

May 18, 2022

#### Porthole Alley Redevelopment





## 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

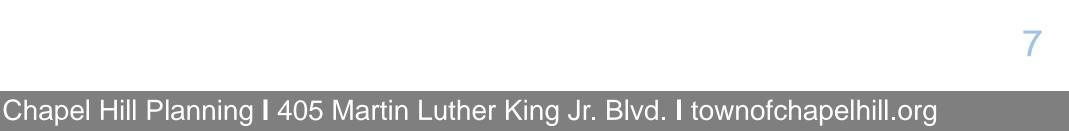
- Massing strategy is well-calibrated in relating to scale of existing buildings
- Public components along and adjacent to Franklin Street.
- Ground floor facades should be transparent
- Enhance vibrancy of porch-like spaces
- Continue pedestrian corridor, in the future, to the south towards Cameron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



## **Advisory Board Comments**

#### 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

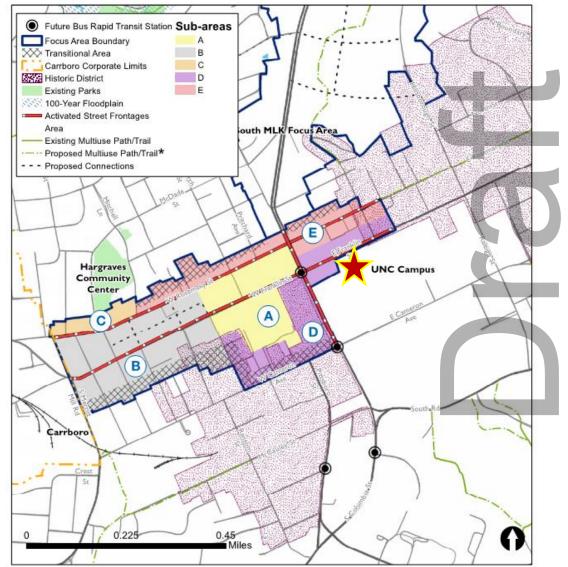




## Long Range Evaluation

### **Downtown Focus Area**

- Site is adjacent to but not in Downtown Focus Area
- Consideration given to:
  - Public entrances
  - Vibrant pedestrian zones
  - Public art opportunities
  - Wide pedestrian zones





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