

## COMMUNITY DESIGN COMMISSION

*To assist the Council in guiding the Town's vision on aesthetics, character, and function to focus community growth through advice, advocacy and implementation of the Council's policies and review of proposed development in key areas of the community.*

### RECOMMENDATION

#### BLUE HILL TEXT AMENDMENT AND MAP AMENDMENT REGARDING MODIFICATIONS TO FORM DISTRICT REGULATIONS 3.11 (PROJECT #18-0450) May 22, 2018

**Recommendation:**    **Approved**           **Approval with Conditions**           **Denied**  

**Motion #1:**    Lucy Carol Davis moved and Ted Hoskins seconds to deny rezoning portions of Blue Hill to WC-5 and WC-7 zoning districts which intended to encourage less residential development.

**Vote:** Unanimous

Ayes: Chris Berndt, Lucy Carol Davis, Ted Hoskins, Volker Mueller, Dixon Pitt, and Polly van de Velde

Comments:

- Commercial may continue to be 1-story even with the rezoning.
- Focus should be on a mix of uses that are walkable and not banning residential development.
- Look at incentives to encourage commercial development instead of excluding residential development.

**Motion #2:**    Lucy Carol Davis moved and Chris Berndt seconds to recommend limiting the building footprint if provisions are made for connecting interior amenity space, outdoor amenity space, and recreations space (including adjacent properties).

Polly van de Velde offered a Friendly Amendment, accepted by Lucy Carol Davis that incentives be provided for adjacent property owners to work together with neighbors.

**Vote:** Unanimous

Ayes: Chris Berndt, Lucy Carol Davis, Ted Hoskins, Volker Mueller, Dixon Pitt, and Polly van de Velde

Comments:

- Permeability is very important – primary goal is to have a walkable area, so cars should be secondary. How does it all work together? Don't put recreation or amenity spaces at perimeter of site because that is

where vehicular traffic is and then amenity space is not an amenity but “pointless.”

- Difficult to make a recommendation because seems more planning is needed.
- Don't let buildings get separated because gets back to a more suburban pattern that is not what is wanted.

Prepared by: Dixon Pitt, Chair, Community Design Commission  
Kay Pearlstein, Staff