

## 01-08-2020 Town Council Meeting Responses to Council Questions

### **ITEM #12: Open the Public Hearing: Land Use Management Ordinance Text Amendment for Proposed Changes to Section 3.11 Regarding Massing Standards in the Blue Hill District**

**Council Question:**

What has our new Urban Designer said about this new text amendment?

**Staff Response:**

*We have shared materials with our Urban Designer and he is taking time to get familiar with the proposal. He will be in attendance at the public hearing and available to answer questions.*

**Council Question:**

A CDC Design Alternative was referenced, as a way to reduce the structured parking setback for all levels. Can you describe more how the CDC Design Alternative would work?

**Staff Response:**

*The proposed CDC Design Alternative could be granted on a project-specific basis under the general guidance provided in the Form-Based Code, "Where a proposed variation to the requirements of Section 3.11 meets the intent of the Design Guidelines" and "where the Community Design Commission makes a finding that a proposed design alternative could provide an equivalent or better result that meets the purpose and intent of Section 3.11" (see 3.11.1.2.H). The CDC would examine the design treatment of the parking structure to determine whether or not locating it closer to the sidewalk would cause any conflict with the desire for walkability and a high-quality public realm.*

**Council Question:**

Will any recommendations be offered by town advisory boards and committees?

**Staff Response:**

*The text amendment proposal will be presented to the Planning Commission on January 7 and to the Community Design Commission on January 28. We will include recommendations from the Planning Commission in the presentation to Council at the public hearing. CDC recommendations will be provided after the public hearing date, but we will share their recommendations prior to the date that the Council considers action.*