

# ADDENDUM ON ADDITIONAL REVISIONS

Council Public Hearing – 04/18/2018



## **BLUE HILL DESIGN GUIDELINES, COUNCIL DRAFT**

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The current draft of the Blue Hill Design Guidelines (dated April 18) incorporates several round of revisions based on comments received from members of the public, Town Council, the Community Design Commission, and the Planning Commission.

Additional revisions are anticipated based on feedback that staff has continued to receive leading up to the April 18, 2018 public hearing. This includes recommendations of the Community Design Commission and Planning Commission.

The following revisions serve as an addendum to the Blue Hill Design Guidelines, Council Draft. These items will be incorporated into the text of the Design Guidelines in a revised draft that will be available prior to May 23, the anticipated close of the Council Public Hearing. Page number references to the Blue Hill Design Guidelines, Council Draft are provided.

- 1. Design Concepts, Sense of Place** **pg. 19**  
The image used to illustrate this concept will be substituted for a local image of downtown or another well-known place in Chapel Hill. Using a recognizable example should provide more clarity on this concept.
- 2. Outdoor Amenity Space, Intent Statement** **pg. 50**  
Based on CDC feedback, the intent statement will be expanded to acknowledge the importance of connecting outdoor amenity spaces and other open spaces in the District, providing an overall network.
- 3. Surface Parking, Diagram 3-11** **pg. 57**  
Based on CDC recommendation, the illustration used for 'Decorative Fencing' will be updated to show a less transparent fence (enhanced screening of the parking lot), and/or the accompanying guidelines will convey that this type of option would only be appropriate in limited circumstances.
- 4. Service Area & Utilities** **pg. 67-68**  
This section will be reviewed alongside the Town's draft Wireless Communications Initiative Master Plan, to determine if any revisions to the Design Guidelines are needed to establish consistent guidance for wireless facilities.
- 5. Architectural Character, Intent Statement** **pg. 82**  
Based on CDC feedback, the intent statement will be expanded to convey that standardized corporate architecture is discouraged. This is stated in Design Guideline 4.1, but adding to the intent statement is a way of emphasizing the idea.
- 6. Energy Efficiency and Building Performance** **pg. 83-84**  
Guidelines in this section will be expanded to include "solar readiness" (construction that accommodates the future installation of a solar energy system) as a desired design element.
- 7. Energy Efficiency and Building Performance** **pg. 17, 19, 83-86**  
**Environmental Performance in Building Elements**  
The various sections that address sustainability - Guiding Principles, Design Concepts, and Design Guidelines 4.3-4.10 - will be reviewed to ensure that conservation interests are addressed in a consistent and hierarchical manner (ie guidelines reinforce intent statements which in turn reinforce the Guiding Principle).
- 8. Exterior Lighting** **pg. 109**  
Based on CDC recommendation, this section will be reviewed to ensure that imagery and language convey the need to avoid off-site light spillover, preventing adverse effects on skyline, wildlife, and nearby neighborhoods.