



# 150 E. ROSEMARY STREET TECHNICAL REPORT

## **BIOSAFETY LEVELS**

The Land Use Management Ordinance (LUMO) allows Research Activities within the Town Center zoning Districts.

*Research activities: Research, development, and testing conducted in dry labs, wet labs, or other types of facilities related to such fields as chemical, pharmaceutical, medical, electrical, transportation, and engineering, provided such activities are conducted within entirely enclosed buildings and produce no noise, smoke, glare, vibration, or odor detectable outside the buildings.*

Biosafety Level facilities are regulated by the Federal Government. The Center for Disease Control and Prevention (CDC) has established regulations for BSL 1 to 4, based on the conditions under which an agent can be safely handled:

BSL-1 laboratories are fairly ubiquitous. Many are located in high schools, drinking water treatment facilities, and community colleges.

BSL-2 facilities are commonly found in local health departments, universities, state and private laboratories, hospitals, and industrial laboratories.

Nearby examples of BSL-1 and 2 include:

- Durham Innovation District
- The Chesterfield, Durham
- The Innovation Quarter, Winston-Salem
- Research Triangle Park

BSL-3 facilities may be located in state health departments, universities, private companies, and federal government (CDC and NIH). These are not common in commercial lab buildings. They are very expensive to build and operate and are usually located in owner-occupied buildings for large companies or universities.

Nearby examples of BSL-3 include:

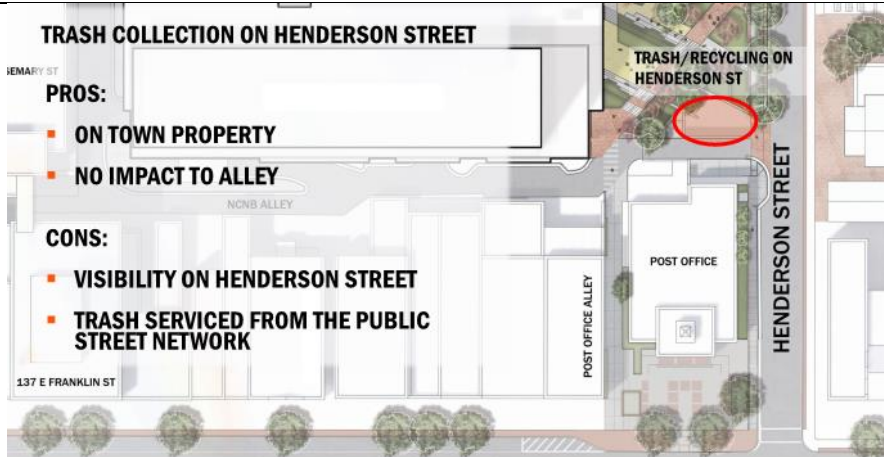
- NCSU Veterinary School
- Duke Regional Biocontainment Lab
- UNC Medical School

BSL-4 facilities are very limited. According to the [NIH](#), there are currently only 4 BSL-4 facilities in the United States.

## **REFUSE**

In response to concerns heard at the November 17, 2021 Council meeting, the developer has proposed to relocate the refuse and recycling facilities within the NCNB Alley. The exhibits below illustrate the options for Council's consideration.

## HENDERSON STREET



**PROS:**

- ON TOWN PROPERTY
- NO IMPACT TO ALLEY

**CONS:**

- VISIBILITY ON HENDERSON STREET
- TRASH SERVICED FROM THE PUBLIC STREET NETWORK

## NCNB ALLEY

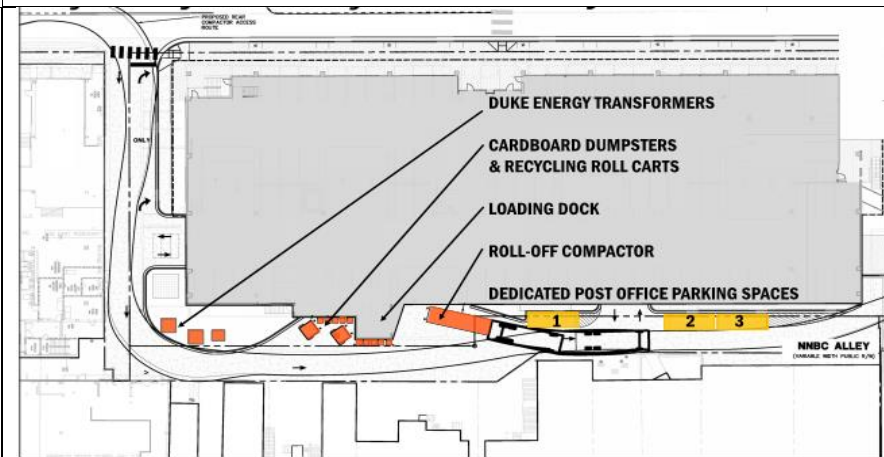


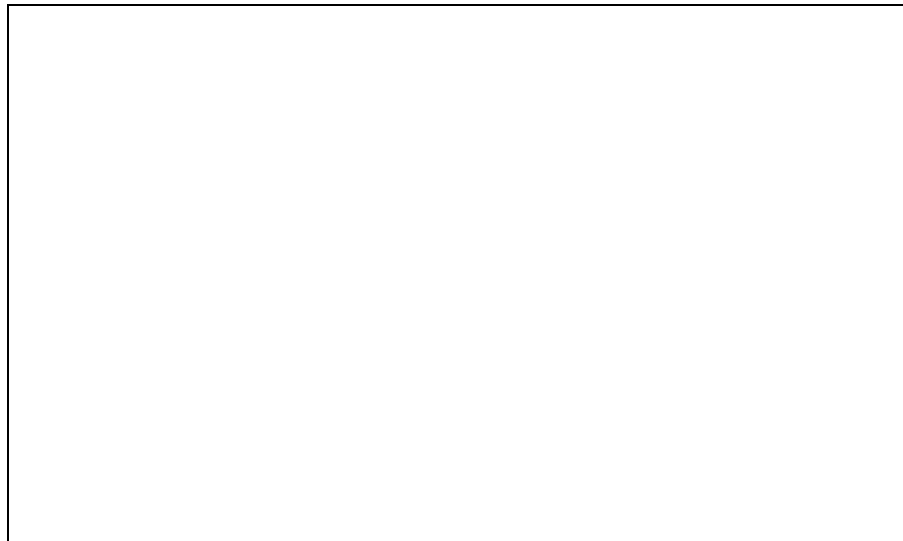
**PROS:**

- NOT VISIBLE FROM HENDERSON ST.
- PARK SPACE ENLARGED
- TRASH SERVICED FROM THE ALLEY, NOT THE PUBLIC STREET NETWORK

**CONS:**

- ON PRIVATE PROPERTY - EASEMENT REQUIRED
- SMALLER LOADING DOCK FOR NEW BUILDING





If the Council chooses the refuse facility to be located on Henderson Street, staff recommends the following condition:

Refuse Facility on Henderson Street: Refuse facility shall be located on Henderson Street, as shown on the plans dated September 28, 2021, and shall be serviced by the Town. Final design details shall be reviewed and approved by the Town as well as Orange County Solid Waste prior to issuance of a Zoning Compliance Permit.

If the Council chooses the refuse facility to be located in the NCNB Alley, staff recommends the following condition:

Refuse Facility in the NCNB Alley: Prior to issuance of a Zoning Compliance Permit, an easement, to be signed by the Town Manager, shall be recorded in the Orange County Register of Deeds Office. The easement shall include provisions for on-going Town operations for the refuse facilities and provision of three (3) parking spaces exclusively for the operation of the Post Office. Final design details shall be reviewed and approved by the Town as well as Orange County Solid Waste prior to issuance of a Zoning Compliance Permit