



COUNCIL MEETING

CONCEPT PLAN

CHAPEL HILL LIFE SCIENCES CENTER

March 22, 2023



Draft



Recommendation

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





Concept Plans

- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review
- Community Design Commission preliminary feedback
- Discussion of next steps





Project Summary

- ❑ Existing Zoning TC-2
- ❑ Laboratory, office, retail
- ❑ Structured parking
- ❑ 9 stories
- ❑ ~320,000 sq ft



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Urban Designer Comments

Highlighting strengths of the proposal and possible enhancements related to:

- Relationship of building to public realm
- Connectivity offered by midblock passage
- Outdoor and public spaces
- Proposed frontages offering streetscape activation
- Building mass and form that breaks down scale
- Structured parking and services – possibilities for screening, minimizing impacts
- Ideas for articulation and materials that complement building mass and streetscape

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Community Design Comm. Comments

- Agreement with Urban Designer comments
- W. Rosemary frontage should also feel like a second 'front door'
- Parking deck could disrupt W. Rosemary streetscape experience – consider integrating it with building or other screening treatments
- Consider layout that would allow portion of existing building to be retained
- Reduce scale along western facade

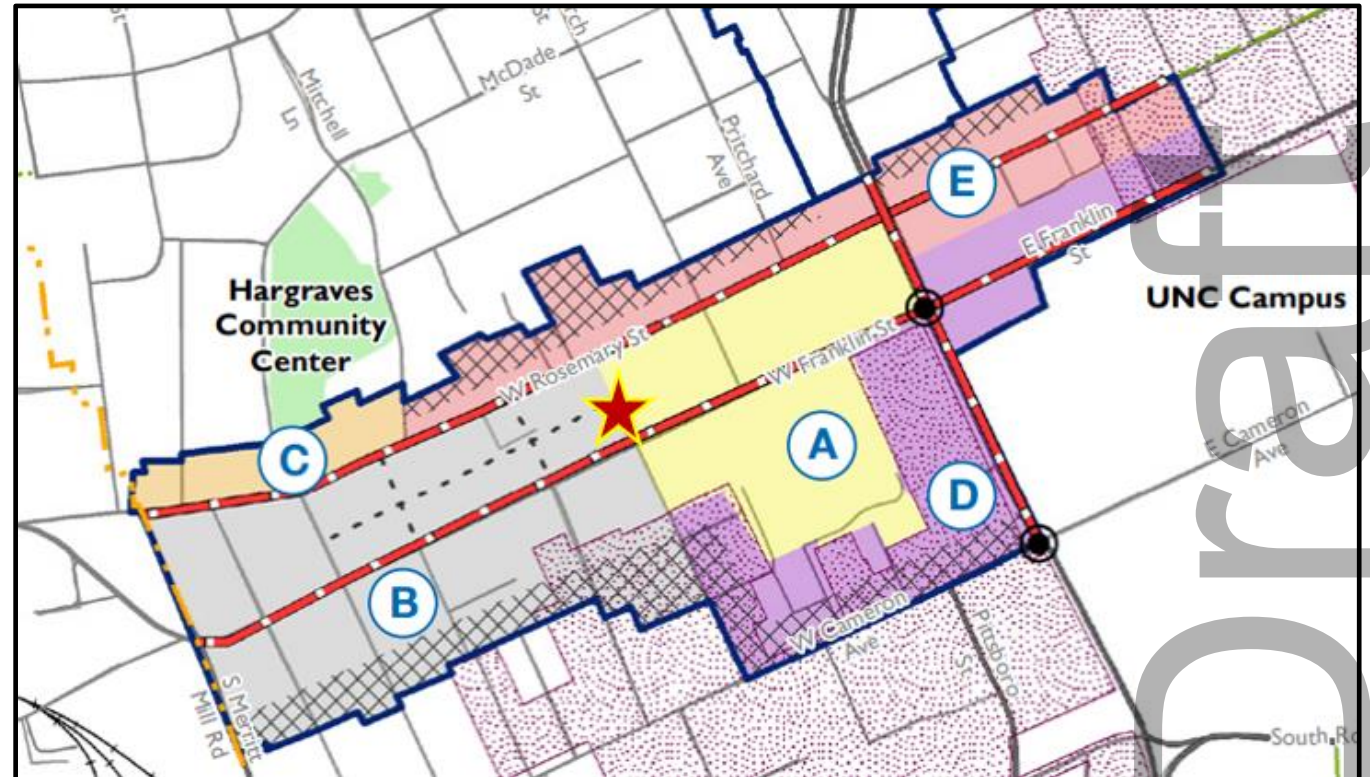
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Long Range Evaluation

□ Downtown Focus Area

- *Sub Areas A & B*
- *Commercial/Office is a Primary land use*
- *Typical Height 3-4 stories along street, up to 8 stories at core*



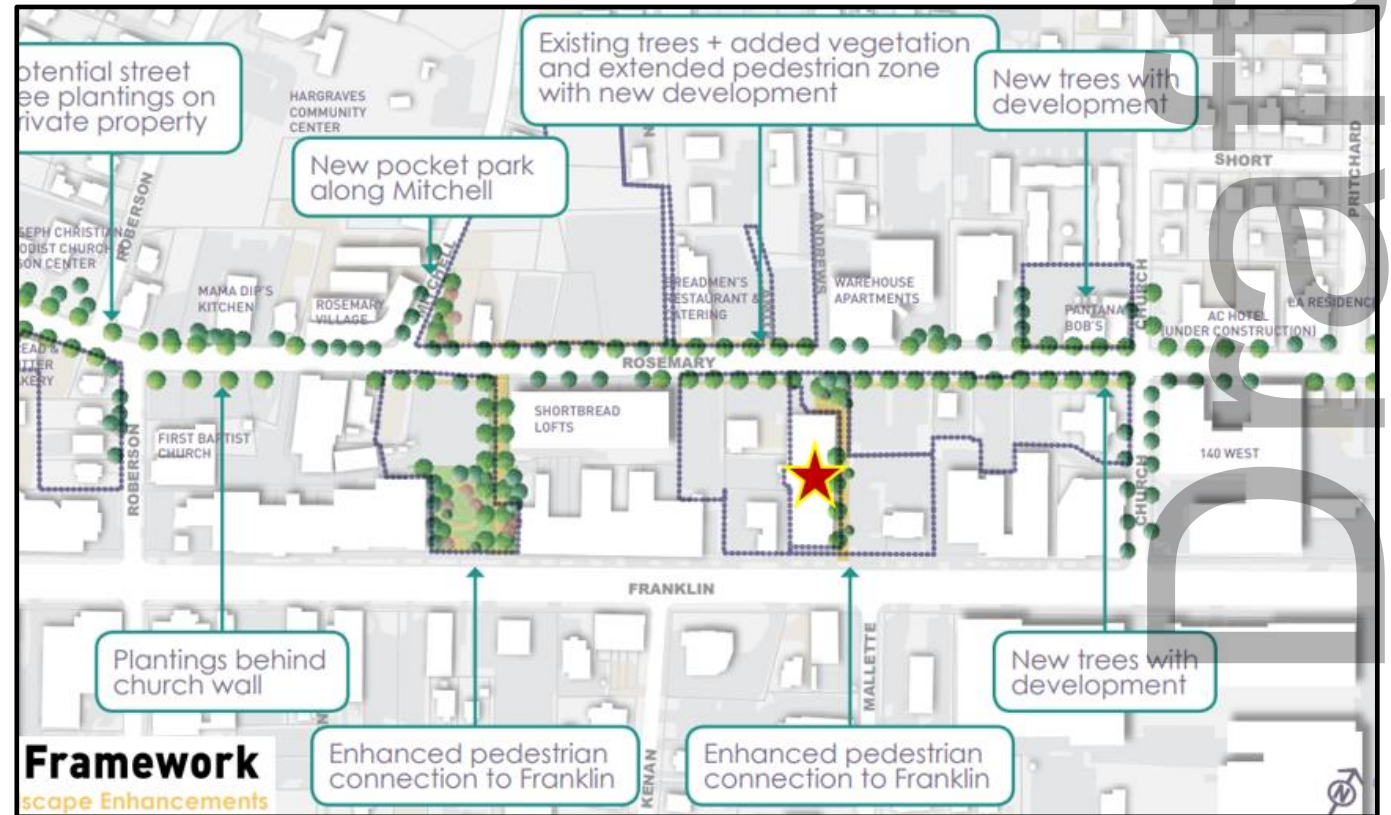
- *W Franklin and W Rosemary - Activated Street Frontages*



Long Range Evaluation

□ West Rosemary St Development Guide

- *Development opportunity site*
- *Midblock pedestrian connection*
- *Community benefits*
- *Public realm*
- *Building Design*





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