

RESPONSE TO COUNCIL FEEDBACK

Council Business Meeting - 05/23/2018

In considering the Blue Hill Design Guidelines at the Town Council Public Hearing on April 18, 2018, Council members provided the following feedback:

Topic	Comment	Staff/Consultant Response
<i>Pass-Throughs</i>	Provide additional guidance on pass-throughs in a parking deck, to determine if these should be allowed and what is the appropriate design treatment	Guidance has been added for pass-throughs in a parking deck - separating the pedestrian route and screening the parking
<i>Outdoor Amenity Space Location</i>	Provide additional guidance on how to make rooftop amenity space feel truly public and accessible, to determine if this should be allowed to count towards the required outdoor amenity space ratio for the site	The Design Guideline has been revised to call for high visibility and easy access from the public way. A rendering has been added to demonstrate how this should look

In considering the associated text amendments at the Town Council Public Hearing on April 18, 2018, Council members provided the following feedback:

Topic	Comment	Staff/Consultant Response
<i>Design Guidelines Updates</i>	Support for Commissions' recommendation that Council approval be required to update the Design Guidelines	The section has been revised to require Council approval of substantive changes, while allowing the Manager to make technical and formatting changes
<i>Type D Frontage</i>	Support for the Commissions' recommendation; see how standards for alleys can be modified to promote walkability and provide a suitable break between blocks	The section has been revised to require sidewalks on both sides along with 4' planting zones on both sides, as well as to prohibit surface parking in the build-to-zone. These would be the applicable standards for alleys used to form the edge of blocks

RESPONSE TO PLANNING COMMISSION RECOMMENDATIONS

Council Business Meeting - 05/23/2018

In considering a recommendation on the text amendments at their meeting in March 27, 2018, the Community Design Commission recommended the following changes:

Topic	Recommendation	Staff/Consultant Response
<i>Design Guidelines Updates</i>	Support for CDC's recommendation that Council approval be required to update the Design Guidelines	The section has been revised to require Council approval of substantive changes, while allowing the Manager to make technical and formatting changes
<i>Type D Frontage</i>	Support for CDC's recommendation that the frontage standards be studied further	The section has been revised to require sidewalks on both sides along with 4' planting zones on both sides, as well as to prohibit surface parking in the build-to-zone. These would be the applicable standards for alleys used to form the edge of blocks
<i>Type E Frontage</i>	Support for the CDC's recommendation on minimum sidewalk width	The minimum sidewalk width has been increased to 10 feet (increases to 12 feet when part of a Town greenway or when located between 2 buidlings)
<i>Building Massing</i>	Require a building step back to the "front" or most visited façade as a compnent of achieving the maximum upper floor plate area	As currently proposed, building facades within 20 feet of the sidewalk would be required to incorporate varied massing through either an upper story step back, inset portions to create building 'modules', or other massing approach approved by the CDC. Alternatives to the step back are included to better accommodate stick-frame construction and buildings that wrap parking decks, where a step back design is more difficult to achieve
<i>Outdoor Amenity Space Location</i>	Rooftop amenity space is encouraged, but shoul not count towards the required outdoor amenity space ratio	New guidance has been added to the Desing Guidelines to better define how rooftop amenity space can feel truly public and accessible. Rooftop amenity space would need to satisfactorily meet this guidance to be approved by the CDC as a design alternative
<i>Outdoor Amenity Space Amount</i>	Increase the required outdoor amenity space ratio from 6% to 8%	The minimum outdoor amenity space ratio was previously increased by Council from 5% to 6% of net land area in March 2017 as part of the Walkability and Open Space project. At the time, the project consultant stated that a 6% ratio was appropriate "given the Town's interest in not excessively dampening redevelopment activity" and given there is no exemption for smaller lots

<i>Forecourts</i>	Determine if there is any disadvantage to removing the maximum dimension requirement (35', proposed to increase to 50') for a forecourt	An open space at the front of a building is considered a forecourt under the Code when it is at or below the maximum dimension. If it exceeds that dimension, it would still be allowed as an outdoor amenity space. The purpose of this distinction is to establish how much of the frontage along the street counts towards the build-to-zone requirement (100% of a forecourt frontage; 50% of an outdoor amenity space frontage)
<i>Drive-Thrus</i>	Prohibit drive-thrus, which the Commission finds to be counter to the intent of the Blue Hill District and Chapel Hill 2020	As currently proposed, drive-thrus would only be allowed with approval of a Special Use Permit by Town Council. This would allow a drive-thru in special cases where applicants can satisfy the 4 findings of fact, in addition to meeting Code standards for drive-thrus.

RESPONSE TO CDC RECOMMENDATIONS

Council Business Meeting - 05/23/2018

In considering a recommendation on the Blue Hill Design Guidelines at their meeting in March 27, 2018, the Community Design Commission recommended the following changes:

Topic	Recommendation	Staff/Consultant Response
<i>Surface Parking, Diagram 3-11</i>	Update illustration used for 'Decorative Fencing' to show a less transparent fence (enhanced screening of the parking lot)	The illustration has been revised based on the recommendation
<i>Exterior Lighting</i>	Revise section to require shielding of light sources to focus light only on intended areas, and to require decorative lighting be turned off after hours of operation for active uses	A new image showing better shielding has been substituted based on the recommendation. While the Design Guideline do not address time of use for decorative lights, this could be addressed by standards in the Town Code

In considering a recommendation on the associated Text Amendments at their meeting in March 27, 2018, the Community Design Commission recommended the following changes:

Topic	Recommendation	Staff/Consultant Response
<i>Design Guidelines Updates</i>	Any future changes to the Design Guidelines should be reviewed by the CDC and approved by Council	The section has been revised to require Council approval of substantive changes, while allowing the Manager to make technical and formatting changes
<i>Type D Frontage</i>	Conduct further study of these standards to ensure that an alley frontage be inviting to pedestrians. Remove surface parking as an option along an alley	The section has been revised to require sidewalks on both sides along with 4' planting zones on both sides, as well as to prohibit surface parking in the build-to-zone. These would be the applicable standards for alleys used to form the edge of blocks
<i>Type E Frontage</i>	Increase the minimum sidewalk width for properties along Booker Creek to 10 feet	The minimum sidewalk width has been increased to 10 feet (increases to 12 feet when part of a Town greenway or when located between 2 buildings)
<i>Outdoor Amenity Space Location</i>	Specify that ADA access for rooftop amenity space be available and clearly identifiable	The section has been revised as recommended
<i>Phased Redevelopment</i>	Conduct further study of these standards to more specifically address the conditions of a redeveloping shopping center	The language of this section is considered to be broad enough to apply to various sites in the District where phased redevelopment would be appropriate. Variation from Code standards is possible when a build-out plan shows future conformance with standards and includes interim buffers