

Project Name: Chapel Hill Life Sciences Center

Developer's Program:

The Longfellow team is excited to present a downtown development project for review by the Town of Chapel Hill: the Concept Plan for the 306 West Franklin Street Redevelopment. The project is an assemblage of 5 parcels that make up a site totaling 1.84 acres. The proposed new laboratory and office building will be located at the 300 block of West Franklin Street across from the Mallette Street intersection. The project will create 320,000 square feet of research laboratory and office space for tenants in addition to retail space along West Franklin Street. The design will include a parking deck along West Rosemary Street for approximately 320 vehicles, with the remainder of the required parking utilizing town parking decks.

The building will have frontage and pedestrian access from both West Franklin Street and West Rosemary Street. The ground floor design will appropriately step back to provide improved access to retail, views, and relief to the public space. The building and parking deck will be designed and oriented to provide access to a central courtyard and transitional gathering areas throughout the site. The project will also create a new pedestrian and bicycle connection from West Franklin Street to West Rosemary Street through the site, creating an important midblock connection. Vehicular, service, and loading access will be accessed from the West Rosemary Street side. Traffic impacts will be further evaluated with a TIA during CZP submittal, and appropriate measures will be taken to mitigate any negative impacts in the area.

This project will be a meaningful component of the revitalization and redevelopment strategy for W Franklin Street, creating space for hundreds of new jobs in office, research, life sciences, technology, etc., plus the opportunity for supporting jobs and businesses in the heart of downtown.

This project will contribute substantively to several goals of the Chapel Hill 2020 Comprehensive Plan Themes:

- A Place for Everyone
 - Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses (PFE.1)
 - A creative place to live, work, and play because of Chapel Hill's arts and culture (PFE.2)
 - A welcoming and friendly community that provides all people with access to opportunities (PFE.4)
- Community Prosperity and Engagement
 - Balance and sustain finances by increasing revenues and decreasing expenses (CPE.1)
 - Foster success of local businesses (CPE.2)
- Getting Around
 - A well-conceived and planned, carefully thought-out, integrated, and balanced transportation system that recognizes the importance of automobiles, but encourages and facilitates the growth and use of other means of transportation such as bicycle, pedestrian, and public transportation options (GA.1)
 - A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (GA.2)
 - Connect to a comprehensive regional transportation system (GA.3)
- Good Places, New Spaces

- A vibrant, diverse, pedestrian-friendly, and accessible downtown with opportunities for growing office, retail, residential, and cultural development and activity (GPNS.2)
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (GPNS.3)
- A community that welcomes and supports change and creativity (GPNS.6)
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (GPNS.5)
- Open and accessible common spaces for community gathering, cultural uses, and community development (GPNS.7)
- Nurturing our Community
 - Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction (NOC.2)
- Town and Gown Collaboration
 - Take full advantage of ideas and resources to create a thriving economy and incorporate and utilize the intellectual capital that the University and Town create (TGC.1)
 - Improve and expand access to the arts, culture, and intellectual pursuits for both the University and the Town (TGC.2)
 - The University and Town will collaborate to improve downtown parking options that support business, cultural, and academic purposes (TGC.3)

January 26, 2023

Judy Johnson
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Boulevard
Chapel Hill, North Carolina 27514

RE: Chapel Hill Life Sciences Center Statements of Compliance

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN

Longfellow is proposing redevelopment of 5 parcels located on Franklin St and Rosemary St for a new life science building in accordance with the CH2020 Comprehensive Plan. The new building will include office, lab, and retail space. The proposed plan addresses the following themes with their corresponding goals: A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places, New Spaces, Nurturing our Community, and Town and Gown Collaboration. Similarly, it meets the intent of the Downtown Corridor Sub-Area A focus area of the Future Land Use Map.

THEME 1: A PLACE FOR EVERYONE

- Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses
- A creative place to live, work, and play because of Chapel Hill's arts and culture
- A welcoming and friendly community that provides all people with access to opportunities

This property is located within the Downtown corridor in Sub-Area A on the Future Land Use Map Update to Chapel Hill 2020, which calls for commercial, office, and parks and green/gathering spaces. This proposal fulfills each of these by providing a new office, lab and retail space to Downtown Chapel Hill, while also including a public courtyard component. This project places value on both the interior and exterior spaces for employees, Chapel Hill residents, and visitors to all enjoy.

THEME 2: COMMUNITY PROSPERITY AND ENGAGEMENT

- Balance and sustain finances by increasing revenues and decreasing expenses
- Foster success of local businesses

The proposed project will bring numerous jobs to Chapel Hill in a new energy efficient building that will add to the prosperity of the Chapel Hill community. While a majority of the project will be dedicated to office and lab space on the upper stories of the building, ground floor retail is proposed to further support other local businesses and create a well-connected community.

THEME 3: GETTING AROUND

- A well-conceived and planned, carefully thought-out, integrated, and balanced transportation system that recognizes the importance of automobiles, but encourages and facilitates the growth and use of other means of transportation such as bicycle, pedestrian, and public transportation options
- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation
- Connect to a comprehensive regional transportation system

Located in downtown Chapel Hill, employees and visitors will have a variety of options when it comes to transportation to and from the site. Provided the size of building and number of people who will be traveling to and from for work, it will be necessary to include a parking garage on site. However, the project is along multiple bus routes in addition to being connected to bike lanes and sidewalks, providing options for public and active transportation.

THEME 4: GOOD PLACES, NEW SPACES

- A vibrant, diverse, pedestrian-friendly, and accessible downtown with opportunities for growing office, retail, residential, and cultural development and activity
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan
- A community that welcomes and supports change and creativity
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students
- Open and accessible common spaces for community gathering, cultural uses, and community development

The proposed development contributes to the mix of land uses envisioned on the Future Land Use Map by providing new, vibrant office, lab, retail, and community spaces for downtown Chapel Hill. The site re-envisioning this downtown space to provide higher density nonresidential floor area while also creating a public courtyard for all to enjoy. The project also intends to feature a much-needed midblock pedestrian connection from Franklin Street to Rosemary Street to break up the existing block. A new, central courtyard will provide space for community gathering.

THEME 5: NURTURING OUR COMMUNITY

- Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction

Longfellow is actively seeking ways to reduce the carbon footprint for the proposed building and become an example of an environmentally forward-thinking project for Chapel Hill. An energy management plan will be developed at CZP to provide more detail once the design has been further developed.

THEME 6: TOWN AND GOWN COLLABORATION

- Take full advantage of ideas and resources to create a thriving economy and incorporate and utilize the intellectual capital that the University and Town create
- Improve and expand access to the arts, culture, and intellectual pursuits for both the University and the Town
- The University and Town will collaborate to improve downtown parking options that support business, cultural, and academic purposes

Life science is a growing field that has the potential to provide many jobs to existing residents, new residents, and graduates of UNC Chapel Hill. Being located on Franklin Street at the University's edge provides opportunity for relationships between the new businesses to come and UNC Chapel Hill. New, modern buildings with a focus on environmental stewardship will also attract talent to the area.

Sincerely,

MCADAMS



Jessie Hardesty
Planner III, Planning + Design

CHAPEL HILL LIFE SCIENCES CENTER

306 W. FRANKLIN STREET
CHAPEL HILL, NORTH CAROLINA

CONCEPT PLAN

PROJECT NUMBER: LFR-22002
DATE: JANUARY 26, 2023

SHEET INDEX

- CO.01 AREA MAP
- C1.00 EXISTING CONDITIONS
- C1.01 EXISTING VEGETATION
- CONCEPT SITE PLAN

SITE DATA

PIN	9788-26-0736, 9788-26-1802, 9788-26-2823, 9788-26-2905, 9788-27-2090	
SITE AREA	80,036 SF / 1.84 AC	
ZONING	EXISTING	TC-2
	PROPOSED	TC-3
RIVER BASIN	CAPE FEAR	
WATERSHED	JORDAN LAKE	
WATERSHED PROTECTION	N/A	
EXISTING USE	COMMERCIAL	
PROPOSED USE	OFFICE/LABORATORY	
IMPERVIOUS AREA	EXISTING	74,036 SF (1.70 AC)
	MAX ALLOWED	1.84 AC (100 %)
SETBACKS	REQUIRED	STREET = 0' INTERIOR = 0'
	REQUIRED	NONE REQUIRED FOR TC ZONING DISTRICT



VICINITY MAP
1" = 300'




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SPENCER CHRISTIANSEN, PE.
christiansen@mcadamsco.com
PHONE: 919.287.0722

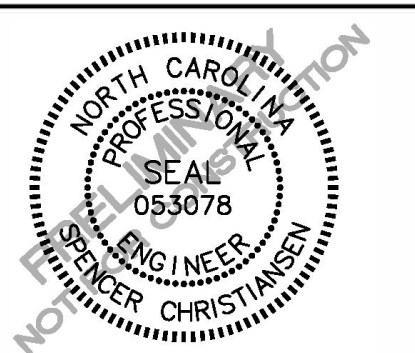
CLIENT

LONGFELLOW REAL ESTATE PARTNERS, LLC
523 DAVIS DRIVE, SUITE 150
MORRISVILLE, NC 27560
PHONE: 919.354.1332



PROJECT DIRECTORY

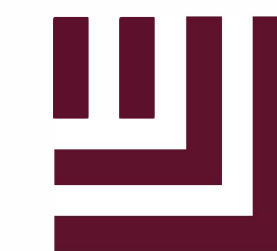
ARCHITECT
PERKINS EASTMAN
555 FAYETTEVILLE ST
SUITE 300
RALEIGH, NC, 27601
PHONE: 984.255.0372



REVISIONS

NO.	DATE
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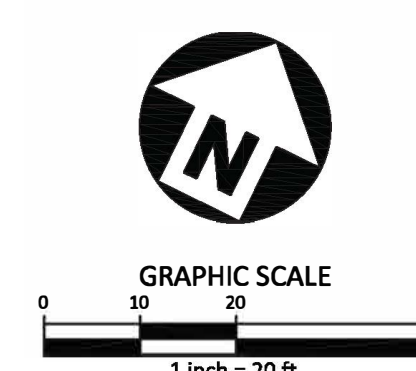
LINE	BEARING	DISTANCE
L1	N 64°50'45" E	19.39'
L2	N 65°25'32" E	5.96'
L3	S 25°08'32" E	11.51'
L4	S 65°01'02" W	10.73'
L5	N 64°37'03" E	10.44'
L6	S 24°45'53" E	7.70'

LEGEND

- △ EXISTING PK NAIL
- EXISTING IRON ROD
- IRON PIPE/PK NAIL SET
- NC GEODETIC SURVEY MON.
- EXCEPTION NUMBER
- FIRE HYDRANT
- WATER METER
- WATER MANHOLE
- WATER VALVE
- HOSEBIB
- DRAINAGE INLET/YARD INLET
- CL CATCH BASIN AT BC
- STORM DRAIN MANHOLE
- FES
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC PEDESTAL
- ELECTRIC HANDHOLE
- ELECTRIC BOX
- GUY WIRE
- LIGHT POLE
- POWER/UTILITY POLE
- GREASE TRAP MANHOLE
- CLEAN OUT
- SEWER MANHOLE
- GAS SERVICE METER
- GAS MARKER
- GAS TEST STATION
- GAS VALVE
- CABLE TV BOX
- CATV HANDHOLE
- TELEPHONE HANDHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- FIBER OPTIC HANDHOLE
- UNKNOWN MANHOLE
- TRAFFIC SIGNAL BOX
- SIGNAL POLE
- TRAFFIC HANDHOLE
- BOLLARD
- AIR CONDITIONER
- SIGN
- MONITORING/OBSERVATION WELL
- CL CATCH SPACES
- ACCESSIBLE SPACES
- OAK
- SEWER LINE
- STORM LINE
- FENCE
- HANDRAIL
- OVERHEAD ELECTRIC LINE

GENERAL NOTES

- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: TC-2 (TOWN CENTER-2) PER ZONING REPORT. SEE ZONING NOTE.
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3710978800 DATED 11/17/2017.
- REFERENCES: AS SHOWN
- UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
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- NO FIELD DELINEATION OF WETLANDS WAS PERFORMED AS A PART OF THIS SURVEY AND NO MARKERS FOR SUCH WERE OBSERVED.
- NO PARTY WALLS WERE LOCATED AS PART OF THIS SURVEY
- NO DOCUMENTARY OR PHYSICAL EVIDENCE OF ANY CEMETERY FOUND IN THE COURSE OF THE SURVEY
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- PROPERTY HAS VEHICULAR AND PEDESTRIAN ACCESS TO W ROSEMARY STREET AND W FRANKLIN STREET PUBLIC RIGHT OF WAYS.
- NO OBSERVED EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
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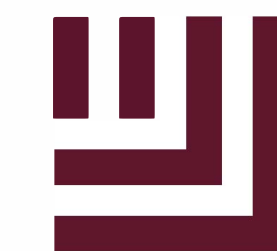


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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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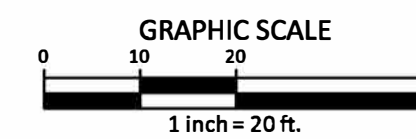
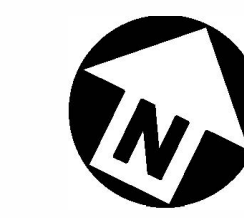
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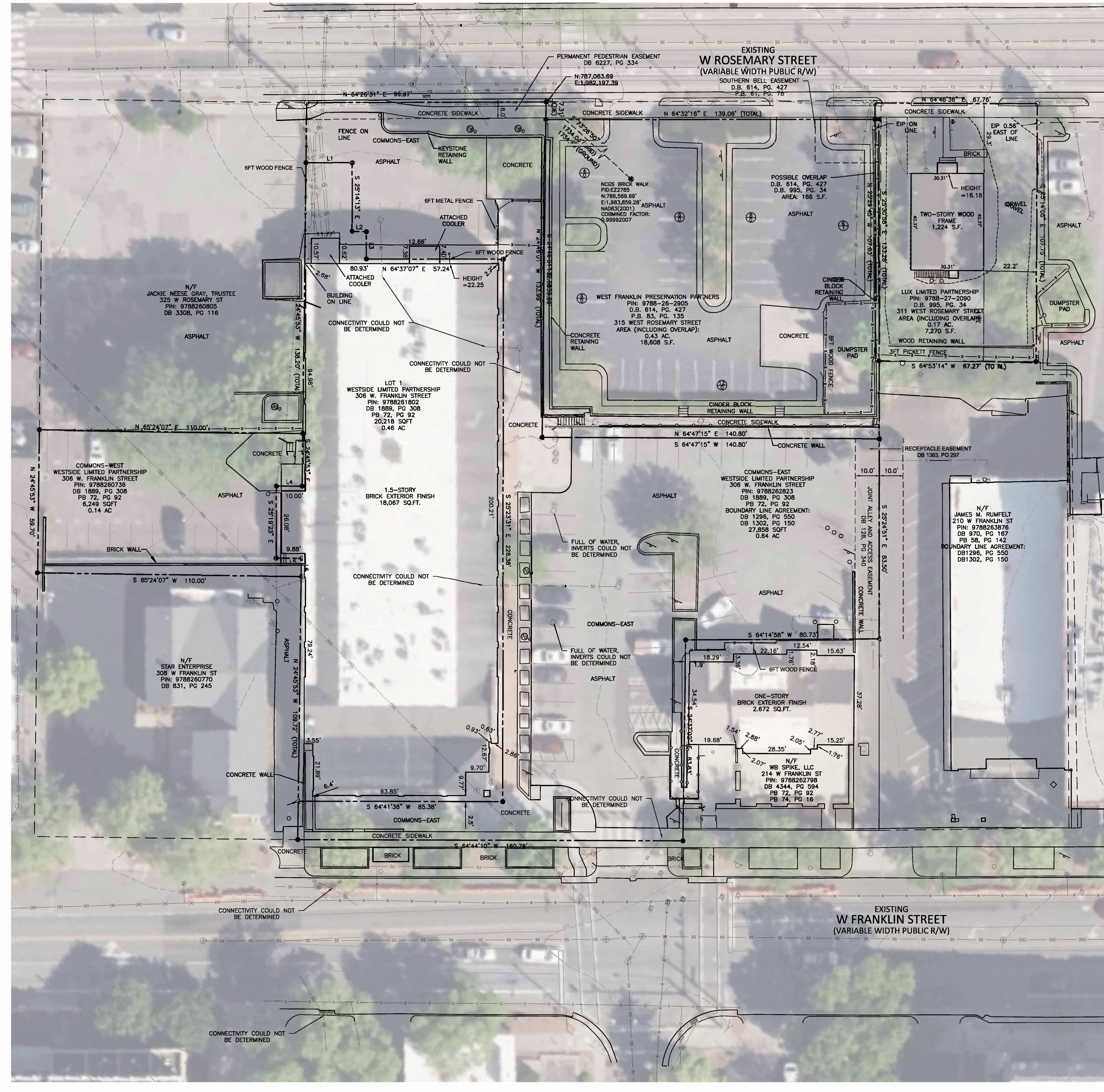
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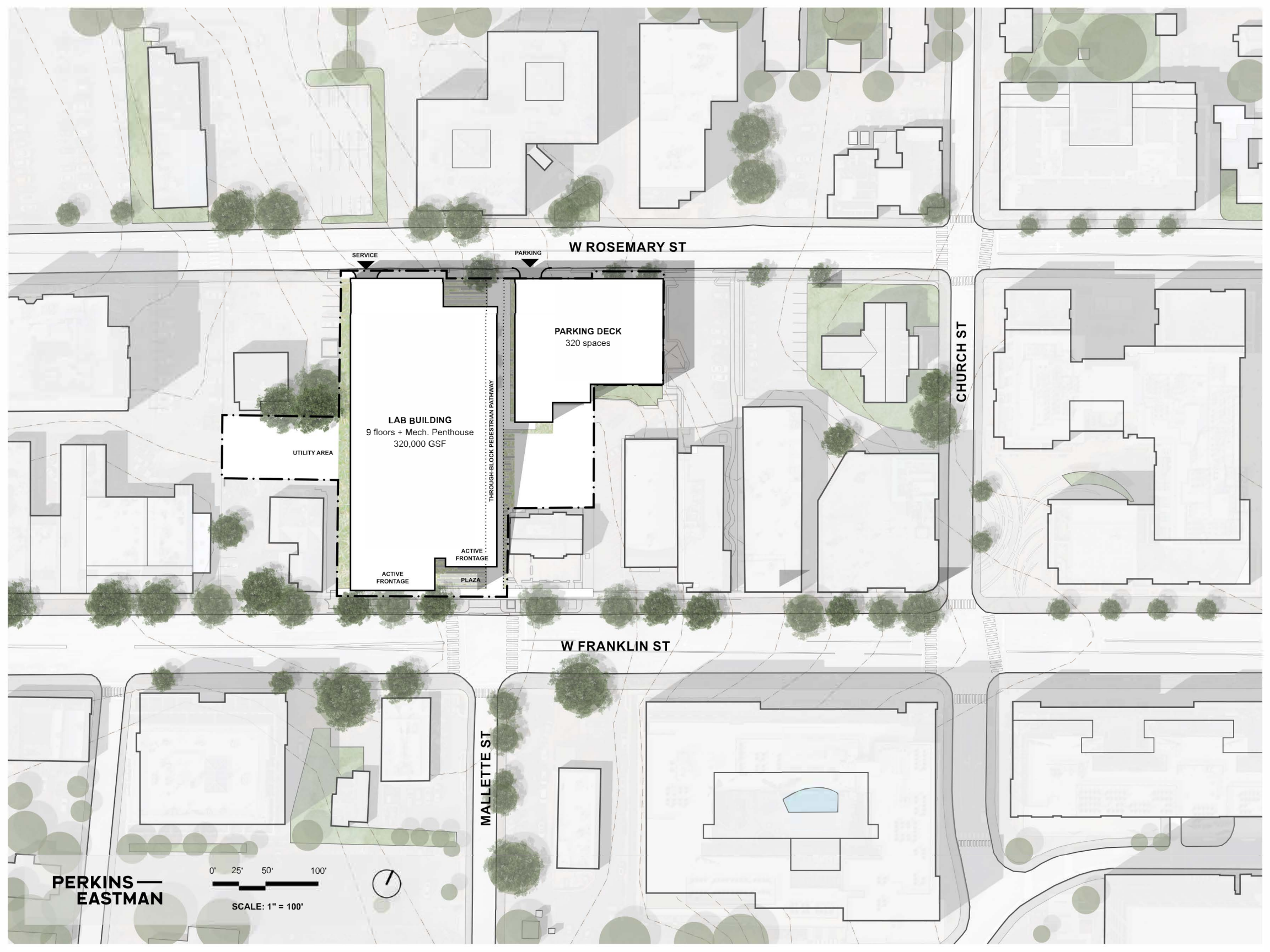
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W ROSEMARY ST

CHURCH ST

W FRANKLIN ST

MALLETT ST

SERVICE

PARKING

PARKING DECK
320 spaces

LAB BUILDING
9 floors + Mech. Penthouse
320,000 GSF

UTILITY AREA

THROUGH-BLOCK PEDESTRIAN PATHWAY

ACTIVE FRONTAGE

PLAZA

ACTIVE FRONTAGE

PERKINS EASTMAN

0' 25' 50' 100'

SCALE: 1" = 100'