

Comments cover CDC's full review of the Blue Hill Massing Study. Specific findings on Townhomes are highlighted in yellow.

SUMMARY OF BLUE HILL MASSING REVIEW COMMUNITY DESIGN COMMISSION

January 28th, 2020

The Community Design Commission conducted a review of the updated proposed standards for the Blue Hill Form Based Code on January 28th, 2020. The commission agreed on several points which are captured in the first portion below. Individual comments are noted in the latter portion.

Commission Consensus

- While the Commission was supportive of maximum building dimensions, they thought the proposed standards were not going far enough in addressing Council's concerns that buildings are simply too big.
- The Commission agreed that including townhomes and stacked townhomes as a building typology in Blue Hill (without requiring a commercial component) was a positive.
- The Commission was supportive that building separation be held at a minimum of 30'.
- The Commission agreed that reducing parking structure setbacks and allowing stand-alone parking decks are options that could be included, but there were varying opinions on the desirability of those options. The Commission reiterated that their review of the screening and architectural quality of all sides of decks is important.

Individual Comments

- Clear pedestrian connections from every project to surrounding sites and destinations needed to be addressed.
- There were mixed opinions on allowing a full top floor plate for four-story buildings. This could encourage 4-story buildings but remove an opportunity for mass variation.
- Building separation areas should be beneficial to the public with usable spaces and engaging site features, and perhaps should be wider than 30'.
- Design Guidelines should be revisited to determine if new standards are needed for building separation spaces and how those facades are reviewed.
- Encouragement for the use of greenery on the facades of parking decks, including structured supports as interesting architectural features.
- Standalone parking decks could lead to shared parking opportunities.
- Ground floor active use of parking decks is important, and there should be connections within decks to retail uses.

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- Examine parking requirements overall to see if they should be reduced and/or dictated by the market.
- Consider increasing the requirement for Outdoor Amenity Space above 6% as a way to reduce the massing of buildings.
- **Limiting the square footage of townhomes may be unnecessary.**
- Consider keeping the existing building pass-through rules as an option, but require them to be wider.
- There is still a need for an overall plan of connected green spaces and pedestrian ways throughout the District.