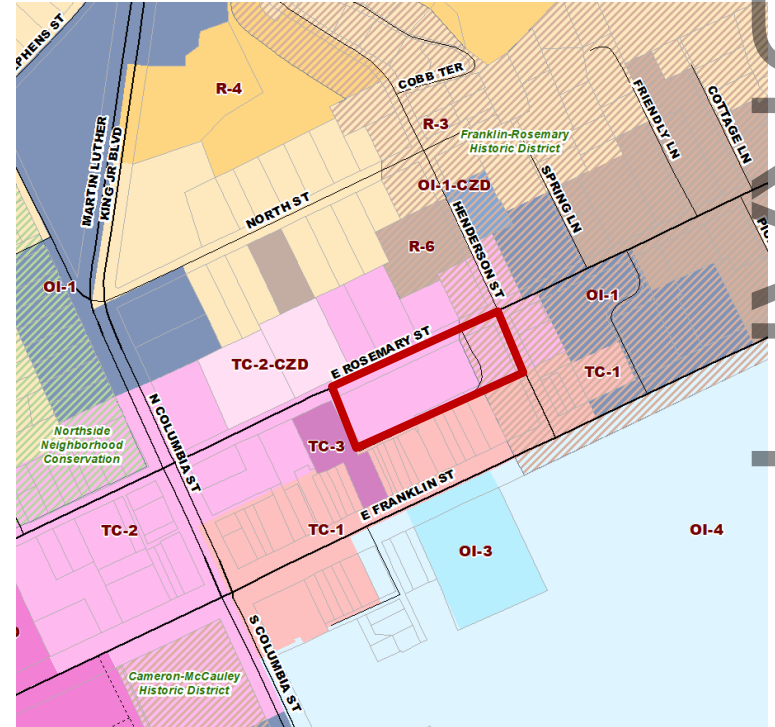


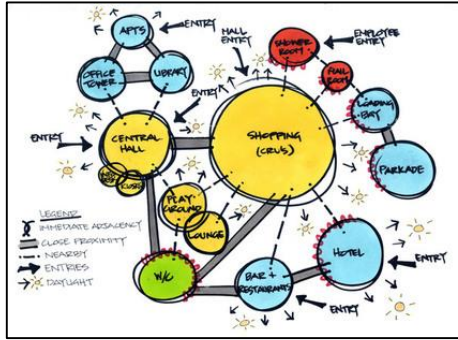


# 150 E Rosemary St Concept Plan

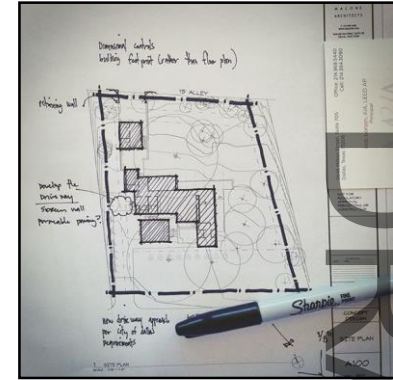
Town Council  
January 13, 2021



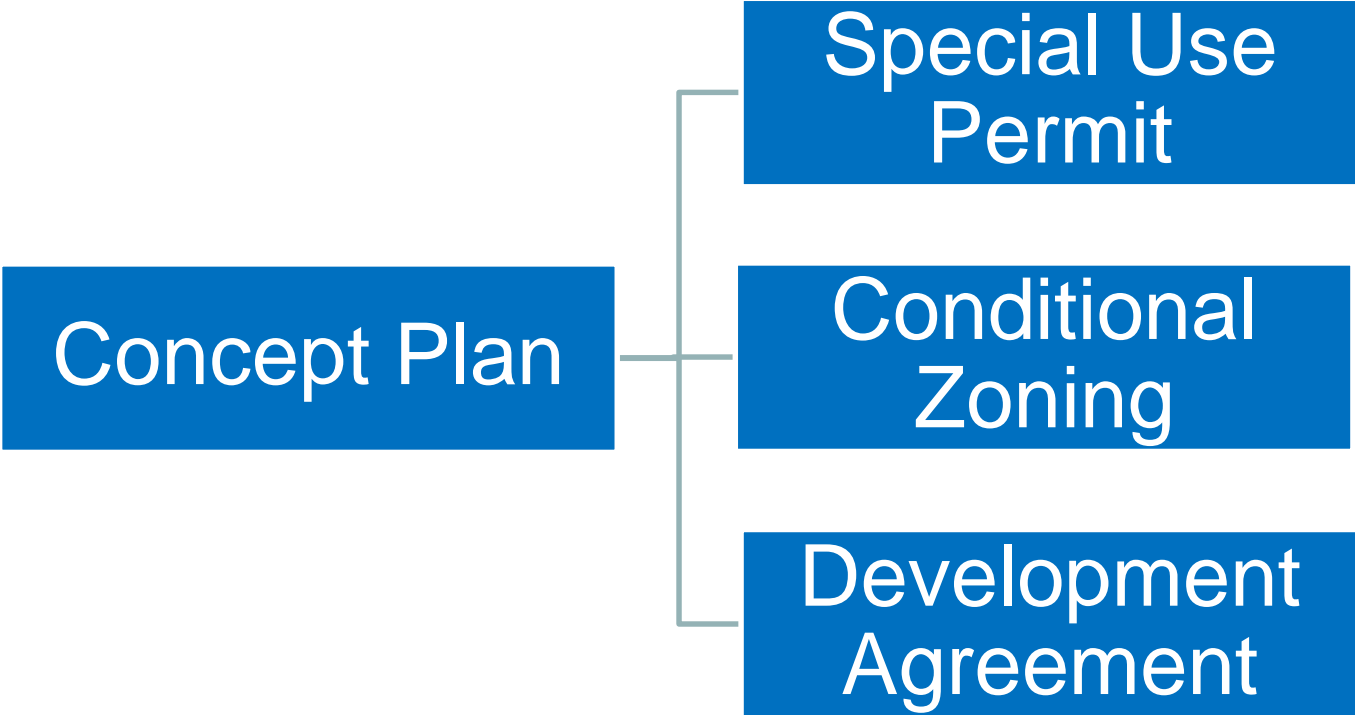
DRAFT



## Concept Plans



- **No Decision; Feedback Only**
  - Applicant presents rough initial sketch
  - Staff does not conduct formal review of concept
  - Instead forwards sketch for preliminary feedback



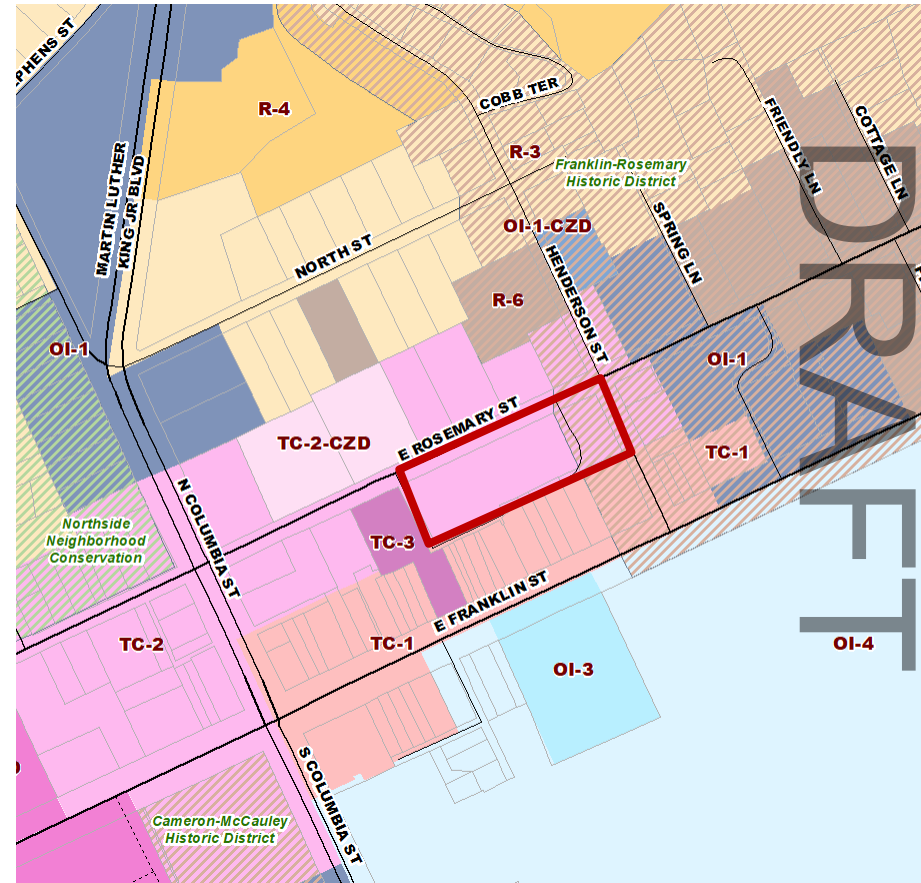
DRAFT

- Adopt a resolution transmitting comments to the Applicant regarding the proposed development (*R-#*)

DRAFT

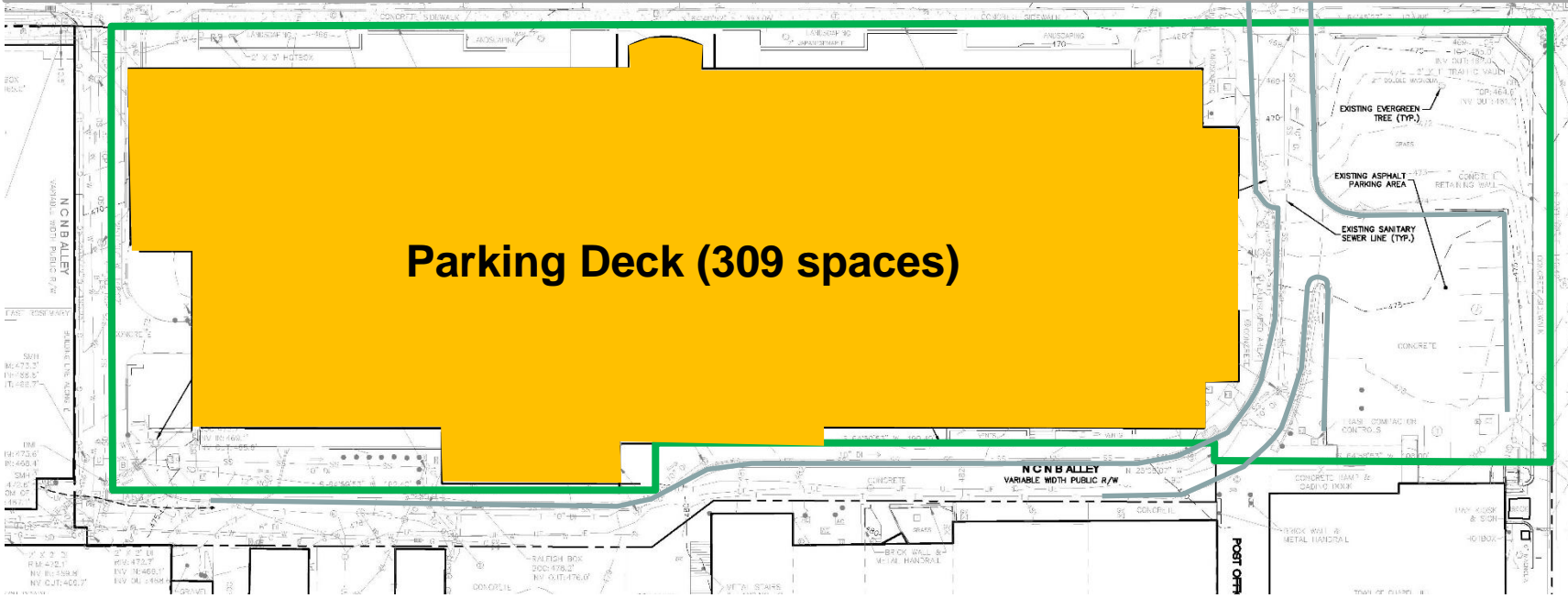
# 150 E. Rosemary St – Project Summary

- Existing: 309-space parking deck – to be demolished
- Existing Zoning: TC-2
- Proposed: 250,000 sq ft of office/lab space
- 6-8 stories
- New structured parking at or below street grade
- Town Green



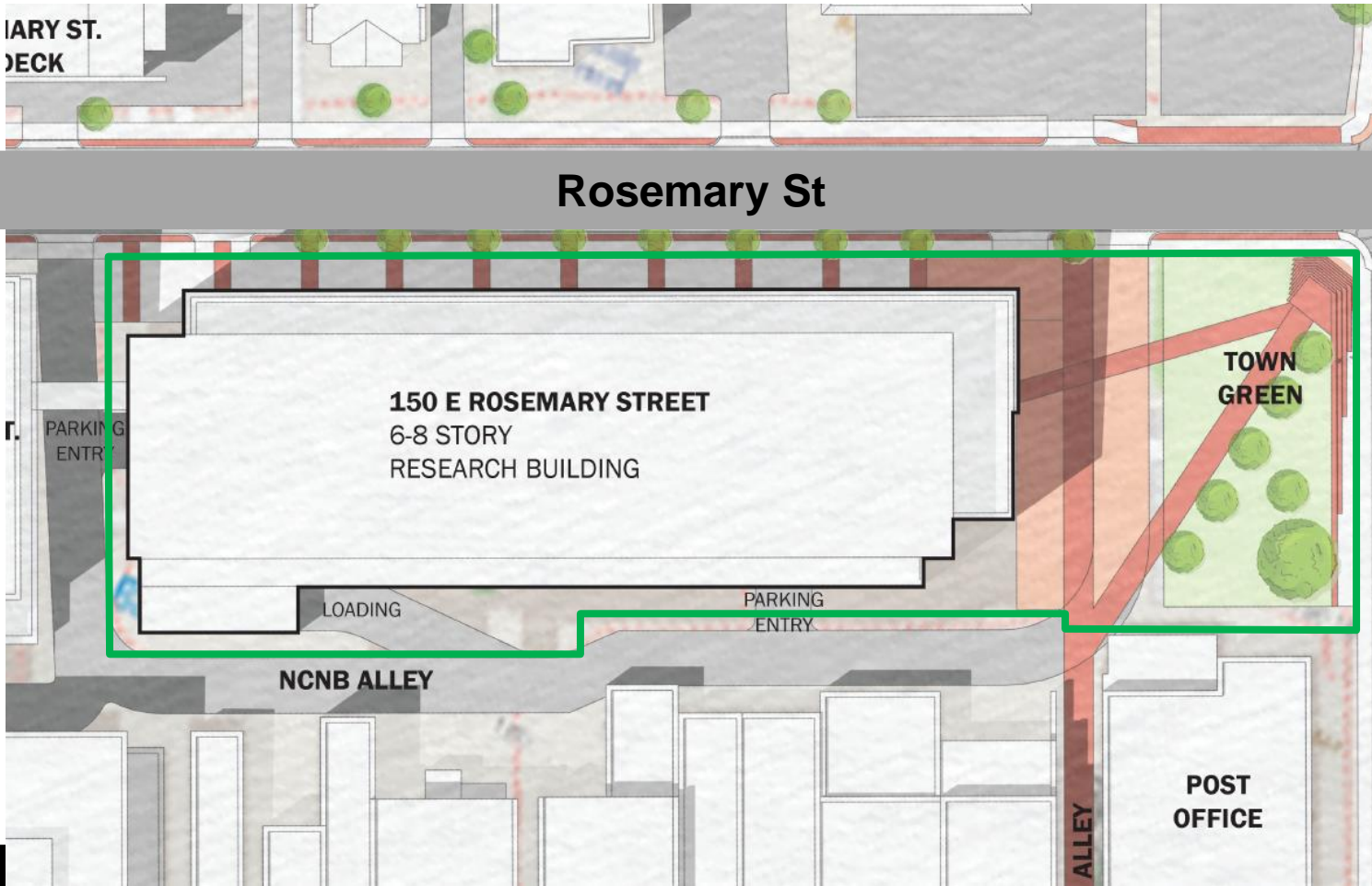
# 150 E. Rosemary St – Existing Conditions

Rosemary St



Henderson St  
DRAFT

# 150 E. Rosemary St – Concept Plan



ROSEMARY ST.  
DECK

Rosemary St

**150 E ROSEMARY STREET**  
6-8 STORY  
RESEARCH BUILDING

TOWN  
GREEN

PARKING  
ENTR

LOADING

PARKING  
ENTRY

NCNB ALLEY

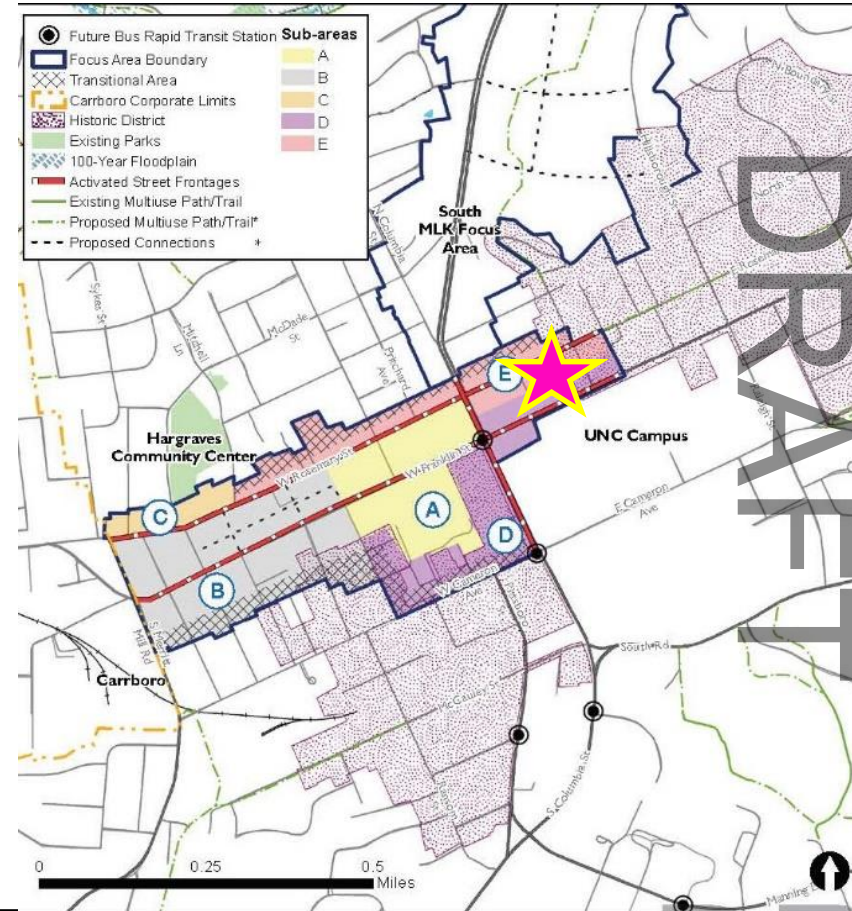
ALLEY

POST  
OFFICE

DRAFT  
Henderson St

- Future Land Use Map

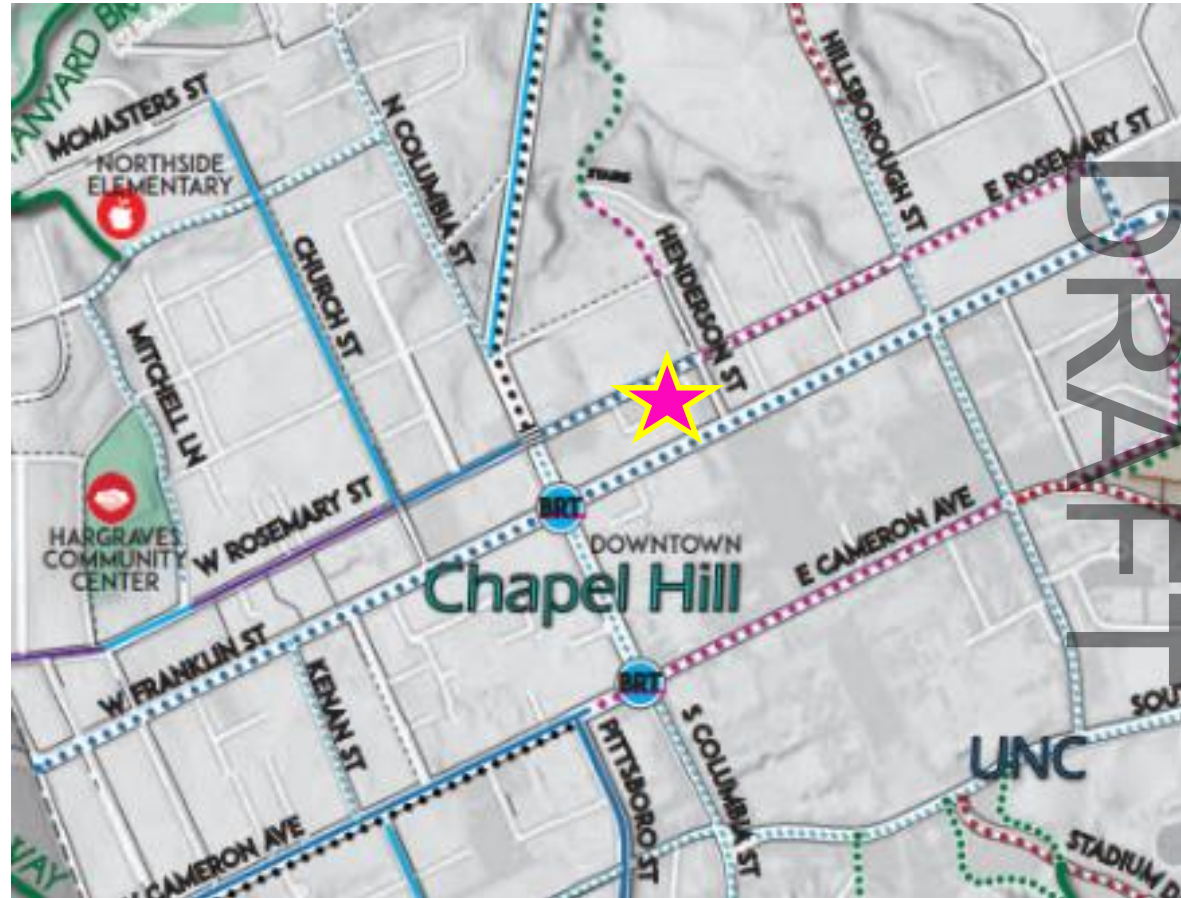
- Downtown Focus Area, Sub-Area E
- Primary Uses include Commercial/Office
- Typical Height: 4 stories at street, up to 8 stories at core
- Activated Street Frontage along Rosemary St





# 150 E. Rosemary – Staff Evaluation

- Mobility & Connectivity Plan
  - BRT station within ¼ mile
  - Bike lanes proposed along Rosemary St
  - Existing sidewalks



- Greenways Master Plan
  - No greenway facilities proposed in the area
- Parks Comprehensive Plan
  - No new parks proposed in this area
- Cultural Arts Plan
  - Site is a potential opportunity for integrating public art

DRAFT

- Historic District Commission –  
December 8, 2020
- Community Design Commission –  
January 4, 2021

DRAFT

- Adopt a resolution transmitting comments to the Applicant regarding the proposed development (*R-#*)

