

## 03-22-2023 Town Council Meeting Responses to Council Questions

### **ITEM #22: Concept Plan Review: Chapel Hill Life Sciences Center, 306 W. Franklin Street**

**Council Question:**

How much retail space is contemplated for the project and how much will be displaced from the site as currently configured?

**Staff Response:**

*The applicant indicates there is currently just under 6,500 sq ft used by active retail tenants in the existing building. Current plans contemplate including 8,000 – 12,000 sq ft of retail opportunity and amenity space, which provides opportunity to create a higher amount of active retail space.*

**Council Question:**

Will there be retail on the Rosemary St. side of the building?

**Staff Response:**

*Yes, the plans include active frontage space on Rosemary St. which could include retail, public space, or similar uses.*

**Council Question:**

Has the applicant explored options for placing some or all of the parking underground?

**Staff Response:**

*Yes, the applicant indicates that they continue to explore utilizing the site's change in grade to place parking one level below current ground plane to reduce the visible amount of parking. The team is also in conversations with Town staff around using the Town's parking deck offerings and reducing parking provided on-site.*

**Council Question:**

What arrangements, if any, has the applicant made for relocating the current occupants of the site?

**Staff Response:**

*Per the applicant, their team is looking forward to working with all of their customers at 306 W. Franklin Street. Each customer has a unique set of needs for their future success. Since it is early in the development process, nothing concrete has occurred. Longfellow believes in a vibrant downtown Chapel Hill with the success of local restaurants and shops being key to our future.*