



RECEIVE AN UPDATE ON STUDY OF BLUE HILL MASSING & PERMEABILITY STANDARDS

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Ben Hitchings, Director
 Corey Liles, Principal Planner
 Adam Nicolson, Senior Planner

PROPERTY ADDRESS Blue Hill Form District	MEETING DATE March 13, 2019
STAFF RECOMMENDATION That the Council receive the update and provide direction on a potential text amendment.	
ITEM OVERVIEW & BACKGROUND <p>At the March 14th, 2018 Council Public Hearing¹, Mayor Pro Tem Jessica Anderson and Council Members Hongbin Gu and Rachel Schaevitz submitted a petition to identify solutions that could address community interests in the Blue Hill District. The interests were to increase non-residential development, create more affordable housing, and develop new standards for building massing & permeability.</p> <p>In response to the petition, Town staff formulated a package of text amendments that could be adopted in an expeditious manner. On the subject of building massing & permeability, staff worked with Tony Sease to propose changes to recreation space standards that would create more open areas adjoining public sidewalks and other parts of the public realm. These changes were adopted along with new standards for non-residential development on June 27, 2018. At that time, Council provided direction to continue conversation on additional changes to massing & permeability standards.</p> <p>Staff renewed work on this project in December 2018, through research on potential standards and preliminary analysis of their potential impacts on development in the Blue Hill District. Tonight’s update offers an opportunity for Council to consider a range of potential standards, receive any public comment, and provide input on which may best meet community interests.</p>	
OPTIONS FOR MASSING STANDARDS <ul style="list-style-type: none"> • Maximum building width • Maximum building depth • Maximum building footprint (total square feet) • Maximum dimension for internal/lined buildings • Maximum building coverage (percentage) • Maximum lot width • Finer-grained standards for maximum upper-story floor plate (percentages) 	DECISION POINTS <ul style="list-style-type: none"> • Which options for massing standards (listed to the left) seem most feasible, beneficial, and/or otherwise warrant further consideration? <p>Following this opportunity to narrow down the list of options, staff and the consultant will study in detail the implications of those massing standards on various parcels in the District.</p>
PROCESS <ol style="list-style-type: none"> 1. Receive and Refer Council Petition 2. Research and Analysis of Alternatives 3. Council Update and Discussion 4. Community Input 5. Advisory Board Review 6. Open Public Hearing 7. Close Public Hearing and Consider Action 	FISCAL IMPACT/RESOURCES <p>Tony Sease of Civitech, Inc, has served as an urban design consultant for the development of text amendments. Current work on Massing Regulatory Options falls under a contract with the Town of Chapel Hill not to exceed \$6,660.</p> <p>An additional contract amount will be needed to complete technical code language and the formal text amendment process.</p> <p>Previous consulting work performed by Tony Sease in response to the Council Petition was completed under a contract amount of \$9,990.</p>
ATTACHMENTS	<ol style="list-style-type: none"> 1. Report: Massing Standards and Regulatory Approaches 2. Blue Hill Parcel Study 3. March 14, 2018 Petition to Council

¹ <https://chapelhill.legistar.com/View.ashx?M=F&ID=5878770&GUID=632BEC59-C983-431F-B151-8285ADB6686C>