



Legislation Details (With Text)

**File #:** [18-0062]      **Version:** 1      **Name:**  
**Type:** Discussion Item      **Status:** Filed  
**File created:** 1/5/2018      **In control:** Town Council  
**On agenda:** 1/24/2018      **Final action:** 1/24/2018  
**Title:** Receive an Update on the Blue Hill District Design Guidelines

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Draft Blue Hill District Design Guidelines, 2. Memorandum on Potential Text Amendments, 3. Staff Presentation, 4. Council Questions with Staff Response

Date	Ver.	Action By	Action	Result
1/24/2018	1	Town Council		received and filed

**Receive an Update on the Blue Hill District Design Guidelines.**

**Staff:**

Ben Hitchings, Director  
John Richardson, Interim Operations Manager  
Corey Liles, Senior Planner

**Department:**

Planning and Development Services

**Overview:** In November 2017, the Town released a draft version of design guidelines for the Blue Hill District (formerly the Ephesus/Fordham District). The Planning staff has been meeting with the Planning Commission, Community Design Commission, and members of the community as part of the public review process. Tonight, staff seeks input and direction from the Council to inform development of the final draft. Staff anticipates the commencement of a process to enact text amendments and formally adopt the Blue Hill District Design Guidelines in March 2018.

☆ **Recommendation(s):**

That the Council receive the presentation and provide feedback on the draft Blue Hill District Design Guidelines.

**Decision Points:**

- Reaffirm target for adopting the Design Guidelines by June 2018.
- Gauge interest and opportunity for several associated amendments to the Ephesus/Fordham Form-Based Code (LUMO Section 3.11).

**Key Issues:**

- The Community Design Commission expressed an interest in completing the project as expeditiously as possible, so the Guidelines can be used to evaluate upcoming applications.
- The CDC and Planning Commission would like to ensure that the Design Guidelines are actively applied to projects in a meaningful way, rather than serving simply as best practices. Staff has identified several text amendments that can help meet these interests, along with other amendments to the Form-Based Code that would complement the Design Guidelines. These are

discussed in the Memorandum on Potential Text Amendments (see attachment). Staff will use Council feedback to develop recommended text amendment language.

**Additional Context**

- Design guidelines for the Blue Hill District will establish a common understanding of design principles that promote a walkable and 'green' character in the District.
- The Design Guidelines will provide guidance for applicants in designing projects, and will provide the Community Design Commission a set of review criteria for determining the appropriateness of design proposals.
- Public input opportunities to date for the draft Design Guidelines have included a public open house, online survey, work sessions with the Community Design Commission and Planning Commission, and a report to the Environmental Stewardship Advisory Board.

**Fiscal Impact/Resources:**

- The project consultant, Winter & Company, has been developing and refining the Blue Hill Design Guidelines under a contract with the Town of Chapel Hill for \$129,155.
- Implementation of the Design Guidelines will occur through the existing staff review process for development applications in the Blue Hill District. Implementation is not anticipated to require additional resources at this time.

**Where is this item in its process?**



**Council Goals:**

<input checked="" type="checkbox"/>		Create a Place for Everyone	<input checked="" type="checkbox"/>		Develop Good Places, New Spaces
<input checked="" type="checkbox"/>		Support Community Prosperity	<input type="checkbox"/>		Nurture Our Community
<input type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration



**Attachments:**

- Draft Staff Presentation (to be distributed)
- Draft Blue Hill District Design Guidelines
- Memorandum on Potential Text Amendments

**The Agenda will reflect the text below and/or the motion text will be used during the meeting.**

PRESENTER: Corey Liles, Senior Planner  
Nore Winter, Winter & Company

RECOMMENDATION: That the Council receive the presentation and provide feedback on the draft Blue Hill District Design Guidelines.