

150 E ROSEMARY STREET INNOVATION HUB

Town Council Review

13 January 2021

EXISTING CONTEXT

HENDERSON ST

E ROSEMARY ST

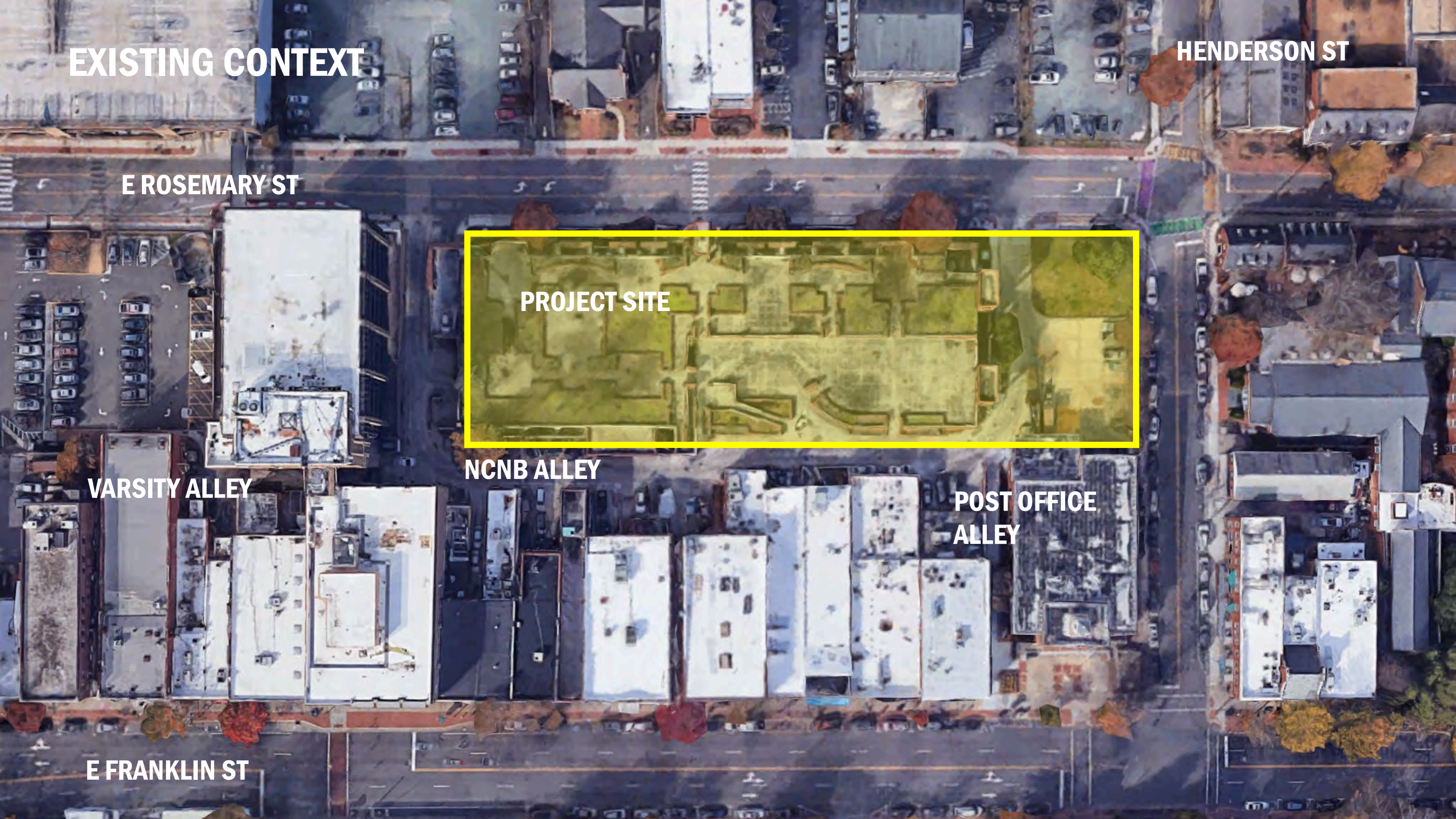
PROJECT SITE

VARSITY ALLEY

NCNB ALLEY

**POST OFFICE
ALLEY**

E FRANKLIN ST



EXISTING CONTEXT – HISTORIC DISTRICT

HENDERSON ST

E ROSEMARY ST

PROJECT SITE

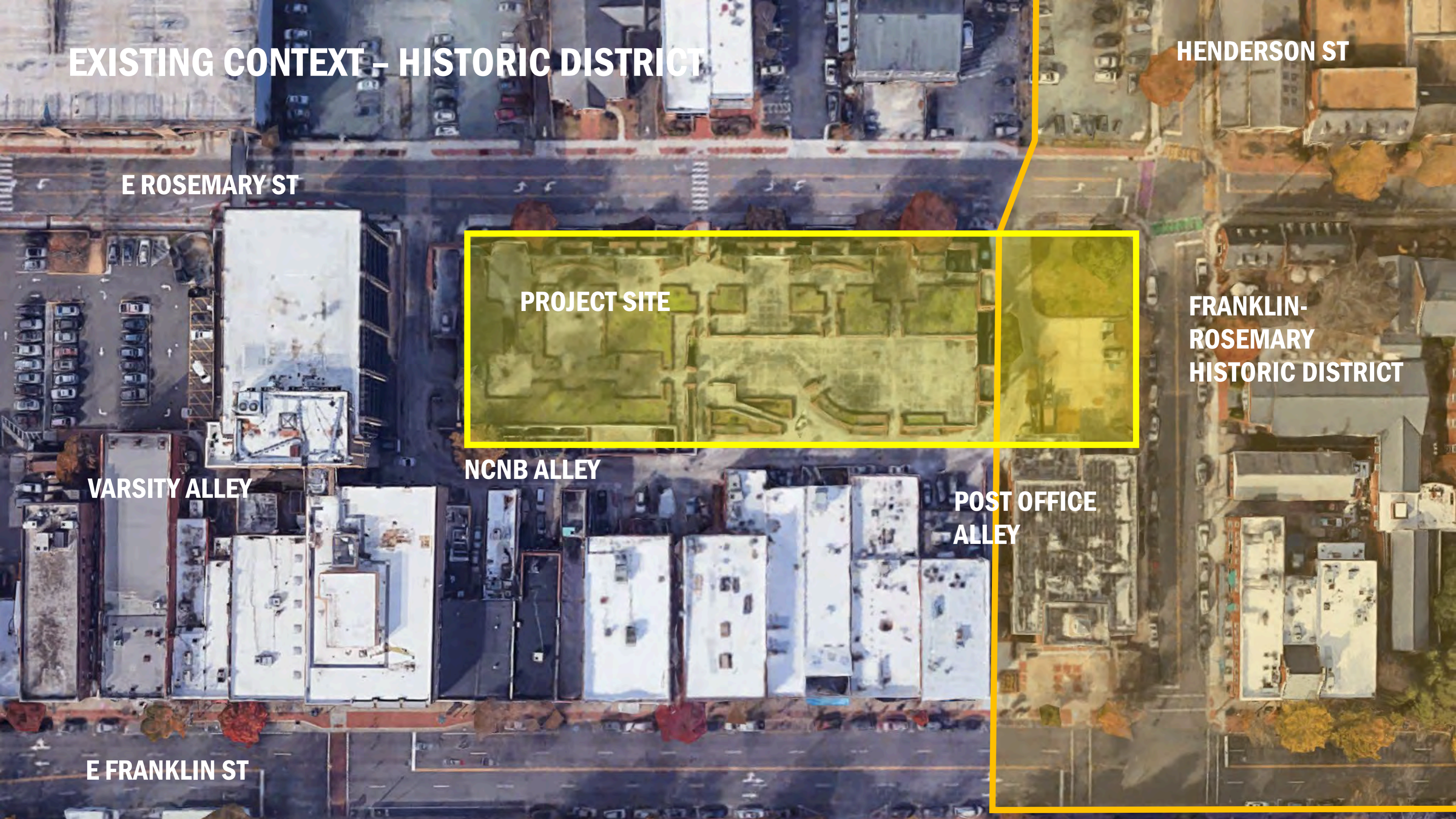
FRANKLIN-ROSEMARY HISTORIC DISTRICT

VARSITY ALLEY

NCNB ALLEY

POST OFFICE ALLEY

E FRANKLIN ST



EXISTING CONTEXT



EXISTING CONTEXT - TOPOGRAPHY

HENDERSON ST

E ROSEMARY ST

+466'

+471'

+465'



PROJECT SITE

+470'

+475'

+475'

NCNB ALLEY

+480'

VARSITY ALLEY

POST OFFICE ALLEY

E FRANKLIN ST

EXISTING CONTEXT



EXISTING CONTEXT – PUBLIC REALM

HENDERSON ST

E ROSEMARY ST

STREETScape IMPROVEMENTS

**URBAN
PARK**

PROJECT SITE

**TOWN
GREEN**

VARSITY ALLEY

NCNB ALLEY

**POST OFFICE
ALLEY**

E FRANKLIN ST



125 E ROSEMARY ST.
PARKING DECK

E. ROSEMARY STREET

URBAN
PARK

136 E ROSEMARY ST.

P

150 E ROSEMARY STREET
6-8 STORY
RESEARCH BUILDING

LOADING

P

TOWN
GREEN

NCNB ALLEY

POST
OFFICE

VARSIY ALLEY

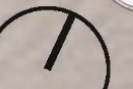
137 E FRANKLIN ST.

POST OFFICE ALLEY

HENDERSON STREET

E FRANKLIN STREET

0' 25' 50' 100' 200'



FRANKLIN STREET EAST



FRANKLIN STREET EAST - SIX STORIES



FRANKLIN STREET EAST - SEVEN STORIES



FRANKLIN STREET EAST - EIGHT STORIES



FRANKLIN STREET WEST



FRANKLIN STREET WEST - SIX STORIES



FRANKLIN STREET WEST - SEVEN STORIES



FRANKLIN STREET WEST - EIGHT STORIES



SUP DOGS

SPECIALTY HOT DOGS HAND-SMASHED BURGERS BEER CHEESY TOTS SUP CRUSHES DOOK SUCKS

lepit-gite

PAY HERE

LOVE WILL BRIDGE THE DISTANCE

LIGHTS

ROSEMARY STREET WEST



ROSEMARY STREET WEST - SIX OR SEVEN STORIES



ROSEMARY STREET WEST - EIGHT STORIES



ROSEMARY STREET EAST



ROSEMARY STREET EAST - SIX STORIES



ROSEMARY STREET EAST - SEVEN STORIES



ROSEMARY STREET EAST - EIGHT STORIES



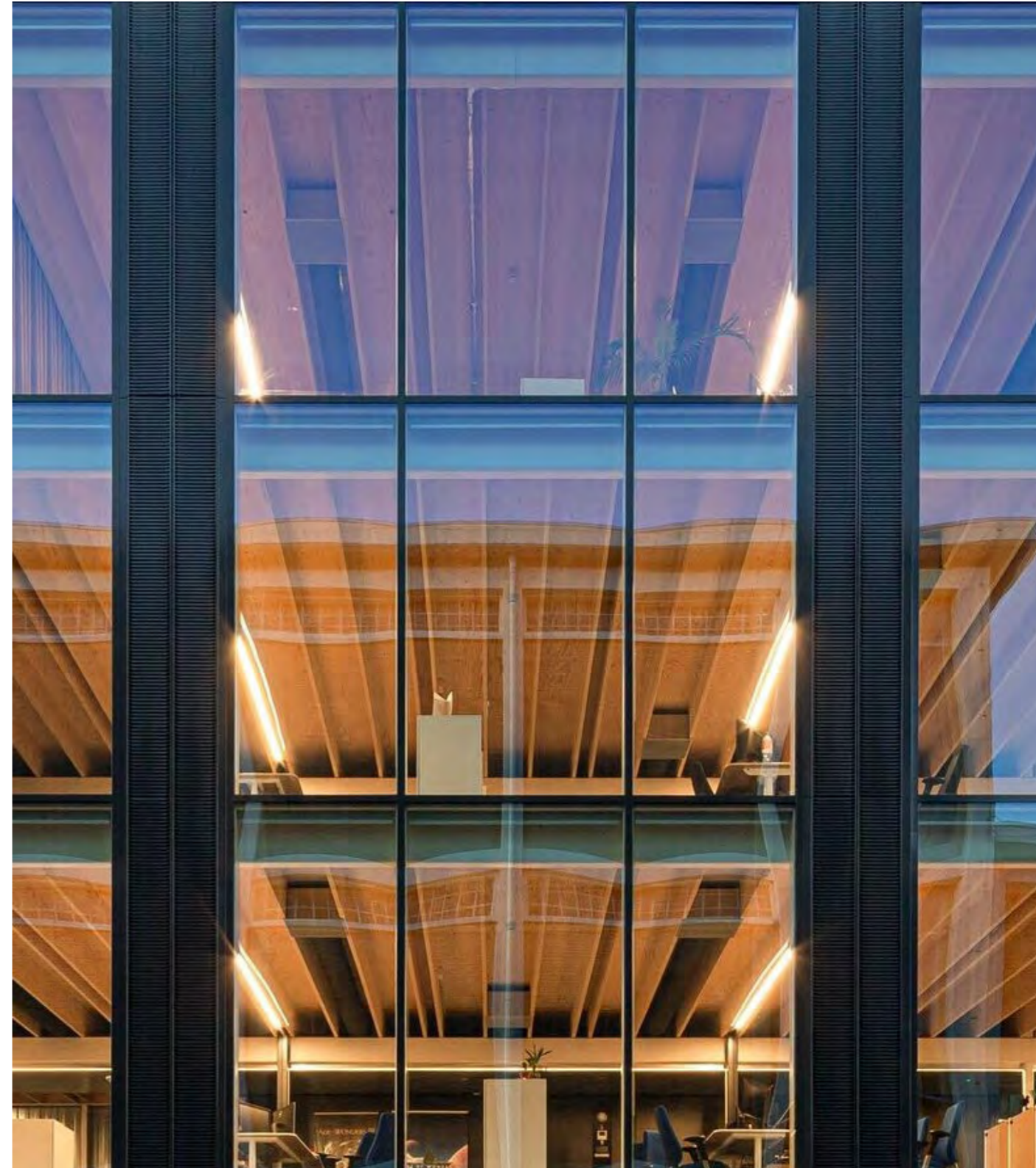
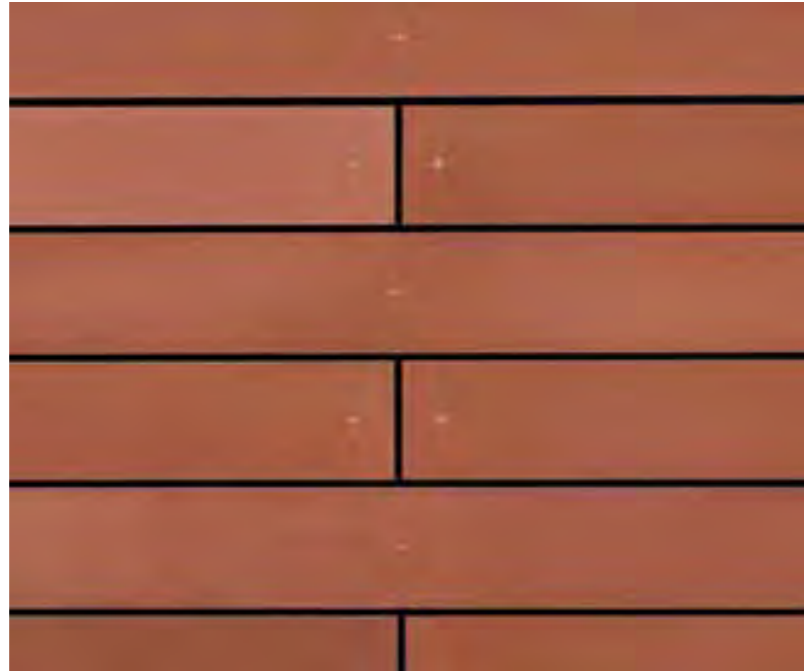
CONTEMPORARY BUILDINGS IN HISTORIC SETTINGS



CONTEMPORARY BUILDINGS IN HISTORIC SETTINGS



EXTERIOR MATERIALS



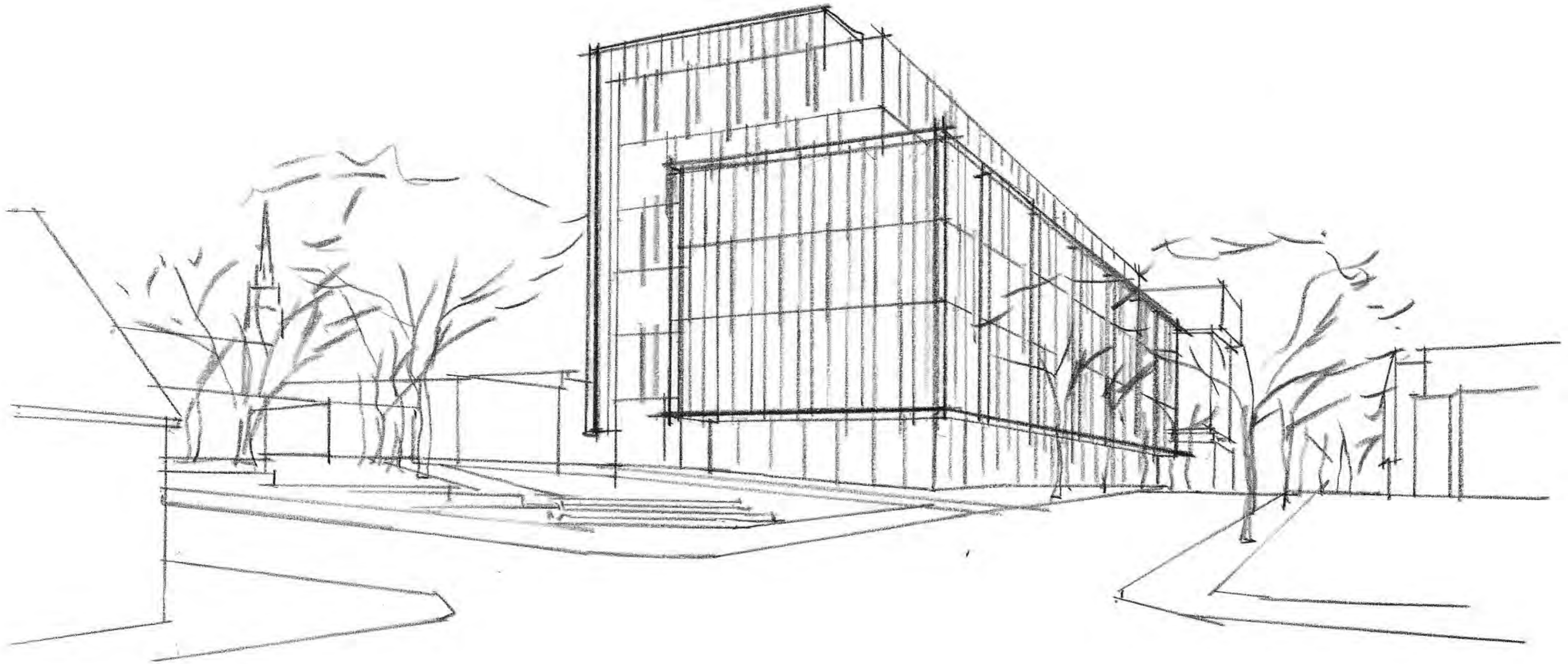
EXTERIOR STUDY A



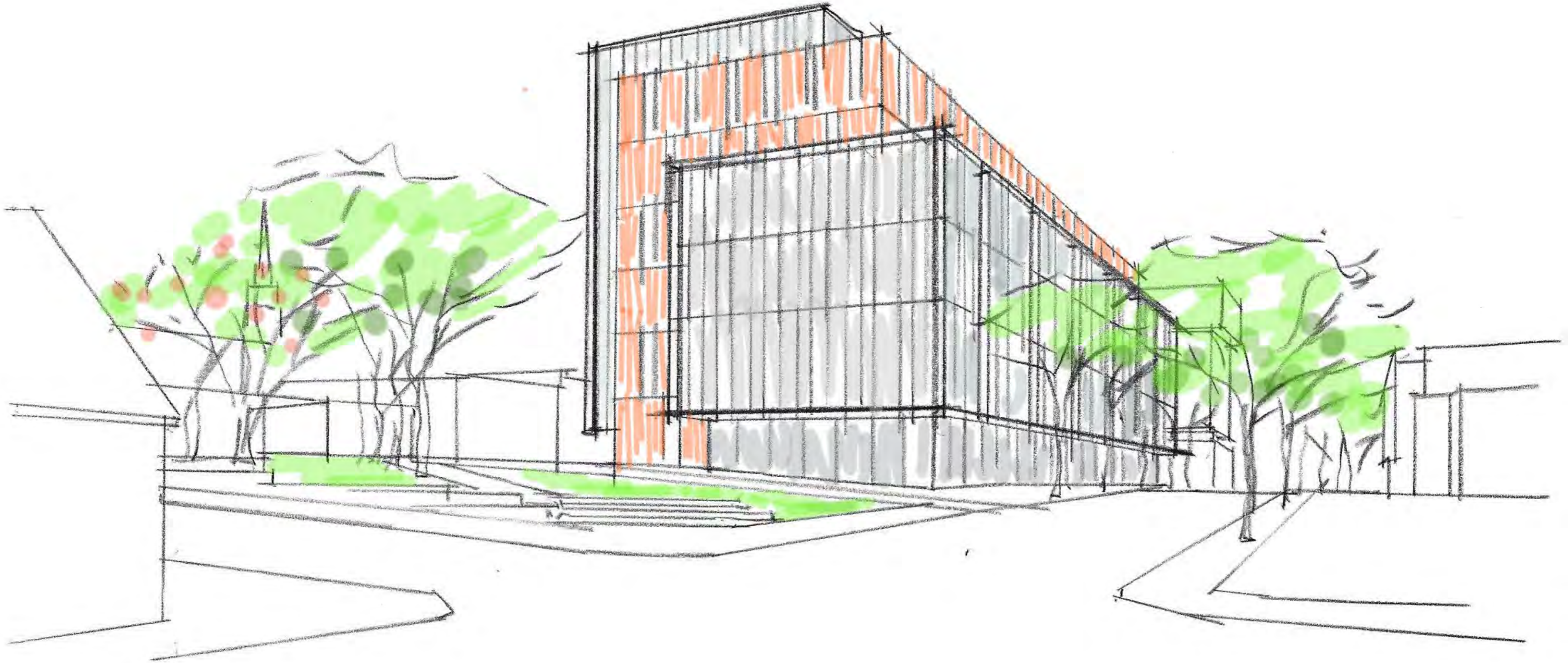
EXTERIOR STUDY A



EXTERIOR STUDY B



EXTERIOR STUDY B



EXTERIOR STUDY C



EXTERIOR STUDY C



EXTERIOR STUDY D



EXTERIOR STUDY D



EXTERIOR STUDY E



EXTERIOR STUDY E



THANK YOU