Blue Hill District Design Guidelines and Text Amendments

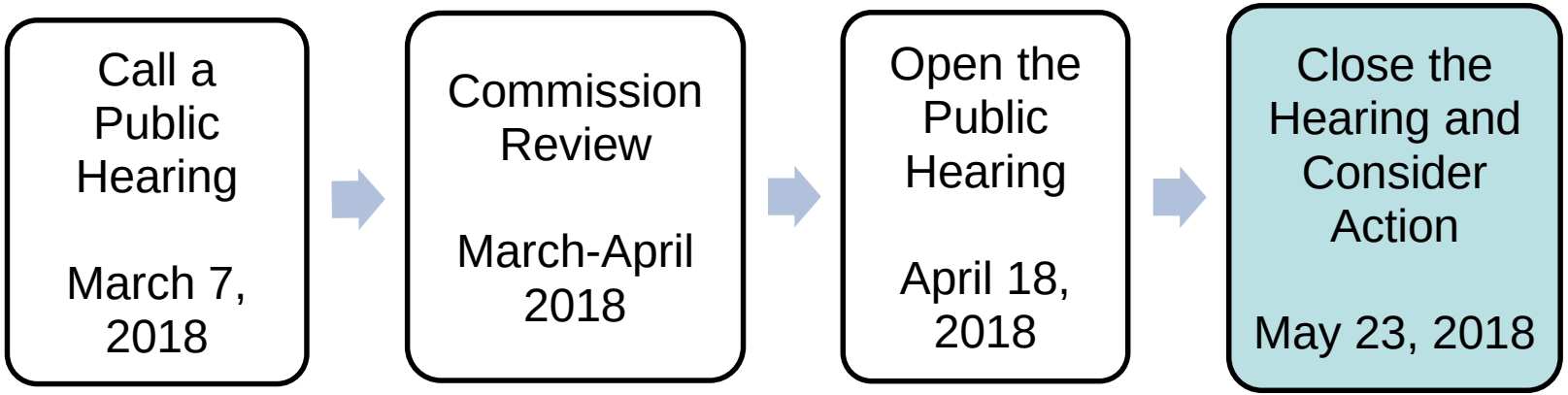
Agenda

- Design Guidelines and Text Amendments Recap
- Revisions since April 18
- Consider Adoption and Enactment

Staff Recommendation

- Close the public hearing
- Adopt R-14 (pg. 410) -
  Adopt the Design Guidelines
- Adopt R-15 (pg. 411) - Text Amendments
  Consistency with Comprehensive Plan
- Enact O-5 (pg. 412-439) -
  LUMO Text Amendments

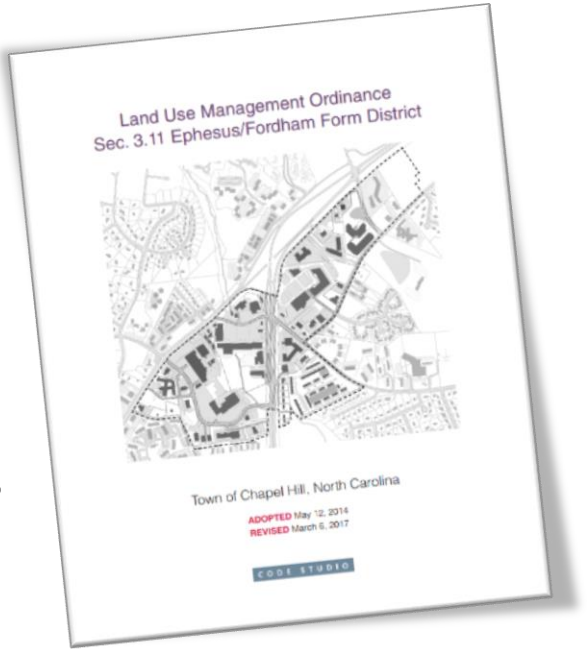
Where is this in the process?



LUMO Text Amendment: *Changes to zoning standards*

The Starting Point

- The Code provides for design guidelines
  - Sets forth three types of review
    - Staff, in administering the code
    - CDC in reviewing Design Elements
    - CDC in considering Design Alternatives



Design Guidelines Purpose

- Establish a common understanding of principles that promote a walkable and 'green' character
- Provide guidance for applicants
- Establish review criteria for Community Design Commission

Public Engagement

	Identify Community Interests	Develop Framework	Develop Guidelines	Finalize and Adopt
Commission Work Sessions	✓	✓	✓	✓
Public Workshops		✓	✓	✓
Online Survey		✓	✓	
Council			✓	**Public Hearing**

Vision for the District

Build on the **active**, **green** and **creative traditions** found throughout Chapel Hill

Promote the development of a **walkable community** with **opportunities for all** to **live, shop, work** and **share community experience**

Commission Recommendations:

- ✓CDC endorsement for adoption of Design Guidelines
- ✓Planning Commission endorsement for adoption of Design Guidelines
- CDC recommends minor modifications on **Lighting** (emphasize shielded light sources) and **Surface Parking Screening** (standards for fencing)

Shielded lighting

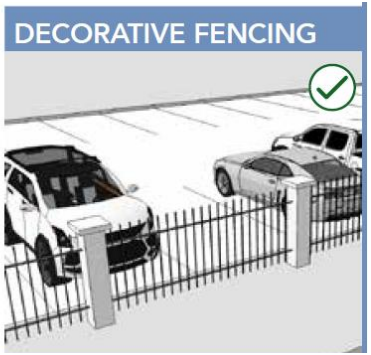


Image to be improved

REVISIONS: Council Feedback

BUILDING PASS-THROUGHS

A building pass-through allows access from one side of a building to another in a large development as an alternative to a street. As with a street, a pass-through should be designed to provide safe and enjoyable public passage. Active uses should be provided.

3.11 Design a building pass-through to be inviting and in proportion to its associated building.

a. Locate a building pass-through centrally within a building to provide a balanced form and easily-accessible location.

b. Increase the height and width of a building pass-through when greater pass-through lengths are necessary.

c. Increase the height and width of a building pass-through when a building's height increases.

d. Provide variation in massing to create visual interest. Possible tools include:

- Height variation
- Wall offset
- Wall setback
- Material change

3.12 Activate a building pass-through to create a safe, enjoyable public space.

a. Promote designs that keep "eyes on the street." Possible design elements include:

- Windows
- Doors
- Courtyards
- Bridges

b. Align a building pass-through to frame a clear view of an outdoor amenity space and buildings beyond.

c. Activate a pass-through wall to provide a pedestrian-friendly experience. See Design Options for Windowless Facade Areas, Diagram 4-8 on page 98.

d. Incorporate lighting in the design of a pass-through that is visually interesting and creative. For instance, consider using festoon lights in a pass-through.

e. The concept of a pass-through is that it should have views, and access, to uses inside flanking buildings. If parking is allowed in a pass-through, it must be screened using techniques described for structured parking (pg. 60-63) and the pedestrian route must be separated from auto circulation.

BUILDING PASS-THROUGH DESIGN STANDARDS

Design standards for building pass-throughs and opportunities for design alternatives to be approved by the CDC can be found in Sec. 3.11.2.7.S of the LUMO.

Figure 3-11 *Design a building pass-through to be inviting and in proportion to its associated building.*

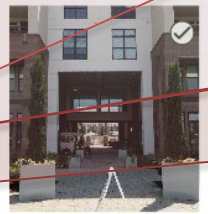


Figure 3-11d *Provide variation in massing to create visual interest.*

The concept of a pass-through is that it should have **views, and access, to uses inside** flanking buildings. If parking is allowed in a pass-through, it must be **screened using techniques described for structured parking** (pg. 60-63) and the **pedestrian route must be separated** from auto circulation.

REVISIONS: Council Feedback

ADDITIONAL GUIDELINES

See Outdoor Amenity Space guidelines (Chapter 3, page 50) and Landscaping guidelines (Chapter 3, page 64) for additional information.

STANDARDS FOR OUTDOOR AMENITY SPACE

The LUMO provides general standards and alternatives for outdoor amenity space in Sec. 3.11.2.7.F. These guidelines address quality and features for outdoor amenity spaces.

Figure 3-24 *Promote a "green" experience in all outdoor amenity spaces.*

3.24 Promote a "green" experience in all outdoor amenity spaces.

a. Increase the amount of plant material used in outdoor amenity spaces, whenever possible.

b. Use trees to provide shade in outdoor amenity space. Trees are preferred to man-made shade structures such as canopies.

c. Use plants to create an improved experience in outdoor amenity spaces.

d. Balance hardscape areas with lawns, gardens and planter beds.

e. Preserve and enhance existing natural resources such as mature trees and water features by incorporating them into amenity spaces.

3.25 Design a rooftop outdoor amenity space to be highly visible and easily accessible from the public way. The stairs and elevator should be exterior or located in a vestibule.

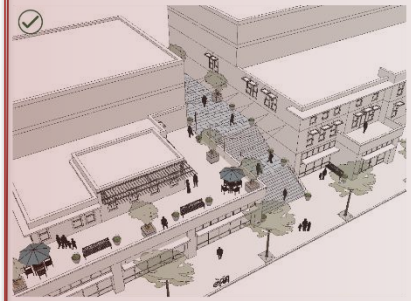


Figure 3-25 *Design a rooftop outdoor amenity space to be highly visible and easily accessible from the public way. The stairs and elevator should be exterior or located in a vestibule.*

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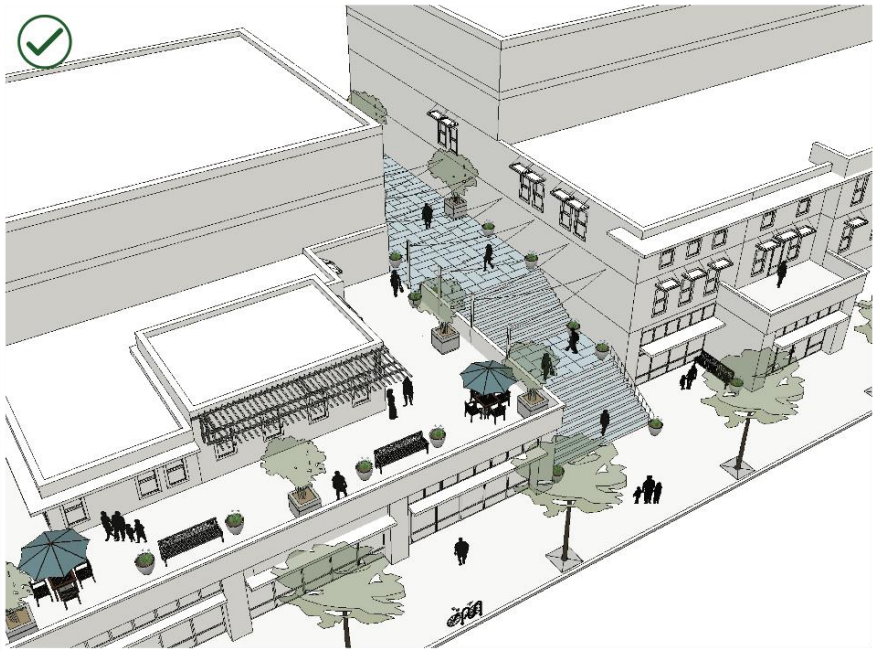
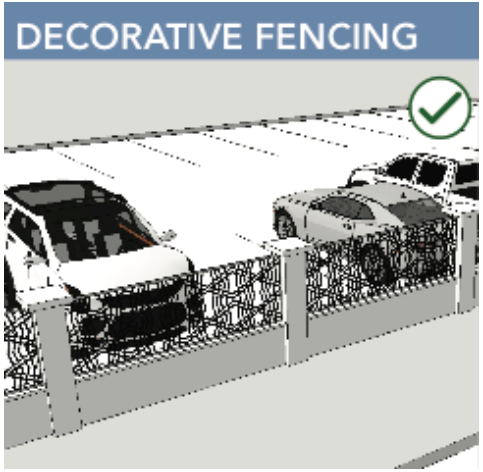
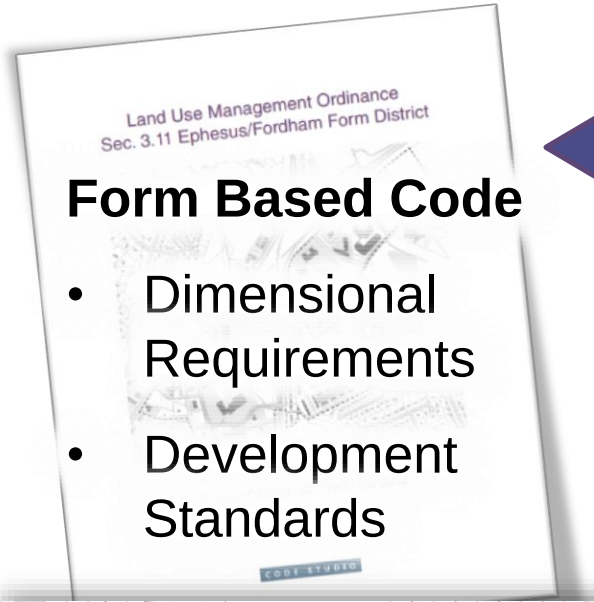


REVISIONS: Commission Feedback

- New images for
  - Lighting
  - Parking screening
- Drive-thru guidelines
  - ‘if allowed language added’
- Refined language for franchise design

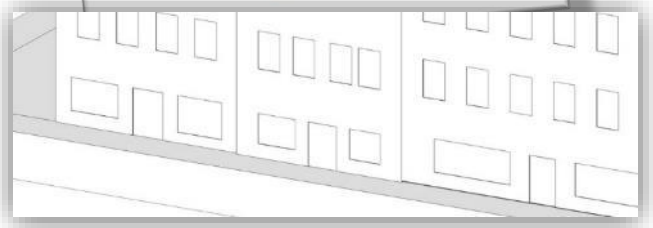


Updates to Design Guidelines



Form Based Code

- Dimensional Requirements
- Development Standards



Design Guidelines

- Guidance on meeting standards
- Design flexibility

Purpose of Text Amendments

- Improve implementation of Design Guidelines, Mobility Plan, and other Blue Hill planning efforts

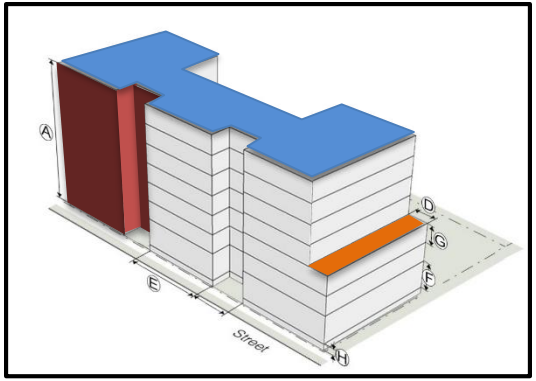
- Name change, clarifications, and technical corrections

Text Amendment Topics

MEETING PACKET PAGES 402-406

1. **Frontage Types**
   - Type A-3 - District Streets
   - 12 ft sidewalks on Fordham Blvd
   - ➢ Type D - ‘Major Alleys’
   - Type E - Non-Vehicular Streets

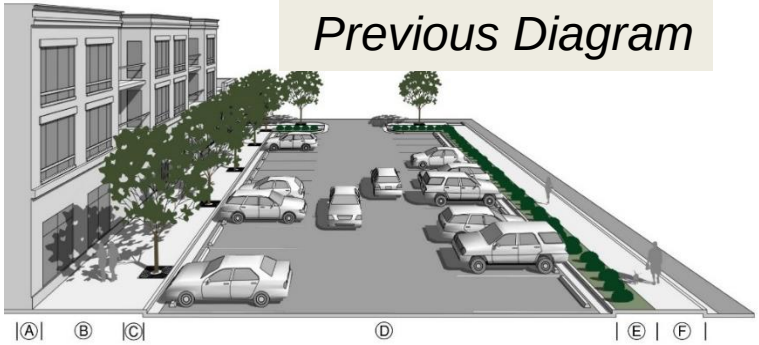
2. **Varied Building Massing**
   - Max Upper Story Floor Plate
   - Max Module Length
   - Design Alternative for other approaches



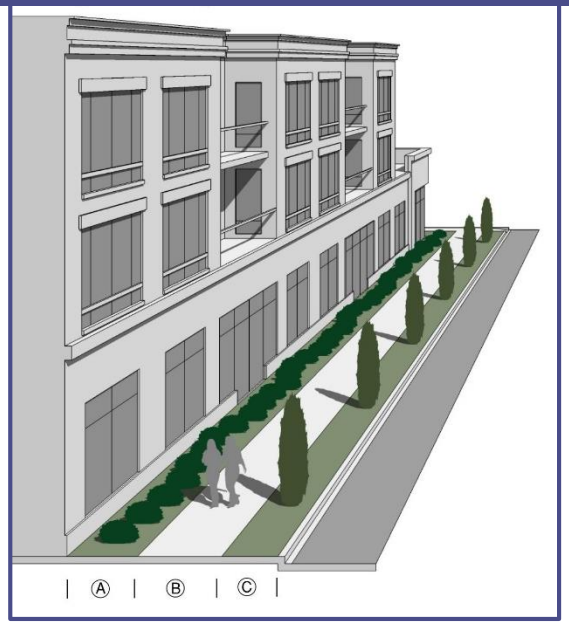
➢ REVISIONS: Type D Frontages

Purpose: Alleys shared between sites, providing both service and pedestrian functions

Mobility Plan



Previous Diagram



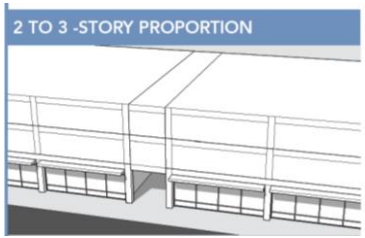
Revisions

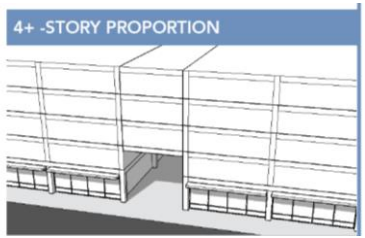
- Sidewalk on both sides (6’)
- Planting zones added (4’)
- No parking in build-to-zone

Text Amendment Topics

MEETING PACKET
PAGES 402-406

3. **Pass-Through Dimensions** in proportion to larger buildings





4. **Design Alternatives**
   - Phased Redevelopment
   - Outdoor Amenity Space in setbacks
   - ➢ Rooftop Amenity Space
   - Forecourts – greater width
   - Primary Materials – metals and concrete
   - Structured Parking – reduced setback
   - Street Tree location and sizing

➢ REVISIONS: Rooftop Amenity Space

Purpose: Activate rooftops and complement guidelines for varied building massing

- Must be highly visible and easily accessible, including ADA access
- Must be approved by CDC as Design Alternative
- Design Guidelines expand upon criteria

Text Amendment Topics

MEETING PACKET PAGES 402-406

5. **Enhanced Standards**
   - Drive-thrus as Special Use
   - No Service Drives on primary frontage
   - More required residential entrances
   - Buildings step down, activate buffer at edge of District
6. **Review Authority and Application Requirements**
   - ➢ Updates to Design Guidelines
7. **Name Change, Technical Edits**

	Chapter/Design Topic	Code Compliance	Certificate of Appropriateness Review Elements	Design Alternatives	Best Practices
CHAPTER 2	**Public Right-of-ROW**				
	The Public Realm	✓	✓	✓	✓
	View from the Public Right-of-Way		✓	✓	✓
	Pedestrian and Bicycle Connectivity	✓		✓	✓
	Public Streetscape Character	✓	✓	✓	✓
	Public Art			✓	✓
CHAPTER 3	**Site Design**				
	Building Placement and Setback Character	✓	✓	✓	✓
	Building Orientation	✓		✓	✓
	Connectivity	✓	✓	✓	✓
	Outdoor Amenity Space	✓	✓	✓	✓
	Recreation Space	✓	✓		
	Outdoor Dining Areas	✓			
	Surface Parking	✓		✓	✓
	Structured Parking	✓	✓	✓	✓
	Landscape Design	✓	✓		
	Fences and Site Walls	✓	✓		
	Working with Topography	✓	✓	✓	✓
	Service Areas and Utilities	✓	✓		
	Drive-thru Areas	✓	✓		
	Stormwater Management (appearance)	✓	✓		
	Phased Improvements	✓		✓	
	Sensitive Site Design Transitions	✓	✓	✓	✓

➢ REVISIONS: Updates to Design Guidelines

Purpose: Allow corrections and minor edits at the administrative level; public input for more substantive edits

Manager Approves:

- Technical corrections
- Formatting/organizational improvements

Council Approves:

- Changes based on

  New technologies,

  Best practices,

  Development regulations

➢ REVISIONS: Design Guidelines and COA

Purpose: Clarify the role of the Design Guidelines in the CDC's Certificate of Appropriateness review process

- Expanded language reflecting legal review
- Action on a Certificate of Appropriateness application is based on Form-Based Code standards
- Design Guidelines serve as a reference for CDC
- Instruction for applicants – demonstrate meeting guidelines in support of COA review

Commission Recommendations:

TEXT AMENDMENTS

CDC

- ✓ Enact text amendments
- Further study - Type D Frontage and Phased Redevelopment
- Council approval of updates to Design Guidelines
- Modified standards for Type E sidewalks, Rooftop Amenity Space access

Planning Commission

- ✓ Enact text amendments
- ✓ Consistency with Comprehensive Plan
- Support for CDC recommendations
- Modified standards for Step Backs, Outdoor Amenity Space ratio, allowability of Rooftop Amenity Space and Drive-Thrus

Staff Recommendation

- Close the public hearing
- Adopt R-14 (pg. 410) -
  Adopt the Design Guidelines
- Adopt R-15 (pg. 411) - Text Amendments
  Consistency with Comprehensive Plan
- Enact O-5 (pg. 412-439) -
  LUMO Text Amendments

Sample Design Guidelines

Design Topic

Cross-Reference

Intent Statement

Design Guidelines

Photographs

Keyed Captions

Check or "X" Marks

02.16.2018 • REVISED PUBLIC DRAFT

Building Placement and Setback Characte

BUILDING PLACEMENT REQUIREMENTS

The LUMO uses a Regulating to organize building cement and frontage design. This information can be found in Section 3.11.2.2-3.11.2.5 of the LUMO.

Building placement addresses the dista and the street or the sidewalk edge. Setback character refers to the descriptive quality of the area between a building and the sidewalk edge. Build Blue Hill should be built to a build-to-line to support an a which provides a se pedestrians. While alignment is preferred, the LUMO allows some setback; when this occurs, the setback area should be designed as a public amenity space. Additional context-sensitive guidelines for building frontages are provided in Chapter 4.

3.1 Place a building to promote a safe, interesting and comfortable pedestrian environment along the street.

a. When a building wall is set back from the public streetscape or a natural feature, design the intervening space to be attractive to pedestrians.

Figure 3-1 Place a building to promote a safe, interesting and comfortable pedestrian environment along the street.

Figure 3-1a When a building wall is set back from the public streetscape or a natural feature, design the intervening space to be attractive to pedestrians

3.2 Design the street frontage to promote pedestrian activity. Appropriate strategies include:

- Active street frontages
- Pedestrian-oriented entries
- Windows facing the street
- Small public spaces linked to the sidewalk
- Urban streetscape design and landscaping

3.3 Develop an active pedestrian-friendly area in front of a building, when it is set back from the build-to line. Areas should be:

- Open to the public
- Landscaped with "green" areas

3.4 Design the street frontage to be compatible with the surrounding context. Provide a landscaped front setback:

- Between buildings or parking areas and the street where development will be oriented primarily towards internal parking areas
- Where residential development with a landscaped setback is located across the street

Figure 3-3 Develop active pedestrian-friendly areas in front of a building, when it is set back from the build-to line.

STRATEGIES FOR ACTIVATING STREET-FRONTAGES

Where possible, buildings in Blue Hill should be built to the build-to-line to support an activate street edge. When buildings are set back from the build-to-line, the setback area should be designed to encourage active use. Landscape features (including seating, plants, lighting, bicycle racks, etc.), outdoor dining and architectural features are all encouraged. These alternatives should be integrated with the design of the building and may be combined as apropriate.

LANDSCAPE FEATURES

ARCADE

OUTDOOR DINING

Diagram 3-1 Strategies for Activating Street-frontages

District Regulating Plan

Administering the Design Guidelines

- **Certificate of Appropriateness**
- **Design Alternatives**
- **Compliance Interpretation**
- **Best Practices**

- Architectural style
- Building elements listed in LUMO 3.11.2.6
- General design and arrangement of the building exterior
- Type and texture of building materials
- Type and style of windows and doors
- Type and style of light fixtures
- Aesthetic quality of masonry walls, fences, steps and pavement
- Aesthetic quality of above-ground, accessory utility features, including the screening of transformers and cabinet structures
- Appearance of structured parking visible from the public realm, architectural compatibility with the principle building
- Perimeter screening for Type C Frontage along Fordham Boulevard
- Appearance of above-ground stormwater control measures
- Quality of streetscape environment

- Deviation from a standard due to site constraint as indicated in 3.11.1.2.H
- Reduction of the build-to zone requirement for secondary lot frontages as indicated in LUMO 3.11.2.1.D.5.c
- Deviating from the use of streetscape canopy trees and/or exceeding the required average tree spacing as indicated in LUMO 3.11.2.5, based on utility location, fire access, or other conflicts
- The use of other Building Elements at the ground level, as indicated in LUMO 3.11.2.6.H
- Exceeding the maximum block length as indicated in LUMO 3.11.2.7.C.b and/or block perimeter as indicated in LUMO 3.11.2.7.D.b
- Meeting the outdoor amenity space requirement off-site is indicated in LUMO 3.11.2.7.F.4.i
- The use of alternate building materials as indicated in LUMO 3.11.2.7.R.4
- Exceeding the maximum building pass-through spacing as indicated in LUMO 3.11.2.7.S.c
- Exceeding the maximum number of vehicular access points as indicated in LUMO 3.11.4.1.G.1