

SUMMARY OF A CONCEPT PLAN REVIEW
WEST ROSEMARY STREET HOTEL
COMMUNITY DESIGN COMMISSION

October 22nd, 2019

The Community Design Commission conducted a concept plan review for West Rosemary Street Hotel on October 22nd, 2019. The project proposed construction of a hotel located in downtown. Key points made by members of the Commission and Public about the concept plan include:

- Multiple members expressed appreciation to the applicant for efforts on such a complicated project.
- One member suggested framing the cupola of the existing Old Town Hall as you drive up Martin Luther King Jr. Blvd.
- Multiple members expressed their desires to see the building not exceed the constraints of the Neighborhood Conservation District.
- Multiple members expressed their desire to see any new architecture reflect the Old Town Hall, to honor the existing structure.
- Commission agreed that a TIA would be an importance piece of this project as the applicant moves forward.
- One commission expressed concern that adequate parking was being provided.
- Multiple members expressed the desire to see true underground parking.
- Multiple members expressed the desire to see an elegant building drawing on historic and artistic themes found around Town.
- Multiple members wanted to see art integrated into the blank facades, particularly along the Columbia Street wing.
- One member encouraged the applicant to review potential office/commercial use along Columbia Street.
- One member was concerned about the potential developments impacts on large trees in/around the project site.
- Multiple members suggested expanding the park space to the Columbia Street frontage.

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- Multiple members were in agreement that special attention should be paid to the scale, massing and design of the facades that face the adjoining residential districts.
- One commission expressed concern in the rezoning of lots to OI and R-3 which the intention that if left in place that they would serve as a buffer to the Northside community.
- The commission encourages the applicant to consult the West Rosemary Street Guidelines and its recommendations for building green technologies.
- Multiple members encouraged the applicant to engage the community through public meetings regarding the projects design.

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