

150 E ROSEMARY STREET & TOWN GREEN

Town Council

17 November 2021

**PERKINS —
EASTMAN**

Surface

DRAFT

E ROSEMARY STREET REDEVELOPMENT



UNC/McCorkle Place

Town Green

150 E Rosemary
Lab/Office Building

136 E Rosemary
Renovation

125 E Rosen
Parking Deck

SUMMARY OF KEY ISSUES

- **TOWN GREEN DESIGN**
- **TRASH OPERATIONS/LOCATION**
- **LAB USES**
- **BIKE PARKING/E-BIKES**
- **HEIGHT & MECHANICAL PENTHOUSE FROM FRANKLIN STREET**
- **SOUND FROM MECHANICAL EQUIPMENT**

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TOWN GREEN DESIGN

- **GREEN SPACE**
- **140 W FRANKLIN STREET PLAZA COMPARISON**
- **SHADE**
- **ADA ACCESS**
- **PUBLIC ART OPPORTUNITIES**

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GREEN SPACE

PLANTED AREAS

SEATING AREAS
CHAPEL HILL GRIT

PAVED AREA

PAVED AREA: APPROX. 30%

PAVED AREAS

PLANTED AREAS



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CORNER VIEW - UPDATED



CORNER - UPDATED



AERIAL VIEW

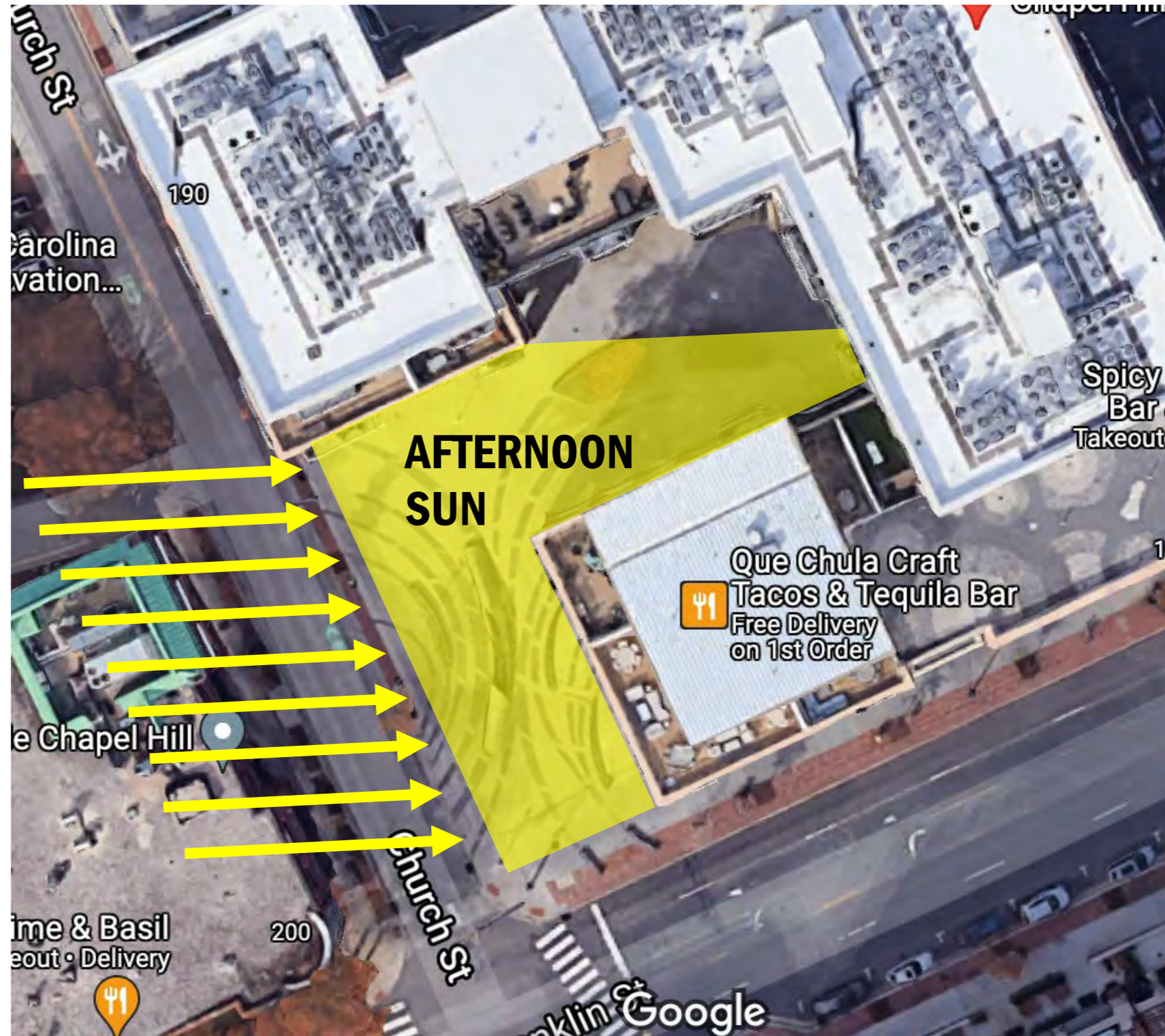
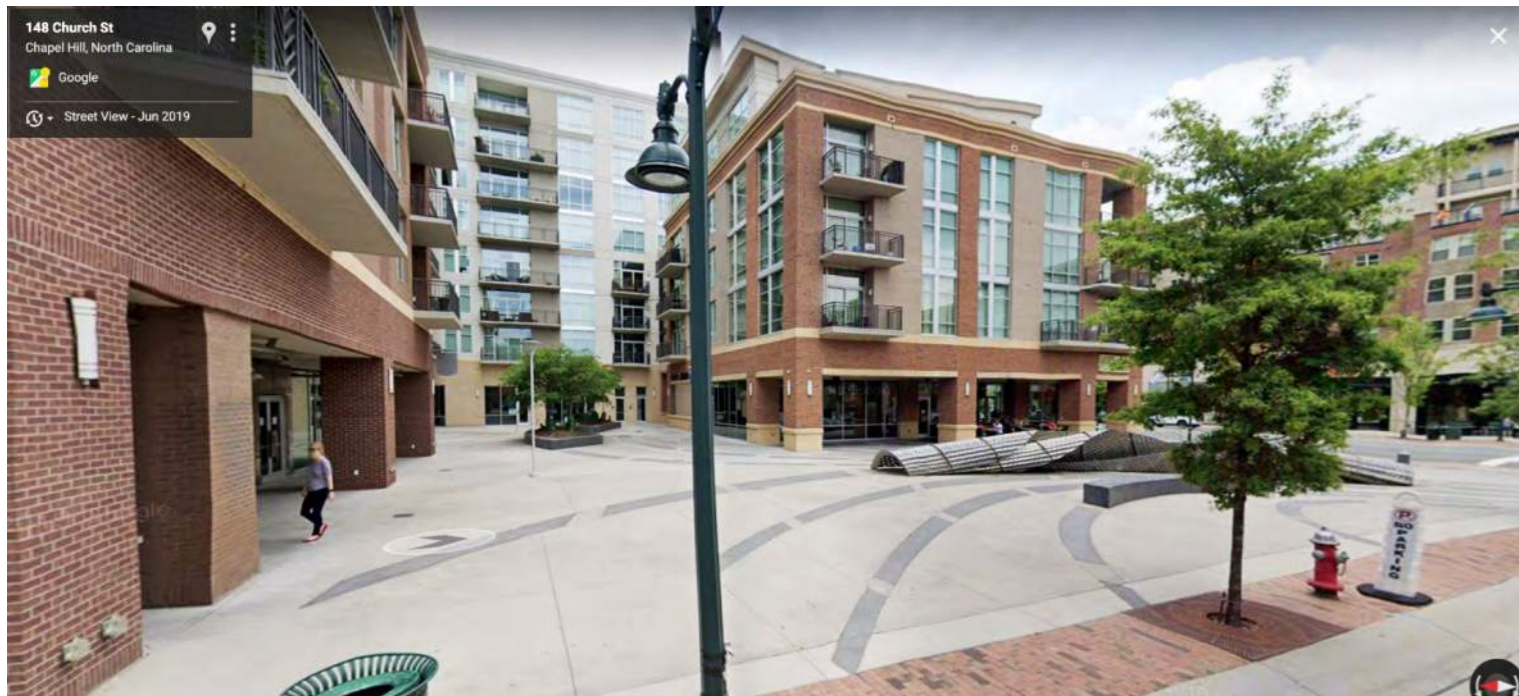


140 W FRANKLIN PLAZA COMPARISON

SOUTHWEST EXPOSURE = AFTERNOON SUN

OVER 90% PAVED

SEVEN SMALL TREES



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150 E ROSEMARY COMPARISON

NORTHEAST EXPOSURE = AFTERNOON SHADE

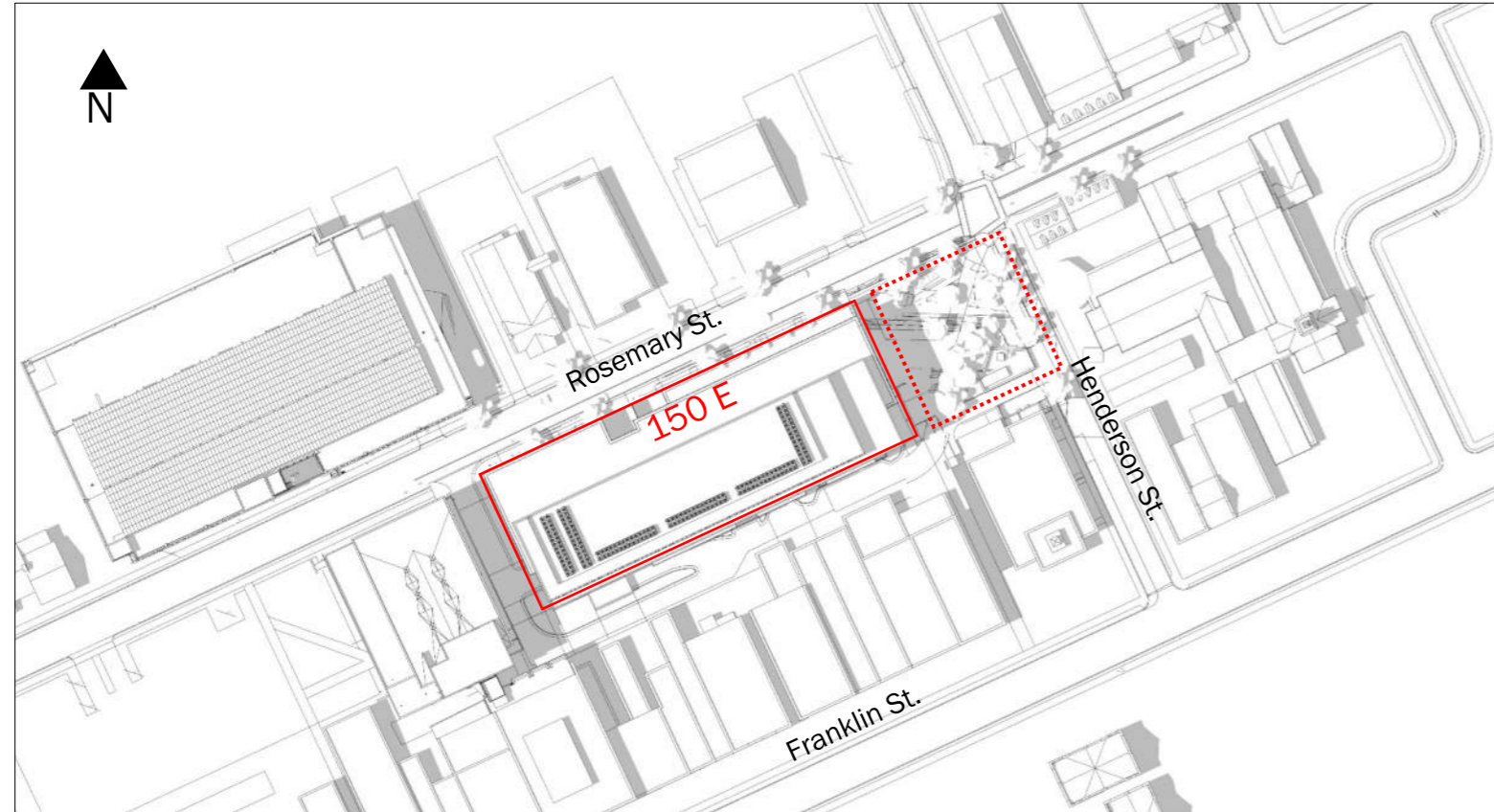
APPROX. 30% PAVED

SIXTEEN TREES, INCLUDING CANOPY TREES



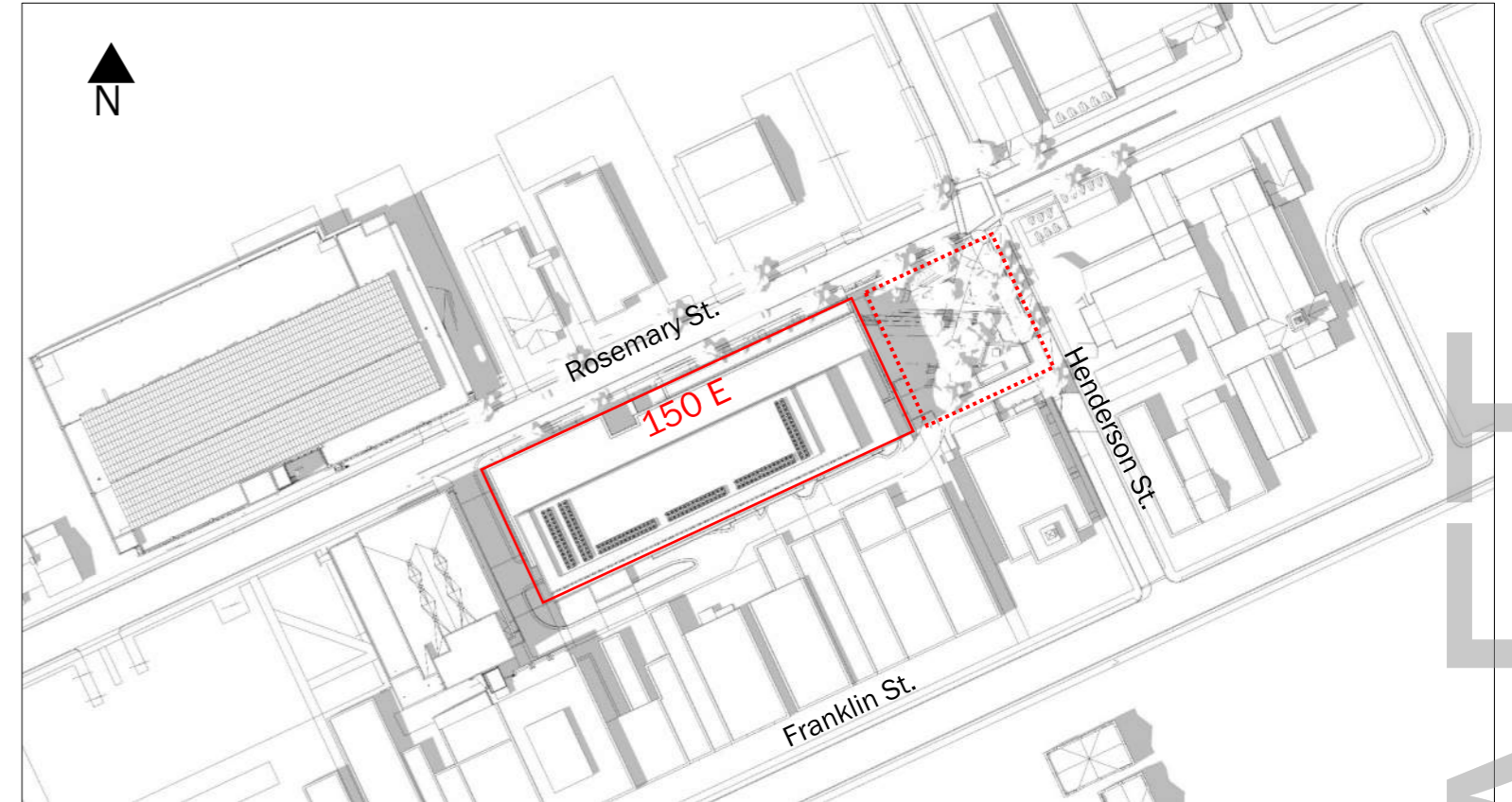
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SHADOW STUDY, JUNE 21st

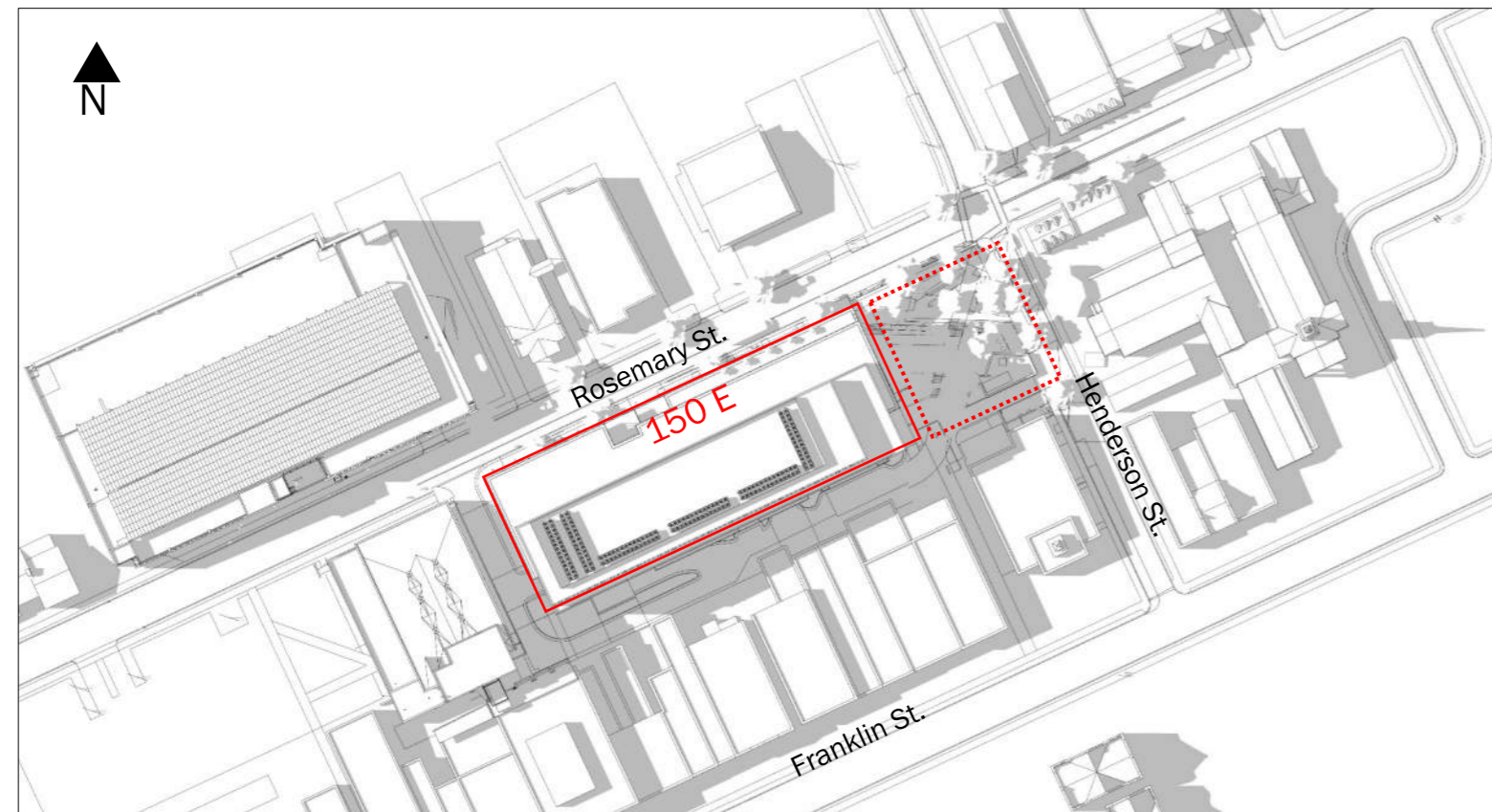


June 2:00 PM

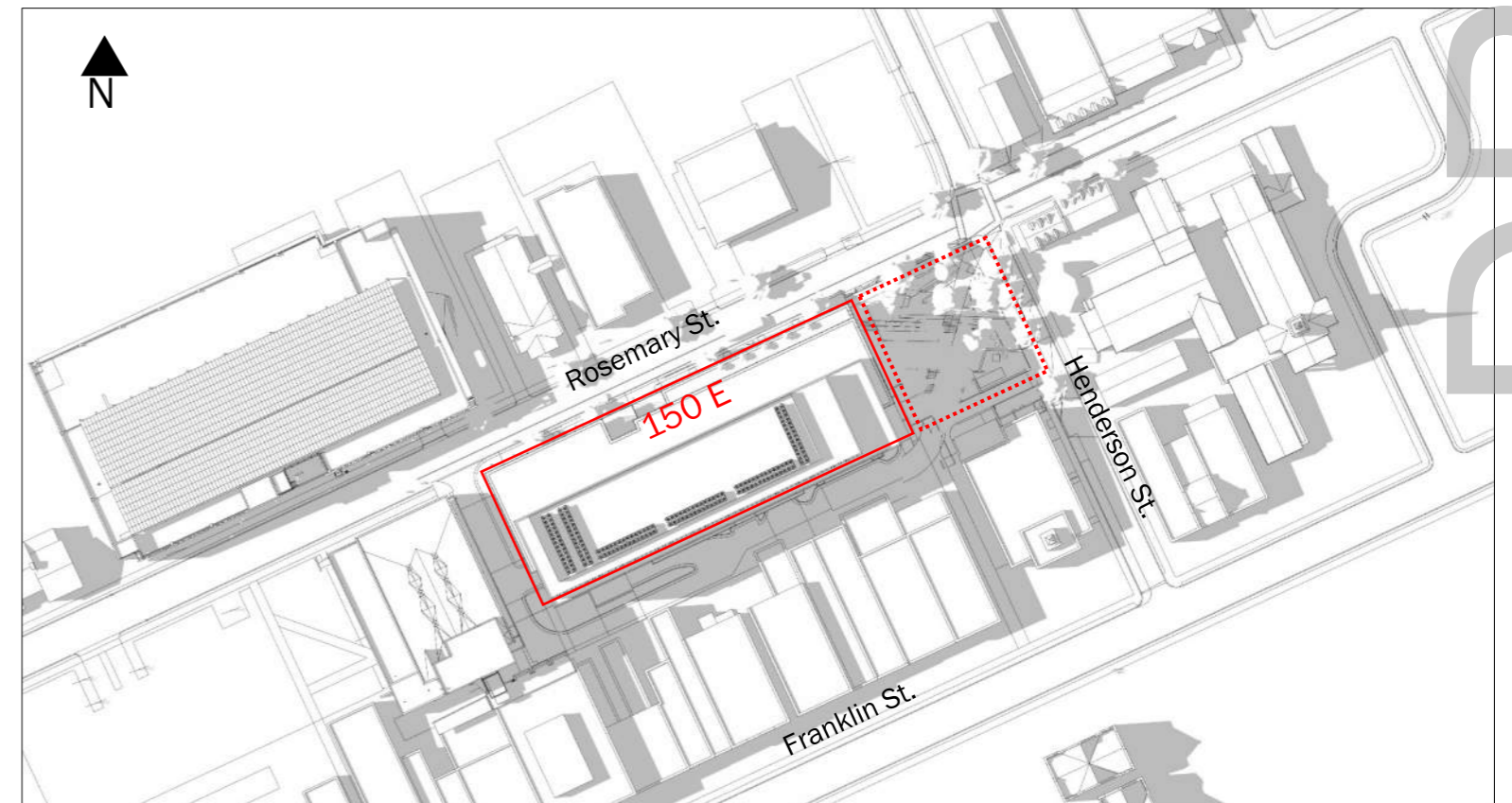
SHADOW STUDY, JULY 21st



July 2:00 PM



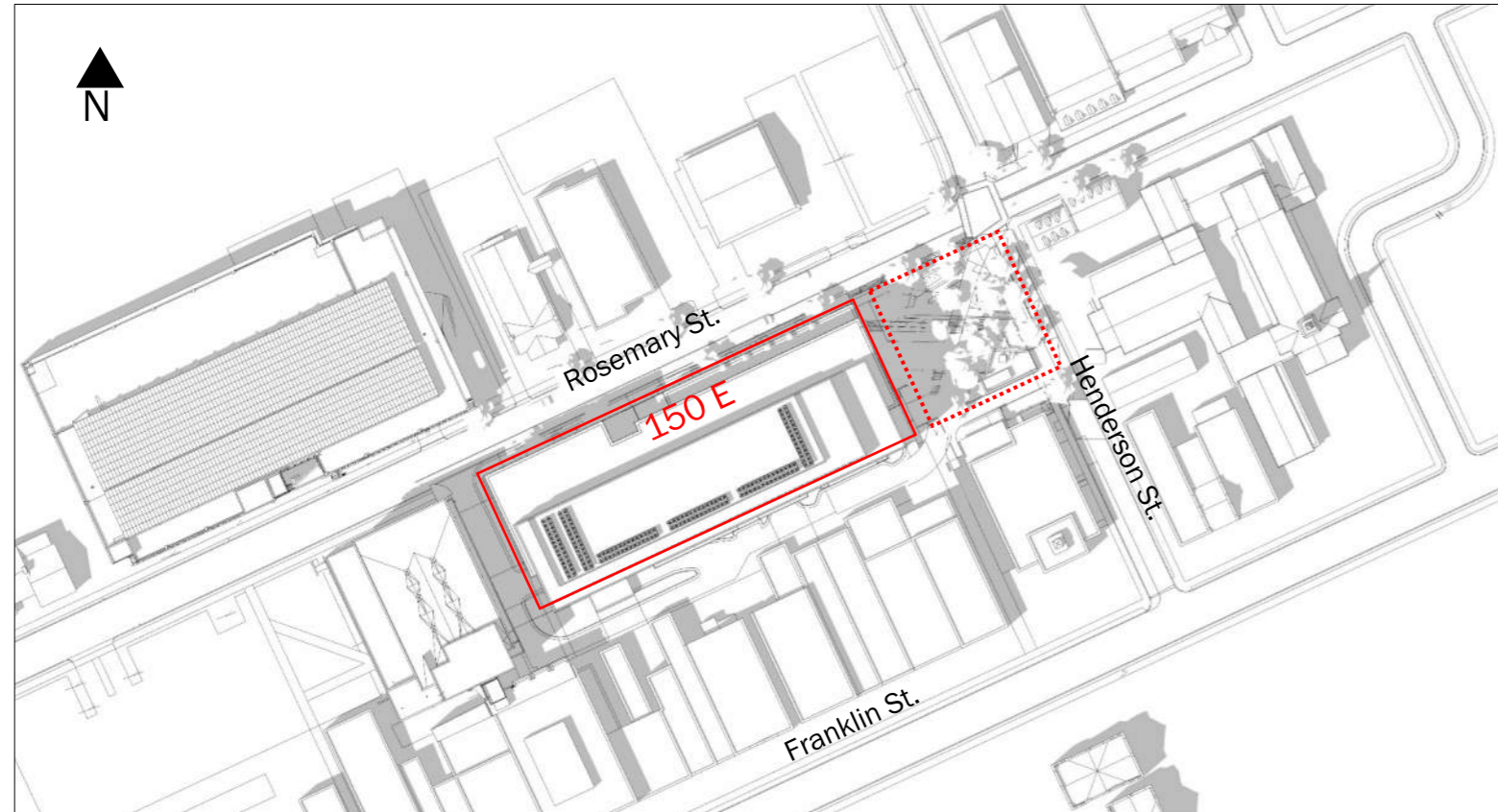
June 4:00 PM



July 4:00 PM

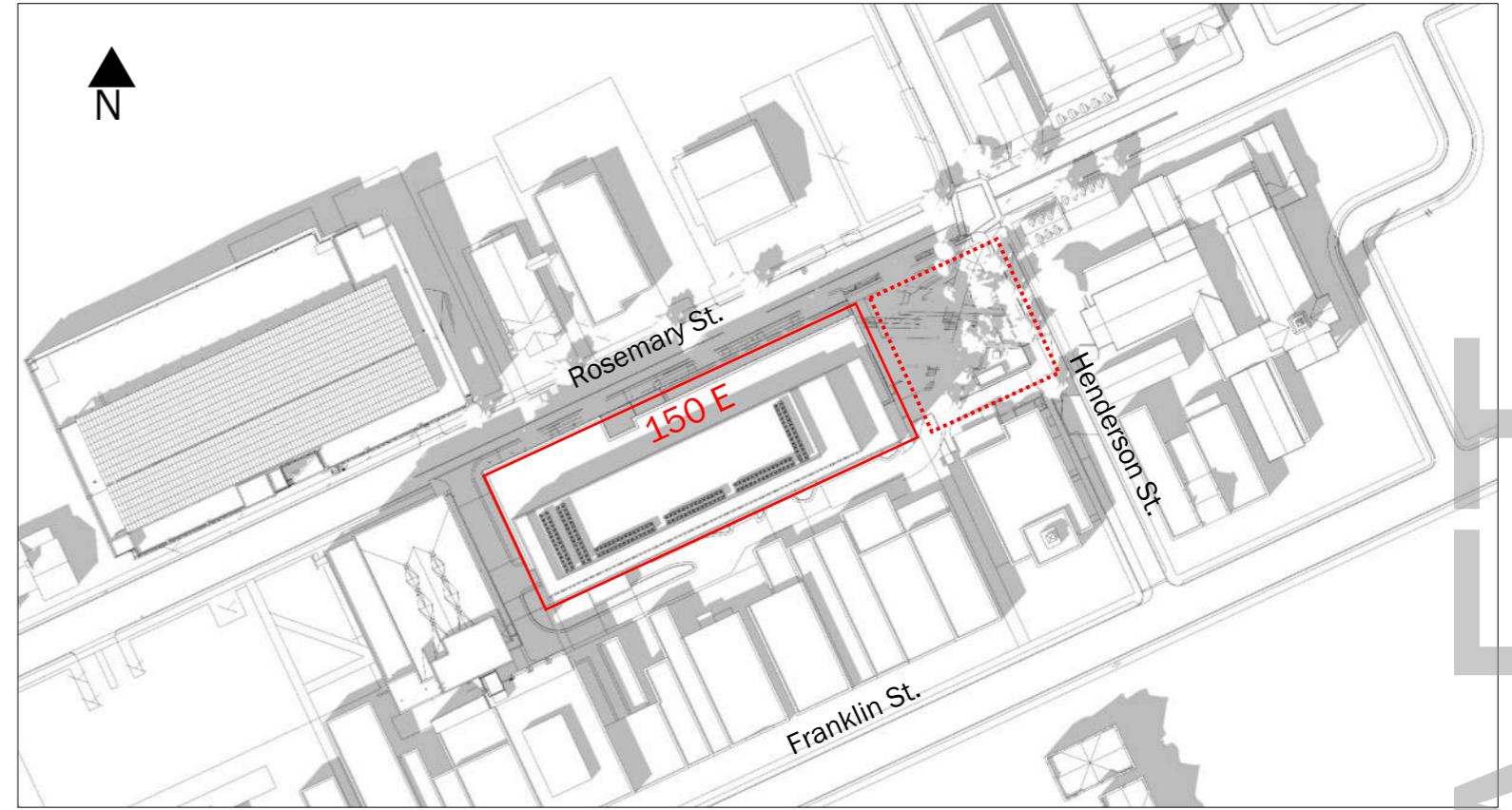
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SHADOW STUDY, AUGUST 21st

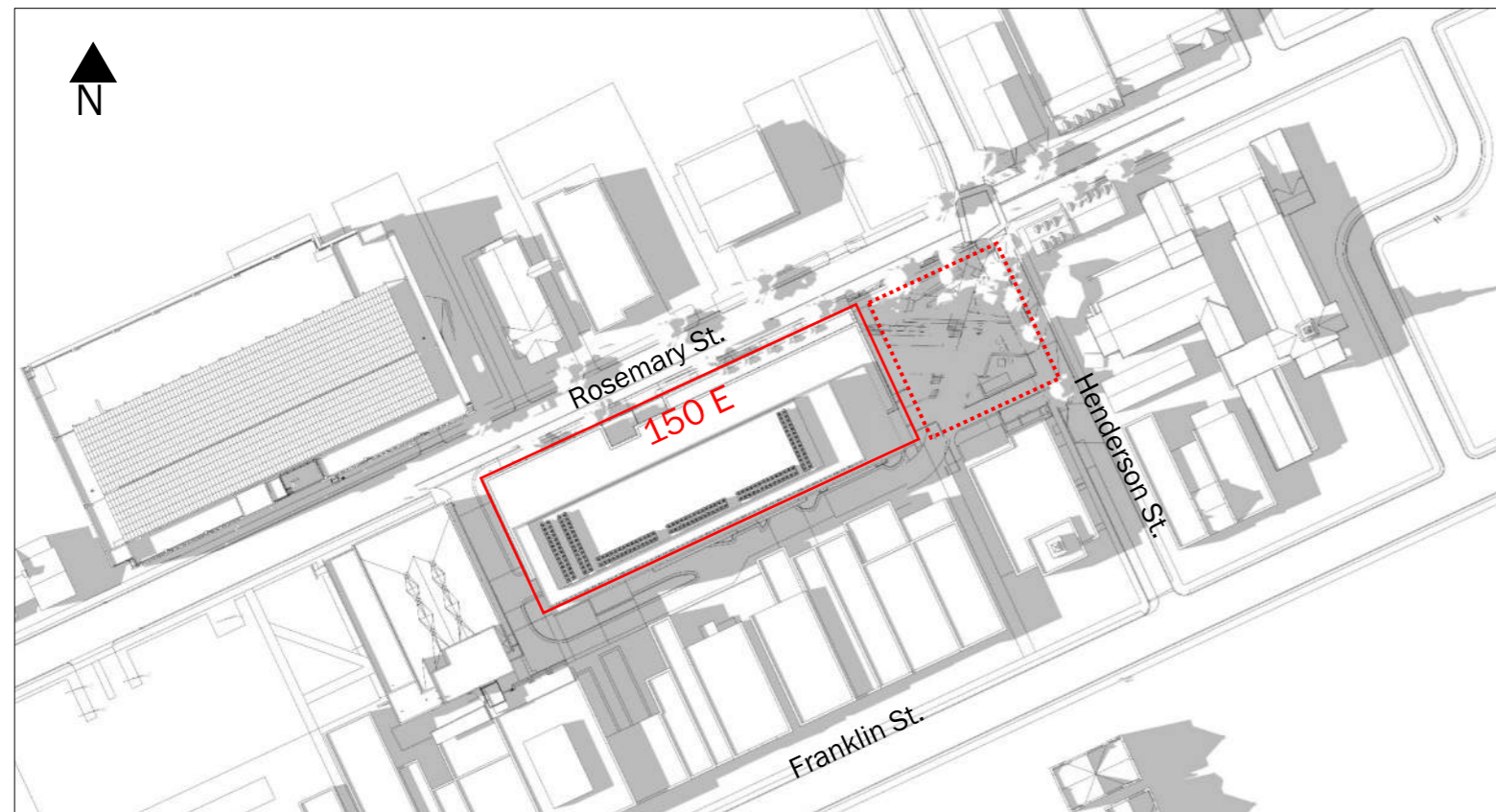


August 2:00 PM

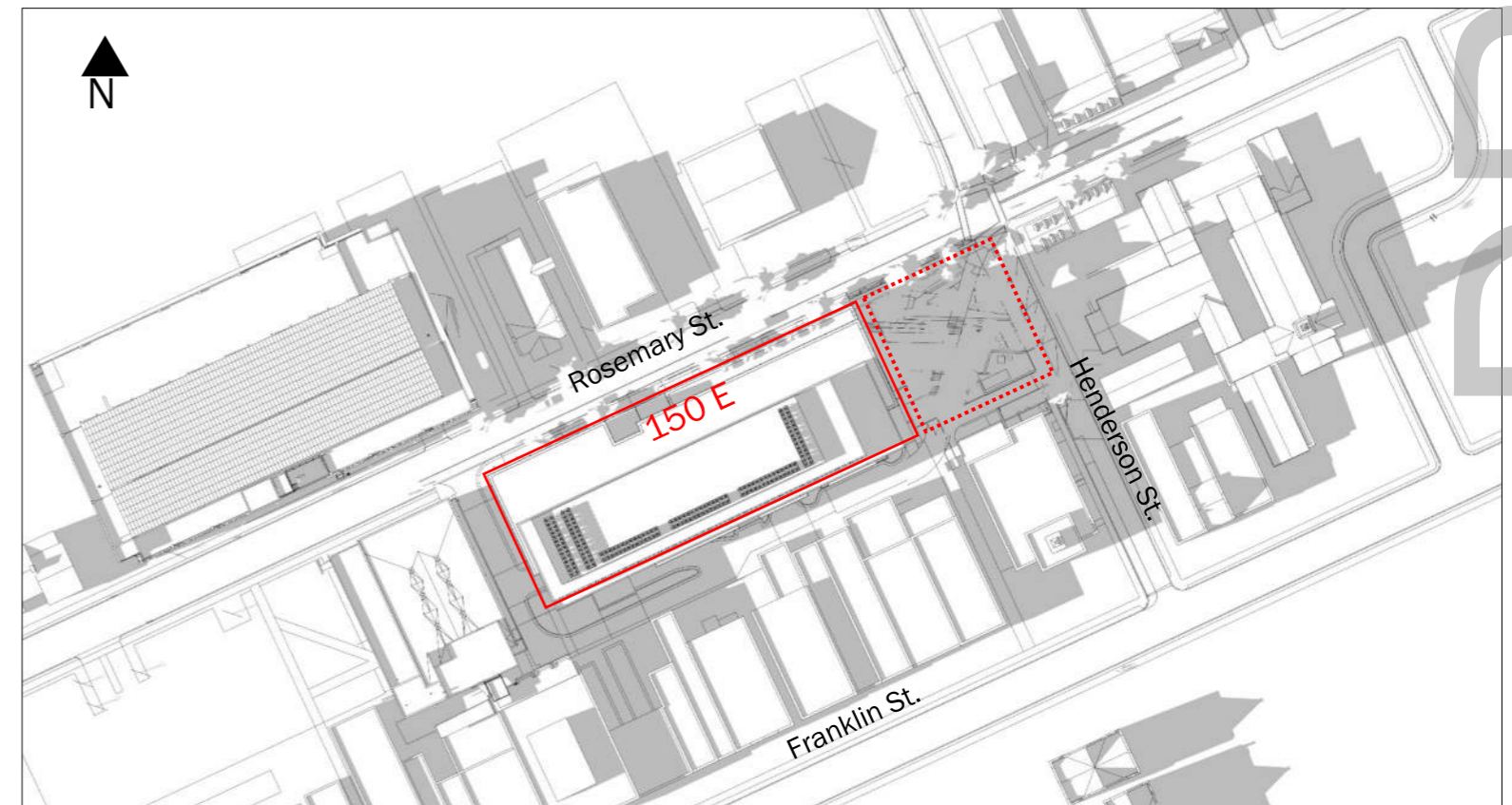
SHADOW STUDY, SEPTEMBER 21st



Sept 2:00 PM



August 4:00 PM

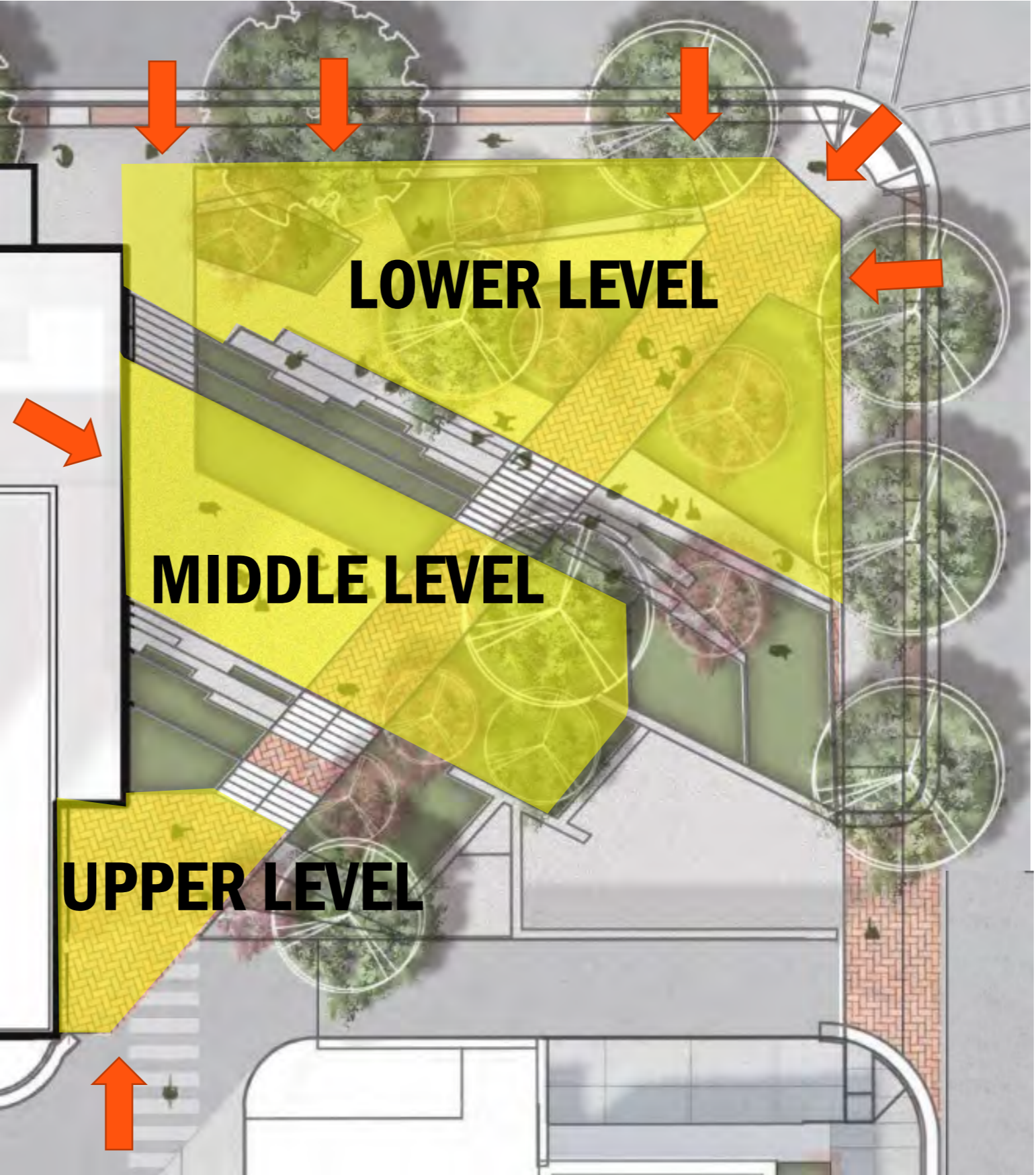


Sept 4:00 PM

PRELIMINARY

ADA ACCESS

FROM ROSEMARY STREET



FROM HENDERSON STREET

FROM BUILDING INTERIOR

FROM POST OFFICE ALLEY

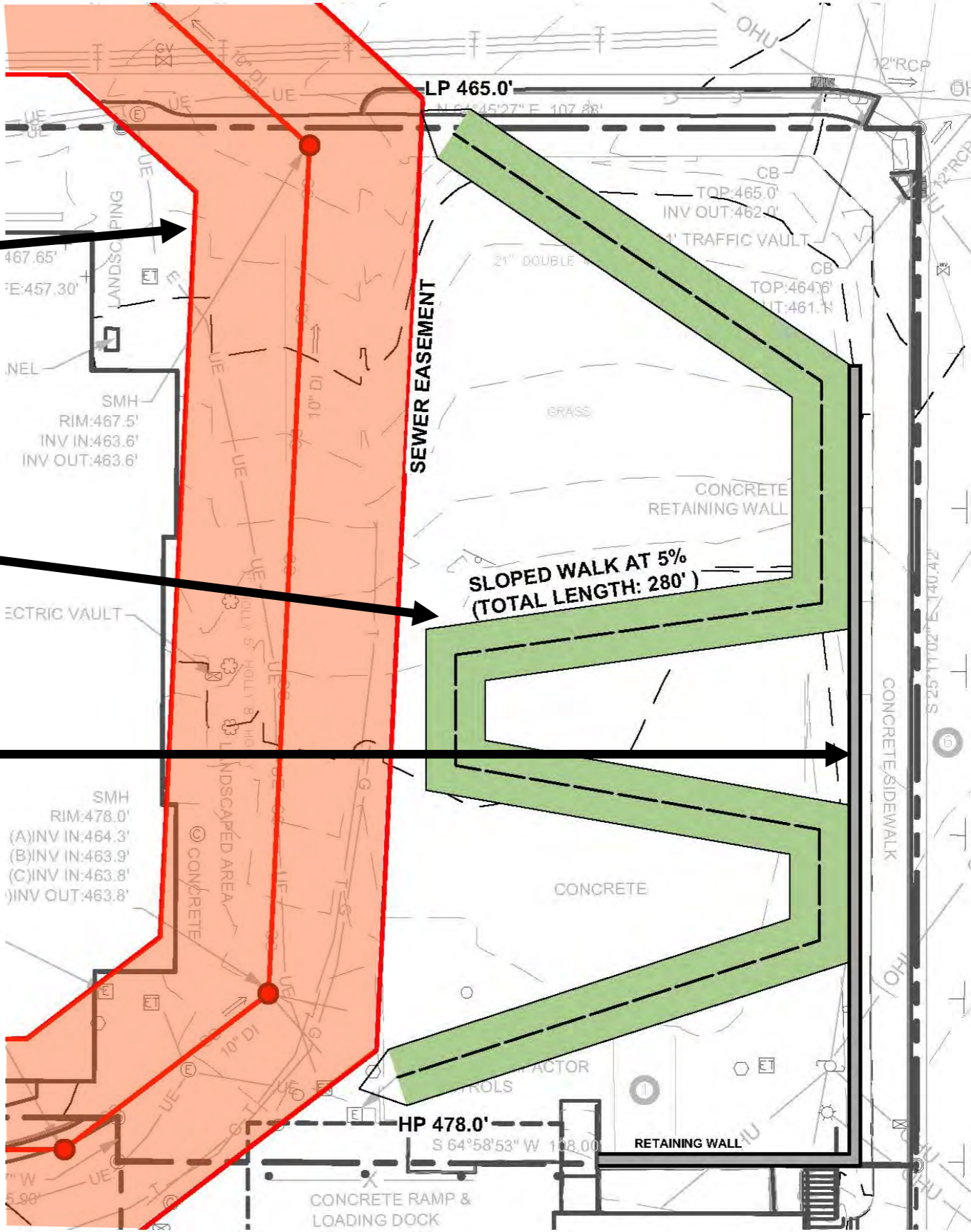
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ADA RAMP STUDY

**OWASA
EASEMENT**

300 FT LONG RAMP

**RETAINING WALL ON
HENDERSON ST**



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ADA RAMP IMPACTS

**NCNB ALLEY CURB CUT
REMAINS ON
ROSEMARY STREET**

**RETAINING WALL NEEDED
ON HENDERSON ST**

**TRASH ENCLOSURE AND
DRIVE DISPLACED**

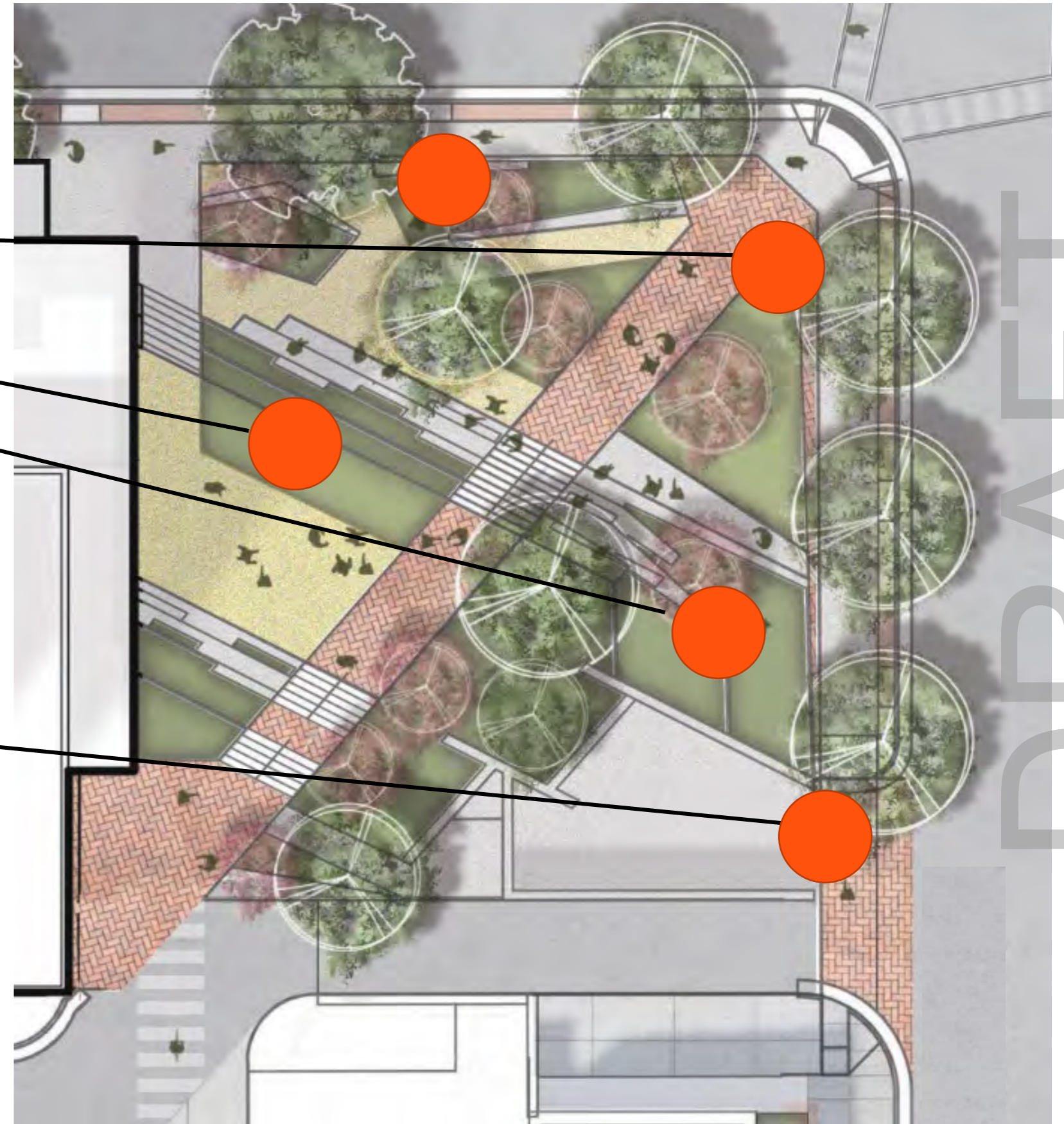


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PUBLIC ART OPPORTUNITIES

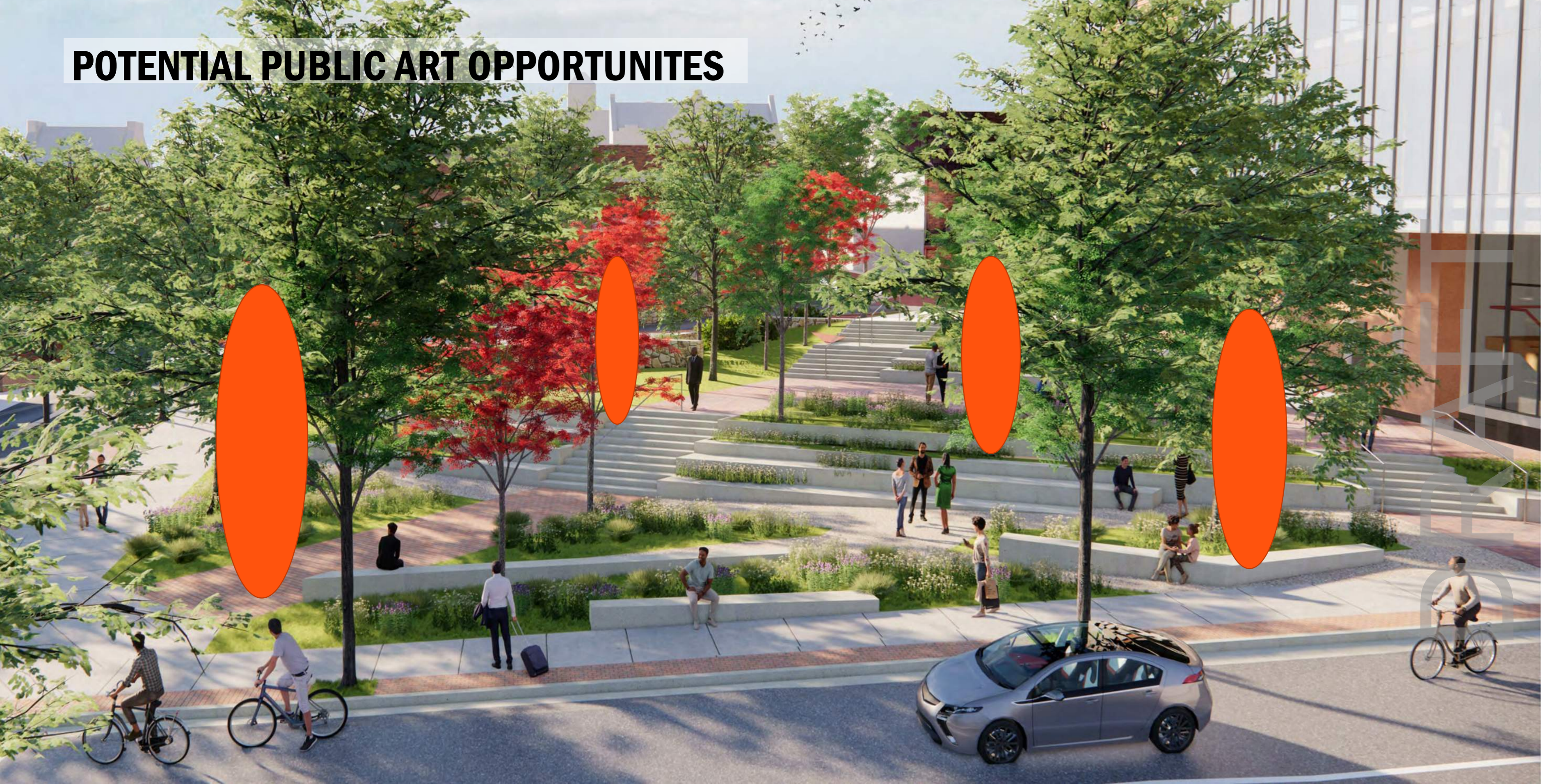
**POTENTIAL
PUBLIC ART
LOCATIONS**

MURAL ON GATE



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POTENTIAL PUBLIC ART OPPORTUNITIES



SCULPTURE EXAMPLE



TRASH COLLECTION

- **TRASH COLLECTION FOR FRANKLIN STREET BUSINESSES**
- **TRASH ENCLOSURE LOCATION**
- **LAB WASTE V GENERAL TRASH**

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EXISTING TRASH COLLECTION

GENERAL TRASH COLLECTION:
GFL FROM E ROSEMARY ST



FRANKLIN STREET BUSINESSES:
TRASH COLLECTED BEHIND
POST OFFICE

PROPOSED TRASH COLLECTION

ROSEMARY ST

LAB WASTE:

- SORTED AND STORED WITHIN BUILDING
- SPECIALIZED COLLECTION SERVICE

GENERAL TRASH COLLECTION:
GFL ON HENDERSON ST

NCNB ALLEY

FRANKLIN STREET BUSINESSES:
TRASH WILL CONTINUE TO BE
COLLECTED BEHIND POST OFFICE

POST OFFICE

POST OFFICE ALLEY

HENDERSON STREET

137 E FRANKLIN ST

WASTE DISPOSAL



COLLECTION IS FOR ALL BUSINESSES ALONG NCNB ALLEY

LARGE VOLUME OF WASTE

SERVICED BY LARGE TRUCKS

GENERAL OFFICE WASTE

Sharps Container	Biohazard Bags	Glass Disposal Boxes
		
<ol style="list-style-type: none"> 1. <u>ALL</u> needles, syringes, blades 2. <u>Infectious</u> (or potentially infectious): <ul style="list-style-type: none"> • Pipette tips & serological pipettes • Blood vials • Glass (broken or unbroken) • Slides & cover slips 	<ol style="list-style-type: none"> 1. <u>Infectious</u> (or potentially infectious): <ul style="list-style-type: none"> • Culture flasks & dishes • Centrifuge tubes • Specimen bags • PPE (gloves, disposable gowns, etc.) 	<ol style="list-style-type: none"> 1. <u>Non-Infectious</u>: <ul style="list-style-type: none"> • Pipette tips & serological pipettes • Glass (broken & unbroken) • Slides & cover slips • Empty chemical bottles (triple rinsed)
		

LAB WASTE SORTED AND KEPT IN SPECIALIZED CONTAINERS BY LAB USERS

RELATIVELY SMALL VOLUMES

SEPARATED FROM BUILDING TRASH AND DISPOSED BY SPECIALIZED LAB WASTE SERVICE

LAB WASTE

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HENDERSON STREET - UPDATED

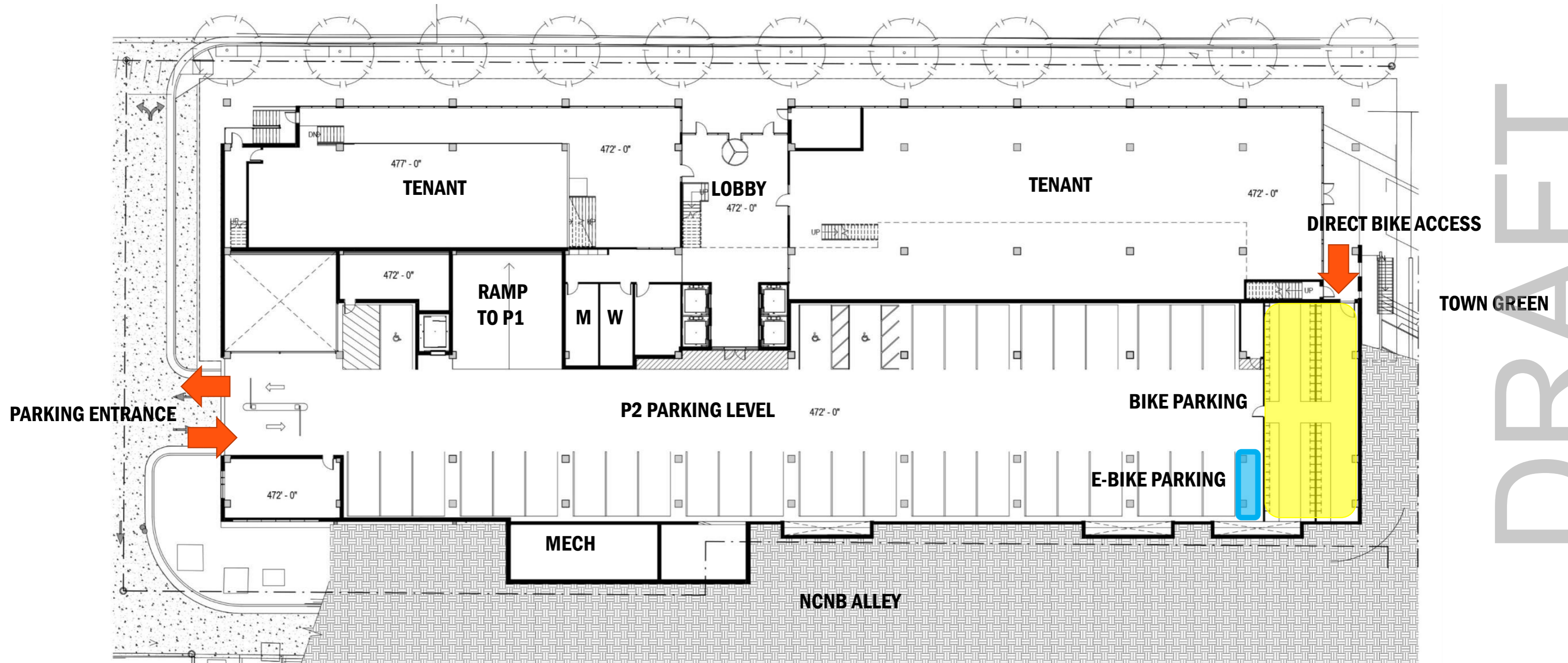


BIKE PARKING

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1ST FLOOR/P2 PLAN

E ROSEMARY ST

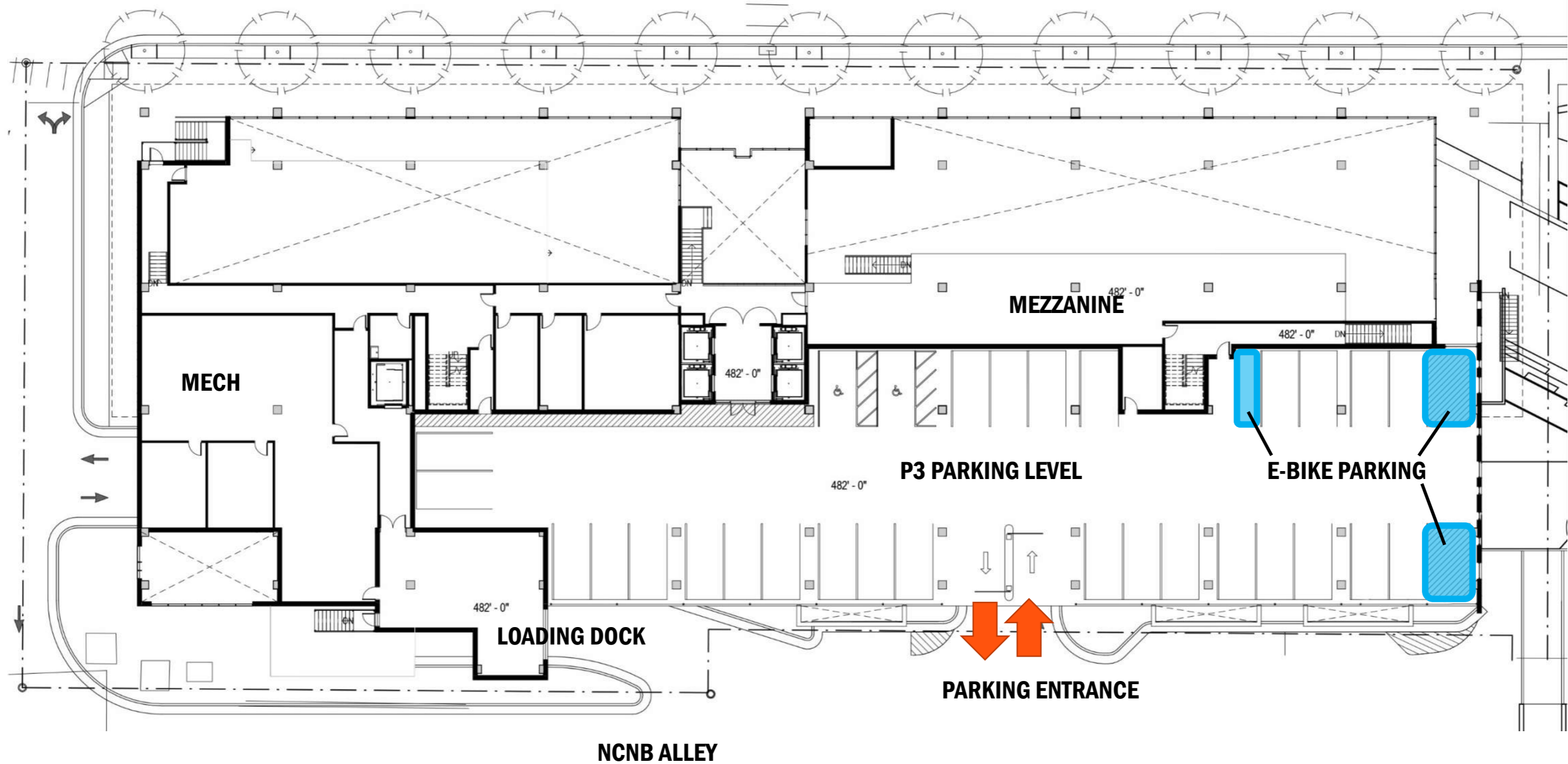


TOWN GREEN

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MEZZANINE/P3 PLAN

E ROSEMARY ST



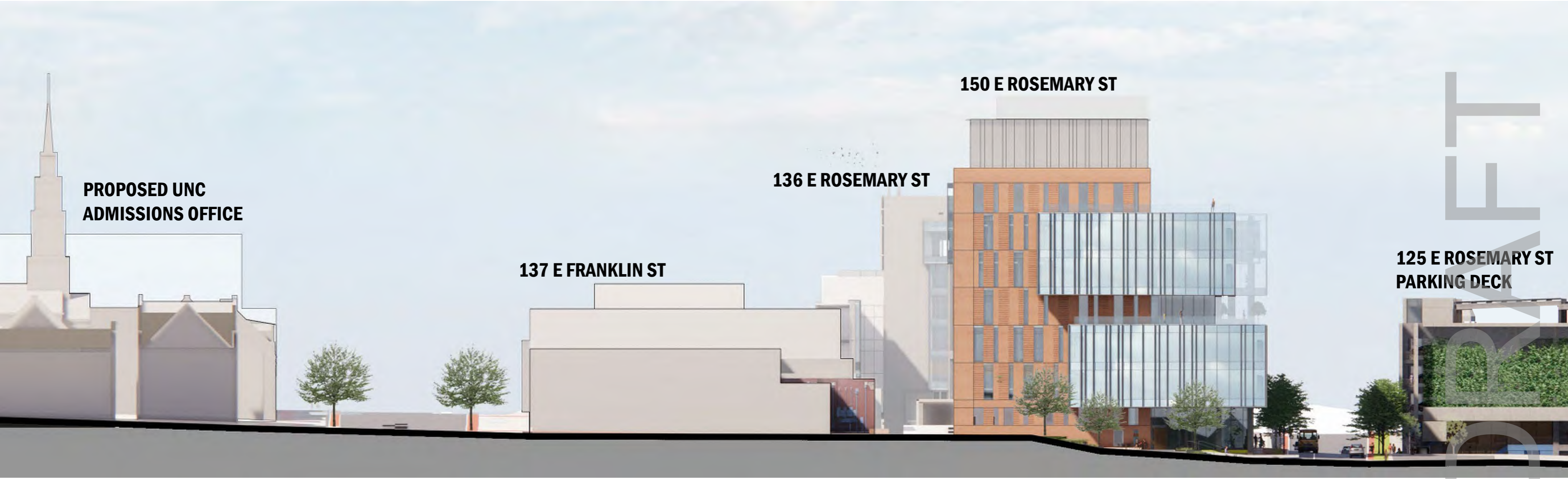
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HEIGHT/MECHANICAL PENTHOUSE

- **CONTEXTUAL RELATIONSHIPS**
- **VIEWS FROM FRANKLIN STREET**
- **PENTHOUSE CLADDING/ARCHITECTURAL TREATMENT**

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NORTH-SOUTH STREET SECTION



**PROPOSED UNC
ADMISSIONS OFFICE**

137 E FRANKLIN ST

136 E ROSEMARY ST

150 E ROSEMARY ST

**125 E ROSEMARY ST
PARKING DECK**

E FRANKLIN STREET

NCNB ALLEY

E ROSEMARY ST

FRANKLIN STREET VIEW - PREVIOUS



FRANKLIN STREET VIEW – PENTHOUSE ALT 1



FRANKLIN STREET VIEW – PENTHOUSE ALT 2



FRANKLIN STREET VIEW



FRANKLIN STREET LOOKING EAST



FRANKLIN STREET LOOKING WEST

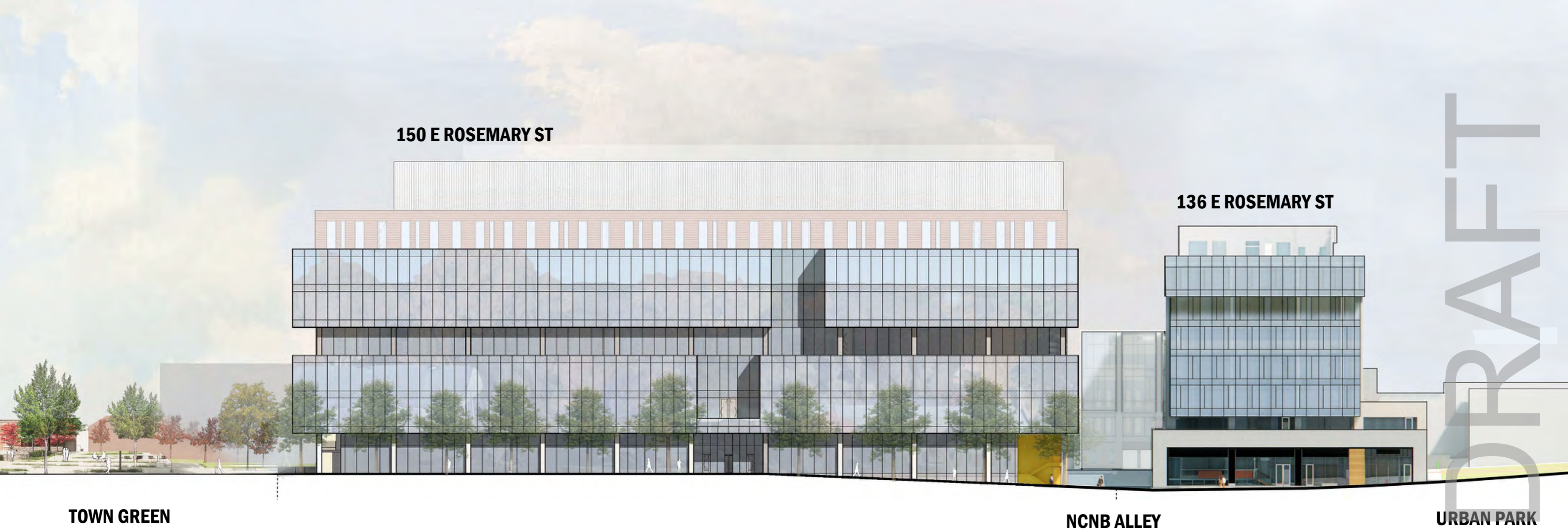


FRANKLIN STREET ANIMATION



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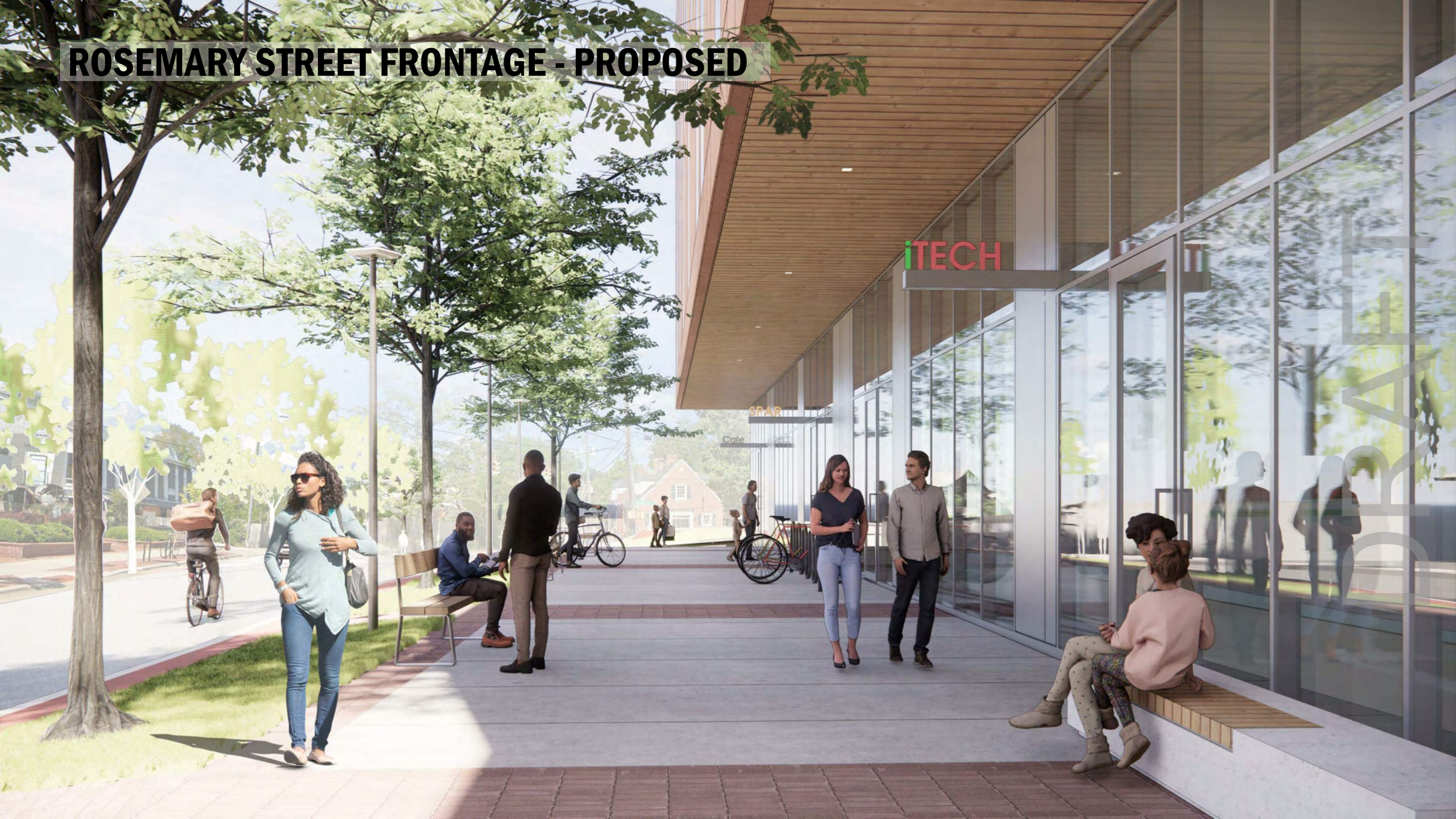
E ROSEMARY STREET ELEVATION



ROSEMARY STREET - PROPOSED



ROSEMARY STREET FRONTAGE - PROPOSED



CORNER VIEW - UPDATED



LAB USES

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LAB USES

- **NOT AN OWNER-OCCUPIED BUILDING WITH A SPECIFIC LAB PROGRAM LIKE A UNIVERSITY OR CORPORATE RESEARCH LAB**
- **THE BUILDING MUST BE DESIGNED FOR FLEXIBILITY FOR A WIDE RANGE OF LAB AND OFFICE TENANTS**
- **EACH LAB TENANT WILL BE REQUIRED TO GO THROUGH A SEPARATE BUILDING PERMIT PROCESS**
- **EACH TENANT LAB WILL BE REQUIRED TO MEET THE SAFETY STANDARDS APPLICABLE TO THEIR TYPE OF RESEARCH, AS WELL AS NATIONAL, STATE AND LOCAL CODES**

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MECHANICAL EQUIPMENT NOISE

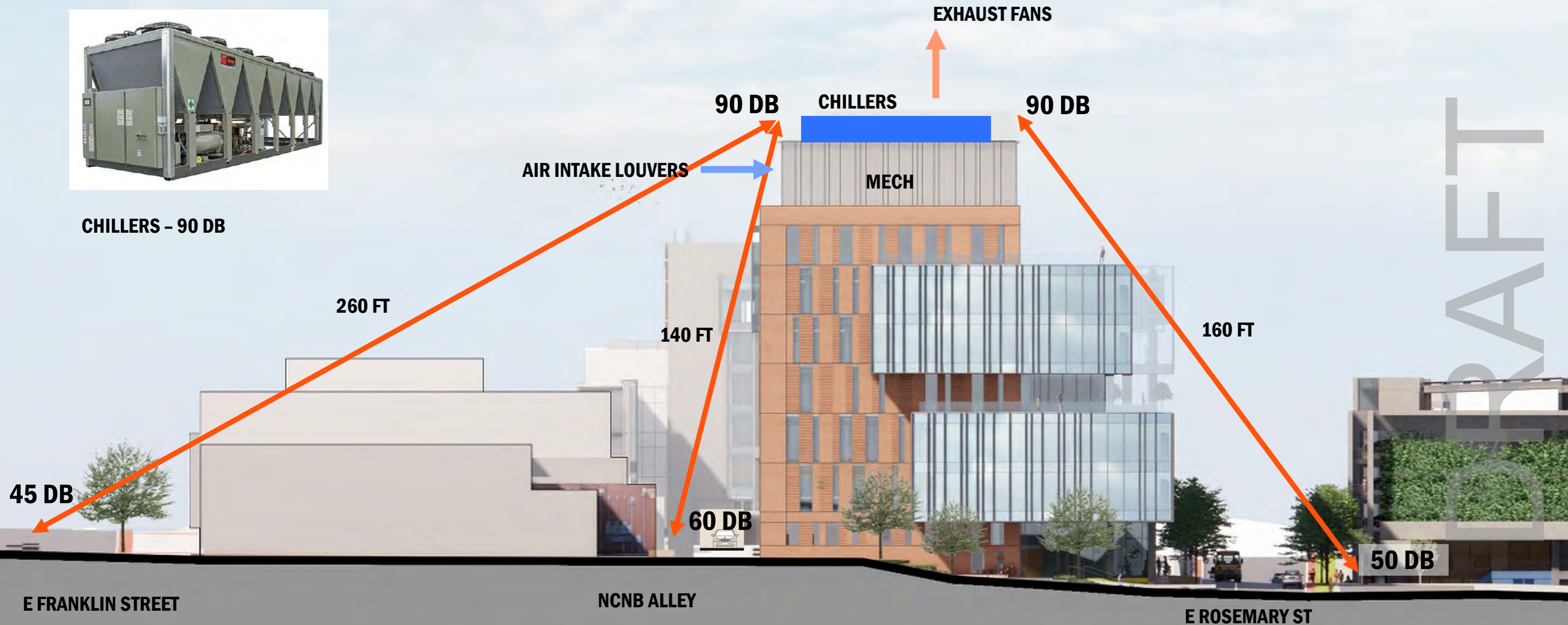
- **MECHANICAL NOISE AT STREET LEVEL WILL BE SIMILAR TO CONVERSATIONAL LEVEL – APPROX. 60 DB OR LESS**
- **AMBIENT BACKGROUND NOISE IS APPROX. 70-80 DB**

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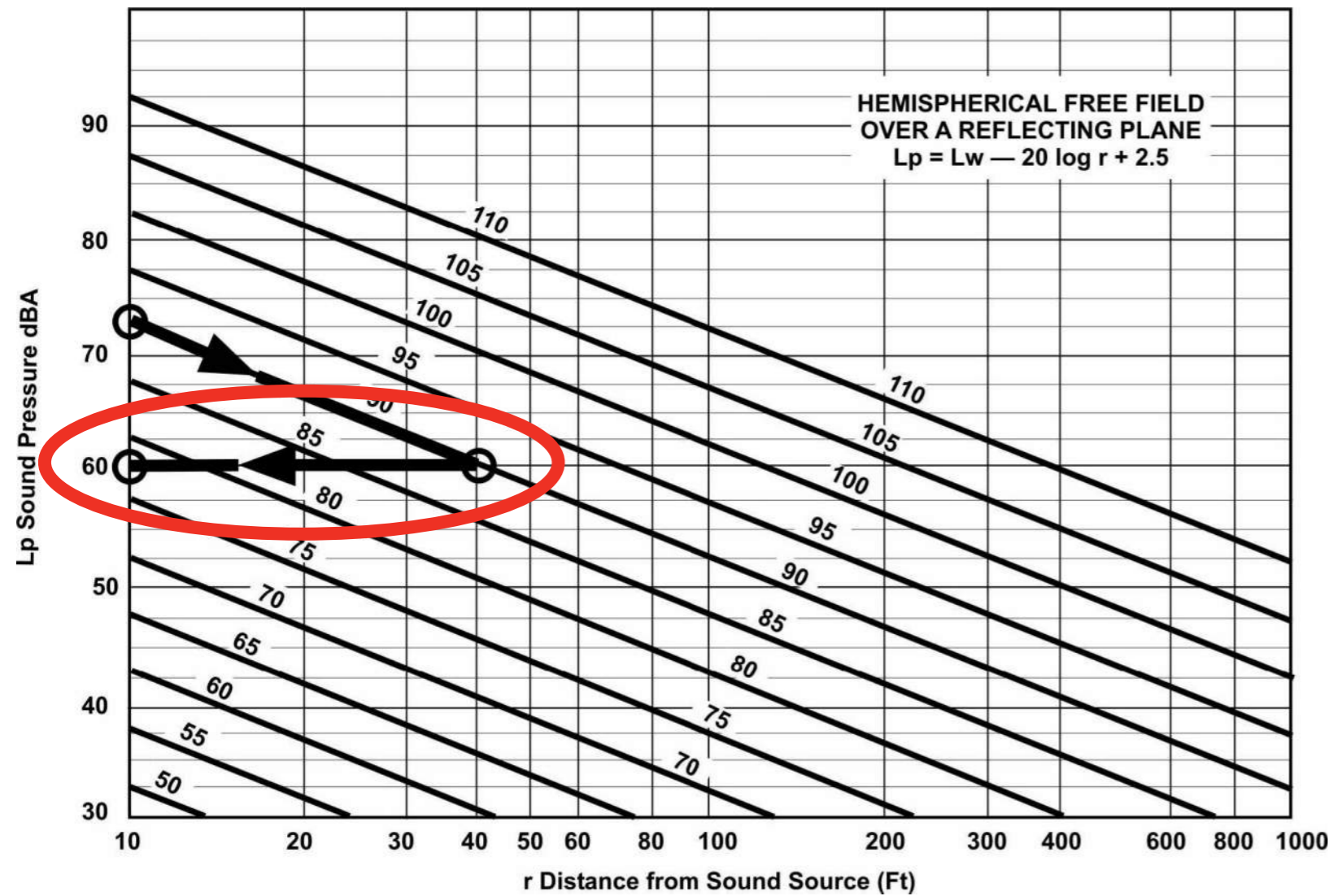
MECHANICAL EQUIPMENT NOISE



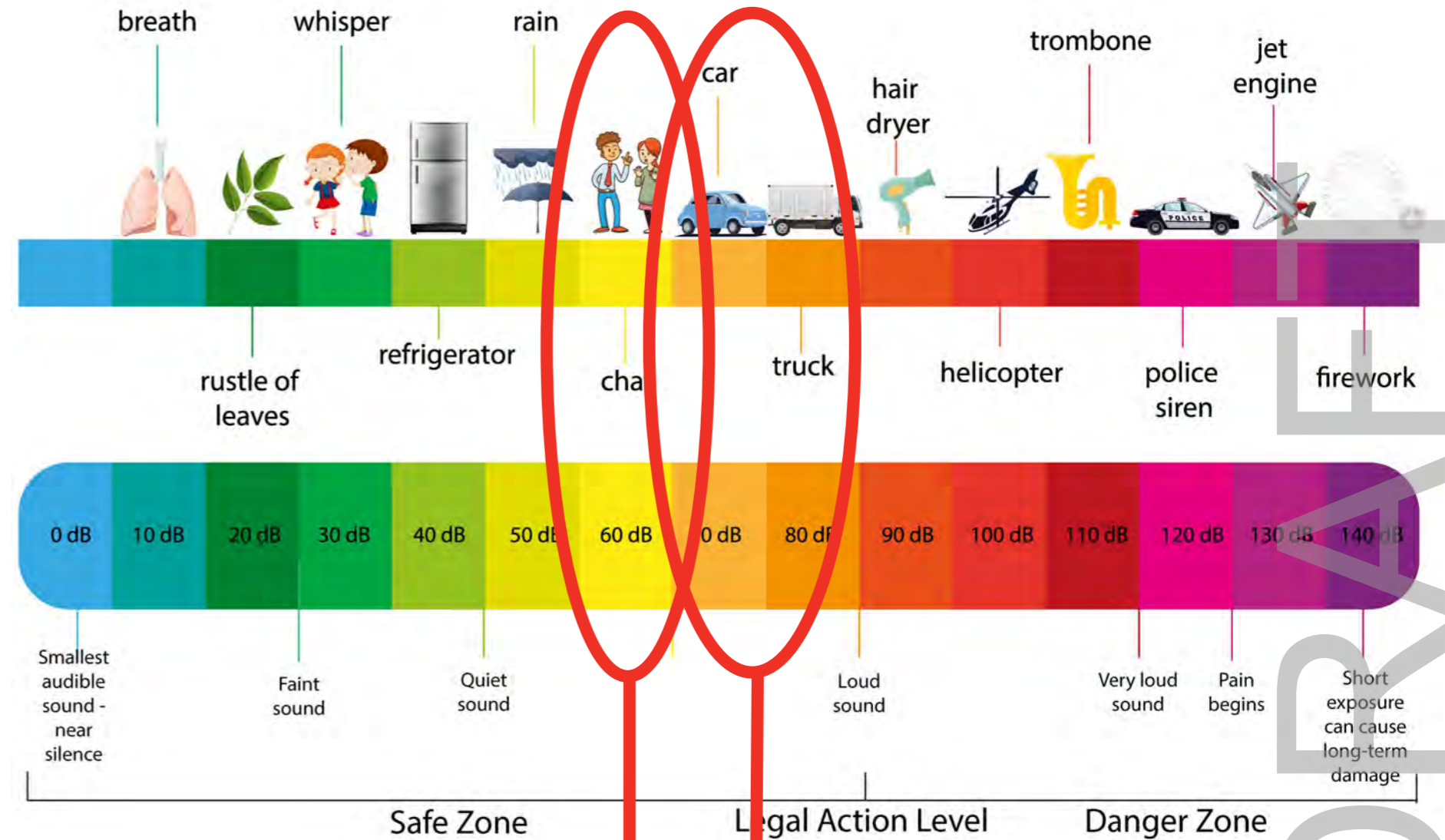
CHILLERS - 90 DB



MECHANICAL EQUIPMENT NOISE



60 DB AT GROUND LEVEL



DB EQUIVALENTS

60 DB: CONVERSATION

70-80 DB: AMBIENT BACKGROUND LEVEL

THANK YOU

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