

Council Business Meeting
June 26, 2019

Proposed Changes to Blue Hill Form-Based Code

- Affordable Housing
- Stormwater

Text Amendment Process





Stakeholder Engagement

Town Council – Initial Update



Environmental Stewardship Advisory Board

Stormwater Management Utility Advisory Board

Housing Advisory Board

Community Design Commission

Planning Commission

Blue Hill property owners & managers

General Public

Staff Recommendation

- Close the Public Hearing
- Adopt Resolution of Consistency with the Comprehensive Plan (*R-7*)
- Approve Ordinance Enacting the Text Amendment (*O-3*)

Affordable Housing Changes



- Objectives:

- ✓ Affirm Town's commitment to affordable housing – goal of creating **300** new affordable units in the Blue Hill District
- ✓ Preliminary step to support the possible future strategies presented to Council in March 2019

	PROPOSED STRATEGY
A circular icon with a blue background, showing a white silhouette of a person standing and looking through a telescope, symbolizing vision or strategy.	1. Revise Blue Hill code to reflect the Town's commitment to affordable housing within District

Affordable Housing Changes



- Proposed language added to District purpose statement:

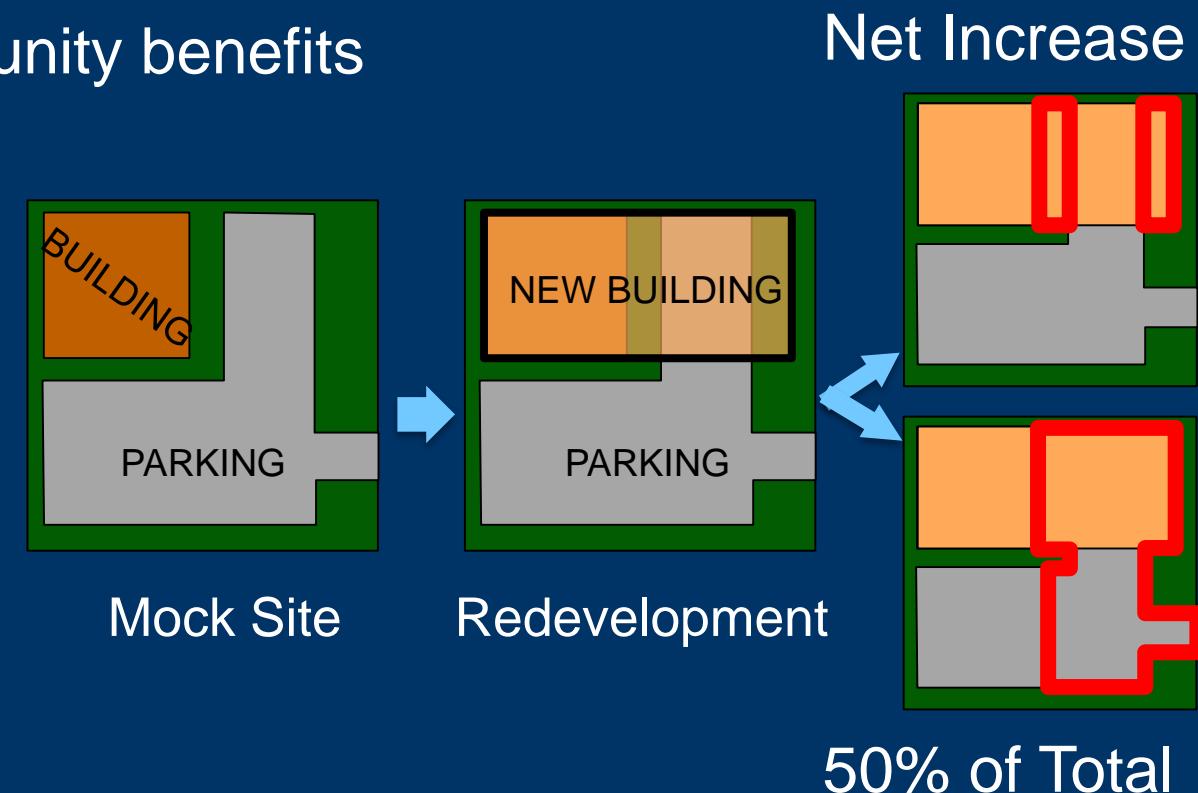
"The Form District is also intended to support the Town's Goals for Creating a Place for Everyone and Nurturing Our Community, by promoting diverse and affordable housing options serving a range of income levels."

Background: Stormwater

- **Blue Hill Code approach to stormwater:**
Treat **50%** of post-construction impervious surface

- Stormwater is a key community interest
- Balancing greater density with community benefits

- **Session Law 2018-145:**
Prevents local governments from requiring stormwater treatment of more than the **net increase** in impervious area



Summary of Stormwater Changes

Restructure Blue Hill Code to offer applicants a choice of 2 paths for project review

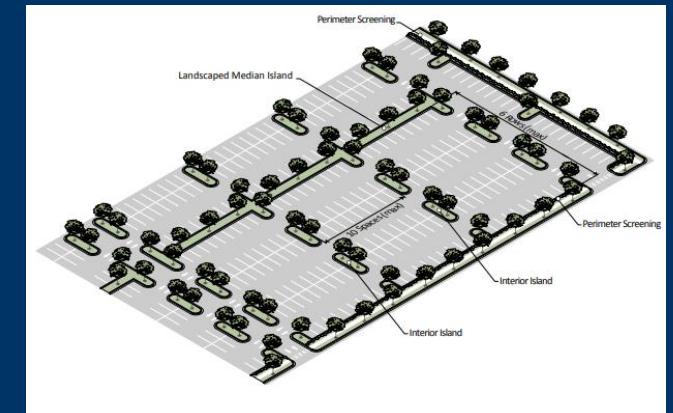
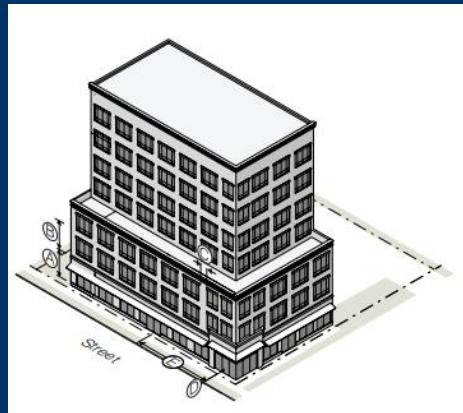


1. Conventional (standards similar to Community Commercial)
Treat net increase in impervious area only
Limited development potential (Height, Density, FAR)
2. Enhanced Development
Treat 50% of post-construction impervious area
Development potential equal to current Blue Hill standards

Placemaking Benefits

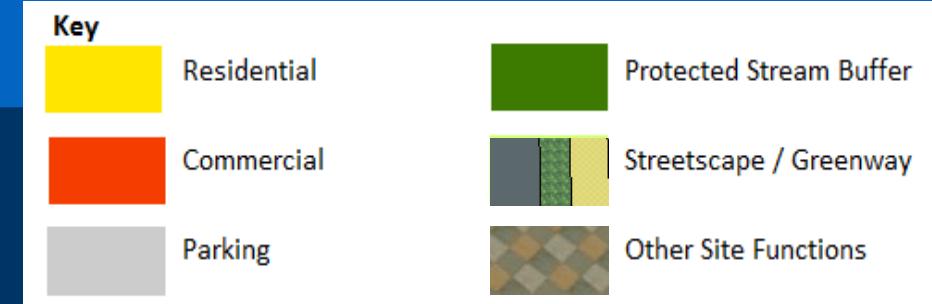
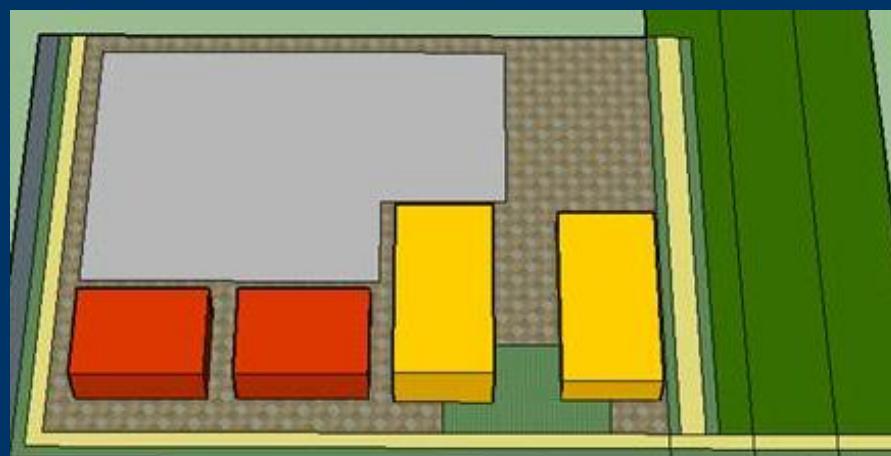
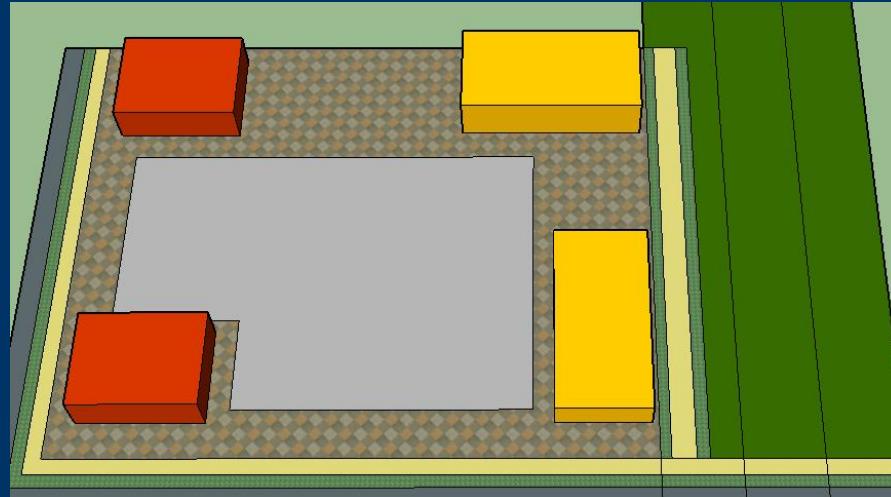
Same standards apply under both paths for:

- Permitted uses
- Minimum height
- Sidewalks & street trees
- Outdoor amenity space
- Block length
- Pass-throughs
- Mass variation
- Building form & materials
- Lower parking ratios

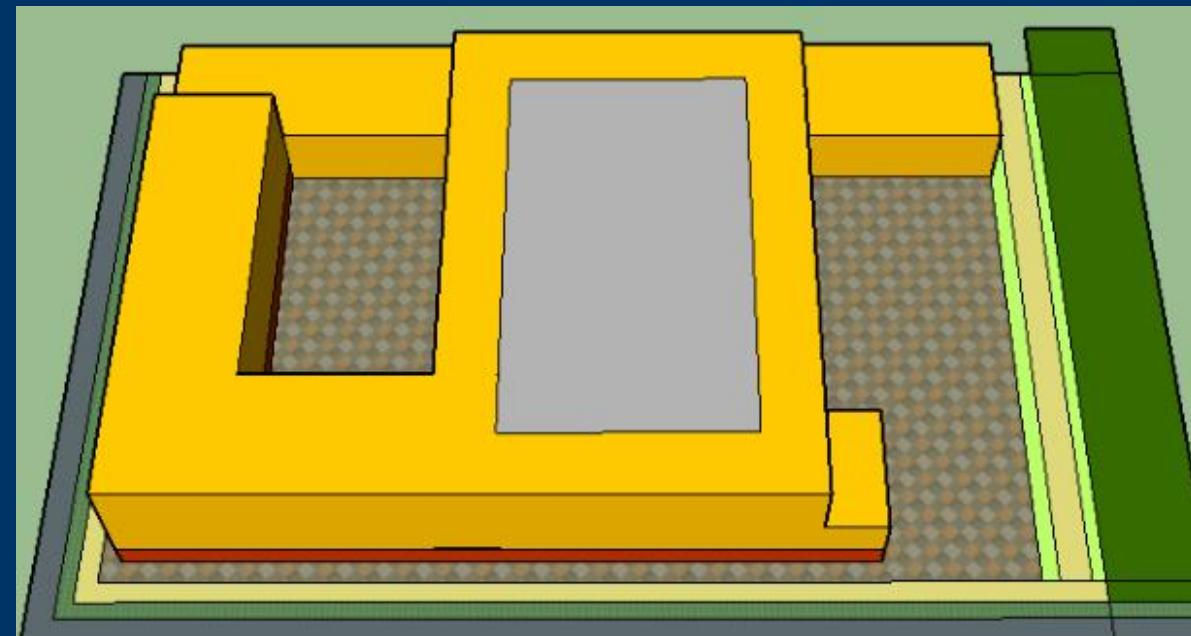


Development Scenarios

1. Conventional Path, with stream

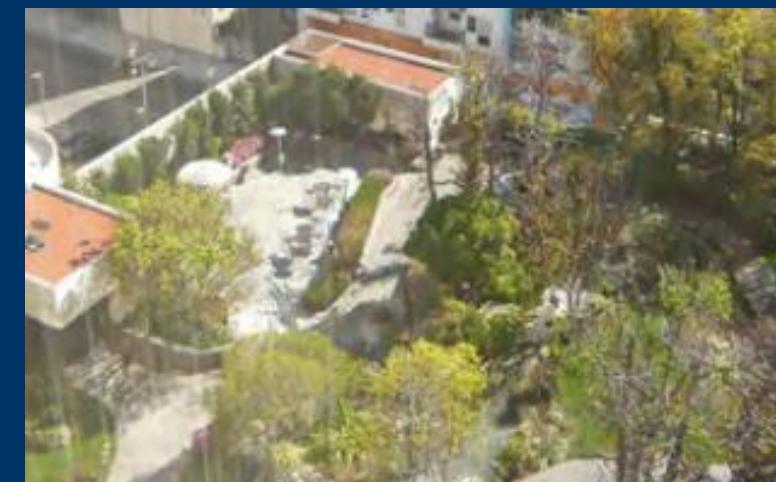
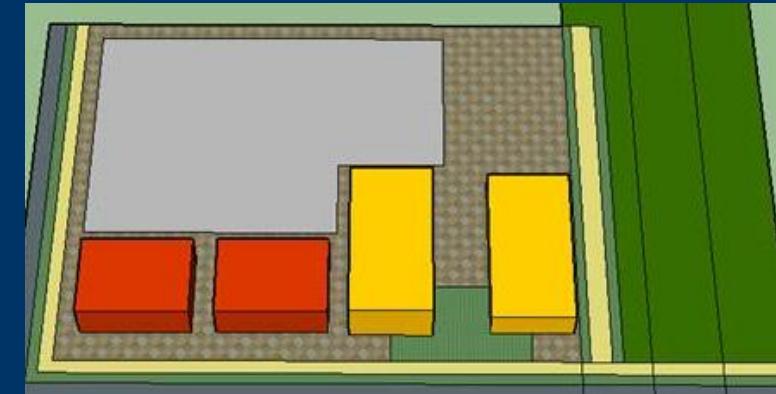


2. Enhanced Development, with stream

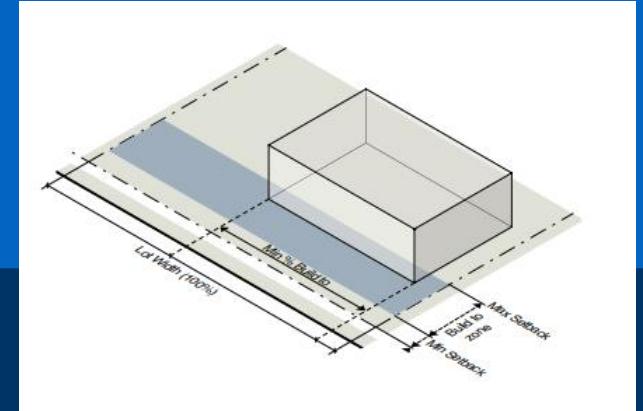


UPDATE: Green Space

- Tree Canopy Coverage
 - Required for Conventional Path only
 - 30%-40% of site
 - Tree protection + new plantings
 - Trees and unbuilt area offer passive stormwater benefit
- RCDs also required for Conventional Path

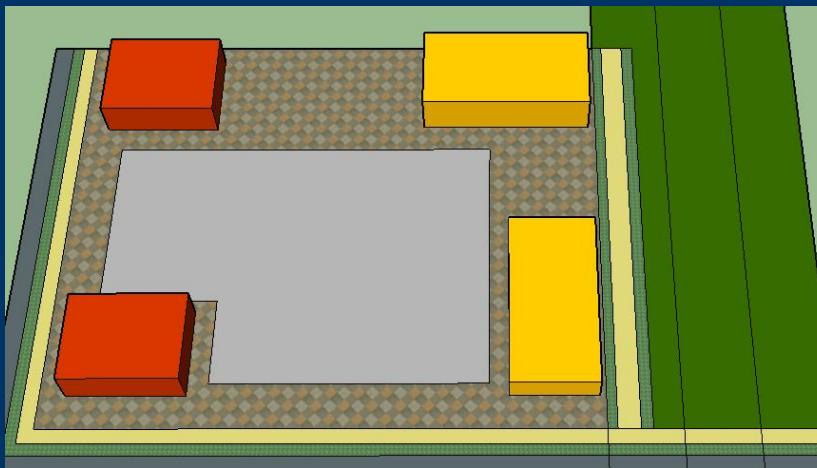


UPDATE: Setbacks / Building Placement

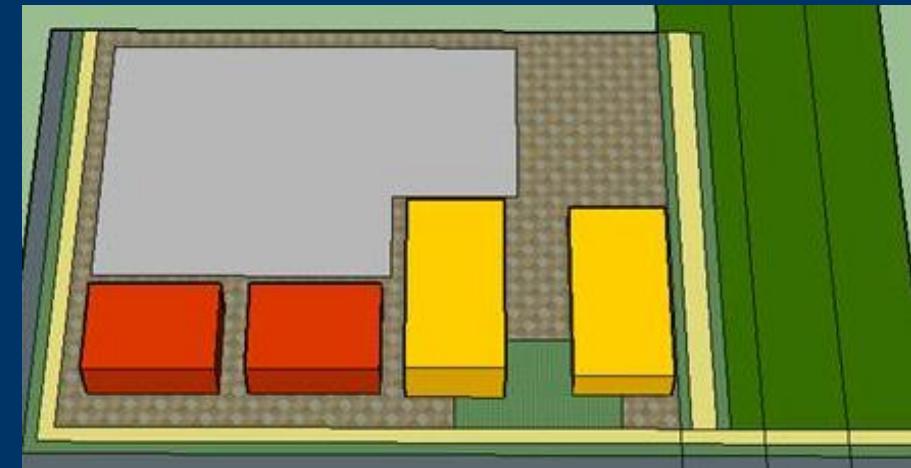


➤ Conventional:

- PREVIOUS (O-2): Each building meets maximum setback



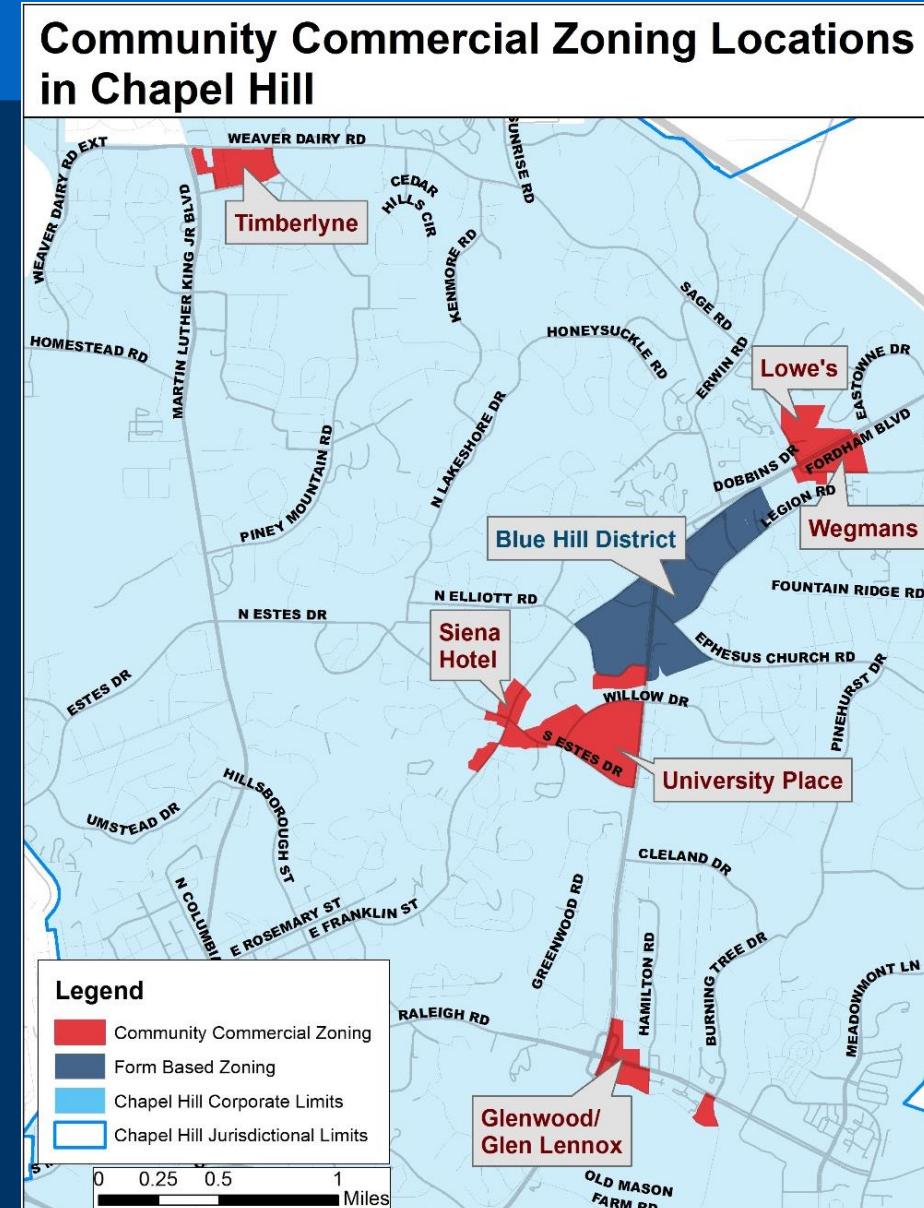
- NEW OPTION (O-3): Also require the primary frontage to meet maximum setback percentage



➤ Enhanced Development: Each frontage meets max setback %

Legal Viability

- Conventional Path provides a practical use and a reasonable value for a property
- Development potential equal to other properties zoned CC (Community Commercial)
- Not legally required to be ‘comparable’ to the Enhanced Development Path
- See Town Attorney Memo for further detail





Stakeholder Input



- Water Quality and Affordable Housing are valued by the community
- Housing Advisory Board recommends the affordable housing language, and applying Inclusionary Zoning
- Stormwater Board recommends the incentive path approach
- Community Design Commission recommends requiring Primary Frontages to meet maximum setback as percentage of lot width, for Conventional Path (NEW OPTION)



Planning Commission Recommendation



- Recommend approval of text amendment
- Consistency with Comp Plan
- Apply Inclusionary Zoning Ordinance to Blue Hill
- For Conventional Path
 - Consider urban design character
 - Add green space requirements

Staff Recommendation

- Close the Public Hearing
- Adopt Resolution of Consistency with the Comprehensive Plan (*R-7*)
- Approve Ordinance Enacting the Text Amendment (O-3, max setback percentage for Primary Frontage)
- *Alternative Text Amendment Ordinance* (O-2, max setback only for each *building*)

Affordable Housing Strategies Proposed to Council

	PROPOSED STRATEGY	NEXT STEPS
	1. Revise Blue Hill code to reflect the Town's commitment to affordable housing within District	<ul style="list-style-type: none">- Propose text amendment- Council Consideration of text amendment
	2. Offer development review process options to support affordable housing	<ul style="list-style-type: none">- Conduct affordability analysis- Council consideration of text amendment
	3. Partner with developers to provide affordable housing opportunities in planned development	<ul style="list-style-type: none">- Conduct subsidy analysis- Explore partnership opportunities- Learn from CHT master leasing program
	4. Offer similar review process for affordable housing development in surrounding area	<ul style="list-style-type: none">- Explore zoning structure- Analyze potential development sites
	5. Allocate a portion of increased tax revenue to affordable housing	<ul style="list-style-type: none">- Monitor debt repayment schedule- Explore timing of allocation



Objectives for Stormwater Changes

- Restore the ability to improve stormwater treatment through Blue Hill development
- Keep changes simple where possible, to allow a quicker path to adoption



1. Conventional Path

STORMWATER CONDITIONS:

Treatment of net increase only

REVIEW PROCESS:

Council review of Special Use Permit for any project over 20,000 sq ft of building / 40,000 sq ft land disturbance

Planning Commission review for other projects – **By-Right Option**

Equivalent to CC District

DIMENSIONAL STANDARDS:

Max Density:
15.0 units/acre

Max Floor Area Ratio (FAR):
0.429

Max Height:
34 ft at setback line, up to 60 ft interior to site

Resource Conservation Districts:
Required

2. Enhanced Development Path

Voluntary, Incentivized

STORMWATER CONDITIONS:

Treatment of 50% total post-construction impervious

REVIEW PROCESS:

Staff review of Form District Permit

CDC review for Certificate of Appropriateness

Equivalent to current Blue Hill District

DIMENSIONAL STANDARDS:

Max Density:
indirectly limited by
Height, Setbacks,
Open Space

Max Height:
Up to 90 ft /
7 stories

Max Floor Area

Ratio (FAR):
indirectly limited by
Height, Setbacks,
Open Space

Resource Conservation Districts:
Not required

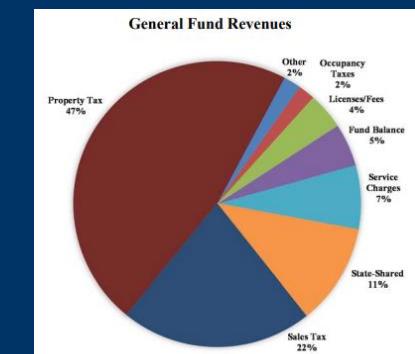
Maintaining Community Benefits

- ✓ Connected streets, multimodal facilities
- ✓ Mix of uses – live/work/play
- ✓ Public spaces – 6% of site



Maintaining Community Benefits

- **Environmental:** RCDs and tree canopy vs Treating more impervious
- **Placemaking:** Buildings and public space close to streets. Conventional path – smaller building footprints
- **Fiscal:** Less revenue per acre for Conventional Path



Financial Modeling

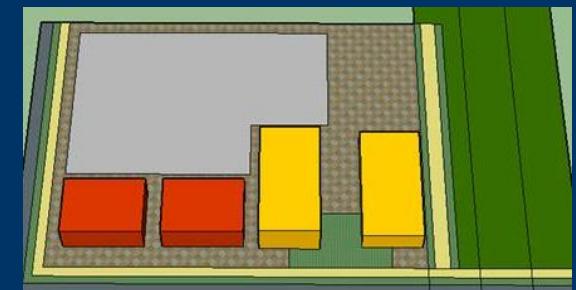
DEVELOPMENT POTENTIAL:

Building square footage reduced by ~80% under Conventional Path, due to FAR limits



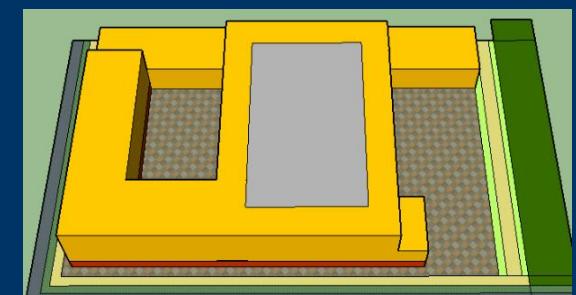
STORMWATER COSTS:

Potentially \$0 for Conventional Path, but only 0.4% of total development costs for Enhanced Devt Path



LAND SHARE OF DEVELOPMENT COSTS:

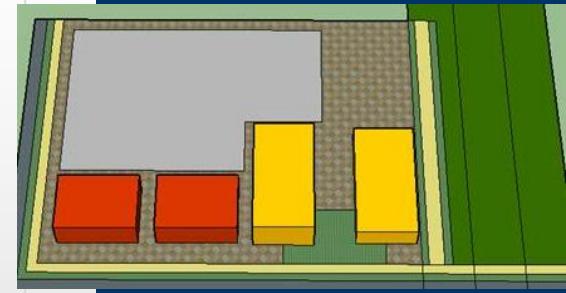
Very high under Conventional Path (23-25%)
Developers typically look for 10% or less



Stormwater Costs

Conventional

\$0



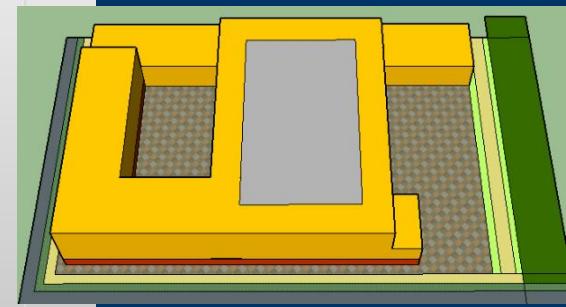
Enhanced Devt

\$199,385

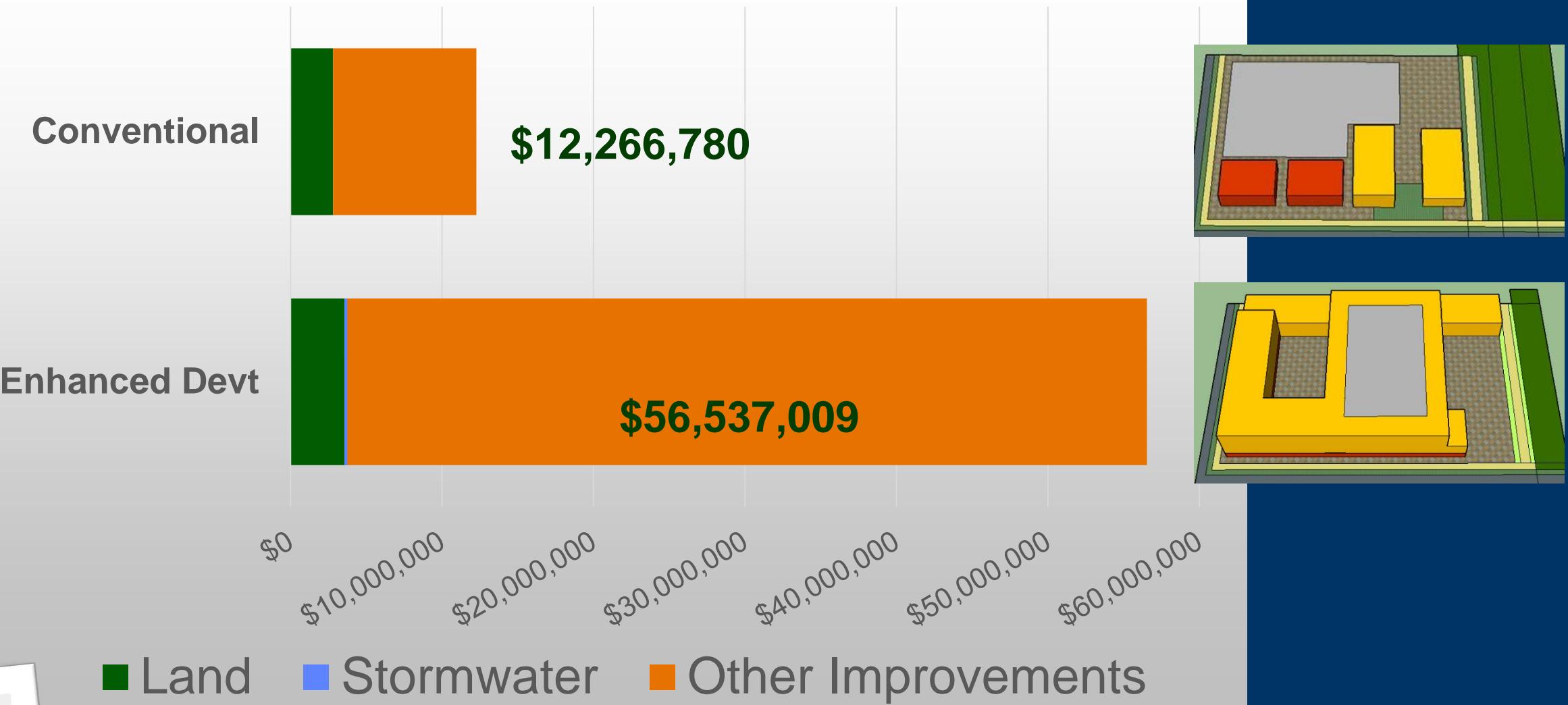


■ Quality ■ Quantity

\$0 \$50,000 \$100,000 \$150,000 \$200,000 \$250,000



Development Value



Other Opportunities Considered

- **IMPERVIOUS SURFACE LIMITS**
Less effective for sites already developed
- **LOW IMPACT DEVELOPMENT STRATEGIES**
May be out of context in District
- **INCREASED OPEN SPACE / GREEN SPACE**
Requires determination of standards
- **RAINWATER CAPTURE AND REUSE**
Effectiveness depends on irrigation needs