



# Blue Hill Massing Study Public Info Meeting

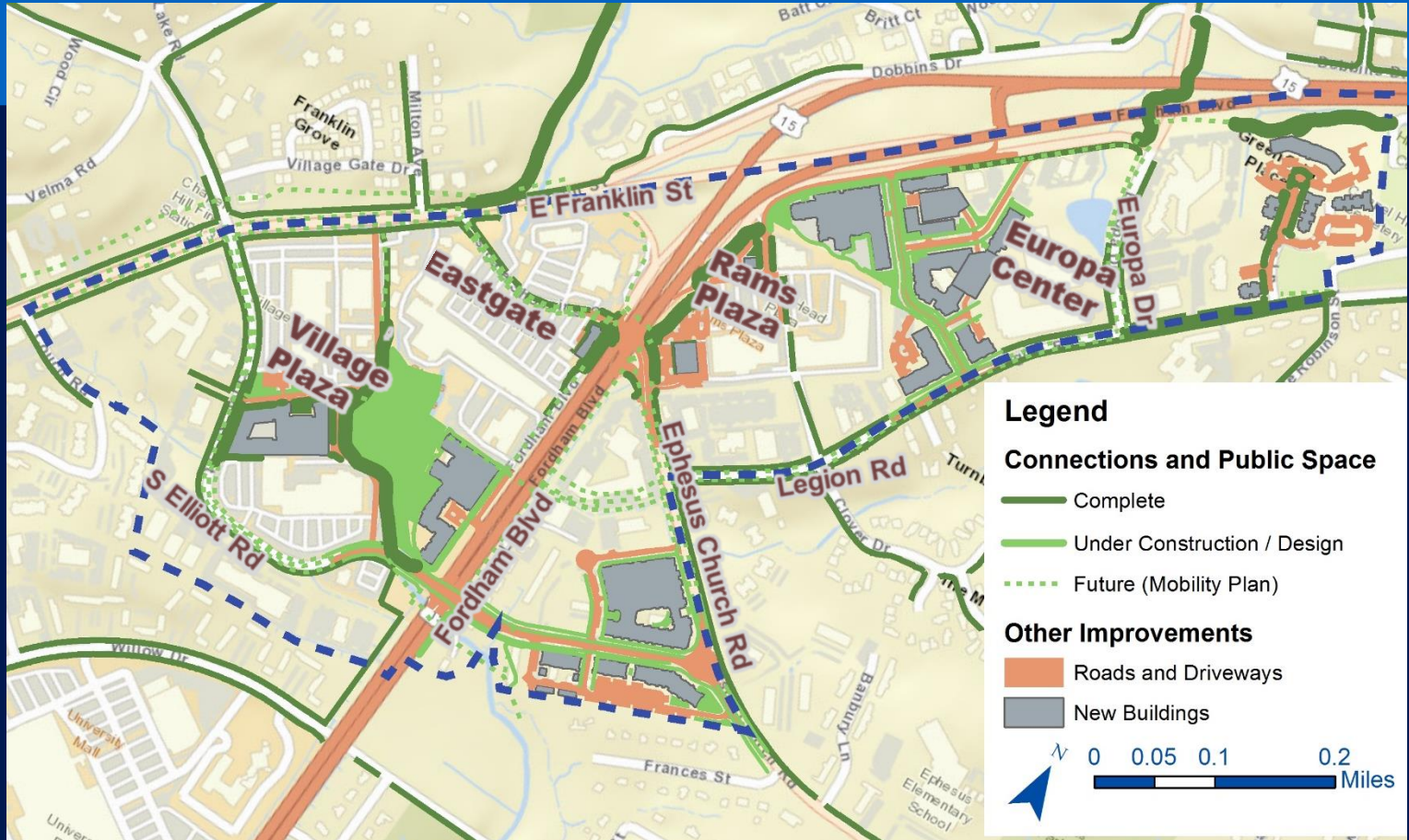


January 7, 2020

# District Map



# Development Context



# Building Form

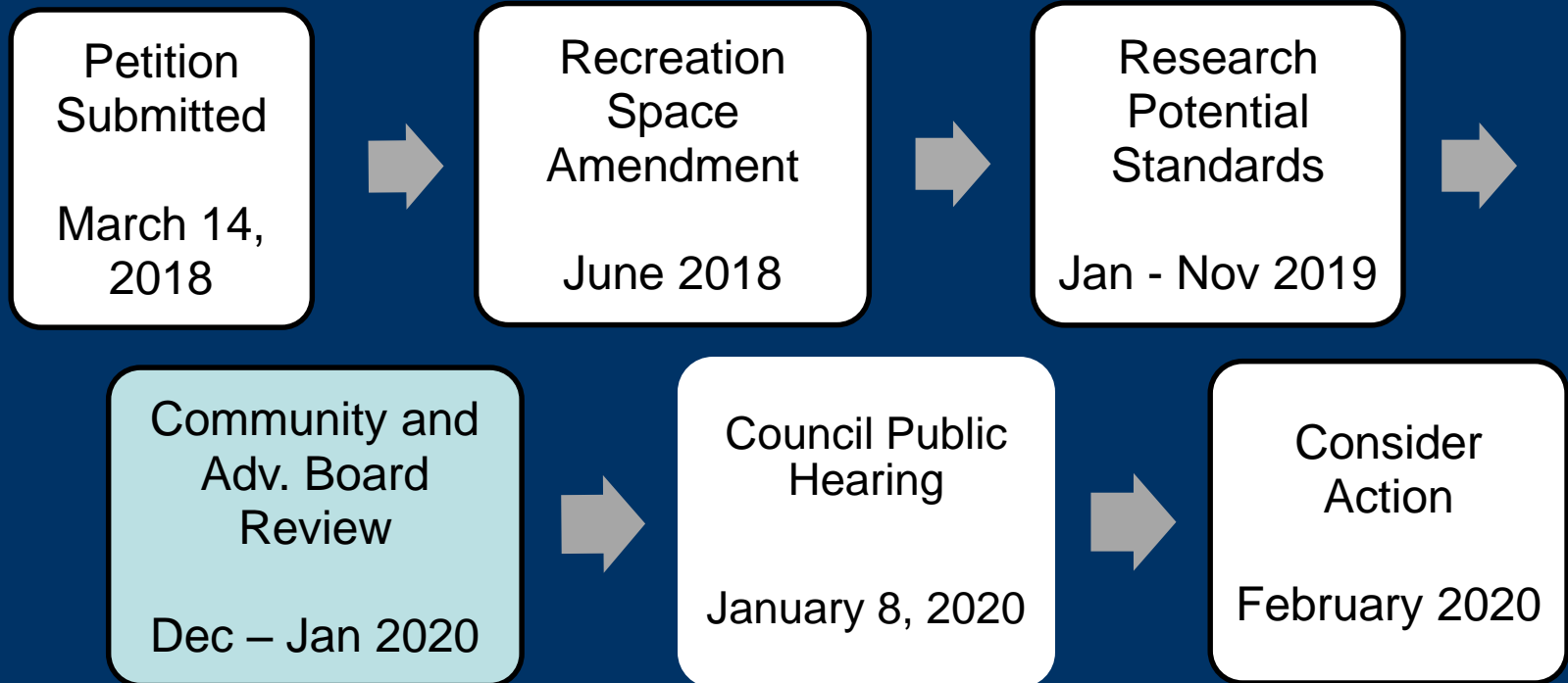


# Council Petition on Blue Hill

Submitted March 14, 2018

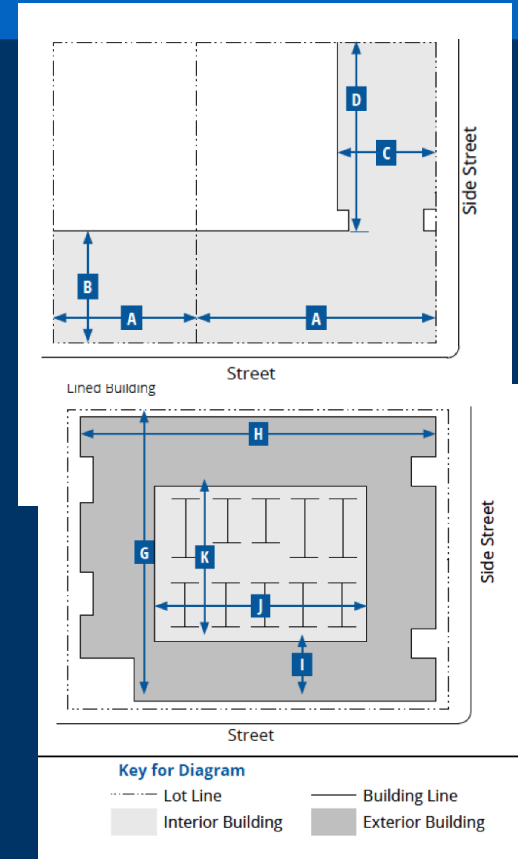
1. Increase **non-residential development** with density bonuses or other mechanisms
2. Identify strategies for providing more **affordable housing**
3. Address building size and massing concerns to improve **place-making and permeability**

# LUMO Text Amendment Process



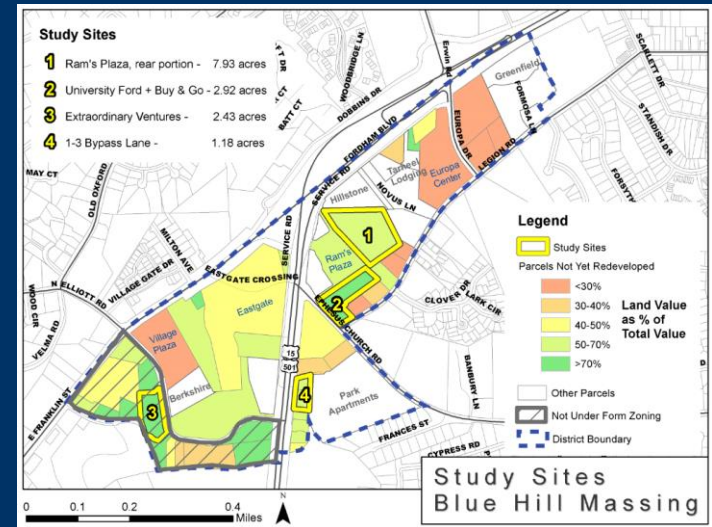
# Researching Potential Standards

- 1) Standards in similar communities
- 2) Sample sites in the District
- 3) Visualization of potential building forms
- 4) Analyze market dynamics and development economics



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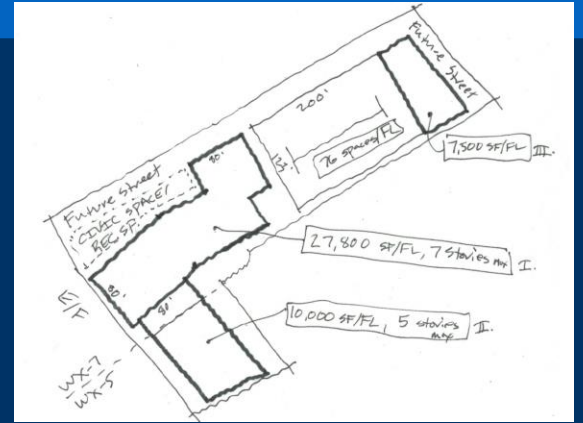
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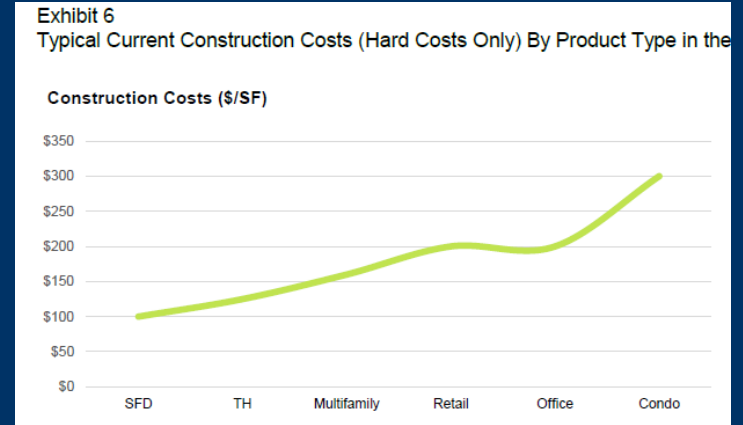
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# Recommended Text Amendments

## Core Package

- Maximum building dimensions
- Inviting space between buildings

## Possible Standalone Additions

- Townhome projects exempt from nonresidential component
- Mixed Use parking reduction
- Structured parking setback reduction

# Maximum Building Dimensions

**Zoning District: WX-5, WX-7, WR-7**

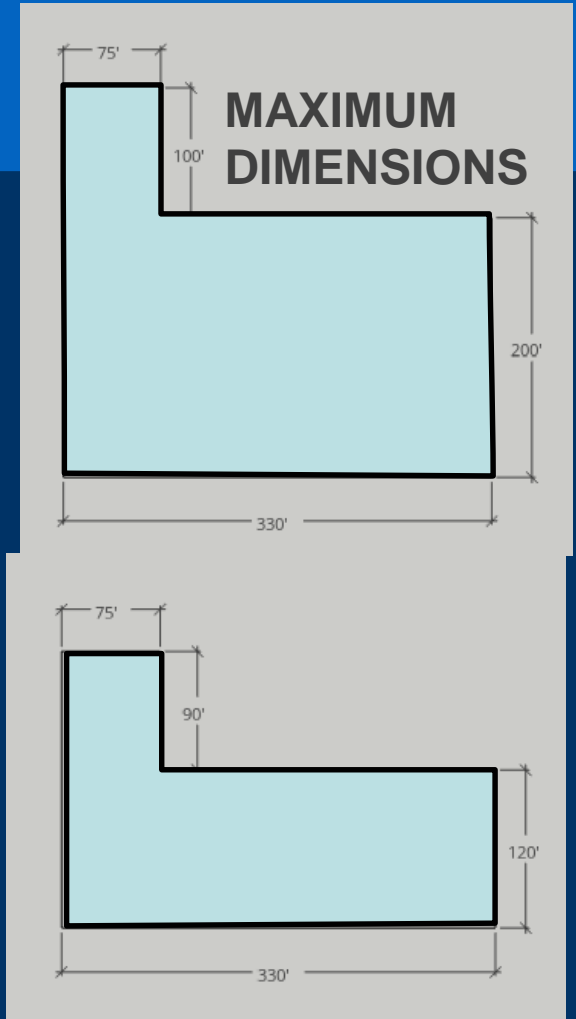
*Wrapping structured parking on at least two sides:*

330' x 200' maximum plus secondary wing (up to 75' x 100')

*Not wrapping structured parking:*

Applicant has option of

330' x 120' max plus 2ndary wing OR  
275' x 210' max plus 2ndary wing



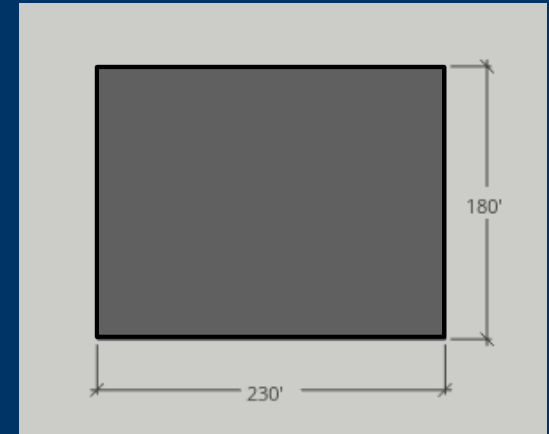
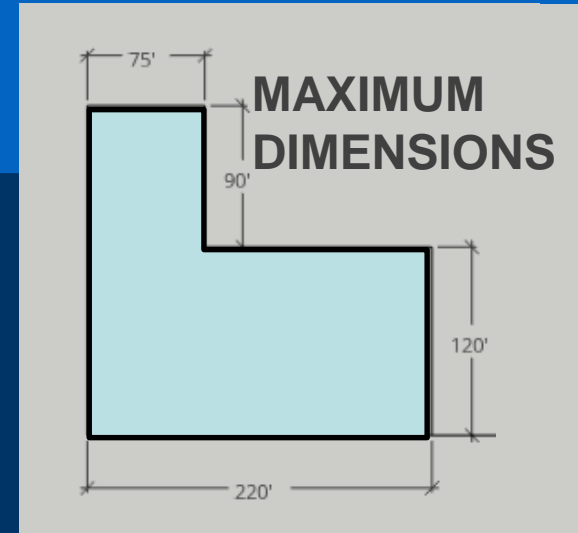
# Maximum Building Dimensions

## Zoning District: WR-3

220' x 120' max, plus secondary wing

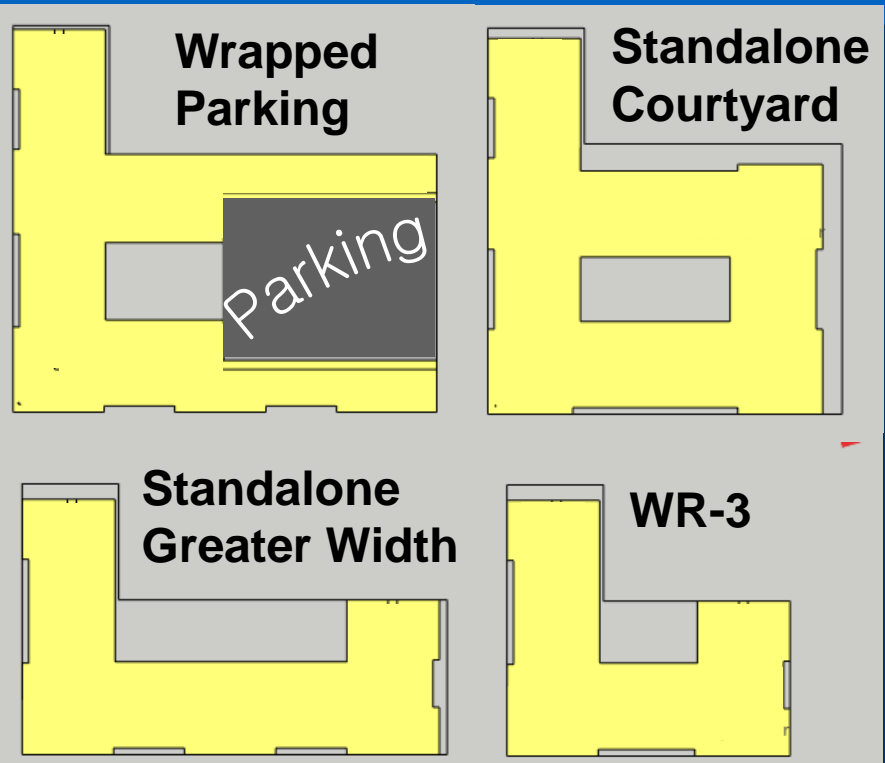
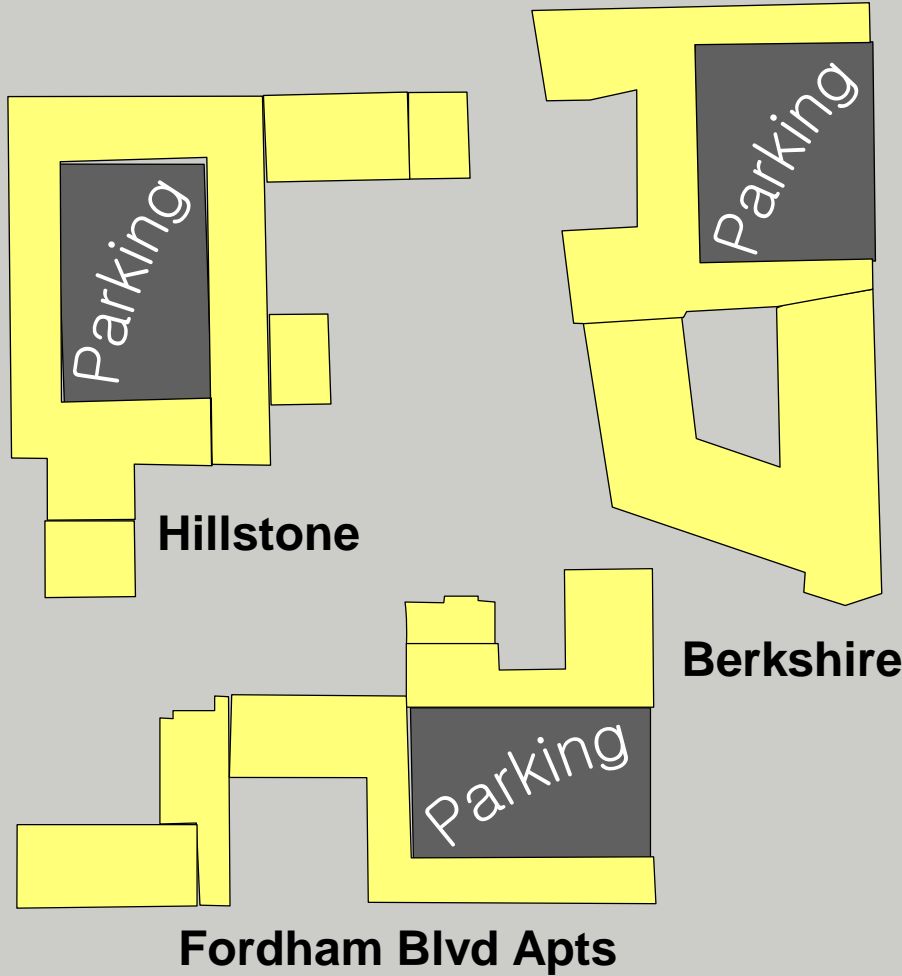
## Structured parking, wrapped or not

230' x 180' maximum



# Footprint Comparison

Existing vs Allowed under proposed  
Max Dimensions Framework



# Inviting Space Between Buildings

*Unbuilt area intended as public / civic / green space*

- 30' separation between buildings
- Include pedestrian connections
- Adequate lighting
- Balconies, awnings, etc allowed
- Elevated walkways allowed to connect buildings

*Replaces framework for  
Building Pass-throughs*



# Encourage Housing Variety

*Support 'Missing Middle' housing*

Remove 10% commercial floor area requirement for Townhomes and Stacked Townhomes (no more than 2 units stacked)





# Reduce Space Devoted to Parking

Allow 50% parking reduction  
for mixed use projects

Requires at least  
25% residential and  
25% commercial floor area

Consistent with MU-V District  
(eg East 54)



# Support Standalone Parking Decks

*Support more structured parking separated from buildings to reduce building scale*

- Parking structures currently must be located at least 30' behind the sidewalk
- Allow CDC to approve a reduced setback for quality design



# Next Steps

**Planning Commission**

January 7, 2020

**Council Public Hearing**

January 8, 2020

**Community Design Commission**

January 28, 2020

**Council Considers Action**

February 2020

# Questions and Comments

**You may also submit comments to:**



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919-969-5008