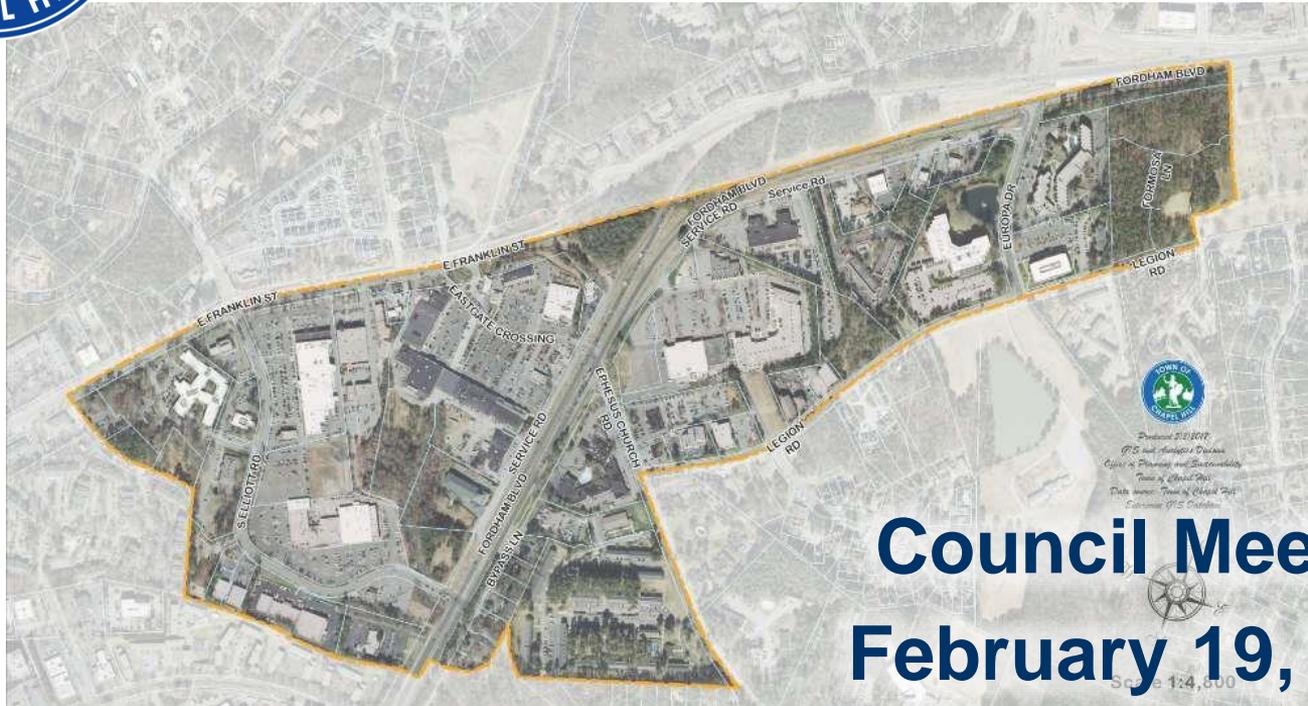




# Blue Hill Massing Text Amendment Proposal



**Council Meeting  
February 19, 2020**

# Council Petition Interests

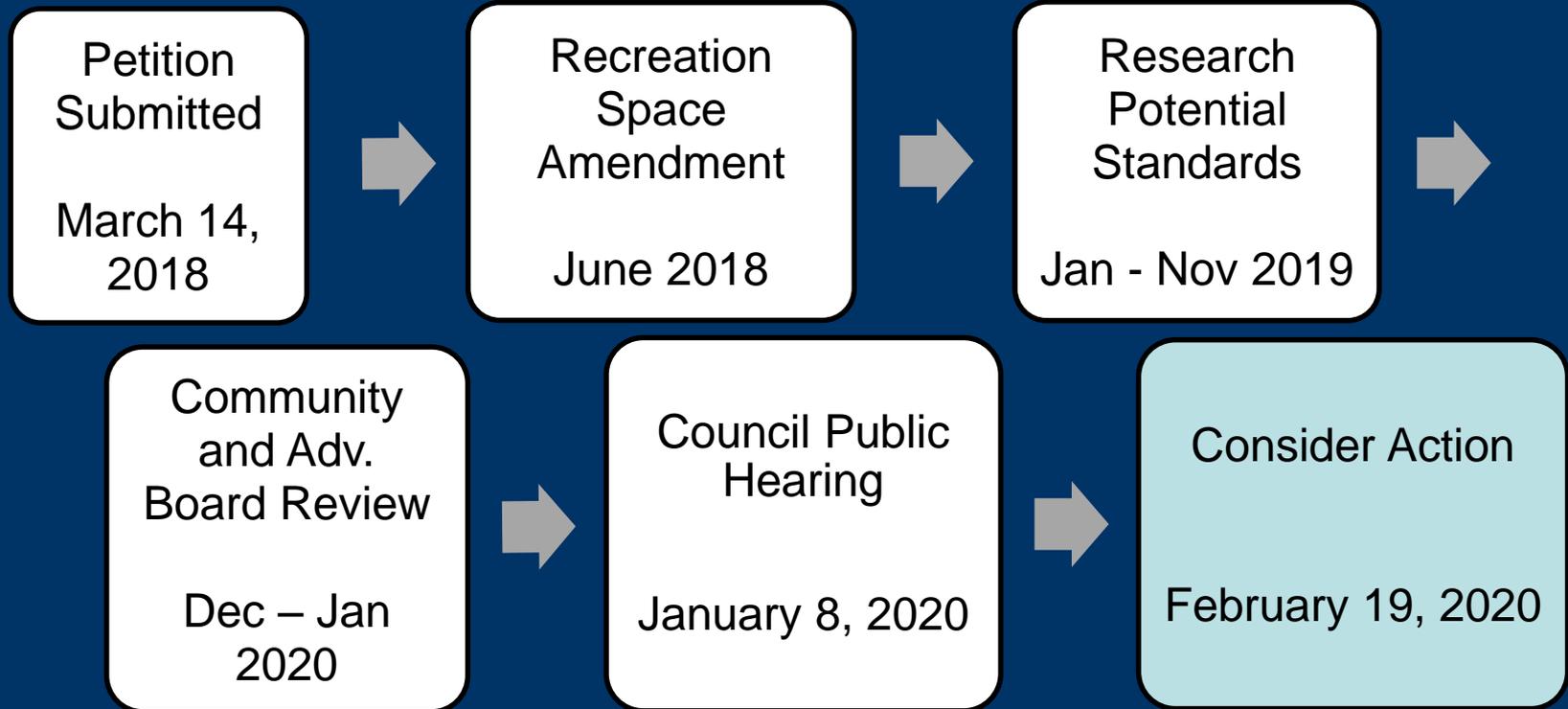
As Submitted March 14, 2018

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**

# Staff Recommendation

- Close the public hearing
- Adopt the Resolution of Consistency with the Comprehensive Plan (*R-7*)
- Enact Ordinance A to amend LUMO Section 3.11 (*O-1*)

# LUMO Text Amendment Process



# Engagement & Expertise

Public Information Meeting

Community Design Commission  
*(2 meetings)*

Planning Commission  
*(2 meetings)*

Town Council  
*(Work Session, CCES,  
Public Hearing)*

Tony Sease / Civitech

Noell Consulting

Town Urban Designer

Planning Dept

# Recommended Text Amendments

## Core Package

- Maximum building dimensions
- Minimum building separation and pedestrian connectivity

## Standalone Additions

- Exempt townhomes from minimum nonresidential
- Reduce on-site parking for mixed use
- Structured parking setback reduction
- Allow larger upper floor plate on 4-story buildings

# Recommended Text Amendments

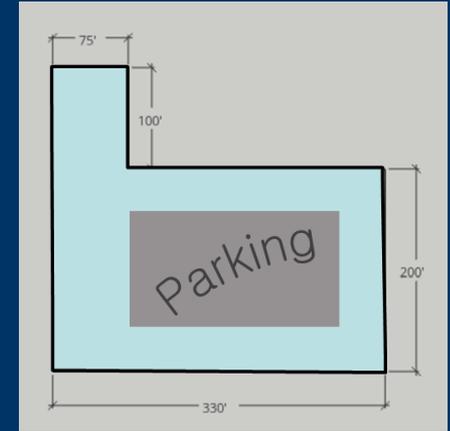
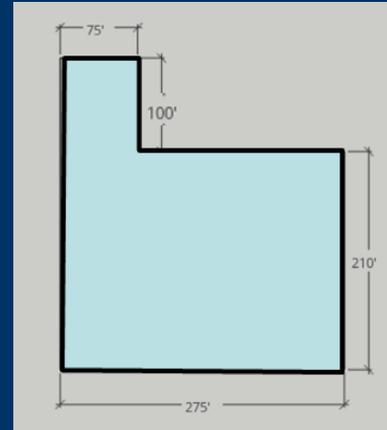
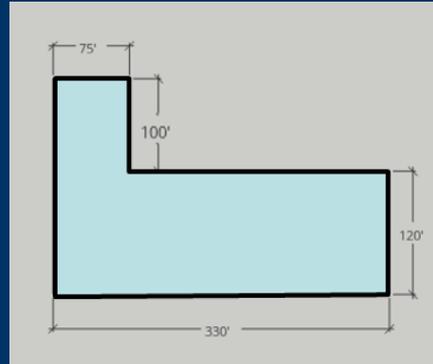
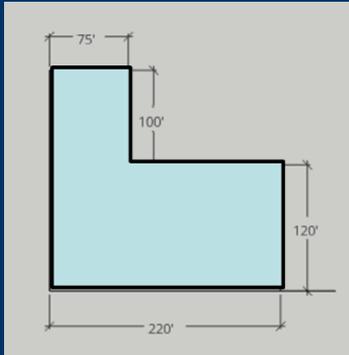
## Core Package

- Maximum building dimensions
- Minimum building separation and pedestrian connectivity

# Maximum Building Dimensions

## Framework addressing varying conditions

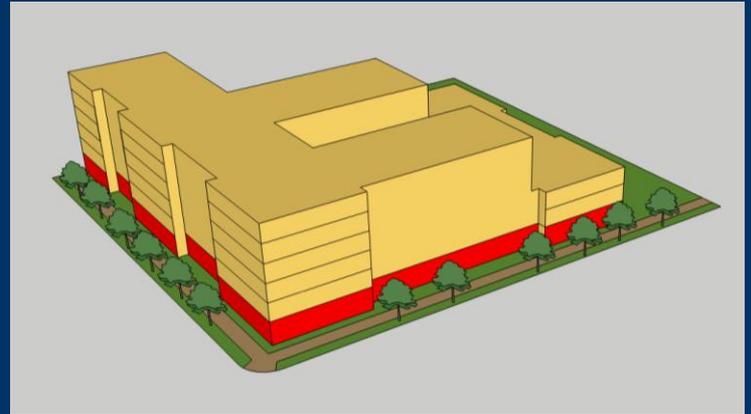
- Dimensions vary based on subdistrict, and whether wrapping structured parking
- Maximum width and depth for main building
- Max width and depth for a secondary wing
- Minimum 30' separation



# Design Considerations and Impact

- Secondary wing is extension of depth (can't be added to width) and must have public realm frontage
- Width applies along primary street frontage
- 5% admin adjustment possible for special site circumstances

**IMPACT:** *Contributes to greater visual permeability and smaller building masses*



# Building Separation and Pedestrian Connectivity

Spaces between maximum building dimensions are required as activated pedestrian routes

**UPDATE:** Vehicular drives are allowed with design constraints, or in addition to pedestrian routes

**IMPACT:** *Unbuilt area is functional, not 'leftover'; expands opportunities for publicly accessible space*



# Recommended Text Amendments

## Standalone Additions

- Exempt townhomes from minimum nonresidential
- Reduce on-site parking for mixed use
- Structured parking setback reduction
- Allow larger upper floor plate on 4-story buildings

# Encourage Housing Variety

Townhomes and Stacked Townhomes (2 units stacked) not subject to 10% commercial floor area requirement

**UPDATE:** Allowed only for projects of:

- (i) 60 units or less AND
- (ii) At least half of units < 1800 sq ft

**IMPACT:** Supports 'Missing Middle' range of housing options, and incremental redevelopment



# Mixed Use Parking Reduction

Allow 50% parking reduction for projects with at least 25% residential and 25% commercial

***IMPACT:*** *Less emphasis on vehicles, less built area devoted to parking*



# Support Standalone Parking Decks

Allow a CDC Design Alternative to reduce the structured parking setback for all levels of a deck

**UPDATE:** Type A frontages not eligible (more pedestrian-oriented)

**IMPACT:** *Provides greater flexibility for parking locations; Possible reductions in building scale*

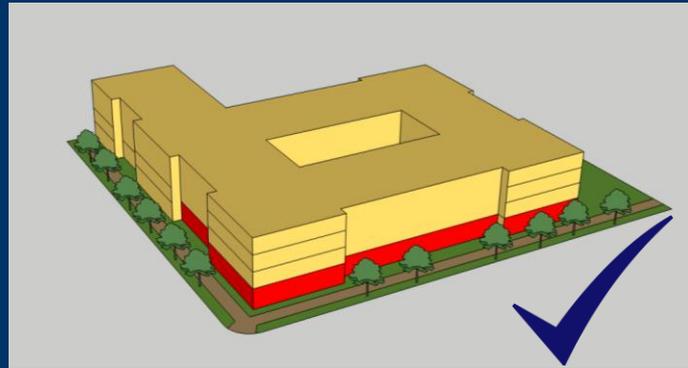
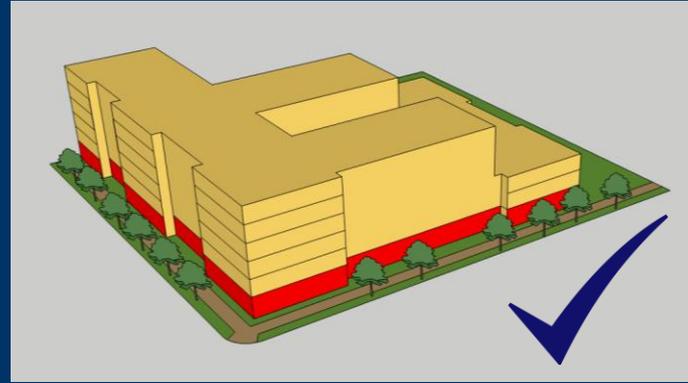


# Encourage Four-Story Buildings

Allow 4-story buildings to have a full floor plate on all floors

5-to-7-story buildings still follow current 70% maximum floor plate standard

**IMPACT:** Encourages buildings with lower heights



# Advisory Board Feedback

## Community Design Commission

- Supportive overall of the direction, but **Building Size Reductions** could go further to better address petition
- Support for **Townhomes and Stacked Townhomes** changes
- **Building Separation** should be at least 30'
- Mixed opinions on **Supporting Standalone Decks** and **Encouraging 4-story Buildings**

## Planning Commission

- January 7, 2020
- ✓ Recommended Consistency w/ Comp Plan
- ✓ Recommended in favor of text amendments

# Progress on Petition Interests

## 1. More non-residential development

- ✓ (2018) New requirement for non-residential component in residential projects

## 2. Strategies for more affordable housing

- ✓ Housing & Community staff identified strategies
- ✓ (2019) Affordable housing added to Purpose Statement of the Form-Based Code
- ✓ Advance other strategies as opportunities arise

# Progress on Petition Interests

3. Address building size and massing concerns
  - ✓ (2018) Update to recreation space standards – link to public realm
  - ✓ Current text amendment proposal

# Staff Recommendation

- Close the public hearing
- Adopt the Resolution of Consistency (*R-7*)
- Enact Ordinance A to amend LUMO Section 3.11 (*O-1*)

Building Dimensions and Separation

Townhomes – Housing Variety

Mixed Use Parking Reduction

Standalone Parking Decks

Full Floor Plate on 4-story Buildings