



## MEMORANDUM

**To:** Design Review Board

**From:** Angela Ruggeri, AICP, Senior Planner

**Date:** August 12, 2009

**Subject:** **DESIGN RESPONSE CONFERENCE #5**  
**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 and your 6/29/09 packet to the meeting.*

### II. PREVIOUS DESIGN RESPONSE CONFERENCES

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. The second and third DRC meetings for the project were held on May 18, 2009 and June 29, 2009. There was also a meeting on July 13, 2009. At this meeting the Board discussed and passed a resolution of intent to adopt a design review final decision extension. The meeting scheduled for August 3, 2009 was continued to August 25, 2009 because there was not a quorum.

A list of the main points made by the DRB at the June 29 meeting is included below and will also be available on large boards at the August 25 meeting. In general, the DRB stated that the site

planning and changes to Building E were positive, but there were still issues with the design of Buildings A, B and C. The applicant has provided an addendum to the drawings that were given to the Board at the June 29 meeting which includes revisions to Buildings A, B and C in response to the comments made at the meeting (see Attachment 1).

We will also be discussing the applicant's proposal for Buildings D and E. The drawings for Buildings D and E were included in the packet for the meeting on June 29, but there was not time for a complete review at that meeting.

### **Site Planning: General**

(No comments)

### **Site Planning: District Specific**

#### Gateway District

- Building A – Good resolution on Breezeway.

#### Central Retail Hub

- Building C – Sidewalk south of Building C not required (Staff will check with other City departments to see if removal is allowed).
- Building E – Sidewalk south of Building E: Hold discussion – DRB requested that Rick Grimes discuss with his clients possible path alteration toward the north side of Building E (woonerf location.)

#### Park Interface

- Building E – Southwest corner of Building E: Keep going on development of connection with park and the building/street interface; Good work on Building E Plaza – continue work on that.

### **Building Design: General**

#### Orientation to the Street

- Building A – Positive direction/resolution on “gasket” and below (retail/streetscape).

#### Massing and Articulation

- Buildings A, B & C – Further development of the massing: articulation with the weave/wall concept and further overall development of massing: establish scale transition.

### **Building Design: District Specific**

#### Gateway District

- Building A – Further development of the massing: articulation with the weave/wall concept and further overall development of massing: establish scale transition.

Central Retail HUB

- Buildings B and C – Further development of the massing: articulation with the weave/wall concept and further overall development of massing: establish scale transition.

Park Interface

- Building E – Positive direction on Building E.

**III. GOALS FOR THIS MEETING**

- Take public comment on the design.
- Discuss how direction will be given by the DRB to the applicant in the future.
- Review the applicant's revisions to Buildings A, B and C and determine if they have satisfied the DRB's concerns.
- Give direction on design of Buildings D and E.
- Continue the meeting to October 5, 2009 or another agreed upon date.

Attachment

1. Applicant's submittal

## Addendum to 6/29/2009 packet

# Building A Revisions

In response to the DRB's concerns about modulation on the north façade of the building, we have done several things:

- Shortened the long projecting bay to give the northeast corner of the building more emphasis, and to further break up the perceived length of the façade.
- Recessed the northwest corner of the building up to the fifth floor in order to create a bolder entry statement into the project, and to further break down the scale of the north façade.
- Lightened the glazing on the northeast corner by the use of structural glazing to create a cleaner, stronger expression at the corner.

The result of these changes is to give the building 3 distinct layers, moving from the lightest glazing on the outside, to the 'standard' aluminum skin system for the dominant portion of the building, and finally eroding away this skin to reveal the innermost glazing system, which is a continuation of the system to be used in the reveal between the retail base and office floors.

# Buildings B and C Revisions

We have taken the consensus of the DRB into account and reconsidered the depth of the skin systems on these buildings. Where before we had a relatively flat expression of the glazing relative to the brick and metal on all levels (about 8" relief), we have recessed the glazing on the top floors and vertical corners to the inside of the column line, creating deeper shadows and a greater impression of mass in these areas. The result is to give the entire facades a sense of depth and weight that they lacked in previous versions, and to further differentiate the top floors from the lower floors.

Addendum to 6/29/2009 packet

# Perspective View of A from North



Addendum to 6/29/2009 packet

# Perspective View of A from Northeast



Addendum to 6/29/2009 packet

# Perspective View of A from Northwest



Addendum to 6/29/2009 packet

# Perspective View from South East



Addendum to 6/29/2009 packet

# Perspective View from East

