

10-27-2021 Town Council Meeting Responses to Council Questions

ITEM #16: Open the Legislative Hearing: Application for Conditional Zoning, 150 East Rosemary Street

Council Question:

Can you give an idea of heights for other tall buildings in town, both street and core, for comparison to this project?

Staff Response:

Here are four other buildings' height information:

- *Eastowne MOB 1: Core height 90' / Street height 74'*
- *Greenbridge: Core height 135' / Street height 44'*
- *140 West: Core height 120' / Street height 54'*
- *Shortbread Lofts: Core height 95' / Street height 44'*

Council Question:

On p. 238 of the Council packet (staff presentation), there's a rendering of the building, but it doesn't seem to be the same as the one shown in the new architectural drawings. Will the applicant be bringing new renderings?

Staff Response:

The staff presentation will be updated accordingly for the Council meeting.

Council Question:

On p. 294, the drawings show a 3' wide planting strip. This is below what is usually recommended for good tree survival. Are you doing any other improvements to make sure that the shade trees you plant will thrive?

Applicant Response:

The planting strip matches those found on the other sections of E Rosemary Street with new streetscape treatment. We are working with our landscape architect for the most practical solution to insure the long term health and viability of the street trees.

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Council Question:

What is the width of the Rosemary sidewalk, from the edge of the planting strip to the building front?

Applicant Response:

The Rosemary Street sidewalk is 16'-6" from the curb to the glass line of the ground floor.

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Council Question:

Could our staff or the applicant review the provisions of the EDA regarding parking at this site. Specifically, what safeguards are provided so that the parking here is not in competition with the Town's new deck, particularly in terms of pricing?

Staff Response:

The EDA's language, below, refers only to users, not fees.

Grubb will apply to build the New Office Building

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Parking in the New Office Building must be restricted to use by tenants, customers and visitors to the New Office Building and the buildings that are the subject of the Renovation. The parking may not be made available to members of the general public from and after the date on which a certificate of occupancy has been issued by the Town for the New Deck, unless the public parking is operated as part of the Town's overall parking system and managed by the Town under a separate agreement with the building owner.

Council Question:

Have the plans for the North Street intersection been finalized? If yes, what are they? If not, when will they be?

Staff Response:

The plans are under review at this time. We anticipate finalizing the review within the next month or two. We are coordinating the review with NCDOT.

Council Question:

Given that there are not dedicated bike lanes, can the applicant review the envisioned bicycle access/circulation for the building?

Applicant Response:

The enclosed bike parking space will be directly accessible from the eastern end of the building at the new park level.

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Council Question:

Will the park to the east of the building have provisions for food carts? Will this park be programmed at all and, if so, by whom?

Applicant Response:

The grading of the park will create an expanded corner space that is level with the sidewalk and could accommodate food carts. The design team has met with the Parks department and received comments on the park design and will continue to work with them to accommodate program needs that are desired.

Council Question:

Will the lobby have any public spaces? Are there any options for use as gallery space?

Applicant Response:

The lobby will be accessible to the public and to date no gallery use has been anticipated.

Council Question:

Have any assessments of the noise produced by the rooftop HVAC been performed. Will noise from these units be audible on either Franklin or Rosemary Streets?

Applicant Response:

This level of detailed engineering study has not yet been performed.

Council Question:

What options exist, if any, for making the building fully electric?

Applicant Response:

The engineers have studied this and the systems in the building will be electric except for the hot water boilers, which would not be feasible to be electric to meet the demand for a lab building of this size.

Council Question:

Are there/can there be space/utilities to accommodate an eBike share?

Applicant Response:

They could potentially be located on the sidewalks around the building. If they are added within the parking areas then the number of car parking spaces will be reduced.

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Council Question:

Are there any additional building renderings that we can view prior to the meeting?

Applicant Response:

The most current renderings are attached.