 Design Response Conference

Perspectives

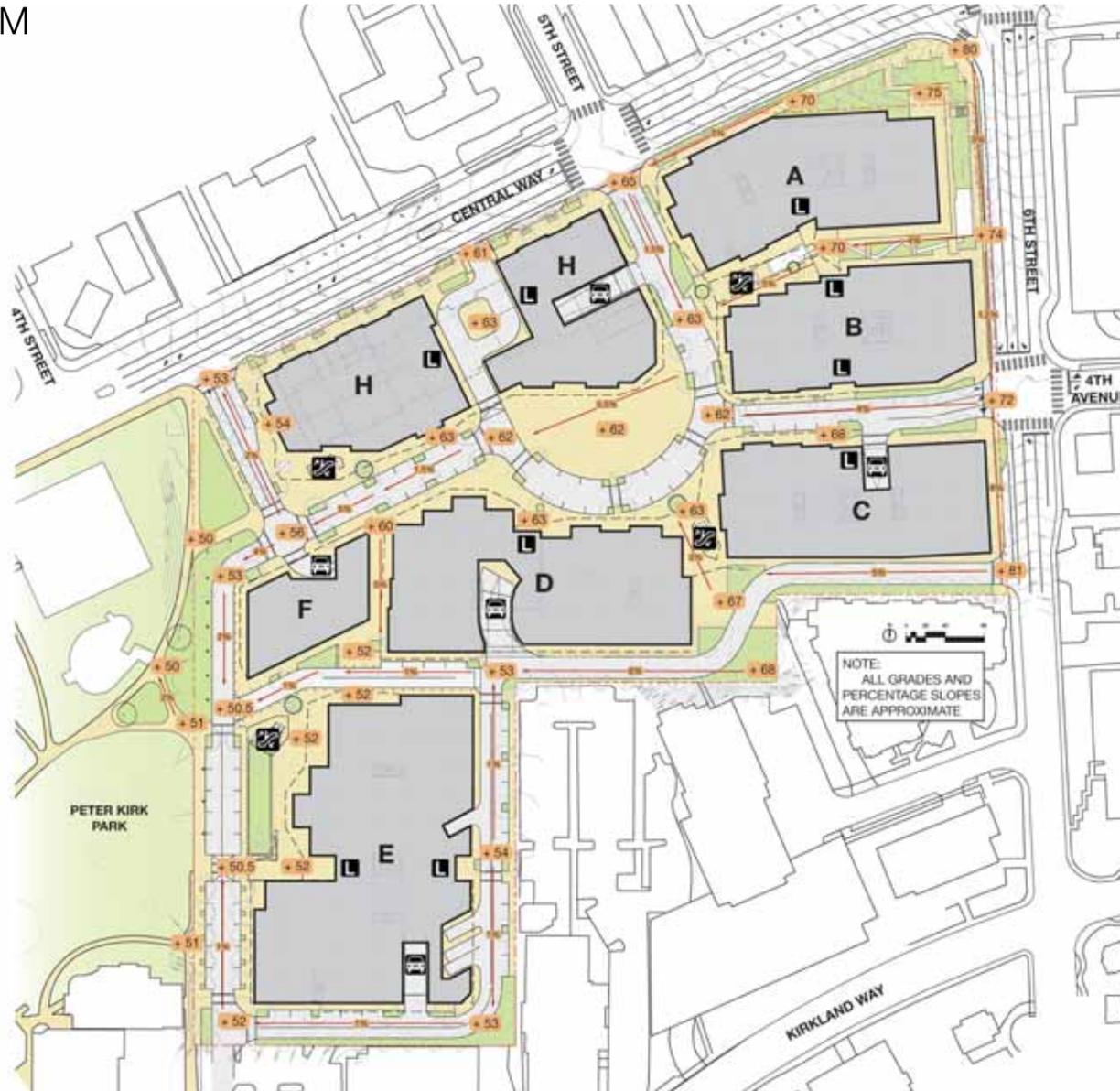
COMPUTER GENERATED PERSPECTIVES
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AT DESIGN RESPONSE CONFERENCE

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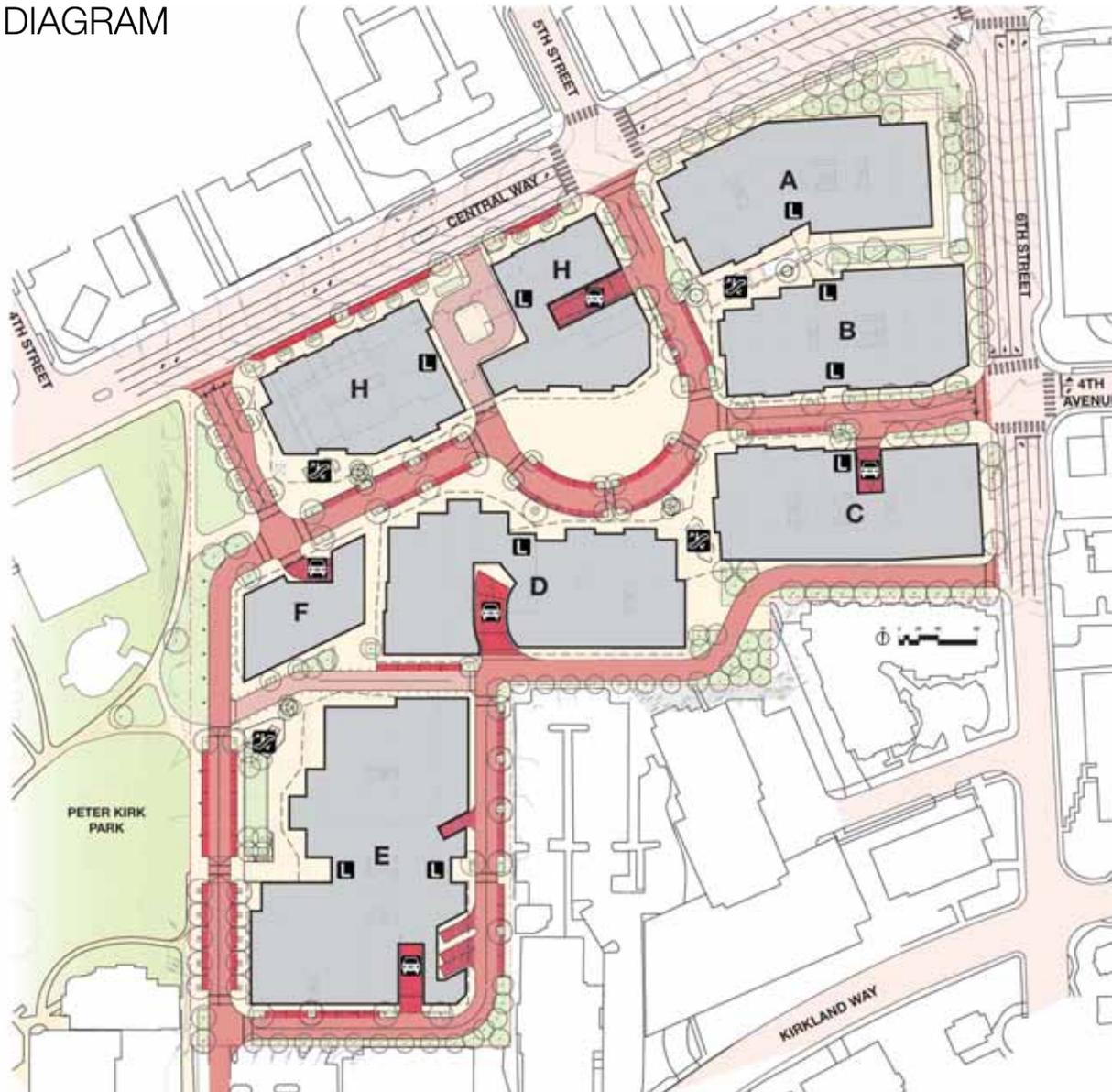
Landscape ILLUSTRATIVE SITE PLAN



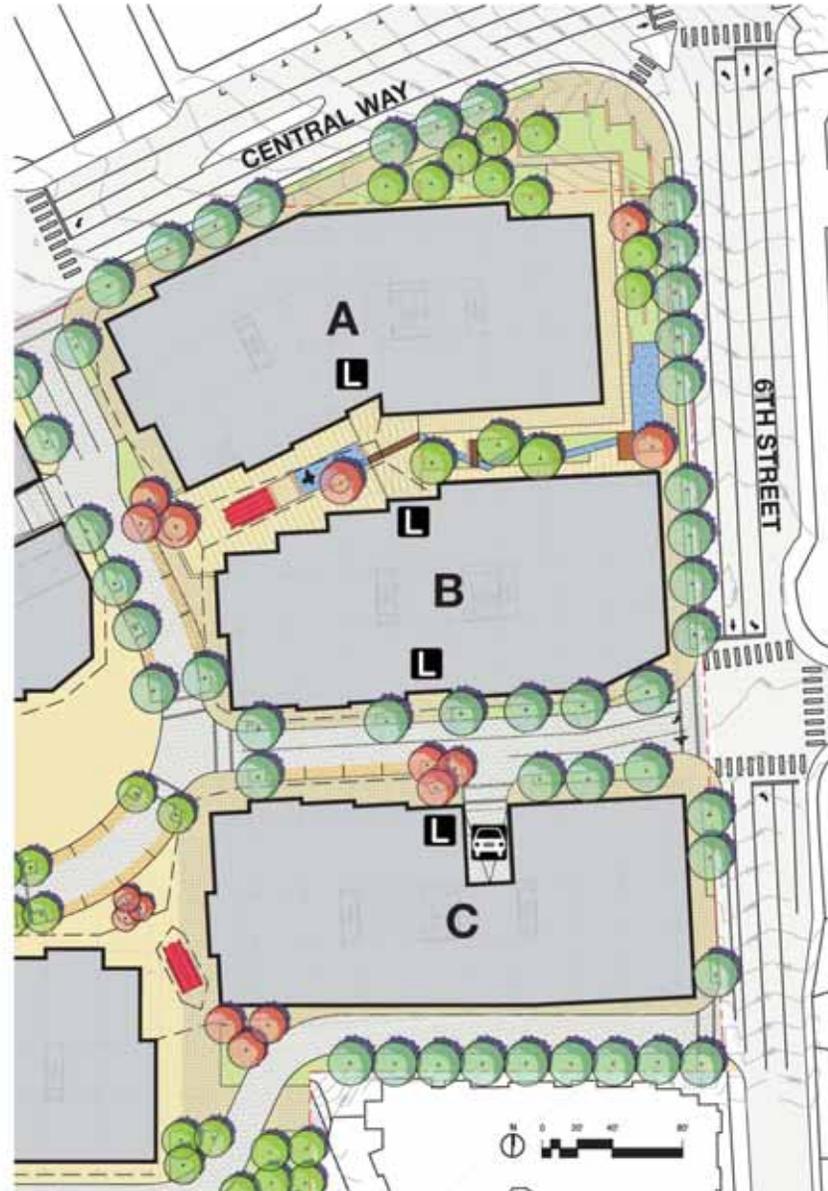
Landscape GRADING DIAGRAM



Landscape STREET SYSTEM DIAGRAM



Landscape GATEWAY ENLARGEMENT



Landscape

GATEWAY CONCEPT PERSPECTIVE

