

From: Roger Stancil
Sent: Tuesday, April 17, 2018 6:34 PM
To: Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Town Council; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Roger Stancil; Ross Tompkins
Cc: Loryn Clark; Ben Hitchings; John Richardson; Corey Liles; Amy Harvey; Beth Vazquez; Carolyn Worsley; Catherine Lazorko; Christina Strauch; Dwight Bassett; Flo Miller; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Ran Northam; Roger Stancil; Sabrina Oliver
Subject: Council Questions: Item 6: Blue Hill design guidelines

Council Question: This is quite a bit of information to digest. Would you ask the presenters to focus on what problems do the revisions solve? And what has teeth and what doesn't?

Staff Response: *The presenters will convey that the text amendment package is largely intended to improve application of the Design Guidelines as well as the Mobility Plan. In other words, the text amendments allow the Design Guidelines and Mobility Plan to have teeth. Generally, each of the proposed revisions to Form District standards represents something that is required for development applications, depending on the circumstances.*

Council Question: What is fieldstone? Is that the same as Chapel Hill grit, like the sidewalks in the historic districts? Or is it a gravel road, like the Pumpkin Loop in the Horace Williams Tract? And because the town likely holds the liability for injuries in public spaces, is the town attorney aware that brick is deceptively slippery in cold weather?

Staff Response: *Fieldstone is "found" stone (not extracted from a quarry), which typically comes in much larger pieces than grit or gravel. A fieldstone walkway would be constructed as a mosaic of flat stone pieces. Fieldstone and brick were suggested by a CDC member as desirable paving materials for walkways. The Design Guidelines do not recommend any specific materials for walkway paving. However, guidelines 2.7 and 2.8 encourage decorative pavers as well as a consistent palette of paving materials. The Engineering Design Manual would also inform construction of walkways on public property.*

Council Question: Would the presenter point out where drive-thrus are allowed and where they are prohibited on the larger area map? It's not clear to me from the description on p. 530.

Staff Response: *Drive-thrus are currently allowed as an accessory or ancillary component of commercial uses in the Blue Hill District. This applies to any properties zoned WX-5 or WX-7 (subdistricts where a broad range of commercial uses are allowed—see Regulating Plan attached). Under the proposed text amendment, Council approval of a Special Use Permit for a drive-thru would still be limited to the WX-5 and WX-7 subdistricts.*

Council Question: Also, is there anything in the guidelines that would encourage commercial development over apartments? If not, are there plans to revisit the form-based code in the very near future?

Staff Response: *The Design Guidelines and associated package of text amendments do not address land use or encourage any particular uses, beyond generally encouraging pedestrian-oriented uses (hence the proposed text amendment to limit drive-thru locations). The Council Petition submitted in March 2018 does identify an interest in strategies for more commercial development in Blue Hill. Staff are currently developing options for Council consideration in response to that petition. A public hearing is anticipated for May 23, 2018 on the subject of text amendments related to the Council Petition.*