

150 E. Rosemary Design Comments

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Comments regarding Applicant responses (dated 11-23-21) to Council Comments from 11-17-21 meeting

The applicant team has prepared a response to questions raised by the Town Council from the 11-17-21 Council meeting. Following below are comments regarding the responses that pertain to design issues.

Town Green Design

1. The applicant team has devised a way in which trash collection can occur from the loading dock area of the new lab building. This will allow the removal of the trash area from the Town Green area, a welcome improvement, which will allow for more green space and/or terraces.
2. Applicant has confirmed ADA accessibility to main park levels from various perimeter locations.

Building Design

3. South elevation massing and articulation: The revised Franklin Street elevation is a significant improvement over the previous proposal. While the overall height of the building has been maintained, the band of glass at the top floor creates an intermediate transitional layer between the penthouse and the main masonry mass of the building, de-emphasizing the penthouse as a “cap” on top of a box. The cutout below the glass band, which creates a balcony, further enhances this effect and provides a place for people to congregate: being able to look up from Franklin and see evidence of people on the balconies helps introduce some human scale to the elevation. The glass features enhanced vertical articulation, in the form of extended window mullion caps or “fins” which introduces a vertical counter-reading helping to balance the horizontality of the glass band. In addition, the glass band expression is similar to what is found on the East Rosemary elevation, helping to provide a degree of massing integration between the two principal facades. Of the two elevation concepts presented, prefer the “three bay alternate”, which helps to further break down the scale of the building at the top levels.
4. As the building design moves forward into more detailed phases, the team should consider the potential of providing a slight setback or break in the material plane for the top floor of the masonry mass, to further enhance a layered transition to the top of the building (see sketch below).



Revised Franklin Street elevation, three-bay alternate