



# COUNCIL MEETING

# CONCEPT PLAN

## Porthole Alley Redevelopment

May 18, 2022





# Recommendation

- ❑ Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development (*R-3*)





# Concept Plans

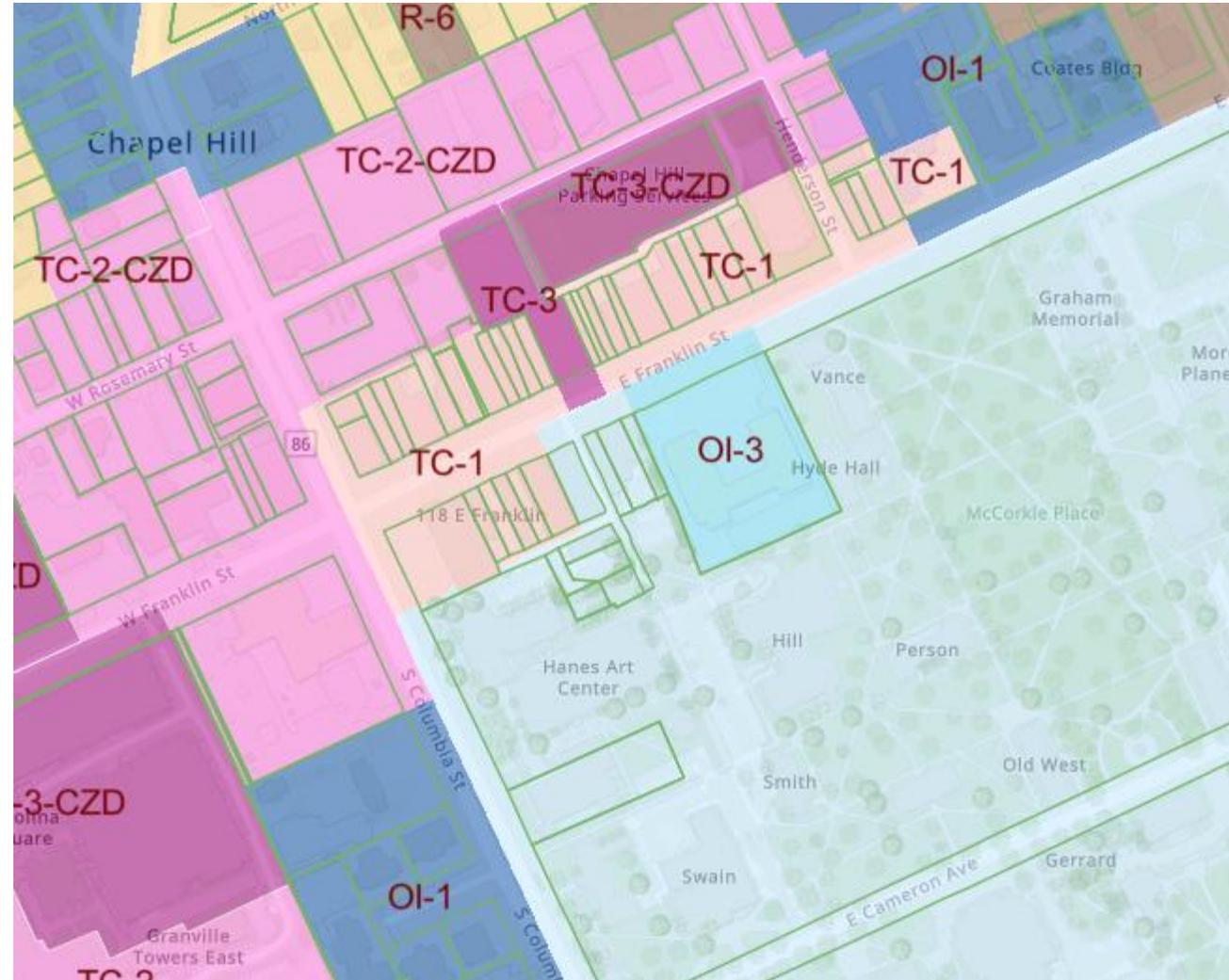
- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review
- Advisory Board preliminary feedback





# Project Summary

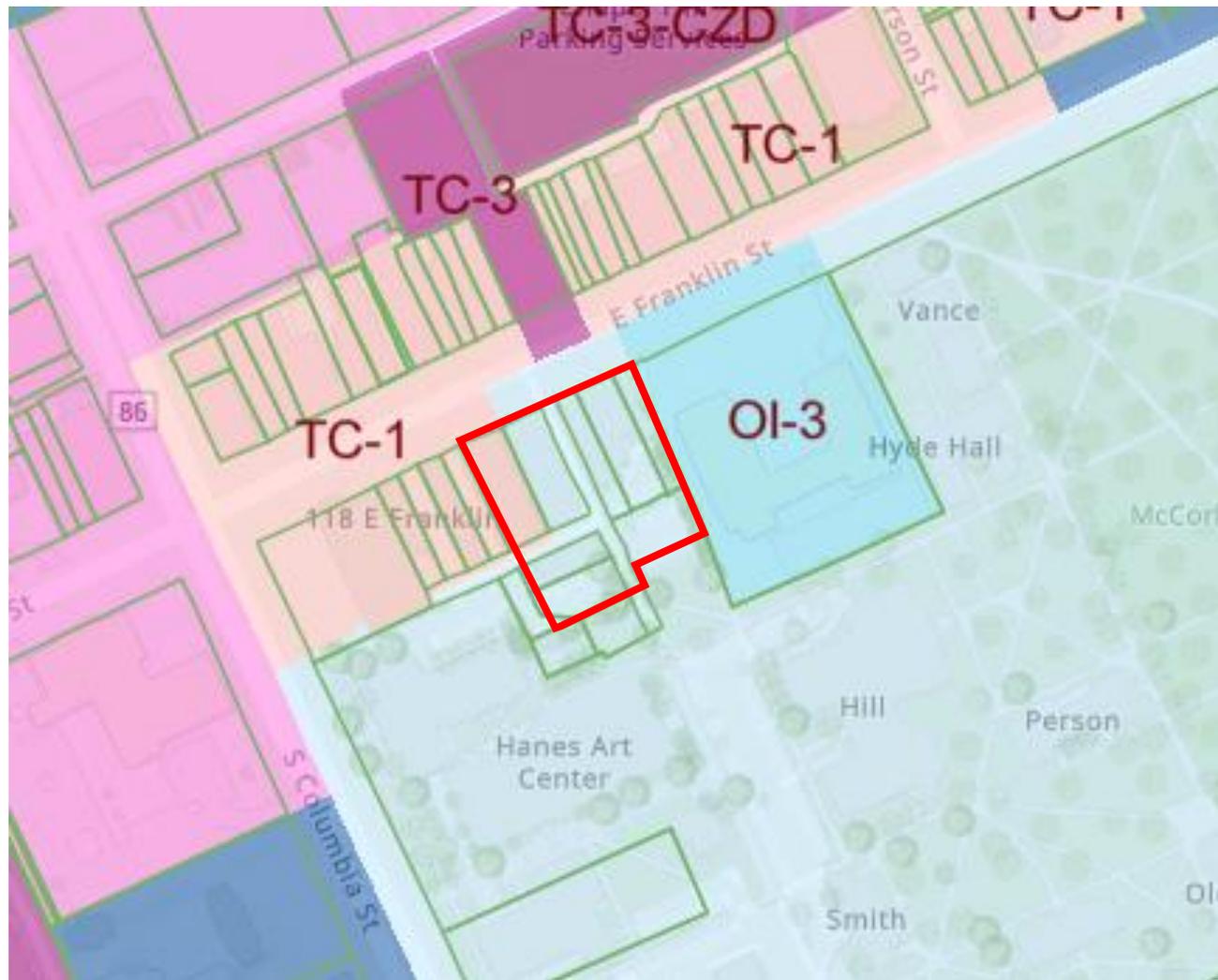
- TC-1 and OI-4
- UNC Development Plan





# Project Summary

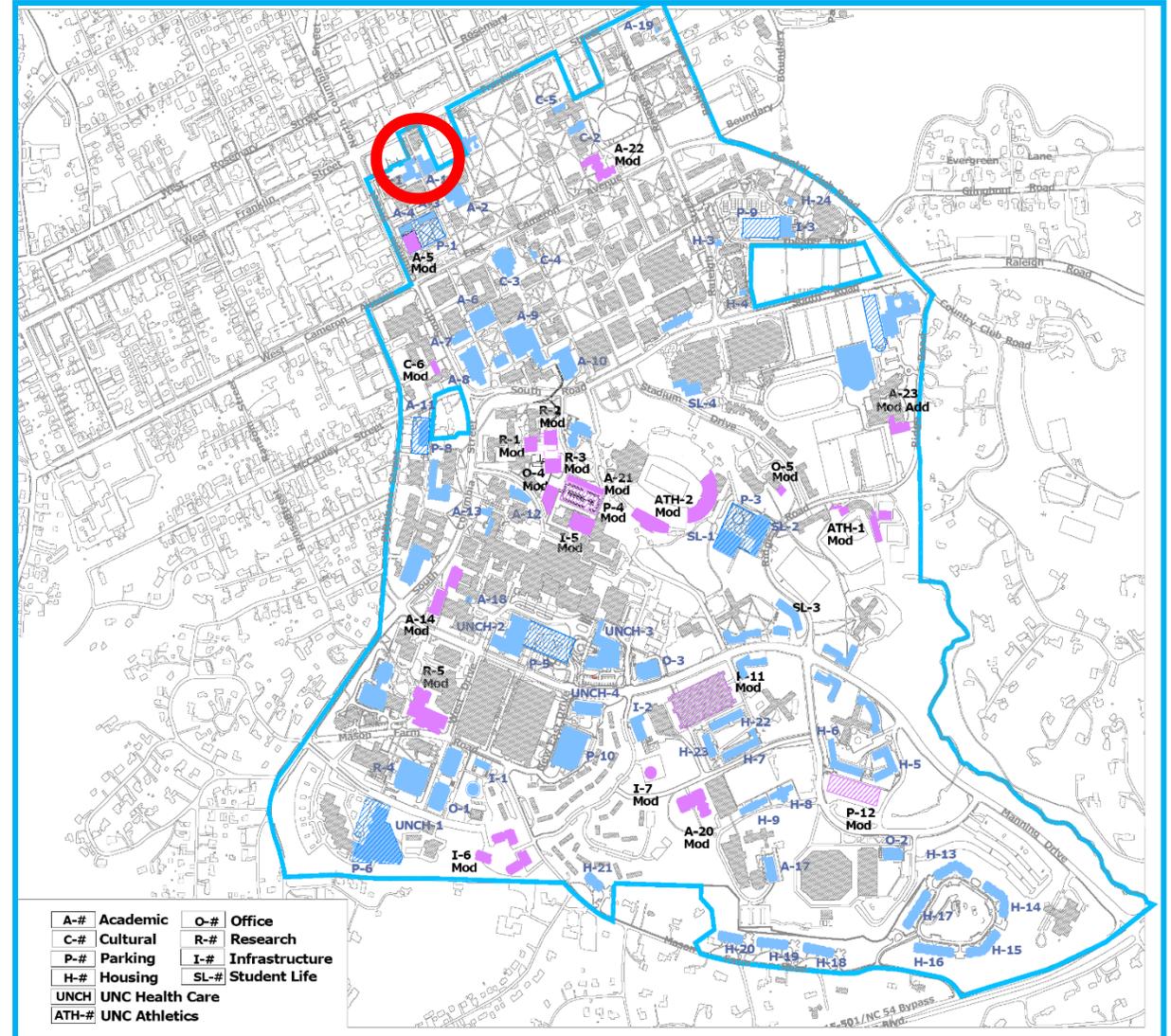
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# Project Summary

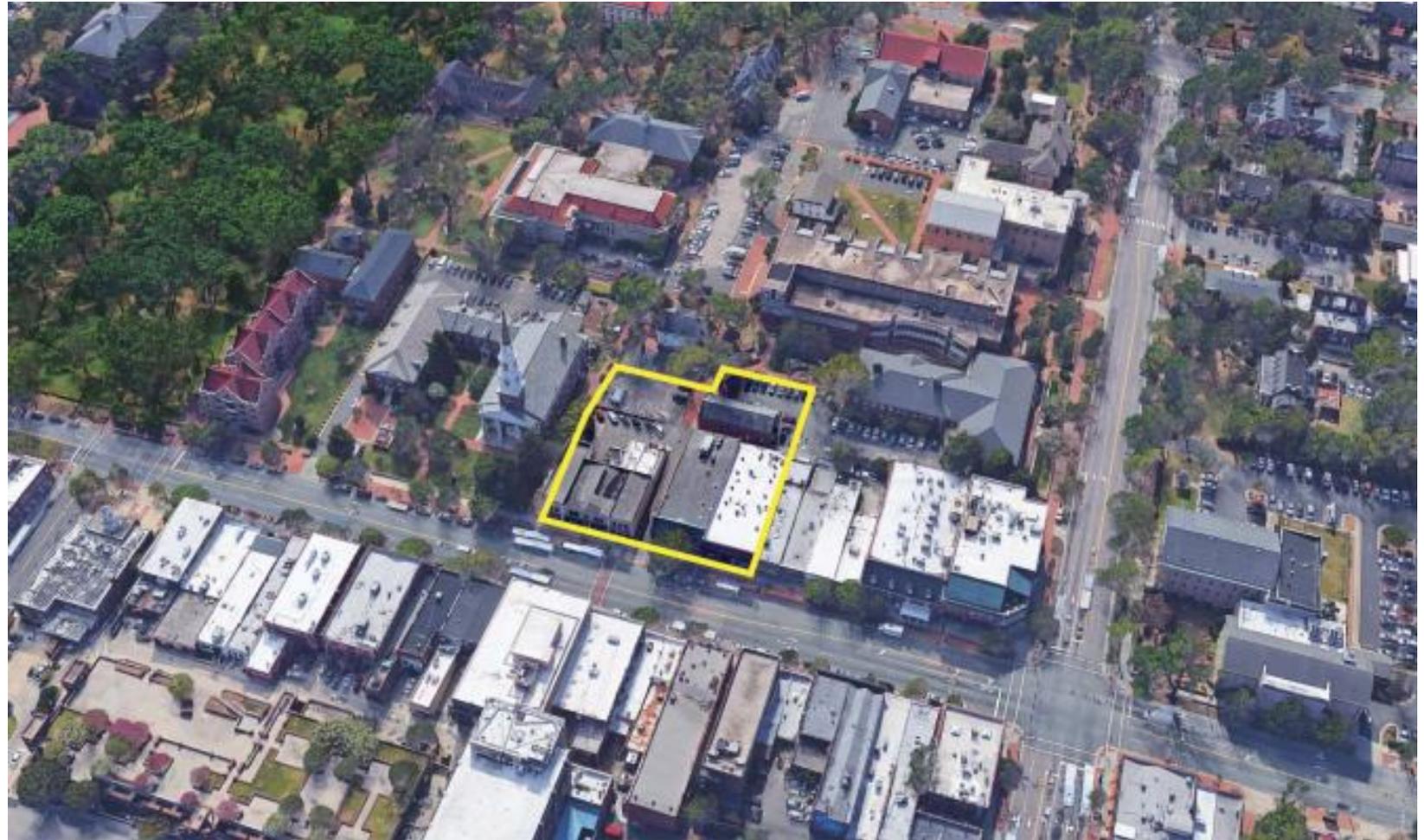
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# Project Summary

- Redevelopment
- 1.1-acre site





# Urban Design Comments

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- Massing strategy is well-calibrated in relating to scale of existing buildings
- Public components along and adjacent to Franklin Street.
- Ground floor facades should be transparent
- Enhance vibrancy of porch-like spaces
- Continue pedestrian corridor, in the future, to the south towards Cameron Avenue



# Community Design Commission Comments

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- Consider more vertical articulation
- Adjust building massing to invite movement through site
- Consider design elements that invite public into campus
- Bring proposed porch experience to Franklin Street
- Narrowness of alley creating tunnel-like feeling
- Architecture of new should respect existing character





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