



150 E ROSEMARY STREET & TOWN GREEN

Town Council

17 November 2021

**PERKINS —
EASTMAN**

Surface

E ROSEMARY STREET REDEVELOPMENT



UNC/McCorkle Place

Town Green

150 E Rosemary
Lab/Office Building

136 E Rosemary
Renovation

125 E Rosemary
Parking Deck

SUMMARY OF KEY ISSUES

- **TOWN GREEN DESIGN**
- **TRASH OPERATIONS/LOCATION**
- **BIKE PARKING/E-BIKES**
- **HEIGHT & MECHANICAL PENTHOUSE FROM FRANKLIN STREET**
- **LAB USES**
- **SOUND FROM MECHANICAL EQUIPMENT**

TOWN GREEN DESIGN

- **GREEN SPACE**
- **140 W FRANKLIN STREET PLAZA COMPARISON**
- **SHADE**
- **ADA ACCESS**
- **PUBLIC ART OPPORTUNITIES**
- **TREE SELECTION**

GREEN SPACE

PLANTED AREAS

SEATING AREAS
CHAPEL HILL GRIT

PAVED AREA

PAVED AREA: APPROX. 30%



PAVED AREA

PLANTED AREAS

CORNER VIEW - UPDATED



CORNER - UPDATED



AERIAL VIEW

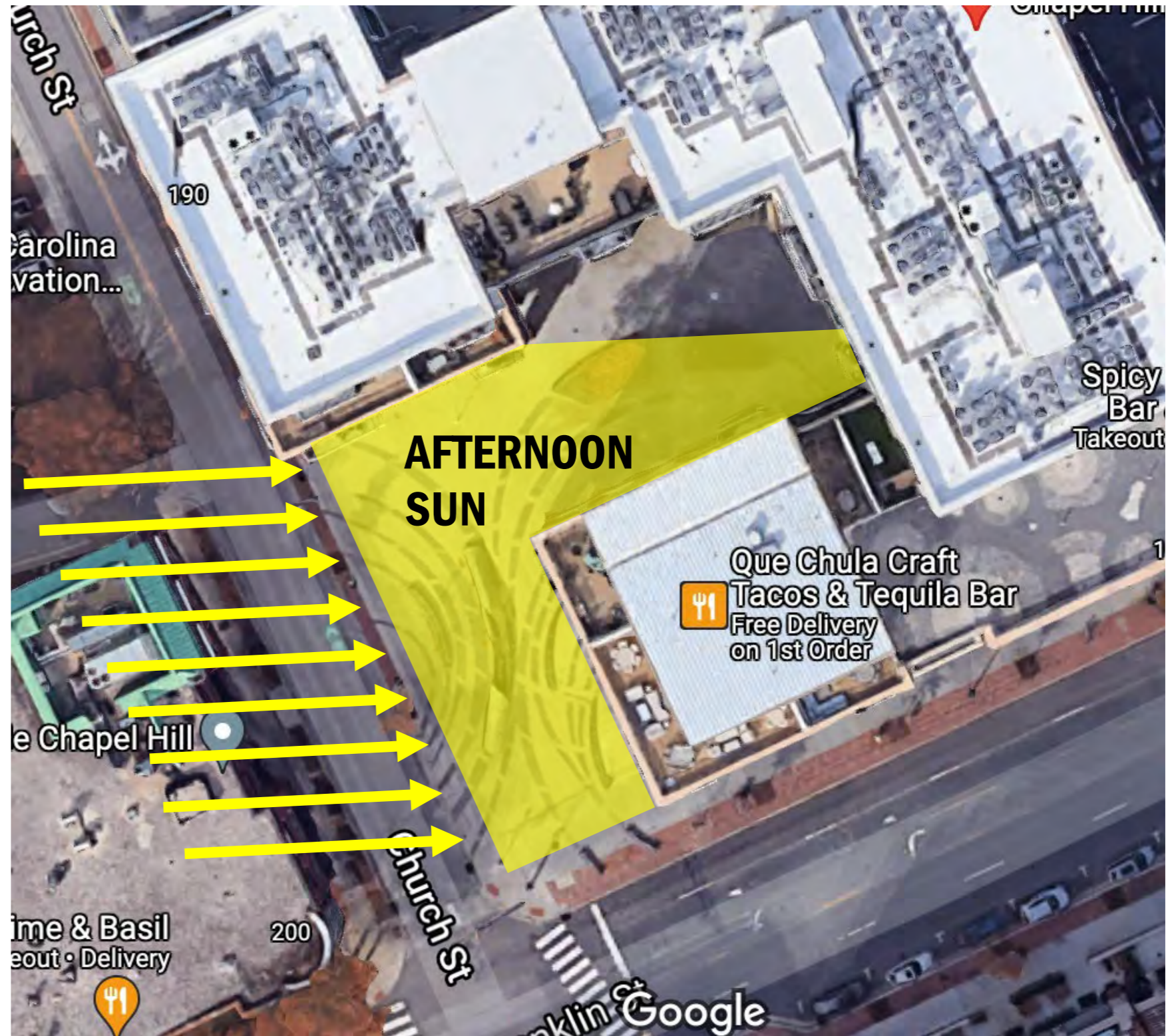


140 W FRANKLIN PLAZA COMPARISON

SOUTHWEST EXPOSURE = AFTERNOON SUN

OVER 90% PAVED

SEVEN SMALL TREES



150 E ROSEMARY COMPARISON

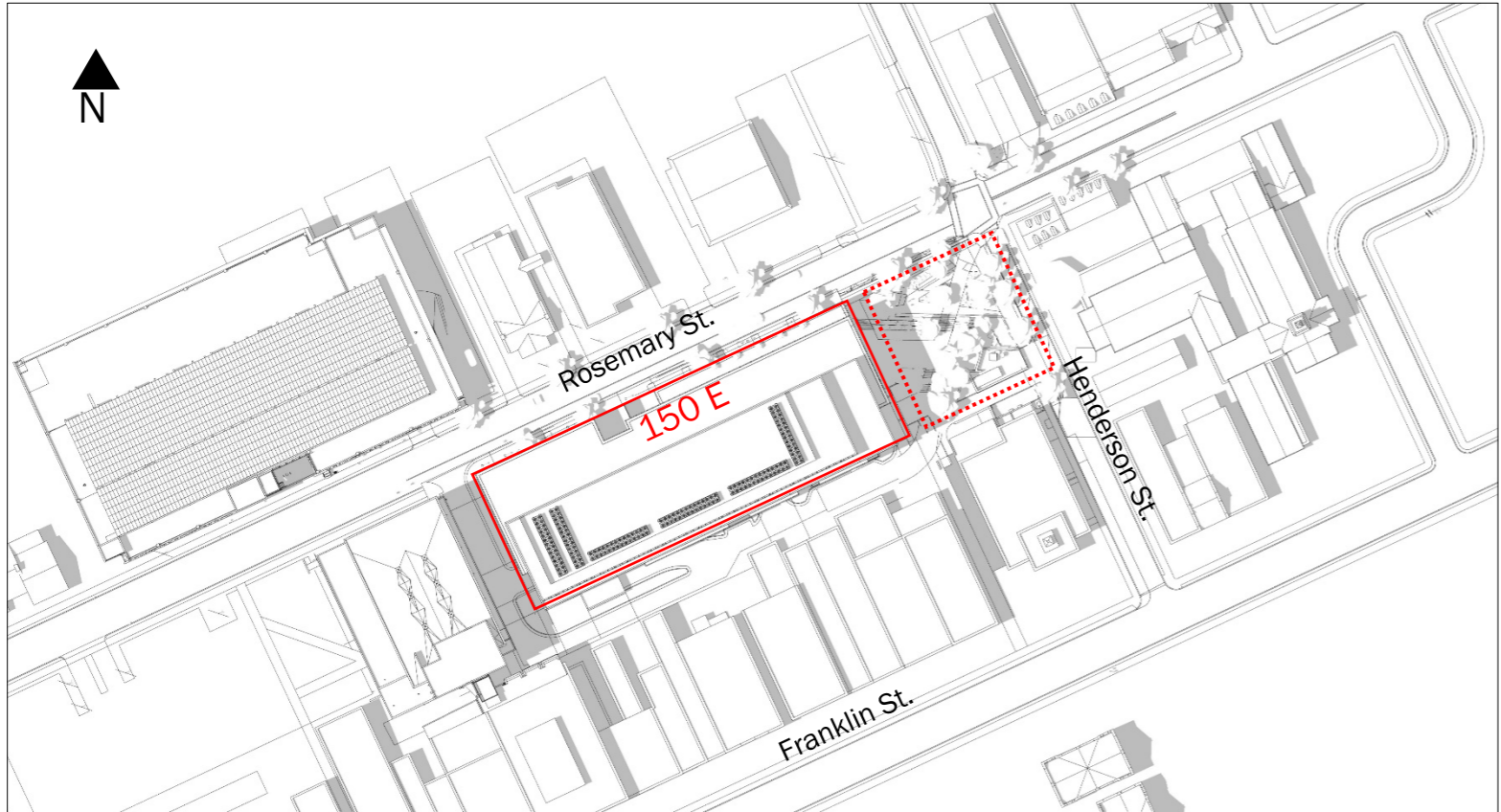
NORTHEAST EXPOSURE = AFTERNOON SHADE

APPROX. 30% PAVED

SIXTEEN TREES, INCLUDING CANOPY TREES

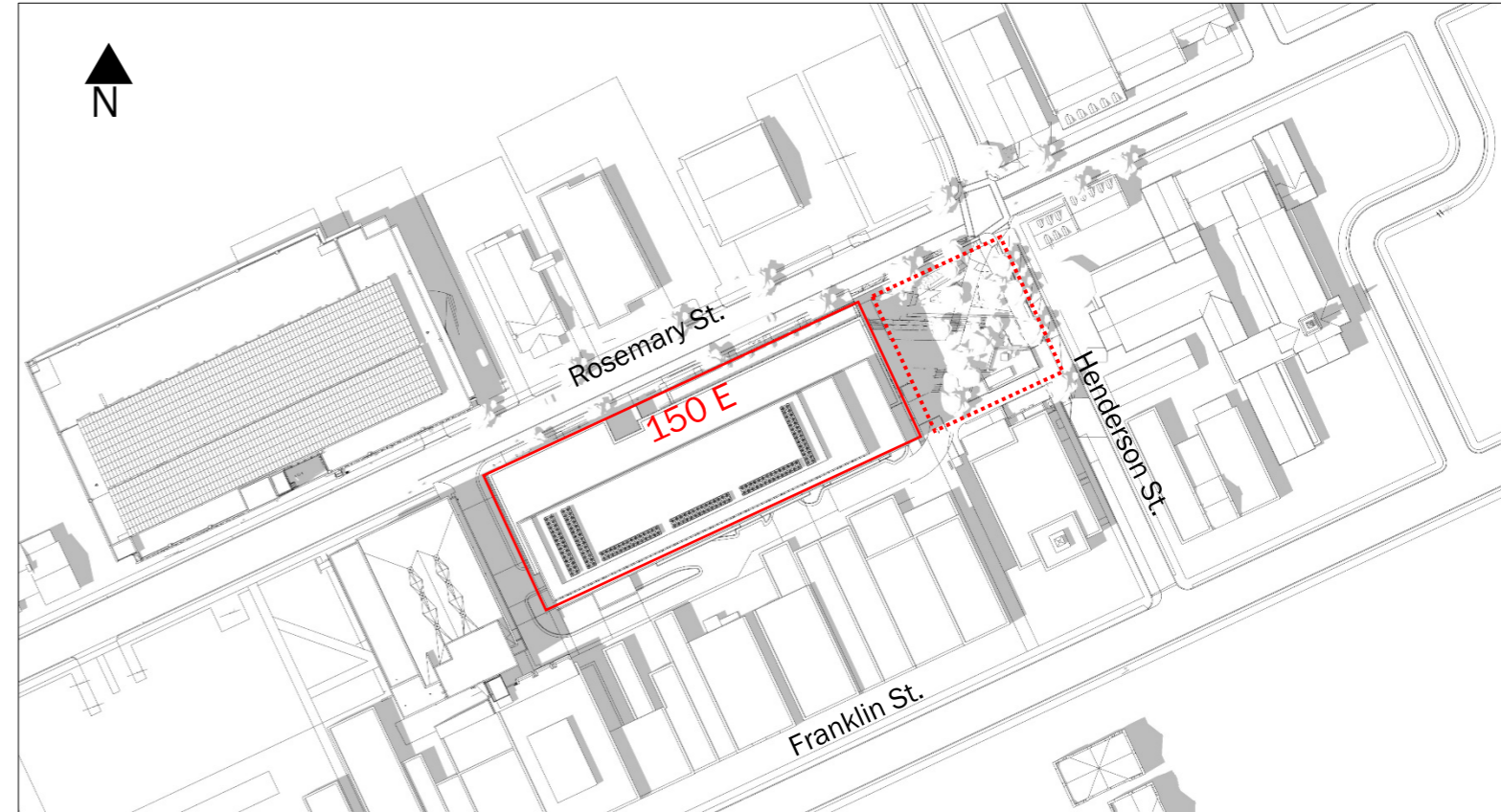


SHADOW STUDY, JUNE 21st

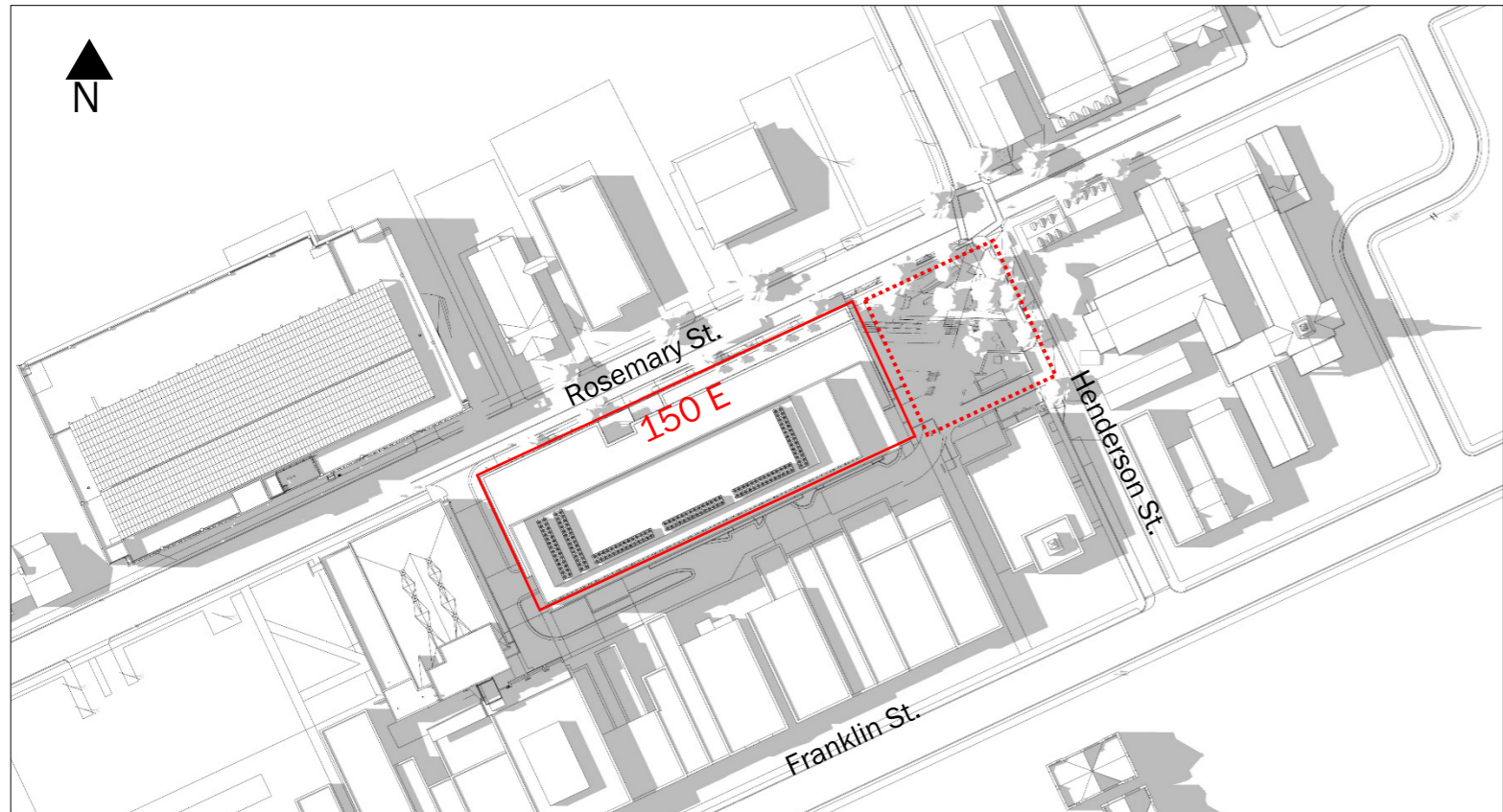


June 2:00 PM

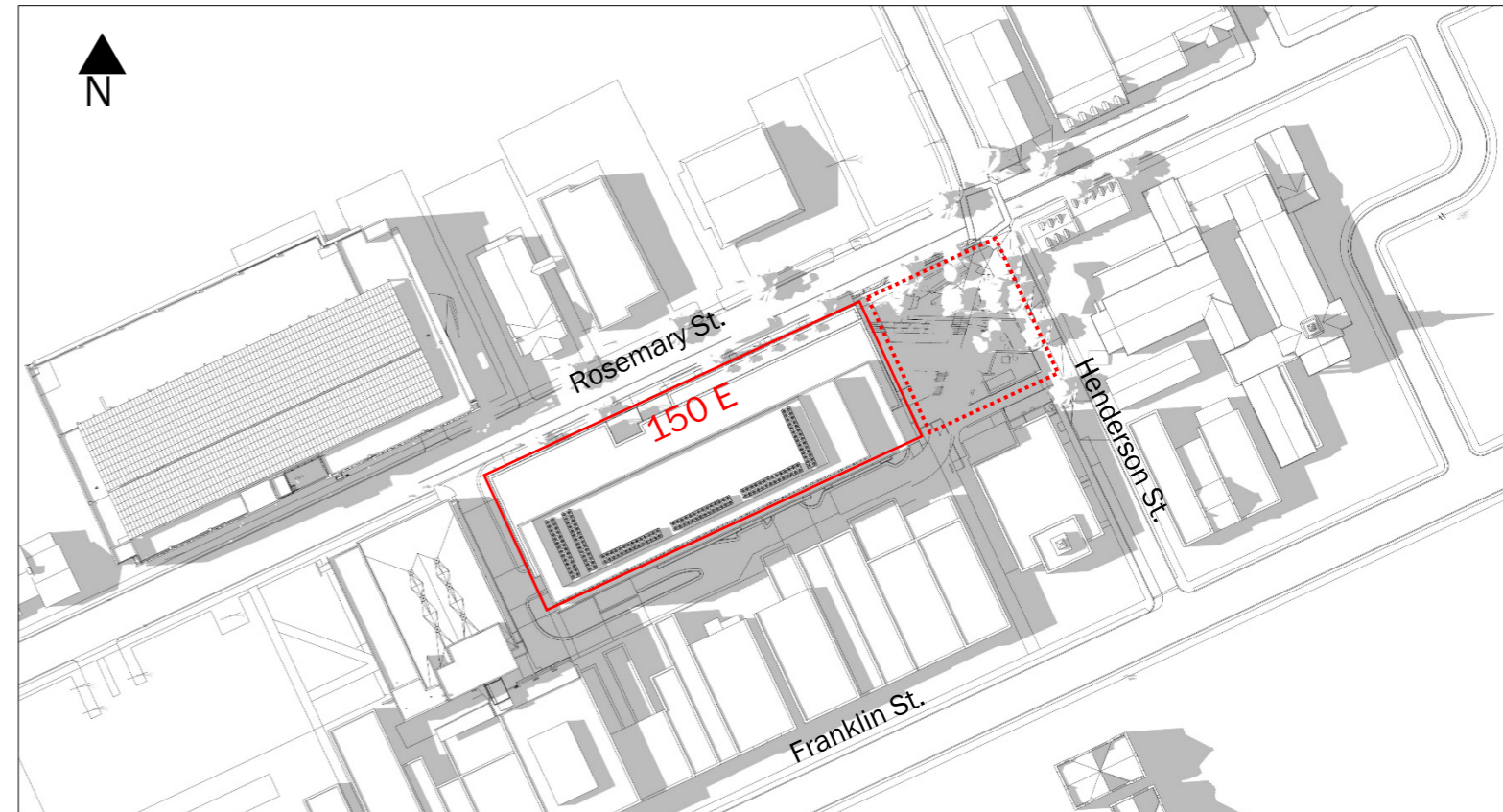
SHADOW STUDY, JULY 21st



July 2:00 PM

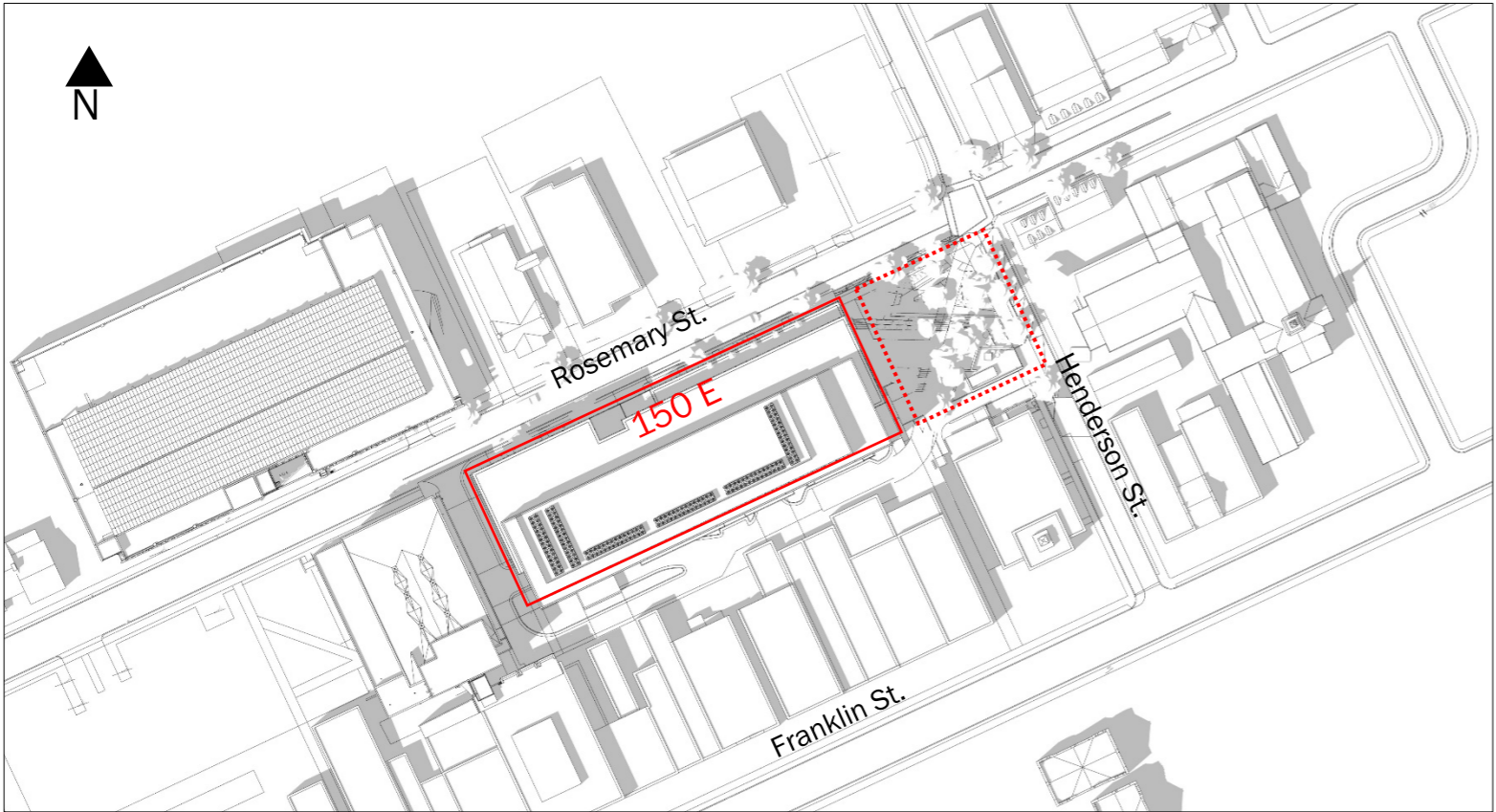


June 4:00 PM



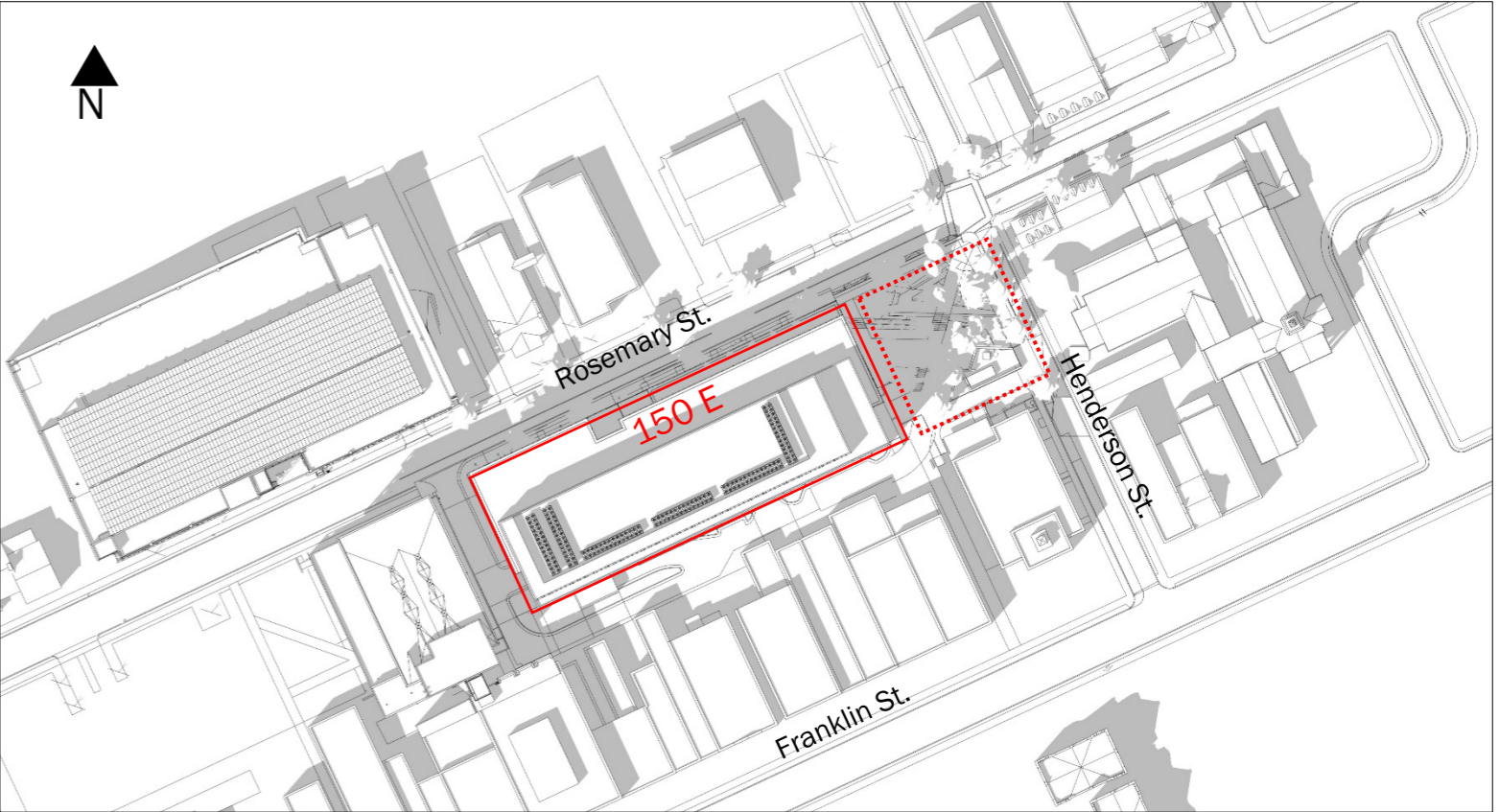
July 4:00 PM

SHADOW STUDY, AUGUST 21st

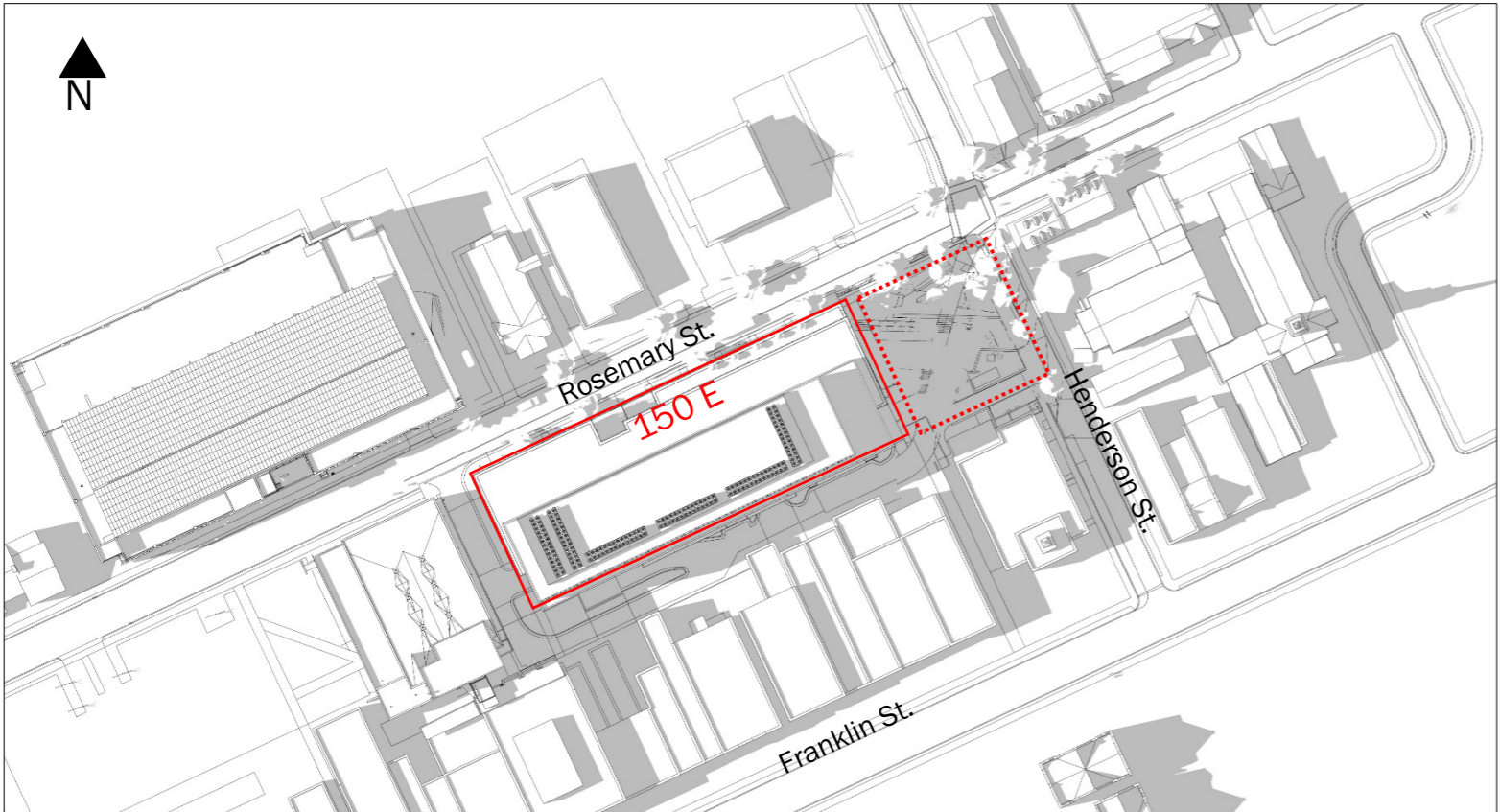


August 2:00 PM

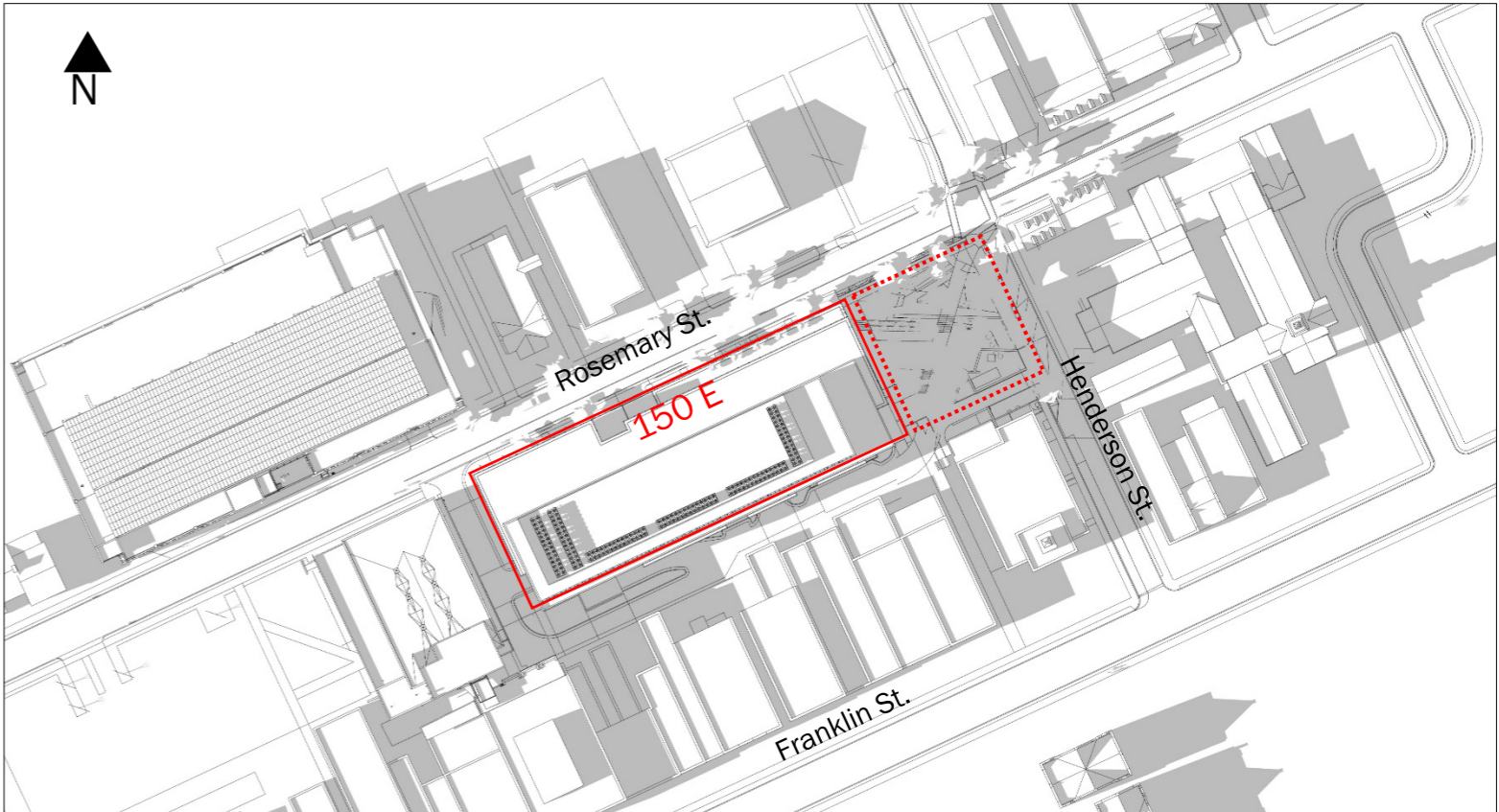
SHADOW STUDY, SEPTEMBER 21st



Sept 2:00 PM



August 4:00 PM



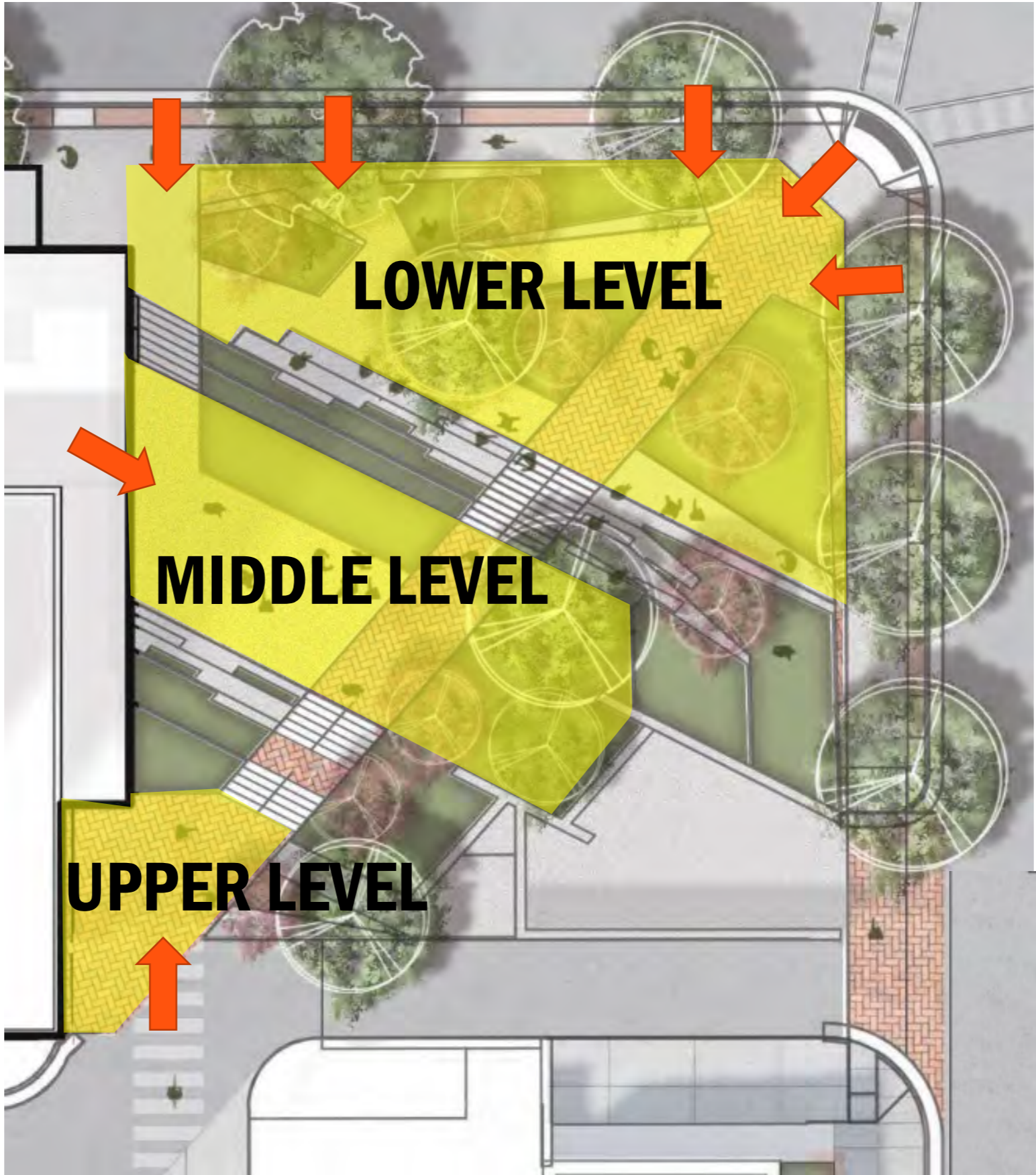
Sept 4:00 PM

ADA ACCESS

FROM ROSEMARY STREET

FROM BUILDING INTERIOR

FROM HENDERSON STREET



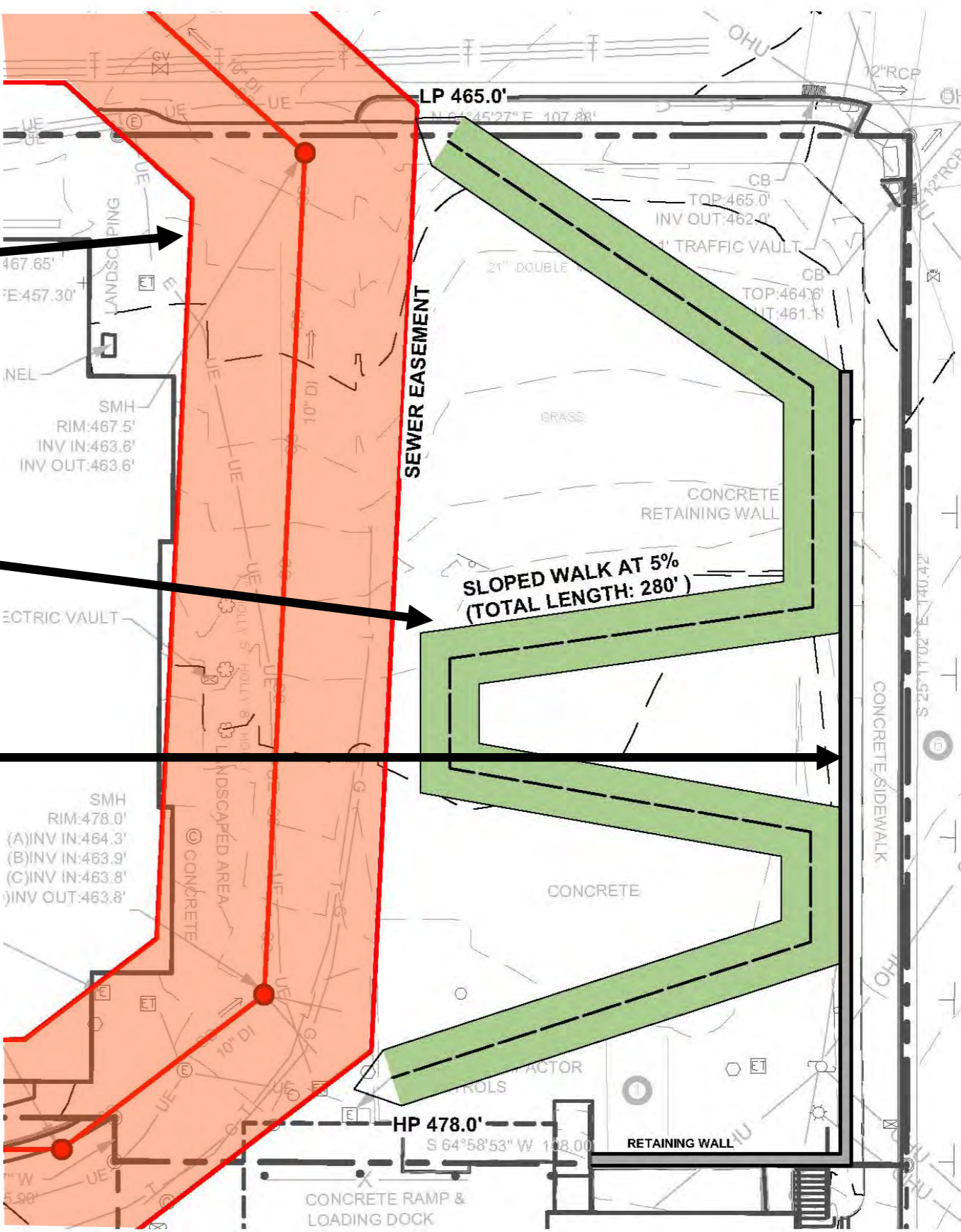
FROM POST OFFICE ALLEY

ADA RAMP STUDY

**OWASA
EASEMENT**

300 FT LONG RAMP

**RETAINING WALL ON
HENDERSON ST**



ADA RAMP IMPACTS

**NCNB ALLEY CURB CUT
REMAINS ON
ROSEMARY STREET**

**RETAINING WALL NEEDED
ON HENDERSON ST**

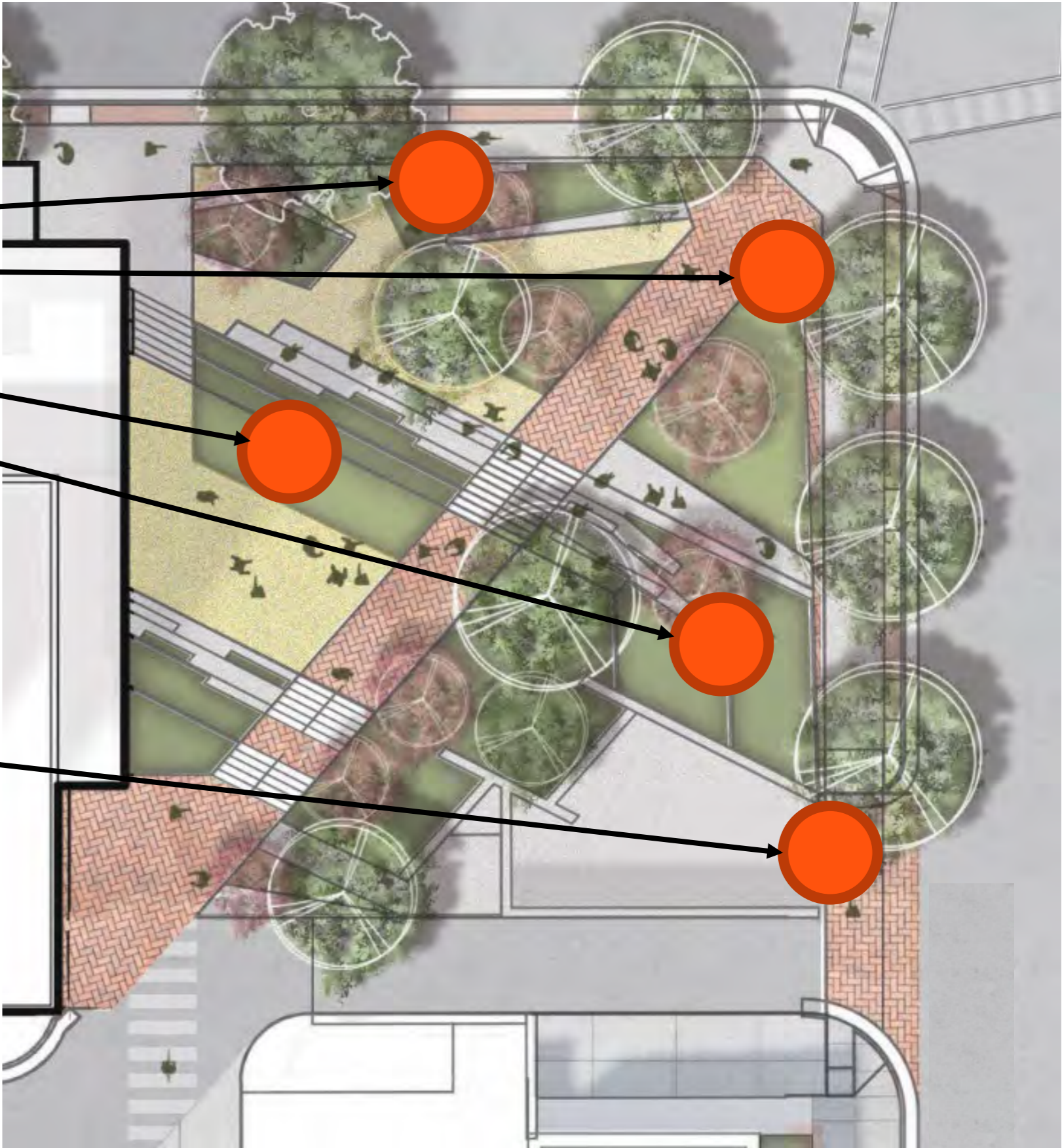
**TRASH ENCLOSURE AND
DRIVE DISPLACED**



PUBLIC ART OPPORTUNITIES

POTENTIAL
PUBLIC ART
LOCATIONS

MURAL ON GATE



POTENTIAL PUBLIC ART OPPORTUNITIES



SCULPTURE EXAMPLE



CANOPY TREE OPTIONS



Betula nigra 'dura heat'
Dura Heat River Birch



Carya cordiformis
Bitternut Hickory

OTHERS (NOT SHOWN):

- ACER RUBRUM
- FAGUS GRANDIFOLIA
- PLATANUS MEXICANA
- PLATANUS x ACERIFOLIA
- QUERCUS SHUMARDII
- TAXODIUM DISTICHUM
- TILIA 'REDMOND'



Nyssa sylvatica
Black Gum



Quercus lyrata
Overcup Oak



Ostrya virginiana
Eastern Hornbeam

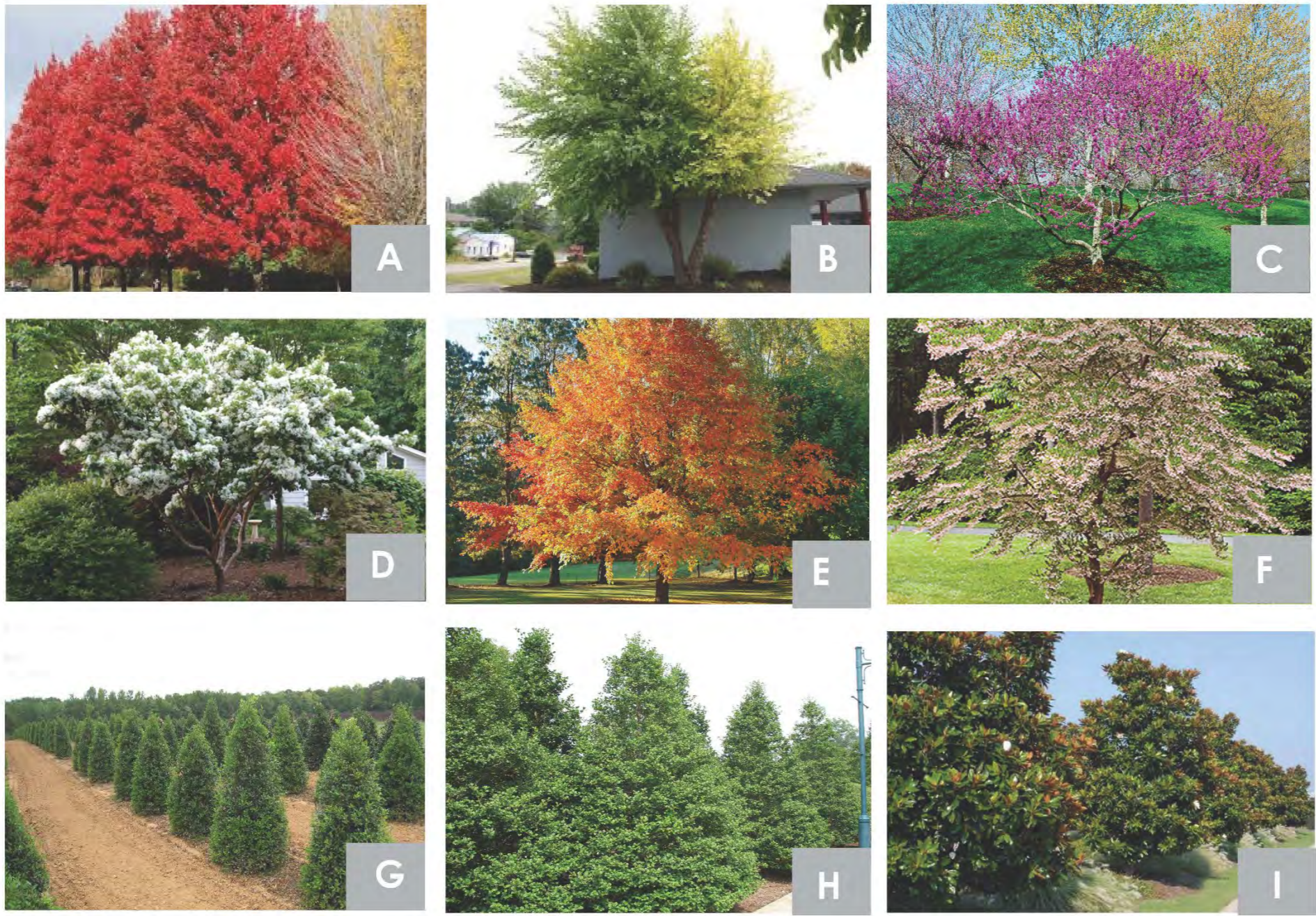


Quercus muehlenbergii
Chinquapin Oak



Quercus bicolor
Swamp White Oak

ORNAMENTAL TREE OPTIONS



TREES

A. ACER RUBRUM
'OCTOBER GLORY'

B. BETULA NIGRA
'DURA HEAT'

C. CERCIS CANADENSIS
'OKLAHOMA'

D. CHIONANTHUS RETUSUS

E. NYSSA SYLAVATICA

F. STYRAX JAPONICUS

G. ILEX X ATTENUATA
'FOSTERI'

H. ILEX OPACA 'TINGA'

I. MAGNOLIA GRANDIFLORA

OTHERS (NOT SHOWN):

SOPHORA JAPONICS 'HALKA'
VITEX AGNUS-CASTUS 'SHOAL CREEK'

TRASH COLLECTION

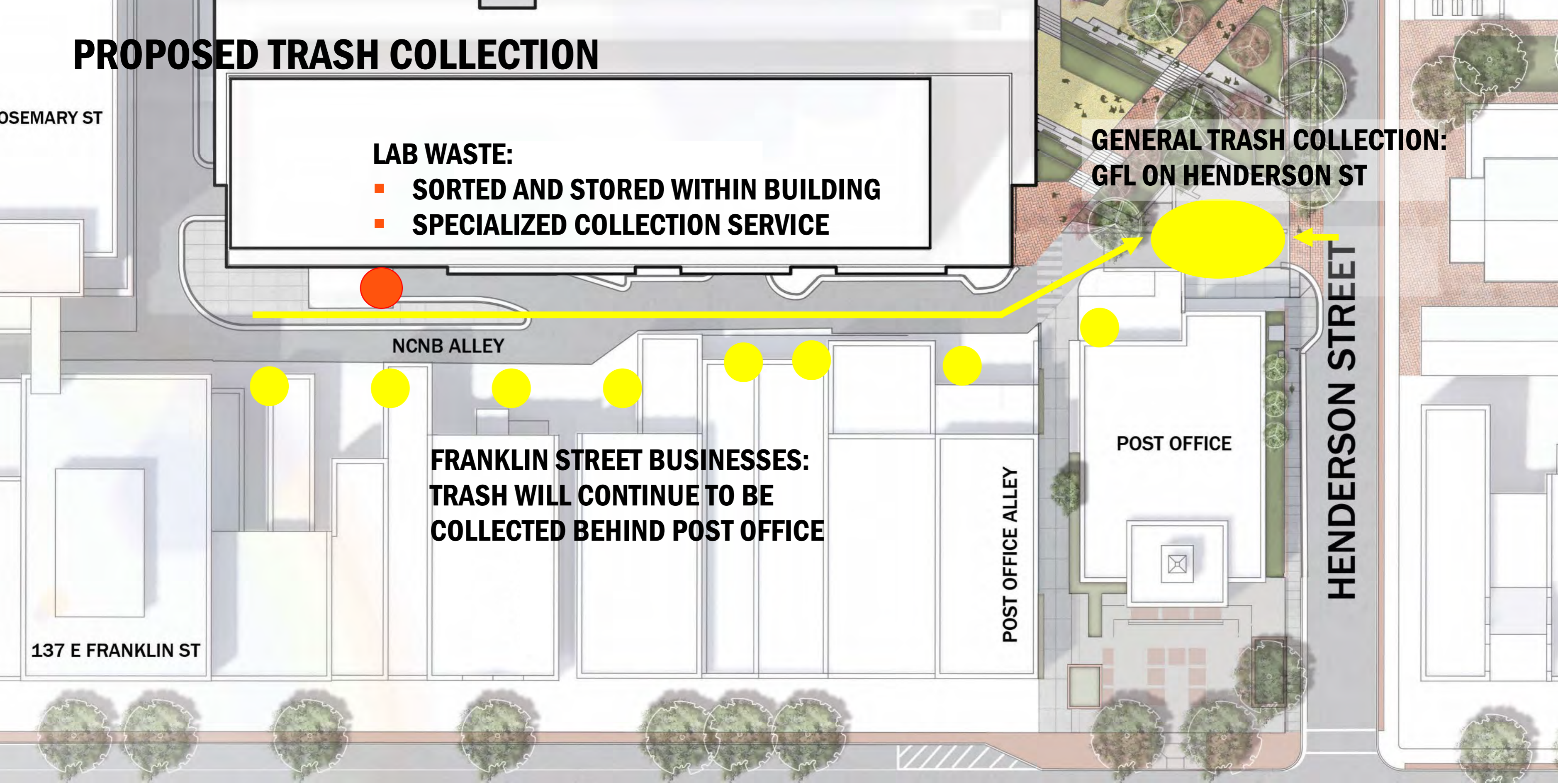
- **TRASH COLLECTION FOR FRANKLIN STREET BUSINESSES**
- **TRASH ENCLOSURE LOCATION**
- **LAB WASTE V GENERAL TRASH**

EXISTING TRASH COLLECTION

GENERAL TRASH COLLECTION:
GFL FROM E ROSEMARY ST

FRANKLIN STREET BUSINESSES:
TRASH COLLECTED BEHIND
POST OFFICE

PROPOSED TRASH COLLECTION



LAB WASTE:

- SORTED AND STORED WITHIN BUILDING
- SPECIALIZED COLLECTION SERVICE

**GENERAL TRASH COLLECTION:
GFL ON HENDERSON ST**

**FRANKLIN STREET BUSINESSES:
TRASH WILL CONTINUE TO BE
COLLECTED BEHIND POST OFFICE**

WASTE DISPOSAL



COLLECTION IS FOR ALL BUSINESSES ALONG NCNB ALLEY

LARGE VOLUME OF WASTE

SERVICED BY LARGE TRUCKS

GENERAL OFFICE WASTE

Sharps Container	Biohazard Bags	Glass Disposal Boxes
		
		
<ol style="list-style-type: none">1. <u>ALL</u> needles, syringes, blades2. <u>Infectious</u> (or potentially infectious):<ul style="list-style-type: none">• Pipette tips & serological pipettes• Blood vials• Glass (broken or unbroken)• Slides & cover slips	<ol style="list-style-type: none">1. <u>Infectious</u> (or potentially infectious):<ul style="list-style-type: none">• Culture flasks & dishes• Centrifuge tubes• Specimen bags• PPE (gloves, disposable gowns, etc.)	<ol style="list-style-type: none">1. <u>Non-Infectious</u>:<ul style="list-style-type: none">• Pipette tips & serological pipettes• Glass (broken & unbroken)• Slides & cover slips• Empty chemical bottles (triple rinsed)
		

LAB WASTE SORTED AND KEPT IN SPECIALIZED CONTAINERS BY LAB USERS

RELATIVELY SMALL VOLUMES

SEPARATED FROM BUILDING TRASH AND DISPOSED BY SPECIALIZED LAB WASTE SERVICE

LAB WASTE

HENDERSON STREET - UPDATED

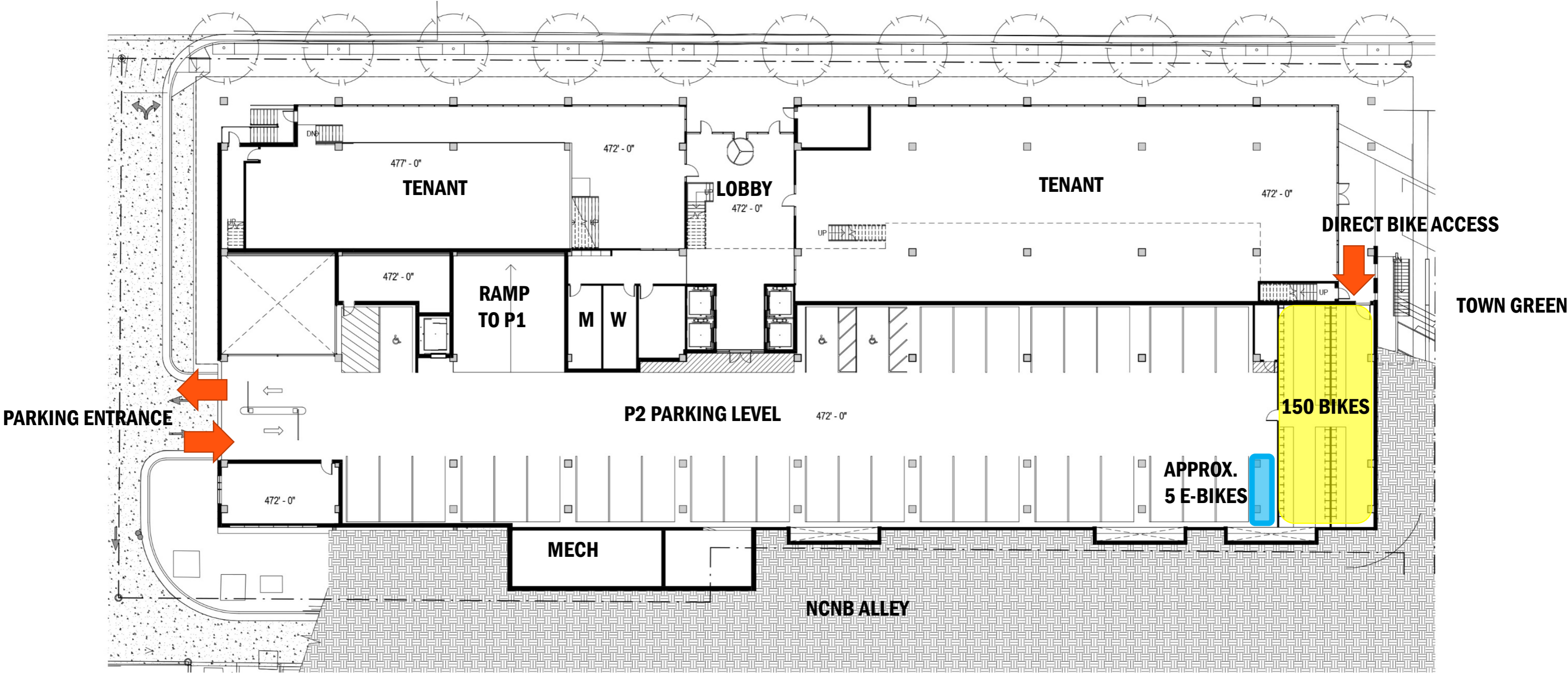


BIKE PARKING

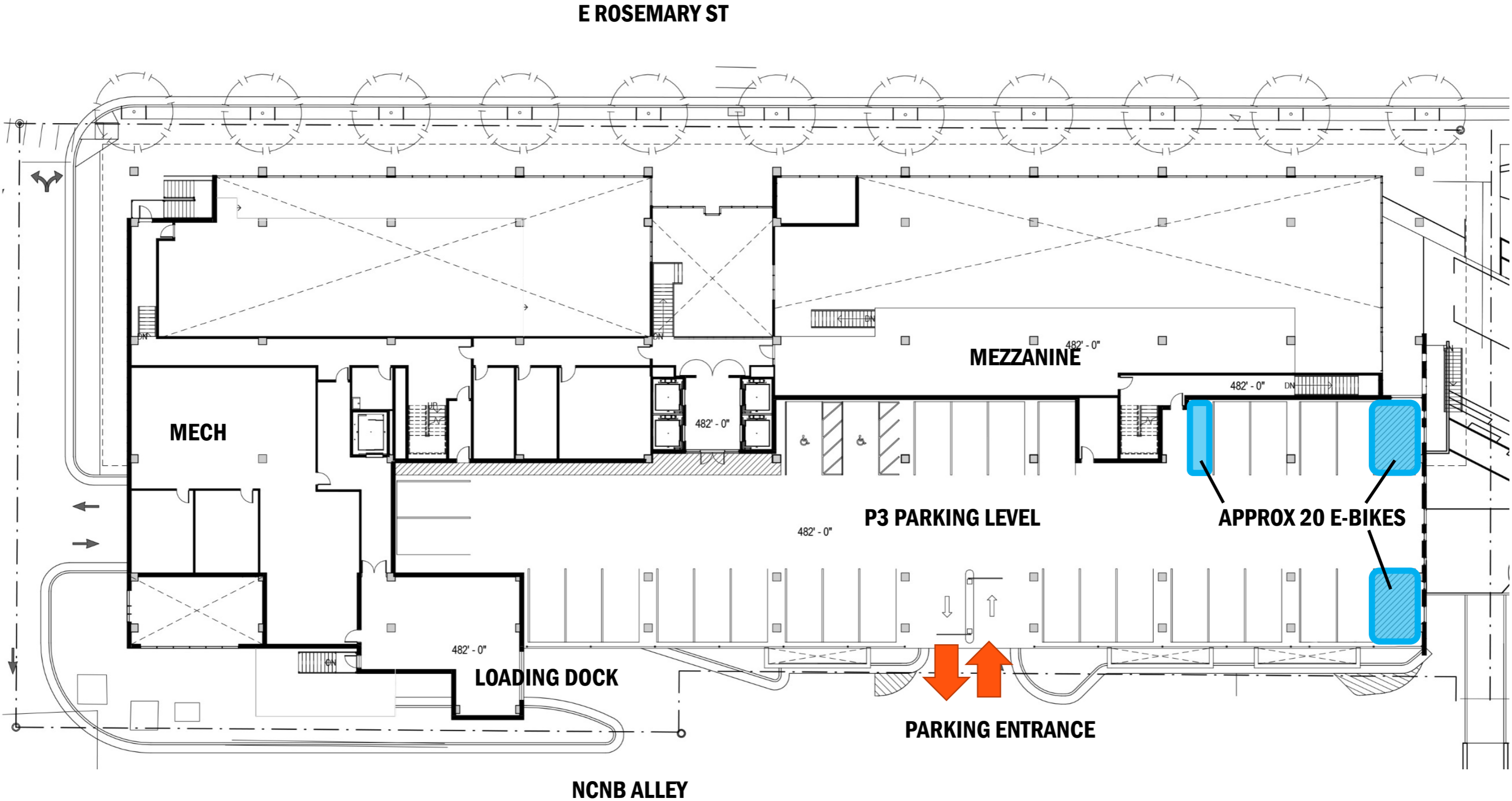
- **150 WALL-MOUNT BIKE RACKS**
- **APPROX. 25 E-BIKE SPACES**

1ST FLOOR/P2 PLAN

E ROSEMARY ST



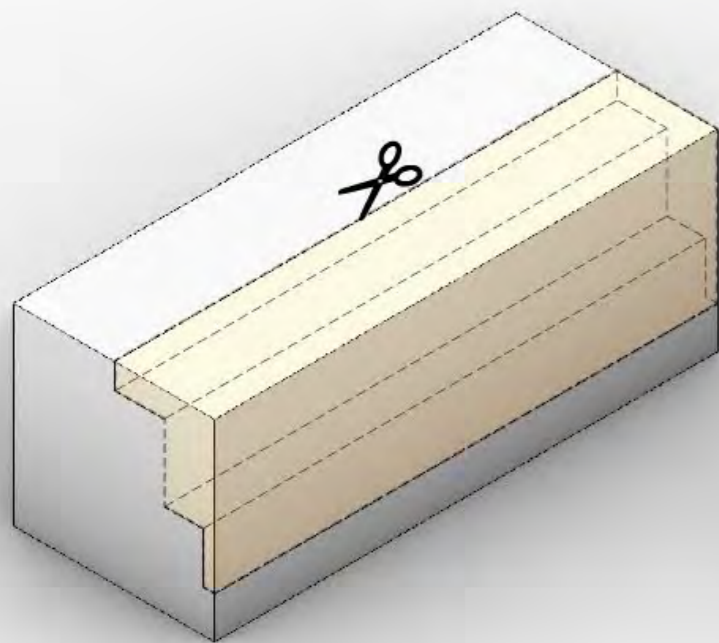
MEZZANINE/P3 PLAN



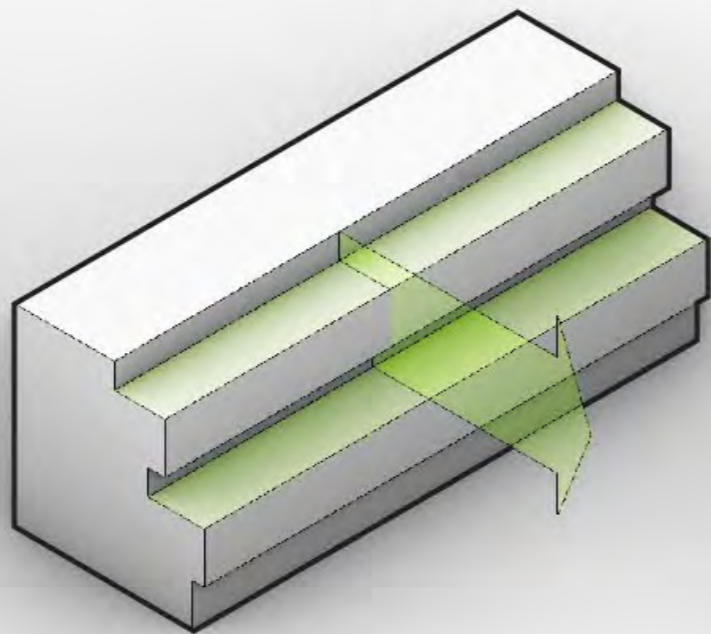
MASSING/HEIGHT/PENTHOUSE

- **CONTEXTUAL RELATIONSHIPS**
- **VIEWS FROM E FRANKLIN STREET**
- **PENTHOUSE CLADDING/ARCHITECTURAL TREATMENT**
- **VIEWS FROM E ROSEMARY STREET**

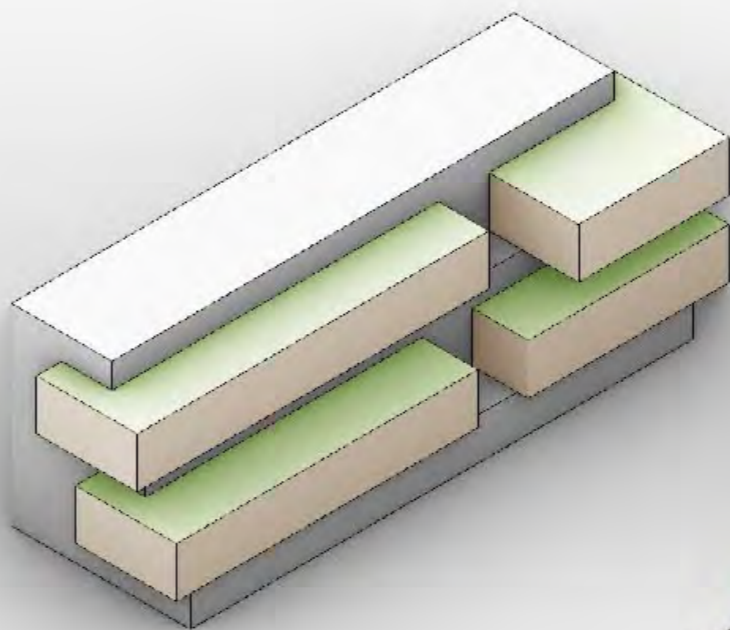
MASSING CONCEPT



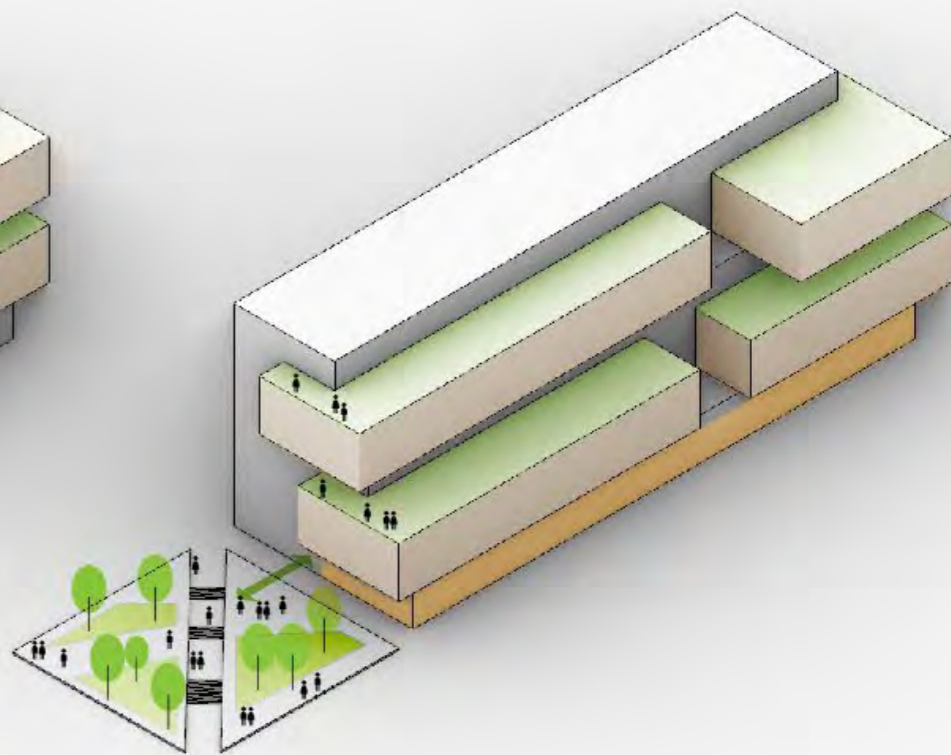
PROGRAM



ZONING SETBACKS



VERTICAL BREAKS



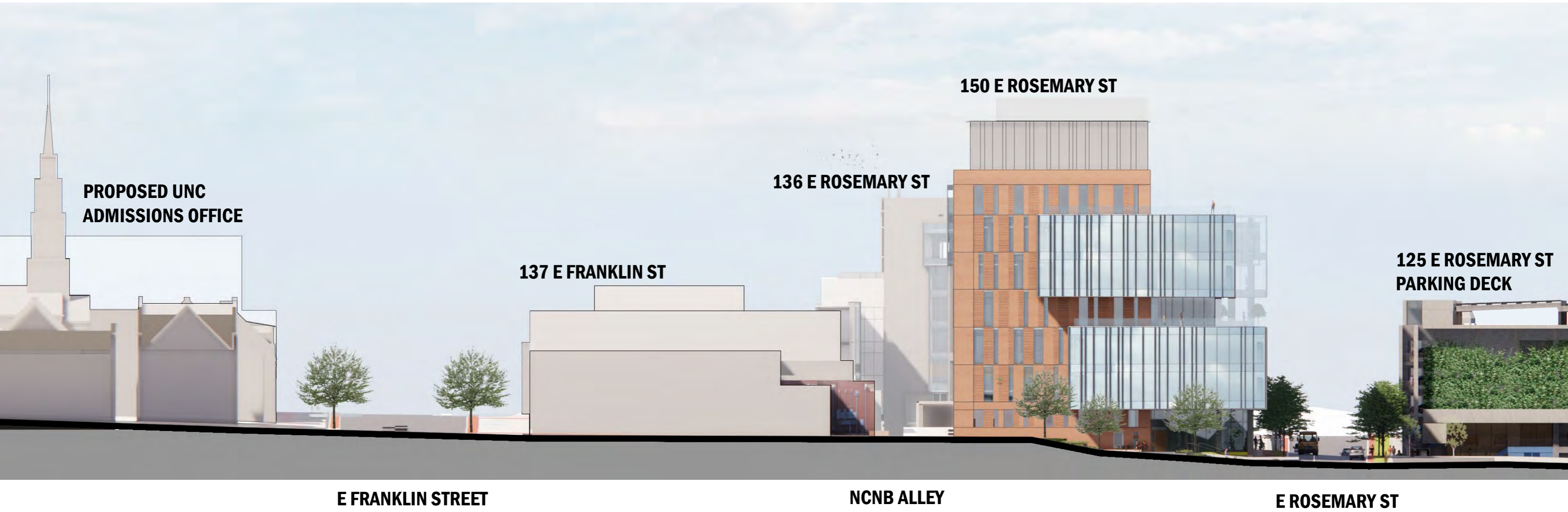
PUBLIC SPACE/ STREET FRONTAGE

Renovation

MASSING CONCEPT



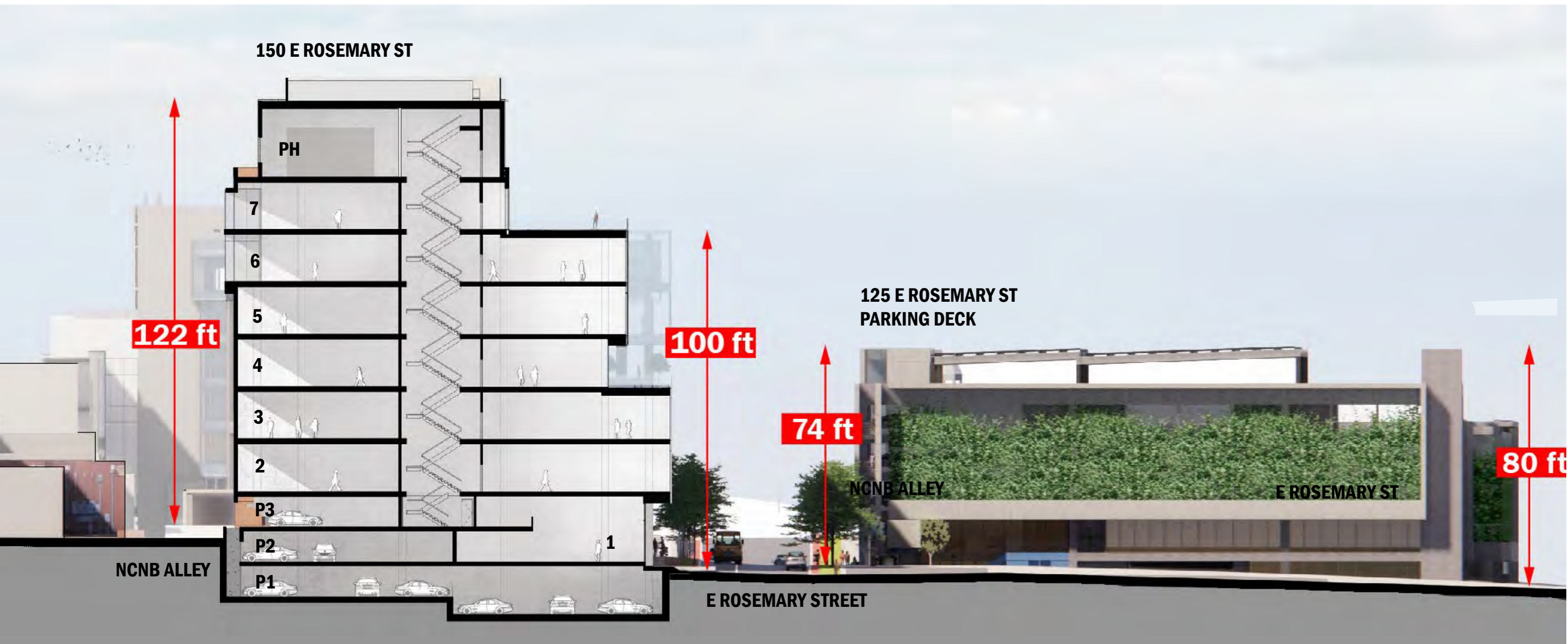
NORTH-SOUTH STREET SECTION/ELEVATION



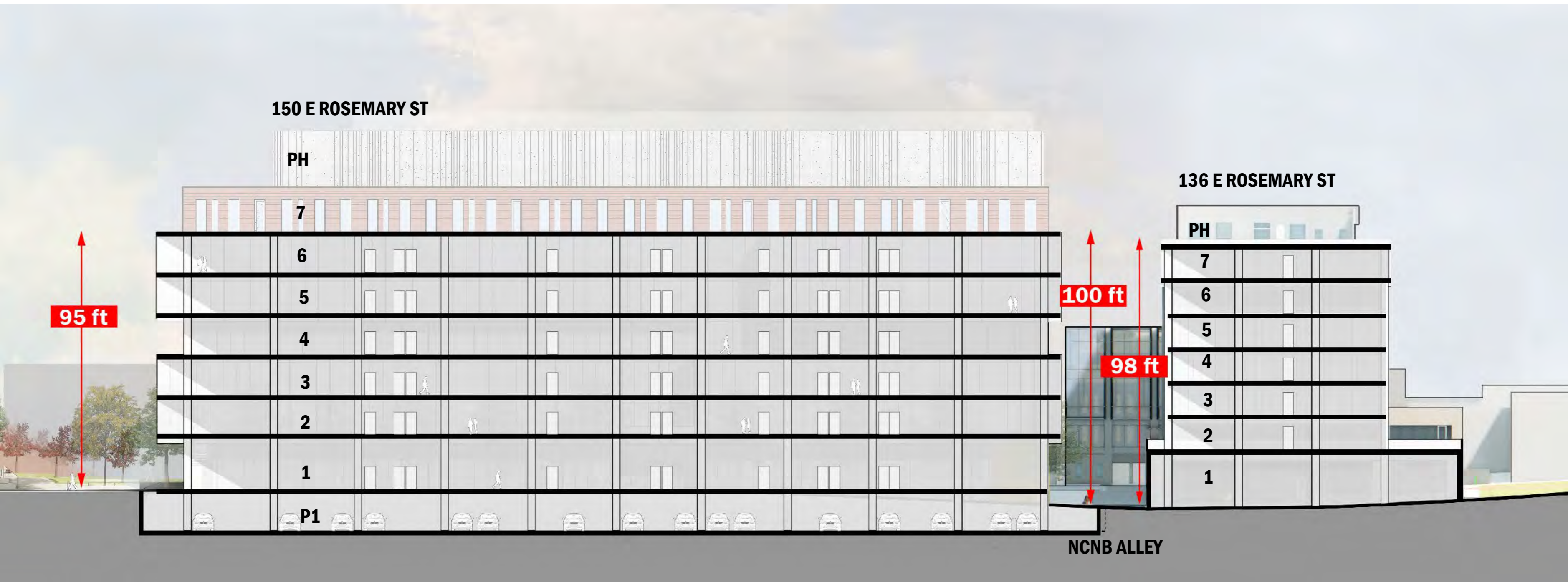
CORNER VIEW - UPDATED



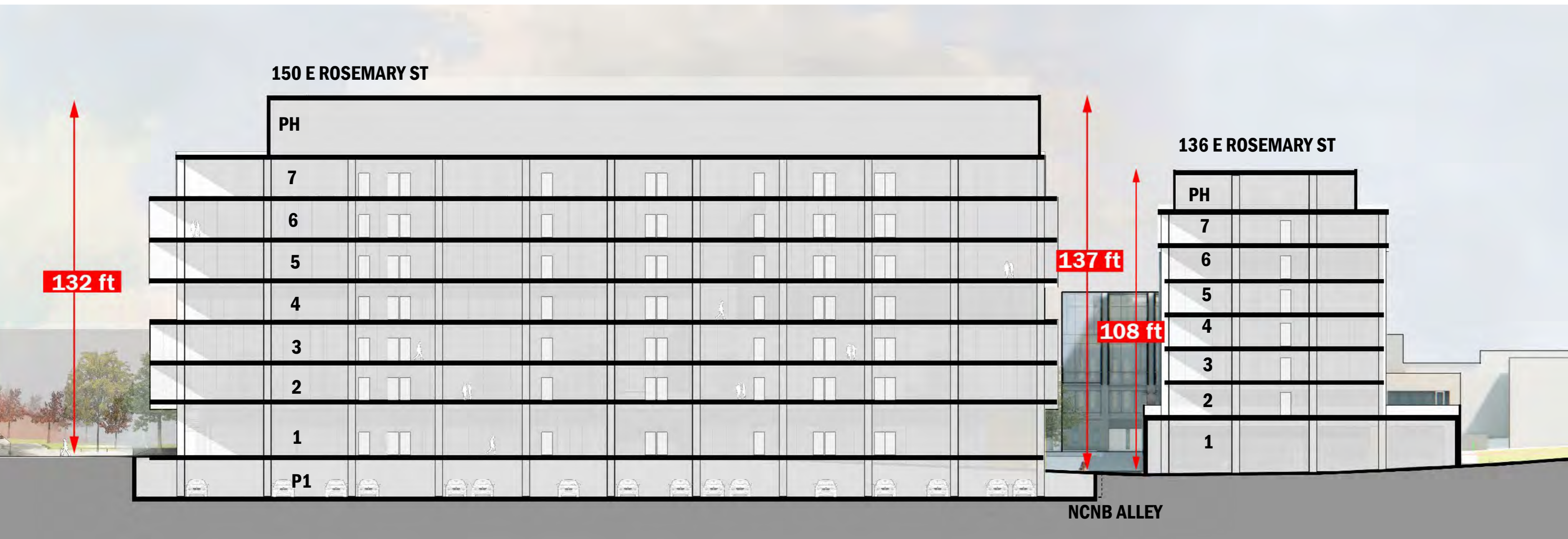
NORTH-SOUTH STREET SECTION/ELEVATION



EAST-WEST STREET SECTION



EAST-WEST STREET SECTION



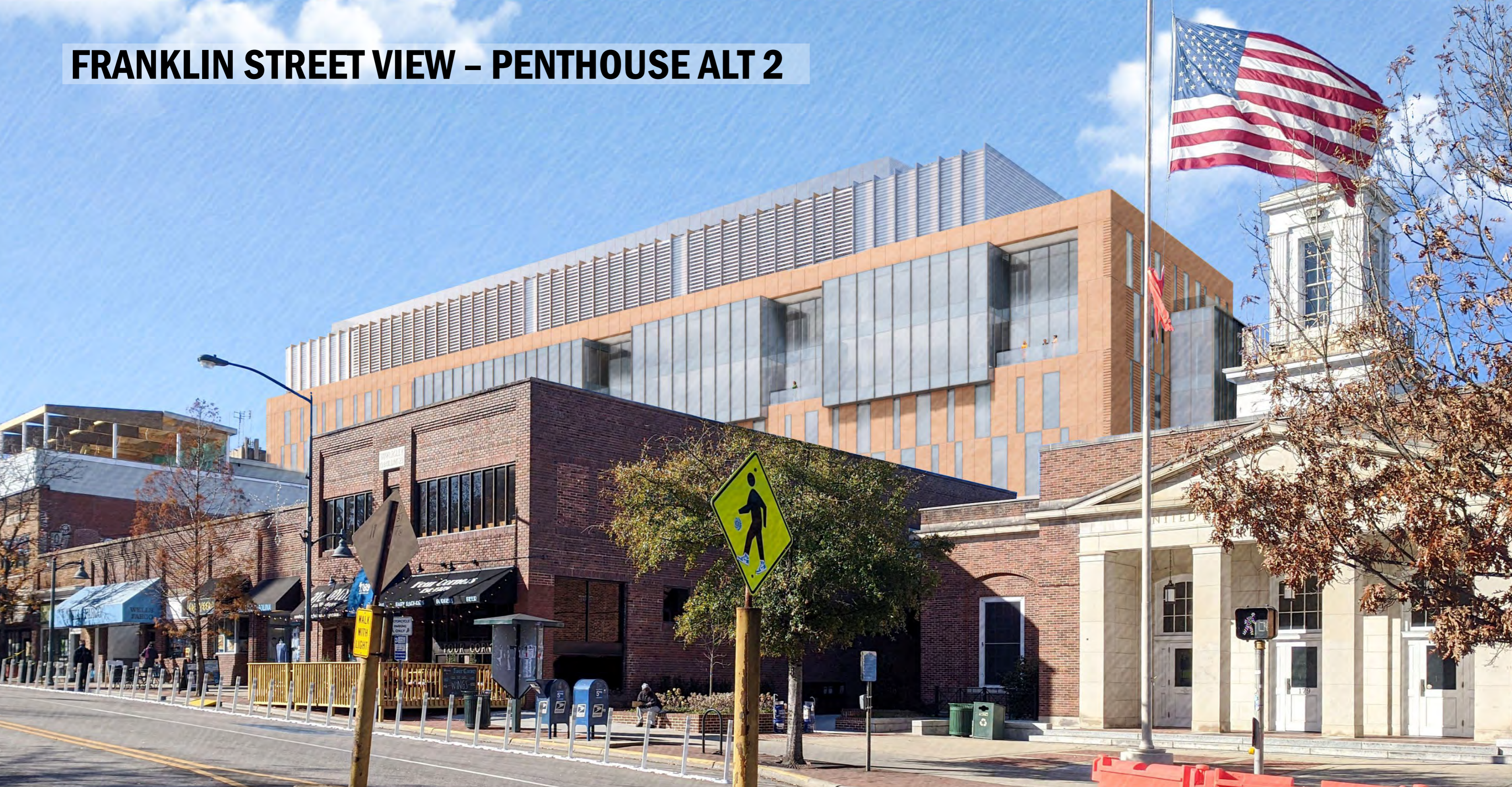
FRANKLIN STREET VIEW - PREVIOUS



FRANKLIN STREET VIEW – PENTHOUSE ALT 1



FRANKLIN STREET VIEW – PENTHOUSE ALT 2



FRANKLIN STREET VIEW



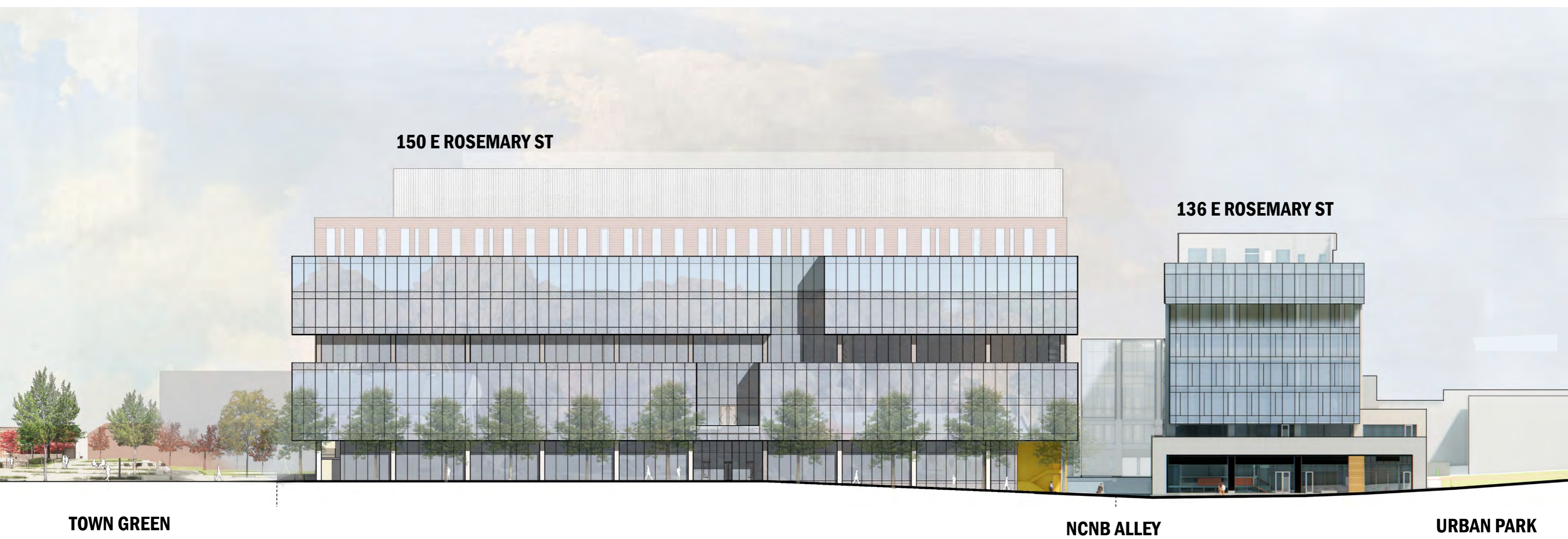
FRANKLIN STREET ANIMATION - EASTBOUND



FRANKLIN STREET ANIMATION - WESTBOUND



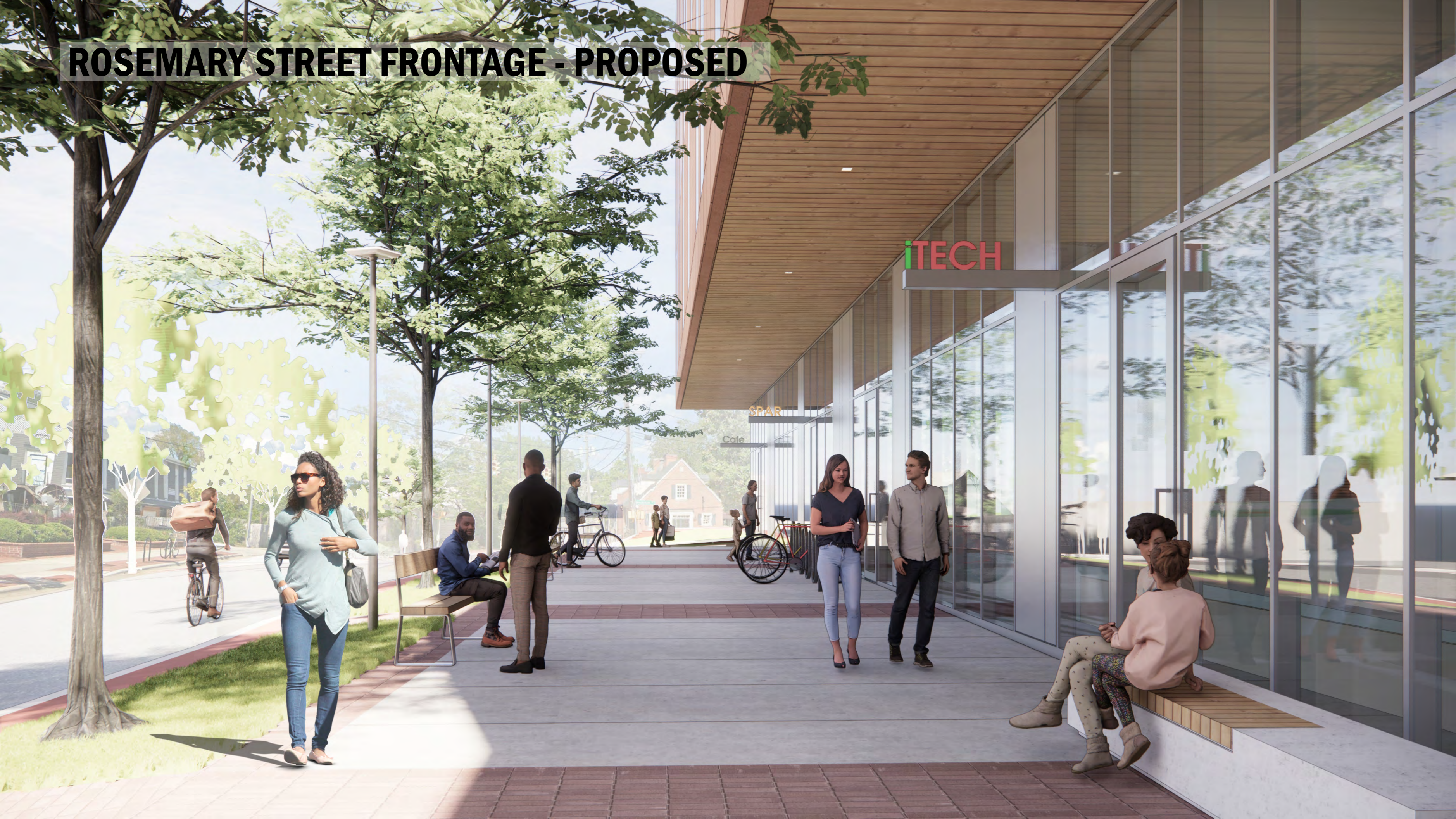
E ROSEMARY STREET ELEVATION



ROSEMARY STREET - PROPOSED



ROSEMARY STREET FRONTAGE - PROPOSED



LAB USES

LAB USES

- **NOT AN OWNER-OCCUPIED BUILDING WITH A SPECIFIC LAB PROGRAM LIKE A UNIVERSITY OR CORPORATE RESEARCH LAB**
- **THE BUILDING MUST BE DESIGNED FOR FLEXIBILITY FOR A WIDE RANGE OF LAB AND OFFICE TENANTS**
- **EACH LAB TENANT WILL BE REQUIRED TO GO THROUGH A SEPARATE BUILDING PERMIT PROCESS**
- **EACH TENANT LAB WILL BE REQUIRED TO MEET THE SAFETY STANDARDS APPLICABLE TO THEIR TYPE OF RESEARCH, AS WELL AS NATIONAL, STATE AND LOCAL CODES**

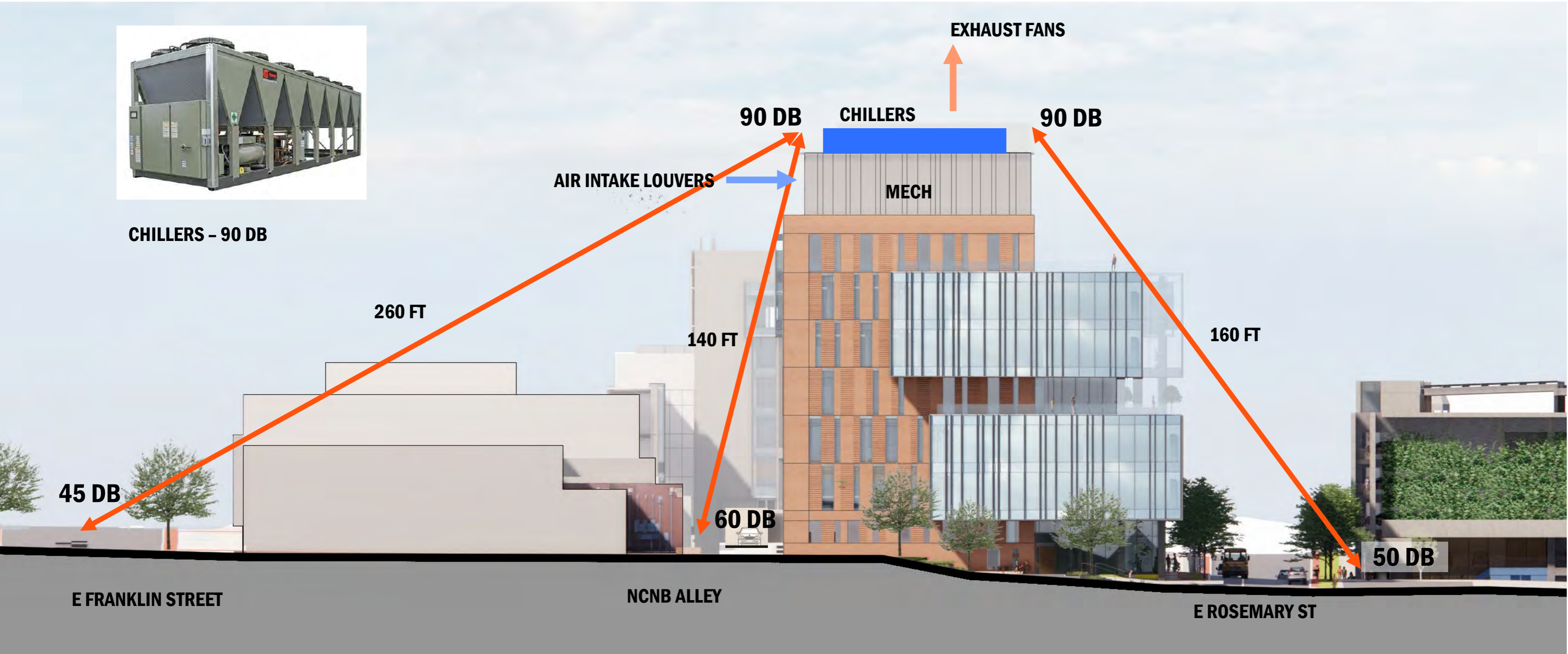
MECHANICAL EQUIPMENT NOISE

- **MECHANICAL NOISE AT STREET LEVEL WILL BE SIMILAR TO CONVERSATIONAL LEVEL – APPROX. 60 DB OR LESS**
- **AMBIENT BACKGROUND NOISE IS APPROX. 70-80 DB**

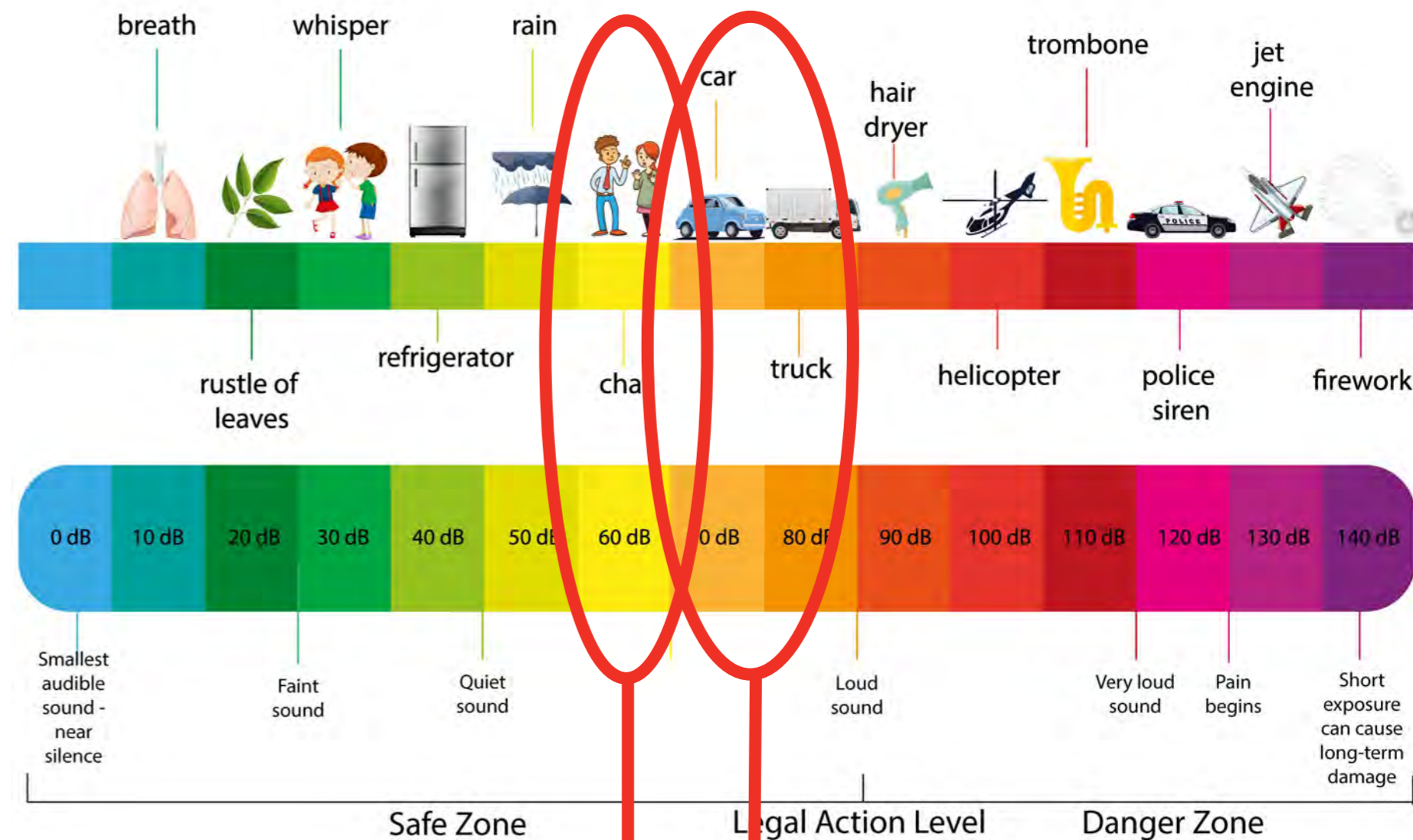
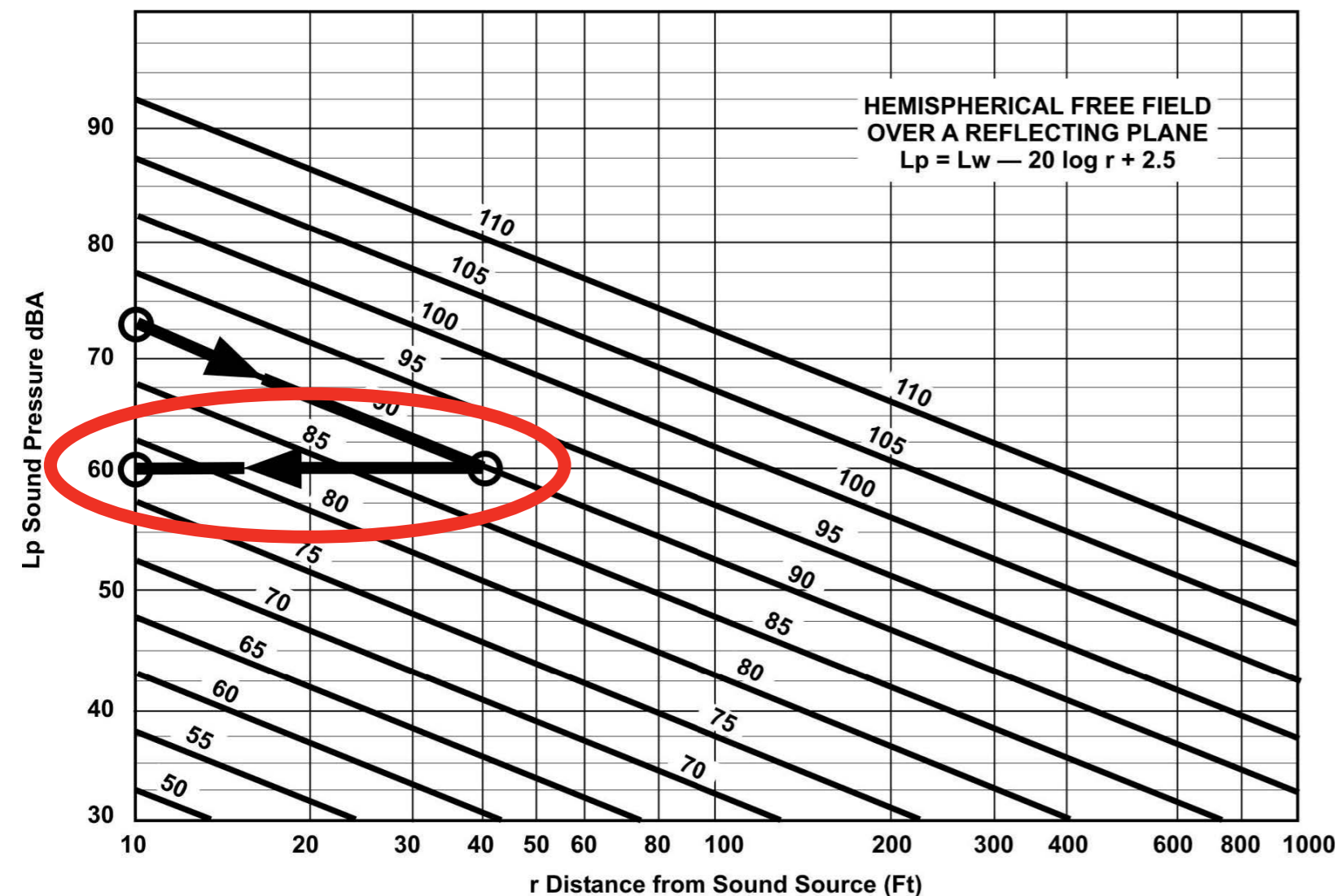
MECHANICAL EQUIPMENT NOISE



CHILLERS – 90 DB



MECHANICAL EQUIPMENT NOISE



DB EQUIVALENTS

60 DB: CONVERSATION

70-80 DB: AMBIENT BACKGROUND LEVEL

THANK YOU