



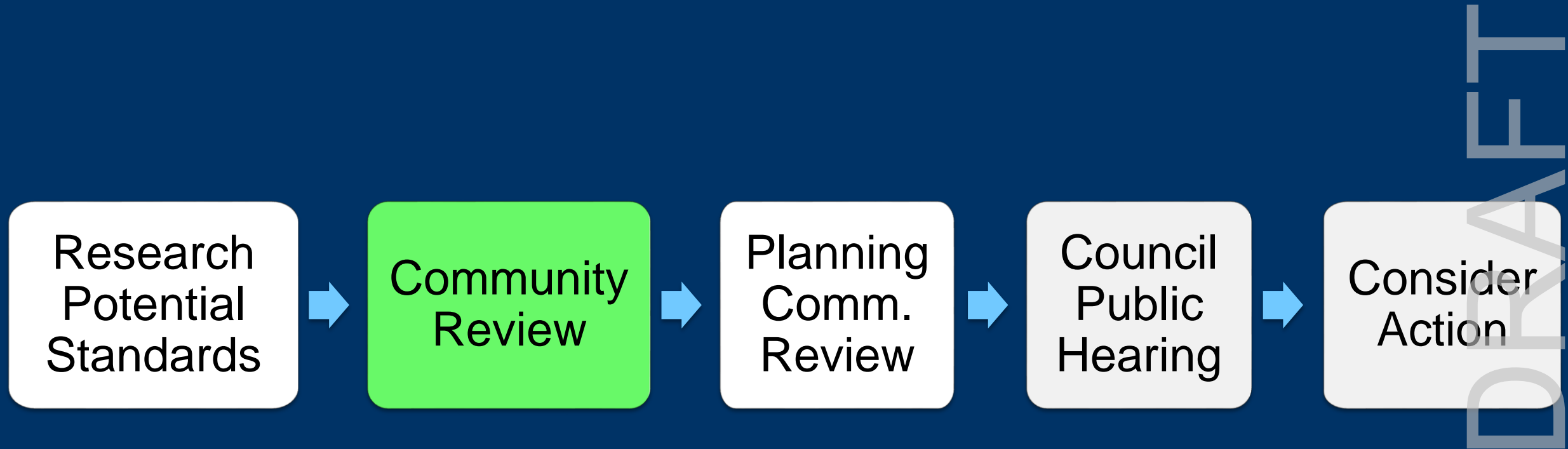
# Proposed Changes to Blue Hill Form-Based Code

**Public Info Meeting**  
**May 13, 2019**

- **Affordable Housing**
- **Stormwater**

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# Text Amendment Process

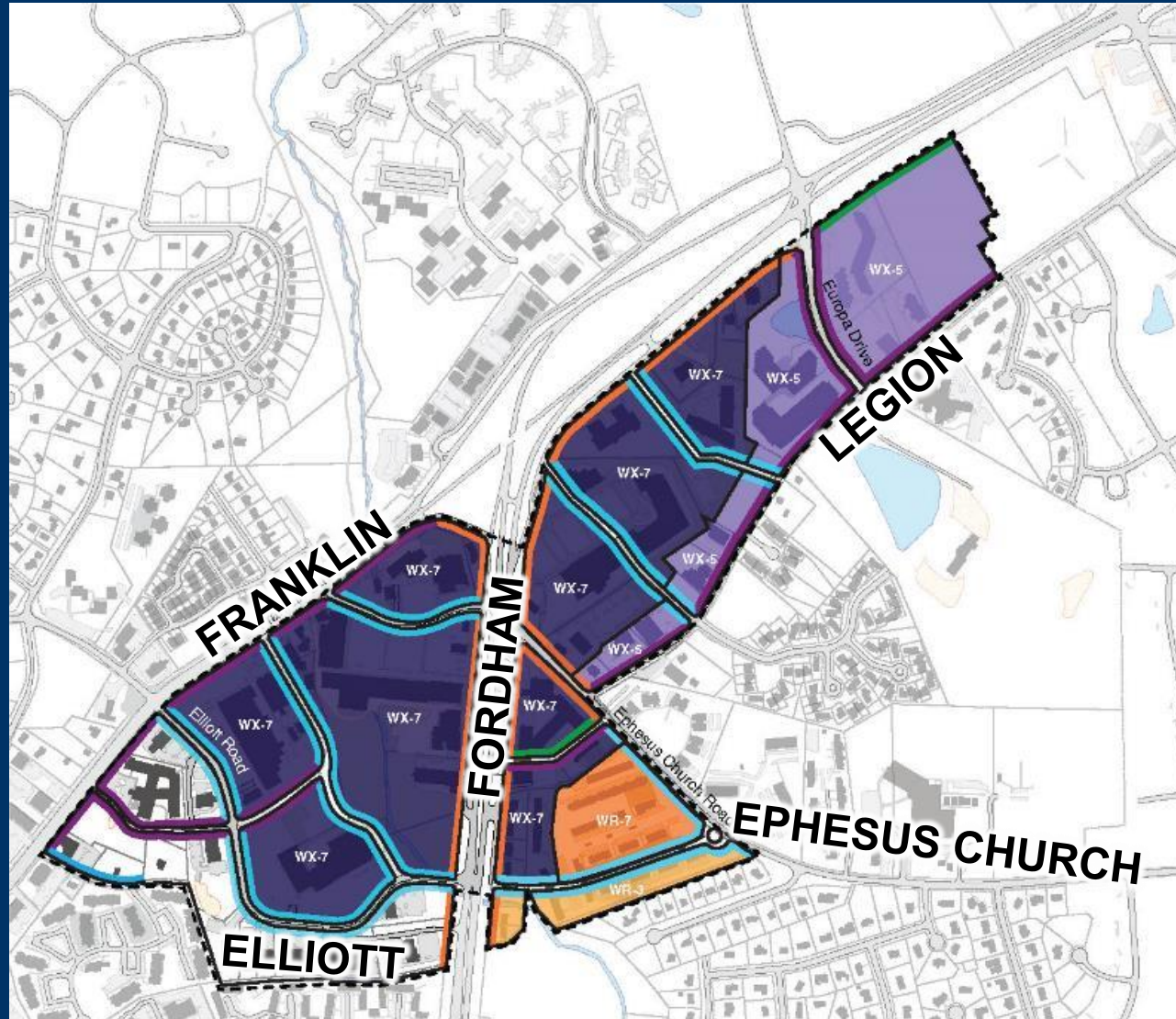


# Staff Recommendation

- Receive the presentation
- Open the public hearing and receive public comment
- Continue hearing to June 26, 2019

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# Area Map



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# Background: Affordable Housing

- Blue Hill (Ephesus-Fordham)  
District established in 2014 with a goal of creating **300** new affordable housing units
- Development of DHIC Project
- March 2018 Petition from Councilmembers: Identify additional affordable housing strategies



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# Affordable Housing - Possible Strategies

- Zoning Incentives
- Allocation of Tax Revenue
- Partnerships with Developers



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# Affordable Housing Changes

- Include Affordable Housing as part of the Purpose Statement of the Form-Based Code



“This Form District fosters a residential, mixed use and pedestrian-friendly area. 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.”

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# Objectives for Change

- Preliminary step to support possible future strategies



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# Background: Stormwater

- **May 12, 2014: Blue Hill Code adopted**
  - **Stormwater requirement:** Treat 50% of post-construction impervious
- **December 27, 2018: Session Law 2018-145 enacted** (technical corrections bill)
  - Local governments can only require stormwater treatment for the net increase in impervious area



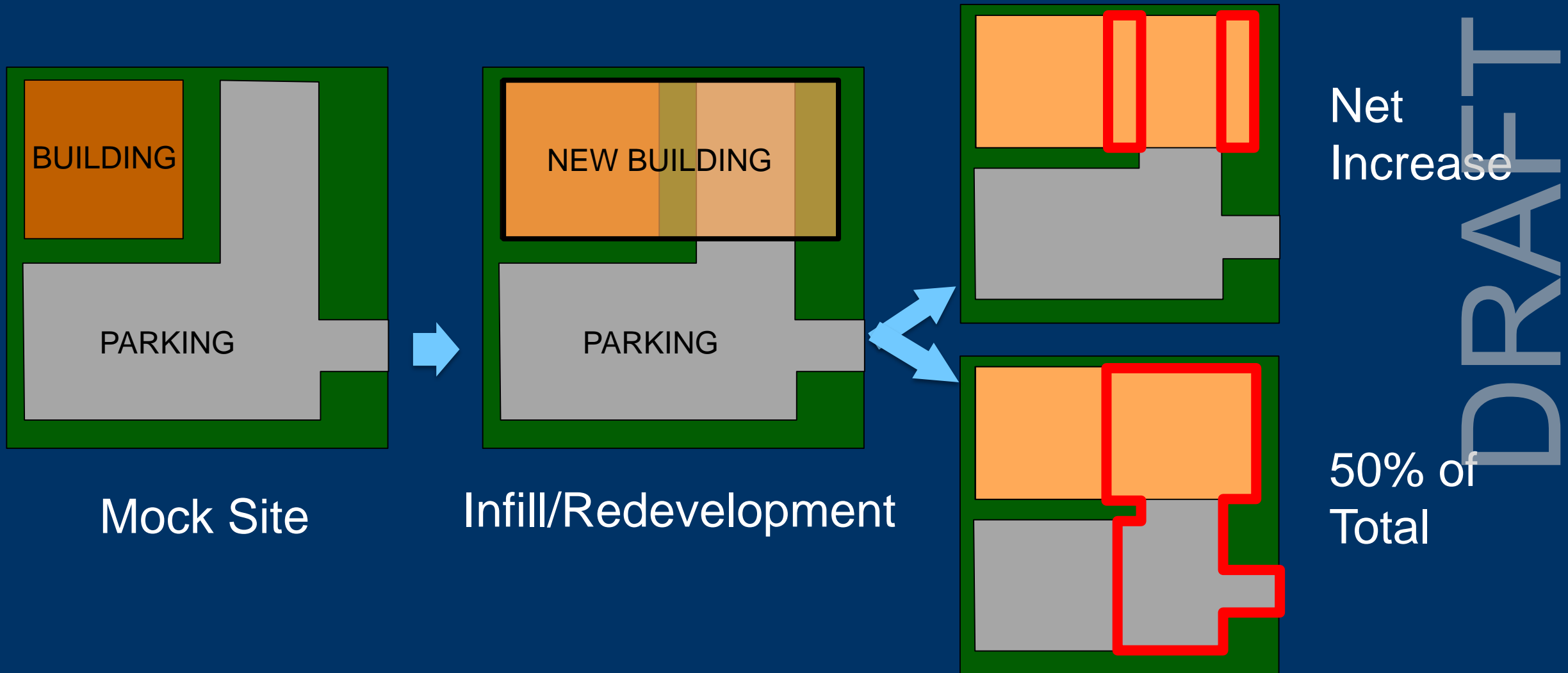
# Issue Created by New Legislation

- Stormwater treatment is a key community interest
- Blue Hill Form-Based Code structured with various tradeoffs
  - More density allowed, no Resource Conservation Districts (RCDs) required
  - Stormwater controls added to developed areas that were previously untreated



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# Net Increase vs 50% of Total Post-Construction



# 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)  
Allows treatment of net increase in impervious area only, to satisfy State statute
2. Enhanced Development (maintains current Blue Hill standards)  
Increased development potential when more impervious area is treated



# Objectives for 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 REQUIREMENTS:

Treatment of net increase only

## DIMENSIONAL STANDARDS:

Modeled closely after the CC  
(Community Commercial) district

### Permitted Uses:

Most Commercial and Residential uses  
(no change from current Blue Hill)

### 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

### RCDs:

Required

# 1. Conventional Path

## OTHER DEVELOPMENT STANDARDS:

As currently required in the Blue Hill District, where feasible

- Block Length limits, Outdoor Amenity Space, Building Form standards, etc

## REVIEW PROCESS:

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

*Sample Development Footprint*



## 2. Enhanced Development Path

Voluntary, Incentivized

### STORMWATER REQUIREMENTS:

Treatment of 50% total post-construction impervious

### DIMENSIONAL STANDARDS:

Current Blue Hill District standards  
(WX- and WR- Subdistricts)

#### Permitted Uses:

Most Commercial and Residential uses

#### Max Density:

indirectly limited by  
Height, Setbacks,  
Open Space

#### Max Floor Area Ratio (FAR):

indirectly limited by  
Height, Setbacks,  
Open Space

#### Max Height:

Up to 90 ft /  
7 stories

#### RCDs:

Not required



## 2. Enhanced Development Path

### OTHER DEVELOPMENT STANDARDS:

As currently required in the Blue Hill District

### REVIEW PROCESS:







Staff review of Form District Permit

CDC review for Certificate of Appropriateness

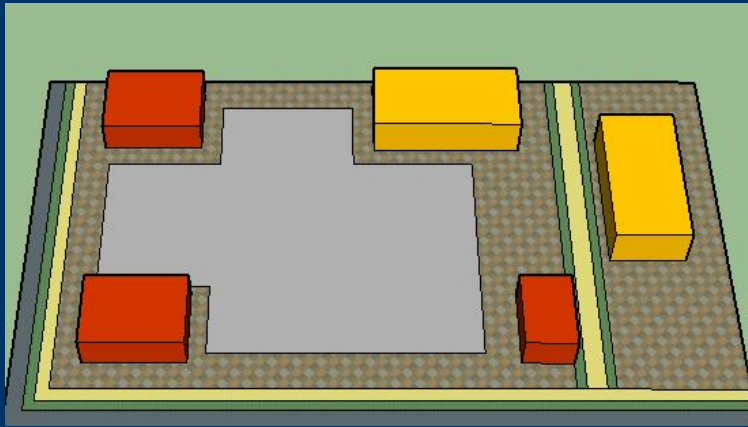
*Sample Development Footprint*



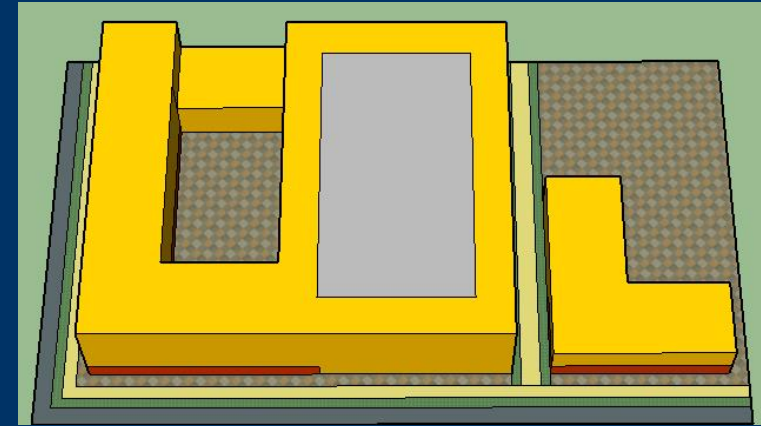
# Development Scenarios

| Key   |                         |
|---|-------------------------|
|   | Residential             |
|  | Commercial              |
|  | Parking                 |
|   | Protected Stream Buffer |
|  | Streetscape / Greenway  |
|  | Other Site Functions    |

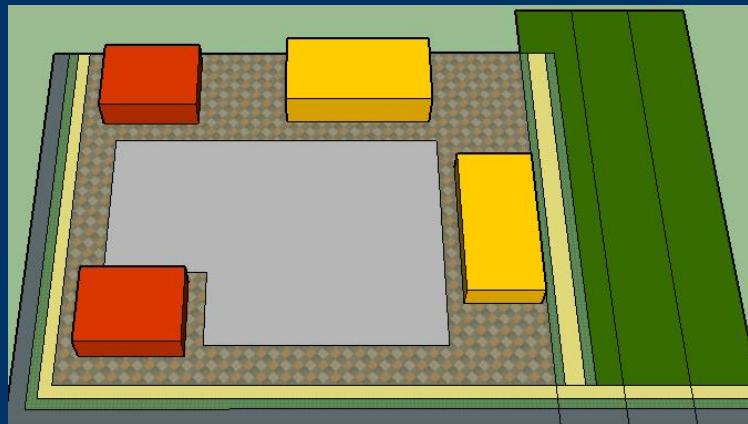
1A. Conventional Path, no stream



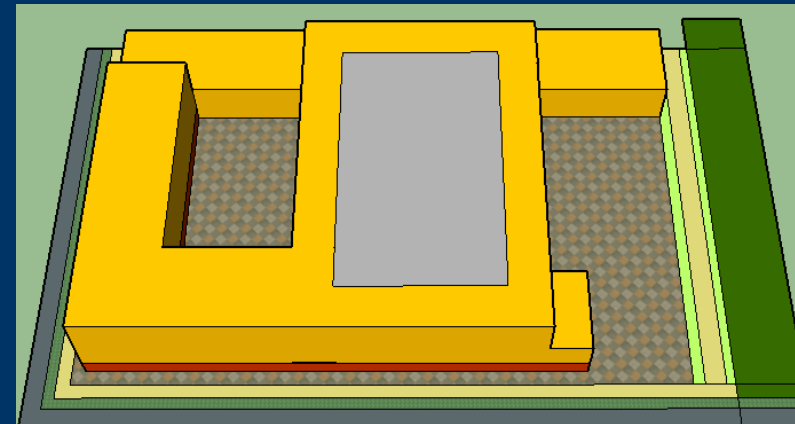
2A. Enhanced Development, no stream



1B. Conventional Path, with stream

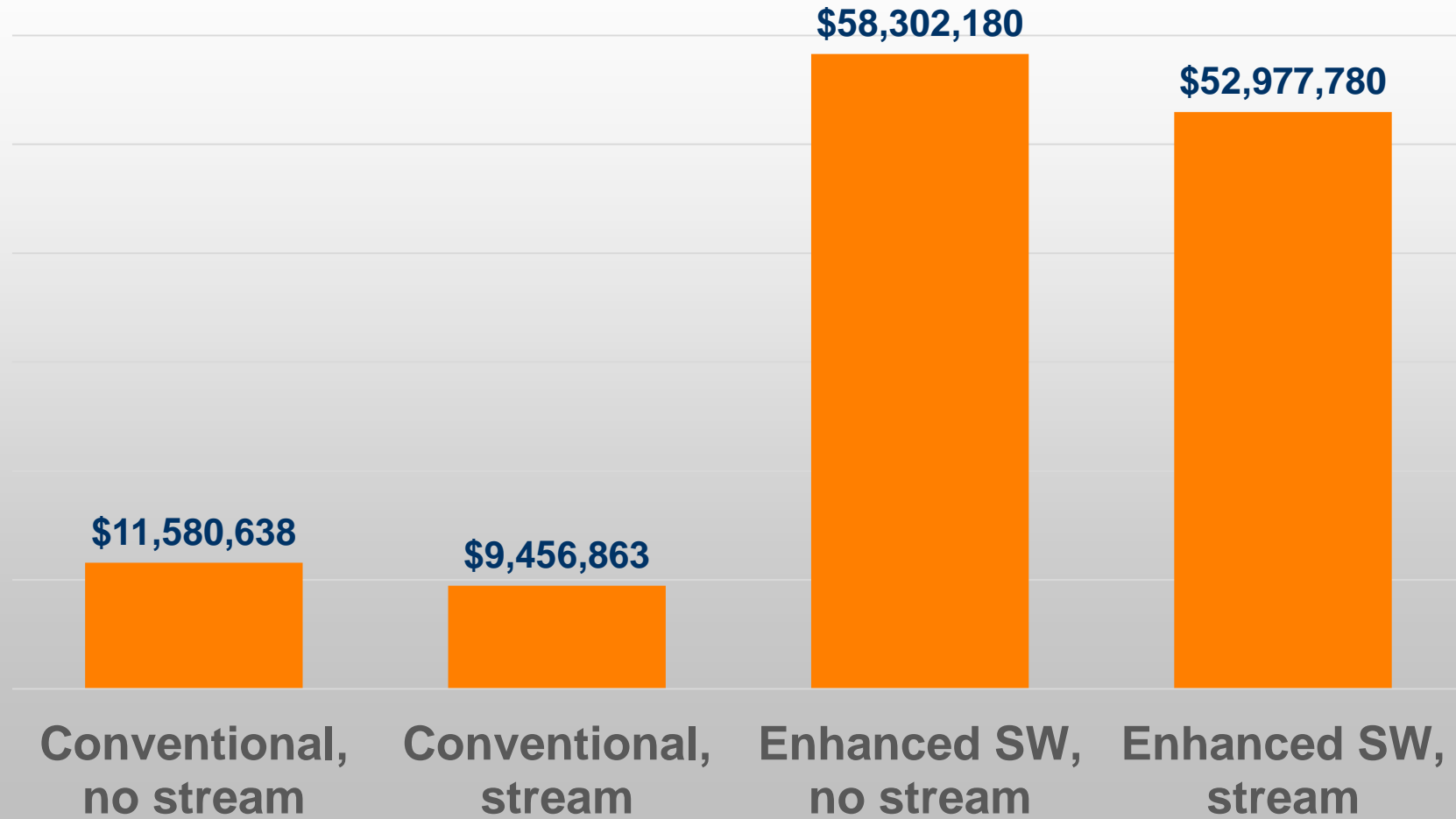


2B. Enhanced Development, with stream



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## Total Value



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# Financial Modeling

## DEVELOPMENT POTENTIAL:

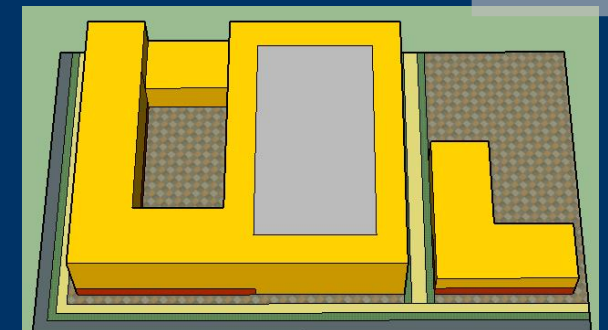
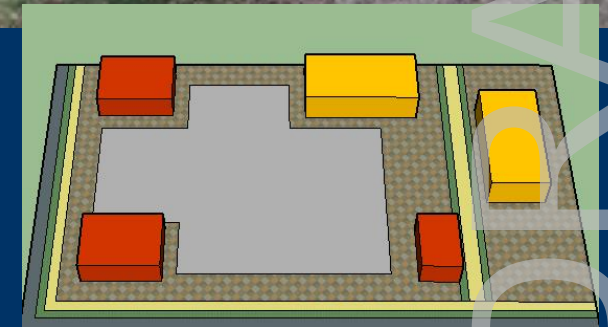
Building square footage reduced by ~80% under Conventional Path, due to FAR limits

## STORMWATER COSTS:

Higher for Enhanced Development projects, but only a small portion of total development costs

## LAND SHARE OF DEVELOPMENT COSTS:

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





# 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

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# Charlotte Experience

- Previously required development to treat any existing impervious area if it:
  - Disturbed more than one acre of land, and
  - Resulted in at least 24% impervious area for site, or at least 20,000 sq ft of impervious area for commercial development
- No change to stream buffer requirements
- In response to new State law, City is now only requiring treatment for net increase in impervious area
- No other known actions at this time



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# Stakeholder Engagement



Town Council

Environmental Stewardship Advisory Board

Stormwater Mgmt Utility Advisory Board

Housing Advisory Board

Planning Commission

Blue Hill property owners & managers

General Public

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# Stakeholder Input

- Support for this approach – given the limitations on what we can regulate
- Water Quality and Affordable Housing are important to community
- Enhanced Development an attractive option for sites constrained by RCD's

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# Staff Recommendation

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# Questions and Discussion

## Proposed Changes to Blue Hill Code



1. Add affordable housing to Purpose Statement
2. Offer applicants a choice of 2 paths for project review
  - A. Conventional (standards similar to Community Commercial)  
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to satisfy State statute
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