



LONGFELLOW

Chapel Hill
Planning Commission

Inspired by Potential



A look inside the Icaegen Lab, a proud partner of Longfellow for more than a decade

Life Science Focus

Longfellow partners with leading universities, institutions, and companies to deliver holistic real estate solutions for life sciences and technology organizations. We invest in and develop real estate assets to create transformational work environments. We also provide leasing, project management, and property management services for our tenant partners.

Development

- Strategy and Partnerships
- Municipal Collaborations
- Advisory and Entitlements
- Acquisitions

Management

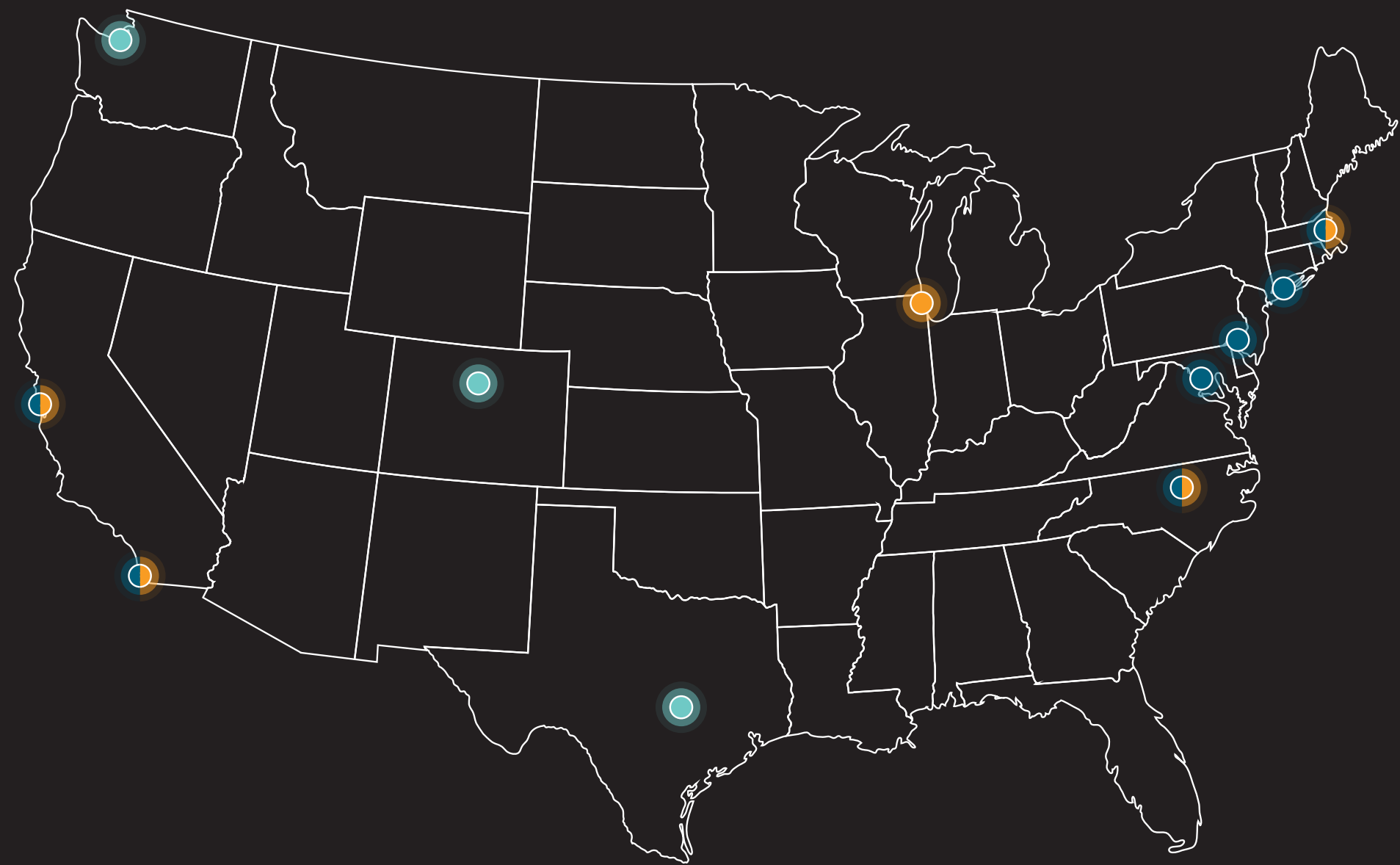
- Leasing
- Project Management
- Property Management
- Facilities Management

Investments

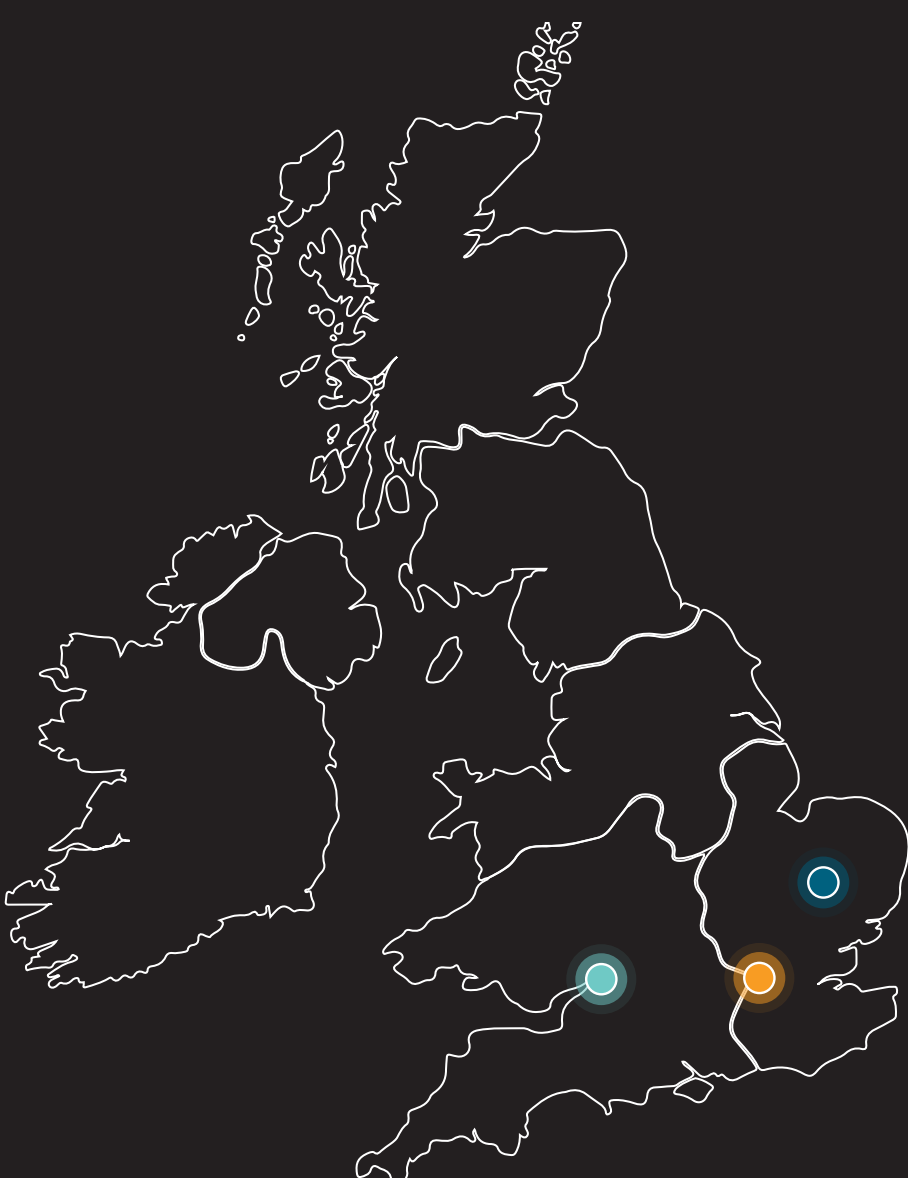
- Asset Management
- Investment Management

Existing and Target Markets

- Longfellow Offices
- Existing Markets
- Target Markets



- San Francisco
- San Diego
- RTP, Durham & Chapel Hill
- Boston
- Chicago
- Philadelphia
- New York City
- Maryland I-70 Corridor
- Seattle
- Austin
- Denver
- London
- Cambridge
- Oxford



16.5M Square Feet

International portfolio of existing assets and development pipeline. Over \$10 billion in total value.



8 Existing Markets

Massachusetts, North Carolina, Philadelphia, San Diego, Bay Area, New York, Maryland, United Kingdom



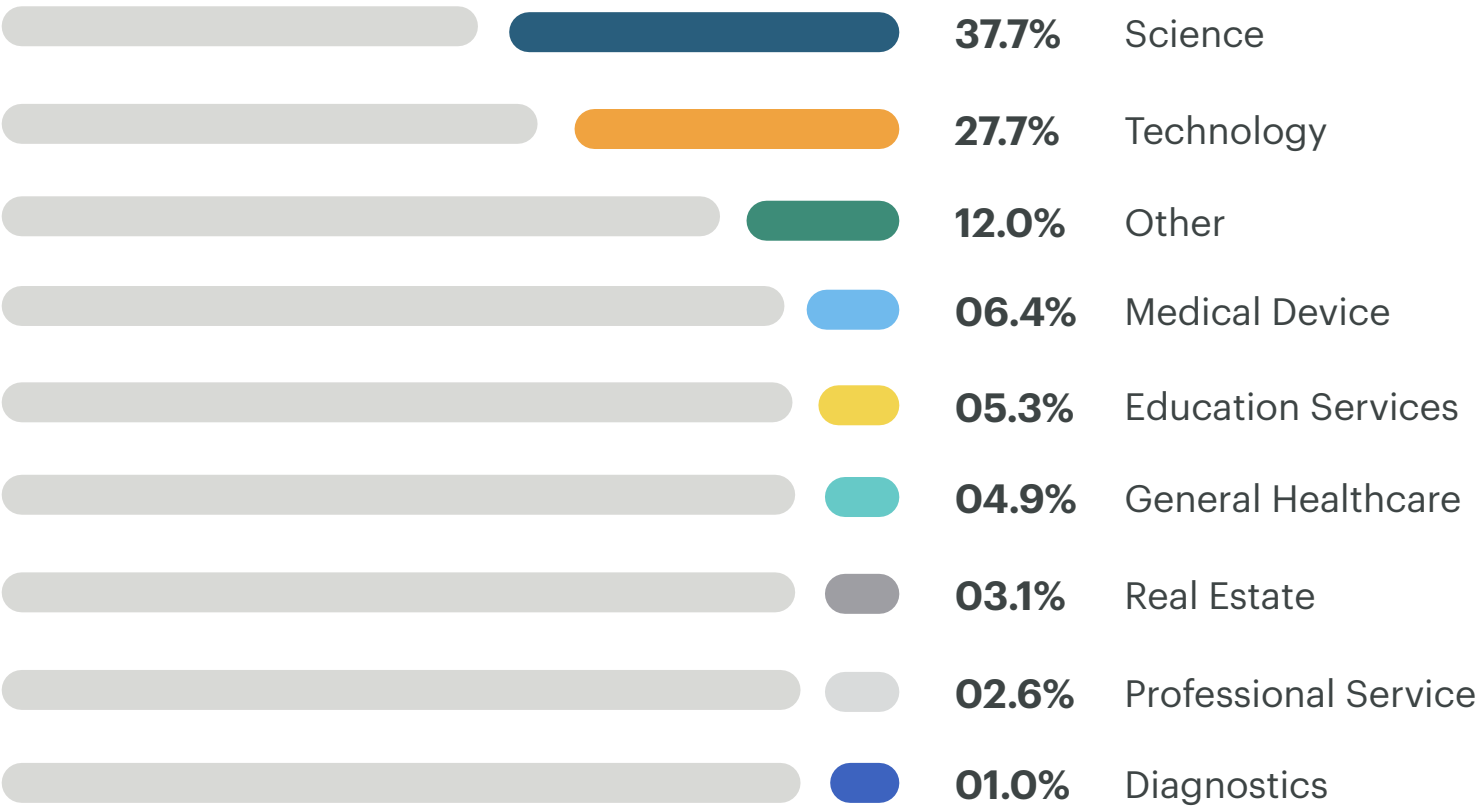
200+ Professionals

Talented teams providing a vertically integrated platform to our stakeholders.



We Collaborate with the Best in Innovation

LONGFELLOW TENANT MIX





Partner Testimonial – Duke University

“We partnered with Longfellow which resulted in a fantastic state-of-the-art lab facility.”

“Back in 2012, we partnered with the team at Longfellow to redevelop and reimagine the Carmichael Building on North Duke Street which resulted in a fantastic state-of-the-art lab facility for Duke researchers to conduct their life-changing work,” **said Scott Selig, Duke’s Associate Vice President for Capital Assets.**

“In addition to the Carmichael Building’s facilities, partnering with Longfellow on the Durham ID master planned development has continued to revolutionize downtown Durham with the current buildings at 200 + 300 Morris Street, along with the bright future our region has thanks to collaborative partnerships like the one we see between Duke and Longfellow.”



We're Committed to Our Community



Local NC Partner Testimonials



ABOUT 321 COFFEE

321 Coffee was founded in 2017 by Lindsay Wrege and Michael Evans, Raleigh entrepreneurs and recent alumni of NC State. The two started 321 Coffee together out of their college dorm rooms, and since then Raleigh has been an incredible home for 321 Coffee. What started as pop-up coffee stands on folding tables at various local events has grown to become a well-loved and steadfast staple in the community. Wrege, Evans, and the whole team are excited to open their doors in a new city to continue to spread awareness for disability inclusion, serve delicious coffee, and leave customers feeling uplifted and caffeinated, eager to come back for more of the inspiring atmosphere.

“Having the privilege of working with Longfellow to get the newest location launched has been incredible from day one – they have been willing to work with us in terms of what we need,” said Lindsay Wrege, Co-Founder & CEO of 321 Coffee. “Working through the build out, how to bring our brand into the community and launch it successfully has been amazing. The Longfellow team went above and beyond to make those connections throughout their marketing, property managers, public relations, and construction professionals.”



ABOUT FLYING BULL BEER COMPANY

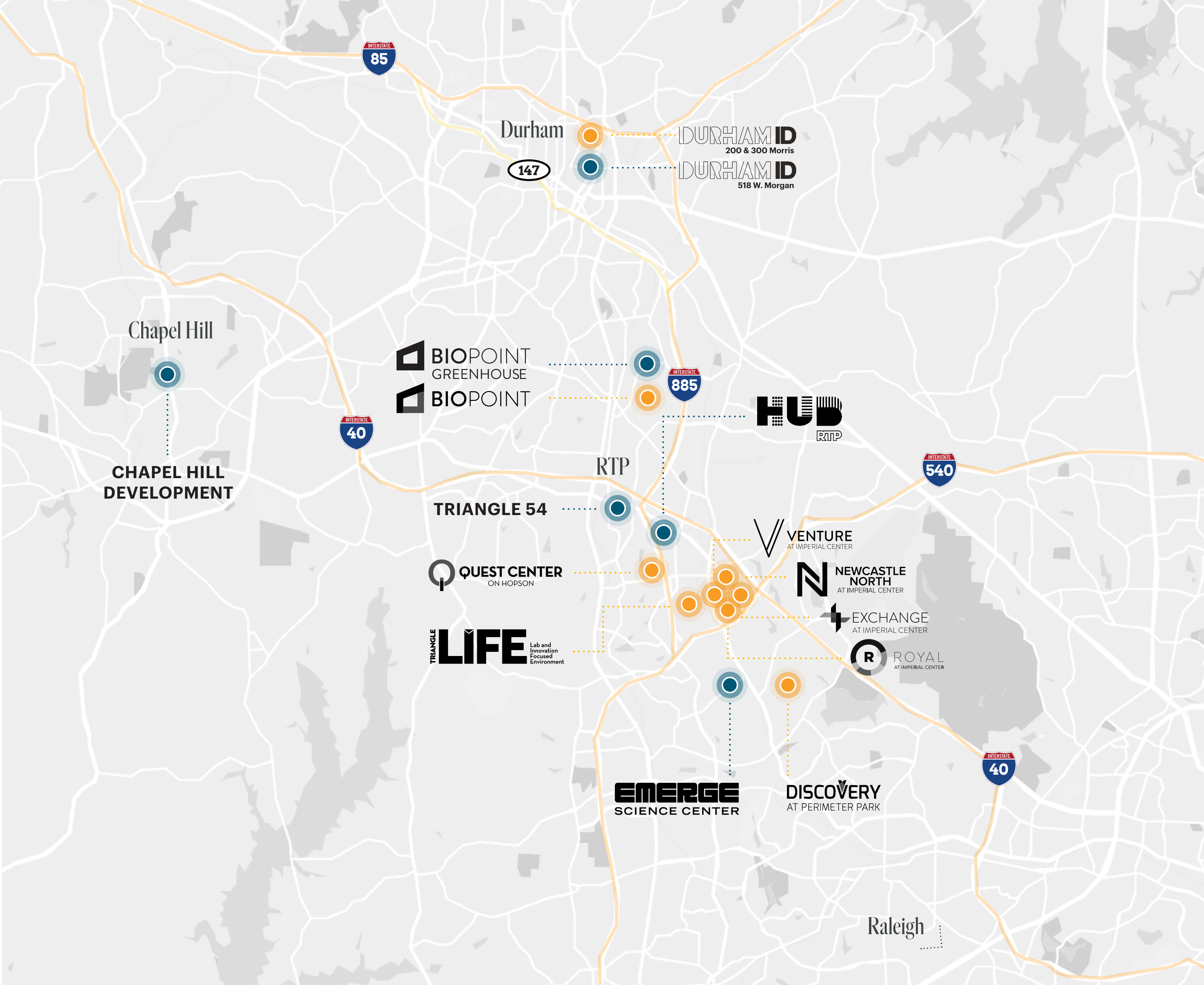
Flying Bull Beer Company is a local community brewery offering locally perfected craft beers as well as Carolina-born guest beers and ciders, which was recently recognized as the 2023 Best Brewery in Durham by Durham Magazine. In addition to their drink menu, Flying Bull is excited to bring an elevated menu as well, with unique lunch and dinner options and full kitchen on site.

“We are super excited for this opportunity to ‘spread our wings’ into the Durham Innovation District. What we love about this new space is that it will allow us to introduce craft cocktails and food created with the same passion we put into our craft beer,” said Flying Bull Beer Company owners Joel Miles and Anna Bloch. “The brewery world is all about collaborations and we can’t think of a better fit than the Flying Bull Beer Company and Durham ID.”

North Carolina Portfolio

2,182,821 SF Existing
2,500,000 SF Development Pipeline

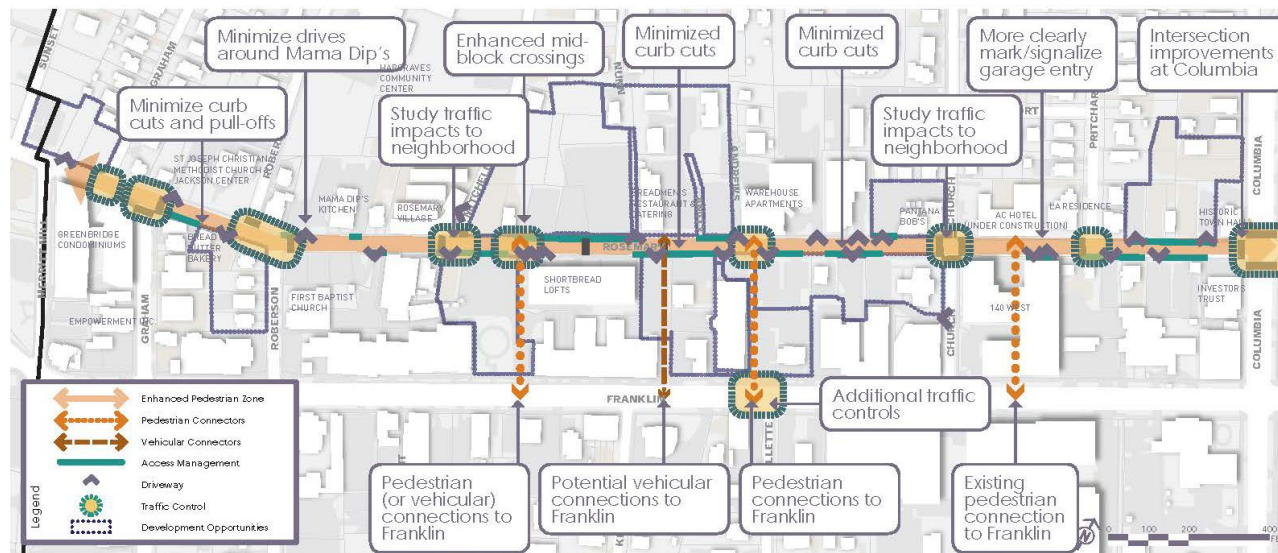
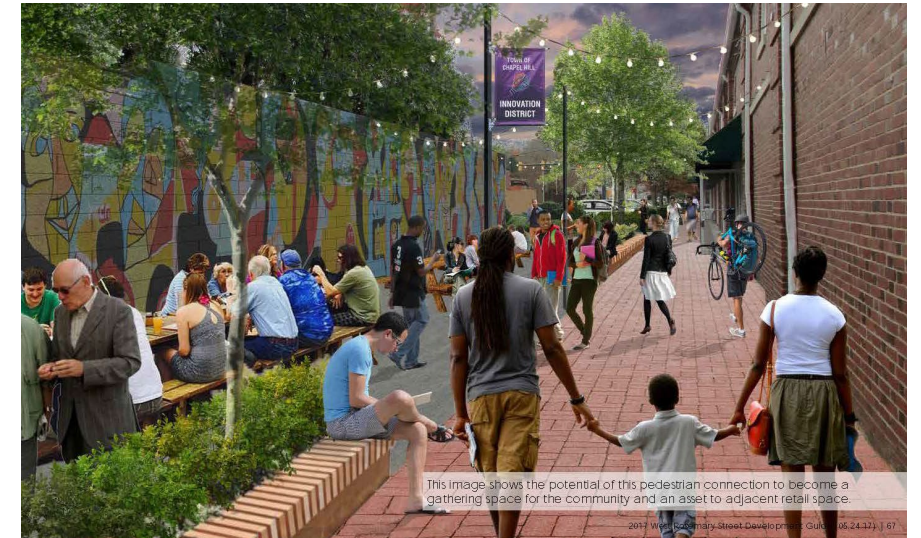
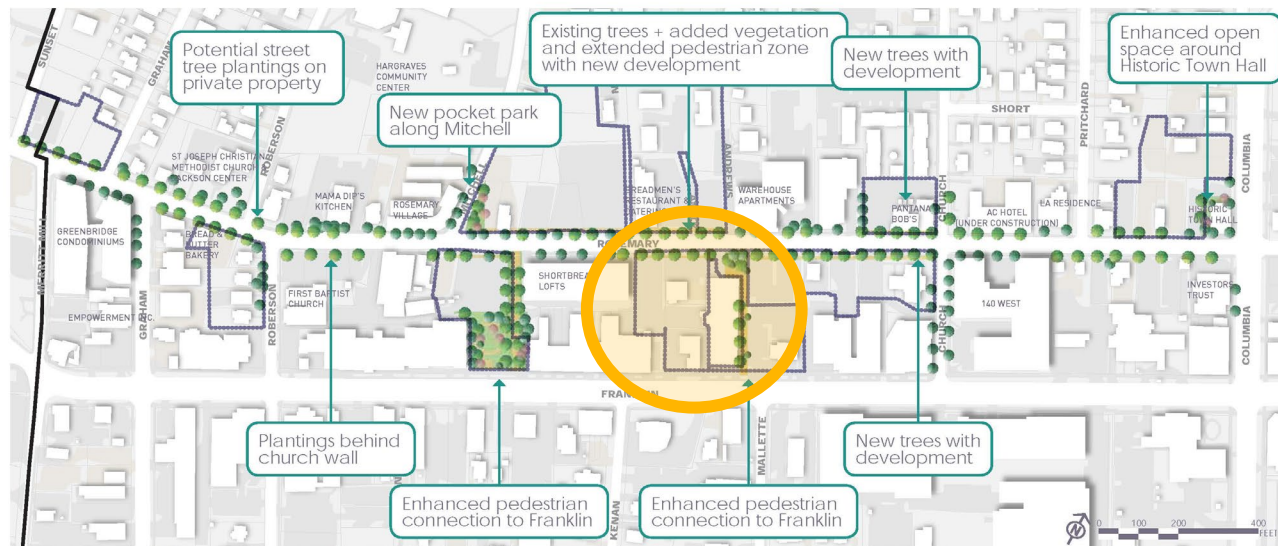
- Existing Properties
- Future Developments





Chapel Hill Life Sciences Project - Site & Context

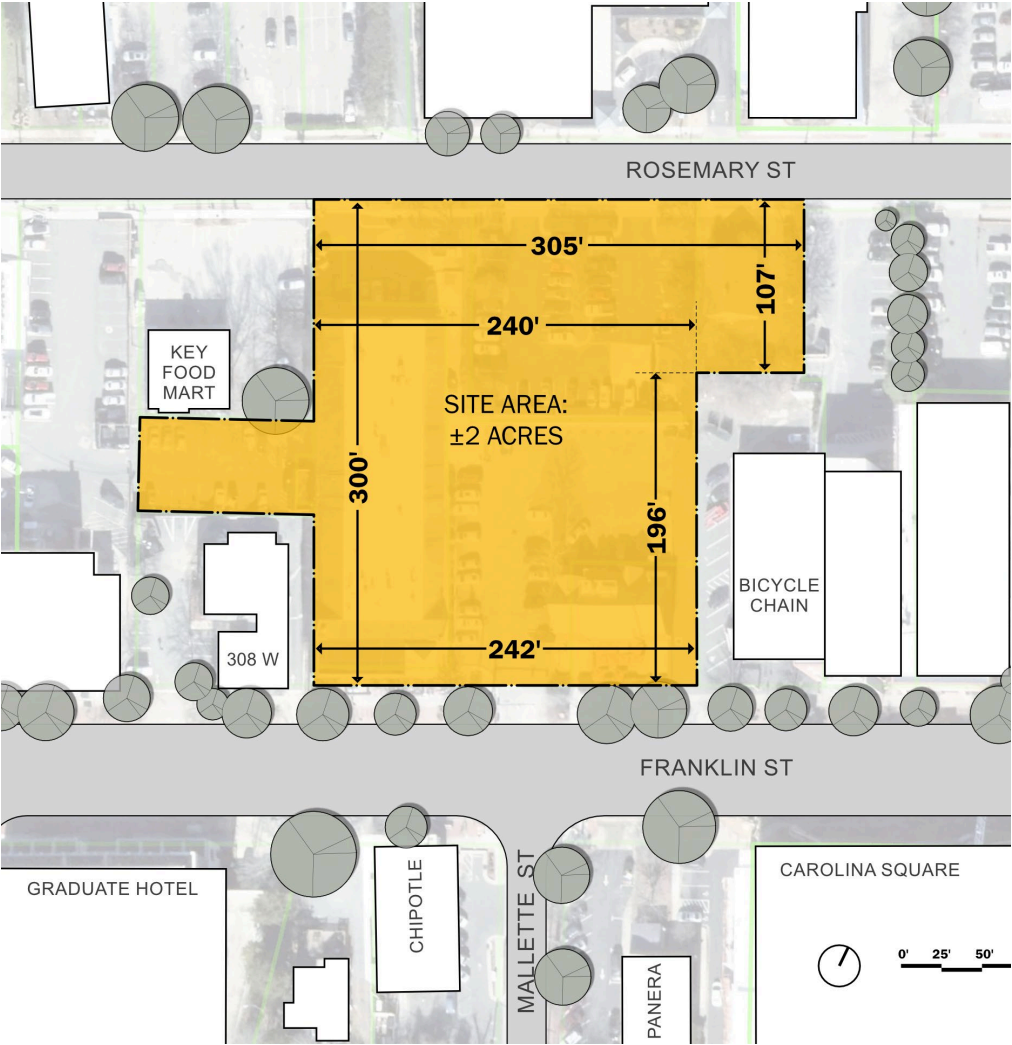
West Rosemary Development Guide



Project Site



Site Analysis

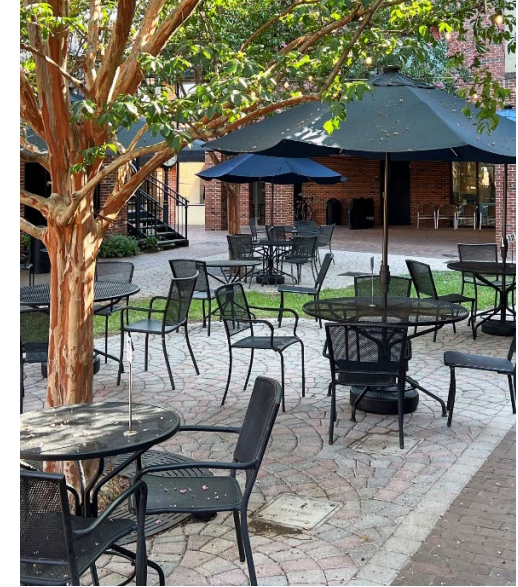


Site Appendage



Topo – high on Rosemary Street

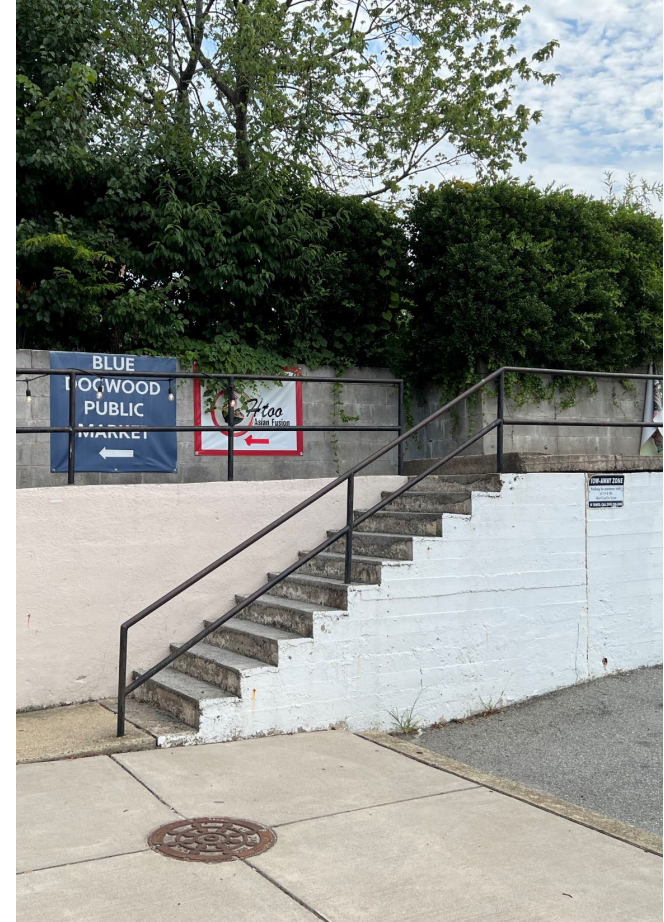
Chapel Hill Character – Pedestrian Spaces



Context – Franklin Street



Site



Context – Rosemary Street

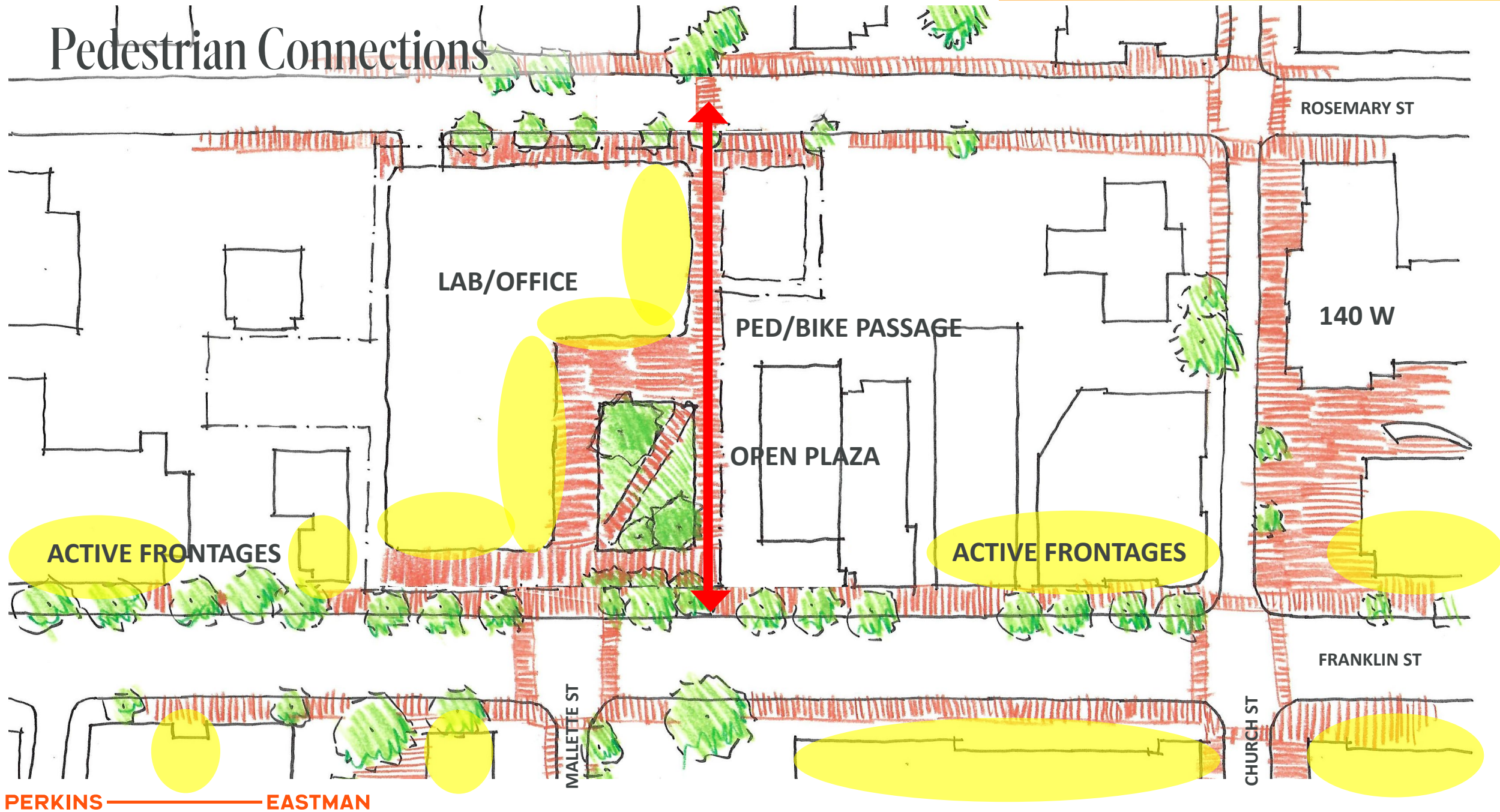


Design Concepts

Chapel Hill 2020 Themes

- Bikeable, walkable community
- Expand the pedestrian realm
- Increase public transit use
- Entrepreneurial enterprise hub on Rosemary St.
- Job creation for residents
- Retain intellectual capital from UNC

Pedestrian Connections



Site Plan

ENTRANCE

8 STORY LAB/OFFICE

UNDERGROUND PARKING -
APPROX. 100 CARS

SERVICE COURT

PLAZA

RETAIL

PERKINS ——— EASTMAN

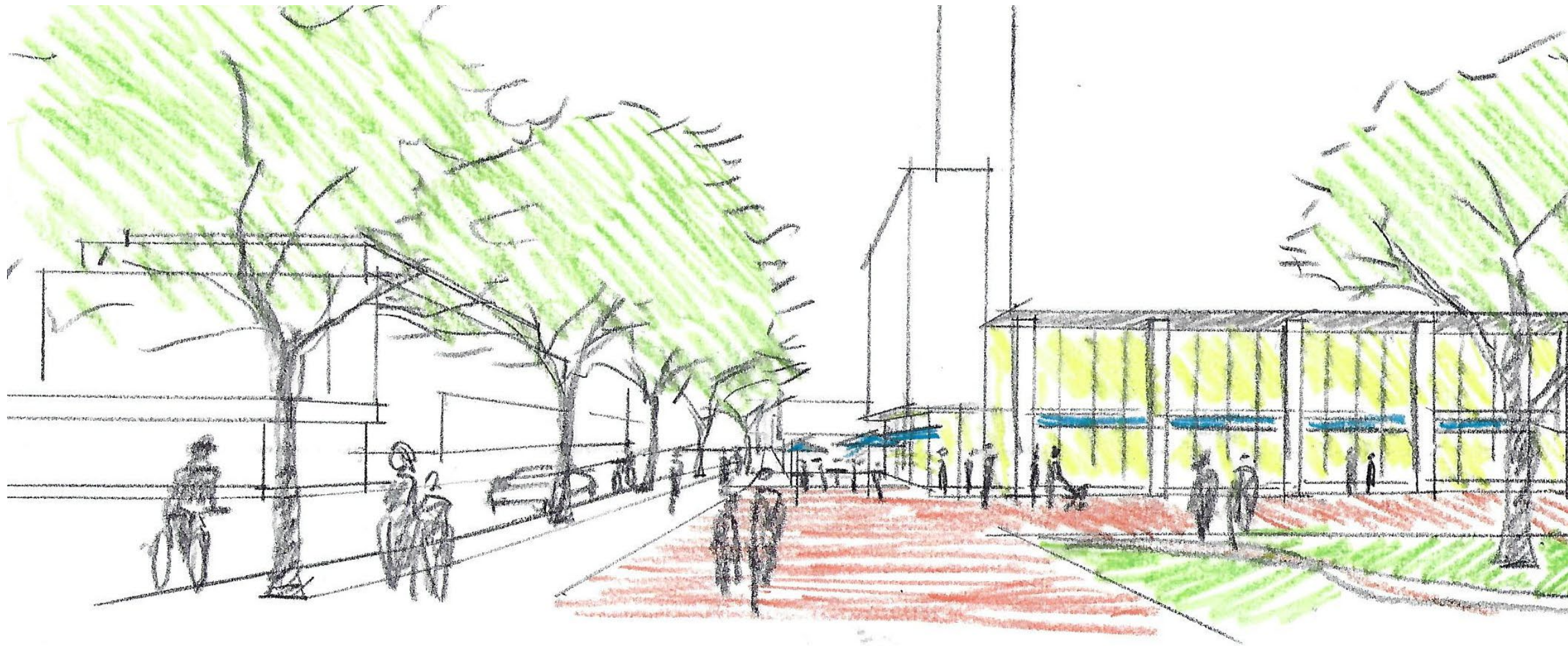
Surface

FR

Landscape Zones



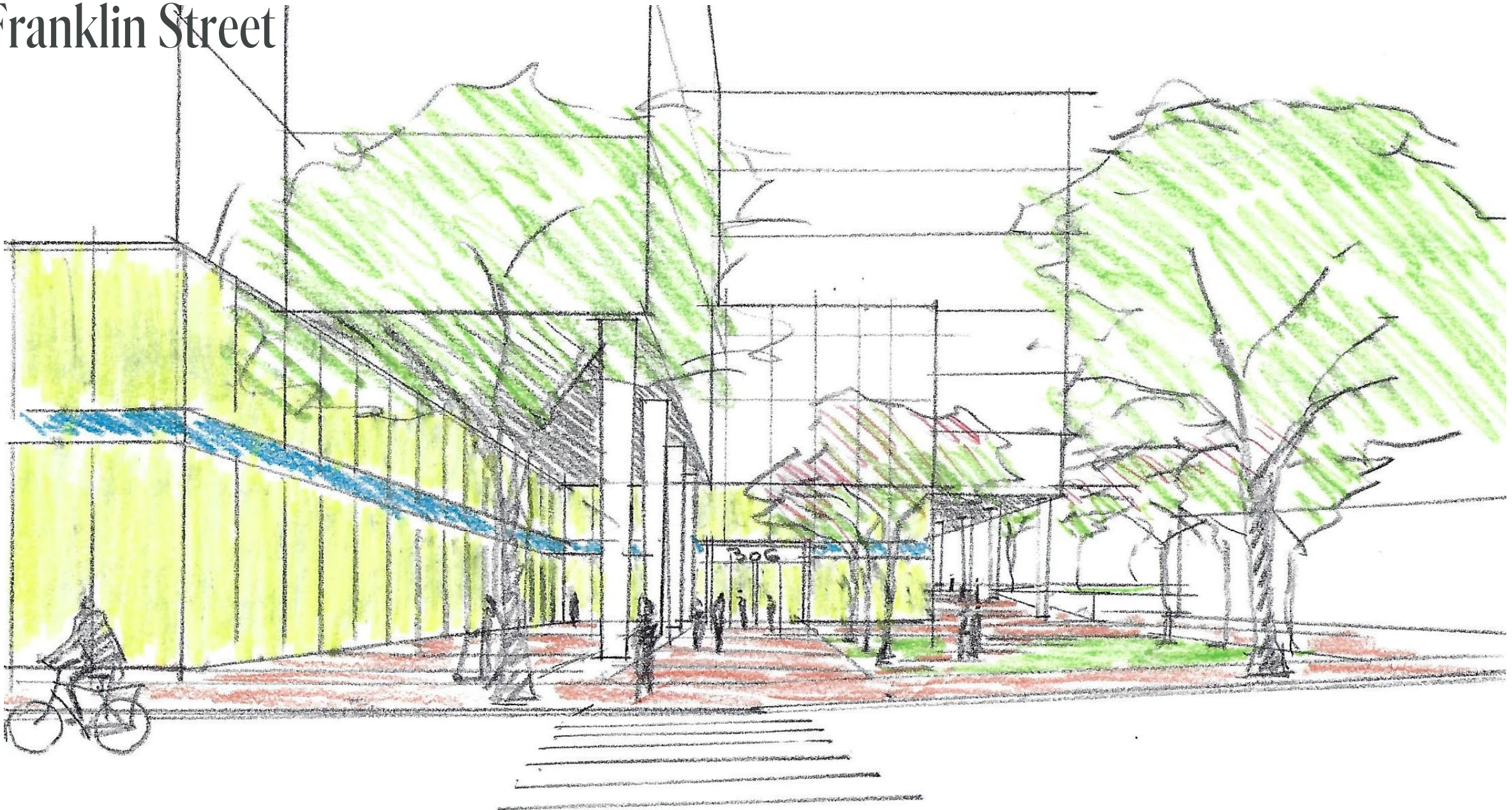
Franklin Street



Franklin Street



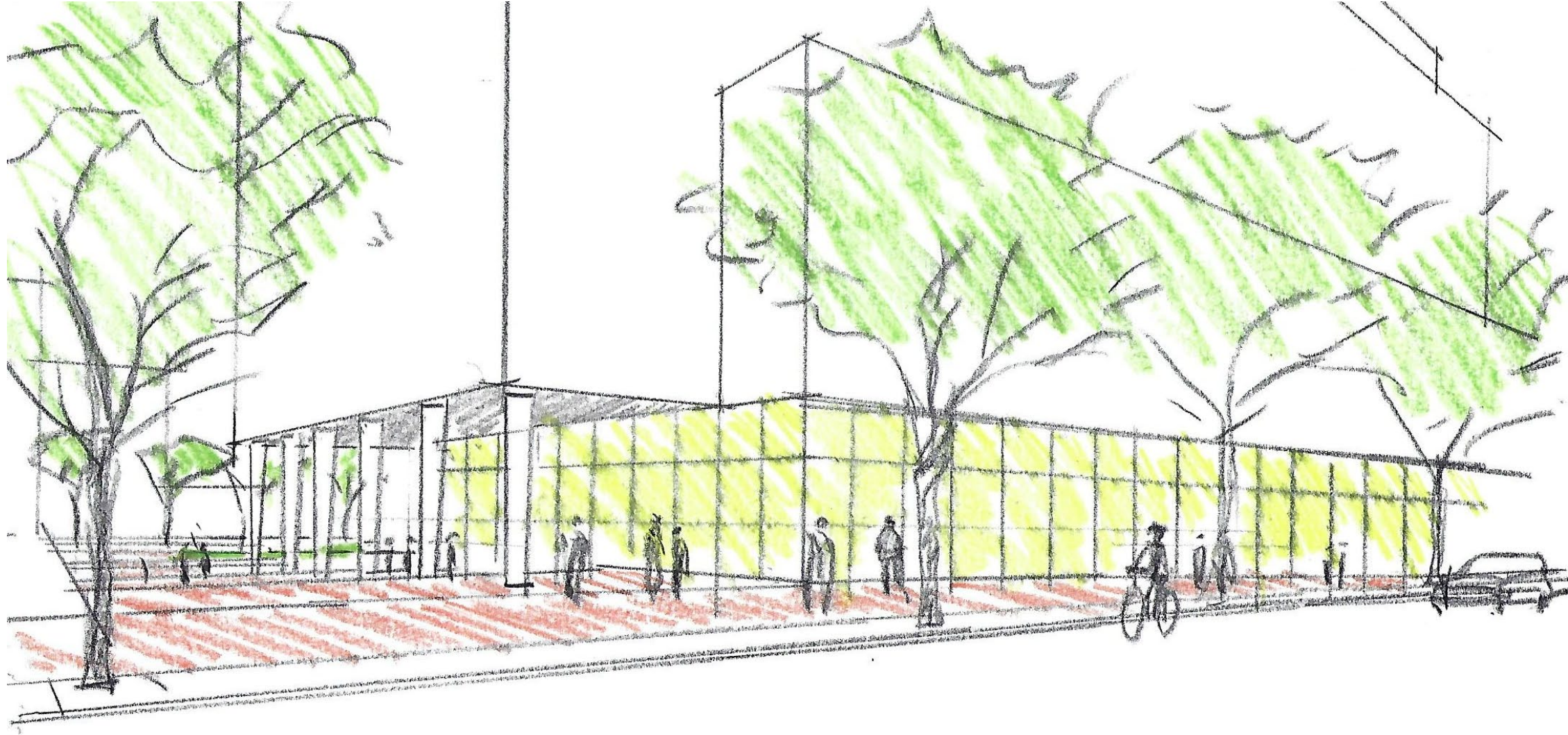
Franklin Street



Rosemary Street



Rosemary Street



Rosemary Street



Downtown Skyline

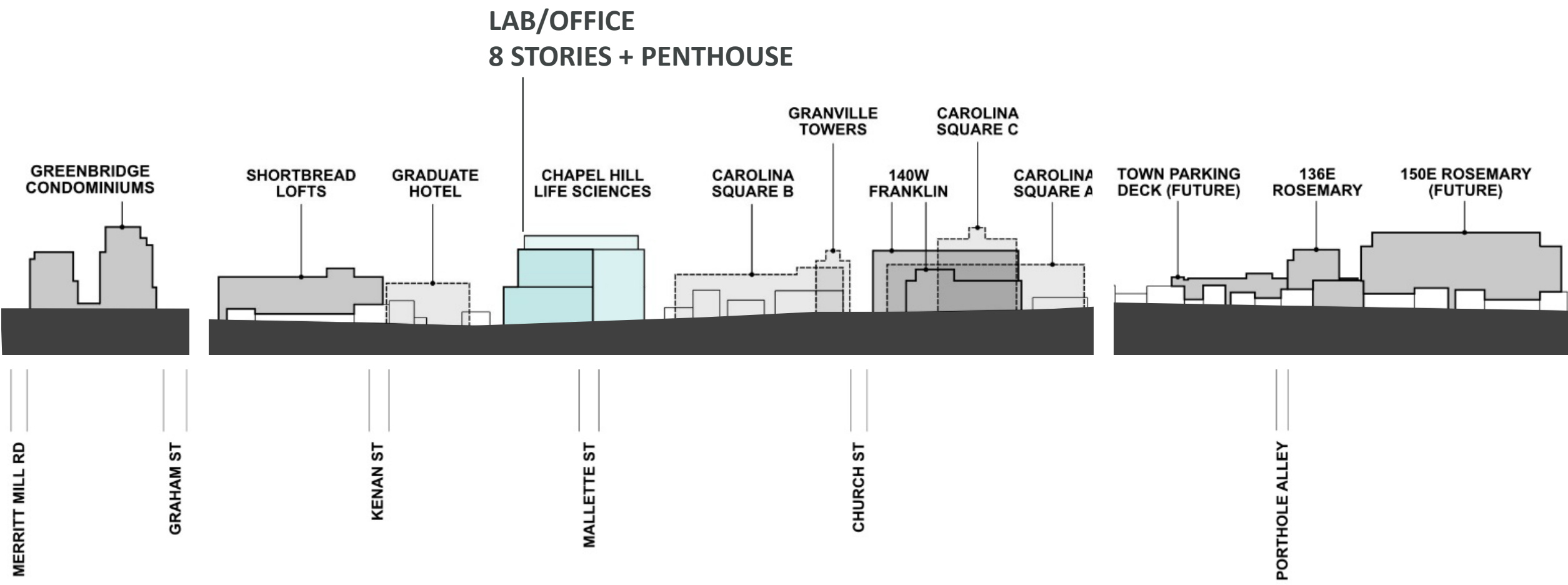


Figure 1.1: One-Time Upfront Local Economic Impact from Construction Investment

	Within the Chapel Hill City Economy	Within the Orange County Economy
Direct Impact (\$M)	\$162 million	\$162 million
Indirect and Induced Impact (\$M)	\$18 million	\$55 million
Total Economic Impact (\$M)	\$180 million	\$217 million
Total Employment Impact (FTE)	1,300 jobs	1,500 jobs
Total Employee Compensation	\$53 million	\$63 million

Source: Longfellow (2023), Econsult Solutions, Inc. (2023), IMPLAN (2021)

Figure 1.2: Ongoing Annual Local Economic Impact from Operating Activity (Upon Full Occupancy)

	Within the Chapel Hill City Economy	Within the Orange County Economy
Direct Impact (\$M)	\$389 million	\$389 million
Indirect and Induced Impact (\$M)	\$164 million	\$239 million
Total Economic Impact (\$M)	\$553 million	\$627 million
Total Employment Impact (FTE)	2,400 jobs	2,800 jobs
Total Employee Compensation (\$M)	\$162 million	\$182 million

Source: Longfellow (2023), Econsult Solutions, Inc. (2023), IMPLAN (2021)

Overall Economic Impact





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Thank You

Chapel Hill Planning Commission

October 17, 2023