

157 E. Rosemary

Design Comments

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Summary of Applicant Meetings and the Review Process

- Several meetings have occurred with the applicant's architectural team over the course of this project.
- The following comments pertain to drawings dated 07-21-23.

Summary of Review Comments

1. As suggested in previous urban designer comments, the first-floor plan has been flipped so that the commercial space is on the corner of the building that faces the new park space across the street. The new space and sidewalk dining area will also make a good visual terminus looking north down Post Office Alley.
2. The outdoor seating area has been extended to the rear of the building as well.
3. Per suggestion, screening has been incorporated into the north plaza area, to screen the adjacent parking lot from diners and to provide a buffer to the residential building to the north.
4. The setback along the E. Rosemary sidewalk frontage is an important aspect of the design, due to the narrow width of the sidewalk in this area. Investigate the potential for including street trees in this area. This might be a good spot to investigate utilizing Silva Cells or some other system that enhances the root growing capacity of trees.
5. The change in level of the outdoor café area works well in separating it a bit from the sidewalk, while still maintaining a visual connection. The use of the wood product on the underside of the café ceiling provides a warm color character. Consider using this material on the undersides of projecting balconies on the upper floors.
6. The massing of the building works to break down the scale, especially the eroded corner on the SE corner of the building.
7. Consider utilizing a material (masonry?) that is red or brown in color on the portion of the building that articulates the 2nd, 3rd, and 4th levels: this could help relate the building to the lower scale structures of the nearby historic district, many of which feature red or brownish brick.
8. Consider providing mullion caps or extensions on the areas of the façade with flatter glass curtain walls, to provide some depth and visual interest.