

## **150 E. Rosemary**

### **Design Comments**

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Comments from review with applicant during a team meeting 11-05-21  
11-12-21

Some of these comments have been picked up in the most recent drawing set "Town Council 17 Nov 2021" and are noted below. Other comments may be addressed in subsequent iterations of the design.

### **Town Green Design**

1. Due to the significant grade change across the site, the green is appropriately designed as a series of terraces with the level changes articulated by seating walls and planted areas. The middle terrace is where small gatherings could take place and could be an area for outdoor seating if a café or food service use is located in the adjacent building lobby. A permeable surface material should be provided in this area.
2. Suggested adding more plantings to the space, potentially in the area adjacent to E. Rosemary Street where the Chapel Hill grit is specified (this change has been included in the latest plan dated "Town Council 17 Nov 2021").
3. Discussed multiple potential locations for art. (this has been included in the Nov 17 plan).
4. Discussed accessibility: Because of the significant grade change from the intersection of Henderson/Rosemary to the Post Office Alley, providing an accessible ramp fully across the site would entail a long, winding configuration that would likely occupy a good portion of the site and significantly affect the ability to provide for other activities and spaces in the green. It would also likely require keeping the NCNB alley in its current location, just east of the Wallace Deck. However, it was verified that most areas of the green as currently designed would be accessible, either from adjoining sidewalks or from inside the building.
5. The proposed trash collection area will serve the businesses along Franklin Street, as the current trash area does now. Trash collection vehicles cannot maneuver in the NCNB alley, so it is difficult to imagine an alternative location for the refuse area.

### **Building Design**

6. The massing of the Rosemary façade steps back in a series of layers, best indicated in the North/South Street Section drawing included in the Nov 17 presentation. A glass banding at the 2<sup>nd</sup> and 3<sup>rd</sup> floors helps articulate the street level. A notch at the 4<sup>th</sup> floor helps break up the mass and includes a balcony space. Adding some plantings to this area was suggested (included in the Nov 17 plan). A band of glass articulates the 5<sup>th</sup> and 6<sup>th</sup> floors. A good portion of this level further sets back from the street which helps break down the mass. The 7<sup>th</sup> floor and the mechanical penthouse are set back significantly from the Rosemary edge and would likely not have a significant visual impact from E. Rosemary Street. Several vertical notches occur in the façade as well, further articulating varying mass elements.
7. Along E. Rosemary at the sidewalk level, the building sets back, allowing for a more generous sidewalk width and pedestrian frontage and helping to define the "street space" of E. Rosemary with a clearly defined building base which continues the base expression on the adjacent 136 E. Rosemary office building. These elements also echo the "retail porch" and base expression on the new Rosemary Street parking ramp. The generous use of glass will allow the interior activities to

be viewable along the street. This area would be ideal for displays of the research going on in the building or as a location for more publically-oriented functions.

8. It was suggested to consider adding some vertical elements to the glass curtain wall along the recessed 5<sup>th</sup> & 6<sup>th</sup> floor mass to provide a subtle variation within the glass surfaces.
9. South Elevation: Because of the height of the building, this elevation's visual impact from some locations along Franklin Street warrants careful consideration. The elevation has many window openings and glass surfaces which helps enliven the faced and provides some scale. The introduction of the 2 story glass boxes on the upper levels provide an element that helps reduce scale as well. There could be even more articulation of these: suggest adding notched out balconies on the 7<sup>th</sup> floor level, in the middle of the glass masses. This would add more balcony space to this façade: having places where you can see people will help enliven the façade, also consider adding plantings to some of these balconies.
10. Penthouse: Should be designed to be visually "light" and the articulation should relate to other portions of the facades. Discussed two options for penthouse articulation: prefer #2 with its vertical elements which help counter the horizontality of the mass, rather than the "capping" effect of option 1.