



Legislation Text

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Blue Hill Design Guidelines

Staff:

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Department:

Planning & Development Services

Overview: The purpose of this agenda item is to receive input and direction from the Planning Commission on the draft Blue Hill Design Guidelines, before a project update is provided to Town Council on January 24th. The Town is currently developing design guidelines for the Blue Hill District (formerly the Ephesus/Fordham District) with the goal of establishing a common understanding of design principles that promote a walkable and 'green' character in the District. A draft of the Blue Hill Design Guidelines was released in November 2017 for public review. Following adoption of the design guidelines, applicants for development will have guidance for preparing projects, and the Community Design Commission will have a set of review criteria to use in determining the appropriateness of design proposals.

**Recommendation(s):**

That the Planning Commission receive the information and provide feedback.

Decision Points:

- Do the over-arching principles of the Design Guidelines reflect the walkable environment desired for the Blue Hill District, and are these principles communicated well?
- Are there any topics not addressed or not sufficiently explored by the Design Guidelines?
- Would guidelines related to building massing and building pass-throughs benefit from having complementary standards added to the Form-Based Code, as a way to improve the predictability of how design guidelines are applied?

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 Blue Hill District Design Guidelines
<<http://www.townofchapelhill.org/home/showdocument?id=37761>>