

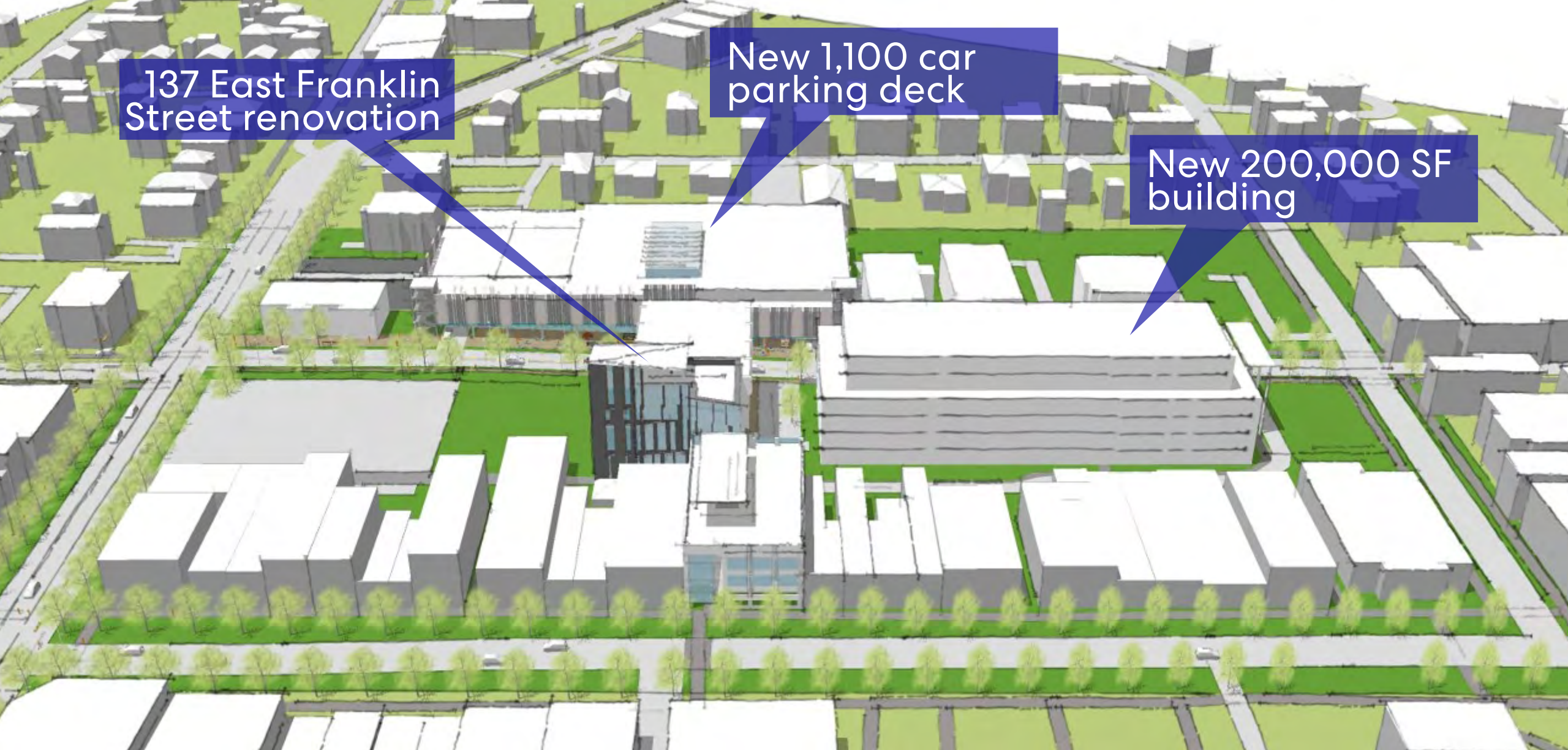
04/22/2020

East Rosemary Street Parking Deck

Chapel Hill Town Council - Concept Review

Key Decisions for Design Progress

- 1. Revised layout due to OWASA easement**
- 2. 6-2/3 levels to park 1,100+ cars**
- 3. Office program – Parking Mgmt. or PD**
- 4. Step down on Rosemary St. or North St.**

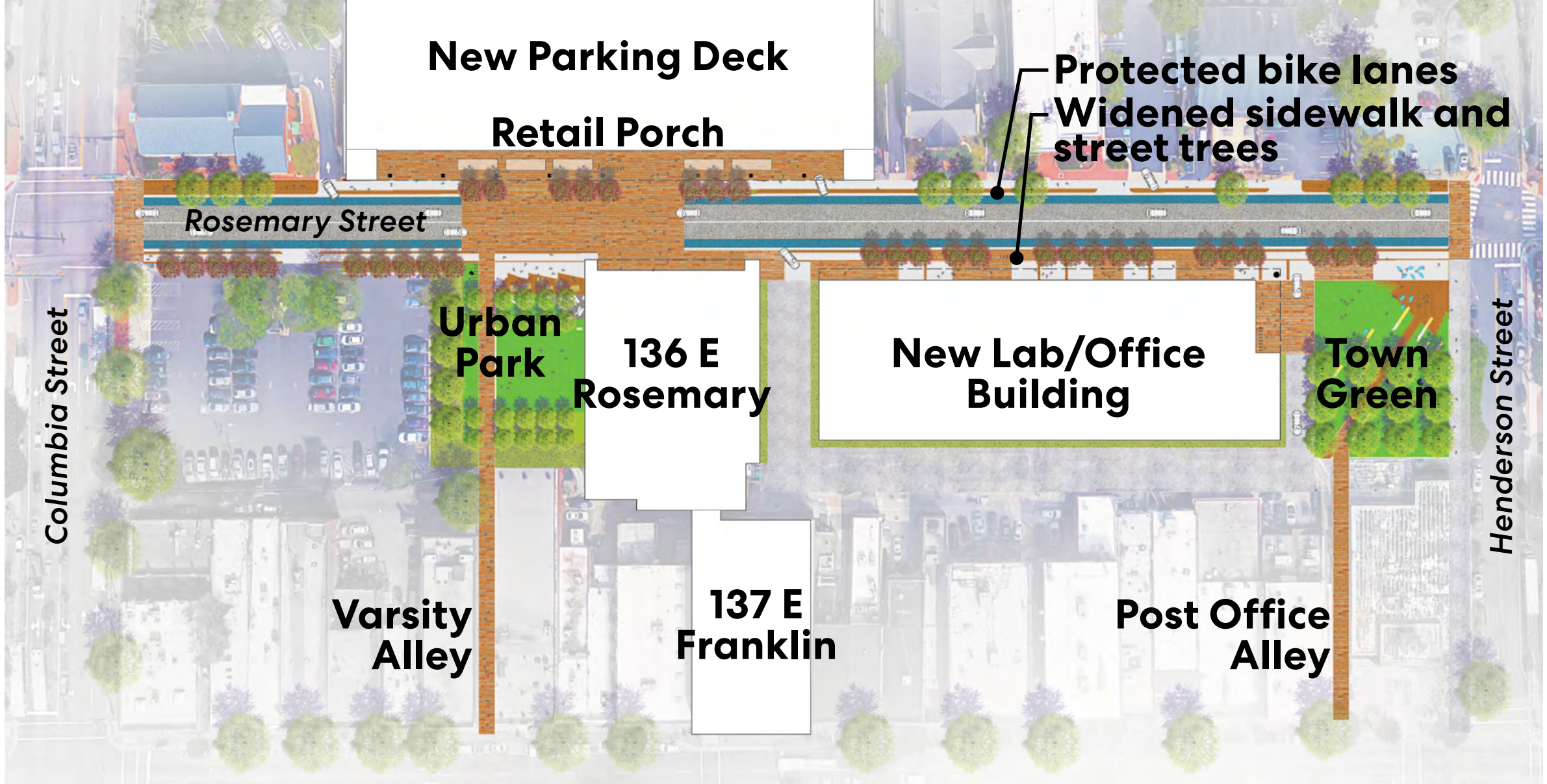


137 East Franklin Street renovation

New 1,100 car parking deck

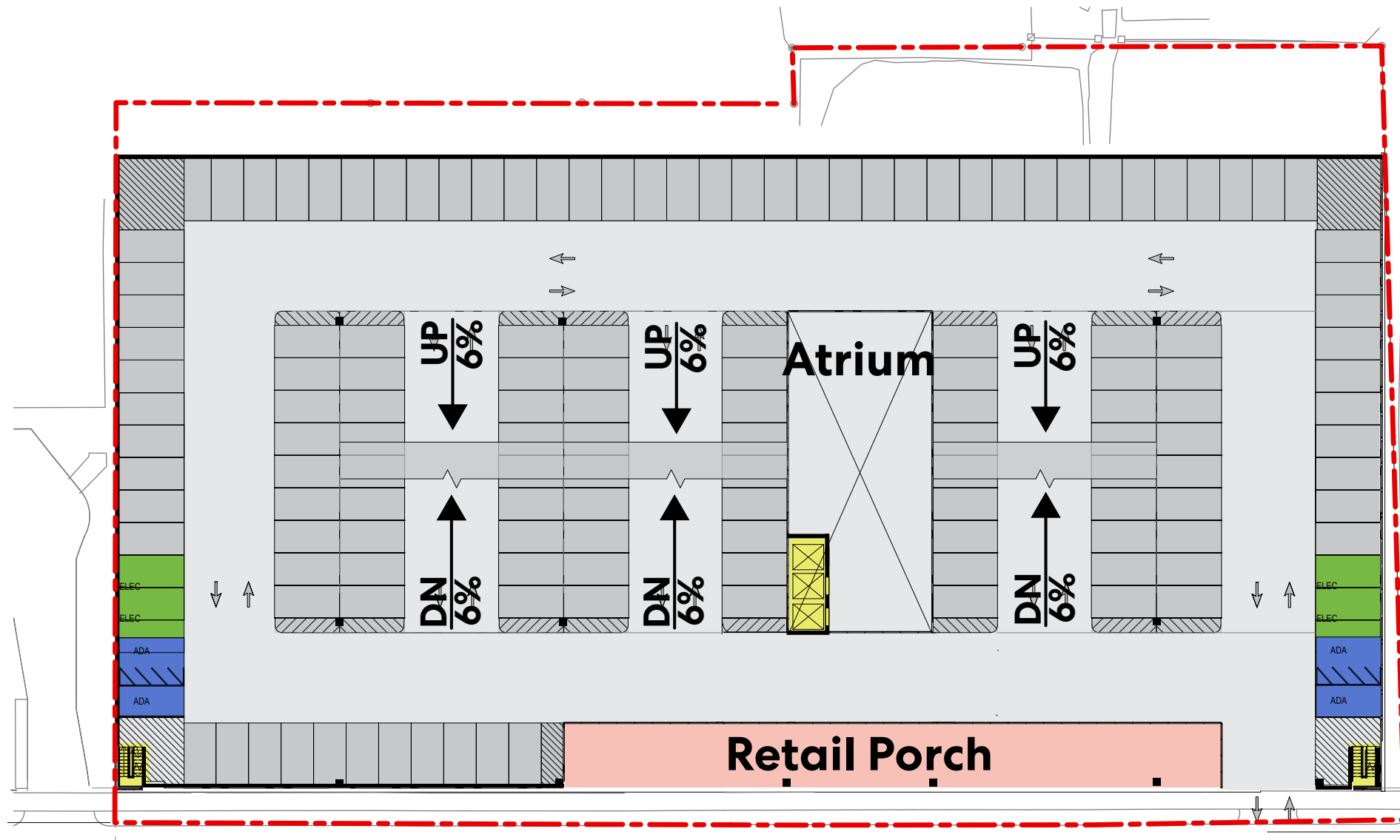
New 200,000 SF building

Redevelopment Strategy



Over 50% of total frontage
Streetscape Improvements

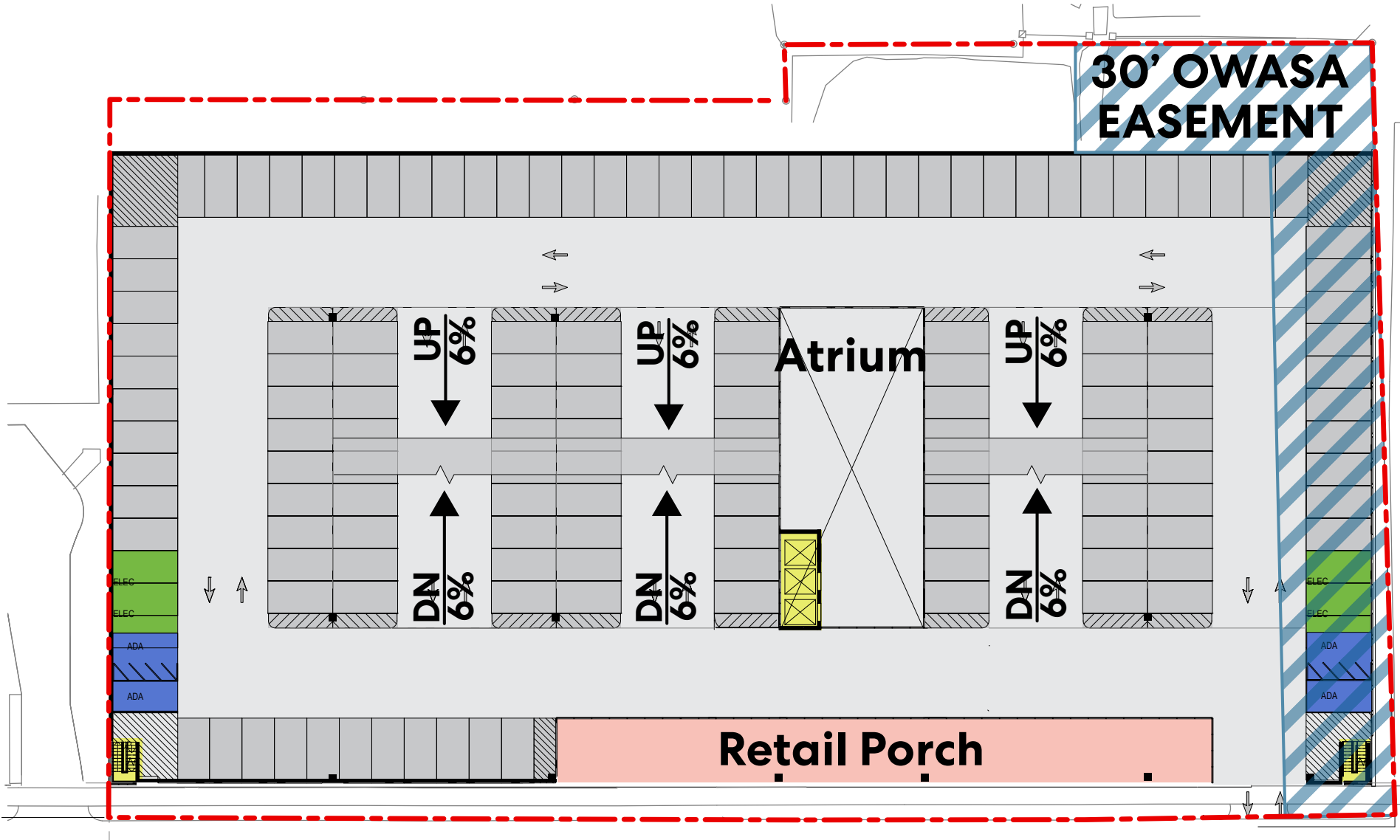
1. Revised Layout



Rosemary Street

Original Atrium Plan

Perkins&Will

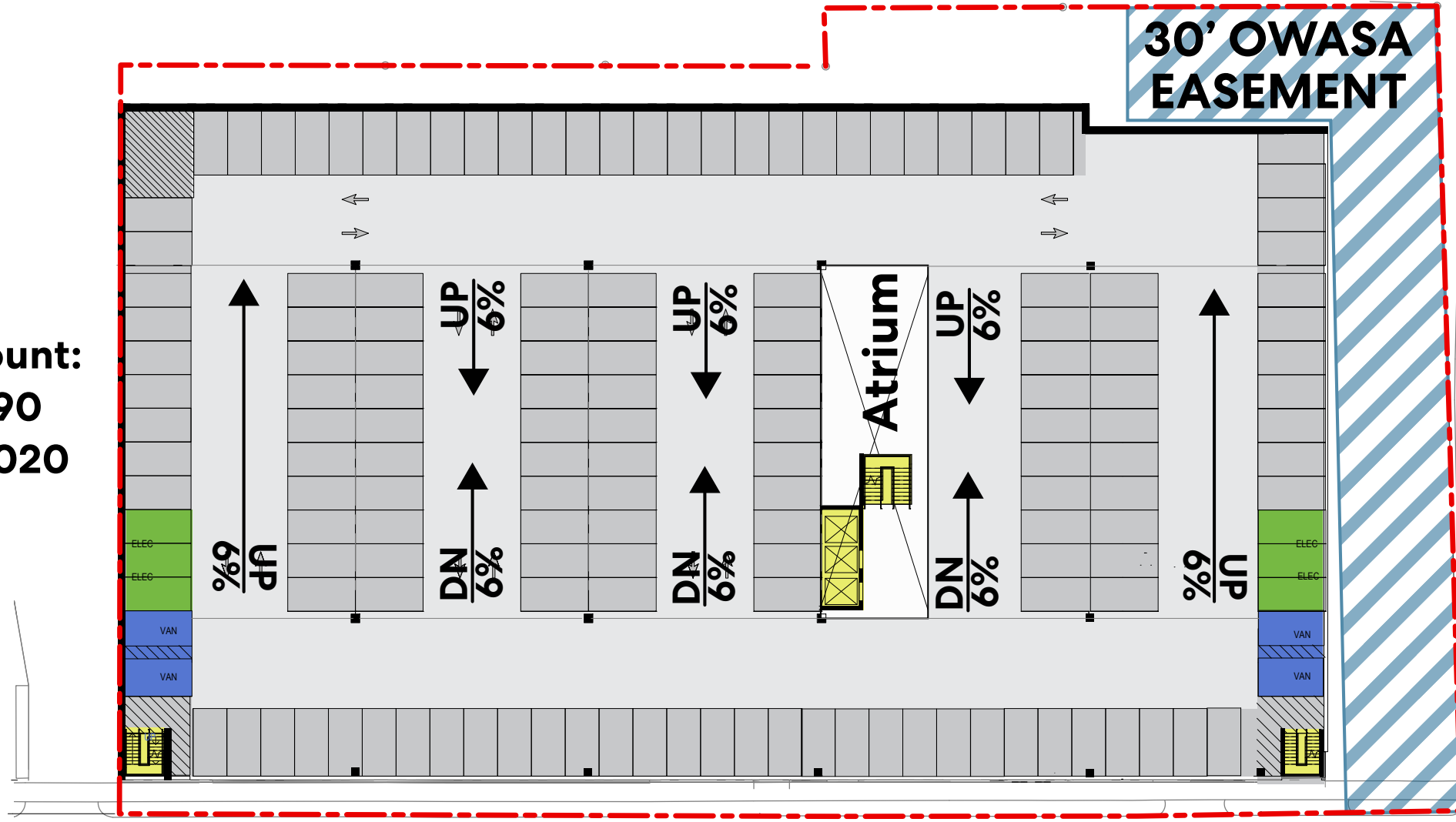


Rosemary Street

OWASA Easement

Perkins&Will

Parking Count:
6 Levels: 890
7 Levels: 1,020

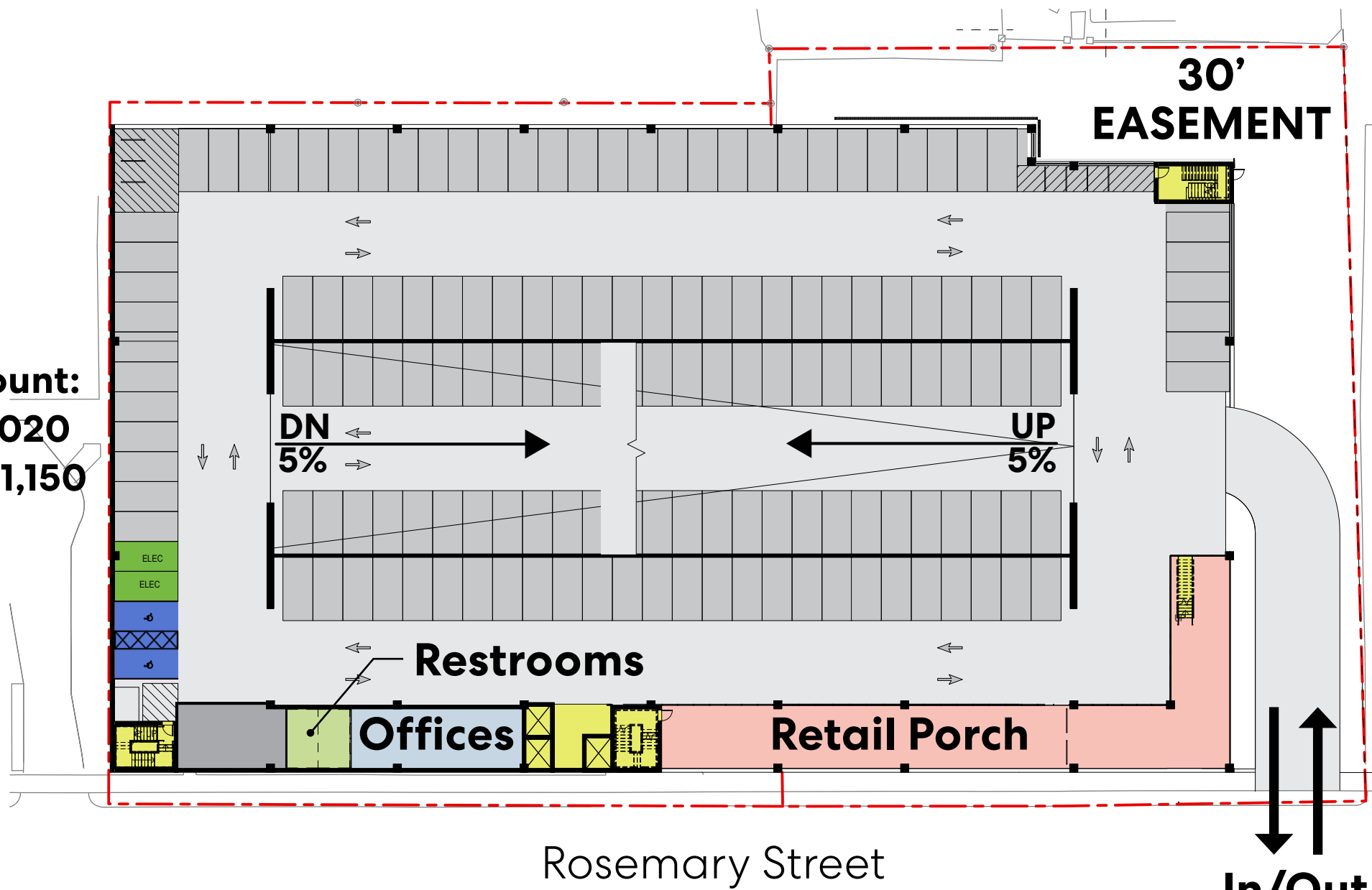


Rosemary Street

Reduced Atrium

Perkins&Will

Parking Count:
6 Levels: 1,020
6-2/3 Lev: 1,150



Long Ramp

Perkins&Will

2. Parking Count/Levels

Option A: Atrium

6 levels: 890 cars

7 levels: 1,020 cars

Option B: Long ramp

6 Levels: 1,020 cars

6-2/3 Levels: 1,150 cars

3. Program

Parking Management Offices & Storage: 1,500 SF

Police Department Offices: 2,000 SF

Public Restrooms 400 SF

Impacts: Mixed-occupancy construction

Increased fire separation and egress requirements

Heating/AC and plumbing systems

Cost increases

Reduced parking count

CDC Review: 2 April 2020

Want to see deck in context of all proposed development

Concerns over mass and height

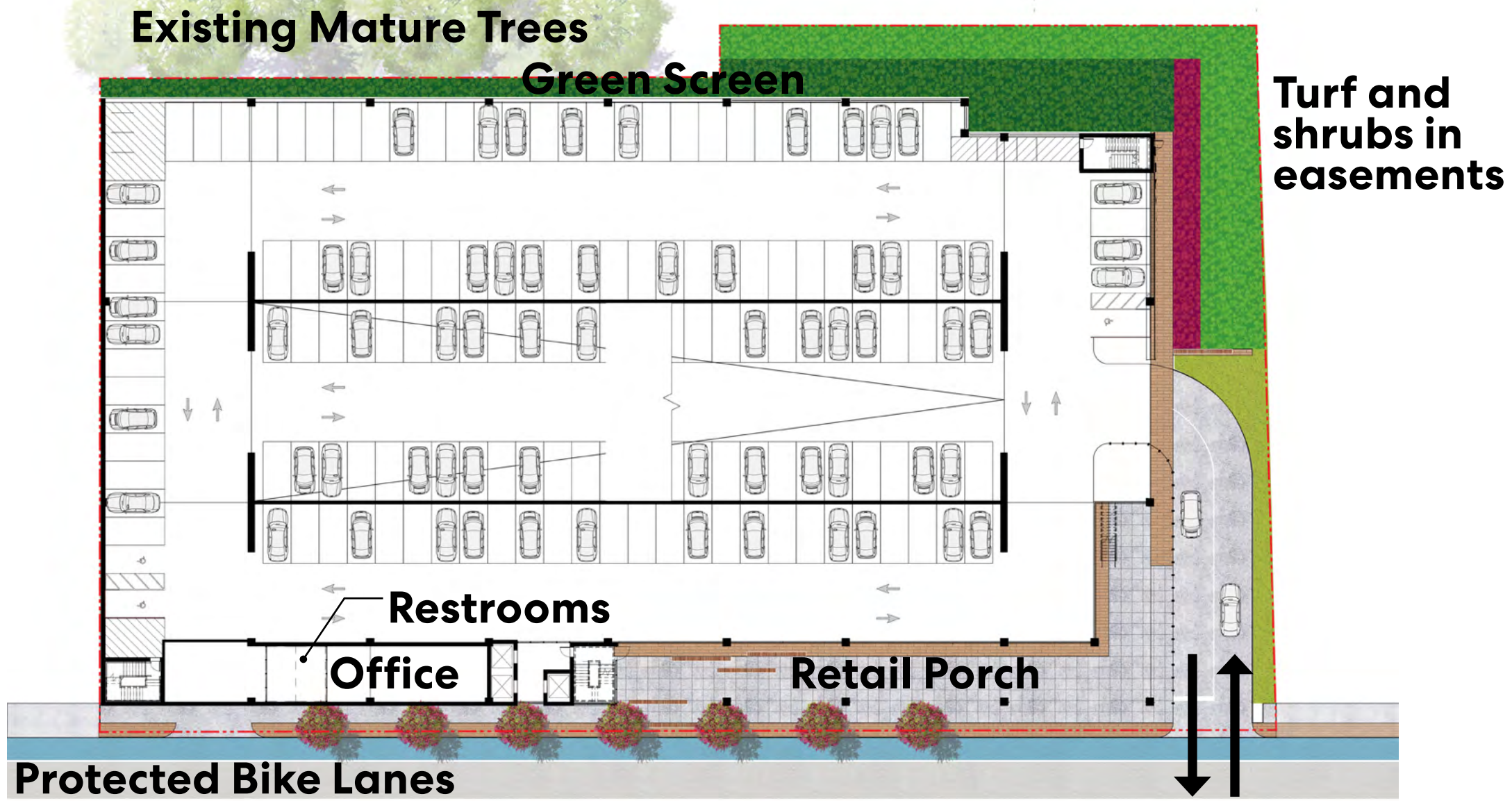
Parking count: financial performance

Architectural character: contemporary v. contextual

Relationship to residential on North Street and historic district

How to activate Rosemary Street frontage with pedestrians

Height: step down facing North St. v. Rosemary?



Site Plan

Perkins&Will

Planted Trellis



Potential Species: English Ivy, Virginia Creeper, Cross Vine, Native Honeysuckle

Vines on Walls



Potential Species: English Ivy, Virginia Creeper

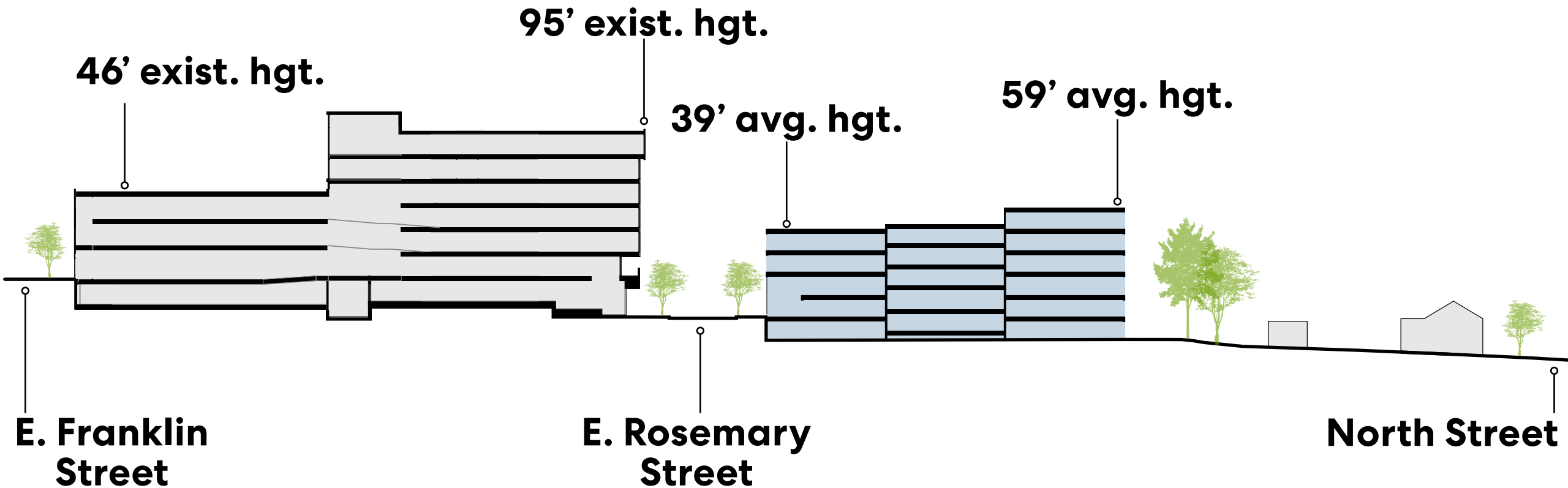
Columnar Tree 'Hedge'



Potential Species: Columnar Hornbeam, Columnar Ginkgo, Columnar Maple, Nelly Stevens Holly, Forest Green Illicium, Wax Myrtle

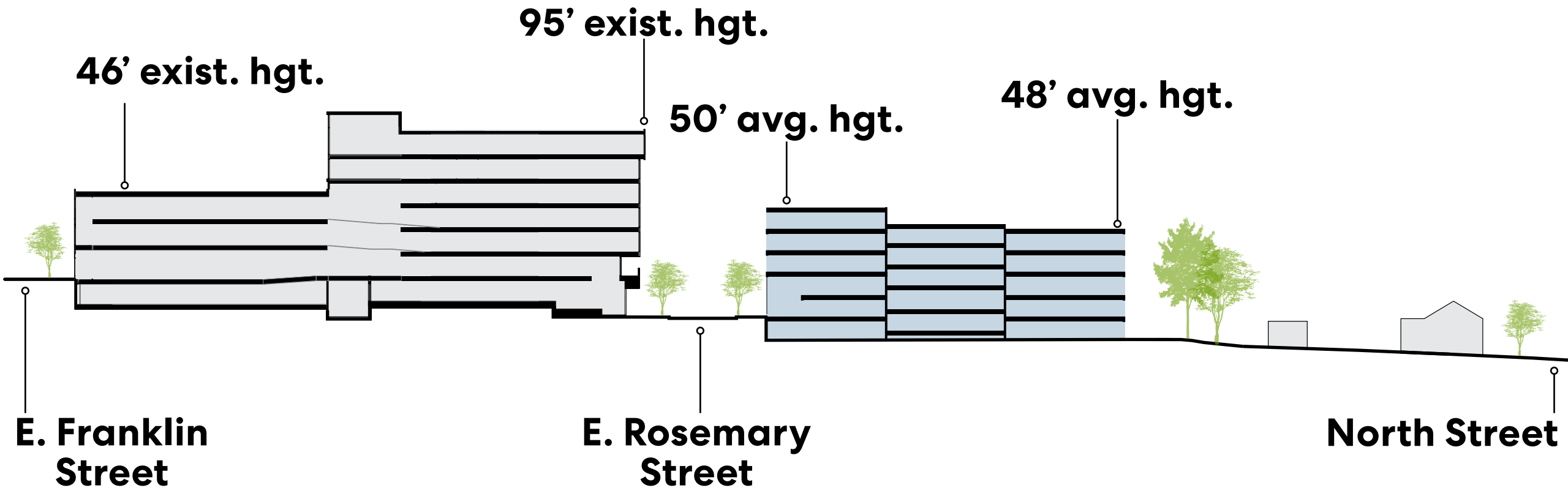
Screening Options

4. Step Down



Note: Height measured from average grade

Site Section - Rosemary St. Step Down



Note: Height measured from average grade

Site Section - North St. Step Down



Aerial View - Rosemary St. Step Down

Perkins&Will

18



Aerial View - North St. Step Down



Aerial View - Rosemary St. Step Down



Aerial View - North St. Step Down



Looking West - Rosemary St. Step Down



Looking West - North St. Step Down

Perkins&Will
23



Looking East - Rosemary St. Step Down



Looking East - North St. Step Down



Retail Porch - Rosemary St.

Key Decisions for Design Progress

- 1. Revised layout due to OWASA easement**
- 2. 6-2/3 levels to park 1,100+ cars**
- 3. Office program – Parking Mgmt. or PD**
- 4. Step down on Rosemary St. or North St.**

East Rosemary Parking Deck