

Rosemary Columbia Hotel

Public Information Update

8 June 2021



Rosemary Columbia Hotel

PROJECT APPROVAL SCHEDULE



Rosemary Columbia Hotel

PROJECT SUMMARY

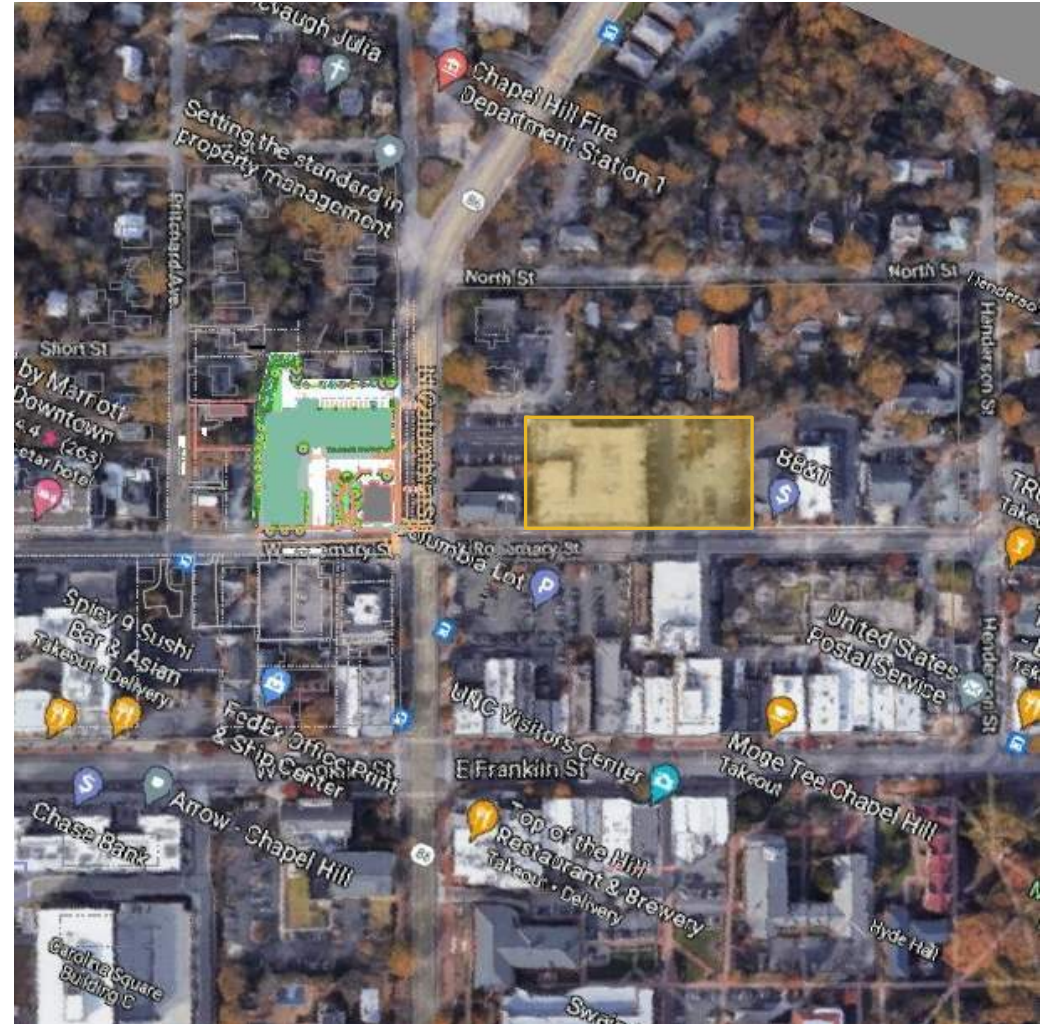
- SITE - 1.3 ACRES
- COMBINE 7 LOTS TO CREATE SINGLE SITE AND LAND SWAP WITH TOWN
- 140 ROOMS; 95,000 SF
- EXTENDED STAY HOTEL
- 70 PARKING SPACES
- SERVICE AREAS UNDER BUILDING
- CONSTRUCTION OF POCKET PARK ON ADJACENT TOWN LAND



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CONNECTIVITY AND PARKING

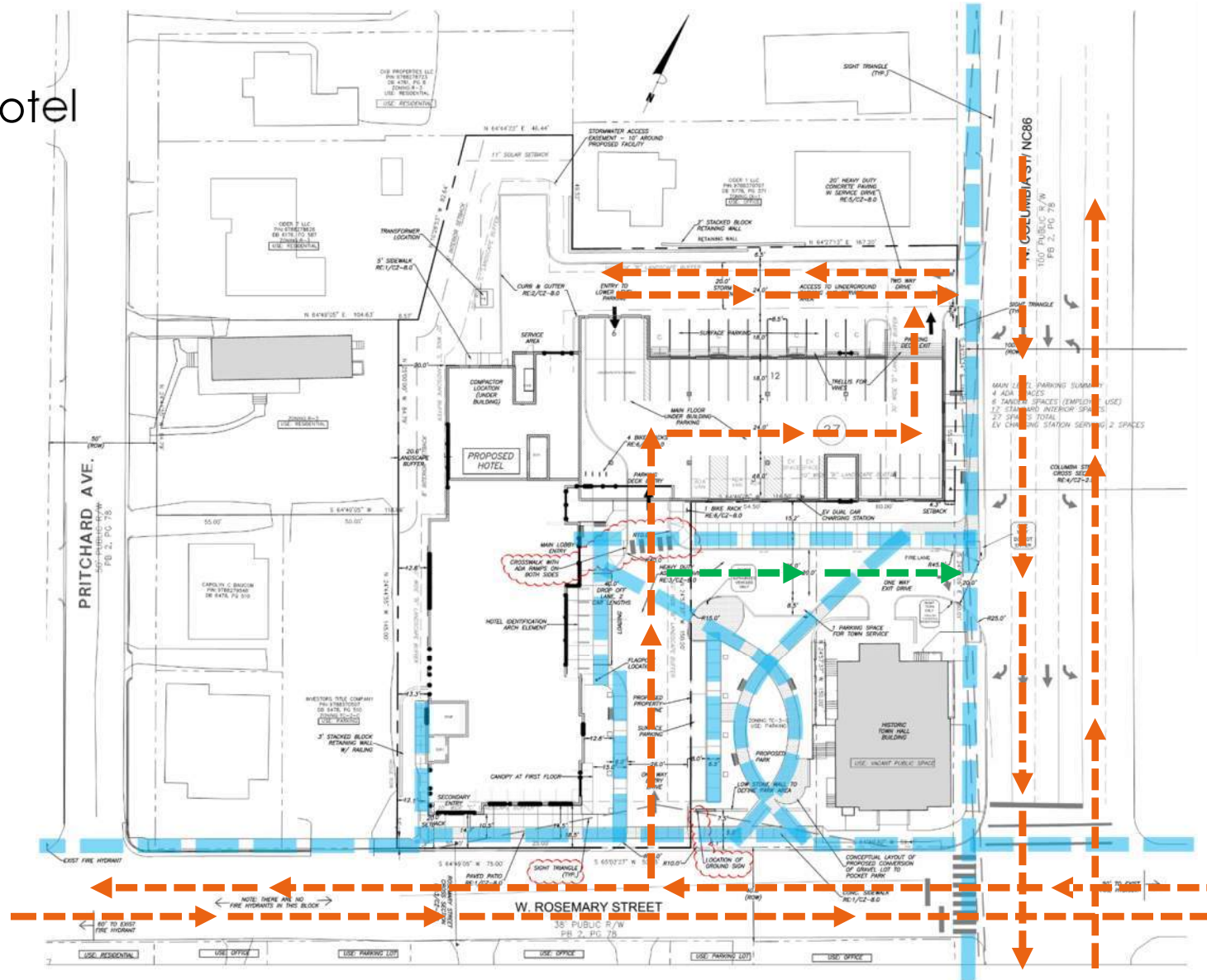
- SITE WAS CHOSEN FOR PROXIMITY TO DOWNTOWN AND CAMPUS WHICH PROMOTES ALTERNATE TRANSPORTATION OPTIONS
 - PUBLIC TRANSIT
 - BICYCLES
 - WALKING
- 70 PARKING SPACES
- PARTICIPATION IN TOWN SHARED PARKING PROCESS
- REDUCTION OF CURB CUTS AT COLUMBIA AND ROSEMARY STREETS
- CONNECTION WITH PEDESTRIAN CORRIDOR ON COLUMBIA ST.



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CURRENT SITE PLAN

- TIA INDICATED SITE IMPACT ON TRAFFIC IS MINIMAL AND RECOMMENDED NO OFFSITE IMPROVEMENTS
- DOT AND TOWN STAFF COORDINATION OF FIRE LANE FOR AUTHORIZED VEHICLES ONLY
- VEHICLE CIRCULATION THROUGH BUILDING TO MINIMIZE IMPACT ON INTERSECTION
- ROBUST NETWORK OF PEDESTRIAN PATHS TO AND THROUGH SITE
- BIKE PARKING UNDER BUILDING



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BUILDING AND SITE DESIGN

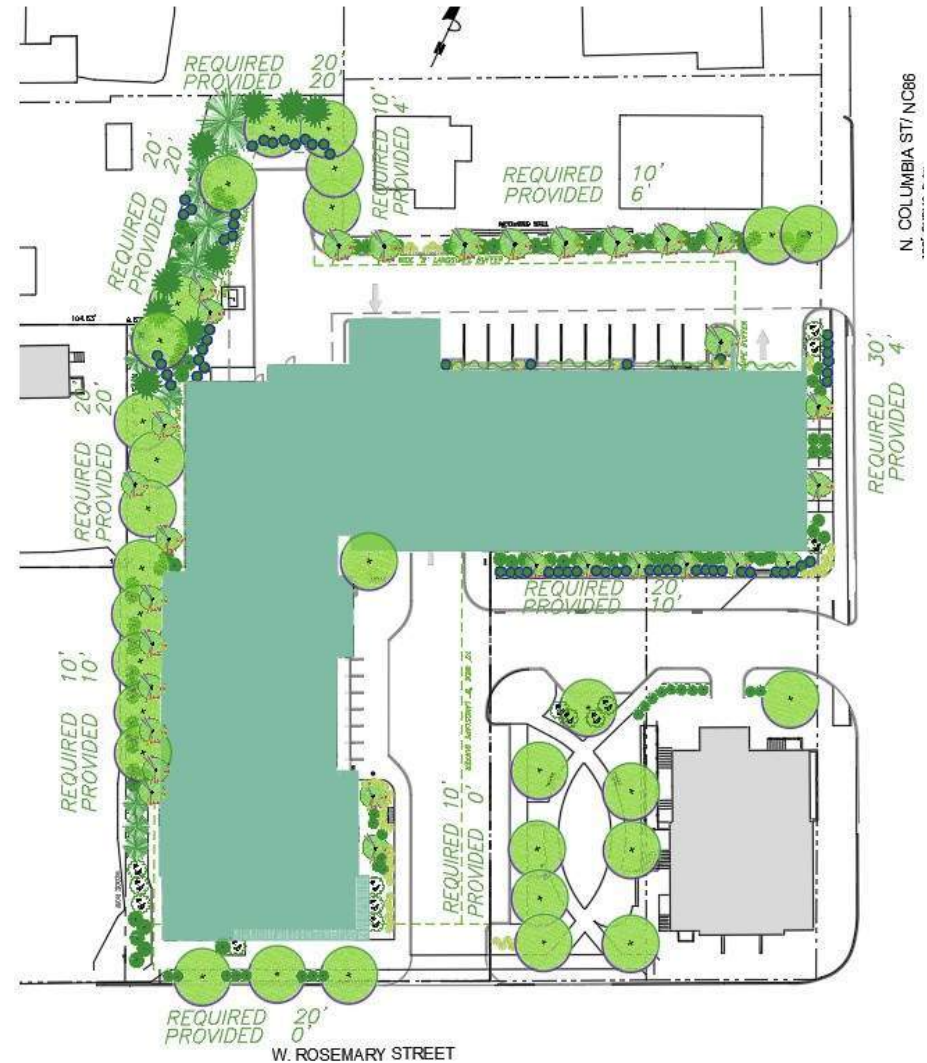
- THE SITE IS ALREADY DEVELOPED
- THE INFILL PROJECT TAKES EXISTING DISTURBED AND IMPERVIOUS LAND AND INCREASES UTILIZATION OF THE SITE WHILE SLIGHTLY INCREASING NET IMPERVIOUS AREA
- DESIGN USES GRADE TO ADVANTAGE BY LOCATING PARKING AND SERVICES UNDER BUILDING ON THE NORTH (BACK) SIDE
- PROJECT INCLUDES CONVERSION OF ADJACENT GRAVEL PARKING LOT TO GREEN SPACE



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SITE ENVIRONMENTAL

- REQUEST FOR BUFFERS TO BE REDUCED OR REMOVED BETWEEN THE HOTEL AND PARK AND NON-RESIDENTIAL USES
- FULLY COMPLIANT BUFFERS PROVIDED ON PROJECT SITE WHERE ADJACENT TO RESIDENTIAL USES
- REMOVAL OF 12 CANOPY TREES
INSTALLATION OF 23 NEW CANOPY TREES, AND 42 UNDERSTORY TREES
- EXISTING TREE COVER 10,492 SF TO BE REPLACED WITH 14,800 SF OF NEW VEGETATIVE COVER
- NO EXISTING STORMWATER MANAGEMENT – PROJECT WILL MITIGATE FOR THE INCREASED IMPERVIOUS ON SITE



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WEST ROSEMARY DESIGN GUIDELINES

- PUBLIC REALM
 - 20' SETBACK AT ROSEMARY ST
 - EXCEPT FOR ENTRY
 - MASSING TO ROOF TOP PUBLIC AMENITIES
- IMPROVED AND CONTINUOUS SIDEWALKS
- INFRASTRUCTURE SCREENED FROM PUBLIC ROW
- DELIVERIES AND LOADING VIA BACK OF HOUSE PROGRAM
- RIGHT OF WAY
 - MOST PARKING STRUCTURED AND SCREENED



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WEST ROSEMARY DESIGN GUIDELINES

- BUILDING
 - PEDESTRIAN ENTRIES OFF OF PUBLIC STREETS OR PUBLIC AREAS
 - PEDESTRIAN SCALE SIGNAGE
 - ENCOURAGE PEDESTRIAN ACTIVITY ALONG GROUND FLOOR



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VIEW FROM ROSEMARY ST



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VIEW FROM COLUMBIA ST



Rosemary Columbia Hotel

VIEW FROM COLUMBIA ST



Rosemary Columbia Hotel

VIEW FROM PRITCHARD AVE



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NW AERIAL VIEW

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ENVIRONMENTAL EQUITY AND CULTURE

- DEVELOPER POLICY TO HIRE LOCAL FOR HOTEL OPERATIONS
- COLLABORATION WITH TOWN COMMUNITY PUBLIC ARTS DEPARTMENT TO INCORPORATE ART COMPONENT INTO THE PROJECT
- DEVELOPER EXPLORING USING LOCAL CONTRACTORS ESPECIALLY FOR SPECIALTY TRADES
- ADJACENT RESIDENTIAL USES ARE RENTAL PROPERTIES. THE SITE DESIGN DIRECTS TRAFFIC AWAY FROM THE RESIDENTIAL NEIGHBORHOOD
- PROJECT EMPHASIZES SUSTAINABILITY AS A PROJECT VALUE AND DESIGN PRIORITY
- PROJECT INCLUDES CONSTRUCTION OF PUBLIC POCKET PARK ON TOWN-OWNED LAND



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Thank you.

