

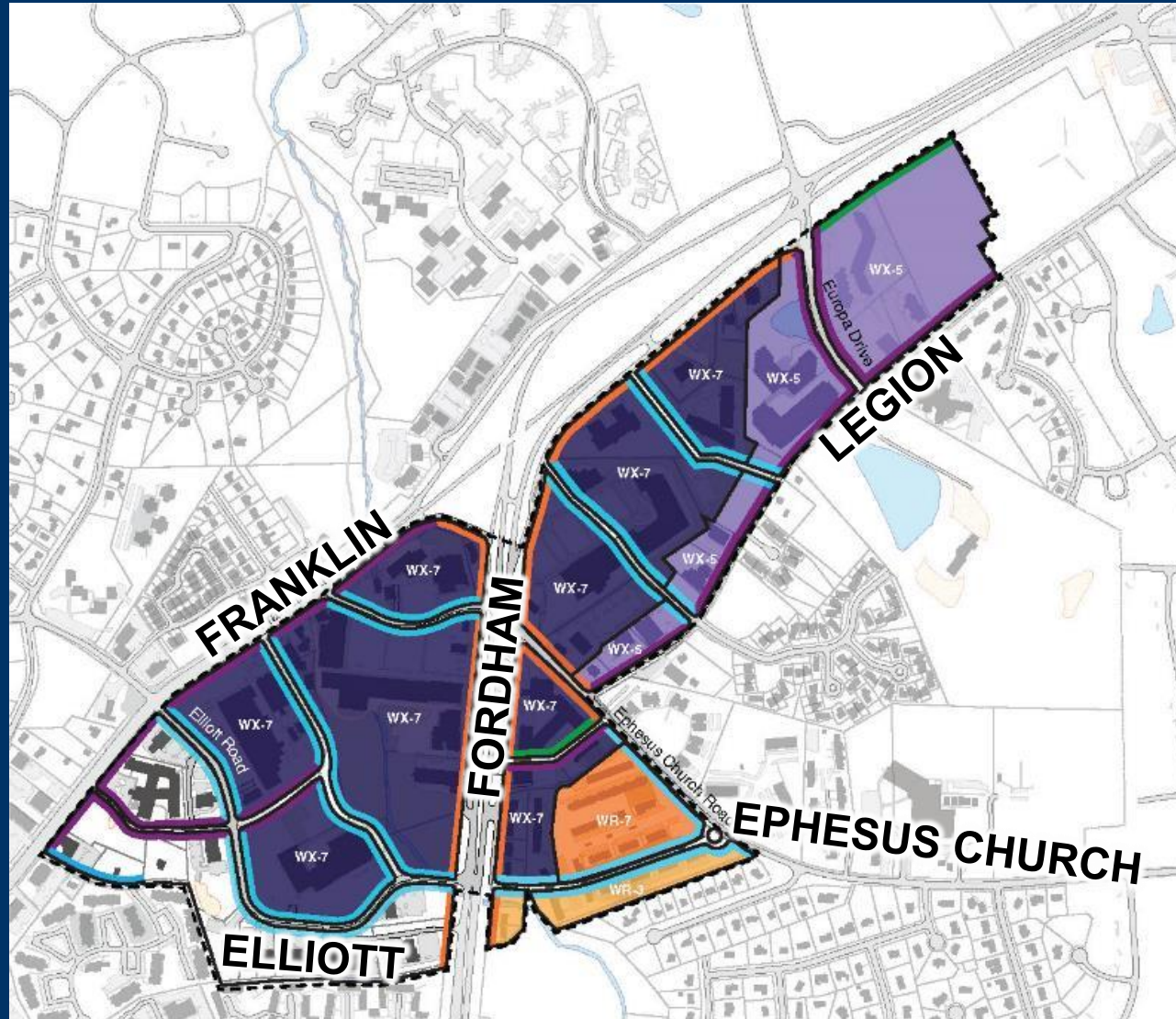


Council Public Hearing
May 22, 2019

Proposed Changes to Blue Hill Form-Based Code

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

Area Map



Text Amendment Process





Stakeholder Engagement



Town Council – Initial Update

Environmental Stewardship Advisory Board

Stormwater Mgmt Utility Advisory Board

Housing Advisory Board

Planning Commission

Blue Hill property owners & managers

General Public

Staff Recommendation

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

Background: Affordable Housing








- Goal of creating **300** new affordable housing units in Blue Hill
- 149 affordable units created through Greenfield
- March 2018 Petition from Councilmembers:
Identify additional affordable housing strategies

Affordable Housing – Possible Strategies



Staff presented strategies to Council in March 2019

	PROPOSED STRATEGY
	1. Revise Blue Hill code to reflect the Town's commitment to affordable housing within District
	2. Offer development review process options to support affordable housing
	3. Partner with developers to provide affordable housing opportunities in planned development
	4. Offer similar review process in surrounding area
	5. Allocate a portion of increased tax revenue to affordable housing

Objectives for Changing Purpose Statement



- Affirm Town's commitment to affordable housing in the District
- Preliminary step to support possible future strategies

Affordable Housing Changes



- Proposed text amendment

“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.”

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

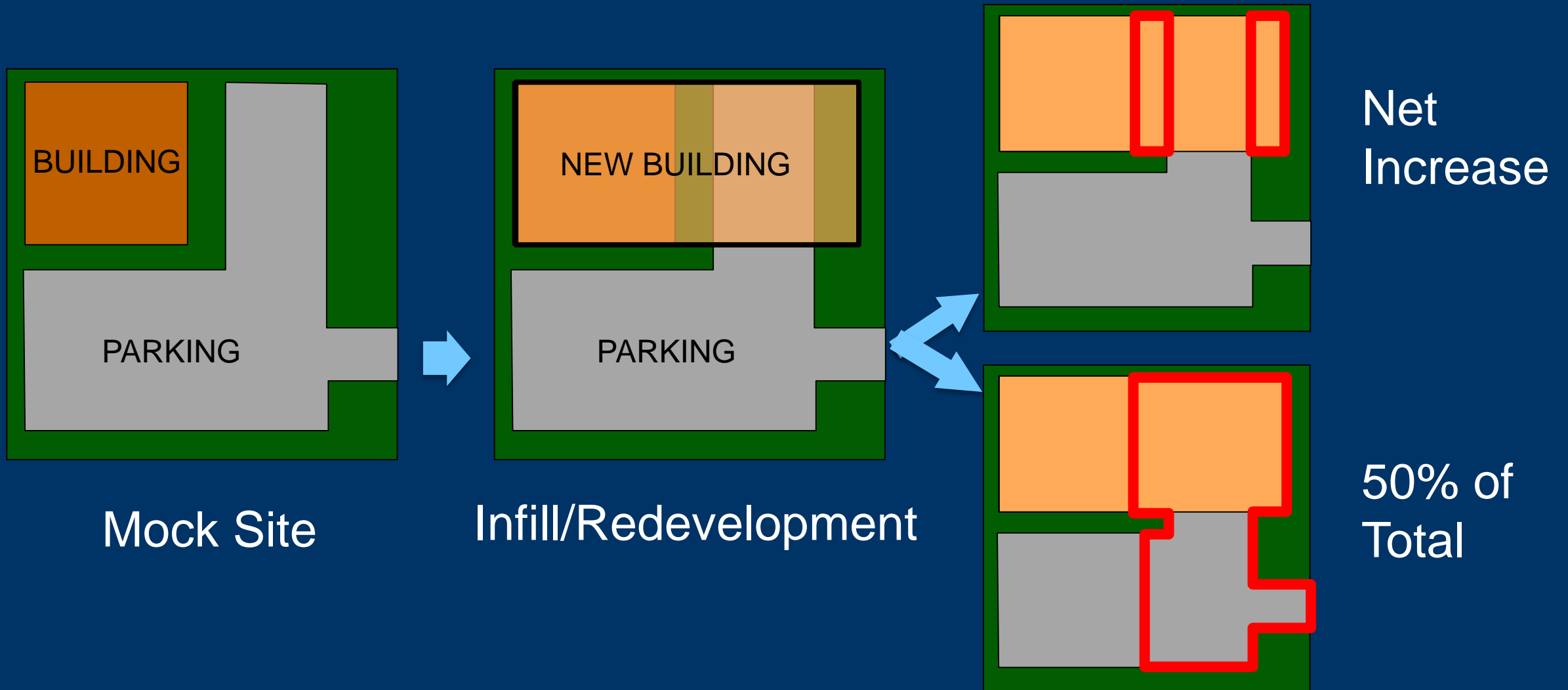


Issue Created by New Legislation

- 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



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)
Treat net increase in impervious area only
Limited development potential
2. Enhanced Development
Treat more impervious area
Development potential equal to current Blue Hill standards

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 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 of land
disturbance)

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

Equivalent to CC District

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

DIMENSIONAL STANDARDS:

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

Resource Conservation

Districts:

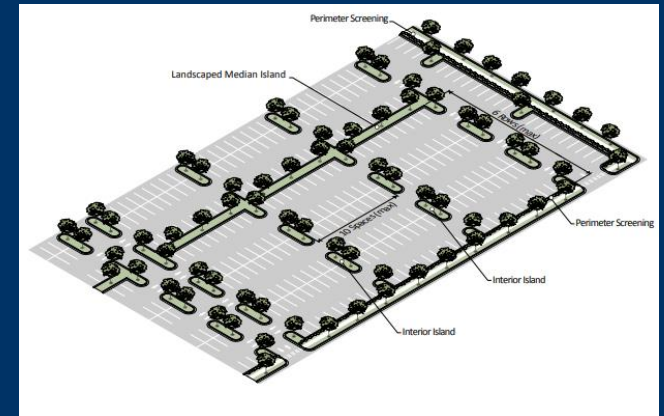
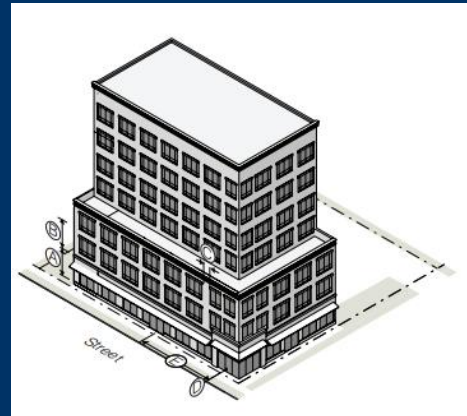
Not required

Equivalent to current Blue Hill District

Other Development Standards

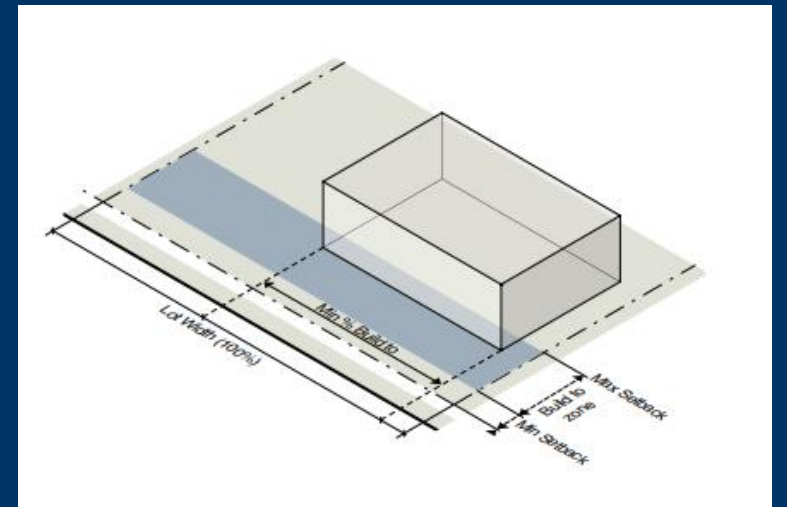
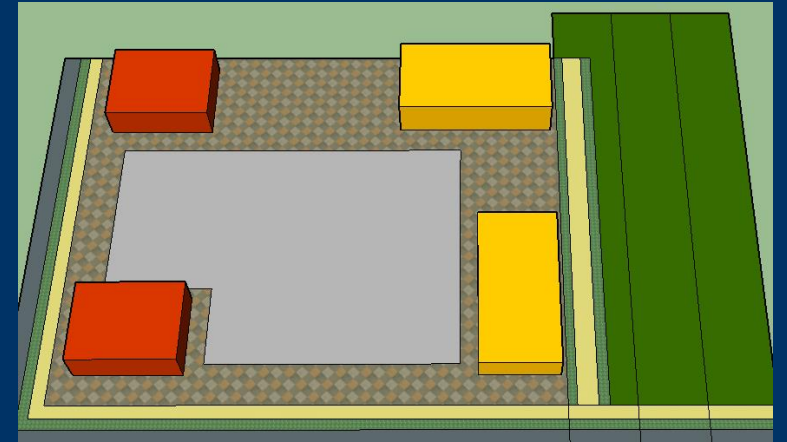
Same standards apply under both paths for:

- Permitted Uses
- Minimum height
- Sidewalks & street trees
- Outdoor Amenity Space
- Block length
- Pass-throughs
- Mass variation
- Building form & Materials
- Parking



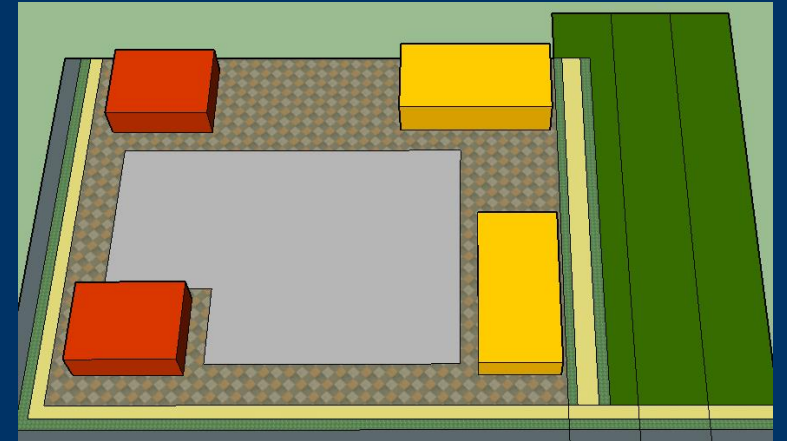
Other Development Standards

- Setbacks, min and max
 - Conventional: Each building meets max setback
 - Enhanced Development: Each lot frontage meets max setback



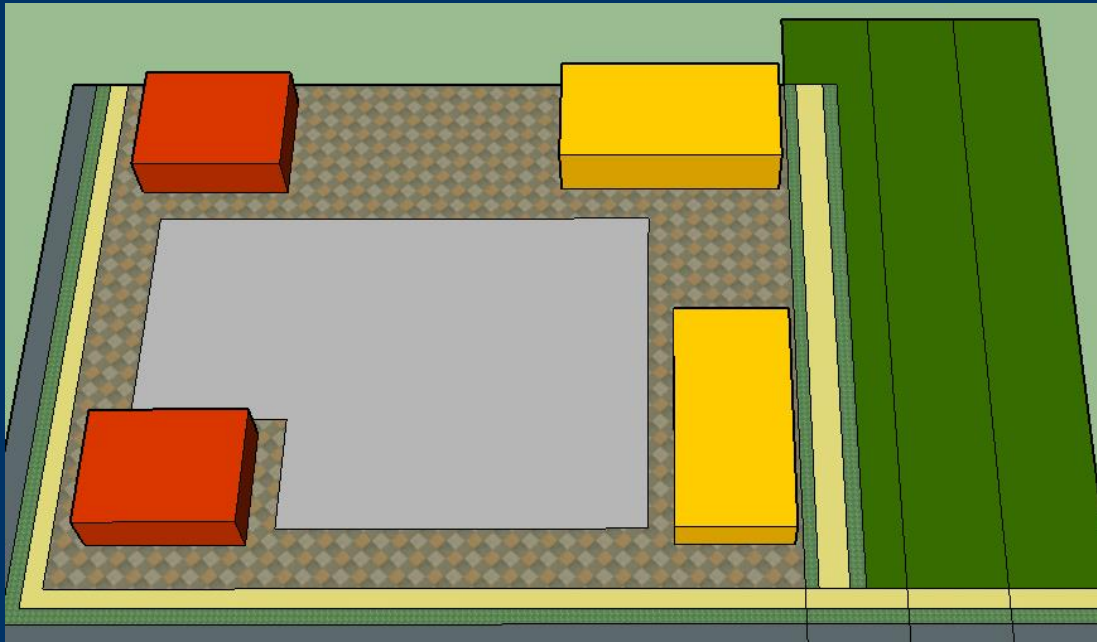
Other Development Standards







- Additional Green Space requirement for Conventional Path?
 - In addition to Outdoor Amenity Space
 - Impervious limit and/or Landscaping standards
 - Functional public space?



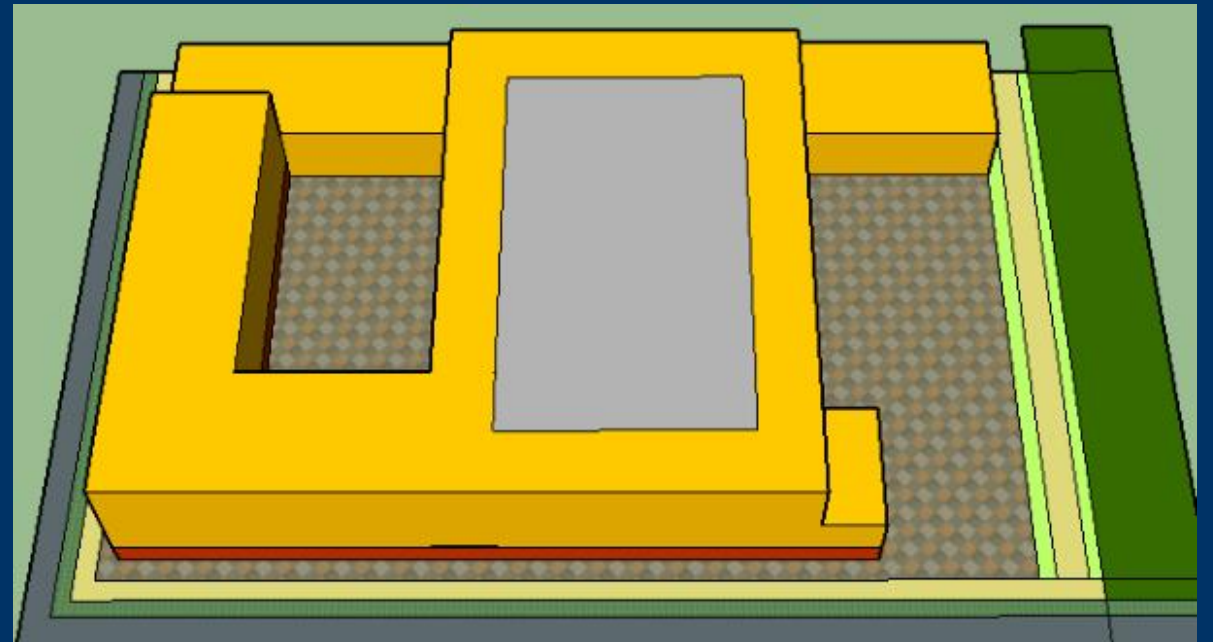
Development Scenarios

1. Conventional Path, with stream

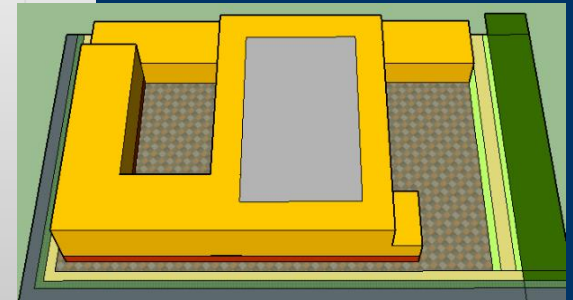
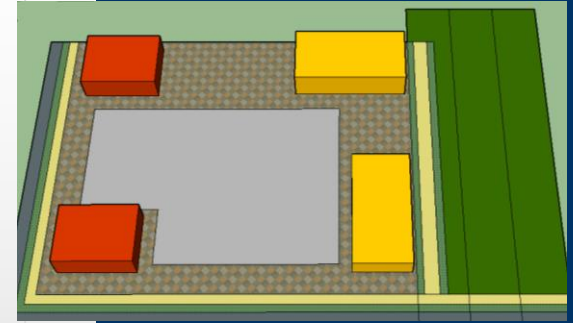
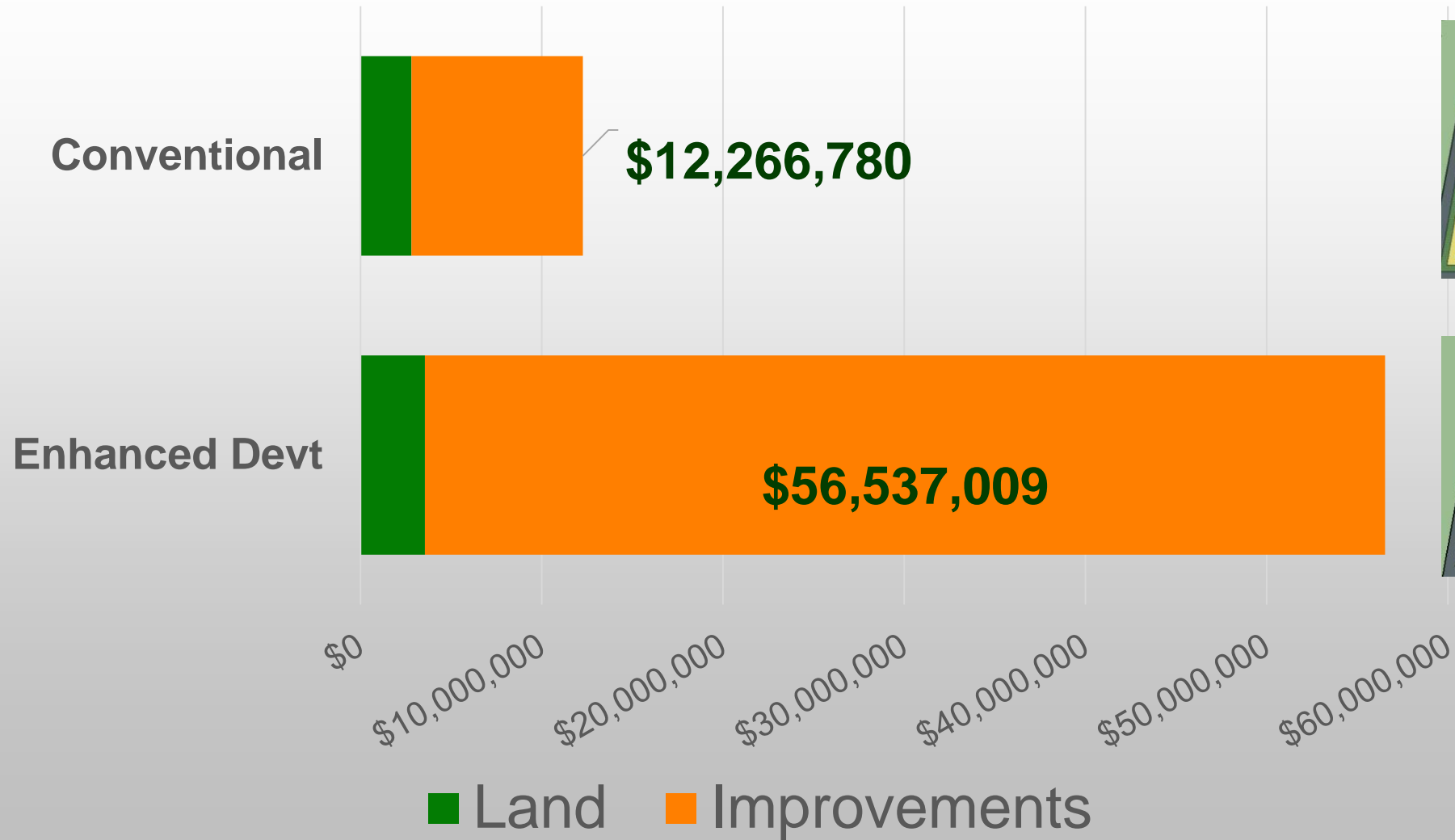


Key	
	Residential
	Commercial
	Parking
	Protected Stream Buffer
	Streetscape / Greenway
	Other Site Functions

2. Enhanced Development, with stream



Development Value



Financial Modeling

DEVELOPMENT POTENTIAL:

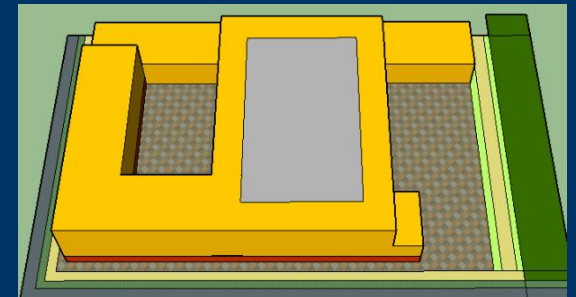
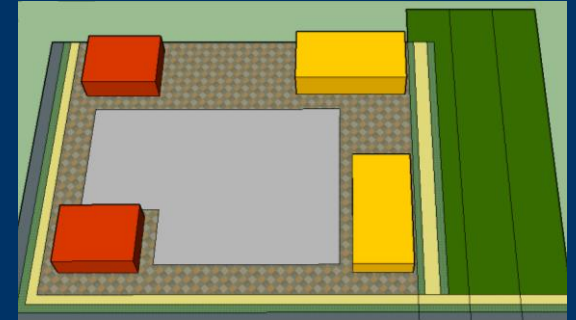
Building square footage reduced by ~80% under Conventional Path, due to FAR limits

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



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
- 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





Stakeholder Input



- Support for these changes from Advisory Boards
- Water Quality and Affordable Housing are important to community
- Housing Advisory Board recommends the affordable housing language, and applying Inclusionary Zoning
- Funding opportunity with stormwater tax district?
- Enhanced Development an attractive option for sites constrained by RCD's. But variance could be an 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

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








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
 1. Conventional (standards similar to Community Commercial)
Treat net increase in impervious area only
Limited development potential
 2. Enhanced Development
Treat more impervious area
Development potential equal to current Blue Hill standards

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



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