

• TOWN PARKING LOT NUMBER 2 CONCEPT

Concept Features

Uses

- First-floor: retail
- Second floor: office
- Third, fourth floors: residential

Building Height: Two stories at street stepped up to four stories

Parking: Underground parking . Access to garage could be located underneath raised walkway

Pedestrian Access:

- North-south open-air pedestrian mall through site to Rosemary Street. Util-

ize alley connection to enter mall beside theater

- Raised walkway on Rosemary Street extending from corner of Columbia Street on even plane, taking advantage of slope in street. Connect with Bank of America plaza
- Maintain existing sidewalk on south side of Rosemary Street

Public Space: Gathering space on the southwest side of Columbia Street; pedestrian mall

Architecture:

- First two floors – brick
- Pick up spatial rhythm of other build-



Computer illustration of concept

ings on Franklin Street using brick and glass

- Building atrium to bring in light to upper floors
- Alcove entries and awnings

Other Features:

- Keep existing Columbia Street service alley
- Install streetscape improvements on East Rosemary Street

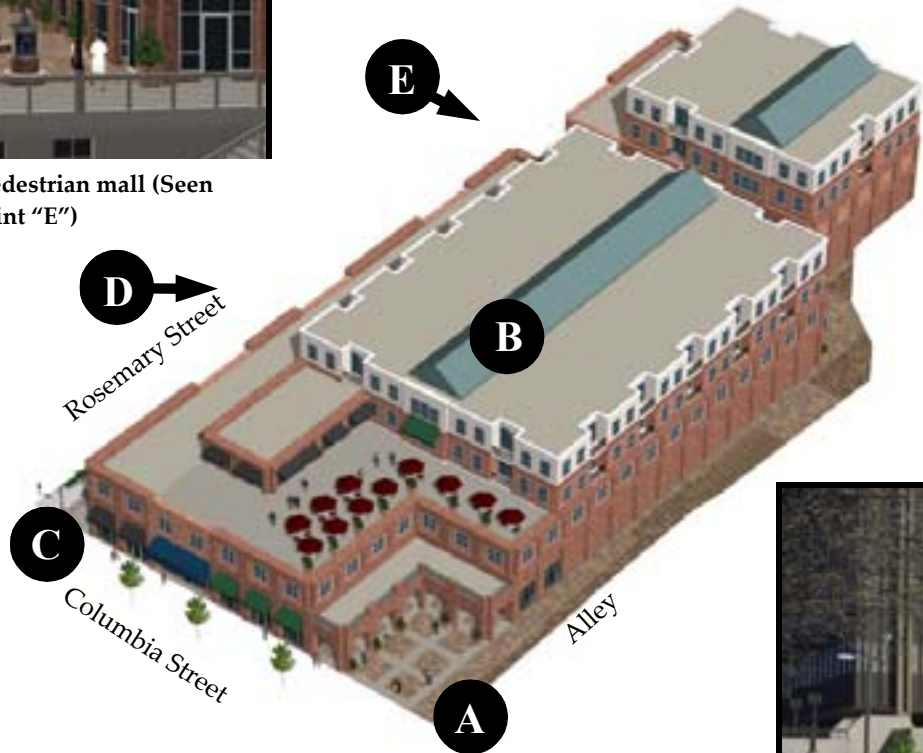


Computer illustration showing suggested building height of 2 stories at street stepped up to 4 stories in interior.

ILLUSTRATION: TOWN PARKING LOT NUMBER 2 CONCEPT



Illustration of pedestrian mall (Seen from vantage point "E")



- KEY**
- A. Gathering space on Columbia Street
 - B. Building atrium
 - C. Scale of 2 stories at the street.
 - D. Elevated walkway could connect to Bank of America plaza and extend over driveway access to underground garage
 - E. Pedestrian mall would extend through to Rosemary Street, accessible through existing pedestrian alley on Franklin Street

PUBLIC SPACE, FLOOR SPACE	AND PARKING
<p>Public space: 25' by 120' (mall); 35' by 50' (Columbia Street plaza)</p> <p>Square feet (and assumed use)</p> <ul style="list-style-type: none"> • Street level: 28,000 (retail) • Second story: 28,000 (office) • Third, fourth stories: 17,000 each (residential) <p>Parking spaces: About 100 per level</p>	

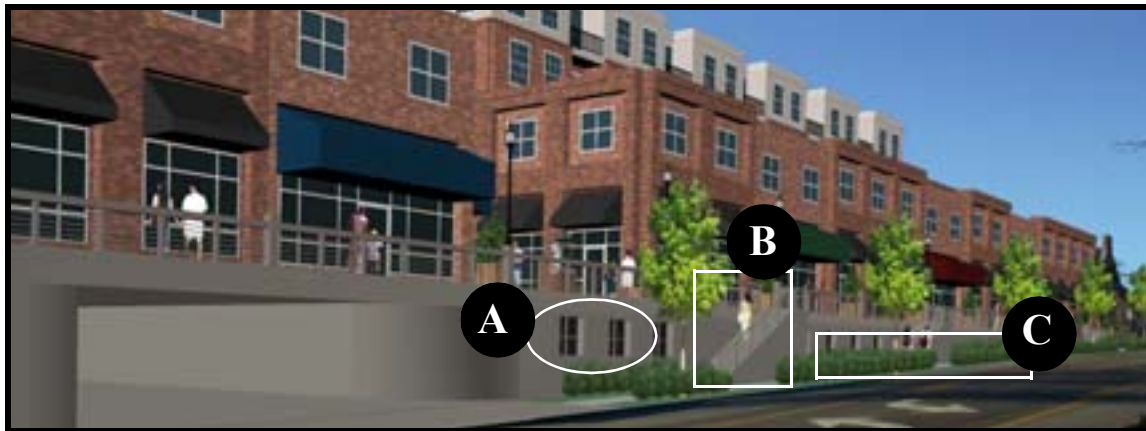


Illustration of raised walkway on Rosemary Street (Seen from vantage point "D")

SUGGESTED REVISIONS: TOWN PARKING LOT NUMBER 2 CONCEPT*



1. Illustration of elevated walkway and garage façade developed after February 16 session (viewed from Rosemary Street looking west toward Columbia Street intersection.)



2. Updated illustration with changes suggested on March 23: A) add window openings to soften garage facade; B) add stairway providing additional access to existing sidewalk from elevated walkway; C) add landscaping to street side of Rosemary Street sidewalk.

OTHER SUGGESTIONS:

- Add texture to paving materials for Columbia Street public space, alley and pedestrian mall.
- Make building atrium wider to provide residential units views to outside and inside
- Provide pedestrian bridge across mall connecting residential areas
- Consider two-story residential units
- On Rosemary Street side, add structure (pergola, trellis, for example) to pedestrian walkway
- Add pedestrian access from garage to pedestrian walkway
- Differentiate storefronts with individual facades to break up mass
- Include public art
- Add pitched roof to upper stories, alternate with flat roof for variety
- Add stairs from pedestrian walkway to Bank of America plaza
- Building to east should have “distinctive design”
- Building on corner of Rosemary and Columbia Streets: First floor could be used for grocery

**Suggestions from Workshop participants at March 23 session in response to computer illustrations depicting ideas from February 16*

SUGGESTED REVISIONS: TOWN PARKING LOT NUMBER 2 CONCEPT, CONTINUED



Illustration showing pedestrian mall located between the two conceptualized buildings. The box in the illustration indicates the potential addition of a pedestrian bridge between the two buildings linking the upper residential floors (third and fourth floors), a revision to the model suggested by workshop participants on March 23.

Illustration showing a potential connection from Bank of America plaza to Rosemary Street parking deck.

