



Blue Hill District Council Petition

Planning Commission May 15, 2018

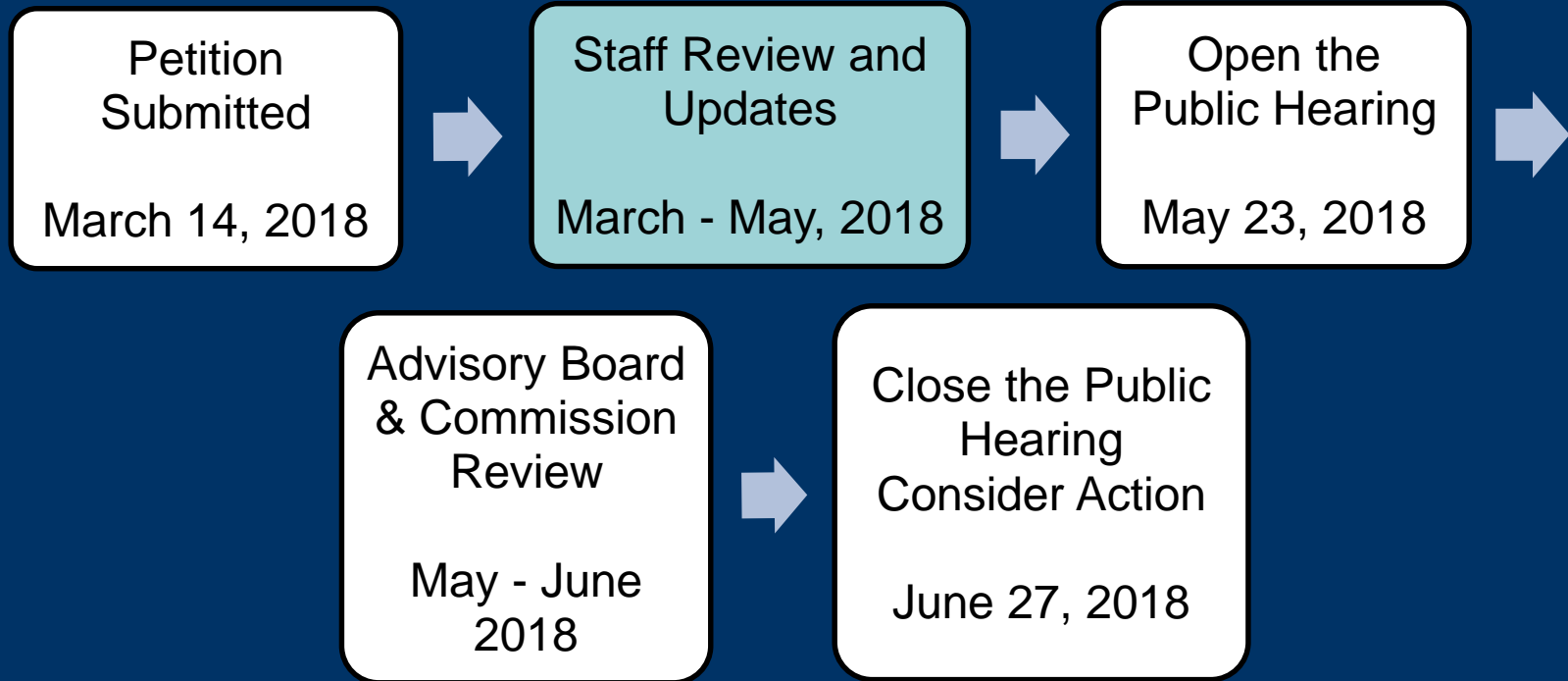


Petition Interests

As 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**

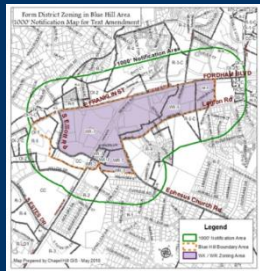
LUMO Text Amendment Process



Follow-up Since May 9th on Topic 1: Increase Non-Residential Development

May 10th:

- Submitted newspaper notice
- Drafted and mailed notice for text and map amendments to property owners within 1,000 feet of district and sites
- Posted signs on applicable properties



May 11th:

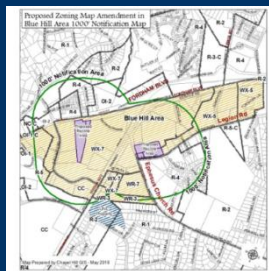
- Drafted text and map amendments

May 14th:

- Drafted presentation on text and map amendments

May 15th:

- Made initial presentation to Planning Commission



Follow-up on Topic 1: Increase Non-Residential Development

Proposal would:

- Create new Walkable Commercial (WC-) zoning subdistricts
- Apply WC zoning to potential redevelopment sites



Follow-up on Topic 1: Increase Non-Residential Development

Permitted Uses in WC:

- No residential permitted
- Other uses as permitted in WX Subdistricts

PERMITTED USES	WR-3	WR-7	WX-5	WX-7	WC-5	WC-7	Def./Stds.
Residential Uses							
Household living, as listed below:							Sec. 3.11.3.5.A
Detached living	--	--	--	--	=	=	Sec. 3.11.3.5.A.1.a
Attached living	P	P	P	P	=	=	Sec. 3.11.3.5.A.1.b
Multifamily living	P	P	P	P	=	=	Sec. 3.11.3.5.A.1.c
Group living	--	P	P	P	--	--	Sec. 3.11.3.5.A.2
Social service living	--	--	S	S	=	=	Sec. 3.11.3.5.A.3
Public Uses							
Civic/Place of Worship	P	P	P	P	P	P	Sec. 3.11.3.5.B.1
Parks & open space	P	P	P	P	P	P	Sec. 3.11.3.5.B.2
Utilities, minor	P	P	P	P	P	P	Sec. 3.11.3.5.B.3
Utilities, major	S	S	S	S	S	S	Sec. 3.11.3.5.B.4
Commercial Uses							
Bank, except as listed below:	--	--	P	P	P	P	
Drive-thru	--	--	S	S	S	S	Sec. 3.11.4.1.F
Commercial parking	--	--	S	S	S	S	Sec. 3.11.3.5.C.1
Day care	--	--	P	P	P	P	Sec. 3.11.3.5.C.2
Indoor recreation	--	--	P	P	P	P	Sec. 3.11.3.5.C.3
Medical	--	--	P	P	P	P	Sec. 3.11.3.5.C.4
Office	--	--	P	P	P	P	Sec. 3.11.3.5.C.5
Outdoor recreation	--	--	--	--	--	--	Sec. 3.11.3.5.C.6
Overnight lodging	--	--	P	P	P	P	Sec. 3.11.3.5.C.7
Personal service	--	--	P	P	P	P	Sec. 3.11.3.5.C.8
Restaurant/bar, except as listed below:	--	--	P	P	P	P	Sec. 3.11.3.5.C.9
Drive-thru	--	--	S	S	S	S	Sec. 3.11.4.1.F
Retail sales, except as listed below:	--	--	P	P	P	P	Sec. 3.11.3.5.C.10
Drive-thru	--	--	S	S	S	S	Sec. 3.11.4.1.F
Fuel sales	--	--	P	P	P	P	Sec. 3.11.3.5.C.10.a
Vehicle sales/service	--	--	P	P	P	P	Sec. 3.11.3.5.C.11
Industrial Uses							
Light industrial	--	--	--	--	--	--	Sec. 3.11.3.5.D.1
Self-service storage	--	--	--	--	--	--	Sec. 3.11.3.5.D.2
Warehouse	--	--	--	--	--	--	Sec. 3.11.3.5.D.3

Topic 3: Standards for Massing and Permeability

Interest

- Increase permeability to address community concerns about building size
 - Visual permeability
- Improve placemaking: creating and connecting public spaces
 - Pedestrian permeability

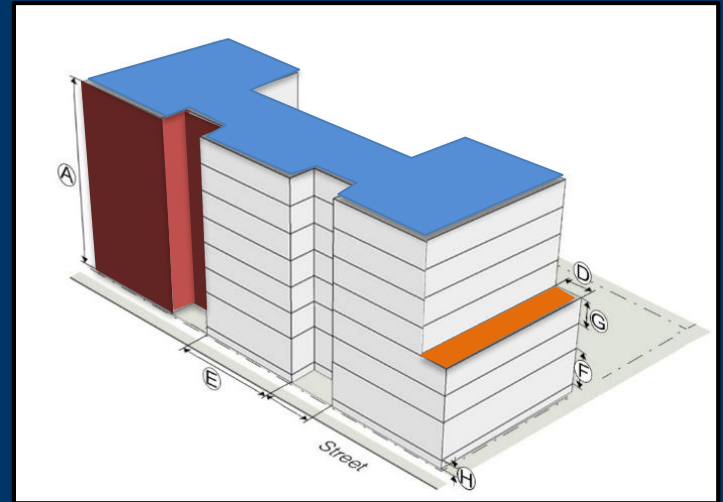


Topic 3: Standards for Massing and Permeability

Standards Pending Adoption

(associated with Design Guidelines, back to Council on May 23)

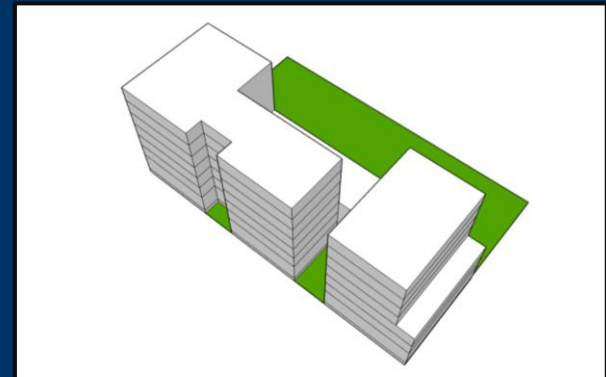
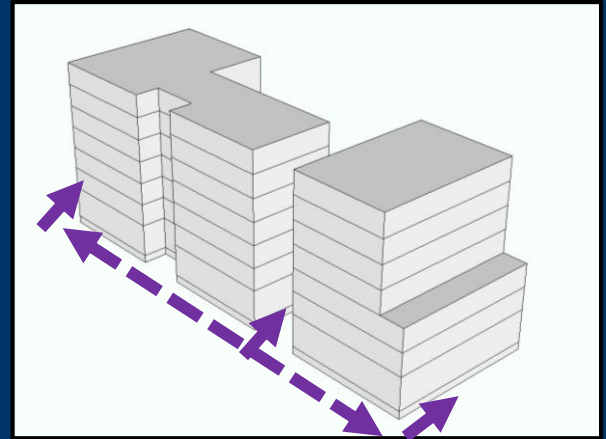
- Maximum upper story floor plate, as percentage of floors below
- Maximum module length
- Pass-throughs proportional to building size



Topic 3: Standards for Massing and Permeability

Other Options

- Requiring Pass-throughs be linked to outdoor amenity spaces
- Maximum Building Footprint (absolute)
- Maximum Lot Coverage (percentage)
- Maximum Building Length



Topic 3: Design Considerations

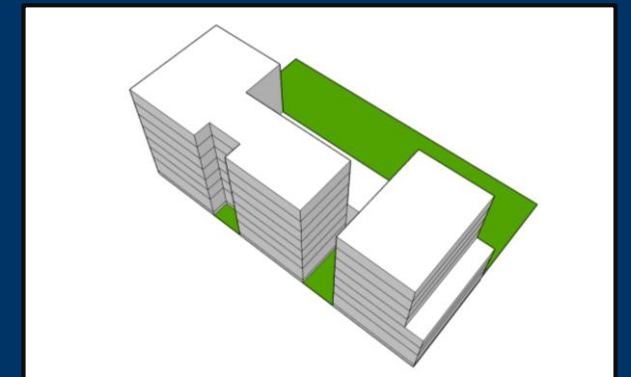
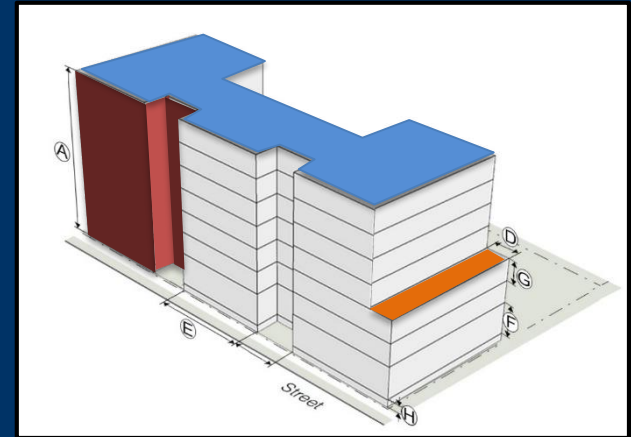
	Linking Pass-throughs to amenity spaces:	Maximum Building Footprint	Maximum Lot Coverage:	Maximum Building Length:
Addresses Building Size <i>(visual permeability)</i>	No	<i>Yes, but not building height; could become suburban</i>	<i>Yes, but character of non-building areas must be considered</i>	<i>Yes, architecturally, depending on building separation</i>
Addresses Placemaking <i>(pedestrian permeability & public realm)</i>				

Topic 3: Design Considerations

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Addresses Building Size <i>(visual permeability)</i>	No	<i>Yes, but not building height; could become suburban</i>	<i>Yes, but character of non-building areas must be considered</i>	<i>Yes, architecturally, depending on building separation</i>
Addresses Placemaking <i>(pedestrian permeability & public realm)</i>	<i>Yes, increasing walkability</i>	<i>Depends on character of non-building areas, public versus private, etc.</i>	<i>Depends on character of non-building areas, public versus private, etc.</i>	<i>Depends on character of non-building areas, public versus private, etc.</i>

Topic 3: Proposed Path Forward

- **Implement Massing Standards in process** (associated with Design Guidelines)
- **Consider Additional Standards** for building footprint and lot coverage



Topic 3 Follow-up

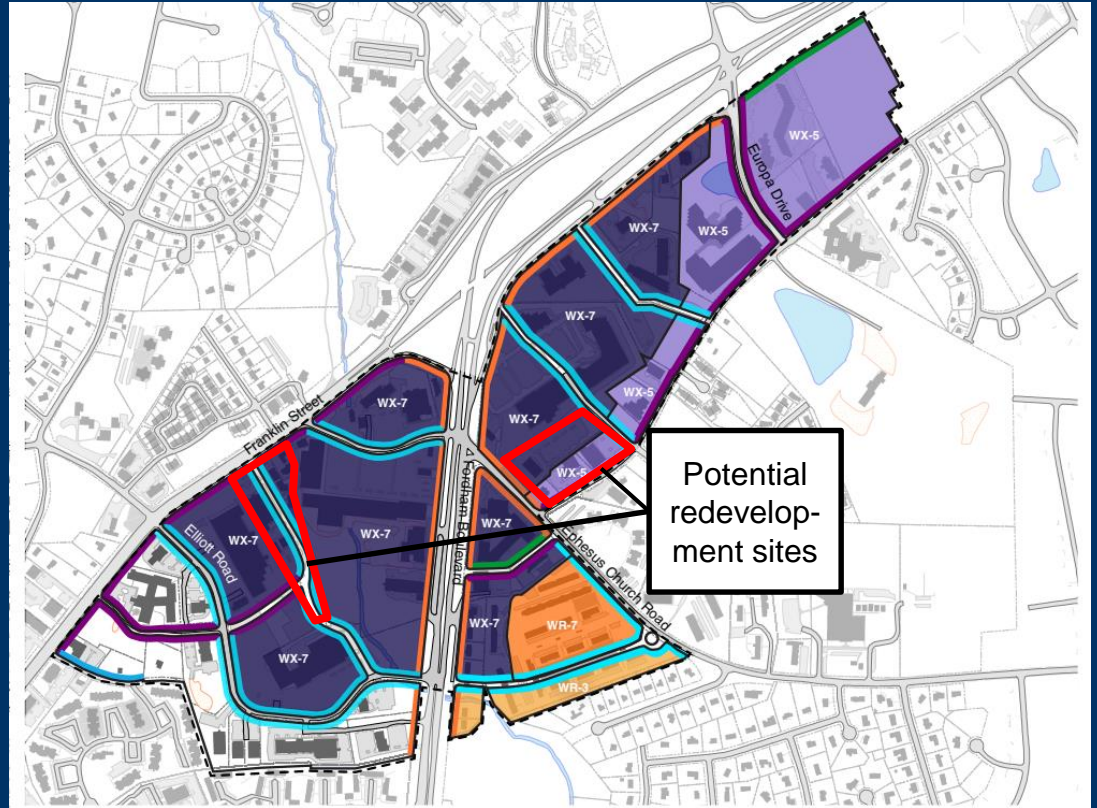
Questions & Discussion

Next Steps

- ❑ **May 22:** Public Information Meeting
- ❑ **May 22:** CDC for Recommendation
- ❑ **May 23:** Open Council Public Hearing
- ❑ **June 5:** Planning Commission for Recommendation
- ❑ **June 27:** Scheduled Council Action

Topic 1: Zoning Subdistricts

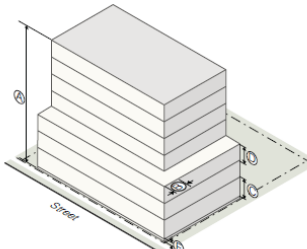
- WX Subdistricts (WX-5 and WX-7, shown in purple) cover most of District



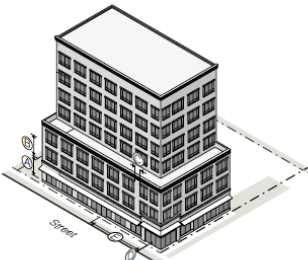
Topic 1: Proposed Path Forward

- Maximum Height:**
 WC-5: 5 stories
 WC-7: 7 stories
 New subdistricts applied to have no change in height
- Development Standards:**
 Same requirements as WX for Lot, Placement, Mass and Form

3. Mass



4. Form



Building Height	
Ⓐ Building height (max)	
- WX-7	7 stories, not to exceed 90'
- WX-5	5 stories, not to exceed 60'
Ⓑ Building height for principal structures (min)	2 stories*
Ⓒ Building step back above 2nd or 3rd floor (min) if building is placed within first 10' of the build-to zone	
- 3 story buildings or less	
- 4 story buildings or greater	10' step back above 2nd or 3rd floor
Story Height	
Ⓒ Ground story height, floor to ceiling (min)	
- Residential	9'
- Nonresidential	13'
Ⓓ Upper story height, floor to ceiling (min)	9'
Ground Floor Elevation	
- Residential (min/max)	2' / 4'
- Nonresidential (min/max)	0' / 2'
* The second story shall be at least 2/3rds the floor area of the first story.	

Transparency	
Ⓐ Ground story (min)	
- Residential	20%
- Nonresidential	60%
Ⓑ Upper story (min)	20%
Ⓒ Blank wall distance (max)	
- Residential	50'
- Nonresidential	30'
Pedestrian Access	
Ⓓ Principal entrance facing street	required
Ⓔ Principal entrance spacing along street (max)	
- Residential	100'
- Nonresidential	100'
Building Elements Permitted	
Front porch, stoop	
Balcony	
Awning/canopy	
Gallery	
Forecourt	