



Blue Hill District Council Petition

Council May 23, 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**

Tonight's Focus

1. Non-residential development

- Text and map amendments

3. Massing and permeability

- Possible option for consideration

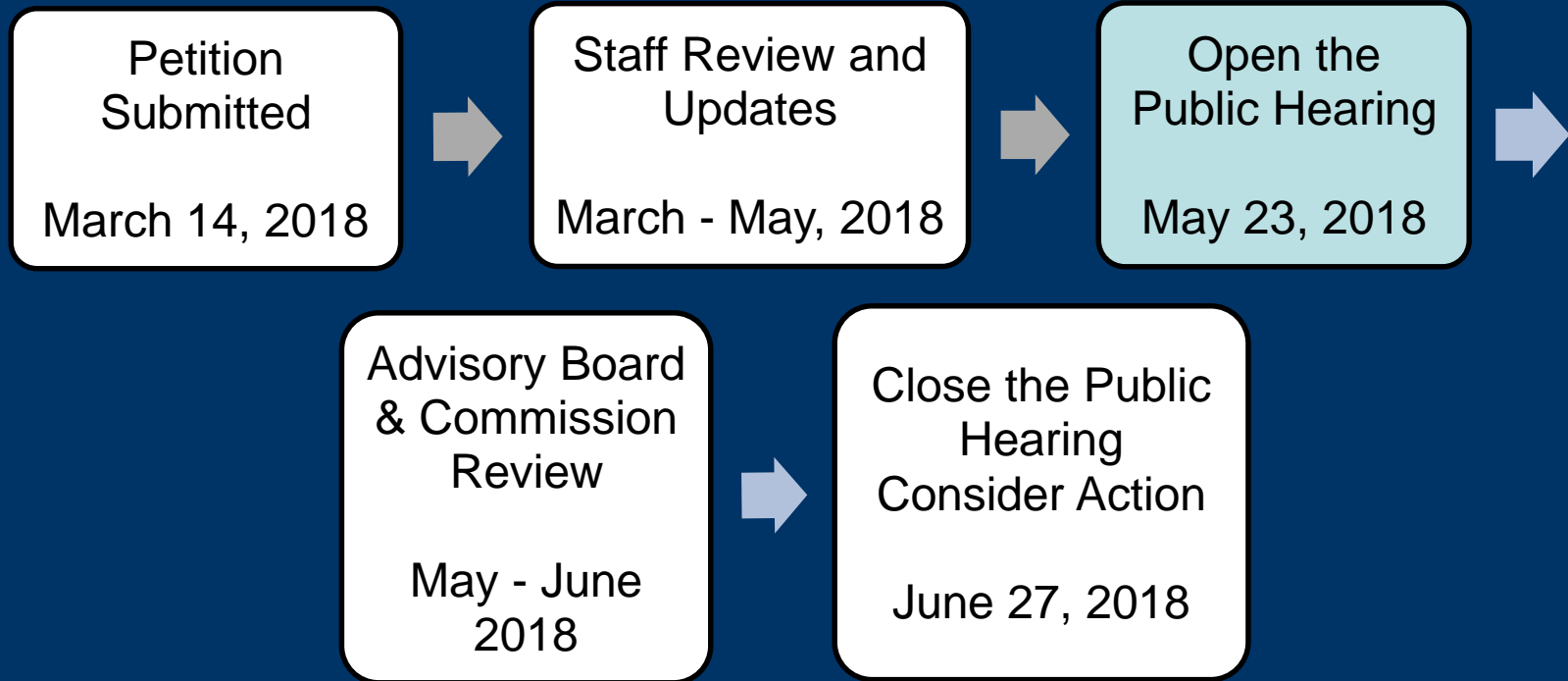
2. Affordable housing

- To be presented at a later date

Staff Recommendation

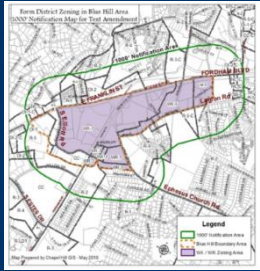
- 1) Open public hearing for Text Amendments
- 2) Receive public input
- 3) Discuss creating new non-residential districts
- 4) Discuss massing/permeability option
- 5) Recess public hearing until June 27, 2018

LUMO Text Amendment Process



Staff Follow-up Since May 9th Council Meeting

May 10th:



- Submitted newspaper notice
- Drafted and mailed notice for text and map amendments to property owners within 1,000 feet of district and sites
- Posted signs on applicable properties

May 11th:

- Drafted text and map amendments

May 14th:

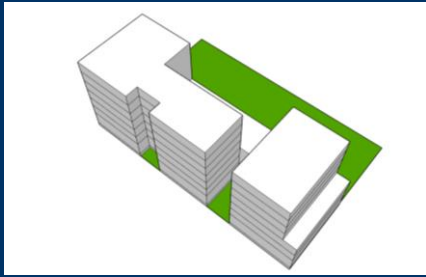
- Drafted presentation on text and map amendments

May 15th:

- Made initial presentation to Planning Commission



Staff Follow-up Since May 16th Work Session

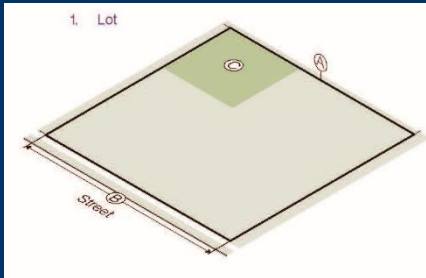


May 18th

- Finished drafting Council meeting materials

May 21st:

- Have fielded inquiries from property owners
- Talked through possible follow-up on massing and permeability with Tony Sease



Topic 1: Non-Residential Development -- Market Considerations



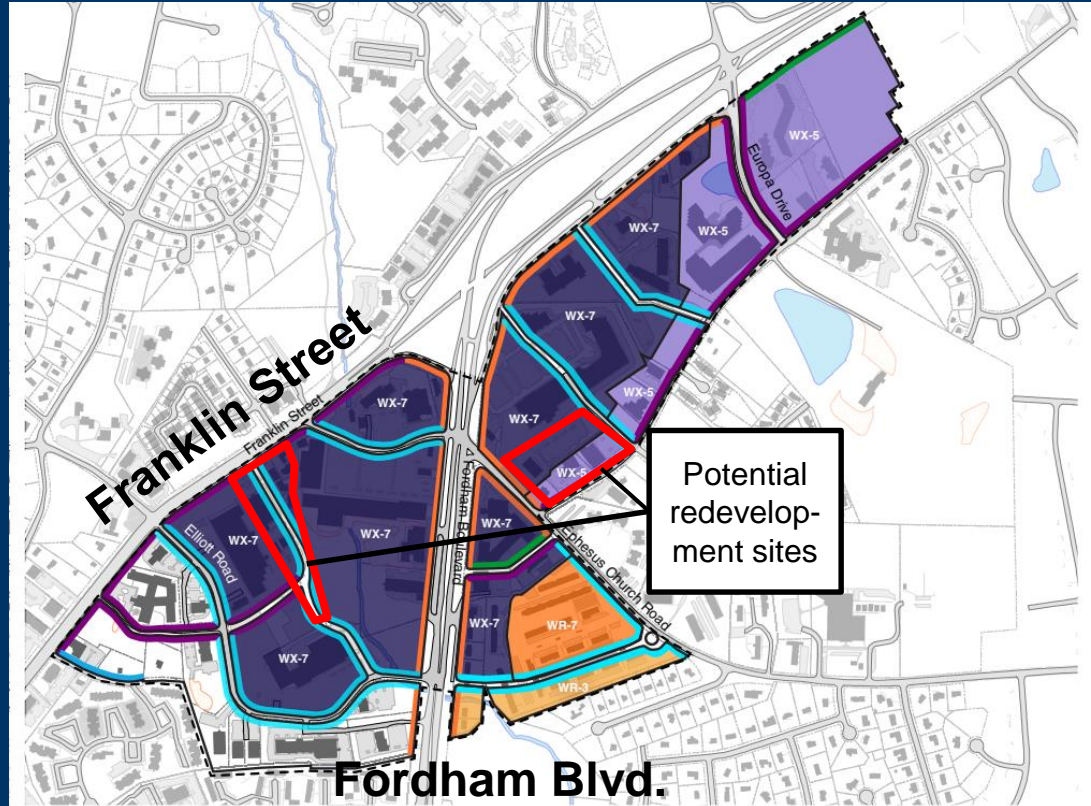
- Significant amount of residential in pipeline
- May be emerging demand for commercial



- Housing demand is still very strong
- Proposed revisions could limit future potential for residential

Topic 1: Non-Residential Development -- Existing Zoning

- WX Subdistricts (WX-5 and WX-7, shown in purple) cover most of District

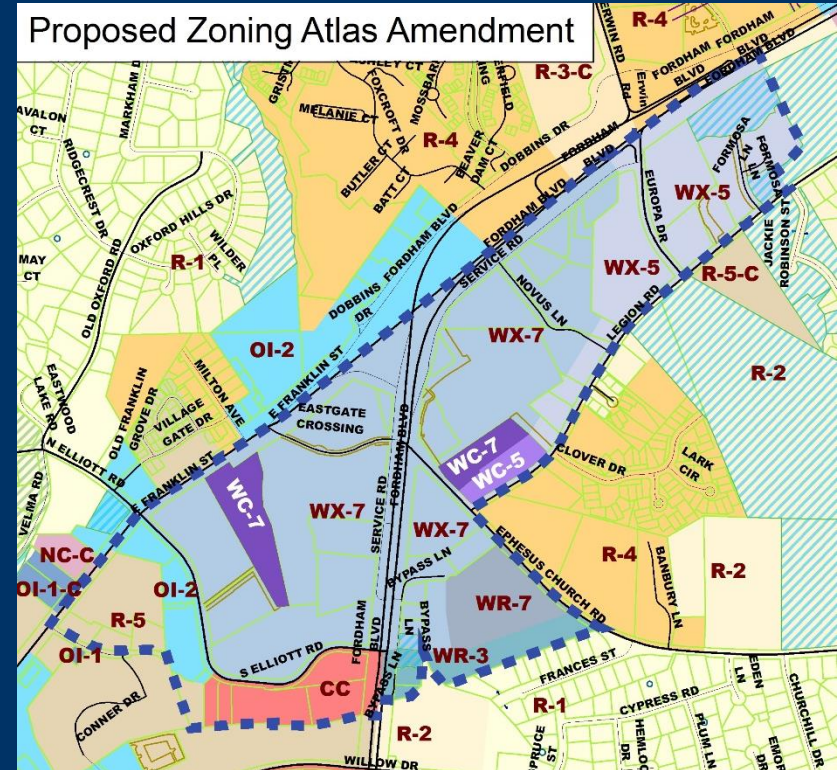


Topic 1: Non-Residential Development

-- Proposed New Zoning Districts

Proposal would:

- Create new Walkable Commercial (WC-) zoning subdistricts
- Apply WC zoning to potential redevelopment sites



Topic 1: Non-Residential Development

-- Proposed Allowable Uses

Permitted Uses in WC:

- No residential permitted
- Other uses as permitted in WX Subdistricts

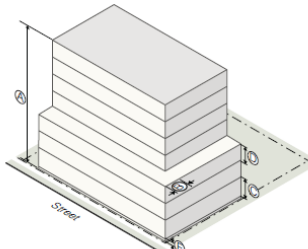
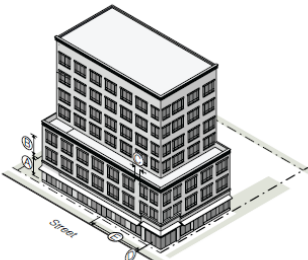
PERMITTED USES	WR-3	WR-7	WX-5	WX-7	WC-5	WC-7	Def./Stds.
Residential Uses							
Household living, as listed below:							Sec. 3.11.3.5.A
Detached living	—	—	—	—	=	=	Sec. 3.11.3.5.A.1.a
Attached living	P	P	P	P	=	=	Sec. 3.11.3.5.A.1.b
Multifamily living	P	P	P	P	=	=	Sec. 3.11.3.5.A.1.c
Group living	—	P	P	P	=	=	Sec. 3.11.3.5.A.2
Social service living	—	—	S	S	=	=	Sec. 3.11.3.5.A.3

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Social service living	—	—	S	S	=	=	Sec. 3.11.3.5.A.3
Public Uses							
Civic/Place of Worship	P	P	P	P	P	P	Sec. 3.11.3.5.B.1
Parks & open space	P	P	P	P	P	P	Sec. 3.11.3.5.B.2
Utilities, minor	P	P	P	P	P	P	Sec. 3.11.3.5.B.3
Utilities, major	S	S	S	S	S	S	Sec. 3.11.3.5.B.4
Commercial Uses							
Bank, except as listed below:	--	--	P	P	P	P	
Drive-thru	--	--	S	S	S	S	Sec. 3.11.4.1.F
Commercial parking	--	--	S	S	S	S	Sec. 3.11.3.5.C.1
Day care	--	--	P	P	P	P	Sec. 3.11.3.5.C.2
Indoor recreation	--	--	P	P	P	P	Sec. 3.11.3.5.C.3
Medical	--	--	P	P	P	P	Sec. 3.11.3.5.C.4
Office	--	--	P	P	P	P	Sec. 3.11.3.5.C.5
Outdoor recreation	--	--	--	--	--	--	Sec. 3.11.3.5.C.6
Overnight lodging	--	--	P	P	P	P	Sec. 3.11.3.5.C.7
Personal service	--	--	P	P	P	P	Sec. 3.11.3.5.C.8
Restaurant/bar, except as listed below:	--	--	P	P	P	P	Sec. 3.11.3.5.C.9
Drive-thru	--	--	S	S	S	S	Sec. 3.11.4.1.F
Retail sales, except as listed below:	--	--	P	P	P	P	Sec. 3.11.3.5.C.10
Drive-thru	--	--	S	S	S	S	Sec. 3.11.4.1.F
Fuel sales	--	--	P	P	P	P	Sec. 3.11.3.5.C.10.a
Vehicle sales/service	--	--	P	P	P	P	Sec. 3.11.3.5.C.11
Industrial Uses							
Light industrial	—	—	—	—	—	—	Sec. 3.11.3.5.D.1
Self-service storage	—	—	—	—	—	—	Sec. 3.11.3.5.D.2
Warehouse	—	—	—	—	—	—	Sec. 3.11.3.5.D.3

Topic 1: Non-Residential Development

-- Other Standards Remain the Same

- Maximum Height:**
 WC-5: 5 stories
 WC-7: 7 stories
 New subdistricts applied to have no change in height
- Development Standards:**
 Same requirements as WX for Lot, Placement, Mass and Form

3. Mass		4. Form	
			
Building Height		Transparency	
A Building height (max)	- WX-7 7 stories, not to exceed 90' - WX-5 5 stories, not to exceed 60'	A Ground story (min)	- Residential 20% - Nonresidential 60%
B Building height for principal structures (min)	2 stories*	B Upper story (min)	20%
C Building step back above 2nd or 3rd floor (min) if building is placed within first 10' of the build-to zone	- 3 story buildings or less - 4 story buildings or greater	C Blank wall distance (max)	- Residential 50' - Nonresidential 30'
Story Height		Pedestrian Access	
C Ground story height, floor to ceiling (min)	- Residential 9' - Nonresidential 13'	D Principal entrance facing street	required
D Upper story height, floor to ceiling (min)	9'	E Principal entrance spacing along street (max)	- Residential 100' - Nonresidential 100'
Ground Floor Elevation		Building Elements Permitted	
- Residential (min/max)	2' / 4'	Front porch, stoop	
- Nonresidential (min/max)	0' / 2'	Balcony	
* The second story shall be at least 2/3rds the floor area of the first story.		Awning/canopy	
		Gallery	
		Forecourt	

Topic 1: Non-Residential Development

-- Questions and Discussion

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Topic 3: Standards for Massing and Permeability -- Background

Interest

- Increase permeability to address community concerns about building size
 - Visual permeability



Topic 3: Standards for Massing and Permeability -- Background

Interest

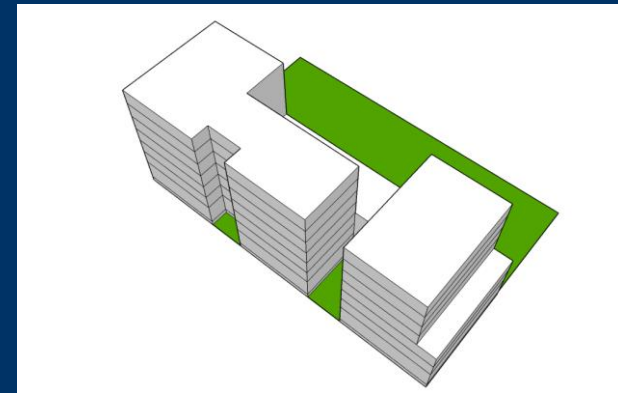
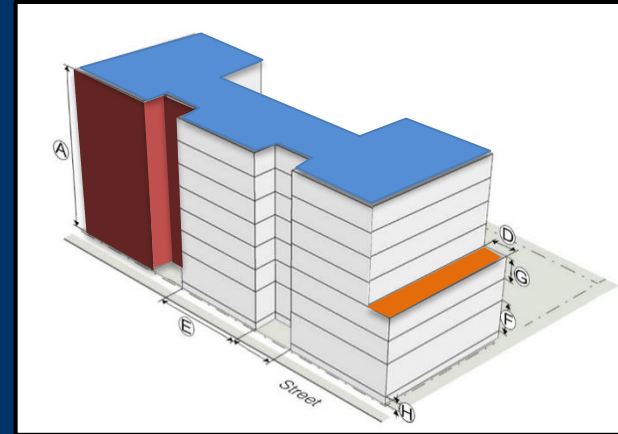
- Increase permeability to address community concerns about building size
 - Visual permeability
- Improve placemaking: creating and connecting public spaces
 - Pedestrian permeability



Topic 3: Standards for Massing and Permeability -- Possible Approaches

Possible approaches, beyond Design Guidelines

- Requiring Pass-throughs be linked to outdoor amenity spaces
- Maximum Building Footprint (SF)
- Maximum Lot Coverage (%)
- Maximum Building Length



Topic 3: Standards for Massing and Permeability

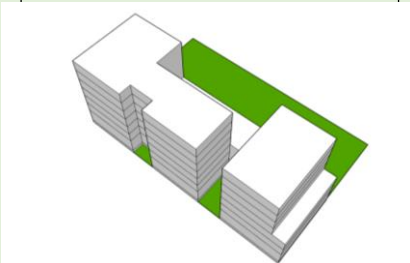
-- Design Considerations

Options previously discussed	Linking Pass-throughs to amenity spaces:	Maximum Building Footprint	Maximum Lot Coverage:	Maximum Building Length:
	<i>Unintended consequences</i>	<i>Warrants more study: Range of parcels, building types, structured parking</i>	<i>Need to address the resulting non-building portion of the parcel</i>	<i>Architecturally addressed via modules in Design Guidelines; going beyond warrants more study of unintended consequences</i>

Topic 3: Standards for Massing and Permeability

-- Design Considerations

	Linking Pass-throughs to amenity spaces:	Maximum Building Footprint	Maximum Lot Coverage:	Maximum Building Length:
Options previously discussed	<i>Unintended consequences</i>	<i>Warrants more study: Range of parcels, building types, structured parking</i>	<i>Need to address the resulting non-building portion of the parcel</i>	<i>Architecturally addressed via modules in Design Guidelines; going beyond warrants more study of unintended consequences</i>

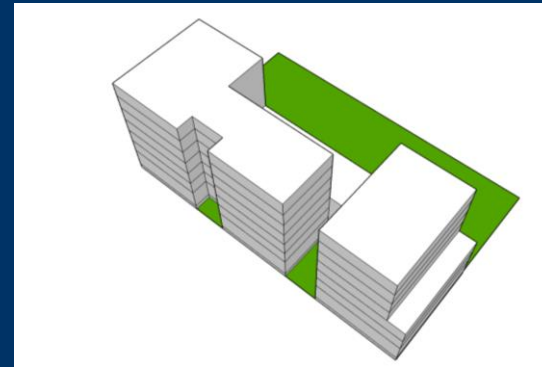


Topic 3: Standards for Massing and Permeability

-- Possible Option

Recreation Space, Current Requirements

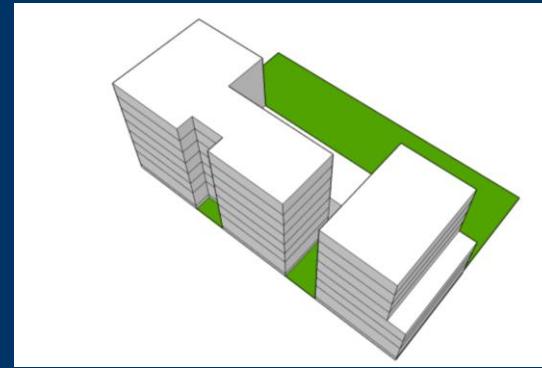
- Required for Residential Uses in projects only
- 1-3 story buildings, 8% of gross land area
- 4+ story buildings, 12% of gross land area
- $\frac{1}{2}$ must be provided to Town as Payment in lieu
- Rest of recreation requirement equals 4%-6% of site



Topic 3: Standards for Massing and Permeability -- Possible Approach

Recreation Space, Possible Requirements

- Required for Residential Development Only
- 1-3 story buildings, 8% of gross land area
- 4+ story buildings, 12% of gross land area
- $\frac{1}{2}$ must be provided to Town as Payment in lieu
- For remaining half, require it at ground level, at perimeter of parcel



Topic 3: Standards for Massing and Permeability -- Possible Option



- Would apply to residential floors
- For all projects in Blue Hill District

Topic 3: Standards for Massing and Permeability

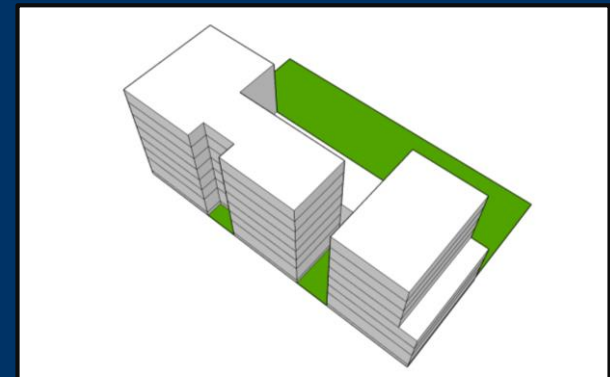
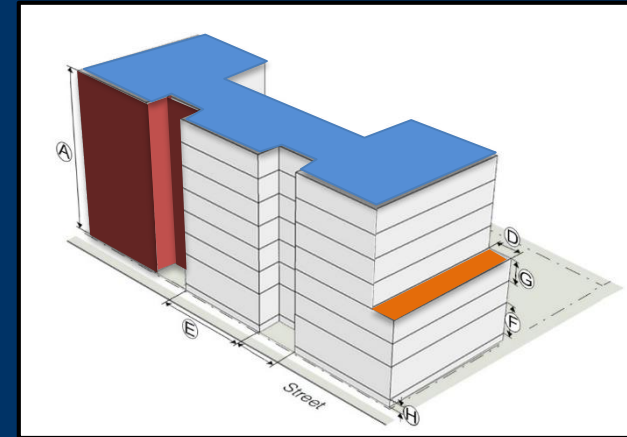
-- Possible Approach

Impact

- Reduces potential development footprint for Residential from 94% to 90% or 88% respectively (based on height)
- Constrains the resulting non-building areas to purposeful uses and intentional designs, per ordinance and Design Guidelines (avoids parking, service uses in reduced building areas)
- Compliance at lot perimeter does not conflict with Build-to-line shaping the public realm
- Slight incentive for commercial uses

Topic 3: Standards for Massing and Permeability -- Proposed Path Forward

- **Implement Massing Standards** (associated with Design Guidelines)
- **Consider option** for recreational space



Topic 3: Standards for Massing and Permeability -- Follow-up

Questions & Discussion on Topic 3

Advisory Board Feedback

Community Design Com.

- Recommend against adding commercial zoning districts
 - Incentives for commercial would be a better solution than restricting uses
- ✓ Recommend in favor of revised Recreation Space standards
 - Add standards for connectivity with outdoor amenity space and adjoining properties

Planning Commission

- Held Discussion at May 15 mtg.
 - Topic needs further consideration and analysis
 - Thinking about standards for District as a whole is preferable to individual parcels
 - Limiting residential could conflict with affordable housing goal
- Seeking recommendation at June 5 meeting

Staff Recommendation

- 1) Open public hearing for Text Amendments
- 2) Receive public input
- 3) Discuss creating new non-residential districts
- 4) Discuss massing/permeability option
- 5) Recess public hearing until June 27, 2018