

**11-18-2020 Town Council Meeting
Responses to Council Questions**

ITEM #8: Continue the Public Hearing: Land Use Management Ordinance Text Amendment - Proposed Changes to Section 3.11 for Townhomes in the Blue Hill District

Council Question:

Is there a sense of how much interest there would be in building townhome sites on the candidate sites outlined on p. 197 of the packet?

Staff Response:

Town staff is not aware of any specific developer interest for townhomes in Blue Hill at this time. This text amendment is meant to be more 'proactive' by broadening opportunities for development in a way that is driven by community interests, rather than the development objectives of any specific project.

Council Question:

What would be the accompanying parking requirements with townhomes in either a new subdistrict where the townhome exemption applies or across the subdistricts?

Staff Response:

As currently proposed, this text amendment would not change any parking requirements. Townhomes would need to meet the existing parking ratios for Residential Uses in Blue Hill, which are listed below and in the Form-based Code (LUMO 3.11.4.1).

<i>Attached living, multifamily living</i>	<i>Vehicle Parking Spaces (min)</i>
<i>Efficiency, 1 bedroom</i>	<i>1 per unit</i>
<i>2 bedrooms</i>	<i>1.25 per unit</i>
<i>3 bedrooms</i>	<i>1.5 per unit</i>
<i>4+ bedrooms</i>	<i>1.67 per unit</i>

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Council Question:

Where would this potential new subdistrict where the townhome exemption applies be located?

Staff Response:

The location of a potential new subdistrict has not been determined. If Council is interested in pursuing this approach, staff will study appropriate location(s). We would be interested in Council input on which areas of Blue Hill are better suited to a residential character at 3-4 stories – possibly as an effective transition to surrounding lower-scale development outside the District.

Council Question:

Would the micro/urban townhomes be viable across the WX- subdistricts in Blue Hill or in particular WX- subdistricts?

Staff Response:

The Noell Consulting market overview stated that micro/urban townhomes were viable for Blue Hill in general, without identifying any particular subdistricts that would be more or less viable locations.

Council Question:

If we exempt townhomes from the 10% commercial requirement, would it be possible to get an affordable housing community benefit, such as requesting/requiring that 10% of units be designed with a small accessory unit (like a first-floor flat or studio) that would increase affordability naturally, both for the townhome owner and their renter?

Staff Response:

This would be possible from a technical perspective. Detail could be added to the text amendment so that, in addition to the overall median unit size of 1800 SF, a subset of units would need to be provided at a smaller size. If this is a direction Council is interested in, staff would propose further study (and further consultant engagement) to determine the appropriate square footage and to understand the impact of this requirement on development economics.