

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

Project Name:     TARHEEL LODGING    

| Guideline                                |   | Page | Applicable Code Ref.* | Applicability                                  | Meets Guideline?         | Notes |
|--|---|------|-----------------------|--|--------------------------|-------|
| PUBLIC RIGHT-OF-WAY                      |   |      |                       |  |                          |       |
| The Public Realm                         |   |      |                       |  |                          |       |
| 2.1                                      | Enhance walkability in the public realm in each project.  | 24   |                       | Streetscapes and Outdoor Amenity Spaces        | <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                 | All Street Frontages except Fordham Service Rd | <input type="checkbox"/> |       |
| Public Art                               |   |      |                       |  |                          |       |
| 2.19                                     | Incorporating public art in a project is encouraged.  | 33   | 2.7.I.3               | Public art mural, Bldg 3, Street 1 facade      | <input type="checkbox"/> |       |
| SITE DESIGN                              |   |      |                       |  |                          |       |
| Building Placement and Setback Character |   |      |                       |  |                          |       |
| 3.1                                      | Place a building to promote a safe, interesting and comfortable pedestrian environment along the street.  | 36   | 2.7.2; 2.7.J          | All buildings                                  | <input type="checkbox"/> |       |
| 3.2                                      | Design the street frontage to promote pedestrian activity.  | 37   | 2.7.O; 2.7.P; 2.7.Q   | All street frontages                           | <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(s) on Street 1                    | <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(s) on Street 1                    | <input type="checkbox"/> |       |
| 3.14                                     | Create a consistent streetscape experience within a development.  | 49   |                       | All streetscapes                               | <input type="checkbox"/> |       |

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| Outdoor Amenity Space |  |      |                       |  |                          |       |
| 3.19                  | Locate outdoor amenity space where it will be shaded in summer months.                                 | 52   | 2.7.F                 | Outdoor Amenity Spaces                                   | <input type="checkbox"/> |       |
| 3.21                  | Design an outdoor amenity space to be inviting.  | 53   | 2.7.F                 |  | <input type="checkbox"/> |       |
| 3.22                  | Furnish outdoor amenity spaces to encourage passive use and public enjoyment.                          | 53   | 2.7.F                 |  | <input type="checkbox"/> |       |
| 3.23                  | Create a coordinated design palette for an outdoor open space.   | 53   | 2.7.F                 |  | <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                 | Recreation Space for Residential buildings               | <input type="checkbox"/> |       |
| Structured Parking    |  |      |                       |  |                          |       |
| 3.36                  | Wrapping the parking with an active use is preferred.  | 60   | 4.1.B.4               | North and South parking decks; Garage parking for Bldg 5 | <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 type="checkbox"/> |       |
| Landscape Design      |  |      |                       |  |                          |       |
| 3.43                  | Integrate landscaping and stormwater management systems.   | 64   | 4.2.B                 | At-ground stormwater facilities                          | <input type="checkbox"/> |       |
| Fences and Site Walls |  |      |                       |  |                          |       |
| 3.44                  | Coordinate a fence or wall with the overall site design.   | 65   | 4.2.G                 | Screening locations                                      | <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                 | Screening locations                                      | <input type="checkbox"/> |       |
| 3.46                  | Design a retaining wall to minimize impacts on the natural character of the site.                      | 65   | 4.2.G                 | Retaining walls  | <input type="checkbox"/> |       |
| 3.47                  | Incorporate design variations in a site wall to create interest.                                       | 65   | 4.2.G                 | Site walls/Retaining walls                               | <input type="checkbox"/> |       |

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| Working with Topography           |   |      |                       |   |                          |       |
| 3.52                              | Define facade elements to respond to changes in topography.   | 67   | 2.3; 2.4              | Areas of grade change   | <input type="checkbox"/> |       |
| 3.55                              | Retaining walls are subject to the same guidance as blank walls.  | 67   | 4.2.G                 | Retaining walls along street frontages                                    | <input type="checkbox"/> |       |
| Service Areas and Utilities       |   |      |                       |   |                          |       |
| 3.57                              | Enclose a free-standing utility or service area.  | 68   | 4.2.E.2               | Dumpsters, Transformers, Ground-level HVAC                                | <input type="checkbox"/> |       |
| 3.59                              | Integrate mechanical equipment into the design of a building.   | 69   | 2.7.J; 4.2.E          | Building-mounted mechanical equipment                                     | <input type="checkbox"/> |       |
| Stormwater Management             |   |      |                       |   |                          |       |
| 3.65                              | Incorporate and design stormwater management systems as site amenities.   | 71   |                       | At-ground stormwater facilities   | <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                 | Block 1 Hotel and Office in relation to Block 2 and Hillstone Multifamily | <input type="checkbox"/> |       |
| 3.72                              | Design site transitions to connect to future/ proposed developments.  | 79   |                       | Site boudnaries   | <input type="checkbox"/> |       |
| BUILDING DESIGN                   |   |      |                       |   |                          |       |
| Architectural Character           |   |      |                       |   |                          |       |
| 4.1                               | Innovative new designs that draw upon local and regional design traditions are preferred.                                     | 84   |                       | All buildings   | <input type="checkbox"/> |       |
| 4.2                               | Create a pedestrian-friendly environment with all new projects.   | 84   | 2.6                   | All buildings   | <input type="checkbox"/> |       |
| 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                 | Near Legion Rd (edge of district  | <input type="checkbox"/> |       |
| 4.13                              | Establish a sense of human scale in the design of a new building.   | 90   | 2.7.T                 | All buildings   | <input type="checkbox"/> |       |

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| 4.14                                     | Incorporate horizontal expression lines to establish a sense of scale.   | 92   | 2.6                     | All >3 story buildings                          | <input type="checkbox"/> |       |
| 4.15                                     | Provide vertical articulation in a larger building mass to establish a sense of scale.   | 92   |                         | Buildings with long facades                     | <input type="checkbox"/> |       |
| 4.16                                     | Use materials to convey a sense of human scale and visual interest to pedestrians.   | 92   | 2.7.R                   | All buildings                                   | <input type="checkbox"/> |       |
| 4.17                                     | Incorporate balconies to create depth and interest on a building facade.   | 92   | 2.6.C                   | Buildings with balconies (multifamily portion)  | <input type="checkbox"/> |       |
| 4.20                                     | Incorporate a roof form that provides a “cap.”   | 93   |                         | All buildings                                   | <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 | All buildings, where each meets a street corner | <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                   | All buildings                                   | <input type="checkbox"/> |       |
| 4.23                                     | Design a building facade to be compatible with its context.  | 97   | 2.6; 2.7.O; 2.7.R       | All buildings                                   | <input type="checkbox"/> |       |
| 4.24                                     | Design a building facade to convey visual interest.  | 97   | 2.6                     | All buildings                                   | <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       | Ground floor of all buildings                   | <input type="checkbox"/> |       |
| 4.26                                     | Use building materials to define the ground floor and add visual interest.   | 99   | 2.7.R                   | Ground floor of all buildings                   | <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                   | Main entrance of each building                  | <input type="checkbox"/> |       |
| 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                   | Main entrance of each building                  | <input type="checkbox"/> |       |

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| 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          | All building facades facing streets and outdoor amenity spaces | <input type="checkbox"/> |       |
| Building Elements          |  |      |                       |  |                          |       |
| 4.33                       | Include building elements to create a street edge that invites pedestrian activity.  | 106  | 2.6                   | Balconies, Stoops, Forecourts                                  | <input type="checkbox"/> |       |
| 4.34                       | Design a forecourt to enhance the pedestrian experience-engage the street, provide interest and activity.                        | 106  | 2.6.G                 | Forecourts   | <input type="checkbox"/> |       |
| 4.39                       | Incorporate building elements that are visually consistent with elements on adjacent, new buildings.                             | 107  | 2.6                   | Balconies and stoops along Novus Ln (facing Hillstone site)    | <input type="checkbox"/> |       |
| Building Materials         |  |      |                       |  |                          |       |
| 4.40                       | Incorporate building materials that contribute to the visual continuity of the District.   | 108  | 2.7.R                 | All buildings  | <input type="checkbox"/> |       |
| 4.41                       | Develop simple combinations to retain the overall composition of the building.   | 108  | 2.7.R                 | All buildings  | <input type="checkbox"/> |       |
| 4.42                       | Use high quality, durable building materials.  | 108  | 2.7.R                 | All buildings  | <input type="checkbox"/> |       |
| 4.44                       | Utilize traditional masonry materials such as stone, concrete and brick, where feasible.   | 109  | 2.7.R                 | All buildings  | <input type="checkbox"/> |       |
| Windows                    |  |      |                       |  |                          |       |
| 4.48                       | Design a window to create depth and shadow on a facade.  | 110  | 2.7.O                 | All building facades facing streets and outdoor amenity spaces | <input type="checkbox"/> |       |
| 4.49                       | Locate and space windows to express individual modules of a large facade, to express scale and to create rhythm along the block. | 110  | 2.7.O                 |  | <input type="checkbox"/> |       |
| 4.50                       | Use durable window materials.  | 110  | 2.7.O                 |  | <input type="checkbox"/> |       |

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| Exterior Lighting |   |      |                       |   |                          |       |
| 4.52              | Use exterior lighting to highlight the distinctive features of a site.                  | 111  | 4.4.H                 | Exterior lighting locations                     | <input type="checkbox"/> |       |
| 4.55              | Coordinate fixture designs with abutting properties to establish a sense of continuity. | 111  | 4.4.D; 4.4.H          | Fixtures along Novus Ln (facing Hillstone site) | <input type="checkbox"/> |       |

| General Notes |
|---------------|
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