

COMMUNITY DESIGN COMMISSION
CONCEPT PLAN COMMENTS
- Chapel Hill Life Science Center -

February 28, 2023

The Community Design Commission conducted a review of the Concept Plan application for the Chapel Hill Life Science Center at their meeting on February 28, 2023.

Comments made by members of the Commission are summarized below:

1. The project's Rosemary Street frontage should not be treated as secondary to the Franklin Street frontage. The primary building should include a second "front door" along Rosemary Street.
2. The proposed parking garage along Rosemary Street will detract from the vitality of the street. The applicant should consider incorporating the parking garage into the primary building or other treatments that reduce the visual impact of the garage and enable an activated street frontage along Rosemary Street.
3. One such alternative is to include The Bicycle Chain property in the project which, according to the applicant, would enable a different approach. If this property is pursued, as we encourage, it may allow for a centrally located building with parking below and may enable the retention of all or part of the brick building housing the Chimney and Purple Bowl.
4. Whichever design is pursued we encourage the Town to discuss having the Applicant fund the relocation costs for any tenant being displaced.
5. Also, we encourage the following:
 - Urban designed gathering spaces are important to the vitality of both Franklin and Rosemary Streets.
 - Ensure that the walkways and sidewalks are wide and ADA accessible.
 - Building overhangs as shown in the presentation are encouraged as are the building step backs from Franklin and Rosemary.
 - Trash and delivery areas, as discussed, need to be separate and hidden.
6. Commissioners agreed with and endorsed the design review conducted by the Town Urban Designer.
7. The scale along the tall, windowless western edge should be reduced.