



# COUNCIL MEETING

# CONCEPT PLAN

## Porthole Alley Redevelopment

May 18, 2022





# Recommendation

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





# 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





# 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

Draft



# Advisory Board Comments

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- ❑ Community Design Commission
  - 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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