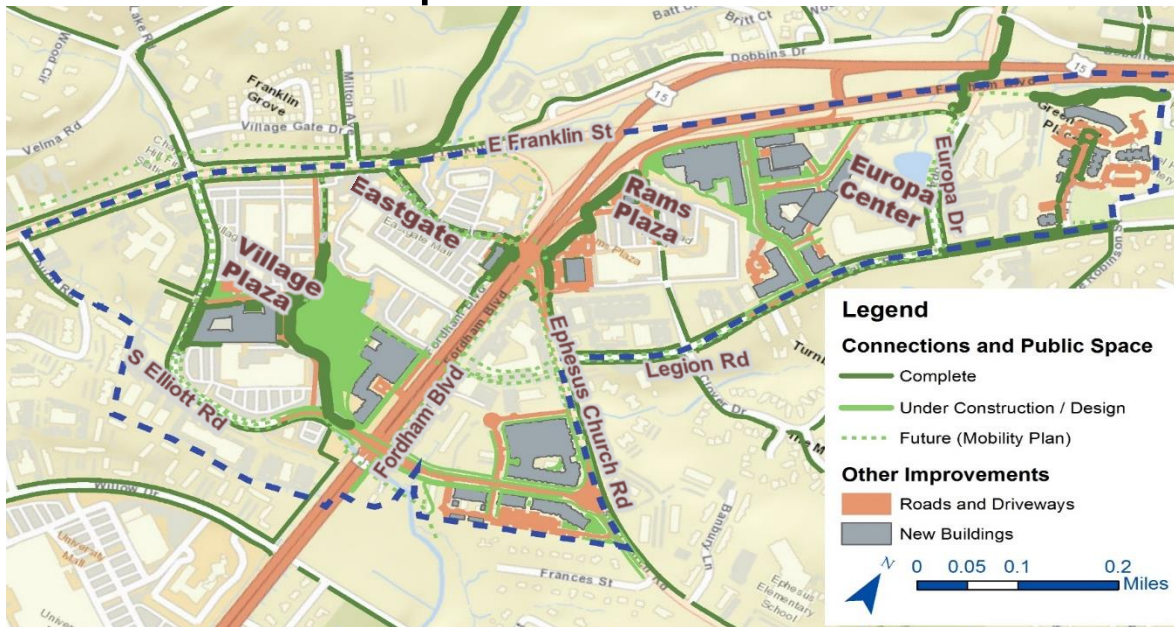




# Blue Hill Massing Study January 2020

## District Development Context



## Council Petition on Blue Hill

Submitted March 14, 2018

- Increase **non-residential development** with density bonuses or other mechanisms
- Identify strategies for providing more **affordable housing**
- Address building size and massing concerns to improve **place-making and permeability**

## Steps Going Forward

|                             |                  |
|-----------------------------|------------------|
| Planning Commission         | January 7, 2020  |
| Council Public Hearing      | January 8, 2020  |
| Community Design Commission | January 28, 2020 |
| Council Considers Action    | February 2020    |

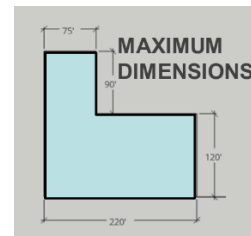
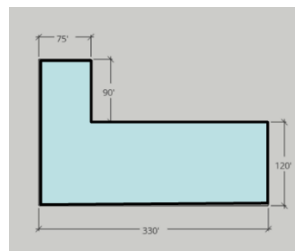
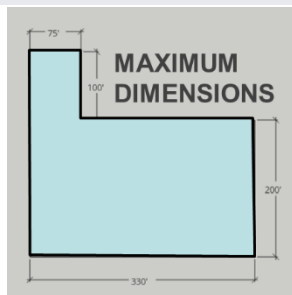
## Submit Questions and Comments to:

|   |                                     |
|---|-------------------------------------|
| Corey Liles<br><a href="mailto:cliles@townofchapelhill.org">cliles@townofchapelhill.org</a> | Planning Department<br>919-969-5008 |
|---|-------------------------------------|

# Recommended Text Amendments

## ➤ Maximum Building Dimensions

|      | Conditions  | Max Width and Depth                  | Secondary Wing      |
|------|---|--------------------------------------|---------------------|
| I.   | WX-5, WX-7, WR-7<br>Wrapped Parking<br>(Building wraps deck<br>on at least 2 sides)               | 330' x 200'                          | Allowed, 100' x 75' |
| II.  | WX-5, WX-7, WR-7<br>Standalone Building<br>(no wrapped parking)<br>Applicant takes 1 of 2 options | IIA: 330' x 120'<br>IIB: 275' x 210' | Allowed, 90' x 75'  |
| III. | WR-3  | 220' x 120'                          | Allowed, 90' x 75'  |
| IV.  | WX-5, WX-7, WR-7<br>Any Parking Deck  | 230' x 180'                          | Not allowed         |



## ➤ Inviting Space Between Buildings

- 30' separation
- Include pedestrian connections and adequate lighting

## ➤ Encourage Housing Variety

- Remove 10% commercial floor area requirement for Townhomes

## ➤ Reduce Space Devoted to Parking

- Allow 50% parking reduction for mixed use projects  
(at least 25% residential and 25% commercial)

## ➤ Support Standalone Parking Decks

- Allow CDC to approve reduced structured parking setbacks with quality design