

SPECIAL USE PERMIT APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
phone (919) 969-5066 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788377517

Date: 2 Mar 2020

Section A: Project Information

Project Name: 137 E Franklin St Innovation Hub

Property Address: 136 E. Rosemary & 137 E. Franklin St Zip Code: 27514

Use Groups (A, B, and/or C): B Existing Zoning District: TC-1, TC-2

Project Description: Ground-up renovation of building, which will add approximately 1,000 sf of floor area, replace Cladding, elevator core, HVAC system, and roofing.

Section B: Applicant, Owner, and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed):

Name: Ballentine Associates, attn: George Retschle

Address: 221 Providence Road

City: Chapel Hill State: NC Zip Code: 27514

Phone: (919) 929-0481 Email: georger@bapa.eng.pro

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature:  Date: 2 Mar 2020

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Franklin Office Chapel Hill LLC c/o Grubb Management, LLC

Address: 113 Edinburgh South Drive Suite 120

City: Cary State: NC Zip Code: 27511

Phone: (919) 388-5774 Email: JDye@grubbproperties.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature:  Date: 3/2/2020

Click [here](#) for application submittal instructions.



PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

Use Type: (check/list all that apply)

Office/Institutional Residential Mixed-Use Other: _____

Overlay District: (check all that apply)

Historic District Neighborhood Conservation District Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	28,836	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	2,884	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	31,720	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: (check all those that apply)

Jordan Buffer Resource Conservation District 100 Year Floodplain Watershed Protection District

Land Disturbance	Total (sq. ft.)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing)	0
Area of Land Disturbance within RCD	0
Area of Land Disturbance within Jordan Buffer	0

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	31,720	0	0	31,720
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	100	0	0	100
If located in Watershed Protection District, % of impervious surface on 7/1/1993	n/a	n/a	n/a	n/a



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Planning Department

Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings 2	125,600	17,300	18,300	126,600
Number of Floors	7	0	0	7
Recreational Space	n/a	n/a	n/a	n/a

Residential Space

Dimensional Unit (sq. ft.)	Existing (sq.ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Floor Area (all floors – heated and unheated)				
Total Square Footage of All Units				
Total Square Footage of Affordable Units				
Total Residential Density				
Number of Dwelling Units				
Number of Affordable Dwelling Units				
Number of Single Bedroom Units				
Number of Two Bedroom Units				
Number of Three Bedroom Units				

Non-Residential Space (Gross Floor Area in Square Feet)

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial	34,486	34,486			
Restaurant	9,000	9,000	# of Seats		
Government					
Institutional					
Medical					
Office	82,114	83,114			
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	0	0	0
	Interior (neighboring property lines)	0	0	0
	Solar (northern property line)	0	0	0
Height (maximum)	Primary	44	73/106	73/106
	Secondary	120	73/106	73/106
Streets	Frontages	12	74.77, 116.02	74.77, 116.02
	Widths	n/a	58, 39	58,39



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Section F: Adjoining or Connecting Streets and Sidewalks

Note: For approval of proposed street names, contact the Engineering Department.

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
Franklin St	100	58	4	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Rosemary St	60	39	3	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name):

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
n/a			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Section G: Parking Information

Section n/a

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces			
Handicap Spaces			
Total Spaces			
Loading Spaces			
Bicycle Spaces			
Surface Type	Concrete		

Section H: Landscape Buffers

Section n/a

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section I: Land Use Intensity

Existing Zoning District: TC-1, TC-2

Proposed Zoning Change (if any): TC-3

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
TC-3	4.00	n/a	n/a	n/a	n/a	126,880	n/a
TOTAL							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

Section J: Utility Service

Check all that apply:

Water	<input type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
Sewer	<input type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
Electrical	<input type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Telephone	<input type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Solid Waste	<input type="checkbox"/> Town	<input type="checkbox"/> Private		

N/A – no changes to utilities proposed



**SPECIAL USE PERMIT APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 969-5066 or at planning@townofchapelhill.org.

X	Application fee (including Engineering Review fee) (refer to fee schedule)	Amount Paid \$	<input type="text" value="\$8,475"/>
X	Pre-application meeting –with appropriate staff		
X	Digital Files – provide digital files of all plans and documents		
X	Recorded Plat or Deed of Property		
X	Project Fact Sheet		
n/a	Traffic Impact Statement – completed by Town’s consultant (or exemption)		
n/a	Description of Public Art Proposal		
X	Statement of Justification		
n/a	Response to Community Design Commission and Town Council Concept Plan comments		
n/a	Affordable Housing Proposal, if applicable		
n/a	Provide existing Special Use Permit, if Modification		
X	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
X	Mailing fee for above mailing list (mailing fee is double due to 2 mailings)	Amount Paid \$	<input type="text" value="\$726.00"/>
X	Written Narrative describing the proposal		
n/a	Resource Conservation District, Floodplain, & Jordan Buffers Determination – necessary for all submittals		
n/a	Jurisdictional Wetland Determination – if applicable		
n/a	Resource Conservation District Encroachment Exemption or Variance (determined by Planning)		
n/a	Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)		
X	Reduced Site Plan Set (reduced to 8.5” x 11”)		

Stormwater Impact Statement (1 copy to be submitted)

- | | |
|-----|---|
| n/a | <ul style="list-style-type: none"> a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts b) Description of land uses and area (in square footage) c) Existing and proposed impervious surface area in square feet for all subareas and project area d) Ground cover and uses information e) Soil information (classification, infiltration rates, depth to groundwater and bedrock) f) Time of concentration calculations and assumptions g) Topography (2-foot contours) h) Pertinent on-site and off-site drainage conditions i) Upstream and/or downstream volumes j) Discharges and velocities k) Backwater elevations and effects on existing drainage conveyance facilities l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas m) Water quality volume calculations n) Drainage areas and sub-areas delineated o) Peak discharge calculations and rates (1, 2, and 25-year storms) p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation q) Volume calculations and documentation of retention for 2-year storm |
|-----|---|



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- r) 85% TSS removal for post-development stormwater runoff
- s) Nutrient loading calculations
- t) BMP sizing calculations
- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

Plan Sets (10 copies to be submitted no larger than 24" x 36")

Plans should be legible and clearly drawn. All plan set sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

Cover Sheet

- a) Include Project Name, Project fact information, PIN, and Design Team

Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries



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Detailed Site Plan

- a) Existing and proposed building locations
- b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on and off-site)
- c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections & surface type.
- d) Location of existing and proposed fire hydrants
- e) Location and dimension of all vehicle entrances, exits, and drives
- f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details
- h) Dimensioned sidewalk and tree lawn cross sections
- i) Proposed transit improvements including bus pull-off and/or bus shelter
- j) Required landscape buffers (or proposed alternate/modified buffers)
- k) Required recreation area/space (including written statement of recreation plans)
- l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
- m) Construction parking, staging, storage area, and construction trailer location
- n) Sight distance triangles at intersections
- o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- p) Easements
- q) Clearing and construction limits
- r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

Stormwater Management Plan

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams; note ephemeral streams on site)
- d) Proposed drainage and stormwater conditions
- e) Drainage conveyance system (piping)
- f) Roof drains
- g) Easements
- h) BMP plans, dimensions, details, and cross-sections
- i) Planting and stabilization plans and specifications

Landscape Protection Plan

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection/silt fence location
- h) Pre-construction/demolition conference note
- i) Landscape protection supervisor note
- j) Existing and proposed tree canopy calculations, if applicable



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Planting Plan

- a) Dimensioned and labeled perimeter buffers
- b) Off-site buffer easement, if applicable
- c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement)

Steep Slope Plan

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater
- b) Show and quantify areas of disturbance in each slope category
- c) Provide/show specialized site design and construction techniques

Grading and Erosion Control Plan

- a) Topography (2-foot contours)
- b) Limits of Disturbance
- c) Pertinent off-site drainage features
- d) Existing and proposed impervious surface tallies

Streetscape Plan, if applicable

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan
- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details
- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting detail

Solid Waste Plan

- a) Preliminary Solid Waste Management Plan
- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed heavy duty pavement locations and pavement construction detail
- e) Preliminary shared dumpster agreement, if applicable



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Construction Management Plan

- a) Construction trailer location
- b) Location of construction personnel parking and construction equipment parking
- c) Location and size of staging and materials storage area
- d) Description of emergency vehicle access to and around project site during construction
- e) Delivery truck routes shown or noted on plan sheets

Energy Management Plan

- a) Description of how project will be 20% more energy efficient than ASHRAE standards
- b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
- c) Participation in NC GreenPower program
- d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
- e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
- f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

Exterior Elevations

- a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade)

137 E Franklin Street Innovation Hub: Special Use Permit Application

Project Narrative and Statement of Justification

Project Narrative

The 137 E Franklin Street is a comprehensive renovation of two commercial office buildings, the three-story 137 E Franklin Street and the seven-story 136 E Rosemary Street. The two buildings are connected with a shared elevator and stair core forming a single commercial office property on a .66 acre parcel spanning between Franklin and Rosemary Streets. The existing buildings were built over 40 years ago, before the current zoning classifications of TC-1 and TC-2 were applied to the site, and are currently Class C office space that do not meet modern standards needed to attract and retain office tenants to downtown.

The proposed development is a ground-up renovation of the property that will be transformative in its scope and design. The renovated project will include creative office, research and collaboration space offering a dynamic environment to attract researchers, businesses and entrepreneurs, bringing the potential of hundreds of new jobs to downtown. The project will not only fill a need for additional commercial office space in downtown but will also create an opportunity to engage UNC research programs and bring those into contact with the public.

Significant features of the renovation include:

- Replacing the solid brick elevator and stair core with a transparent, active atrium space.
- Recladding the Rosemary Street building with new curtain wall and metal panels.
- New storefront on the Rosemary Street ground floor.
- Re-cladding the Franklin Street elevation with curtain wall and metal panels.
- New handicapped accessible toilets.
- New HVAC and fire suppression systems.
- New roofing.

These renovations will result in a marginal increase of the floor area from 125,600 SF to approximately 126,600 SF, but the FAR will remain in compliance with the requested TC-3 rezoning.

New streetscape treatment and widened sidewalks will also be included 136 E Rosemary Street frontage.

Statement of Justification

As required by the Land Use Management Ordinance Section 4.5.2 *Standards and Findings of Fact*, in order to receive recommendation of SUP modification approval by the town manager, the following findings shall be made concerning the 137E Franklin Street Innovation Hub:

1. The proposed development will be ***designed and operated to maintain and promote public health, safety, and general welfare***. Currently the property is an aging, Class C office property. The renovations will bring the building into compliance with current building codes, including for energy, sustainability and accessibility.
2. Proposed SUP will be designed to ***comply with all required regulations and standards of the Land Use Management Ordinance, including all applicable provisions of articles 3 and 5, and applicable specific standards contained in the supplemental use regulations (article 6), and all other applicable regulations***. Several examples of compliance are as follows:

Compliance with Article 3:

- The existing *group care facility* use is a permitted use within the TC-3 zoning district sought under the rezoning application.
- The total existing and expanded floor area will be in compliance with the TC-3 zoning district.
- The renovated building expansion will be in compliance with required building setbacks for TC-3 zoning.

Compliance with Article 7:

- The property was developed before the adoption of the current TC-1 and TC-2 zoning districts. Rezoning to TC-3 will bring the property into conformance with the Land Use Management Ordinance.
3. The existing facility is **located** where it helps to **enhance the value of contiguous property**, as it is surrounded by businesses on three sides, and therefore our employees and visitors will help to boost patronage in the area. Likewise, the proposed improvements to the site are **designed to maintain and enhance the value of contiguous property**, because we will be improving the appearance and attractiveness of the property to new businesses.
 4. The development modifications **conform with the general plans for the physical development of the town as embodied in** the LUMO, Town Design Guidelines, **and in the comprehensive plan:**

Compliance with Town Design Guidelines:

The existing facility is located in downtown Chapel Hill on the 100 block of East Franklin and East Rosemary Streets with highly visible frontages on both streets. As the tallest building on this block the property has a significant impact on the visual character of this part of downtown. With this in mind, the building renovations have been designed to enhance the architectural character of the property and to improve access for pedestrians and bikes.

A new public open space will be created adjacent to the project on a portion of the existing Lot 2 parking lot. This space will include the extension of Varsity Alley to Rosemary Street as well as providing bicycle parking facilities.

Streetscape improvements will be included along the 136 E Rosemary Street frontage, including sidewalk widening and an enhanced mid-block pedestrian crosswalk.

Compliance with the Comprehensive Plan:

The development supports the goals of the Comprehensive Plan in the following respects:

Theme 1: A Place for Everyone

- A creative place to live, work and play because of Chapel Hill's arts and culture (PFE.2).

Theme 2: Community Prosperity and Engagement

- Balance and sustain finances by increasing revenues and decreasing expenses (CPE.1).

- Foster success of local businesses (CPE.2).

Theme 3: Getting Around

- A connected community that links neighborhoods, businesses and schools through the provision of greenways, sidewalks, bike facilities and public transportation (GA.2).

Theme 4: Good Places, New Spaces

- A vibrant, diverse, pedestrian-friendly, and accessible downtown with opportunities for growing office, retail, residential and cultural development and activity (GPNS.2).
- A community that welcomes and supports change and creativity (GPNS.6).

Theme 6: Town and Gown Collaboration

- Take full advantage of ideas and resources to create a thriving economy and incorporate the utilize the intellectual capital that the University and Town create (TGC.1).

Compliance with the Downtown Chapel Hill Small Area Plan:

The Downtown Chapel Hill Small Area Plan is a component of the Comprehensive Plan and is directly applicable to the project. The following passages from The Downtown Small Area Plan illustrate how this project fulfills the goals and objectives of that report for the future of downtown:

1. Vision Statement

“The Downtown Plan will seek to reverse this tide of decentralization by encouraging the ‘incubation’ of vital, well-integrated, mixed-use development ...”

This project will once again place downtown at the center of business activity in Chapel Hill and will be catalytic in attracting and retaining businesses, helping to reverse the trend of businesses leaving downtown and moving to downtown Durham, Raleigh and the Research Triangle Park.

2. Downtown Small Area Plan Goals & Objectives

Economic Vitality: *To insure that Downtown Chapel Hill remains the center of the community’s government, commercial, spiritual and cultural activities with appropriate public office, commercial and residential development, thereby continuing its economic vitality.*

Development and Redevelopment: Encourage development and redevelopment of properties in the downtown area, designed in accordance with this Downtown Plan.

This project will create a hub of research, innovation and business in downtown, expanding the employment base and significantly increasing the daytime population of pedestrian and business activity in downtown.

Town Character/Land Use:

Maintain existing, and encourage new 'magnets' to attract people to downtown.

The project will create a magnet for new business, providing a place for them to grow.

Maintain and develop public open space.

The project includes a new public open space facing Rosemary Street, including the extension of Varsity Alley to Rosemary Street.

Infrastructure/Public Services:

Pedestrian Pathways: Provide continuity of entire pedestrian system in downtown and connectivity with adjacent neighborhoods.

The project will extend Varsity Alley to Rosemary Street along the edge of a new public open space.

Streetscape: Complete the improvements proposed in the Downtown Streetscape.

Streetscape improvements are included in the project for the Rosemary Street frontage of 136 E Rosemary Street including up to the extension of Varsity Alley and the new public open space.

Bikeways: Encourage bicycling by providing for a coordinated and continuous bicycle path system connecting Downtown to the University and to surrounding neighborhoods.

Bicycle parking facilities are included in the new public open space on Rosemary Street.

Transportation: *Maintain and further develop multiple Downtown transportation systems and facilities to conveniently serve residents, businesses and their employees, customers, and visitors to Chapel Hill.*

Bicycle Facilities and Safety: Improve bicycle access routes and provide additional secure storage facilities.

Bicycle parking facilities are included in the new public open space on Rosemary Street.

Transit: Encourage the reduction of employee based single occupancy vehicle trips to downtown by encouraging the use of the Public Transit System and other available methods of transportation.

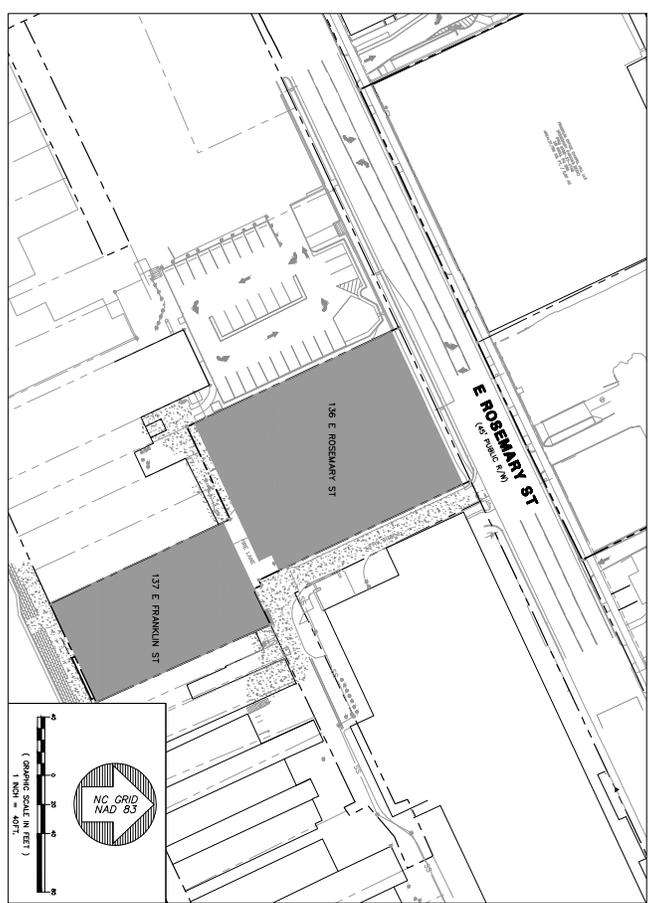
The project will locate hundreds of new jobs within walking distance of public transit, and equally important within walking distance of other businesses, services and residences, significantly reducing auto-dependency for potential employees working here.

SPECIAL USE PERMIT DRAWINGS

FOR

137 E FRANKLIN STREET INNOVATION HUB

CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA



DRAWING LIST	
SHEET	DRAWING TITLE
G0001	COVER
G0001	AREA MAP
C1001	SITE PLAN
AS0-01	EXTENSION ELEVATIONS

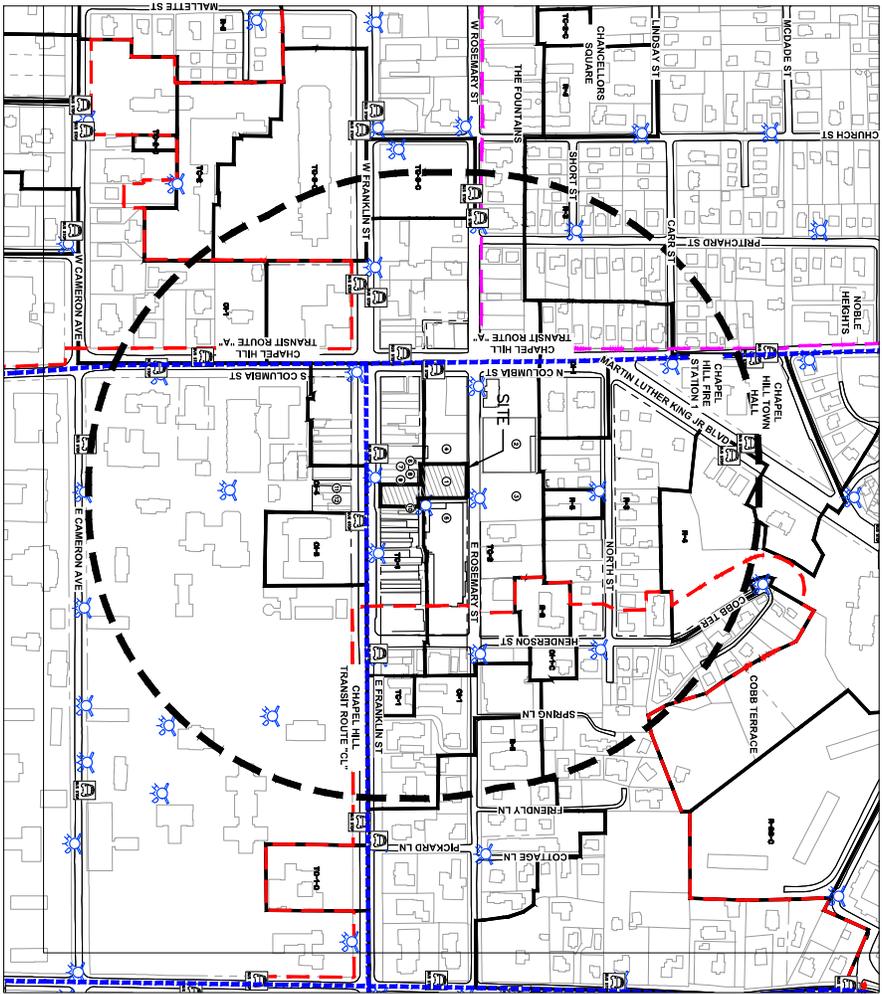
ARCHITECTURE:
Perkins&Will
 411 W. GARDEN CITY STREET, SUITE 200
 CHAPEL HILL, NC 27514
 (919) 326-2500

DEVELOPER:
GRUBB PROPERTIES
 People who care. Places that matter.
 115 DOWNEY DRIVE, SUITE 200
 CHAPEL HILL, NC 27514
 (919) 306-0772

SITE PLANNING / CIVIL ENGINEERING:
BALLENTINE ASSOCIATES, P.A.
 221 PROVIDENCE ROAD, CHAPEL HILL, NC 27514
 (919) 326-0441

REVIEW DRAWING
 NOT FOR CONSTRUCTION

<p>137 E FRANKLIN STREET INNOVATION HUB 136 E ROSEMARY ST. & 137 E FRANKLIN ST. CHAPEL HILL, NORTH CAROLINA</p> <p style="text-align: center;">SPECIAL USE PERMIT DRAWINGS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ISSUED</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>SUP SUBMITTAL #1</td> <td>02 MAR 20</td> </tr> </tbody> </table>	ISSUED	DATE	SUP SUBMITTAL #1	02 MAR 20	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS	DATE			<p>BALLENTINE ASSOCIATES, P.A. 221 PROVIDENCE ROAD, CHAPEL HILL, NC 27514 (919) 326-0441</p>	<p>Perkins&Will 411 W. GARDEN CITY STREET, SUITE 200 CHAPEL HILL, NC 27514 (919) 326-2500</p>
ISSUED	DATE											
SUP SUBMITTAL #1	02 MAR 20											
REVISIONS	DATE											

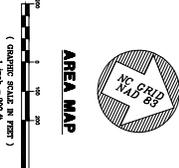
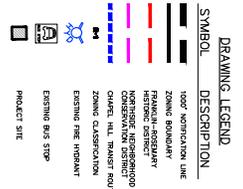


SITE PARCEL DATA

PARCEL	OWNER	PAR #	ZONING	OR/PLC	PARTIAL	COMPLETE
1	FRANKLIN OFFICE CHAPEL HILL LLC	9798-37-2517	TC-2	6603/282	0/0	OFFICE

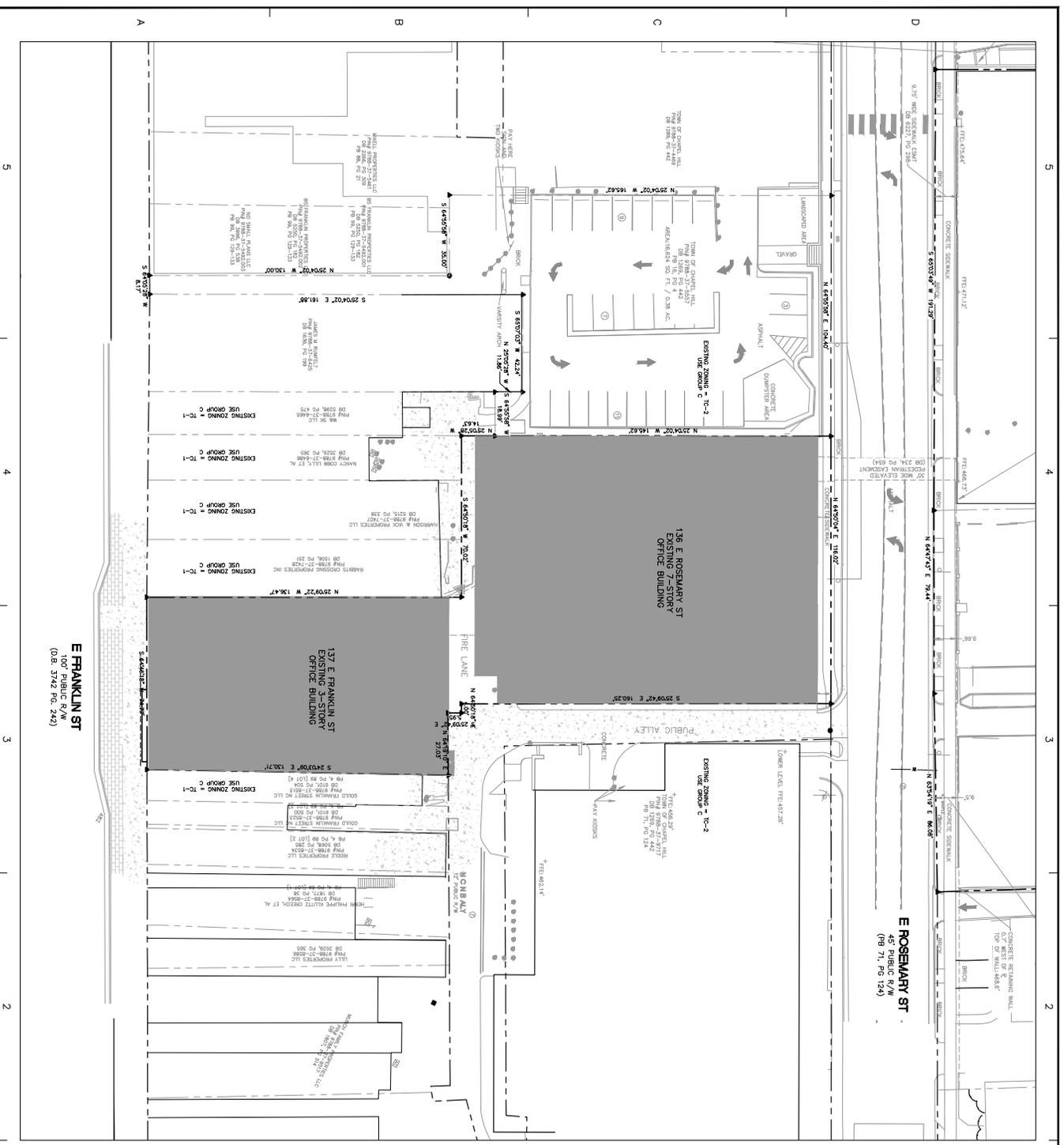
ADJACENT PARCEL DATA

PARCEL	OWNER(S)	PAR #	ZONING	OR/PLC	PARTIAL	COMPLETE
2	FRANKLIN OFFICE CHAPEL HILL LLC	9798-37-4248	TC-2			PARKING LOT
3	INVESTORS TITLE COMPANY	9798-37-4897	TC-2			PARKING LOT
4	TOWN OF CHAPEL HILL	9798-37-2537	TC-2			PARKING LOT
5	WELL PROPERTIES LLC	9798-37-2461	TC-1			PARKING LOT
6	WDC LLC	9798-37-4465	TC-1			RESTAURANT
7	ELLY HANCO COBB	9798-37-4468	TC-1			RESTAURANT
8	HARRISON & WOK PROPERTIES LLC	9798-37-7407	TC-1			BUSINESS
9	HARRISON CROSSING PROPERTIES	9798-37-7426	TC-1			BUSINESS
10	COOLD FRANKLIN STREET NC LLC	9798-37-4513	TC-1			RESTAURANT
11	UNIVERSITY OF NC	9798-37-4300	0-4			RESTAURANT
12	UNIVERSITY OF NC	9798-37-4249	0-4			RESTAURANT



REVIEW DRAWING
NOT FOR CONSTRUCTION

 BALLENTINE ASSOCIATES, P.A. <small>221 PROVIDENCE ROAD, CHAPEL HILL, NC 27514 919 996-8800 • 919 996-8801 COPYRIGHT © 2020 BALLENTINE ASSOCIATES, P.A. ALL RIGHTS RESERVED. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF BALLENTINE ASSOCIATES, P.A. WILL BE SUBJECT TO LEGAL ACTION.</small>	137 E FRANKLIN STREET INNOVATION HUB 136 E. ROSEMARY ST. & 137 E. FRANKLIN ST. CHAPEL HILL, NORTH CAROLINA SPECIAL USE PERMIT DRAWINGS	ISSUED SUP SUBMITTAL #1 DATE 02 MAR 20	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION				DATE 02 MAR 20	JOB NUMBER: 115016101 DATE: 02 MAR 20 SCALE: AS NOTED DRAWN BY: JBAK CHECKED BY: C.L.B.
NO.	DATE	DESCRIPTION									
SHEET C0001											



NOTES

- EXISTING ZONINGS AND PLANNING REGULATIONS LOCATED NEARBY. THE PROPERTY LINES SHOWN ARE BASED ON THE RECORD PLANS AND SURVEY DATA. THE PROPERTY LINES SHOWN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. THE PROPERTY LINES SHOWN ARE FOR INFORMATION ONLY. THE PROPERTY LINES SHOWN ARE NOT TO BE USED FOR ANY OTHER PURPOSE.
- THESE DRAWINGS ARE PART OF A LIMITED SCOPE SPECIAL USE PERMIT APPLICATION. THE SPECIAL USE PERMIT APPLICATION IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CHAPEL HILL TOWN COUNCIL ON 2/20/2020.
- THERE IS NO SITE WORK PROPOSED AS PART OF THIS SUB APPLICATION.

SITE DATA

APPLICANT:	GRUBER PROPERTIES, INC.
PROPERTY OWNER:	FRANKLIN OFFICE CHAPEL HILL, LLC
PROPERTY ADDRESS:	136 EAST ROSEMARY STREET / 137 EAST FRANKLIN STREET, CHAPEL HILL, NC
PILOT NUMBER:	9786-276-428 & 9786-216-897
EXISTING ZONING:	TC-1 & TC-2
PROPOSED ZONING:	TC-1 & TC-2
PROPOSED USE:	OFFICE & COMMERCIAL
NET LAND AREA:	28,038 SF (0.64 AC)
CREATED STREET AREA:	2,884 SF (0.07 AC)
COVERED LAND AREA:	31,720 SF (0.73 AC)
MAK. KNOW. AREA (TC-1):	4.0 (764) X 31720 SF (0.4) = 126,880 SF
PROPOSED FLOOR AREA:	126,000 SF

SYMBOL / ABBREVIATION

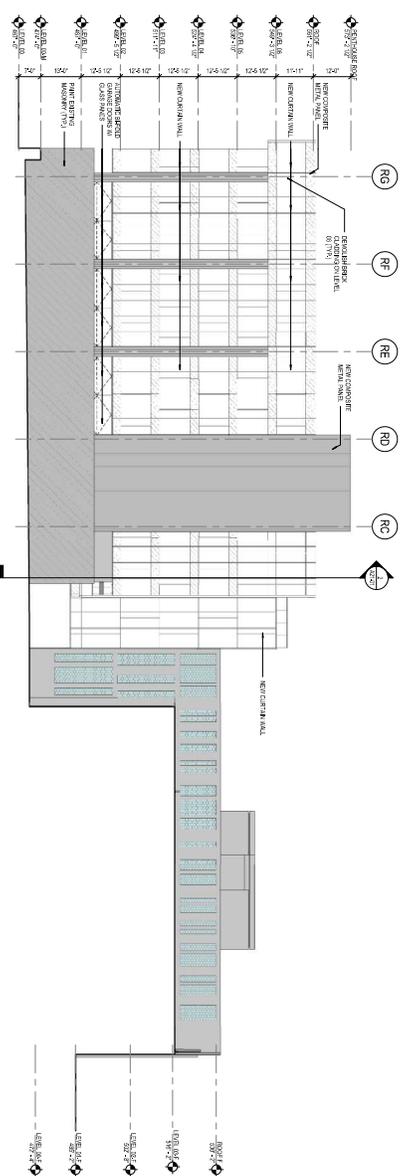
---	PROPOSED	DESCRIPTION
---	EXISTING	DESCRIPTION
---	RIGHT-OF-WAY LINE	
---	ADJACENT PROPERTY LINE	
---	FENCE LINE	
---	TRUNK LINE	
---	EXISTING IRON PIPE	
---	IRON PIPE SET	
---	CALLOUT POINT	
---	SON	
---	MAN BOX	
---	WELL	
---	SCOUR	

SITE PLAN

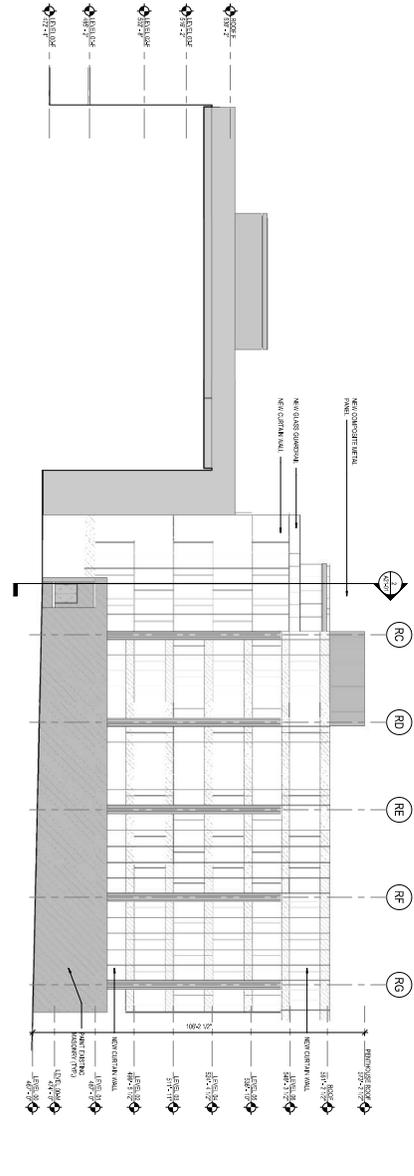
SCALE: AS NOTED
DATE: 02 MAR 20
DRAWN BY: JBAK
CHECKED BY: CLE

REVIEW DRAWING
NOT FOR CONSTRUCTION

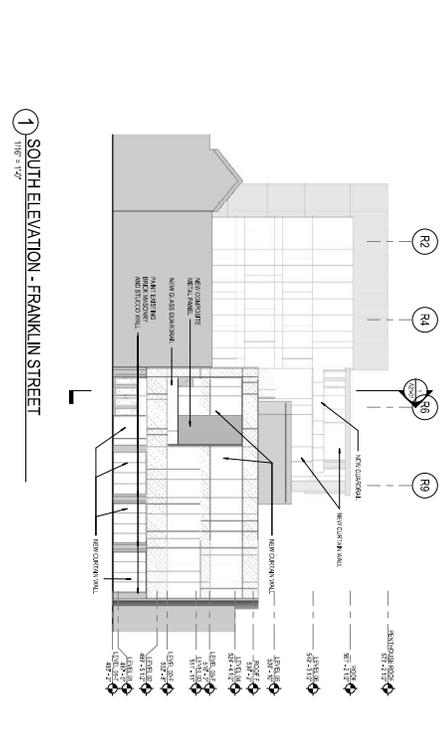
<p>137 E FRANKLIN STREET INNOVATION HUB 136 E ROSEMARY ST. & 137 E. FRANKLIN ST. CHAPEL HILL, NORTH CAROLINA</p> <p>SPECIAL USE PERMIT DRAWINGS</p>		<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>02 MAR 20</td> <td>ISSUED</td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> </table>	NO.	DATE	DESCRIPTION	1	02 MAR 20	ISSUED	2			3			4			5			<p>DATE</p> <p>02 MAR 20</p>	<p>APPLICANT</p> <p>GRUBER PROPERTIES, INC.</p>	<p>DATE</p> <p>02 MAR 20</p>
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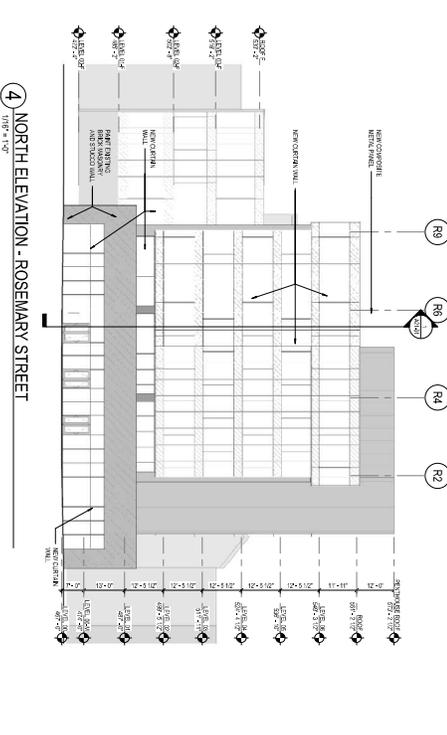
3 WEST ELEVATION
1/8" = 1'-0"



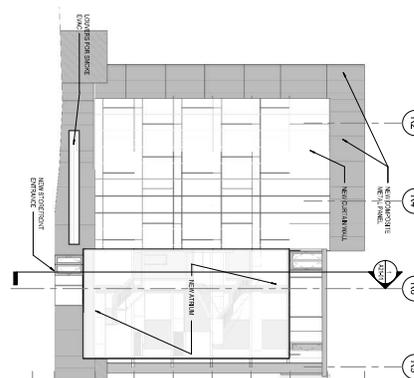
2 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION - FRANKLIN STREET
1/8" = 1'-0"



4 NORTH ELEVATION - ROSEMARY STREET
1/8" = 1'-0"



5 SOUTH ELEVATION B
1/8" = 1'-0"

- EXTERIOR ELEVATION GENERAL NOTES**
1. VERIFY THE EXTERIOR ELEVATION WITH THE ARCHITECT'S GENERAL NOTES.
 2. PROVIDE THE EXTERIOR ELEVATION WITH THE ARCHITECT'S GENERAL NOTES.
- EXTERIOR ELEVATION LEGEND**
- EXTERIOR ELEVATION OF THE BUILDING
 - TEMPORARY EXTERIOR FINISH
 - EXISTING EXTERIOR FINISH
 - EXISTING EXTERIOR FINISH WITH BRICK COURSE

Perkins & Will

117 N. Canal Street, Suite 2000
Charlotte, NC 28202
704.393.6000
perkinswill.com

PROJECT
PROJECT OWNER: GULIB PROPERTIES
137 E. Franklin Street
Charlotte, NC

CONCEPT
CLIENT: GULIB PROPERTIES
ARCHITECT: PERKINS & WILL
Innovate Carolina

MEPLAN

ISSUE CHART

EXTERIOR ELEVATIONS

A20-01

DATE: 5/2/2020
TIME: 10:32:59 AM
SHEET NUMBER: 1