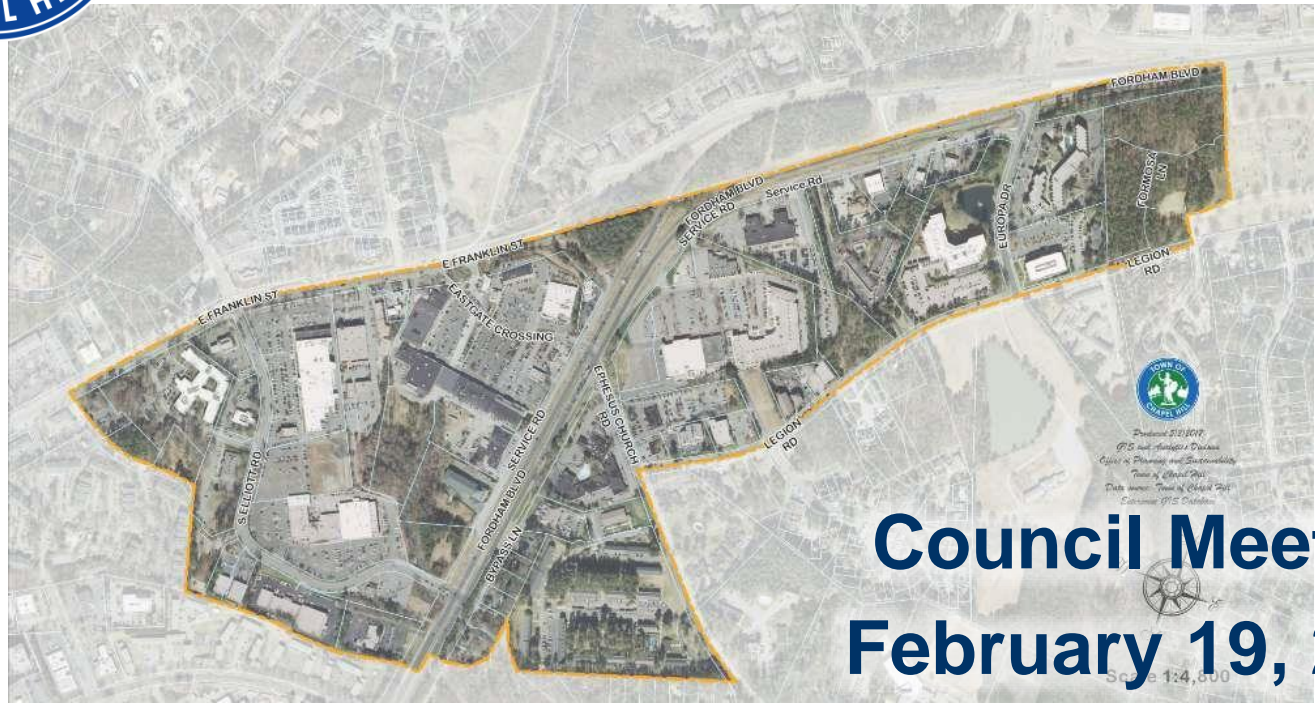




Blue Hill Massing Text Amendment Proposal



**Council Meeting
February 19, 2020**

DRAFT

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**

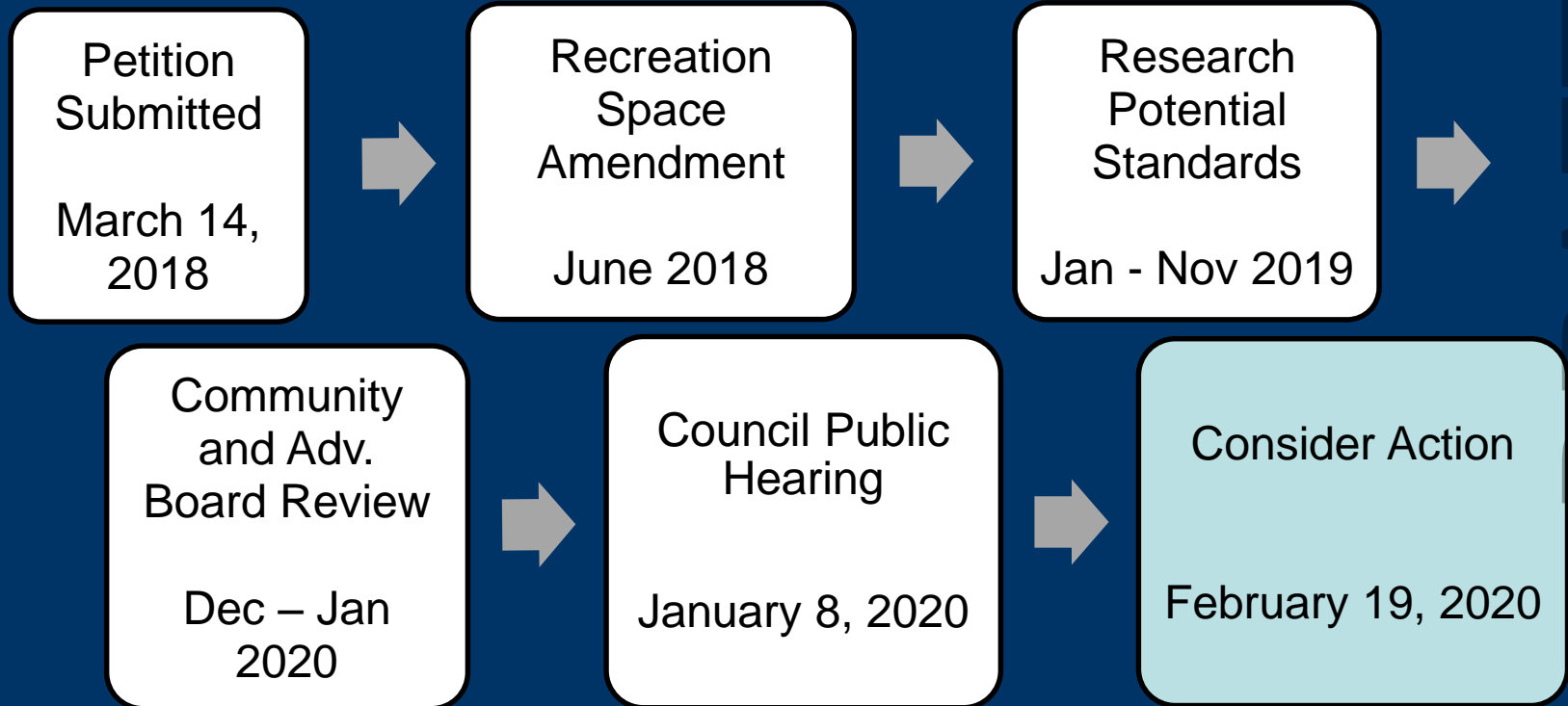
DRAFT

Staff Recommendation

- Close the public hearing
- Adopt the Resolution of Consistency with the Comprehensive Plan
- Enact Ordinance A to amend LUMO Section 3.11

DRAFT

LUMO Text Amendment Process



Stakeholder Engagement

- Public Information Meeting
- Community Design Commission
- Planning Commission
- Town Council

DRAFT

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

DRAFT

Recommended Text Amendments

Core Package

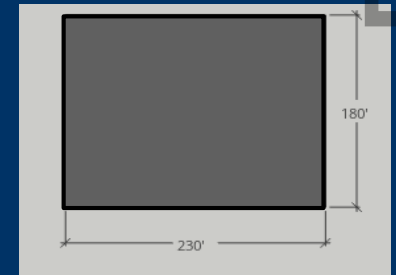
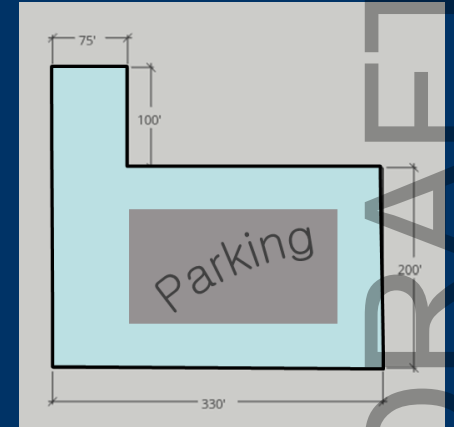
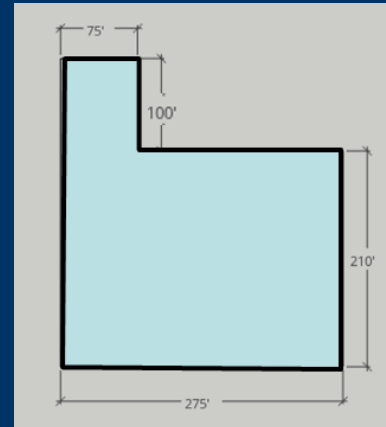
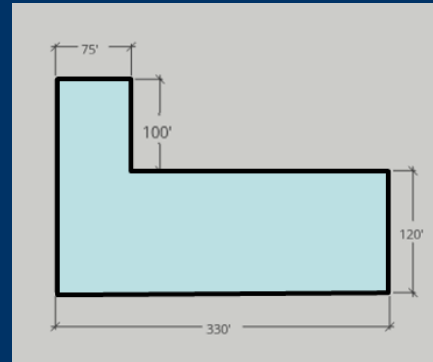
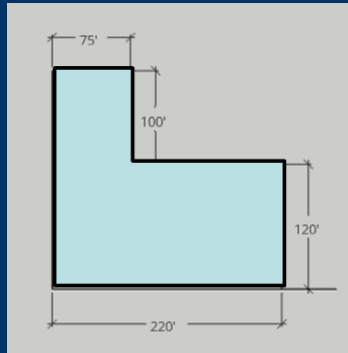
- Maximum building dimensions
- Minimum building separation and pedestrian connectivity

DRAFT

Maximum Building Dimensions

Framework addressing varying conditions

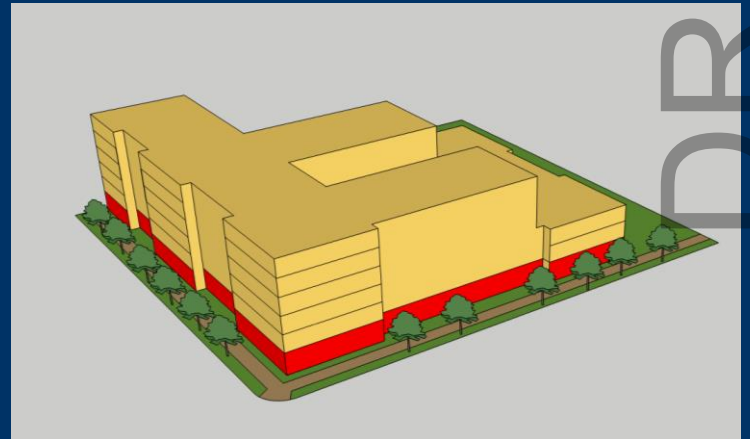
- Dimensions vary based on subdistrict, and whether wrapping structured parking
- Maximum width and depth for main building
- Max width and depth for a secondary wing
- Minimum 30' separation



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*



Design Considerations

- New standards negate the need for Building Pass-through requirements (improvement over tunnel design)
- Reviewed by CDC under Design Guidelines for visual interest
- Creates secondary routes as part of a hierarchy of pedestrian connections in Blue Hill

DRAFT

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

DRAFT

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
- (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*

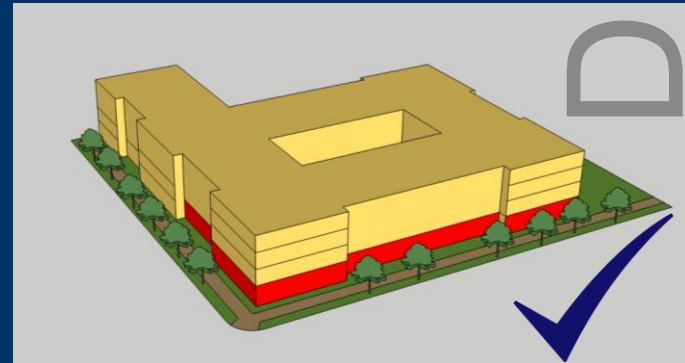
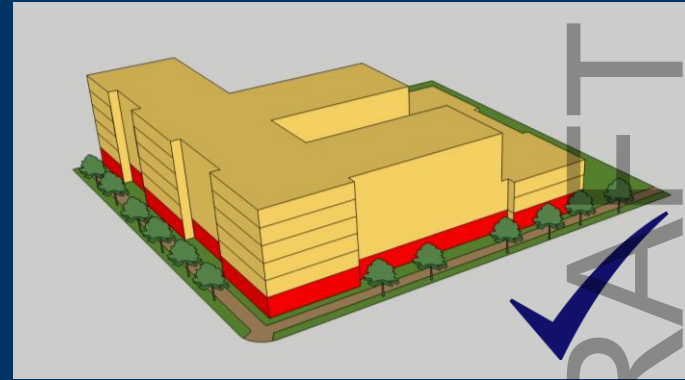


Encourage Four-Story Buildings

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

DRAFT

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 staff have determined strategies and will look for opportunities to advance them
3. Address building size and massing concerns
 - ✓ (2018) Update to recreation space standards
 - ✓ Current text amendment proposal

DRAFT

Staff Recommendation

- Close the public hearing
- Adopt the Resolution of Consistency with the Comprehensive Plan
- Enact Ordinance A to amend LUMO Section 3.11

DRAFT