

RESPONSE TO COMMISSION COMMENTS

Community Design Commission - 03/27/2018

In reviewing the the Blue Hill Design Guidelines (version dated 02.26.18), members of the Community Design Commission provided comments which are compiled in the table below.

Comment Source		Topic	Comment	Response
CDC Emails	Chris Berndt	<i>Application of Design Guidelines</i>	p.8 -- Add renovations as well.	Renovations will be subject to the Design Guidelines as reflected by "additions and other exterior improvements"
CDC Emails	Chris Berndt	<i>Application of Design Guidelines</i>	p.9 -- CDC--add and Design Alternatives	Design Alternatives would be considered as part of Step 4 of the Design Review Process - Certificate of Appropriateness
CDC Emails	Chris Berndt	<i>Design Concepts, Sustainable Development</i>	p. 19 --Explain what the guidelines of the Architecture 2030 guidelines are. I am glad we are including this. How are we going to work to achieve it?	Staff will provide the Architecture 2030 guidelines to prospective applicants. The guidelines are referenced here to support a commont understanding of Sustainable Development. Applicants may incorporate Architecture 2030 principles as best practice or when pursuing a Design Alternative
CDC Emails	Chris Berndt	<i>Vision for the District</i>	Vision statement -- add sustainability principles, and reference to high-quality materials	Consultant will look at the suitability of making these elements part of the Vision Statement
CDC Emails	Polly van de Velde	3.9	On page 47 there is a recommendation that pedestrian connections be routed through outdoor spaces where possible. That would suggest that long frontages be discouraged and that even pass-throughs be subordinate to an outdoor option.	Consultant will provide clarification of what this guideline is meant to encourage: pedestrian connections having outdoor amenity spaces (therefore long frontages and pass-throughs are discouraged), or outdoor amenity spaces needing to have pedestrian connections
3/5/18 Joint Work Session		<i>Building Pass-Throughs, Building Mass</i>	Talk about 'meaningful' and 'meaningful effect' when describing how big things should be, eg massing variation and pass-throughs. Keep in mind these are some of the largest buildings in town	Consultant will look at opportunities to use these terms when varied massing dimensions and pass-through sizing
3/5/18 Joint Work Session		<i>Building Pass-Throughs</i>	Guideline vs standard - if a 2-story pass-through is prescribed, does that mean 2-stories for the full pass-through length?	Within the Design Guidelines, a 2-story pass-through guideline could offer flexibility if the applicant still meets the intent of building pass-throughs. With the associated text amendment, the 2-story pass-through requirement for taller buildings would apply to the full length, unless a Design Alternative is sought.

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3/5/18 Joint Work Session	<i>Building Pass-Throughs</i>	Since pass-throughs were introduced to basically create substitutes for what should have been a street, they should be treated like streets in terms of activation. Some of the thinking around Frontages may apply to pass-throughs	Consultant will consider additions to this section of the Design Guidelines that encourages, in some aspects, a street-like treatment for pass-throughs.
CDC Emails Chris Berndt	<i>Outdoor Amenity Space, Intent Statement</i>	p.50 --Still wondering how we achieve connecting green spaces throughout the Area and with other developments to provide an overall network.	Some of the guidelines suggest connected outdoor spaces. Consultant will look at working this idea into the intent statement as well
3/5/18 Joint Work Session	3.25-3.26	If proposing rooftop public space, there must be obvious access and it must be ADA compliant	Consultant will consider whether to specify these criteria in the Design Guidelines. Language to this effect will be included in the associated text amendment.
3/5/18 Joint Work Session	3.25-3.26	Amenity space is supposed to open up the area, but putting it on the roof does the opposite. Should be kept to first or second floor, overlooking public plazas	Consultant will consider whether to specify these criteria in the Design Guidelines. Language to this effect will be included in the associated text amendment.
CDC Emails Chris Berndt	<i>Surface Parking, Diagram 3-11</i>	p.57 --I feel the picture with open decorative fencing that has a green checkmark is not a desirable method of screening parking lots.	Consultant will create an image showing a more elaborate and opaque decorative fence, and/or will add discussion about the right context for this option.
CDC Emails Polly van de Velde	3.41	On page 69 there is a recommendation to preserve existing plant material. I would like to see a reference to preserving under story vegetation as well as mature trees. That would not preclude getting rid of invasive plants such as Japanese honeysuckle.	Preserving mature trees as discussed in this guideline would apply to understory trees that have reached mature height. Consultant will look at appropriate places to recommend understory trees alongside canopy trees
CDC Emails Chris Berndt	<i>Service Area & Utilities</i>	p.67 -- The service areas and utilities section could add references to wireless communications. Do we need guidelines added for the E-F area, or just rely on the proposed Master Plan and ordinance? Are Code amendments needed to implement the Master Plan?	A Town-wide policy for wireless facilities is currently being finalized. Staff will advise consultant if any additions should be made to the Design Guidelines to harmonize with that policy.
CDC Emails Chris Berndt	<i>Drive-Thru Areas</i>	p. 68 -- If we have drive throughs, we want to have them attached to buildings as a general principle. Support attempts to limit or preferably remove drive throughs as inconsistent with pedestrian and sustainability emphasis.	Design Guidelines indicate that drive-thrus should be behind and subordinate to the principal structure, and that their location should avoid intersecting with pedestrian walkways.

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3/5/18 Joint Work Session	<i>Drive-Thru Areas</i>	Drive-thrus are at their worst when they conflict with pedestrians. Wording should specify that pedestrian routes are not interrupted.	Design Guidelines indicate that drive-thru areas should avoid intersecting with pedestrian walkways.
3/5/18 Joint Work Session	<i>Sensitive Transitions</i>	Visual continuity is important. Building a nice new building next to something small and/or older is not good.	Consultant will consider a more appropriate image to demonstrate 'minimizing negative impacts', and will update Diagram 3-16 to show the setback and stepback extending along the full length of the building.
CDC Emails Chris Berndt	4.1	p.82 -- In 4.1, add the work "local" (not just regional design traditions). Also, say there should be a pedestrian scale to the height of the first floor pedestrian experience.	Consultant will reference local design traditions
CDC Emails Polly van de Velde	4.1	On page 88 there is a note that standardized corporate architecture should be discouraged. I think this point should be emphasized.	Consultant will look at discouraging corporate architecture in the intent statement for Architectural Character, and/or providing more detail in the guideline
CDC Emails Polly van de Velde	4.51	On page 115 it is stated that exterior lighting can be used to enhance trees and shrubs etc. Is this compatible with a dark skies approach? Lighting trees and shrubs may be attractive to humans but it is disruptive to diurnal animals.	Clarify how uplighting of trees and shrubs is compatible with preventing light spillvoer and light pollution