



Blue Hill Massing

Text Amendment Public Hearing



January 8, 2020

Petition Interests

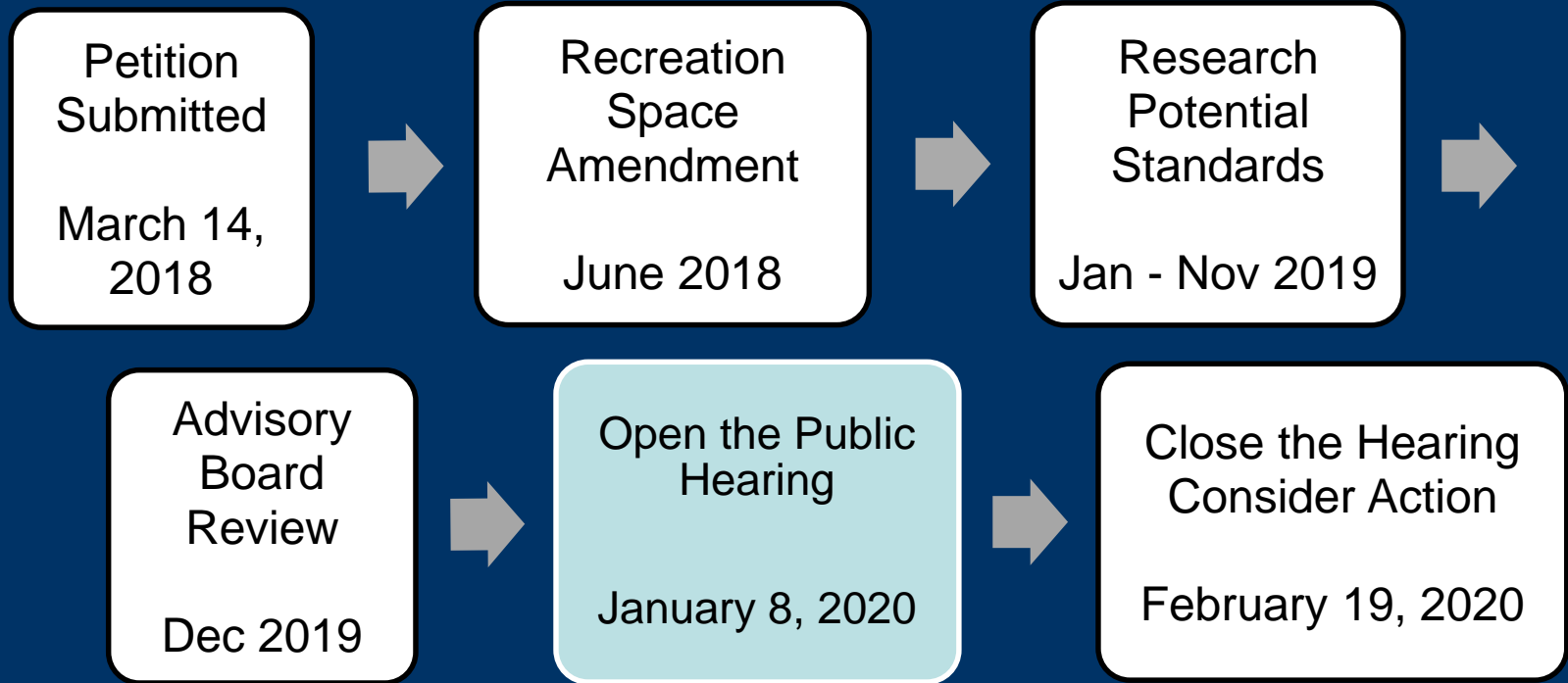
As Submitted March 14, 2018

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**

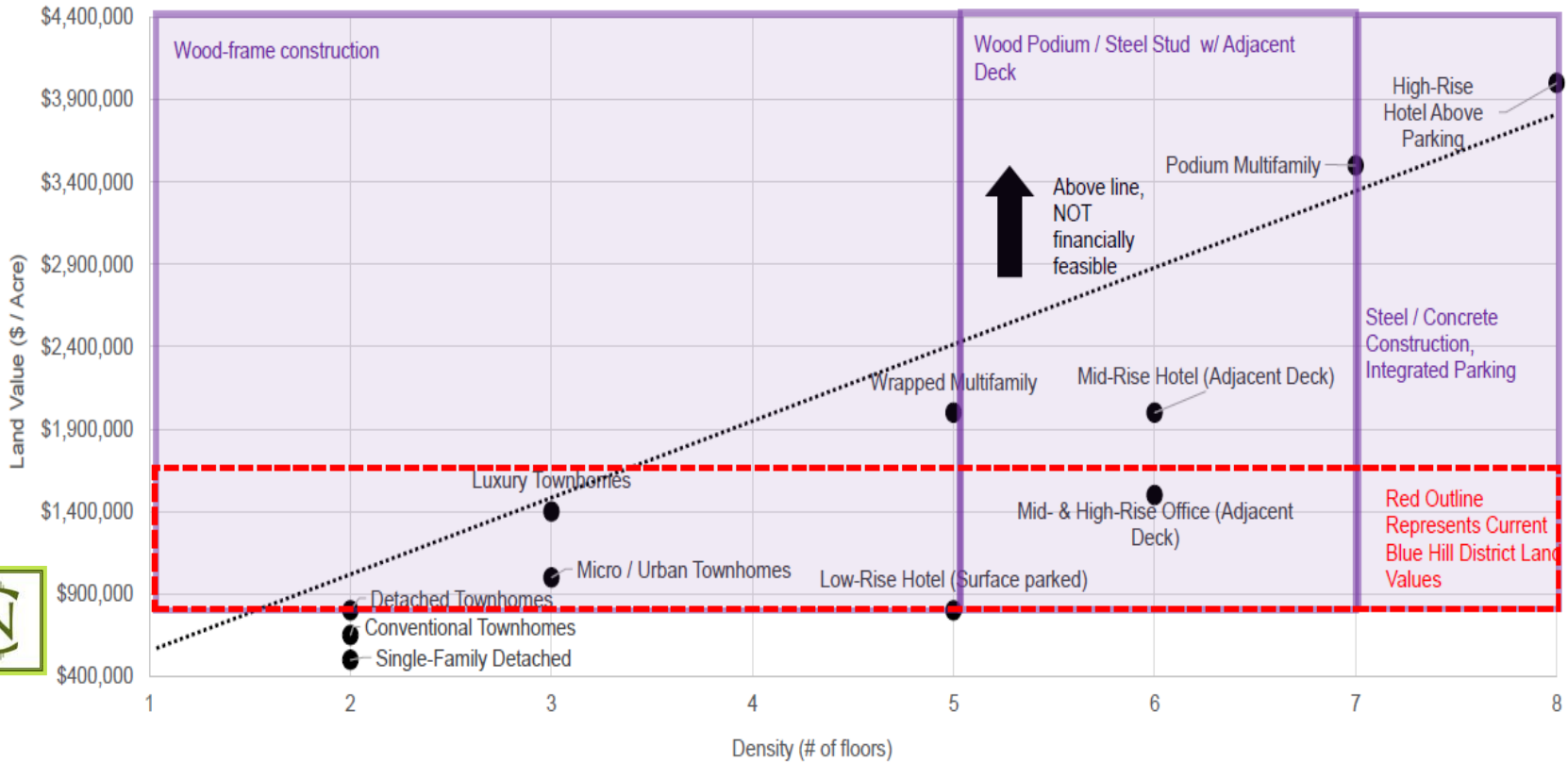
Staff Recommendation

- Open the public hearing and receive public comment
- Continue the public hearing to February 19, 2020

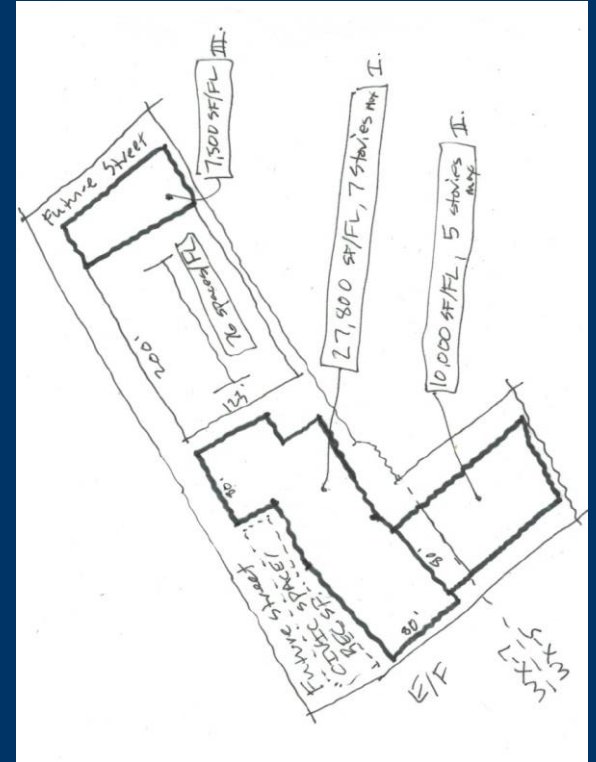
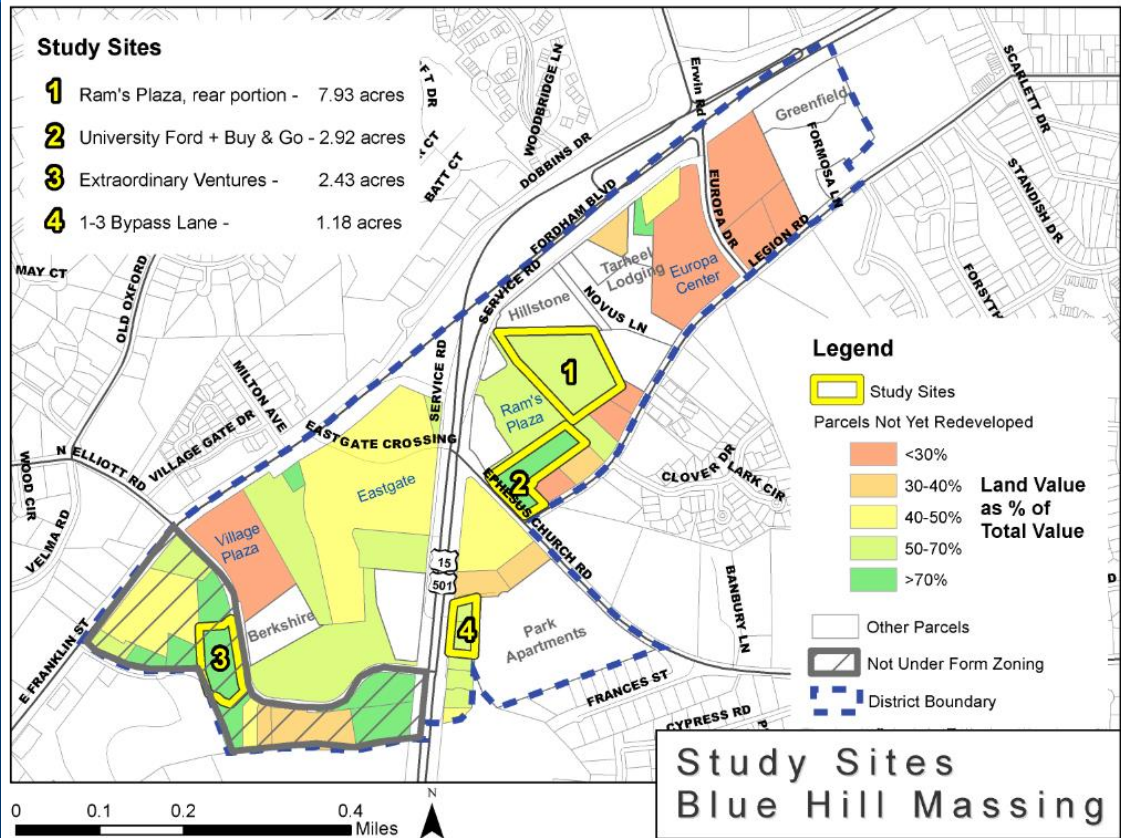
LUMO Text Amendment Process



November 1 CCES: Market Analysis



November 1 CCES: Study Sites for Test Building Concepts



Key Findings

- ❑ Residential projects have the greatest margin for supporting community benefits
- ❑ Commercial has limited market depth based on current market dynamics
- ❑ Multifamily configuration and sizing ties closely to structured parking dimensions
- ❑ Smaller housing types could be encouraged if not required to include commercial



Recommended Text Amendments

Core Package

- Maximum building dimensions
- Minimum building separation and pedestrian connectivity

Possible Standalone Additions

- Exempt townhomes from minimum nonresidential
- Reduce on-site parking for mixed use
- Structured parking setback reduction

Recommended Text Amendments

Core Package

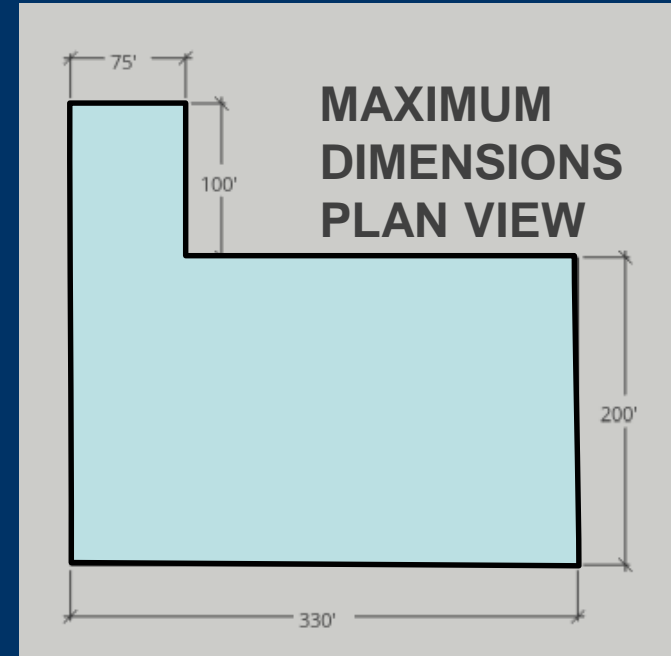
- Maximum building dimensions
- Minimum building separation and pedestrian connectivity

Maximum Building Dimensions – Options

Zoning District: WX-5, WX-7, WR-7

Wrapping structured parking on at least two sides:

- 1) 330' x 200' maximum plus Secondary wing up to 75' x 100'
- 2) Minimum 30' separation for multiple buildings exceeding #1
- 3) Building separation and pedestrian route occurs at least every 330', subject to allowable administrative adjustments for site conditions



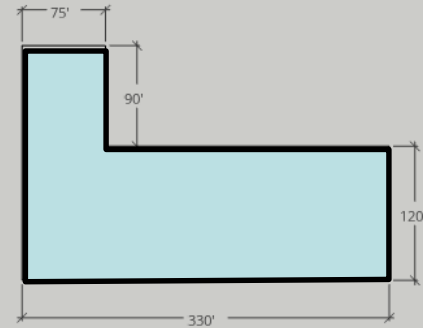
Maximum Building Dimensions – Options

Zoning District: WX-5, WX-7, WR-7
Not wrapping structured parking:

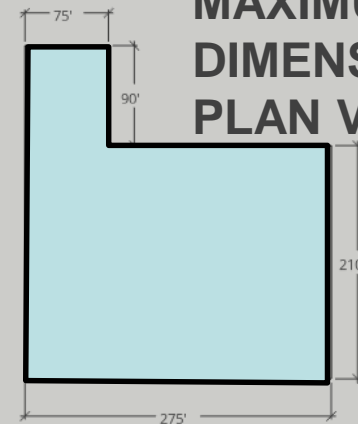
Applicant has option of

330' x 120' maximum plus
secondary wing of 75' x 90' OR

275' x 210' maximum plus
secondary wing of 75' x 90'



**MAXIMUM
DIMENSIONS
PLAN VIEW**

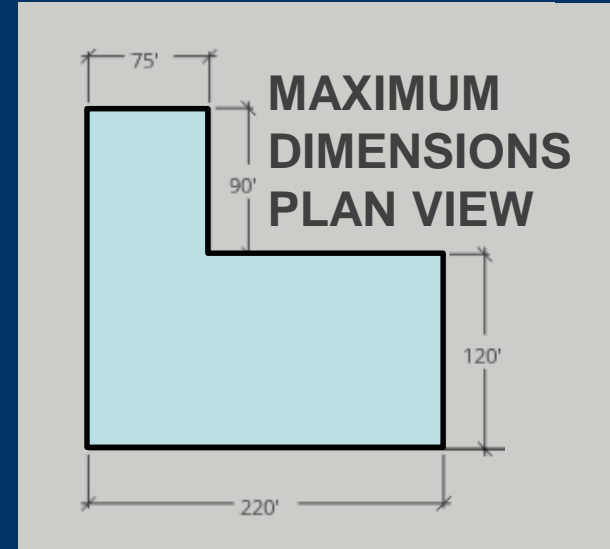


Maximum Building Dimensions - WR-3

Zoning District: WR-3

- 1) 220' x 120' maximum, plus secondary wing allowed at 75'x90'
- 2) Minimum 20' separation for multiple buildings exceeding #1

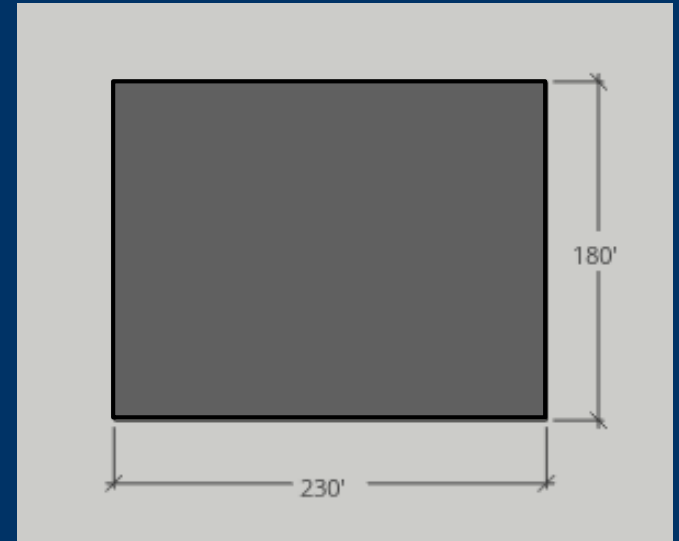
Could also be applied to all Subdistricts, as a smaller configuration for buildings not wrapping structured parking



Maximum Structured Parking Dimensions

Zoning District: WX-5, WX-7, WR-7
Structured parking, wrapped or not:

230' x 180' maximum



Building Separation and Pedestrian Connectivity

Unbuilt area intended as public / civic / green space

- 1) Pedestrian connections –
8' sidewalk
- 2) Adequate lighting
- 3) Balconies, awnings, etc allowed
- 4) Elevated walkways allowed to
connect buildings

*Replaces framework for
Building Pass-throughs*



Recommended Text Amendments

Possible Standalone Additions

- Exempt townhomes from minimum nonresidential
- Reduce on-site parking for mixed use
- Structured parking setback reduction

Encourage Housing Variety

Support 'Missing Middle' housing

- 1) Remove 10% commercial floor area requirement for Attached Living (townhomes and row houses)
- 2) Create a new category for Stacked Townhouses; 10% commercial requirement not applicable



Reduce Space Devoted to Parking

- 1) Allow 50% parking reduction for mixed use projects

Requires at least
25% residential and
25% commercial floor area

Consistent with MU-V District
(eg East 54)

- 2) *Potential Future Effort* – explore payment-in-lieu options for the District



Support Standalone Parking Decks

Support structured parking separated from buildings to reduce building scale

- Modify current CDC Design Alternative to reduce the structured parking setback requirements



Advisory Board Feedback

Community Design Com.

- Introduction in October 2019
- Seeking recommendation on January 28

Planning Commission

- ✓ Recommended Consistency w/ Comp Plan
- ✓ Recommended in favor of text amendments
 - Core Package
 - Standalone Additions

Staff Recommendation

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