

DESIGN GUIDELINE SERVICES

1

CHAPEL HILL, NORTH CAROLINA



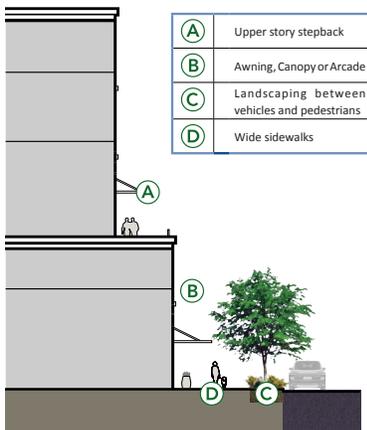
A building pass-through design should be inviting and in proportion to its associated building.

Design Guidelines for The Blue Hill District

The Blue Hill District (formerly Ephesus/Fordham), is emerging as a vibrant part of Chapel Hill based on a vision for redevelopment that is established in the area's Form-based Code. The Form Based Code establishes basic requirements for development as a series of prescriptive standards to be administered by Town staff. It also provides for a design review process, using design guidelines, for a specific set of topics, in which the Town's Community Design Commission (CDC) participates. These design guidelines are published, therefore, as provided in the code. The intent is to facilitate interpretation of the code by staff and the review of the specified topics by the CDC.

The Blue Hill District builds on the active, green and creative traditions found throughout Chapel Hill. With a range of living options, shopping, offices spaces, restaurants and outdoor spaces, the Blue Hill District thrives on its mix of uses and a walkable, well-connected urban environment. Architecture invites the attention of passersby through innovative design, details and variations in massing and materials. The District's design guidelines contribute by promoting the development of a walkable community with opportunities for all to live, shop, work and share community experiences in one place.

Human Scale Building Design



New development in the Blue Hill District should incorporate articulation techniques that promote a sense of human scale and divide the mass and scale of a larger building into smaller parts.

A. PUBLIC AREA

This area is within the public right-of-way. It most often includes the area between the street edge and the inside edge of the sidewalk.

B. SEMI-PUBLIC AREA

This area includes highly-visible and publicly-accessible outdoor amenity spaces on private property adjacent to the public area. It may include outdoor public space. Compatibility with the public streetscape is preferred, in terms of paving, lighting and furnishings. Guidelines for this area are found in Chapter 3: Site Design Guidelines.



Diagram 2-1 The Interface Between Public Streets & Private Development

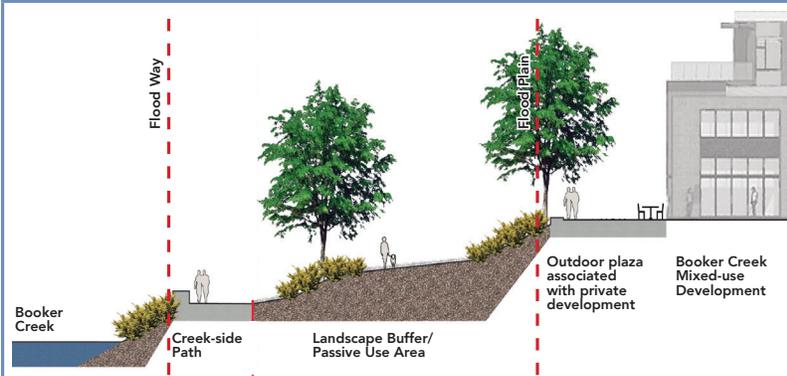


DESIGN GUIDELINE SERVICES

2

CHAPEL HILL, NORTH CAROLINA

LANDSCAPE BUFFER AND BUILDING SETBACK ALONG BOOKER CREEK



SERVICES:

- » Design Guidelines
- » Form-Based Code Amendments

CLIENT:

Town of Chapel Hill

DATE:

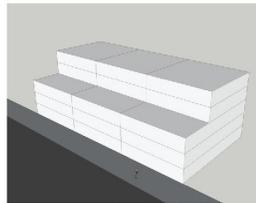
2017-2018

OPTIONS FOR VARIED BUILDING MASSING

Building massing techniques can be used to reduce the overall appearance of a building while also helping to create a more interesting building form. Stepping down the mass of a building adjacent to a pedestrian way or sensitive area will provide a smooth transition to a lower scale.

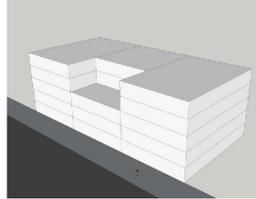
1. FRONT STEPCBACK

A front stepback reduces the mass of a building along the street frontage.



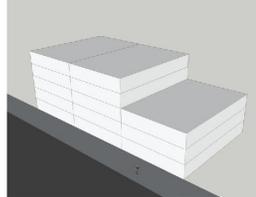
2. MIDDLE STEPCBACK

A middle stepback reduces the central mass of a building by expressing different modules.



3. SIDE STEPDOWN

A side stepdown reduces the mass of a building to provide a transition to a neighboring building of smaller scale or a pedestrian connection.



4. REAR STEPDOWN

A rear stepdown provides a transition between the rear of a building and a sensitive area such as an adjacent residential area or outdoor amenity space.

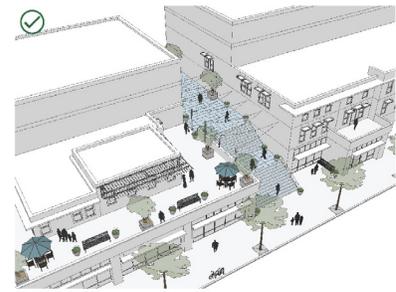
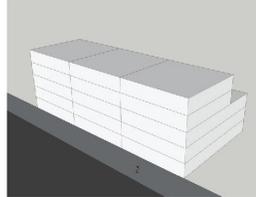


Figure 3-25 Design a rooftop outdoor amenity space to be highly visible and easily accessible from the public way. The stairs and elevator should be exterior or located in a vestibule.



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