

COMMUNITY DESIGN COMMISSION
CONCEPT PLAN COMMENTS
- 157 E Rosemary Street -

September 27, 2022

The Community Design Commission conducted a review of the Concept Plan application at their meeting on September 27, 2022.

Below is a summary of comments made by members of the Commission about the Concept Plan

- The Commission voiced concerns around the proposed height of the building, noting the Future Land Use Map guidance for up to 6 stories core height was particularly relevant on this end of E Rosemary St. Commissioners stated that an effective transition would involve the height of the building being about halfway between that of the sorority house and the future 150 E Rosemary lab building. Further, the building height should avoid creating a canyon effect or back alley effect on E Rosemary St.
- The Commission encouraged discussions between the applicant and the owner of the adjacent parking lot, seeking opportunity for integrated development of both parcels. A development involving both parcels could have reduced height and offer design flexibility given the small size of these parcels. Absent integrated development, coordination with the adjacent owner would be useful for purposes of compatible development, consistent street setback, and avoiding adverse impacts such as residents' views being blocked by a future building.
- Commissioners suggested that consideration of greater height for this building should involve special or high-quality architecture.
- Commissioners expressed appreciation for the stepback of upper stories on the E Rosemary St side of the building, and encouraged the design to feature stepping or articulation on the non-street-facing sides of the building, avoiding flat walls abutting surrounding properties.
- Commissioners were concerned about the exposed parking level in the rear, facing the sorority house.
- Commissioners were interested in creating a green roof and/or resident amenity where the parking structure extends beyond the main building envelope.
- Commissioners noted that the project should have iterative design review with the Council and CDC, similar to approach taken for the 150 E Rosemary lab building.

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- Commissioners noted the potential for significant traffic increase on E Rosemary St, given the amount of parking that would be accessed for this building along with other upcoming development.
- Commissioners asked the applicant to reconsider having all affordable units on one floor, and to avoid making the affordable units smaller than other units with same number of bedrooms.
- The Commission noted that the modest proposed building footprint proposed opportunity for compatible infill development and positive design outcomes.