150 E Rosemary CZ

TOCH Council Public Hearing Comments

From October 27, 2021

	Comments	Response
I. Town (Green	
a.	More "green" (comparison to 140 W. Franklin)	a. Please see slides 5-8 to see the updated park design showing additional green space.
b.	Utility of space (not a "passthrough")	b. The design has been updated for additional utility keeping in mind the park should serve as an opportunity for community gathering and an outdoor reprieve for the public.
c.	H/C Accessibility	c. Please see slides 13-15 for a study of ADA accessibility. While wheelchair accessible connections from the alley through to Rosemary Street are impractical due to site constraints, each level of the park is accessible from one or more access points and the surrounding sidewalk is ADA accessible.
d.	Public art – opportunities/places w/n park design	d. Please see slides 16-18 for potential public art opportunities. The obligation set forth in the Economic Development Agreement is to provide "a community green space with plantings and amenities (such as grass, trees and benches) reasonably appropriate to a space of that size in that location." Any art implementation strategy should be undertaken by the Town in conjunction with community input.
e.	Programming (Food carts, events)	e. The flexibility of the Town Green design lends itself to further programming opportunities for public owned open space.
f.	Shade	f. Please see slides9 and 10 for a comparison to the 140 W Franklin St. plaza, and slides 11 and 12 to see shade studies showing sun exposure throughout the afternoon during each summer month.

II. Trash Service	
a. Alternate location b. Lab waste vs. conventional waste	 a. Please see slides 19-23 for visuals related to the trash collection strategy. Waste collection facilities serve the waste needs of eight Franklin Street addresses in addition to the conventional waste needs of the proposed 150 E Rosemary building. This waste facility is one of two community waste locations in the 100 block of East Rosemary Street, which have been in service for several years. When studied, garbage trucks could not travel through NCNB alley without significant risk of property damage to the existing buildings along the alley due to tight clearances. Per Town staff, the best opportunity to consolidate waste service for this block is to eliminate the facility on the western half of the south side of the 100 block of E. Rosemary into the proposed trash enclosure. b. Please see slide 24 for detail on the general waste versus lab waste to be generated by 150 E Rosemary.
III. E-bike Parking/E-Bikeshare	
a. E-bike parking within project	a. Please see slides 27 and 28 for the proposed e-bike parking locations, which are directly accessible from the east end of the building.
b. E-bikeshare opportunities	b. We have initiated a discussion with staff to explore an e-bikeshare program at the new TOCH deck at 125 E. Rosemary Street.
IV. Building Height	
a. Building Sections/Alternate views/animation	 a. Please see slides 30-42 for various views from many angles around the building, as well as context sections/elevations. Animations with Franklin Street views will be available during the council presentation. NOTE: Building height was discussed from the initial Concept Plan review with both Council and CDC, with proposed primary and secondary height modifications clearly illustrated since the initial submittal. In order to achieve the desired total square footage of the EDA for project feasibility as well as appropriate proportionate scale, the building has been designed for 7 stories. Floor heights for the lower levels are driven by preservation of underground parking and floorto-floor heights of 15' beginning at the second floor is by design to attract life science/research users for the building by maintaining competitive equity with similar buildings in the market.

b. Mechanical Penthouse Façade treatment	b. Slides 31 and 32 show two alternate façade strategies for the mechanical penthouse.
V. Lab Uses	
a. Level of Lab use description	 a. Please see slide 44 for a description of the projected lab use. Base building design can accommodate life science/lab uses generally up to BSL-2/BSL-3, encompassing clinical, diagnostic, teaching, or research facilities most attractive for private/university users in this close proximity to the UNC campus. Please note that intense BSL-3 or above use is not conducive to a multistory, multitenant building. We would also restrict production facility as a use. NOTE: Any lab tenant will be reviewed for code and safety compliance before interior construction, giving the Town another level of review post rezoning before this use could be permitted or provided a certificate of occupancy.
VI. Noise Concerns	
a. Rooftop Equipment	a. Please see slides 46 and 47 for visuals related to rooftop equipment – at street level on Franklin, the anticipated volume for mechanical equipment is 45 dB or less, which is comparable to the volume of a refrigerator or rain. The ambient noise on a public street is between 70 and 80 dB. We anticipate that the mechanical equipment should not be heard over traffic and other ambient noise on Franklin Street.
VII. Parking	
a. EDA parking language	a. Per the Economic Development Agreement, "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."
b. Onsite vs. Offsite parking demand	b. Currently, the building parking is designed for approximately 158 spaces. The building will generate a demand for more than 500 parking spaces, many of which could be met by the 125 E Rosemary Parking Deck.

c. Gameday Parking	c. Parking in the proposed building is intended to serve the building occupants, any gameday/other parking open to the public would be governed by the EDA language referenced above.
VIII. General	
a. Review input/comments from Brian Peterson	a. The design team met with Brian Peterson on 11/5 to review the design and council feedback. Mr. Peterson will prepare written comments for the project.
b. Street Trees	b. Please see slides 19-20 for a list of canopy and ornamental tree options provided
i. Tree type/spec (no Willow Oaks)	by Surface678, the landscape architect, for potential tree species that can be planted in lieu of Willow Oaks.
ii. Irrigation?	Providing irrigation is not consistent with sustainable practices and would be contrary to the goal of LEED certification.