



Blue Hill Petition: Text Amendments

Council Business Meeting June 27, 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**

Scope of Text Amendments

1. Non-residential development

- Both an incentive and requirement for non-residential component

3. Massing and permeability

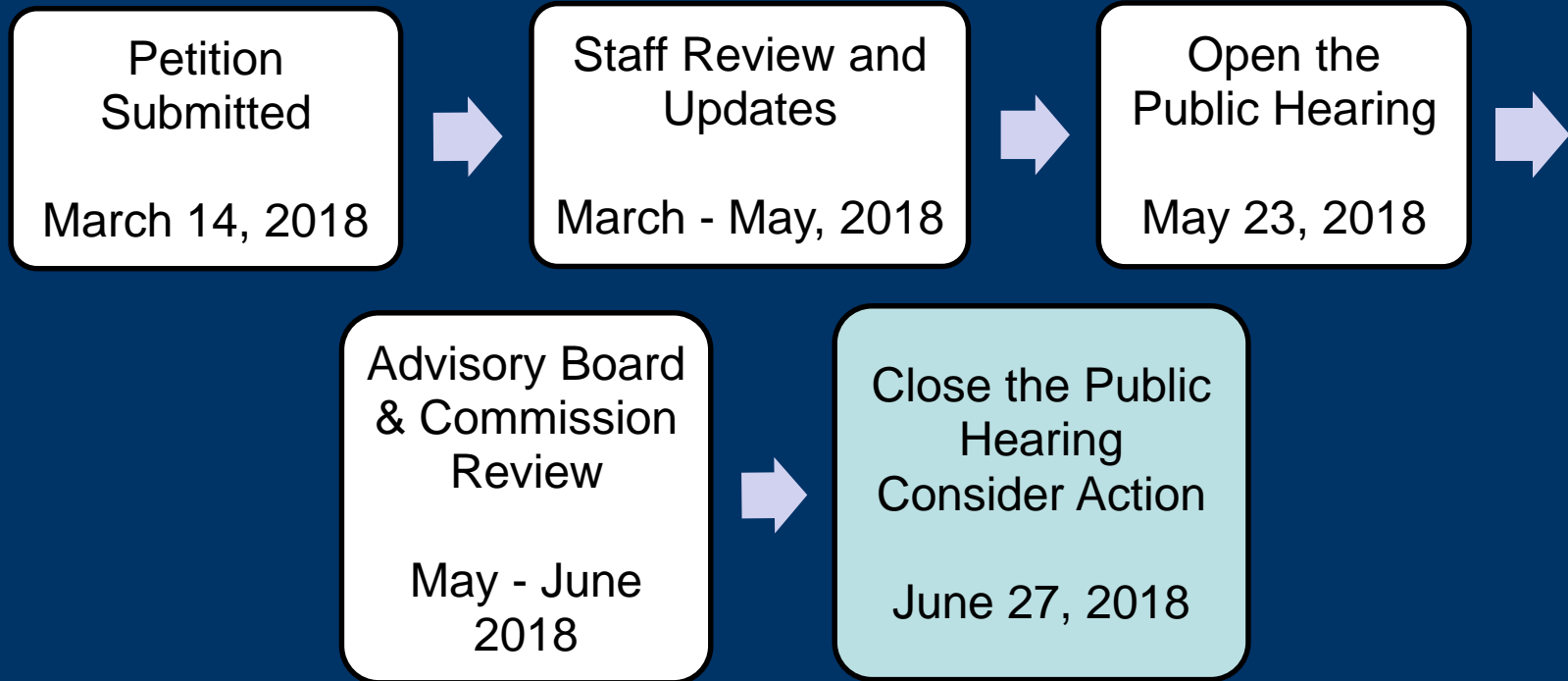
- Recreation Space standards change

Affordable housing to be presented at a later date

Staff Recommendation

- Receive additional public input
- Close public hearing
- Adopt R-15 – Consistency of Text Amendments with Comprehensive Plan
- Enact O-5 - LUMO Text Amendments

LUMO Text Amendment Process



Blue Hill Development Tracking

	Residential	Non-Residential
Originally Projected through 2018	1,000 units	30,000 s.f. Retail, 200,000 s.f. Hotel
Built or Approved to date	1,015 units	33,361 s.f. Retail (net); -23,418 s.f. Hotel
Under Review or Expected	812 units (net)	-5,965 sq. ft. Retail

Previous Options Considered

Increase Non-Residential

- Offer development incentives such as increased height
- Designate certain properties for non-residential only

Massing and Permeability

- Max building footprint
- Max building length
- Max lot coverage
- Link pass-throughs to amenity spaces

Refinement of Proposal

Proposed text amendments were developed and refined with input from:

- Town Council
- Planning and Economic Development staff
- Tony Sease of Civitech, Inc
- Community Design Commission
- Planning Commission

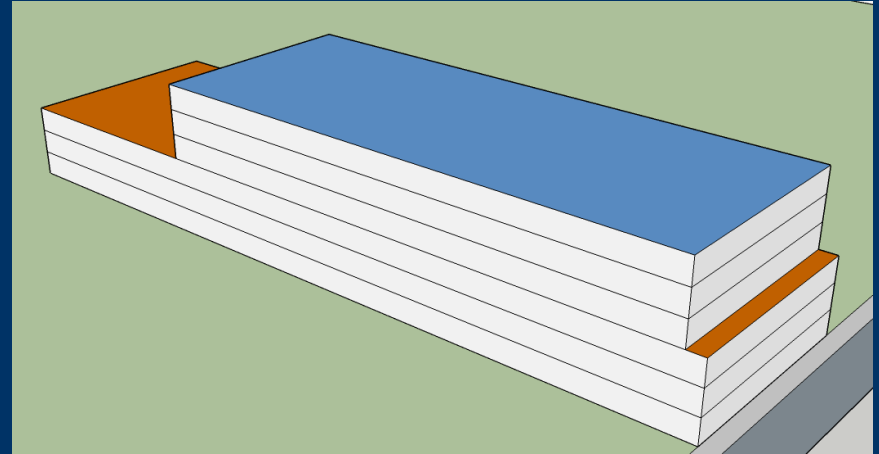
Summary of Final Proposal

- 1A. Incentive for non-residential – increased upper story floor area
- 1B. Requirement for non-residential component, offering a menu of options
- 3. Expanded standards for Recreation Space

1A. Floor Area Incentive for Non-Residential

Current Requirement for Upper Story Floor Plate

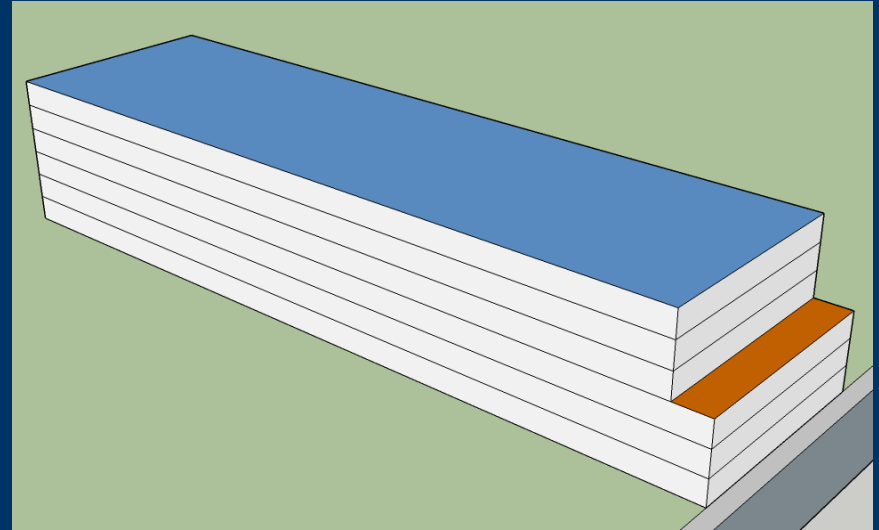
- 4th story and above must have smaller floor plates relative to 3rd floor
- 70% on average, 80% max
- New requirement approved with Blue Hill Design Guidelines



1A. Floor Area Incentive for Non-Residential

Proposed Bonus for Upper Story Floor Area

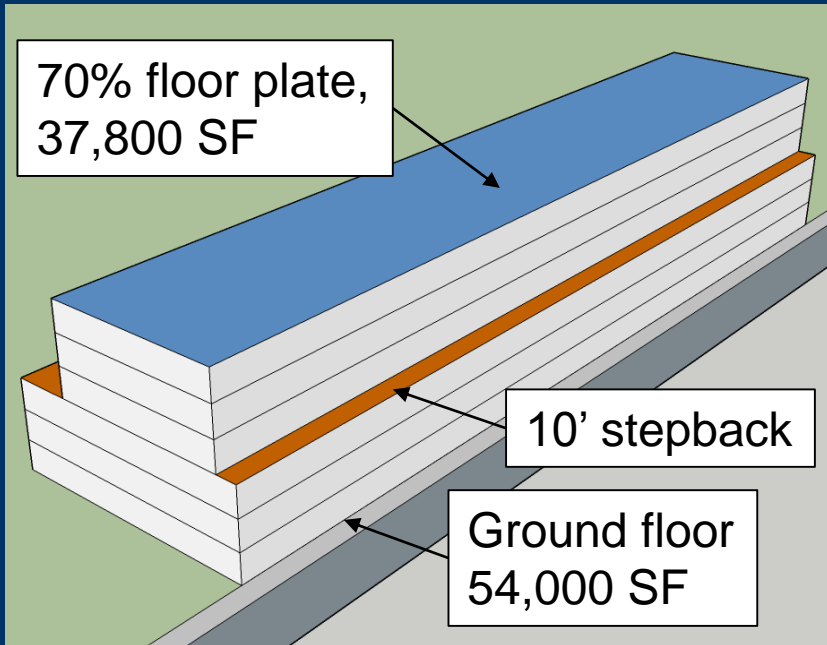
- Non-residential square footage credited to upper floors, allowing greater floor plate area
- 20' stepback must be provided on primary frontage



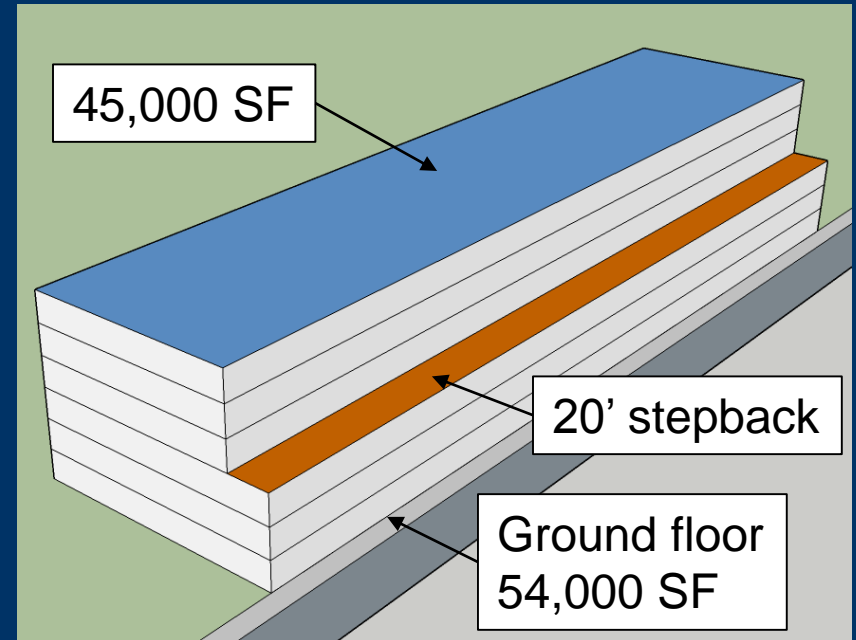
1A. Sample Buildings with Incentive

1st Sample Building, 120' x 450'

- No Incentive



- Commercial Incentive



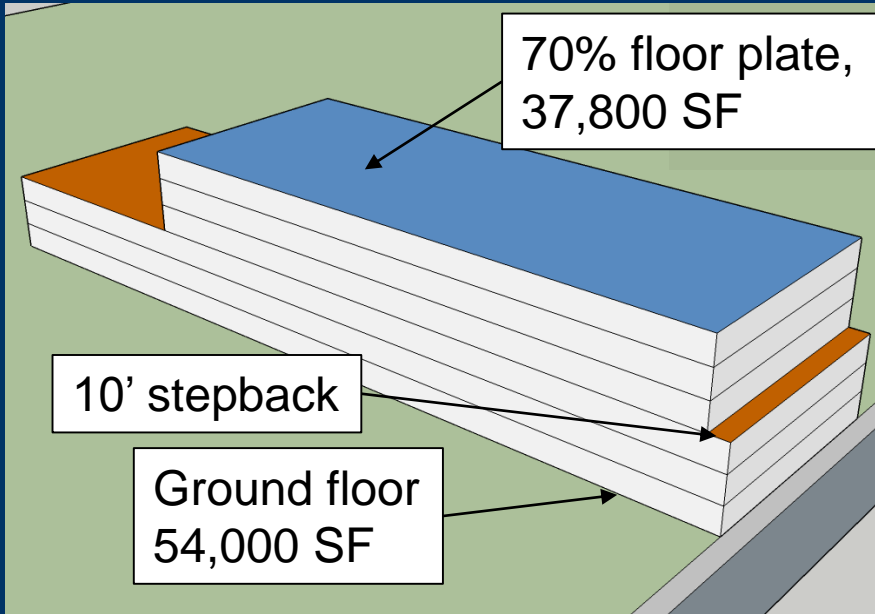
1A. Sample Buildings with Incentive

EXAMPLE 2	BASE CASE	MIXED USE PROJECT
Stories	6	6
Frontage (feet)	450	450
Floorplate (stories 1-3)	54,000	54,000
Commercial space	0	21,600
Floorplate (stories 4-6)	37,800	45,000
Stepback (stories 4-6)	10	20
Space gained (stories 4-6)	0	21,600
Total Square Footage	275,400	297,000

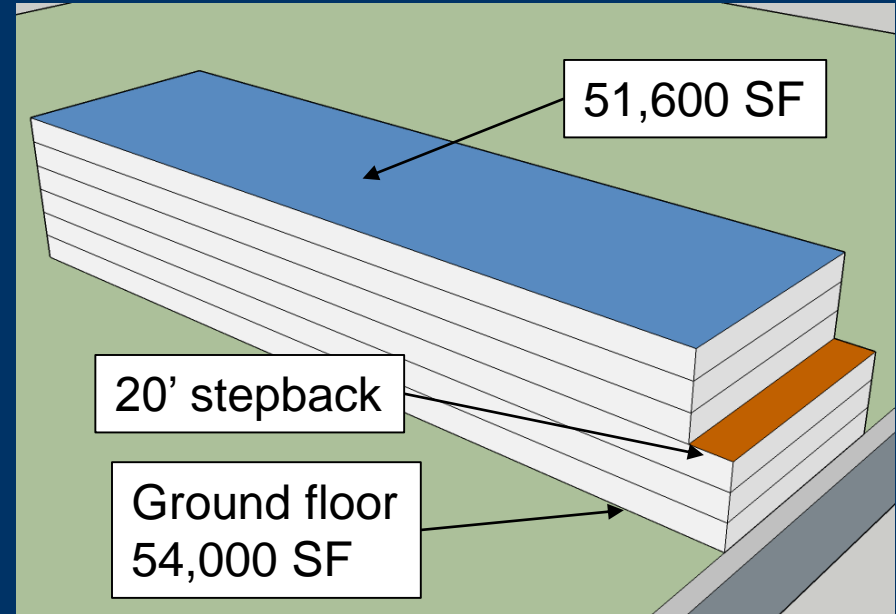
1A. Sample Buildings with Incentive

2nd Sample Building, 450' x 120'

- No Incentive



- Commercial Incentive



1A. Sample Buildings with Incentive

EXAMPLE 2	BASE CASE	MIXED USE PROJECT
Stories	6	6
Frontage (feet)	450	450
Floorplate (stories 1-3)	54,000	54,000
Commercial space	0	41,400
Floorplate (stories 4-6)	37,800	51,600
Stepback (stories 4-6)	10	20
Space gained (stories 4-6)	0	41,400
Total Square Footage	275,400	316,800

1A. Case Study for Incentive

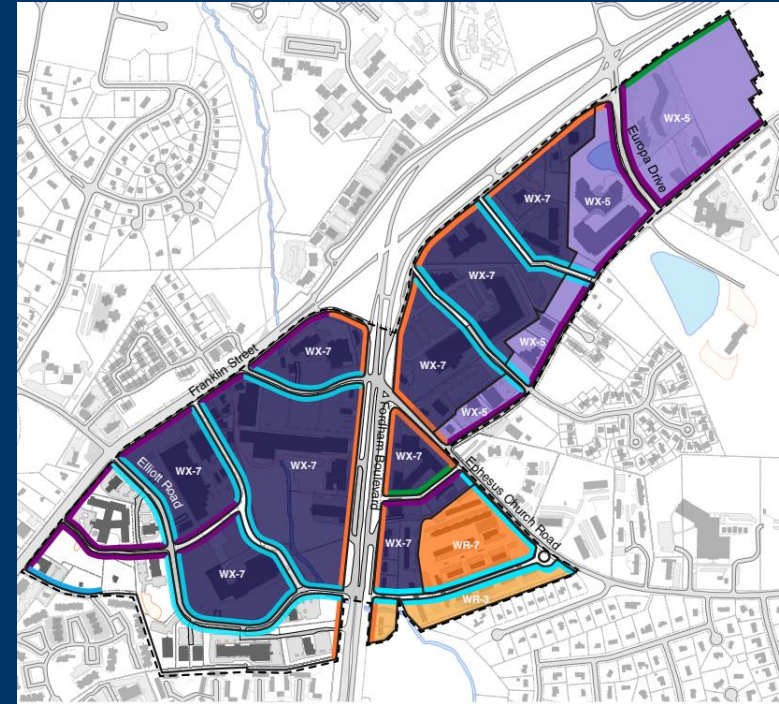


1A. Floor Area Incentive for Non-Residential

Questions & Discussion

1B. Required Non-Residential Component

- **Lots of variables at work that affect redevelopment potential**
 - Range of lot sizes
 - Range of locations
 - Varying market conditions
- **Providing options helps prevent unworkable solution**
- **As a result, are proposing menu of choices**



1B. Menu of Options for Non-Residential

1. Mixed Use Building

- Each building contains a vertical mix of uses
- Either 5% or 10% of floor area must be non-residential
(subject to Council determination)

2. Mixed Use Site

- A site with multiple single use or mixed use buildings
- Original proposal: 10% or 15% of total floor area must be non-residential
(subject to Council determination)

1B. Menu of Options for Non-Residential

3. Phased Mixed Use Site

- A build-out plan for phased development with multiple uses
- At least 25% of net land area must be dedicated for non-residential use

4. Residential Alternative

- Application does not meet any of the above criteria
- Permit through an SUP

1B. Menu of Options for Non-Residential

Conditional Rezoning

- Properties could also propose to rezone Subdistrict from WX to WR to build fully residential projects
- Text amendment proposal enables Conditional Zoning subdistricts for Blue Hill, with Council approval
- Consistent with current framework outside Blue Hill, allowing conditional zoning for commercial and high-density residential areas

1B. Required Non-Residential Component

PERMITTED USES	WX-5	WX-7	Def./Std.
Household living, as listed below:			Sec. 3.11.3.5.A
Detached living	—	—	Sec. 3.11.3.5.A.1.a
Attached living	P <u>L</u>	P <u>L</u>	Sec. 3.11.3.5.A.1.b
Multifamily living	P <u>L</u>	P <u>L</u>	Sec. 3.11.3.5.A.1.c
Group living	P <u>L</u>	P <u>L</u>	Sec. 3.11.3.5.A.2
Social service living	S	S	Sec. 3.11.3.5.A.3

KEY: P = Use permitted — = Use not permitted

S = Use permitted following Town Council approval of Special Use Permit

L = Limited use (refer to section 3.11.3.5.A.4.)

1B. Case Study for Requirement

Carolina Square



1B. Impact of Non-Residential Component

- Proposal would require non-residential space for by-right approval
- Menu of options recognizes variety of property configurations and frontages
- **Key question:** Appropriate percentages of non-residential space for each option

1B. Required Non-Residential Component

Questions & Discussion

3. Recreation Space Standards

Interest

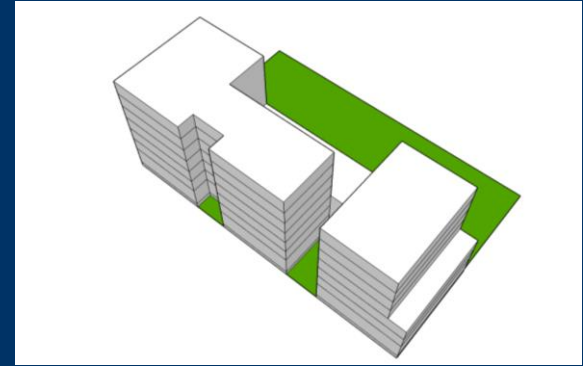
- Increase permeability to address community concerns about building size
 - Visual permeability
- Improve placemaking: creating and connecting public spaces
 - Pedestrian permeability



3. Recreation Space Standards

Current Requirements for Recreation Space

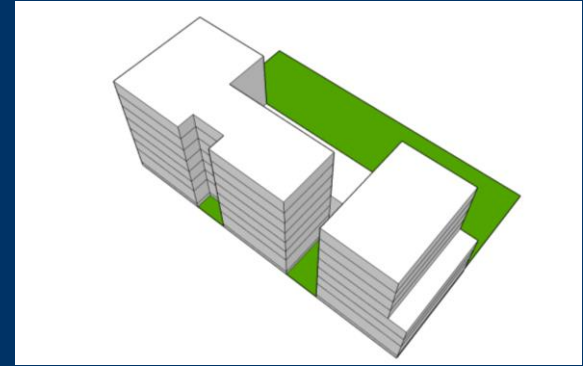
- Applies to residential floor area only
- 1-3 story buildings, 8% of gross land area
- 4+ story buildings, 12% of gross land area
- ½ must be provided as Payment in lieu
- On-site recreation space: 4%-6% of site
- Can be provided in various locations including indoors and on rooftops



3. Recreation Space Standards

Proposed Requirements for Recreation Space

- Applies to residential floor area only
- Same amount required: 4%-6% of site
- Must be outdoors, at ground level, at perimeter of parcel



3. Impact of Recreation Space Standards

- Reduces potential building footprint for Residential from 94% to 88-90% (depending on height)
- Non-building areas have purposeful uses and intentional designs, per ordinance and Design Guidelines (avoids parking, service uses in reduced building areas)
- Location at lot perimeter allows space to contribute to a more open public realm
- Slight incentive for non-residential uses – greater building footprint

Applicability of Proposal Elements



- Non-residential Requirement and Incentive:
WX- Subdistricts only
- Recreation space standards:
Throughout Blue Hill District

Commission Recommendations

CDC

- Non-residential requirement and incentive developed after CDC meeting
- ✓ Approve recreation space standards

Planning Commission

- Incentive: Split Vote
- ✓ Non-residential requirement: 10% for building, 10% for site, SUP possible, no phased option
- ✓ Approve recreation space standards
- ✓ Consistency with Comp Plan

Key Considerations

- Consider non-residential upper floor area incentive
- Consider menu of options for providing non-residential
 - Key questions: Percentage of non-residential space to require; which options to include
- Consider modifying recreation space standards

Staff Recommendation

- Receive additional public input
- Close public hearing
- Adopt R-15 – Consistency of Text Amendments with Comprehensive Plan
- Enact O-5 - LUMO Text Amendments