

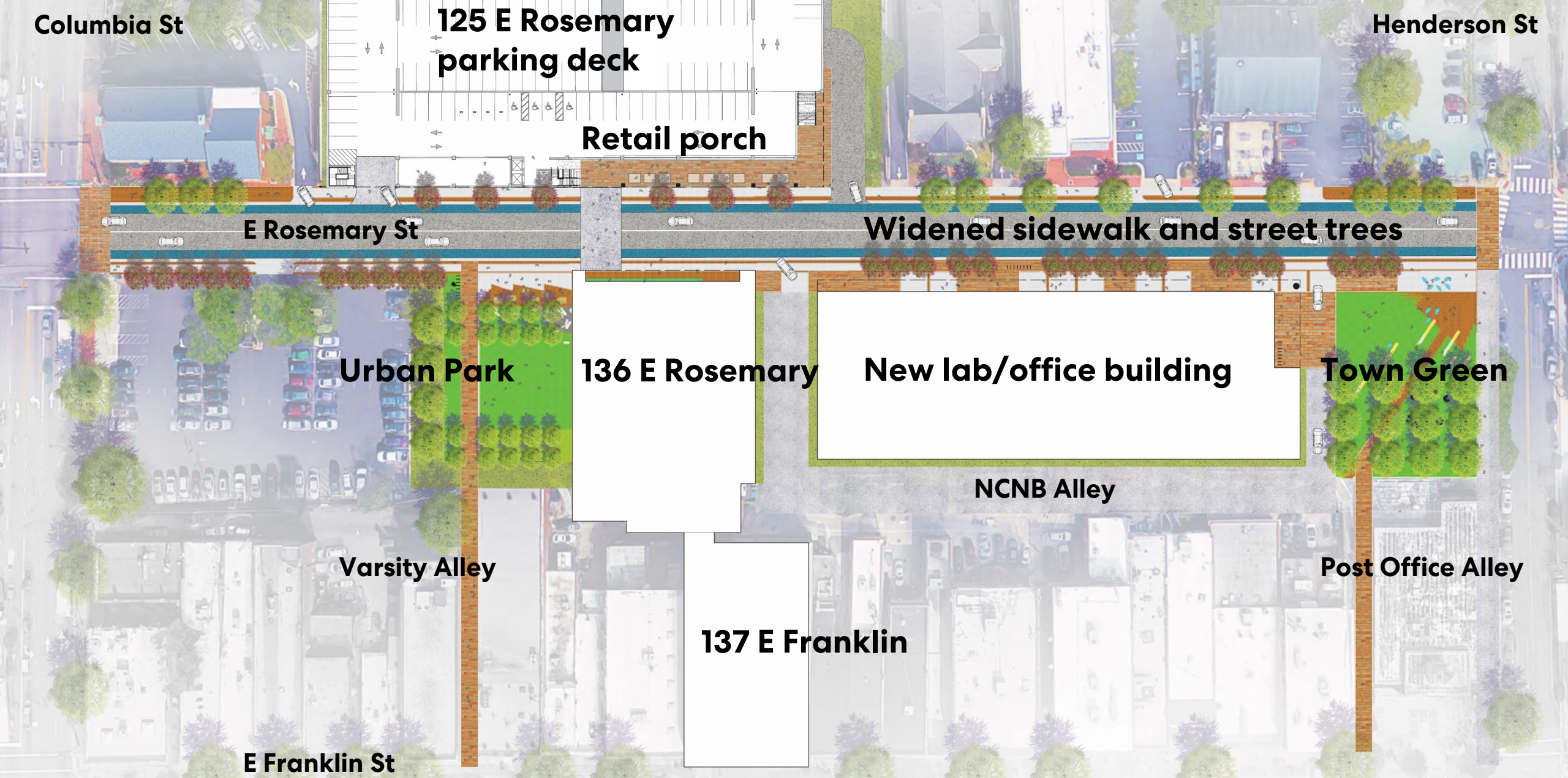
ESAB Review - 12 May 2020

Rosemary Street Parking Deck ESAB Review

Perkins&Will



Aerial view from Northeast



Columbia St

**125 E Rosemary
parking deck**

Henderson St

Retail porch

E Rosemary St

Widened sidewalk and street trees

Urban Park

136 E Rosemary

New lab/office building

Town Green

NCNB Alley

Varsity Alley

Post Office Alley

137 E Franklin

E Franklin St

Rosemary Street Public Realm

Parking Counts

6-2/3 levels

1,143 parking spaces

28 HC spaces (4 vans)

28 EV spaces

40 bike spaces

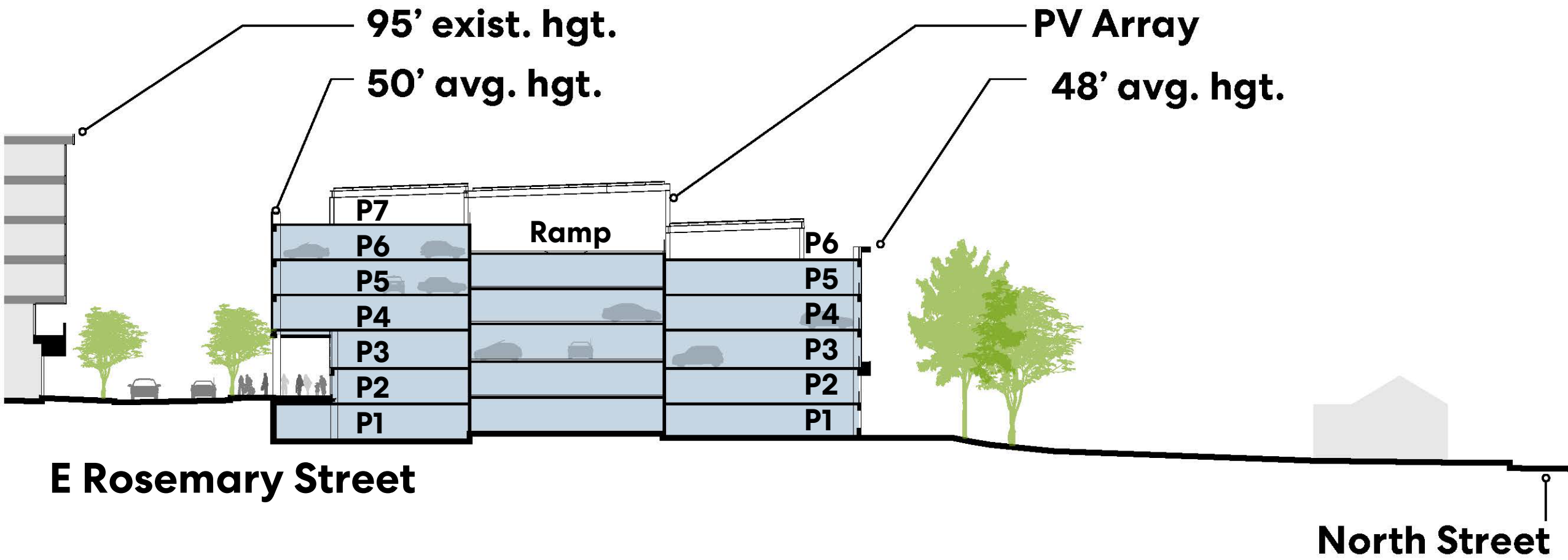


**137E Franklin/136E Rosemary
Innovation Hub**

This aerial photograph shows a modern architectural complex. On the left, a multi-story building with a large glass facade and a flat roof is visible. To its right is a long, rectangular structure with a corrugated metal roof, which serves as a parking deck. This deck is flanked by two levels of greenery, creating a vertical garden effect. The surrounding area includes various other buildings, trees, and streets, providing a context of an urban environment.

**125 E Rosemary
Street Parking Deck**

Aerial view from Northeast



Note: Height measured from average grade

Cross Section

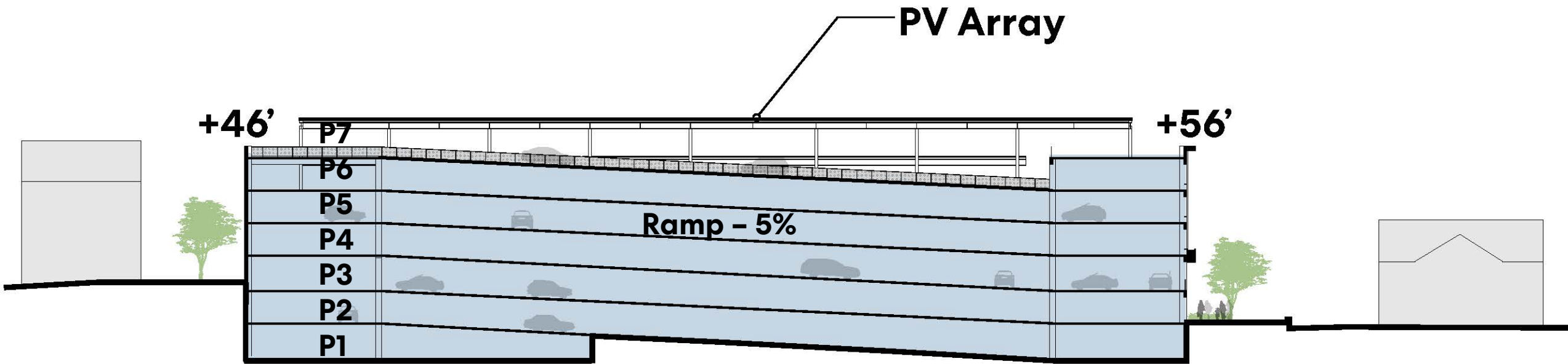


125 E Rosemary
Street Parking Deck

137E Franklin/136E Rosemary
Innovation Hub

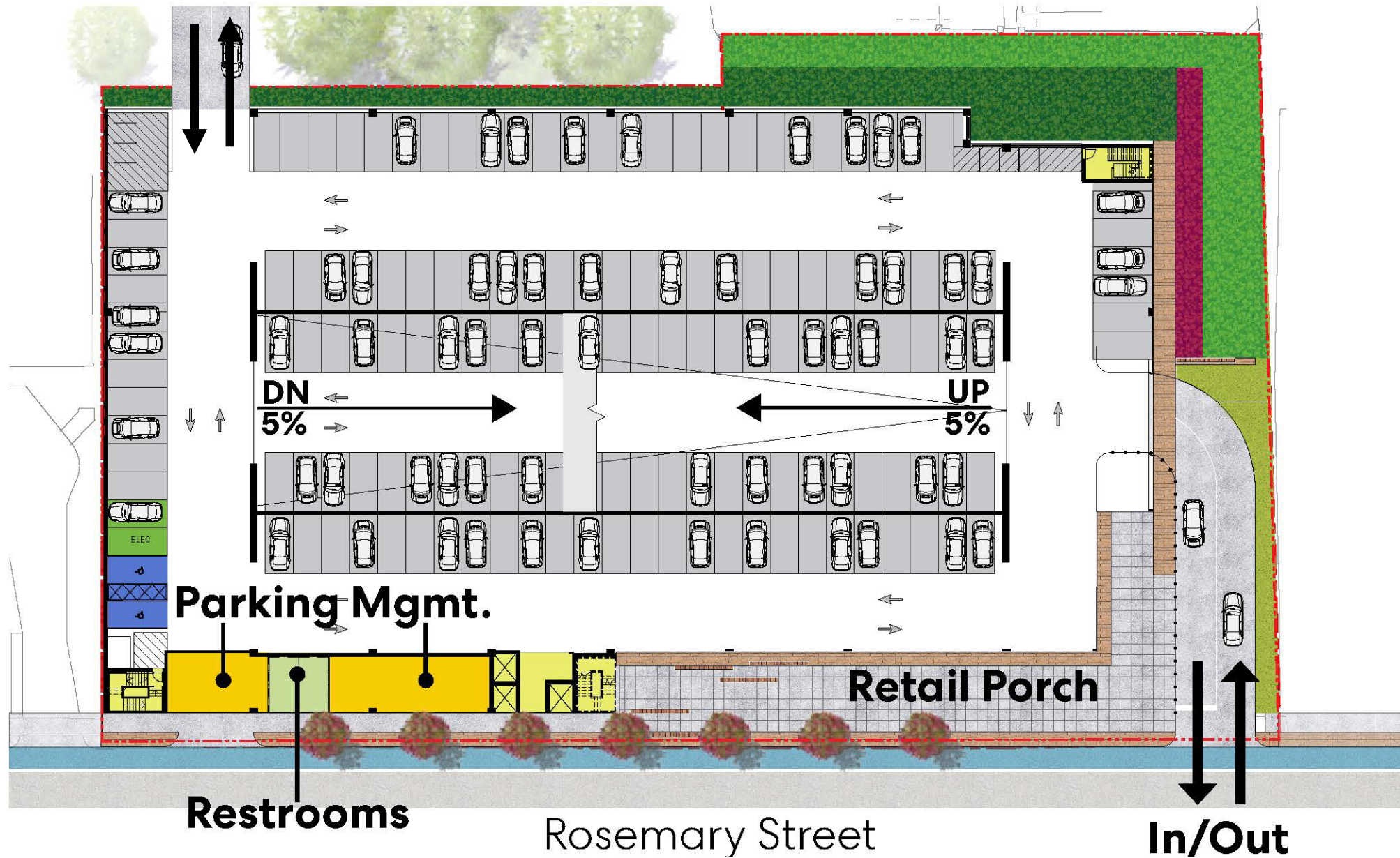
Urban Park

Aerial view from Southwest



Note: Height measured from average grade

Long Section



Site Plan – Level P2



Rosemary Street looking West



Rosemary Street looking East



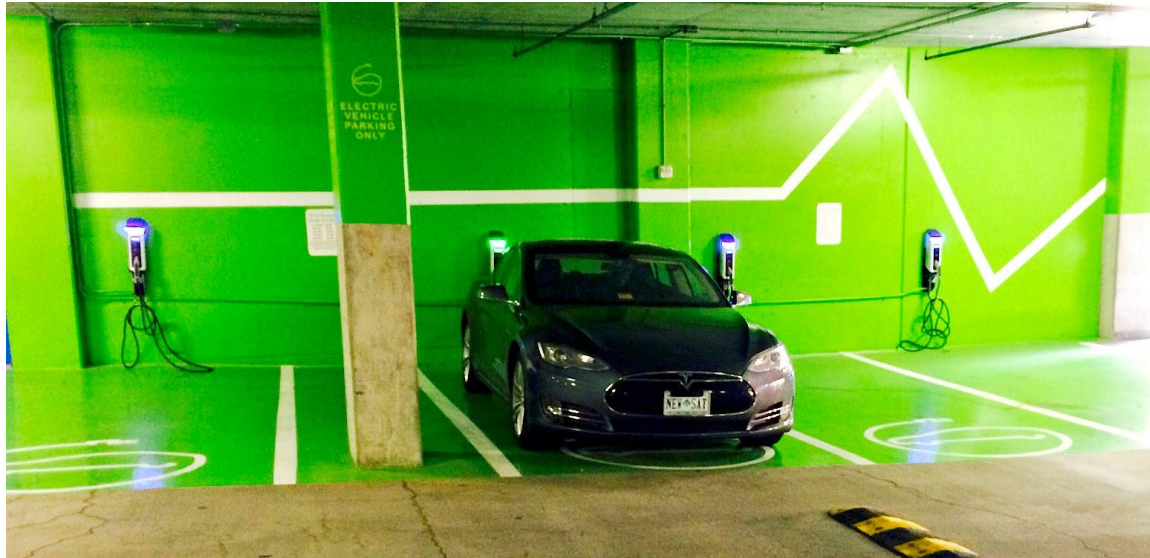
Rosemary Street – Retail Porch



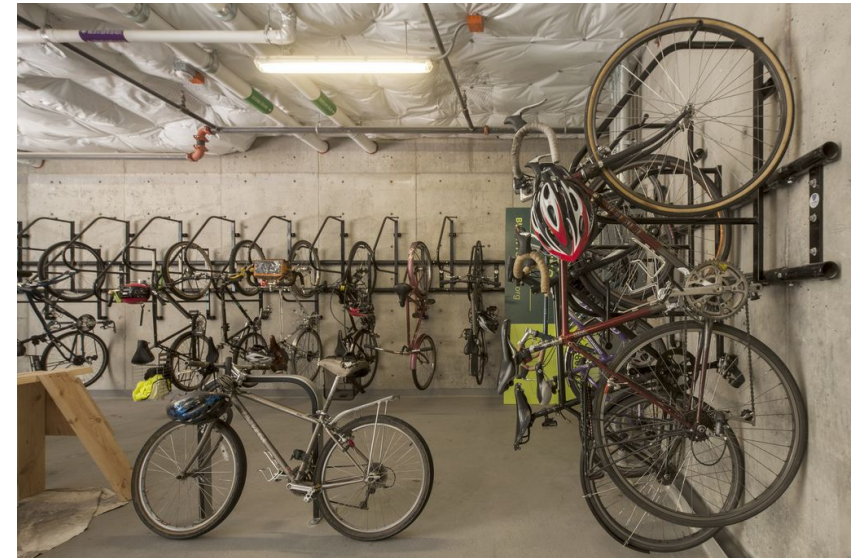
LED lighting



Rooftop PV arrays



EV charging stations



Bicycle parking

Sustainable Design

A. Alternative Modes of Transportation

Greenway Corridors

no

Access to Public Transportation

multiple bus routes on Columbia St

Pedestrian Access

sidewalk improvements, Varsity Alley extension

Bicycle facilities/parking

approx. 40 bikes

Increased Bike/Ped connectivity

potential bike lanes

→

B. Energy Management

ASHRAE standards

90.1

Energy Star

potentially

Passive solar/PV

potentially

Vegetation

potential green screen walls

Urban heat island effect

potential PV panels on roof

→

B. Energy Management

Alternative energy

potential rooftop PV

LED lighting

yes

Net zero energy

unlikely

→

C. Green Building Certification

Park Smart

potential adoption by Town

LEED

recommend Park Smart

Green Globes

recommend Park Smart

Living Building Challenge

recommend Park Smart

SITES

recommend Park Smart

→

D. Water Management

Water capture and re-use

not likely

Protect/restore existing hydrology

previously developed site

Low flow fixtures

potential in public restrooms

Stormwater BMPs

no net increase

Reduced runoff

no net increase

→

E. Green Building Materials

| | |
|--|---------------------------------------|
| Adaptive use of existing buildings | no |
| Reusing/repurposing materials | existing deck will be recycled |
| Durable/long lasting materials | precast concrete |
| Life cycle costs | to be studied |
| Locally/sustainably sourced materials | yes |

→

F. Sustainable Land Development

Minimizing grading & disturbance

previously developed site

Protecting native vegetation

previously developed site

Controlling invasive species

plant material selection

Restore landscape enhancement

previously developed site

Drought tolerant species

replant material selection

Minimum tree canopy

previously developed site

→

G. Waste Management

Net zero waste

not likely

Integrated recycling facilities

not likely

→

H. Environmental Equity and Culture

| | |
|--|-----------------------------------|
| Positive environmental health impacts | n/a |
| Minimize displacement of people & wildlife | no existing occupants |
| New access to recreation | n/a |
| Promote sense of community | retail porch for community use |
| New stewardship opportunities | increased bike and pedestrian use |

→

Perkins&Will

questions

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