

157 E. Rosemary St.

Applicant drawings dated 7-25-22

Plan Comments/Notes

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From a 6-17-22 meeting with the project architect

1. The project is for sale condos: this seems to be a good fit for the evolving character of this portion of E. Rosemary.
2. The parking is on the lowest level. Due to the down sloping of the site from south to north, the parking level will be exposed on the north and east elevations: care should be taken to design the exposed portions of the parking to be integral with the architecture of the rest of the building.
3. The first floor is pulled back a bit from the sidewalk frontage, allowing for a more generous pedestrian space in front of the building. Adequate space for shade street trees should be provided, along with space for café tables/chairs or other pedestrian oriented features that relate to the retail space. Consider utilizing a deep root planting system such as Silva Cells, to ensure the health and longevity of street trees.
4. Consider extending this pedestrian oriented character on the roof of the garage level, along the west and north sides of the building; another possibility could be a green roof in this area.
5. Consider flipping the first floor plan, if possible, to have the retail space on the east side of the building, where it would align with the new park space across the street which will be constructed as part of the 150 E. Rosemary lab building.
6. Height: the building is slightly taller than the proposed 150 E. Rosemary lab building, ideally the building height would be somewhere in between the lab building height and the lower scale residential buildings to the north.
7. There are several setbacks along the Rosemary façade, consider some for the north side of the building as well, or other articulation strategies, to reduce the impact of a tall, flat building wall.