

150 E ROSEMARY STREET & TOWN GREEN

Town Council Work Session

1 December 2021

**PERKINS —
EASTMAN**

Surface

SUMMARY OF KEY ISSUES

- **TRASH OPERATIONS/LOCATION**
- **BIOSAFETY LEVELS**
- **HEIGHT & MASSING ON FRANKLIN STREET**
- **MECHANICAL PENTHOUSE CLADDING**

SUMMARY OF UPDATES

125 E ROSEMARY PARKING DECK

E. ROSEMARY STREET

136 E ROSEMARY ST

150 E ROSEMARY ST

NCNB ALLEY

POST OFFICE

ALLEY

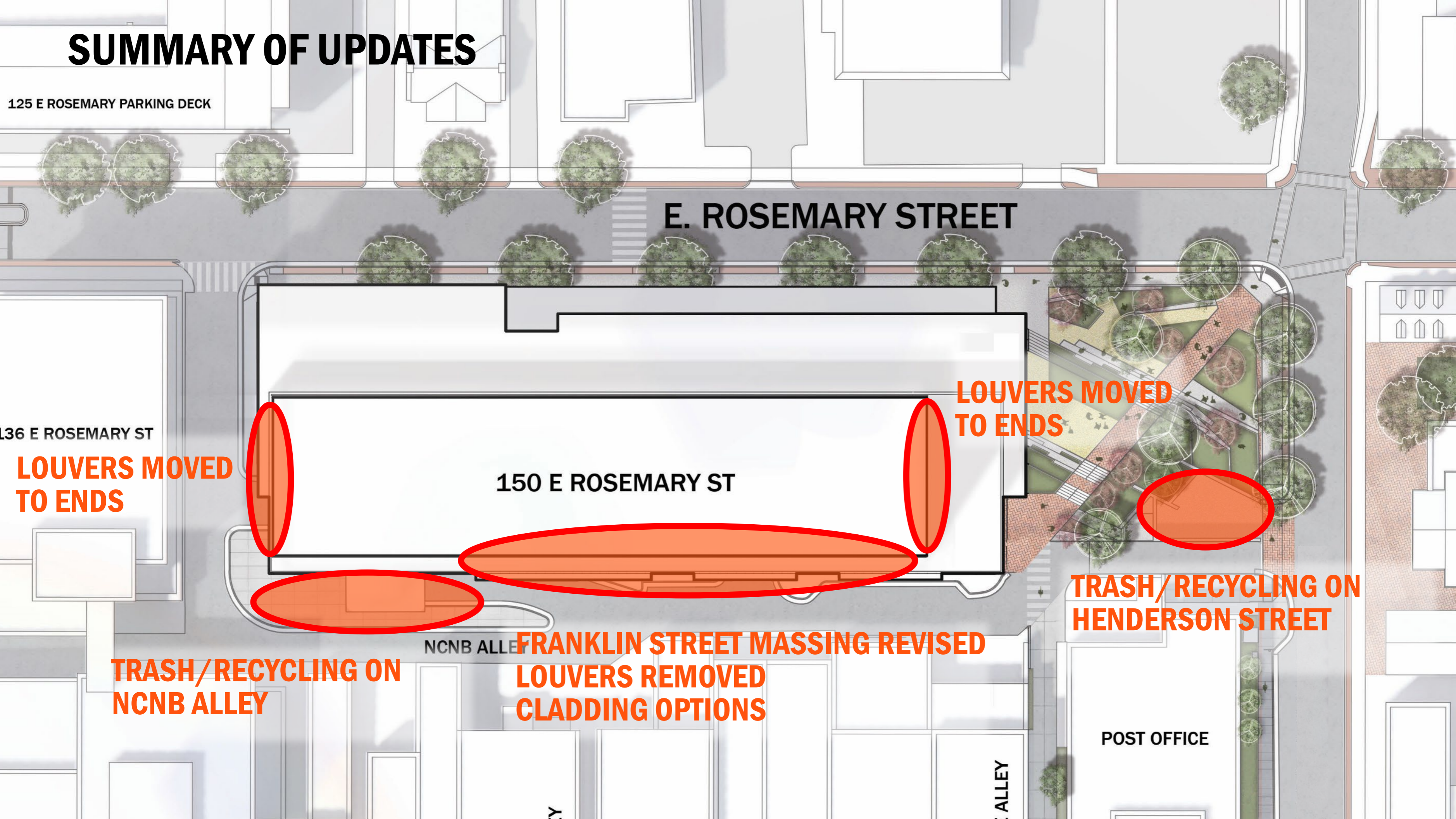
LOUVERS MOVED TO ENDS

LOUVERS MOVED TO ENDS

TRASH/RECYCLING ON HENDERSON STREET

TRASH/RECYCLING ON NCNB ALLEY

**FRANKLIN STREET MASSING REVISED
LOUVERS REMOVED
CLADDING OPTIONS**



TRASH COLLECTION

- **HENDERSON STREET**
- **NCNB ALLEY**

TRASH COLLECTION ON HENDERSON STREET

PROS:

- ON TOWN PROPERTY
- NO IMPACT TO ALLEY

CONS:

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

TRASH/RECYCLING ON HENDERSON STREET



ROSEMARY ST

NCNB ALLEY

POST OFFICE ALLEY

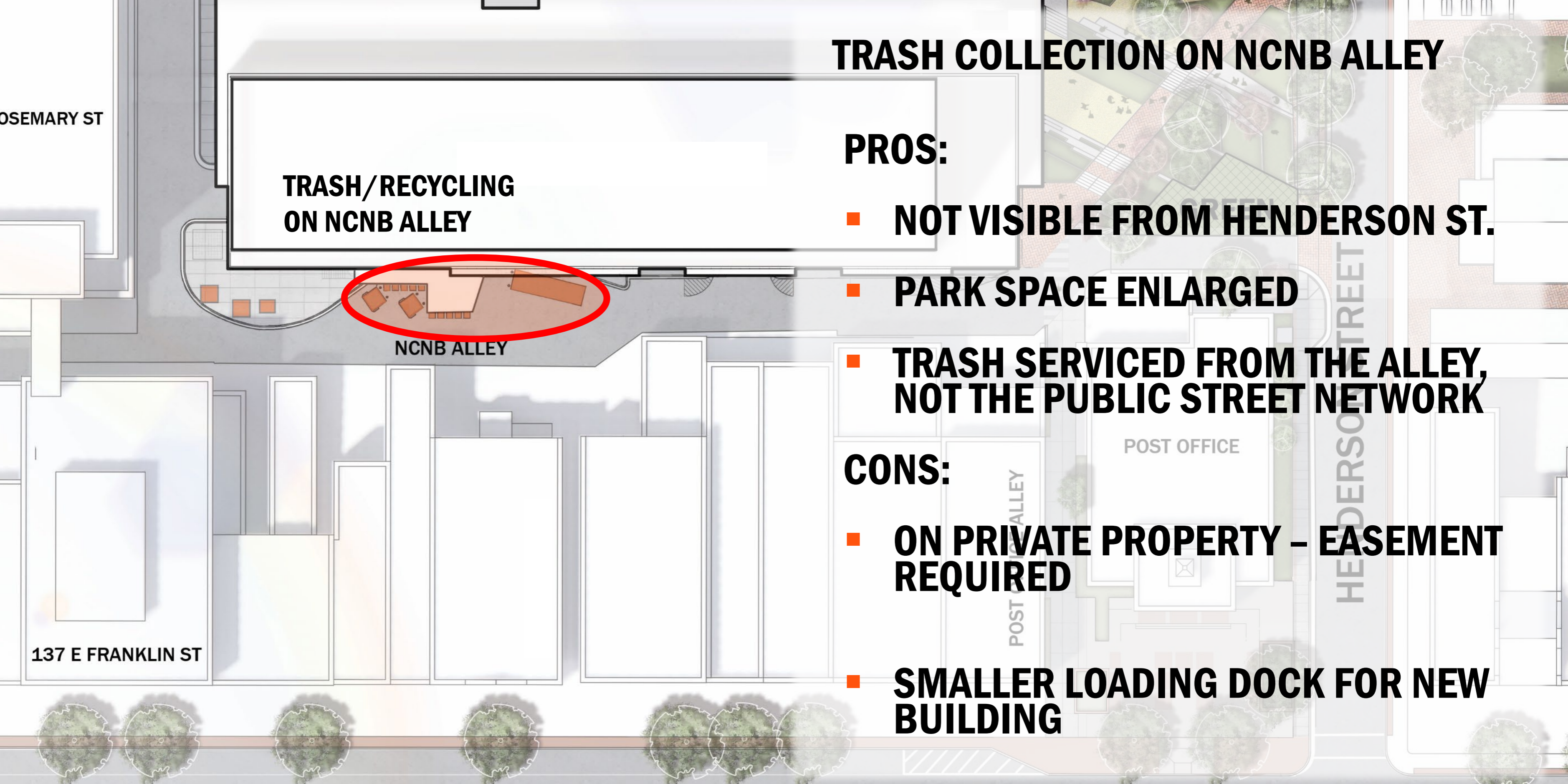
POST OFFICE

HENDERSON STREET

137 E FRANKLIN ST

HENDERSON STREET LOCATION





TRASH COLLECTION ON NCNB ALLEY

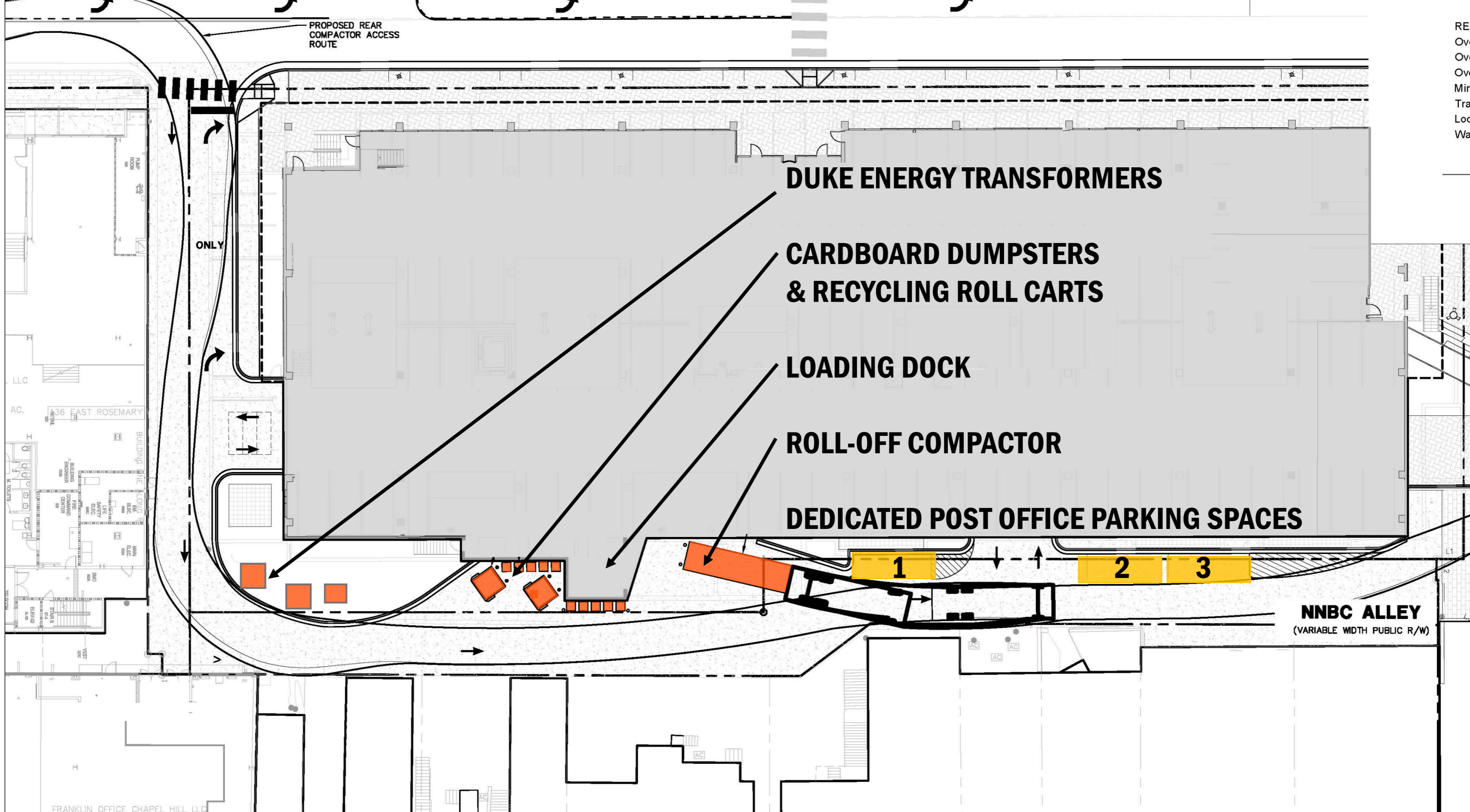
**TRASH/RECYCLING
ON NCNB ALLEY**

PROS:

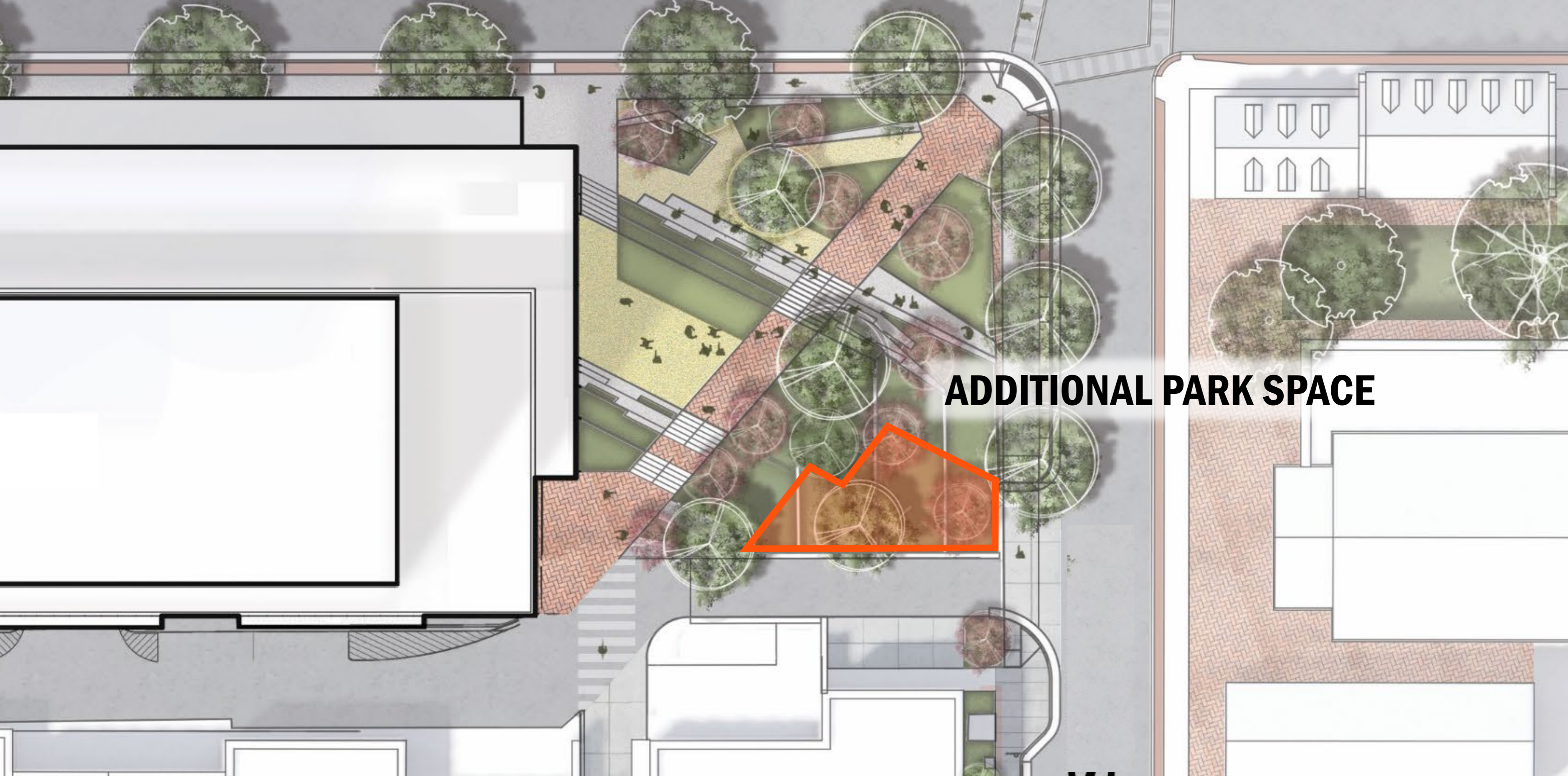
- **NOT VISIBLE FROM HENDERSON ST.**
- **PARK SPACE ENLARGED**
- **TRASH SERVICED FROM THE ALLEY, NOT THE PUBLIC STREET NETWORK**

CONS:

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



REA
Ove
Ove
Ove
Min
Trac
Lock
Wall



ADDITIONAL PARK SPACE

NCNB ALLEY LOCATION



BIOSAFETY LEVELS

BSL 1 AND 2

- **REPRESENTS THE GREAT MAJORITY OF LIFE SCIENCE LAB SPACE IN COMMERCIAL LAB BUILDINGS AND UNIVERSITY CAMPUSES**

EXAMPLES:

- **THE CHESTERFIELD IN DURHAM**
- **DURHAM INNOVATION DISTRICT**
- **WINSTON-SALEM INNOVATION QUARTER**

BSL 3

- **NOT TYPICALLY LOCATED IN COMMERCIAL LAB BUILDINGS**
- **VERY EXPENSIVE SPACE TO CONSTRUCT AND OPERATE; ALMOST ALWAYS IN OWNER-OCCUPIED BUILDINGS**
- **TYPICALLY BY LARGE, WELL-ESTABLISHED COMPANIES OR UNIVERSITIES**

EXAMPLES:

- **NCSU VETERINARY MEDICINE SCHOOL**
- **DUKE RBL (REGIONAL BIOCONTAINMENT LAB)**
- **UNC MEDICAL SCHOOL**

BSL 4

- **VERY FEW BSL 4 LABS IN THE UNITED STATES**
- **LOCATED IN HIGHLY SECURED GOVERNMENT OR UNIVERSITY FACILITIES**
- **UNDER NO SCENARIO WOULD A BSL 4 LAB BE LOCATED IN THIS BUILDING**

EXAMPLES:

- **CENTERS FOR DISEASE CONTROL AND PREVENTION, ATLANTA**
- **US ARMY INSTITUTE FOR INFECTIOUS DISEASES, FT DETRICK, MD**
- **SOUTHWEST FOUNDATION FOR BIOMEDICAL RESEARCH, SAN ANTONIO**

FRANKLIN STREET MASSING

- **LOUVERS MOVED TO ENDS – NO LONGER FACING FRANKLIN STREET**
- **MORE CLADDING OPTIONS POSSIBLE**
- **PROJECTING BAYS ENGAGED WITH MECHANICAL PENTHOUSE**
- **PENTHOUSE LESS VISIBLE AND INTEGRATED INTO OVERALL ARCHITECTURAL MASSING**

FRANKLIN STREET – PREVIOUS MASSING



FRANKLIN STREET – REVISED MASSING



MECHANICAL PENTHOUSE CLADDING

- **COLORED PANELS**
- **PATTERNED PERFORATED METAL**
- **FOLDED/TEXTURED METAL**
- **LIGHTING/BACKLIT GLASS**

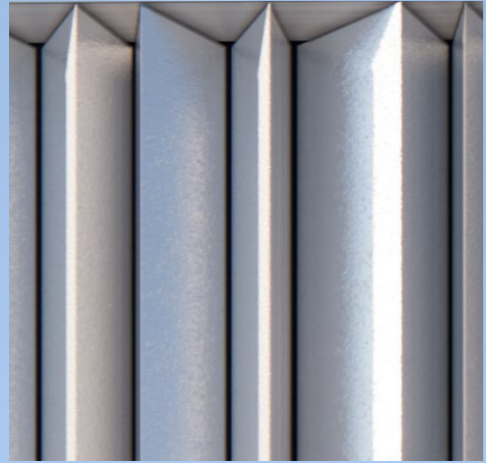
COLORED PANELS



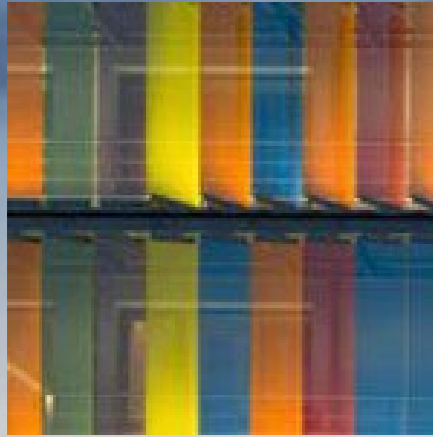
PATTERNED PERFORATED METAL



FOLDED/TEXTURED METAL PANELS



LIGHTING/BACKLIT GLASS







LULA'S CO.

STARBUCKS COFFEE

THANK YOU