



Blue Hill Massing

Text Amendment Public Hearing



DRAFT

January 8, 2020

Petition Interests

As Submitted March 14, 2018

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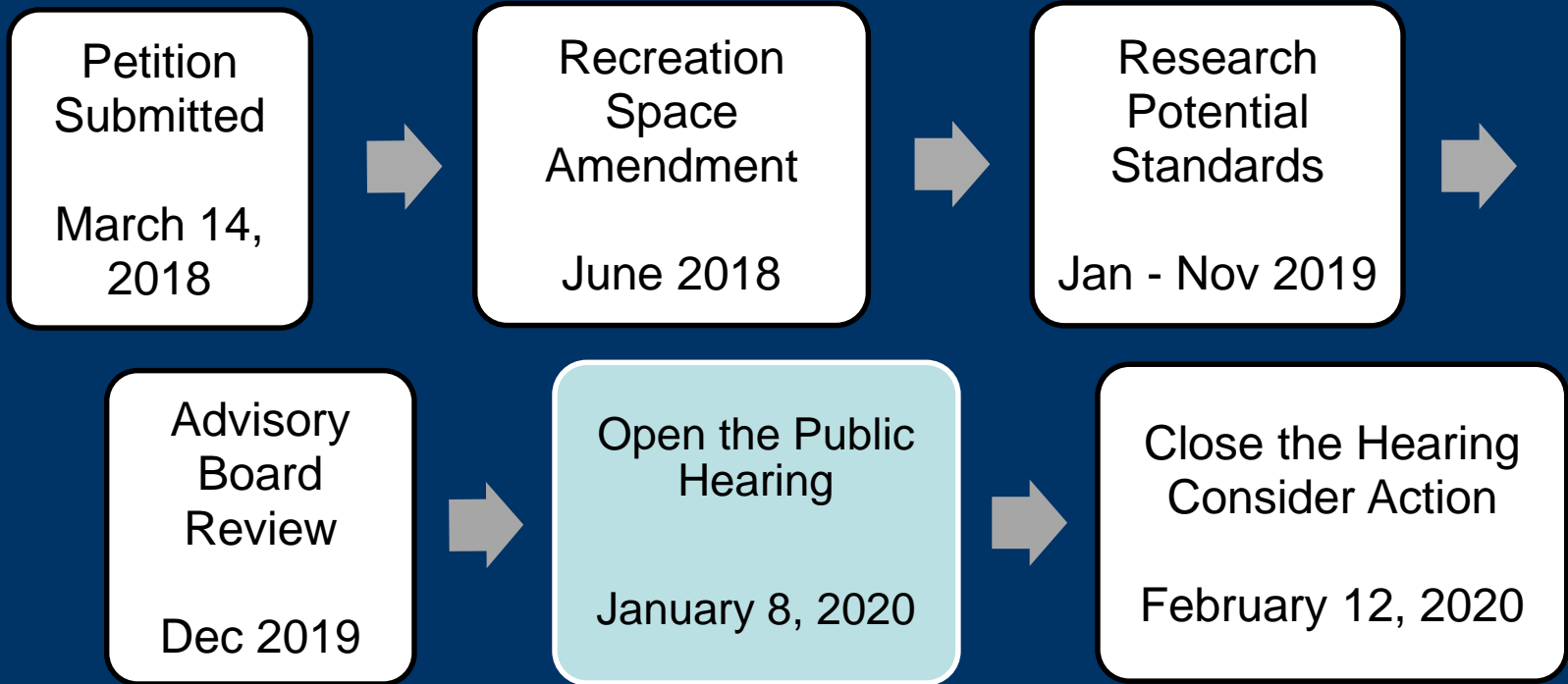
1. Increase **non-residential development** with density bonuses or other mechanisms
2. Identify strategies for providing more **affordable housing**
3. Address building size and massing concerns to improve **place-making and permeability**

Staff Recommendation

- Open the public hearing and receive public comment
- Continue the public hearing to February 12, 2020

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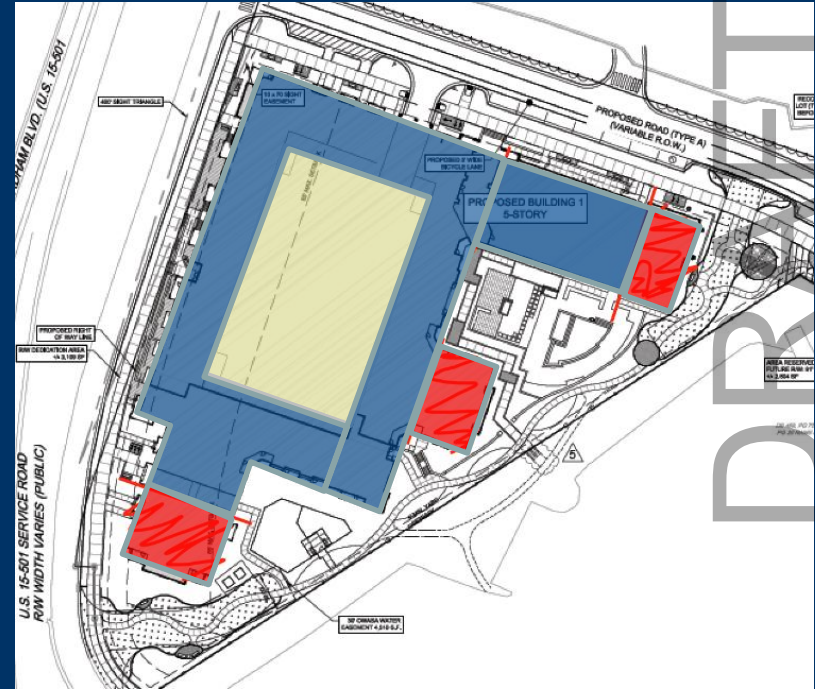
LUMO Text Amendment Process



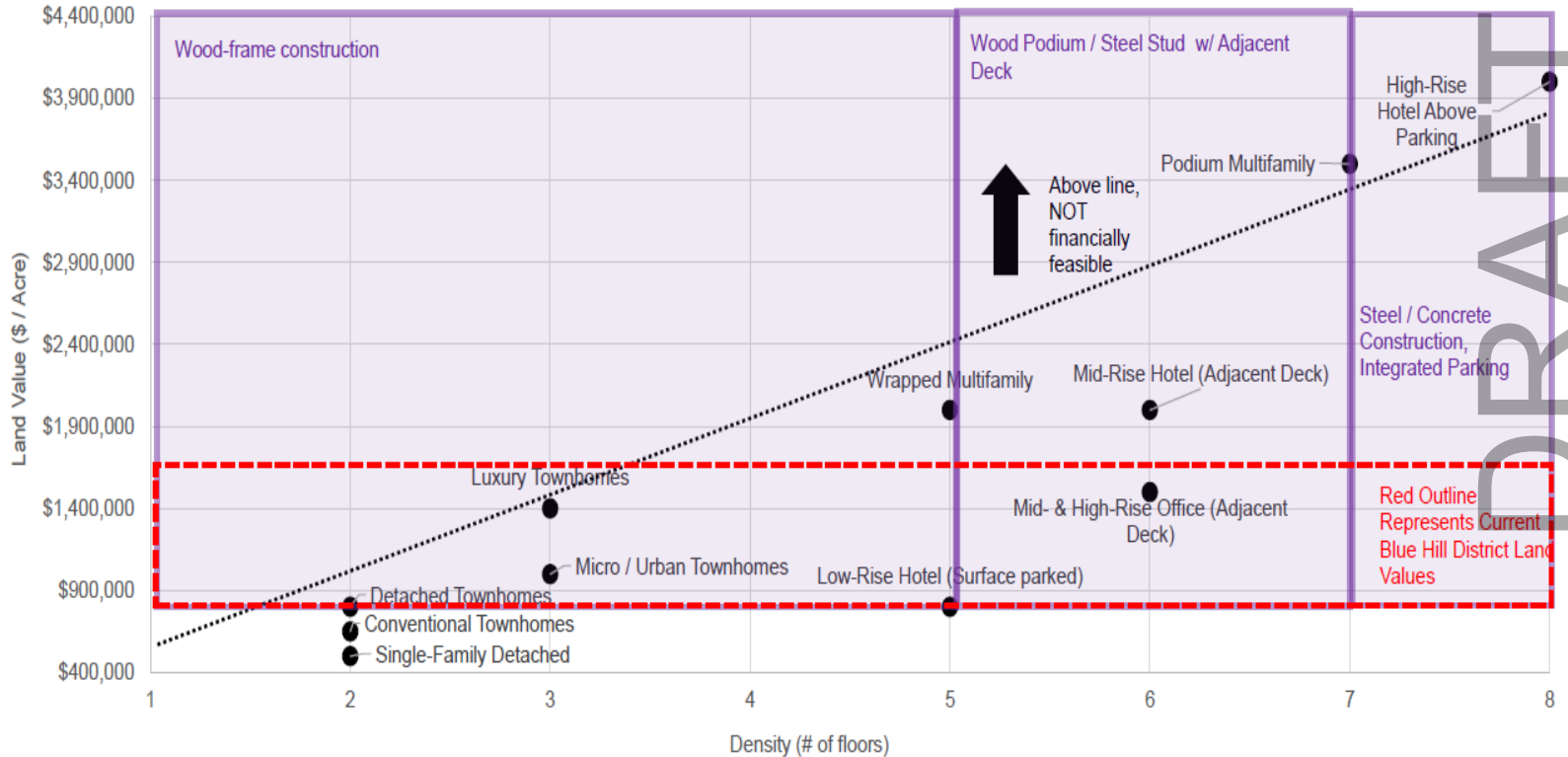
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June 5 Work Session: Measures Identified for Blue Hill

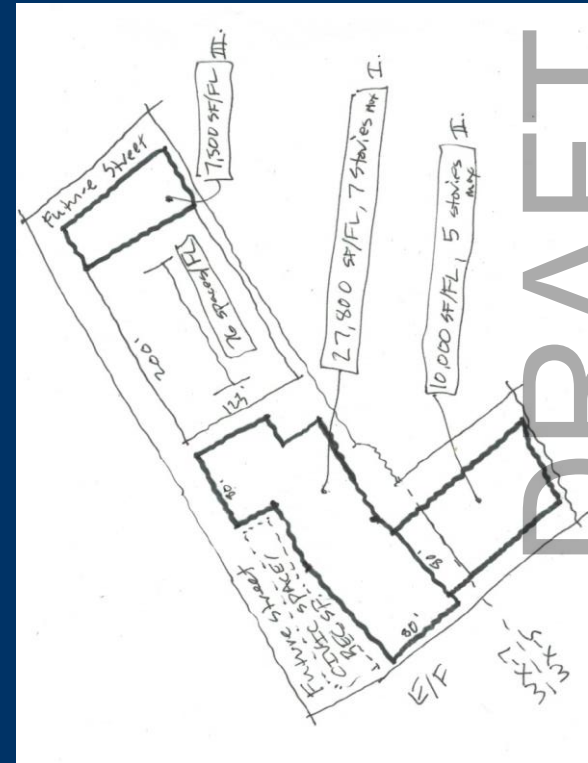
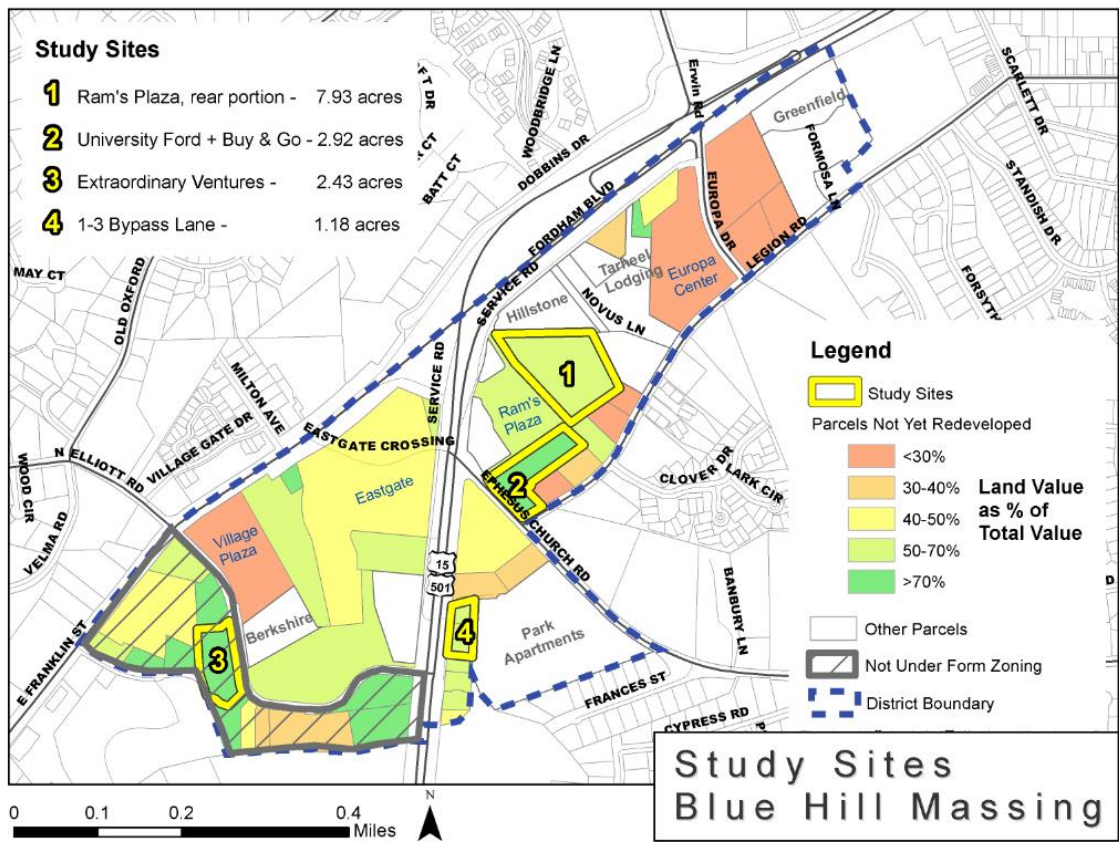
- 1) Maximum building width
- 2) Maximum building depth
- 3) Separate requirements for lined or internal buildings
- 4) Maximum building footprint
- 5) Maximum building coverage
- 6) Maximum lot width
- 7) Finer grained upper-story %



November 1 CCES: Market Overview



November 1 CCES: Study Sites for Test Building Concepts



Findings

Smaller buildings create opportunities to:

- Encourage development of smaller sites
- Accommodate missing middle housing
- Add commercial space in smaller increments

Need to balance smaller buildings with:

- Overall buildout size of the District
- Timeframe of buildout
- Achieving community benefits

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Recommended Text Amendments

Core Package

- Maximum building dimensions
- Minimum separation and activation of unbuilt area

Possible Standalone Additions

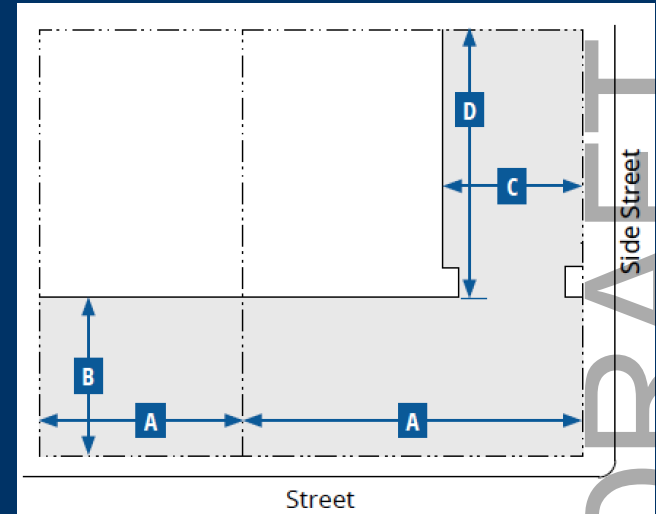
- Exempt townhomes from minimum nonresidential
- Reduce on-site parking for mixed use
- Structured parking setback reduction

Maximum Building Dimensions – Options

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

If 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

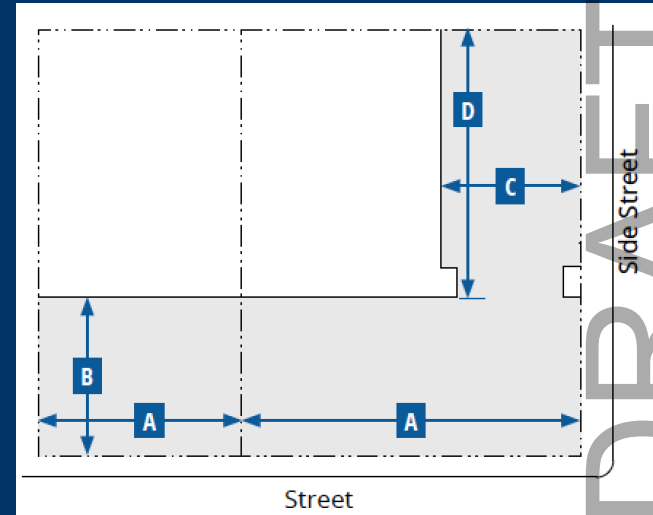


Maximum Building Dimensions – Options

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

If not wrapping structured parking:

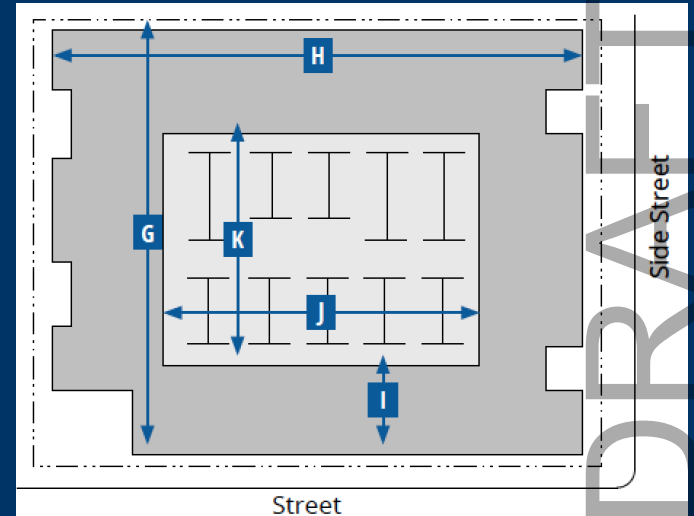
- Option 1) 330' x 120' maximum plus secondary wing of 75' x 90' OR 275' x 210' maximum plus secondary wing of 75' x 90', or
- Option 2) 220' x 120' maximum plus secondary wing of 75' x 90', or



Maximum Structured Parking Dimensions

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

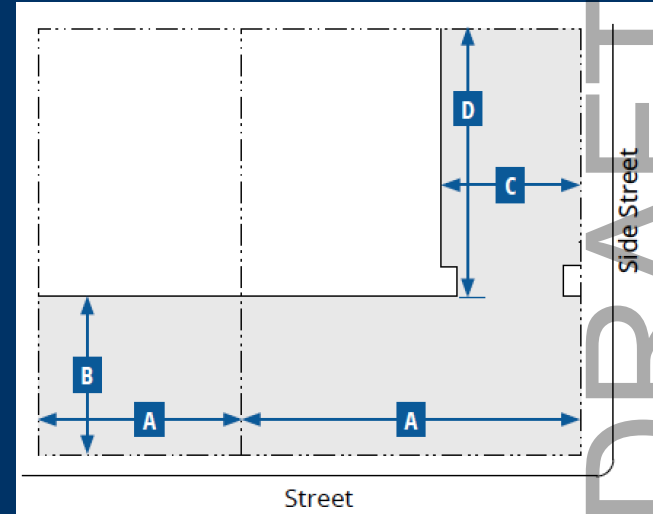
Structured parking, wrapped or not:
Maximum plan dimensions of 230' x 180'



Maximum Building Dimensions - WR-3

Zoning District: WR-3

- 1) 220' x 120' maximum, plus secondary wing allowed at 75'x100'
- 2) Minimum 20' separation for multiple buildings exceeding #1



Inviting Space Between Buildings

*Keep unbuilt area from feeling 'left over';
Add to green space experience of Blue Hill*

- 1) Pedestrian connections
- 2) Adequate lighting
- 3) Balconies, awnings, etc allowed
(3' encroachments each side)
- 4) Elevated walkways allowed to
connect buildings, if unenclosed

*New framework for
Building Pass-throughs*



Encourage Housing Variety

Support housing types that are smaller in scale than multifamily and may serve as 'Missing Middle'

- 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

Making Blue Hill less auto-oriented can also reduce the scale of the built environment

- 1) Allow 50% parking reduction for mixed use projects, consistent with MU-V
 - Requires at least 25% residential floor area and 25% commercial floor area
- 2) POTENTIAL FUTURE EFFORT – explore opportunity for Blue Hill payment-in-lieu, to fund a possible parking project



Support Standalone Parking Decks

Support more structured parking separated from buildings to reduce building scale

- Allow a CDC Design Alternative to reduce the structured parking setback for all levels of a deck, not just 2nd and 3rd level



Staff Recommendation

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