

RESPONSE TO BOARD AND COMMISSION COMMENTS

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Planning Commission – 04/03/2018

In reviewing the **Draft** Blue Hill Design Guidelines (version dates 11.06.17), members of the Community Design Commission, Environmental Stewardship Advisory Board, and Planning Commission provided comments which are compiled in the table below. Comments are organized by source and topic, with responses provided by Planning staff and the project consultant.

Comment Source		Topic	Comment	Response
Community Design Commission	11/14/17 Joint Work Session	POLLY VAN DE VELDE <i>Outdoor Amenity Space</i>	Is there a proportional rule for outdoor amenity space size in relation to the building? Doesn't have to be too prescriptive. Even just to make clear the association, not everyone may think that amenity space size needs to be larger when building is	Staff is drafting a text amendment to the Form-Based Regulations that would address the relationship of outdoor amenity space size to adjoining building size.
		CHRIS BERNDT <i>Phased Development</i>	Phased Redevelopment – already experienced with Rams Plaza, had a problem with how it was handled. Applicant had a plan in mind of how edge would infill, but it came to CDC in pieces. Encourage phased redevelopment to have a master plan/phasing plan to show how individual buildings fit in	Staff is drafting a text amendment to the Form-Based Regulations that would outline submittal requirements for a phased development and provide guidance for approval of incremental compliance.
		CHRIS BERNDT <i>Building Pass-Throughs</i>	Will pass-through guidelines ultimately result in changes to dimensions in the Code? Does block length need to be covered in here, under Public ROW chapter? With connection to current Code	Staff is drafting a text amendment to the Form-Based Regulations that would (a) refine pass-through dimensional requirements to be responsive to building size and (b) provide greater clarity on measurement of block length
		VOLKER MUELLER <i>Street Connectivity</i>	Block Studies are missing a sense of how things connect, particularly across 15/501 (crossing treatment) Leads to the need for a fundamentally different vision for 15/501	Redesign of 15/501 is outside the scope of the current Design Guidelines project, however it represents a potential future effort for the Town in partnership with NCDOT.
		VOLKER MUELLER <i>Affordability</i>	Ultimately, following this can increase the rentability/sellability of projects. Any mention of affordable housing? In cases of mixed housing, there's design implication of how to intermingle and anonymize affordable units. Can a guideline be created? Examples – don't have separate entrance, put into separate wing	Treatment of affordable housing is outside the scope of the current Design Guidelines project. However, Town staff notes that compatibility of affordable units is an important consideration for future Town projects and partnerships with private developers
		VOLKER MUELLER <i>Structured Parking</i>	Design Guidelines could consider what sites do with parking garages in the future, with autonomous vehicles	The consultant will add guidance for adaptable parking deck design
		CHRIS BERNDT <i>Phased Development</i>	At a minimum, show you're not preempting future compliance – locate outbuilding such that it leaves the option for future compliance	The consultant will include future compliance as a criteria for Phased Development
		CHRIS BERNDT <i>Application/Administration</i>	Anything advisory, there's a fine line as to how far you can push it. Can there be a chart of what has a regulatory basis and what's advisory	A Design Authority chart has been added to the Introduction chapter which covers this topic. Staff is drafting a text amendment to the Form-Based Code that more precisely defines the aspects of the Design Guidelines that have a regulatory basis.

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Comment Source		Topic	Comment	Response
Community Design Commission	11/14/17 Joint	TED HOSKINS <i>Application/ Administration</i>	Sees how it will be useful during design process. Less clear how it should be used during review. Design Alternatives approval is obvious, but what about review of Design Elements? What about an approach mirroring LEED, where it's not just a collection of good ideas but different ways to earn a required amount of points	A Design Authority chart has been added to the Introduction chapter which covers this topic. Staff is drafting a text amendment to the Form-Based Code that more precisely defines the aspects of the Design Guidelines that have a regulatory basis.
		DIXON PITT <i>Recreation Space</i>	Recreation types – include bocce ball	The consultant will include bocce ball in this list
	11/28/17 Meeting	CHRIS BERNDT <i>Application/ Administration</i>	May need to beef up the link to Design Guidelines made in Code	Staff is drafting a text amendment to the Form-Based Regulations that would more explicitly state what elements of the Design Guidelines can inform different aspects of the review process
		CHRIS BERNDT <i>Street Connectivity</i>	Should DG's talk more about block length? More detail and definitions than Code – eg what's a pedestrian thoroughfare	Staff is drafting a text amendment to the Form-Based Regulations that would provide better definition of a block and how it is measured
		SUSANA DANCY <i>Street Connectivity</i>	Who is thinking about the internal connectivity on Town staff? Who is thinking strategically about how to make connections? Lack of physical planning for District. Regulating Plan that is something besides super-blocks	Connectivity and the future street network will be addressed in a few ways: 1) Adding the Illustrative Block Studies to the Appendix of the Design Guidelines, 2) Amending the Code to include reference to new street types in the Mobility Plan such as alleys and non-vehicular thoroughfares, and 3) Amending the Code to include guidance on assignment of street types and improvements at the property line
		AMY RYAN <i>Application/ Administration</i>	Appropriate to have Ralph weigh in on what CDC can review for approval/denial. Seems that CDC has authority to do architectural review. Where does it start and stop? Design Guidelines can offer reasoning for CDC decisions that can hold up in BOA appeal	A Design Authority chart has been added to the Introduction chapter which covers this topic. Staff is drafting a text amendment to the Form-Based Code that more precisely defines the aspects of the Design Guidelines that have a regulatory basis.
		SUSANA DANCY <i>Application/ Administration</i>	CDC doesn't have much ability to make developers do things, has to rely on developers willingness. Doesn't have by-right chance to give feedback on various aspects when there is no alternative being sought. Checklist process, no discretion over aesthetics. Images are lovely and aspirational, but nothing in the District looks like that and we shouldn't expect it will	A Design Authority chart has been added to the Introduction chapter which covers this topic. Staff is drafting a text amendment to the Form-Based Code that more precisely defines the aspects of the Design Guidelines that have a regulatory basis.
	12/18/17	Comm- ission <i>Vehicular Access and Service</i>	Consider not allowing parking deck access, loading docks, and transformers on Type A frontages in the District	Staff is drafting a text amendment to the Form-Based Regulations that would further limit the location of service drives and vehicular access.
		Comm- ission <i>Drive-Thrus</i>	Consider not allowing drive-thrus	Staff is drafting a text amendment to the Form-Based Regulations that would further limit where drive-thrus may be located

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Comment Source		Topic	Comment	Response
Community Design Commission	12/18/17 Meeting	Comm- ission	Street Connectivity	Provide guidelines for thoroughfares - particularly ensuring public access and allowing future connectivity
		Comm- ission	Street Connectivity	Include handout on definition of a block in the appendix
		Comm- ission	Street Connectivity	Address definition of non-vehicular thoroughfares in the Code
		Comm- ission	Process	Include word cloud on desired qualities for Chapel Hill
	Emails	CHRIS BERNDT	Building Materials	Brick is included in the list of recommended Building Materials (Chapter 4) and is similarly recommended for walls, hardscape, etc
		CHRIS BERNDT	Guiding Principles	Explain components of local design traditions. Use material from public workshops. Explain what are local durable materials.
		POLLY VAN DE VELDE	Drive-Thrus	Speaking for myself but my sense is other commissioners agree that having drive-throughs in the E-F district is contrary to the notion of pedestrian focused. I would recommend removing drive-throughs as a design option for the entire district.
		CHRIS BERNDT	Process	Include summary of citizen comments at workshops and those submitted in review process in the appendix
		VOLKER MUELLER	Guiding Principle 10	"Each project should incorporate signature open space elements, [...]." Arguably, usability of open spaces is more important than their "signature" quality. It seems unlikely that each project can incorporate "signature" open spaces. Would "pooling" of open spaces be an option? How about mid-block piazzas, where automobiles may cross but are truly subordinate? A hierarchy of open spaces is similarly appealing, spaces of different qualities, spaces attracting play, spaces for respite, etc. I suggest to avoid inflationary pressure to generate "signature" spaces.
				The consultant will substitute a more precise term for "signature"

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Comment Source		Topic	Comment	Response
Community Design Commission	Emails	VOLKER MUELLER <i>Public Realm</i>	C. labels the Private Parking area behind the building. I wonder whether the illustration could include something more pleasant under label C in addition to parking.	The diagram currently shows a mix of open space, pedestrian way and parking
		CHRIS BERNDT VOLKER MUELLER <i>Surface Parking</i>	Add photo of NC Museum of Art parking lot screening from Blue Ridge Rd	Staff included this suggestion in a list of edits provided to the consultant
		<i>Images</i>	I wonder whether the X marks should be red instead of blue. This would make the X mark stand out more.	The consultant will change the color of X marks
		VOLKER MUELLER <i>Guiding Principle 3</i>	"[...] buildings and outdoor places that reflect their own time and materials, [...]" Buildings reflecting their own time may very soon look dated, which appears to contradict the statement "The result is a sense of authenticity and "timelessness" in buildings, [...]." This might be a theoretical consideration, properly belonging into a section of "Principles".	The consultant will revise the Principle on Authenticity to provide better definition
		VOLKER MUELLER <i>Application/ Administration</i>	Suggestion: formulate the sentence so that CDC "may" or "will also" refer to the Design Guidelines, or "includes" these elements in determining whether an application meets the intent of the Form District.	The language will be retained to emphasize the Design Guidelines as the primary evaluation tool for determinations
		VOLKER MUELLER <i>Design Concepts, Sense of Place</i>	Here apply similar concerns as with GP10. If every building is a landmark and every space a "signature" space then there is no organizational hierarchy. Everything yells "here!", "here!", or "Me!", "Me!"	The language will be retained with the understanding that signature features is only one element of sense of place
		VOLKER MUELLER <i>Application/ Administration</i>	The section establishing the review process for the Form District is in LUMO 3.11.4.7. (Please double-check.)(This error occurs in all paragraphs of this section.) "[...] where new development projects relate to the character of the existing area." However, the E/F Blue Hill District does want to break with the "local tradition" of low-slung, vehicular access oriented strip-mall-like development. We have seen continuation of latter already in some of the projects at Ram's Plaza and East Gate, contrary to the higher density E/F vision.	References to the Form District Regulations will be updated. The error exists due to a numbering disparity between the PDF and MuniCode versions.
		VOLKER MUELLER <i>Design Concepts, Local Context</i>	"Each new project in the Blue Hill District should also embody a single, cohesive design concept [...]." This could be potentially controversial when considering large, "multi-block" projects. It seems to suggest that large projects could not be visually and stylistically broken up into several distinct buildings or building wings. While latter approach may require a high level of design sensitivity to avoid "artificial" looking outcomes, GP4 may applicants feel justified to propose one big building on large sites.	The consultant will clarify that within the Blue Hill District, 'local context' refers to recent development and the emerging sense of place, and that buildings will be a departure from the context of older shopping centers
		VOLKER MUELLER <i>Guiding Principle 4</i>		The consultant will update this language to provide greater clarity

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Comment Source		Topic	Comment	Response	
Community Design Commission	Emails	VOLKER MUELLER	Public Realm	I wondered here whether there should be a reference to use of native and/or climate-appropriate species. I found those mentioned later on page 26 in the Landscaping section. This made me wonder whether there should be even more internal cross-references (many are already provided).	Streetscape improvements are subject to both the design guidelines here and the guidelines found in the Landscaping section, with the structure of the chapter starting more general and getting more specific
		VOLKER MUELLER	Guiding Principle 8	Overall a good principle. As mentioned before, accessibility, ability-inclusiveness/universal design, age-inclusiveness may deserve specific mention in this section.	The consultant will update this language to reflect desired inclusiveness
		VOLKER MUELLER	Design Concepts, Visual Continuity	As mentioned for Page 19’s section “Sense of Place”, visual continuity and visual hierarchy are required for an enjoyable, walkable experience. When walking, a change of character is usually appreciated as it indicates progress. This type of diversity, also in some of the street furniture, in planting, etc. may also affect perception of drivers and slow them down, because a greater rate of change is experientially equated to greater speed.	The consultant will update this language to acknowledge the balance between variety and continuity
		VOLKER MUELLER	Guiding Principles	The introductory paragraph emphasizes a few aspects. I am wondering whether aspects like diversity, equitability, accessibility should be included. Walkability is great; however, it is most enjoyable for able-bodied persons. While there are laws mandating some minimum accessibility requirements, what is Chapel Hill’s attitude toward going above and beyond minimum requirements?	The Guiding Principle on walkabilty will be updated to mention universal design and safety. Additional policy on accessibility requirements would be better suited to the Design Manual or a potential future effort for the Town
		VOLKER MUELLER	Guiding Principle 6	“cultural, economic, environmental” As mentioned earlier, mention of diversity, inclusivity, universal design (all age groups, all abilities), affordability/equitability may be appropriate in this principle.	The Guiding Principles will be revised to acknowledge universal design. Affordability and equitability are consistent with the themes of Chapel Hill 2020, but fall outside the scope of what can be addressed in the Design Guidelines
		VOLKER MUELLER	Public Streetscape Character	What do we provide to out-of-town applicants to make this concept understandable? How do we avoid that each project discovers this identity for themselves, potentially different from other projects in the same area? The imagery in the Design Guidelines mostly avoids local imagery, and the Form Based code for the Blue Hill District is all about changing the character of that district. The future character is in fact so ill-defined, that these Design Guidelines seem necessary. How do we avoid a synthetic outcome when we provide a synthetic manual with images that could apply across all of the US (perhaps with the exception of Southern California).	The consultant will improve the definition of local context to reflect what is appropriate to consider for the Blue Hill District

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Comment Source		Topic	Comment	Response
Community Design Commission	Emails	VOLKER MUELLER <i>Ped/Bike Connectivity</i>	I wonder whether “multi-use path” may be a designation that is too specific with regard to design requirements/mandated cross-sections etc. I suggest that the terminology changes to focus on “connectivity” and the idea of conflict-reducing design for a large variety of users. (I did not have time to refer to the Town’s engineering manual about “multi-use path”.)	The consultant will update this language to reference non-vehicular thoroughfares, a broader definition that corresponds with the Mobility Plan
		CHRIS BERNDT <i>Stormwater</i>	Need to coordinate stormwater planning with site design	Stormwater Engineering staff review site plans alongside other Town staff and the CDC. Pre-applications meetings offer an opportunity to inform applicants about any larger stormwater projects such as Elliott Rd flood storage.
		CHRIS BERNDT <i>Booker Creek</i>	Add reference to daylighting the creek as long-term strategy	A strategy for daylighting Booker Creek is outside the scope of the current Design Guidelines project, however it represents a potential future effort for the District. The Design Guidelines address the appropriate amenities and built environment along Booker Creek.
		VOLKER MUELLER <i>View from Public Right-of-Way</i>	Fundamentally, this section is right. However, visibility also means audibility, and it works both ways. Visibility from 15/501 of nice green areas along Booker Creek also means that those nice green areas will suffer noise impact from 15/501. That noise pollution may detract from the otherwise beneficial nature of such green space. I personally have great concern about our ability to change the nature of 15/501 even in the long run. Pessimistically, it will continue to be a noisy transit corridor with ever-growing traffic due to development south of the Blue Hill District plus a noisy bus rapid-transit corridor. Optimistically, autonomous electric transportation will turn it into a boulevard along which pedestrians, bicyclists, and vehicles that are more intelligent operators than their former drivers can peacefully coexist. I suggest in latter case, that there will be an increase in unused parking garages which were not designed with re-use in mind, and, therefore, large parts of current projects would be subject to disposal anyway, with those spaces reclaimable for other uses, like vistas.	The design guidelines supporting buildings close to the street and views of green spaces is consistent with the community's vision of Blue Hill as a walkable place with access to open space. Specific guidance that responds to the varying context along 15/501 may warrant further CDC discussion and future study.
		POLLY VAN DE VELDE <i>Structured Parking</i>	The parking garages turning into open space is one potential future option. Another would be to make them easily convertible to other uses. This would require more attention to current design proposals.	The consultant will add guidance for adaptable parking deck design

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Comment Source		Topic	Comment	Response
Community Design Commission	Emails	VOLKER MUELLER	Public Streetscape Character	Existing streetscape treatments and current streetscape standards applied throughout the Town will be referenced to define identity in this context.
		POLLY VAN DE VELDE	Four-Sided Design	The section on Four-Sided Design is intended to address this interest.
		VOLKER MUELLER	Guiding Principle 6	Examples of standards are referenced in the intent statement for Environmental Performance and in the definition of Sustainable Development
		CHRIS BERNDT	Structured Parking	The consultant will include green screens as a screening strategy under Structured Parking
		CHRIS BERNDT	Structured Parking	The consultant will address light pole visibility under Structured Parking
		VOLKER MUELLER	Guiding Principle 7	The consultant will improve the definition of local context to reflect what is appropriate to consider for the Blue Hill District. Various specific elements of design traditions (eg materials, window treatments) can be found in the Building Design chapter
		VOLKER MUELLER	Application/Administration	The consultant will update this list to include other aspects of the Design Guidelines not already mentioned. Many items currently in the list including Architectural style mirror language used in the Form-Based Code

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Comment Source		Topic	Comment	Response
Community Design	Emails	VOLKER MUELLER <i>Public Realm</i>	"New development should also accommodate existing facilities or planned improvements in adjacent public areas." This important sentence appear lost in the overall document. I suggest that this sentence deserves to be elevated to one of the leading Guiding Principles. (One more and we'd have a dozen...)	This statement is included here since it relates to other guidelines on the Public Realm. Accommodating existing or planned improvements is also supported by other Town policies and practice.
		POLLY VAN DE VELDE <i>Guiding Principle 10</i>	The need for green space cannot be overemphasized. Nature is important for our physical and mental health. Research suggest just seeing green improves our mental outlook.	The 'green' aspiration for the District can be accomplished through streetscape plantings (as required), landscaping of open space (as required), along with preservation and enhancement of the Booker Creek corridor (as required). Applicants may choose to include additional green elements (eg additional tree plantings) as a way to support approval of a Design Alternative.
Environmental Stewardship Advisory Board	12/12/17 Meeting	Board <i>Stormwater</i>	Public will wonder how redevelopment can reduce stormwater runoff - speak to that	The existing Form-Based Regulations address this interest (see Sec. 3.11.4.3).
		Board <i>Energy Efficiency, Environmental Performance</i>	Interest in seeing sustainability addressed earlier in the document – appears like an afterthought – tie order to level of priority	Sections on Energy Efficiency and Environmental Performance have been moved earlier in Chapter 4 for the final draft
		Board <i>Images</i>	Interest in knowing the source of the photos - where they're from	Providing a comprehensive list of photo sources is not feasible at this time. However, more information will be included in the Introduction on the regions and types of urban environments that photos are drawn from.
		Board <i>Building Materials</i>	Fig 4-34a – can we find a sharper contrast between good mix of materials and overly busy design	The consultant will look for an image that better demonstrates this principle.
		Board <i>Surface Parking/ Structured Parking</i>	Parking – all seems to be for individual projects – Achieving walkability suggests parking in a centralized area and not right in front	A strategy for centralized parking is outside the scope of the current Design Guidelines project, however it represents a potential future effort for the District.
		Board <i>Transit Connectivity</i>	Has thought been given to transit connections to Downtown? For bike and pedestrian connections from outside the District?	Transit, bicycle, and pedestrian connections to the District from other parts of Town are addressed within the recently-adopted Chapel Hill Mobility Plan
		Board <i>Booker Creek</i>	Can DGs address daylighting of Booker Creek through Eastgate?	A strategy for daylighting Booker Creek is outside the scope of the current Design Guidelines project, however it represents a potential future effort for the District. The Design Guidelines address the appropriate amenities and built environment along Booker Creek.
		Board <i>Street Connectivity</i>	Opportunity to turn Fordham into a more urban boulevard? Less auto-oriented?	Redesign of 15/501 is outside the scope of the current Design Guidelines project, however it represents a potential future effort for the Town in partnership with NCDOT.

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Comment Source		Topic	Comment	Response	
Environmental Stewardship Advisory Board	12/12/17 Meeting	Board	Application/ Administration	Would recognition/certification be an incentive?	
		Board	Energy Efficiency	How to require energy efficiency?....	
		Board	Environmental Performance	Any potential conflict between canopy tree cover and providing solar access to rooftops? ie not shading roofs?	
		Board	Phased Development	Phased Redevelopment: Encourage taking advantage of natural amenities and restoring environmentally sensitive areas, eg daylighting Booker Creek	
		Board	Environmental Performance	Any way to encourage sustainable strategies interior to buildings? Even if it’s not part of CDC review. Similar to how ESAB reviews non-Blue Hill projects – HVAC, daylighting of indoor spaces, etc	
		ADOPTED BOARD STATEMENT	Booker Creek	Recommendation to CDC and PC -Encourage guidelines that would support projects that highlight the natural landscape, particularly projects such as the daylighting of Booker Creek.	
		ADOPTED BOARD STATEMENT	Environmental Performance	Recommendation to CDC and PC -Encourage sustainability and building performance throughout the interior and exterior. Particularly, energy efficient lighting.	
		ADOPTED BOARD STATEMENT	Booker Creek	Recommendation to Town staff - pursue grants, incentives, or additional funding for reversal of current environmental guidance	
	Emails	TOM HENKEL	Windows	a. Design a window on an upper floor that is inset into the wall. (instead of 'to appear to be')	
		TOM HENKEL	Application/ Administration	I question if the Design Guidelines could be in conflict with LUMO Section 3.11, which is the FBC, of which these Guidelines are a part.	
		TOM HENKEL	Energy Efficiency	d. Design windows to maximize indirect day light into interior spaces.	
					Creating a program for recognition or certification of projects is outside the scope of the current Design Guidelines project, however it represents a potential future effort for the District or the Town.
					Applicants will be encouraged to include energy efficiency measures when pursuing approval of a Design Alternative (ie variation from Code requirements) from the CDC
					Design Guideline 4.7 addresses the need to protect solar access for adjoining properties
				A guideline will be added to this section to more broadly call for the restoration and enhancement of environmentally sensitive areas.	
				Exterior energy efficiency and building performance is encouraged in Chapter 4 of the Design Guidelines and in the Guiding Principles. Requirements or incentives for indoor sustainability measures is outside the scope of the current Design Guidelines project, however it represents a potential future effort for the District or the Town.	
				The design guidelines make a number of references to preserving and enhancing natural features, as well as promoting 'greenness' in the District	
				Exterior energy efficiency and building performance is encouraged in Chapter 4 of the Design Guidelines and in the Guiding Principles. Requirements or incentives for indoor sustainability measures is outside the scope of the current Design Guidelines project, however it represents a potential future effort for the District or the Town.	
				Funding and/or incentives for environmental restoration is outside the scope of the current Design Guidelines project, however it represents a potential future effort for the District or the Town.	
				The language will be retained, as the Design Guidelines speak to the issue of appearance from the public realm	
				The language will be retained, in the event future text amendments or updates to the Design Guidelines create a conflict	
				The consultant will incorporate the suggested language for indirect daylighting	

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Comment Source		Topic	Comment	Response
Environmental Stewardship Advisory Board	Emails	TOM HENKEL	Energy Efficiency e. Use exterior shading devices, such as overhangs and light shelves , to manage solar gain in the summer months and welcome solar access in winter months.	The consultant will incorporate the suggested language for light shelves
		TOM HENKEL	Energy Efficiency a. Design and locate windows to maximize indirect daylighting into interior spaces.	The consultant will incorporate the suggested language for indirect daylighting
		TOM HENKEL	Energy Efficiency b. Use exterior shading devices, such as overhangs, light shelves , architectural screens or shade trees, to manage solar gain in summer months and minimize solar loss in winter months.	The consultant will incorporate the suggested language for light shelves
		TOM HENKEL	Energy Efficiency Change f. Incorporate renewable energy systems, such as solar thermal for HVAC and hot water systems, and a solar PV system for electricity.	The consultant will update this language based on the suggestion. Wind turbines will be retained as an option, with the understanding that they generally may not be feasible in this context
		TOM HENKEL	Energy Efficiency c. Incorporate energy-producing devices, including solar collectors and solar PV systems , into the design of the site and building, while respecting the context. (remove wind turbines)	The consultant will update this language based on the suggestion. Wind turbines will be retained as an option, with the understanding that they generally may not be feasible in this context
		TOM HENKEL	Introduction As redevelopment of the Blue Hill District began, Chapel Hill residents identified flooding and traffic congestion as issues that needed to be addressed.	The consultant will update this section to mention flooding issues and make reference to the flood storage project underway
		ADRIENNE TUCKER	Stormwater "Additional LID management systems include:..." --> I would omit "rain barrels" if we're talking about large development and not single family homes. And address it as "rainwater harvesting systems to meet non-potable water demands/landscape irrigation"	The consultant will provide a broader definition of rainwater harvesting systems
		ADRIENNE TUCKER	Stormwater A better term is "Rainwater harvesting systems". Suggested reword: Rainwater harvesting systems include a storage device and pre-filter to separate organic debris and usable water. They store water for reuse in lawn and garden watering and/or other non-potable water uses.	The consultant will incorporate the suggested language for rainwater harvesting
		ADRIENNE TUCKER	Stormwater "Where appropriate, incorporate rain-water capture systems and storage cisterns." --> I think this should be specified as "rooftop rainwater collection" and for the use to meet landscape irrigation demands.	The language will be retained, as this guideline covers amenity space, not rooftops. The opportunity to use collected water for landscape irrigation will be incorporated elsewhere in the guidelines
		TOM HENKEL	Building Materials Exterior building materials and colors should provide a sense of scale and texture and convey design quality and visual interest. Building façades should use high-quality, fire-proof , durable materials that contribute to the visual continuity of the context and convey high quality in design and detail.	Specifying fire-proof materials is outside the scope of the current Design Guidelines project and would be addressed by the fire code

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Comment Source		Topic	Comment	Response
Environmental Stewardship Advisory Board	Emails	TOM HENKEL Stormwater	Stormwater management addresses the conveyance and treatment of rainfall and other surface water entering a site, and it shall ensure that there is zero rainwater runoff from the site.	Performance standards for stormwater runoff is outside the scope of the current Design Guidelines project, and would be addressed through existing stormwater regulations
		TOM HENKEL Energy Efficiency	The reduction of fossil fuel energy is a key objective in community planning and a guiding principle for the Blue Hill District. The design process should include an evaluation of the physical assets of the site to maximize energy efficiency and conservation in the placement and design of a building.	The language will be retained to acknowledge the benefit of reducing energy use from all sources
		TOM HENKEL Design Concepts, Sustainable Development	Sustainable development meets the needs of current generations without compromising the ability to future generations to meet their own needs. Development in the Blue Hill District should incorporate sustainable design features whenever possible to reduce environmental impacts and conserve fossil fuel energy.	The language will be retained to acknowledge the benefit of reducing energy use from all sources
		TOM HENKEL Outdoor Amenity Space	Add new guideline: A rooftop solar energy system has priority over a rooftop amenity space.	The language will be retained, with discussion of rooftop energy systems presented elsewhere in the guidelines. Rooftop amenity space is a potential alternative design, where the CDC would consider a number of factors to determine if it's appropriate in the specific case
		ADRIENNE TUCKER Environmental Performance	Overall thought: should there be references to AASHE, AIA, or USGBC energy efficiency standards?	Examples of standards are referenced in the intent statement for Environmental Performance
		TOM HENKEL Windows	Add c. Use light shelves to reduce direct solar gain through windows on appropriate sides of a building	The consultant will add consideration of light shelves to this guideline for Windows
		TOM HENKEL Energy Efficiency	Design with energy efficiency and use of renewable energy as top priorities.	The consultant will reference renewable energy as a priority for Energy Efficiency
		TOM HENKEL Façade Character.	A building façade should incorporate high-quality design features that minimize direct solar gain through windows and doors , enhance Chapel Hill's community image, and convey an active and vibrant appearance.	Managing solar gain will be referenced under Energy Efficiency
		ADRIENNE TUCKER Energy Efficiency	"Incorporate a renewable energy device, including a solar collector or wind turbine".--> I'm questioning the feasibility wind turbines at that site - I don't think this area would be suitable for a successful wind turbine. Have any feasibility studies been conducted in the area regarding wind power? I think more emphasis should be placed on solar - I would hate to see a developer utilize a wind turbine just for the sake of it and then it not produce.	Wind turbines were kept as an option, with the understanding that they generally may not be feasible in this context
		TOM HENKEL Surface Parking	Add "Carport canopies for solar PV systems" to list	The consultant will include carport canopies for solar PVs in this list

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Comment Source		Topic	Comment	Response
Emails	TOM HENKEL	Energy Efficiency	Add g. Incorporate clerestories/roof monitors for daylighting of the upper floor of a building.	The consultant will add this strategy for daylighting to the guidelines for Energy Efficiency
	TOM HENKEL	Guiding Principle 6	Aspects of cultural, economic and environmental sustainability, including a reduction in the carbon footprint of buildings , that relate to urban design and compatibility should be woven into all new improvements in the Blue Hill District. Developers are expected to follow the AIA-2030 Challenge carbon reduction targets when designing their buildings.	The consultant will add language to this effect to the intent statement for Environmental Performance.
Planning Commission 1/2/18 Meeting	WHIT RUMMEL	Building Massing	Rear stepdown doesn't make sense if no one will be back there [will rear of buildings still have public access, eg trails along Booker Creek?	Based on block size requirements and Frontage requirements of the Form-Based Code, it will be typical to have some degree of public access on all sides. The rear stepdown approach may be appropriate for a building with Booker Creek to the rear, or where there is an alley with sidewalk to the rear.
	AMY RYAN	Surface Parking/ Structured Parking	Is there discussion of EV charging spaces?	EV charging spaces are encouraged in the guidelines for Surface Parking and Structured Parking (Chapter 3)
	MICHAEL EVERHART	Building Massing	Also being able to turn those spaces into useable outdoor spaces, green roofs, encourage those spaces to be functional	Existing Form-Based Regulations require spaces to be publicly accessible and furnished in order to count as Outdoor Amenities. The Design Guidelines will provide further guidance on how to effectively activate these spaces
	WHIT RUMMEL	Building Massing	Look at project through its entirety - take into account a step-down of an adjacent building. Variations in massing make sense but only when looking at the whole (context sensitive)	The Design Guidelines address massing in a way that acknowledges context, cohesive project design, and a variety of strategies that can be tailored to the individual project
	AMY RYAN	Building Massing	A related issue is that buildings are simply too big - can there be a maximum building footprint?	Staff is drafting a text amendment to the Form-Based Regulations that would add a 'maximum module length' requirement, which could give the appearance of smaller footprints
	NEAL BENCH	Building Massing	A step back requirement is in the Code but not large enough to see from street - make it meaningful and noticeable. Good examples include Greenbridge (Rosemary side) and 140 West	Staff is drafting a text amendment to the Form-Based Regulations that would refine building step back requirements
	NEAL BENCH	Outdoor Amenity Space	Previous text amendment tried to increase open space- seeing that as the channel to get more green	The Design Guidelines offer guidance on how to increase the density of landscaping and plant materials, as a key strategy for making the District more 'green'. Applicants can be encouraged to exceed landscaping requirements as part of gaining approval for a Design Alternative.

RESPONSE TO BOARD AND COMMISSION COMMENTS

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Comment Source		Topic	Comment	Response
Planning Commission	1/2/18 Meeting	AMY RYAN	Images	More negative images, and make the X's red or less neutral
		AMY RYAN	Booker Creek	Images could be overselling - particular with water volume in the creek
		JOHN REES	Views from Public Right-of-Way	Views from Public ROW - include photo of Booker Creek
		MICHAEL EVERHART	Landscaping	Could use more detail on plant species - ability to bring in pollinators and urban wildlife
		AMY RYAN	Street Connectivity	Is connectivity addressed enough? Cited CDC interest in the new road at edge of Fordham Blvd / Mariakokis building
		AMY RYAN	Street Connectivity	How new roads work could be a legitimate part of this. Would be good for Town to do plan for where they want the connections to be and make that part of the Regulating Plan. Currently a weak part of FBC
		NEAL BENCH	Ped/Bike Connectivity	Create a connection between Whole Foods site and Eastgate needed - can be a footbridge
		AMY RYAN	Street Connectivity	How it ties to creating blocks- if owner leaves room for connection along property line, but neighbor doesn't, then the block is never created
		KATHERINE ROBERTS	Building Massing	Likes the Front stepdown example - no others have a good relationship to the street
				The consultant will look for opportunities to add more 'what not to do' images. The X symbol for these will be changed to red.
				The consultant will incorporate photos of Bolin Creek and similar waterways, so that imagery associated with Booker Creek may better reflect realities
				The consultant will incorporate photos of Bolin Creek and similar waterways, so that imagery associated with Booker Creek may better reflect realities
				Identifying appropriate plant species is outside the scope of the current Design Guidelines project. However, Town staff notes that this represents a potential future effort for the District or the Town.
				Connectivity and the future street network will be addressed in a few ways: 1) Adding the Illustrative Block Studies to the Appendix of the Design Guidelines, 2) Amending the Code to include reference to new street types in the Mobility Plan such as alleys and non-vehicular thoroughfares, and 3) Amending the Code to include guidance on assignment of street types and improvements at the property line
				Connectivity and the future street network will be addressed in a few ways: 1) Adding the Illustrative Block Studies to the Appendix of the Design Guidelines, 2) Amending the Code to include reference to new street types in the Mobility Plan such as alleys and non-vehicular thoroughfares, and 3) Amending the Code to include guidance on assignment of street types and improvements at the property line
				Construction of any crossings of Booker Creek is outside the scope of the current Design Guidelines project. However, Town staff notes that this represents a potential future effort for the District.
				This item will be addressed through a potential Code amendment that provides guidance on street improvements at the property line and encourages the future completion of blocks
				All strategies will be included to provide a range of options. Based on the current step back requirement, approaches other than the Front Stepdown would require a Design Alternative approval from the CDC, and the applicant would need to demonstrate that it was appropriate for the context

RESPONSE TO BOARD AND COMMISSION COMMENTS

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Comment Source		Topic	Comment	Response
Planning Commission	1/2/18 Meeting	JOHN REES Booker Creek/ Outdoor Amenity Space	Making sure to preserve the banks and treat it as an amenity, where daylighted	Preservation of the banks can be accomplished through state regulations for stream corridors. Adding public amenities along Buffer Creek offers an opportunity for applicants to comply with outdoor amenity space requirements. The design guidelines make a number of references to preserving and enhancing natural features, as well as promoting 'greenness' in the District.
		NEAL BENCH Outdoor Amenity Space	Properties with Brooker Creek frontage should assist with turning it into a *park-like setting* (emphasize that as a visual goal) - clean up and make it look more pleasing. Make it more inviting to walk into (if not down to banks)	Language describing this aspiration for Booker Creek will be added to the intent statement for Outdoor Amenity Space Design Elements
		JOHN REES Public Realm	Pedestrian wayfinding as part of streetscape - but signs at eye-level - part of pedestrian orientation	The consultant will include wayfinding under guidelines for the Public Realm and for Site Furnishings
		NEAL BENCH Guiding Principle 10	Green - how possible is it?	The 'green' aspiration for the District can be accomplished through streetscape plantings (as required), landscaping of open space (as required), along with preservation and enhancement of the Booker Creek corridor (as required). Applicants may choose to include additional green elements (eg additional tree plantings) as a way to support approval of a Design Alternative.
	Emails	JOHN REES Building Orientation	Bad examples: A public entrance to a building or business that quickly exits out to a travel lane for vehicles. Figure 1. This was the Harris Teeter I used to go to in Durham (now closed). This example has the main entrance coming out very quickly into a travel lane in the parking lot. Worse, the ramp drops into the lane and I was always terrified when I exited this store with my young children. This should be called out as not acceptable. Figure 2. This is also a Harris Teeter in Meadowmont. I still think this could have been done better, but notice how the exit comes out indirectly from the travel lane, is covered, and delays the confluence of pedestrians and vehicles. I think this could be further improved with a really visible speed table and an extreme narrowing of the travel lane to further check vehicles speed in this sensitive area.	New buildings in Blue Hill require an 8' tree planting zone 6'-10' sidewalk, even where fronting on parking lots. Primary entrances must be oriented towards streets. These requirements should avoid conditions like the examples provided. Ramp location is a safety/ADA issue that may be best addressed through the Design Manual.
		JOHN REES Booker Creek	This diagram is somewhat misleading to me, suggesting there is a public right away or creek side path along booker creek.	Property line will be removed from the diagram
		MELISSA McCULLOUGH Ground Floor Design	- Ch 4 - I'd disagree that an arcade will resolve a bare wall facade uninvitingness, still would need veg or windows or art	Arcades have been retained as a strategy for blank walls, understanding that the CDC may consider their effectiveness on a case-by-case basis

RESPONSE TO BOARD AND COMMISSION COMMENTS

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Comment Source		Topic	Comment	Response
Planning Commission	Emails	MELISSA McCULLOUGH <i>Outdoor Amenity Space</i>	- is Fig 3-25 actually a rooftop? doesn't look it	The image in Fig 3-25 shows a larger rooftop area
		JOHN REES <i>Public Realm</i>	One example of a somewhat bad element is in Southern Village, on the stretch from Pazzos to Weaver street. The sidewalk is too sloped from the buildings to the street. I do not know the angle, but you cannot leave a stroller unattended on this stretch, and I bet wheel chairs are difficult to maneuver in this area as well.	The section on Working with Topography addresses ADA access, in addition to provisions of the Design Manual
		JOHN REES <i>Street Furnishings</i>	Figure 2-12 illustrates a controversial bench design. It is sometimes called a 'hostile design' or an 'anti homeless bench' I know we cannot legislate bench design at this level, but we could at least avoid having such a example in our style guide.	The image will be retained as one example of bench design
		MELISSA McCULLOUGH <i>Booker Creek</i>	- can we emphasize the water amenity value of daylighting Booker Cr? with good e.g.pix	The consultant will incorporate photos of Bolin Creek and similar waterways, to demonstrate the water amenity value
		MELISSA McCULLOUGH <i>Building Pass-Throughs</i>	- pics of 3-story and 4-story pass through proportions are switched :-)	The consultant will correct the diagram labels
		JOHN REES <i>Booker Creek</i>	Finally, the part I spoke about at the PC meeting about Booker Creek, I did not effectively make m point. I spoke with someone at the town about the public right of way on booker creek and my understanding is the town does not own any land on booker creek and the only restrictions they can enforce are related to setbacks on any stream. I think it would be a shame if there were not a way to preserve a continuous right away along booker creek all through the Blue Hill district.	Staff is drafting a text amendment to the Form-Based Regulations that would strengthen the requirements for allowing public access (via access easements) along Booker Creek. The Town may also pursue acquisition of land or easements through future efforts in the District, as it is currently doing for the Booker Creek Flood Storage project.
		JOHN REES <i>Pedestrian Connectivity/ Surface Parking</i>	Speed tables can now be compressible , which can alleviate concerns sometime raised by fire departments and public transit. IE, heavier vehicles compress the speed table whereas conventional vehicles do not	Engineering solutions for roadways are outside the scope of the current Design Guidelines project, however it represents a potential future effort for the District or the Town.
		MELISSA McCULLOUGH <i>Outdoor Amenity Space</i>	- love to see more encouragement of working with neighboring owners to work out amenities "more than the sum of their parts"	The consultant will add guidance on locating amenity space adjacent to a neighboring property. Encouraging partnerships between owners is outside the scope of the current Design Guidelines project, however it represents a potential future effort for the District or the Town.
		JOHN REES <i>Pedestrian Connectivity/ Surface Parking</i>	I'd like to see any pedestrian path that intersects a parking lot to be raised in the parking lot to make it clear to motorists it is a pedestrian path and also to help keep vehicle speeds down. I am talking about a speed table, NOT SPEED BUMPS.	Language will be added to encourage speed tables as a strategy for making pedestrian connections through parking lots.

RESPONSE TO BOARD AND COMMISSION COMMENTS

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Comment Source		Topic	Comment	Response
Planning Commission	Emails	JOHN REES Energy Efficiency	Just a side comment, I would like to avoid the use of solar fixtures for the sake of the gee whiz factor. I have encountered many solar structures that are ultimately impractical and the technology is, currently, rapidly evolving. What this means is an interesting PV array added to a place today becomes obsolete and non functional fairly quickly. Since it is not earning its own keep, it becomes a burden to replace or maintain as that ends up being somewhat expensive and hard to cost justify.	Solar energy systems will be retained as an option. The Design Guidelines may be updates as needed to acknowledge new and emerging technologies.
		JOHN REES Public Realm	Maybe be clear about slope in both directions of travel on a sidewalk.	This will be made clear by other guidance on meeting ADA requirements
		MELISSA McCULLOUGH Booker Creek	- 3.65 - can we make changes with an eye to enabling later daylighting - say specifically	A guideline will be added to this section to more broadly call for the restoration and enhancement of environmentally sensitive areas.
		MELISSA McCULLOUGH Surface Parking	- diagram 3-11 - I'd not agree that that "decorative fencing" is all that decorative	Fencing will be retained as an option, with the opportunity for the CDC to evaluate the aesthetic quality of treatments on a case-by-case basis
		MELISSA McCULLOUGH Vision	- wherever there is an environmental benefit/cobenefits, please highlight those for educational value	The value of Design Guidelines and reasoning for implementing them are laid out in the 'Vision' section of the Introduction Chapter. Further discussion of cobenefits falls outside the framework Design Guidelines project, however it could be incorporated into supplemental information on the District. Further, the Design Guidelines reference applicable themes of the Chapel Hill 2020 Plan.
		JOHN REES Landscaping	Canopy trees. Is there any way this can be incentivized? I like how the use of shade trees is in the guide, but can we go further to specify shade? Public places in NC are usable for only a few months of they are not adequately shaded for people.	The Form-Based Regulations currently require canopy trees along all street frontages, spaced 40' on average. Applicants may choose to include canopy trees at additional locations as a way to support approval of a Design Alternative.
		JOHN REES Public Realm	Just a reiteration of my comments at the PC meeting that way-finding signs need to be at both a car and human level. Sometimes, that may mean two sets of signs to meet DOT reg's and practical used by people waling	The consultant will include wayfinding under guidelines for the Public Realm and for Site Furnishings
		JOHN REES Pedestrian Connectivity	Add? "Incorporate speed tables and pedestrian right of way markings where a driver through MUST intersect a walk way "	The consultant will include speed tables under guidelines for Pedestrian Connectivity and Drive Thrus
		JOHN REES Guiding Principle 9	Perhaps add something like this. "Parking lots and structures should prioritize pedestrian traffic through and around the facility "	The consultant will include continuous pedestrian routes as a guideline for Surface Parking

RESPONSE TO CDC COMMENTS

Planning Commission - 04/03/2018

In reviewing the the **Final Draft** 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		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 common 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.

Comment Source	Topic	Comment	Response
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.

Comment Source	Topic	Comment	Response
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



CDC/PC Joint Work Session Meeting Notes

March 5th, 2018

Introduction by Corey Liles

- Purpose of the project is to understand common principles, promote walkable and green character.
- Provide guidance for applicants
- Will discuss new authority chart

Consultants:

- Shape development based on objectives
- Offer flexibility in interpretation
- Design review document is not a plan, not a policy
 - But can inform policy
- Building on the code, but also informing the code
 - Give and take
- Members will have 2 weeks to provide comments after tonight
- Document Hierarchy
 - Vision for the District
 - Guiding Principles
 - Intent statements
 - Design guidelines
- Vision for the District
 - Build on the active, green, and creative traditions found in Chapel Hill
 - Promote Development of a walkable community with opportunities for all
- Revisions were based on comments received last time around
 - Being more specific with language
 - Understanding whether or not the guideline have teeth
 - Explaining how to apply four-sided design
 - Green character and enhancement of Booker Creek
 - Expand range of discussion about sustainability techniques
- Authority table
 - Indicates the applicable stage of review
 - Code compliance and COA review elements inform how to meet requirements
 - Design alternatives represents a range of options for applicants
- Recommendations for code changes (Corey)
 - Frontage types
 - New frontage type for Booker Creek
 - New Frontage Types for district streets, alleys, and non-vehicular thoroughfares
 - Varied Building massing
 - Max upper story floor plate (70% at 4th floor and above)
 - Meet existing step back or meet a max module length (6' offsets for every 40' of façade)
 - 20' setback needed to exempt building from module length/stepback

- Design alternative for other effective approaches to varied massing
- Building pass-through dimensions
 - Larger dimension for 4+ story buildings and pass-through longer than 50'
 - 2 story minimum heights
 - Greater width subject to CDC review
- New design alternatives
 - Phased redevelopment
 - Outdoor amenity space: sizing and location
 - Additional primary materials
 - Street tree sizing and space constraints
- Added or expanded design topics
 - Drive-thrus
 - Service drives
 - Building entrances
 - Transitions at the district edge
- Detail on staff and CDC review
 - COA Review elements
 - Design alternatives for innovative approaches
 - Locating new streets and assigning street types
 - Shared street improvements
 - TIA and Urban Design Assessment
- Name change, correction, clarifications

Questions and Comments

- Question: The current code says "open amenity space", not "green space". Why do guidelines focus on "green"?
 - Guidelines are meant to help guide how that open amenity space is developed. Focus on green can help more amenity spaces be green.
- Question: Is this the draft that is going forward in April?
 - There will be some time for minor revisions and comments, but mostly the same as this draft
- Comment: If we're changing the code, we need to include no service entrances on Type A Frontages. The CDC has asked for this multiple times. Please include it in these revisions.
- Question: The 6' and 40'... could you explain that more?
 - Idea is to bring a vertical articulation element every 40'. Bump-outs, columns, other modules... measured horizontally.
- Question: You have some references to proportionality in pass-throughs... could we do the same thing here?
 - Yes, trying to divide building into modules.
- Question: Is there some sort of prescription to this?
 - Yes, missing a figure in the presentation, but there is a minimum dimension number.

- Comment: These are some of the largest buildings in town... we want to insert the word "meaningful", as in "meaningful effect".
- Comment: Since these are guidelines, it's the principle that's important.
 - Example language: If it's a 2-story pass through, it must be for the full pass-through.
- Comment: Saying "proportional" is directional for the applicant.
- Question: Are you taking away measurements, and just saying proportional?
 - No, both will be there.
- Comment: Consultant has inferred that the pass-through was created as a substitute for what should have been a street. As such, street requirements should apply to pass-throughs.
 - When it started, it was supposed to be mid-block. But, scale increased.
- Comment (Corey): Nothing being proposed will replace the existing code; it is just an additive to the code.
- Question: If a building cannot meet requirements for whatever reasons, but is part of a phased development, can stipulations be placed that future development finishes out what was approved?
 - Time limits can be placed, but has to be rational. Stipulations can be placed in general, but reasonability must be considered.
- Comment: If proposing rooftop public space, there must be obvious access. And it must be ADA compliant.
- Comment: Amenity space is supposed to open up the area, but putting it on the roof does the opposite.
 - Consultant: what about keeping it to the first or second floor, overlooking public plazas?
 - Flexibility is important, so we don't want to centralize everything and lose the relief of intermittent spaces
- Comment: Large spaces shouldn't be a problem. Open space is already only 6% (2600 sf per acre). That's barely anything. Don't allow people to do less.
- Question: Ralph said some time ago that CDC could use the draft guidelines in assessment of projects. Have applicants been asking for the draft?
 - We've been telling applicants about the draft.
- Question: Can you explain changes to "street tree sizing and spacing with constraints"?
 - Would still have to be approved.
 - Design alternative example: If roots are impacting utilities, then place in boxes.
- Comment: Drive-thrus are at their worst when they conflict with pedestrians. Wording should specify that pedestrian routes are not interrupted.

- Comment: Drive-thrus should not be allowed "by right". Blue Hill is the only place in Chapel Hill where you can have a drive-thru by right, even though it is designed specifically to be more pedestrian friendly. A certain irony in that.
- Comment: It is a problem that zoning always ends at one side of the street. Public realm encompasses both sides of the street.
- Comment: Visual continuity is important. Building a nice new building next to something small and/or older is not good.