

# Blue Hill Design Guidelines: Quick Reference for COA Review Elements

Project Name: Tarheel Lodging Redevelopment

Guideline		Page	Applicable Code Ref.*	Criteria for Applicability	Applicable?	Meets Guideline?	Notes
PUBLIC RIGHT-OF-WAY							
The Public Realm							
2.1	Enhance walkability in the public realm in each project.	24		Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Streetscape Character							
2.18	Use site furnishings to accommodate both active and passive pedestrian activity along a residential street frontage - benches or other furnishings located in landscaped areas	32	2.7.J	Ground-level residential in the vicinity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Art							
2.19	Incorporating public art in a project is encouraged.	33	2.7.I.3	Public art included to satisfy 2.1 and/or 4.21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
SITE DESIGN							
Building Placement and Setback Character				BUILDING PROPOSED			
3.1	Place a building to promote a safe, interesting and comfortable pedestrian environment along the street.	36	2.7.2; 2.7.J	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3.2	Design the street frontage to promote pedestrian activity.	37	2.7.O; 2.7.P; 2.7.Q	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Connectivity							
3.11 (a-c)	Design a building pass-through to be inviting and in proportion to its associated building - centrally located and/or greater height and width in proportion to building height/pass-through length	43	2.7.S	Pass-through required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3.12 (a)(c)(e)	Promote pass-through designs that keep “eyes on the street.” Activate a pass-through wall to provide a pedestrian-friendly experience. If parking is allowed in a pass-through, it must be screened and the pedestrian route must be separated.	43	2.7.S	Pass-through required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3.14	Create a consistent streetscape experience within a development.	49		New street(s) included	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

\*Numeric references are to subsections of the Form-Based Code, **Section 3.11.xx** of the LUMO.

In addition to references for individual guidelines, **Sec. 3.11.4.7.D.1** serves as a reference for all COA Review Elements.

Guideline		Page	Applicable Code Ref.*	Criteria for Applicability	Applicable?	Meets Guideline?	Notes
Outdoor Amenity Space							
3.19	Locate outdoor amenity space where it will be shaded in summer months.	52	2.7.F	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3.21	Design an outdoor amenity space to be inviting.	53	2.7.F	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3.22	Furnish outdoor amenity spaces to encourage passive use and public enjoyment.	53	2.7.F	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3.23	Create a coordinated design palette for an outdoor open space.	53	2.7.F	Outdoor amenity space interior to site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Recreation Space							
3.29	Design and furnish a recreation area to fit with the context of its development.	56	2.7.G	Residential proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structured Parking							
3.36	Wrapping the parking with an active use is preferred.	60	4.1.B.4	Widely applicable for structured parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3.37	Design architectural screens to be an integral part of the building design.	63	4.1.B.4	Structured parking not wrapped by building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Landscape Design							
3.43	Integrate landscaping and stormwater management systems.	64	4.2.B	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fences and Site Walls							
3.44	Coordinate a fence or wall with the overall site design.	65	4.2.G	Fence or wall included	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3.45	Use a material that is durable and compatible with that of adjacent buildings and other site features.	65	4.2.G	Fence or wall included	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3.46	Design a retaining wall to minimize impacts on the natural character of the site.	65	4.2.G	Retaining wall included	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3.47	Incorporate design variations in a site wall to create interest.	65	4.2.G	Site wall included	<input type="checkbox"/>	<input type="checkbox"/>	

\*Numeric references are to subsections of the Form-Based Code, **Section 3.11.xx** of the LUMO.

In addition to references for individual guidelines, **Sec. 3.11.4.7.D.1** serves as a reference for all COA Review Elements.

Guideline		Page	Applicable Code Ref. *	Criteria for Applicability	Applicable?	Meets Guideline?	Notes
Working with Topography							
3.52	Define facade elements to respond to changes in topography.	67	2.3; 2.4	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3.55	Retaining walls are subject to the same guidance as blank walls.	67	4.2.G	Retaining wall included	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Service Areas and Utilities							
3.57	Enclose a free-standing utility or service area.	68	4.2.E.2	Free-standing service or utility area included	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3.59	Integrate mechanical equipment into the design of a building.	69	2.7.J; 4.2.E	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Drive-thru Areas							
3.62	Coordinate the design elements of a drive-thru area with the primary structure.	70	4.1.F	Drive-thru included	<input type="checkbox"/>	<input type="checkbox"/>	
Stormwater Management							
3.65	Incorporate and design stormwater management systems as site amenities.	71		Surface stormwater treatment included	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sensitive Site Design Transitions							
3.70	Minimize negative impacts of a commercial operation on an adjacent residential property.	79	4.2.H	Commercial proposed; residential on adjacent site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3.72	Design site transitions to connect to future/ proposed developments.	79		Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
BUILDING DESIGN				BUILDING PROPOSED			
Architectural Character							
4.1	Innovative new designs that draw upon local and regional design traditions are preferred.	84		Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.2	Create a pedestrian-friendly environment with all new projects.	84	2.6	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Environmental Performance in Building Elements							
4.10	Minimize the visual impacts of energy devices on the character of the District.	87	4.2.E	Energy devices included	<input type="checkbox"/>	<input type="checkbox"/>	

\*Numeric references are to subsections of the Form-Based Code, **Section 3.11.xx** of the LUMO.

In addition to references for individual guidelines, **Sec. 3.11.4.7.D.1** serves as a reference for all COA Review Elements.

Guideline		Page	Applicable Code Ref.*	Criteria for Applicability	Applicable?	Meets Guideline?	Notes
Building Mass and Scale							
4.12	Locate the taller portion of a structure away from neighboring residential buildings of lower scale or other sensitive edges.	89	4.2.H	Based on context	<input type="checkbox"/>	<input type="checkbox"/>	
4.13	Establish a sense of human scale in the design of a new building.	90	2.7.T	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.14	Incorporate horizontal expression lines to establish a sense of scale.	92	2.6	Widely applicable to 3+ story buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.15	Provide vertical articulation in a larger building mass to establish a sense of scale.	92		Widely applicable to long building facades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.16	Use materials to convey a sense of human scale and visual interest to pedestrians.	92	2.7.R	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.17	Incorporate balconies to create depth and interest on a building facade.	92	2.6.C	Widely applicable to residential buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.20	Incorporate a roof form that provides a “cap.”	93		Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.21	Utilize one of the following methods to design a building that is located on the corner.	93	2.1.D.5; 2.7.F; 2.7.I.3	Corner lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Architectural Features (Design Elements)							
4.22 (b)	Design a building facade to enhance community image. Use high-quality building materials on visible facades.	97	2.7.R	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.23	Design a building facade to be compatible with its context.	97	2.6; 2.7.O; 2.7.R	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.24	Design a building facade to convey visual interest.	97	2.6	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.25	Design the ground floor to engage the public realm and promote pedestrian activity.	99	2.6; 2.7.O; 2.7.P	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.26	Use building materials to define the ground floor and add visual interest.	99	2.7.R	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.27 (a)	Design the main entrance to be clearly identifiable. Use an architectural element(s) to highlight an entrance, and to provide weather protection, where feasible.	101	2.7.Q	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

\*Numeric references are to subsections of the Form-Based Code, **Section 3.11.xx** of the LUMO.

In addition to references for individual guidelines, **Sec. 3.11.4.7.D.1** serves as a reference for all COA Review Elements.

Guideline		Page	Applicable Code Ref. *	Criteria for Applicability	Applicable?	Meets Guideline?	Notes
4.28 (a)(b)	Orient the primary entrance of a building to face a street, plaza or pedestrian way. Use a “double-fronted” design that provides an entry to the street and another to an outdoor amenity space, plaza or a parking lot, when present.	101	2.1.D	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.31	Locate an iconic design feature to maximize its visibility and impact.	102	2.7.Q; 2.7.I.3	Iconic design feature included	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Four-sided Building Design							
4.32	Design a building to provide interest on all sides that will be viewed from the public realm.	103	1.1; 4.1.B.4	Multiple frontages	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building Elements							
4.33	Include building elements to create a street edge that invites pedestrian activity.	106	2.6	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.34	Design a forecourt to enhance the pedestrian experience-engage the street, provide interest and activity.	106	2.6.G	Forecourt included	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.36	Encourage consistency in arcade design.	107	2.6.E	Arcade included	<input type="checkbox"/>	<input type="checkbox"/>	
4.37	Design an arcade to improve the pedestrian experience.	107	2.6.E	Arcade included	<input type="checkbox"/>	<input type="checkbox"/>	
4.39	Incorporate building elements that are visually consistent with elements on adjacent, new buildings.	107	2.6	Widely applicable if adjacent site has redeveloped	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building Materials							
4.40	Incorporate building materials that contribute to the visual continuity of the District.	108	2.7.R	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.41	Develop simple combinations to retain the overall composition of the building.	108	2.7.R	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.42	Use high quality, durable building materials.	108	2.7.R	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.44	Utilize traditional masonry materials such as stone, concrete and brick, where feasible.	109	2.7.R	Widely applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4.47	Architectural glass may be considered as a primary material.	109	2.7.R	Architectural glass proposed	<input type="checkbox"/>	<input type="checkbox"/>	

\*Numeric references are to subsections of the Form-Based Code, **Section 3.11.xx** of the LUMO.

In addition to references for individual guidelines, **Sec. 3.11.4.7.D.1** serves as a reference for all COA Review Elements.

