

## 02-24-2021 Town Council Meeting Responses to Council Questions

### **ITEM #12: Consider a Land Use Management Ordinance Text Amendment - Proposed Changes to Section 3.11 for Townhomes in the Blue Hill District**

**Council Question:**

What criteria was used for determining potential townhome infill opportunities?

**Staff Response:**

*Staff identified sites as potential townhome opportunities if (a) the site had not been redeveloped since the adoption of the Form-Based Code and (b) the parcel fell within the size range for either Small Sites (under 2 acres) or Medium Sites (2-2.5 acres). Parcel size was identified as a key criteria by Noell Consulting during their work on the Blue Hill District Market Analysis in Fall 2019. Other development opportunities like multifamily, office, and hotel are typically more attractive than townhomes from a development economics perspective. But, those uses have a minimum size need of around 2.5-3 acres to accommodate a marketable building floor plate with adequate parking. Townhomes projects are more adaptable to a site of any size.*

**Council Question:**

With the surface parking or tandem garage associated with micro/urban townhomes, how many parking spaces would be required or allotted for such use?

**Staff Response:**

*Townhomes would be subject to the existing Blue Hill District parking standards, which specify appropriate minimum and maximum parking ratios for all residential uses based on number of bedrooms. Under these standards, the number of parking spaces required per townhome would range from 1 to 2.5 depending on bedroom count. There are opportunities for applicants to seek parking reductions through strategies such as providing a mixture of uses, measures for transportation demand management, and/or available off-site parking.*