



Council Budget Work Session-2019.6.5



March 2018-Council Petition

Submitted by Council Members in March 2018

Interests

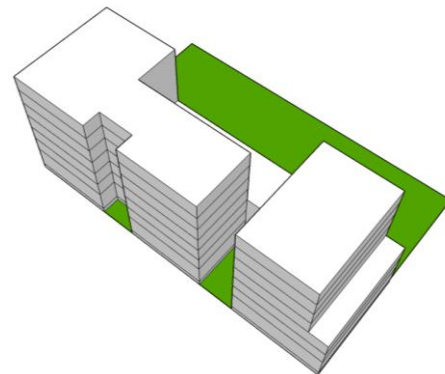
1. Encourage non-residential development
2. Achieve affordable housing goal
3. Address building size and massing concerns

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Action Taken for Interest 3

- Council adopted text amendments in June 2018
 - Recreation space must be outdoors, at-grade, connected to public realm
- Council direction to consider additional changes
- Key interest: 1) Soften *visual* impacts 2) Increase *pedestrian* permeability and 3) Avoid *unintentional consequences*



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Framing Potential Options

To Address Building Size and Massing

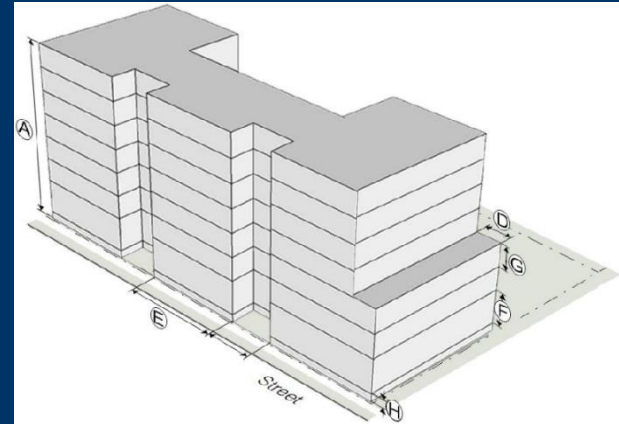
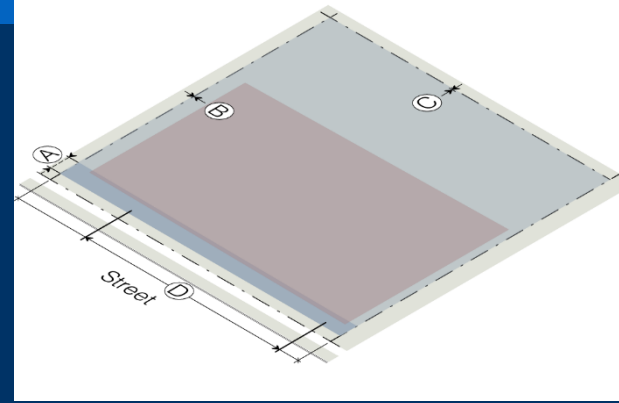
- 1) Increase pedestrian connections.
- 2) Increase view corridors, reduce obstructions of corridors by architecture.
- 3) Reduce architectural impact through upper floor reduction.

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Current Massing Standards in Blue Hill

LUMO Standards

- Block Standards
- Outdoor amenity space (6%)
- Building height (3, 5 or 7 stories)
- Recreation space (residential)
- Building step back -
(10' above 2nd or 3rd floor) or
module variation (6' offset/80')
- Upper story mass variation
(70% of floor plate of 3rd floor,
on average; 80% maximum)



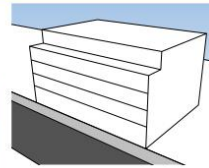
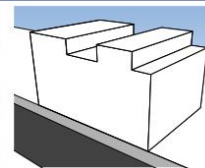
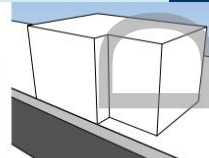
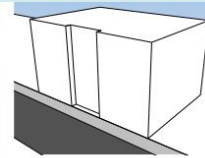
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Current Massing Standards in Blue Hill

LUMO Standards

Design Guidelines

- Variation in building massing
- Building articulation, including color and material changes, height variation, and step backs in the façade line.



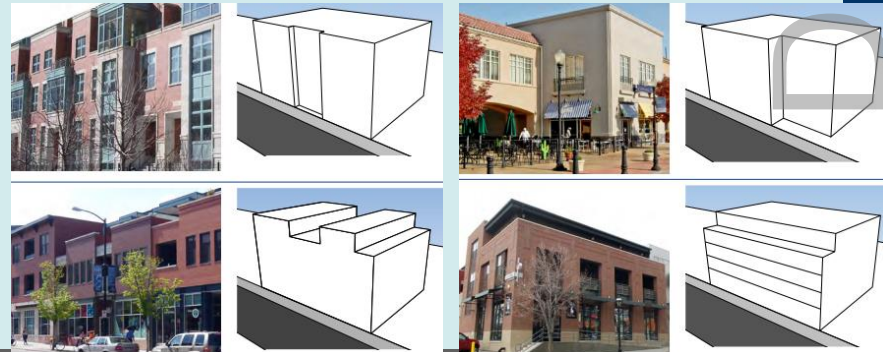
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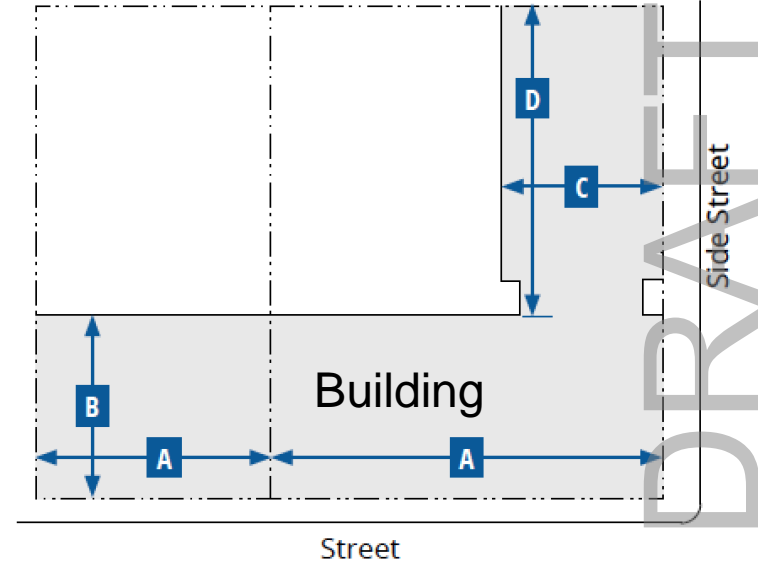
Additional Possible Standards to Address Building Mass

- 1) Maximum building width
- 2) Maximum building depth
- 3) Separate requirements for lined or internal buildings, such as parking garages
- 4) Maximum building footprint (total square feet)
- 5) Maximum building coverage (percentage of lot)
- 6) Maximum lot width
- 7) Finer grained upper-story footprint maximum percentages
- 8) Massing study began beginning of 2019

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Examples measures

- 1) Maximum building width [D]
- 2) Maximum building depth [C]
- 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 %

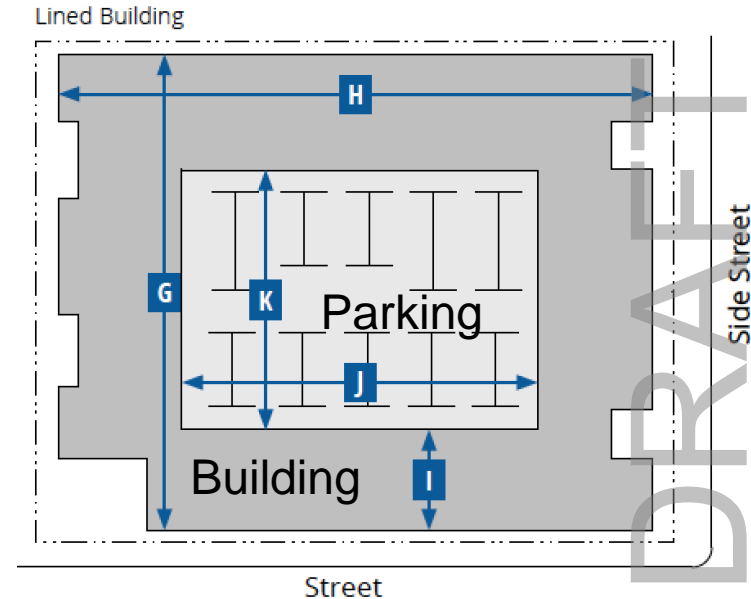


Key for Diagrams

- Lot Line
- Building Line
- Buildable Area

Examples measures

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



Key for Diagram

----- Lot Line	—— Building Line
Interior Building	Exterior Building

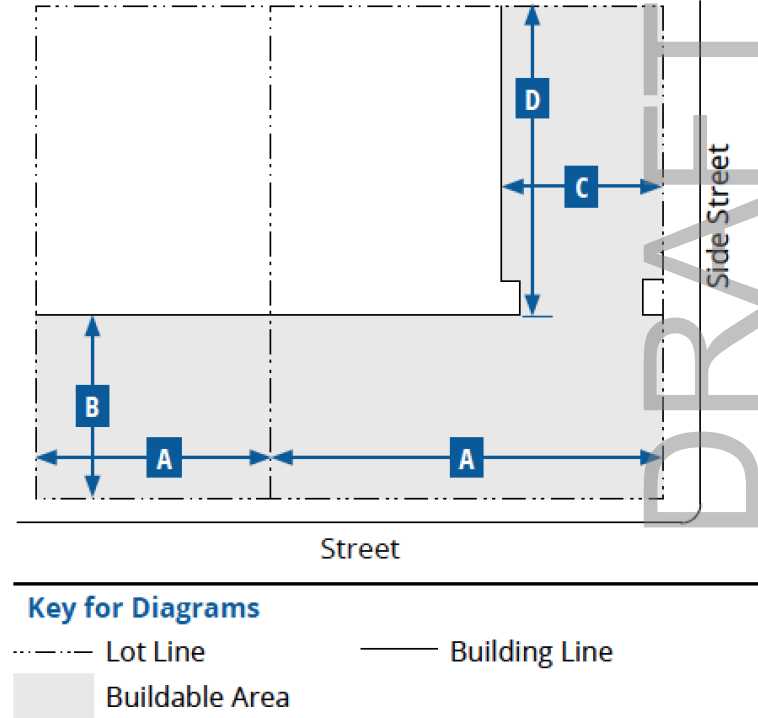
Examples measures

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



Examples measures

- 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 [A]
- 7) Finer grained upper-story %



Examples measures

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

Sample Approach:

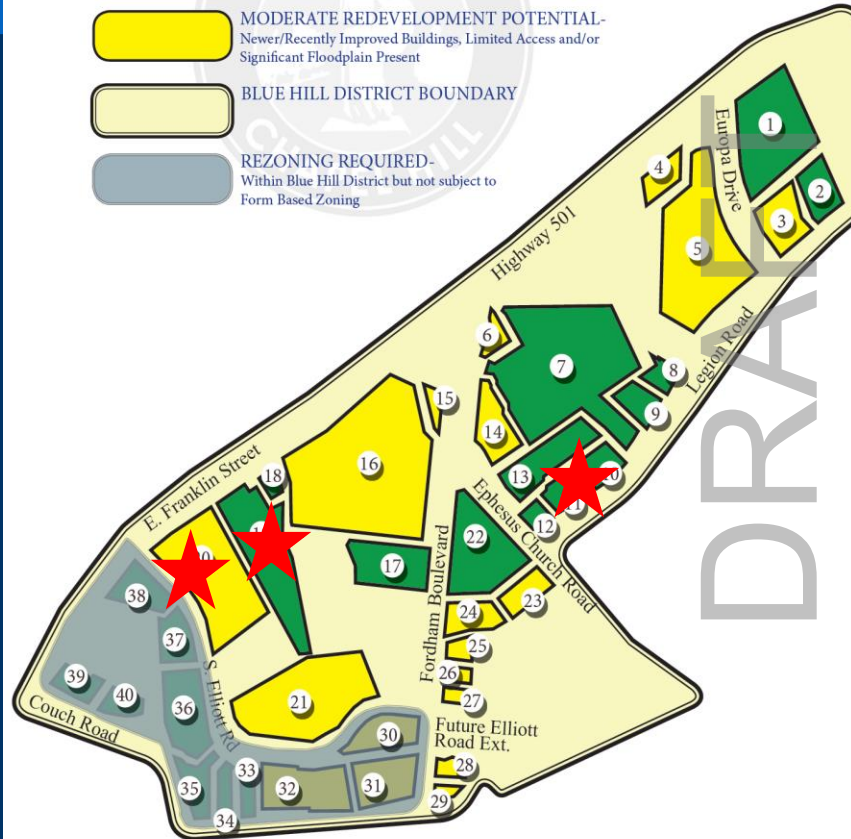
Allowable Massing By Story								
% allowed by story relative to ground floor								
Story	1	2	3	4	5	6	7	8
	100%	100%	100%	75-90%	50-80%	40-70%	25-50%	0%

Blue Hill Parcels

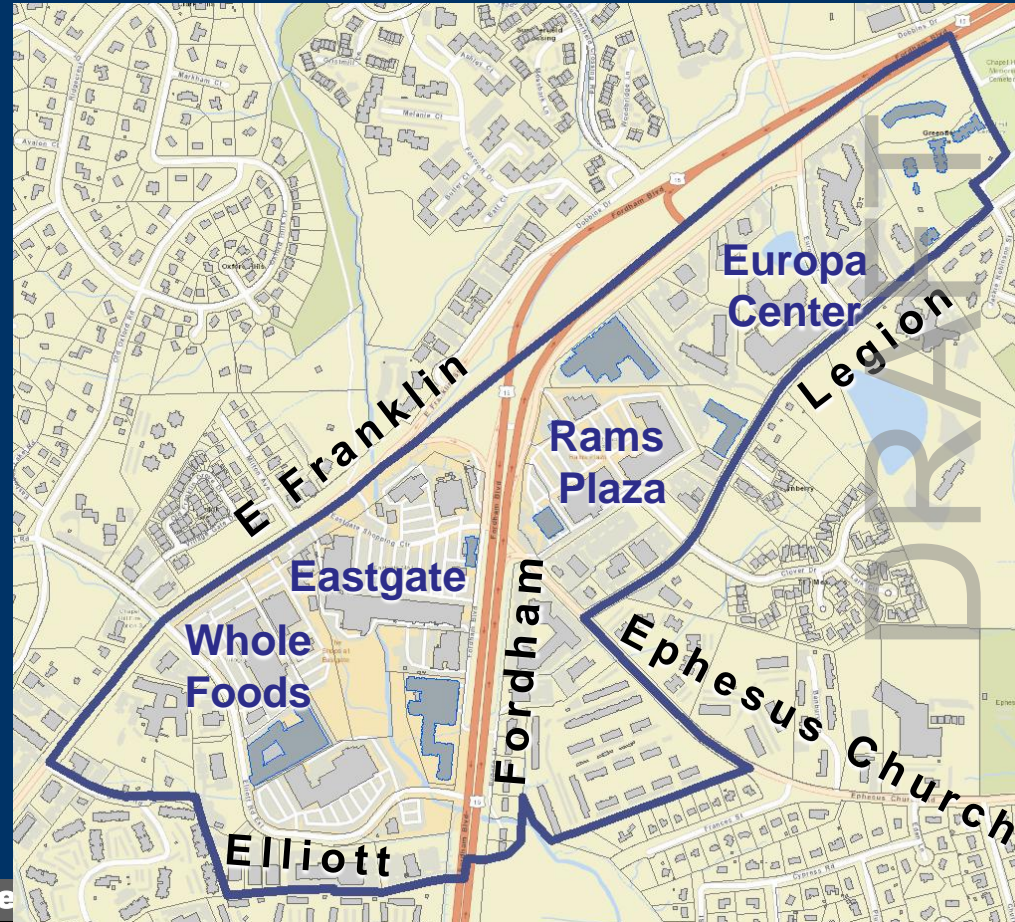
- Parcel size
- Parcel configuration
- Possibilities of combining parcels
- Redevelopment influences:
 - Site development constraints
 - Buildout differential
 - Market projections and demand
 - Owner decisions/financial capacity

PARCEL LEGEND

-  HIGHER REDEVELOPMENT POTENTIAL-
Older Buildings, Good Access
-  MODERATE REDEVELOPMENT POTENTIAL-
Newer/Recently Improved Buildings, Limited Access and/or
Significant Floodplain Present
-  BLUE HILL DISTRICT BOUNDARY
-  REZONING REQUIRED-
Within Blue Hill District but not subject to
Form Based Zoning



Blue Hill Parcels Reference Map



Summary: Standards for Additional Consideration

- 1) Maximum building width
- 2) Maximum building depth
- 3) Separate requirements for lined or internal buildings, such as parking garages
- 4) Maximum building footprint (total square feet)
- 5) Maximum building coverage (percentage of lot)
- 6) Maximum lot width
- 7) Finer grained upper-story footprint maximum percentages

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Potential Maximum Building Dimensions

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

- 1) 330' x 200' maximum; plus secondary wing allowed at 75' x 100'
- 2) Minimum 20' separation for multiple buildings exceeding #1
- 3) Maximum dimensions for an interior, lined building: 230' by 180'

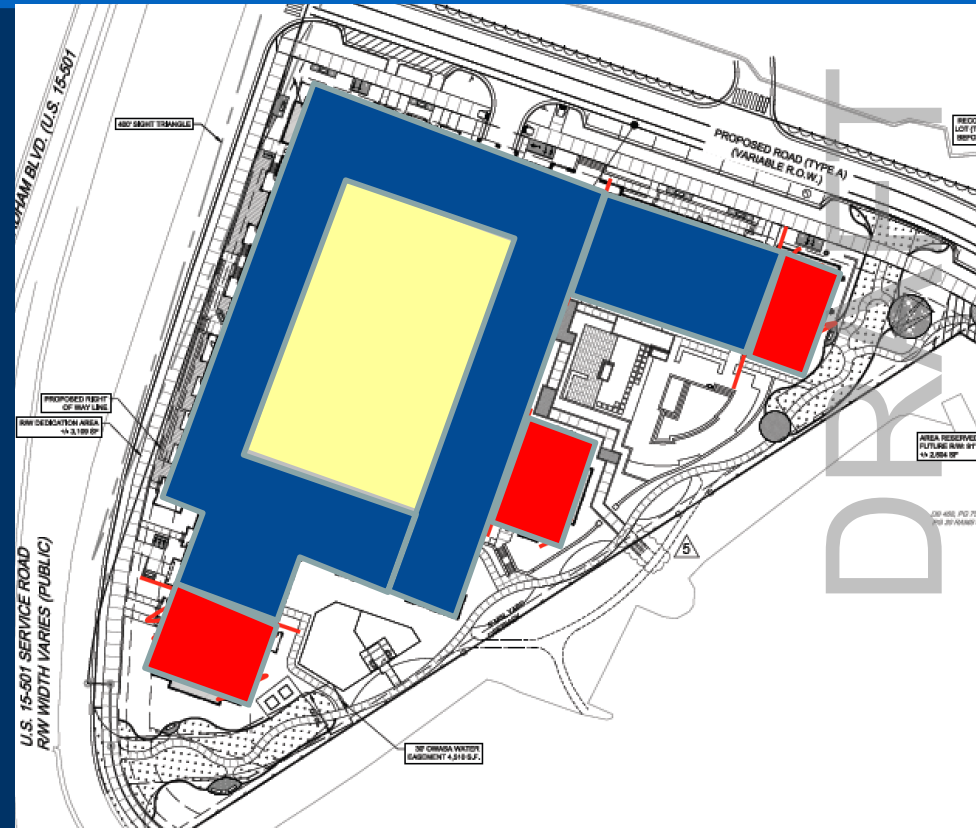
Zoning District: WR-3

- 1) 175' x 175' maximum, plus secondary wings allowed at 60' x 60'

Example Maximum Building Width and Depth

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

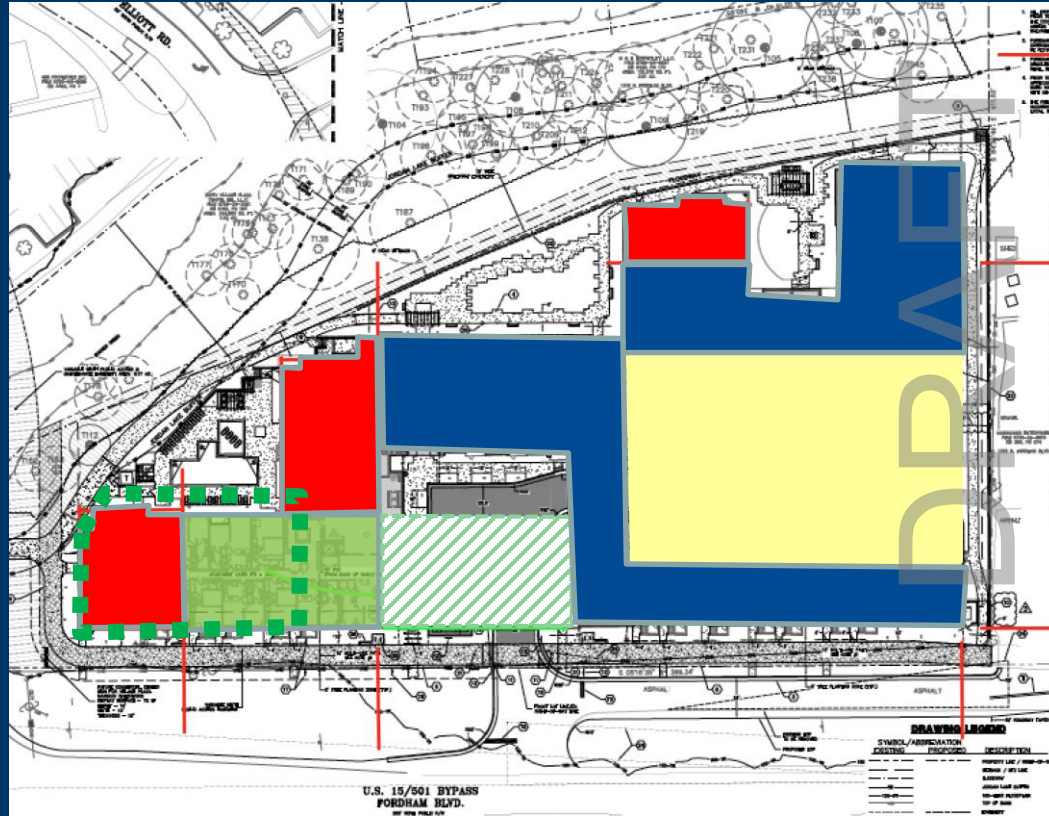
- 1) 330'x 200' maximum,
plus secondary wing 75' x 100'
- 2) Minimum 20' separation
- 3) Interior building: 230' by 180'



Example Impacts – Building Dimensions

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

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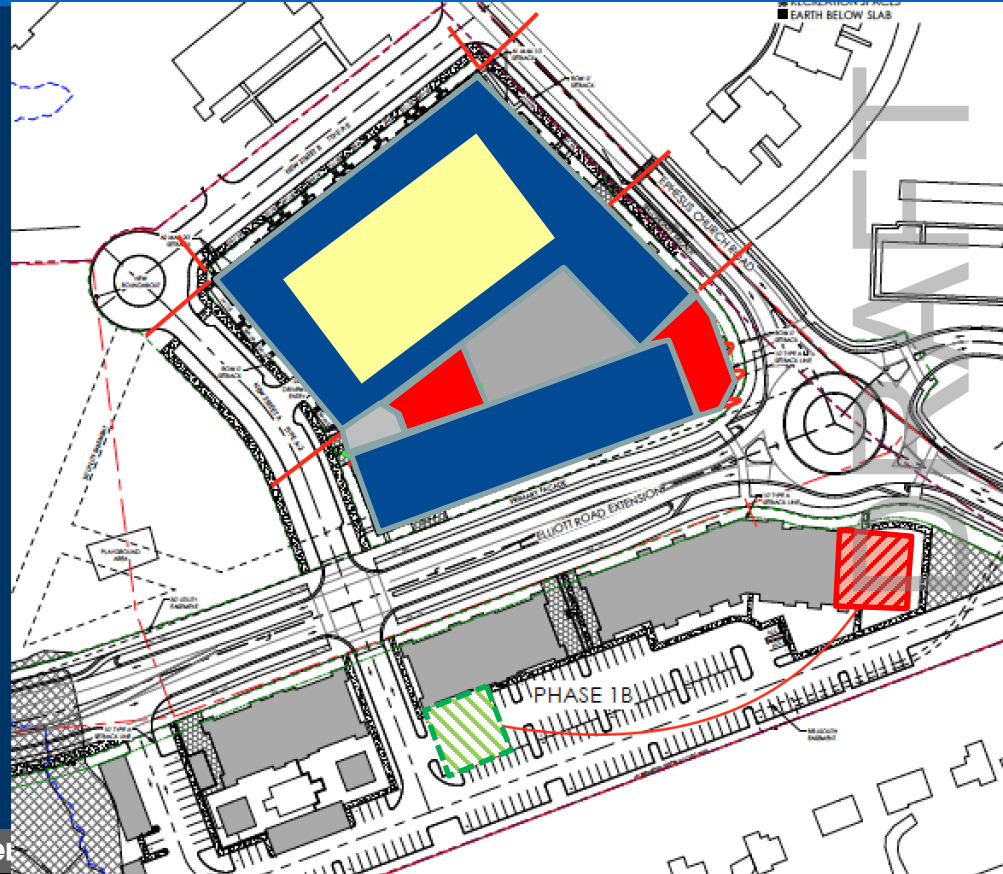
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- 1) 330' x 200' maximum, plus secondary wing 75' x 100'
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- 3) Interior building: 230' by 180'

Zoning District: WR-3

- 1) 175' x 175' maximum, plus secondary wing, 60' x 60'



Potential Upper Story Floor Plate Percentages

Allowable Massing By Story							
% allowed by story relative to ground floor							
Zone/ Story	1	2	3	4	5	6	7
WX-5	100%	100%	100%	90%*	60%	n/a	n/a
WX-7	100%	100%	100%	90%	60%	50%	35%
WR-3	100%	100%	100%	n/a	n/a	n/a	n/a
WR-7	100%	100%	100%	90%	60%	50%	35%
Notes: a) * - WX-5 fourth floor may be 100% if 5th floor is 40% maximum b) LUMO stepback requirements apply, although possible incentivizing pathways could be implemented for combining simplified stepping with lower heights.							

Impacts - Upper Story Percentages

Small Parcel



Current Standard

- *70% floor plate reduction at 4th resulting in single step back*



Proposed Standard

- *Stepped floor plate reduction of 90%, 60% for floors 4/5*

Additional view will be provided at final presentation

Impacts - Upper Story Percentages

Large Parcel



Current Standard

- *70% floor plate reduction at 4th resulting in single step back*

Additional view will be provided at final presentation



Proposed Standard

- *Stepped floor plate reduction of 90%, 60%, 50% & 35%*
- *Max. building footprint of 330' x 200'.*
- *Max. interior building size of 230' x 180'*

Impacts - Upper Story Percentages

Small Parcel



Current Standard

- *70% floor plate reduction at 4th resulting in single step back*

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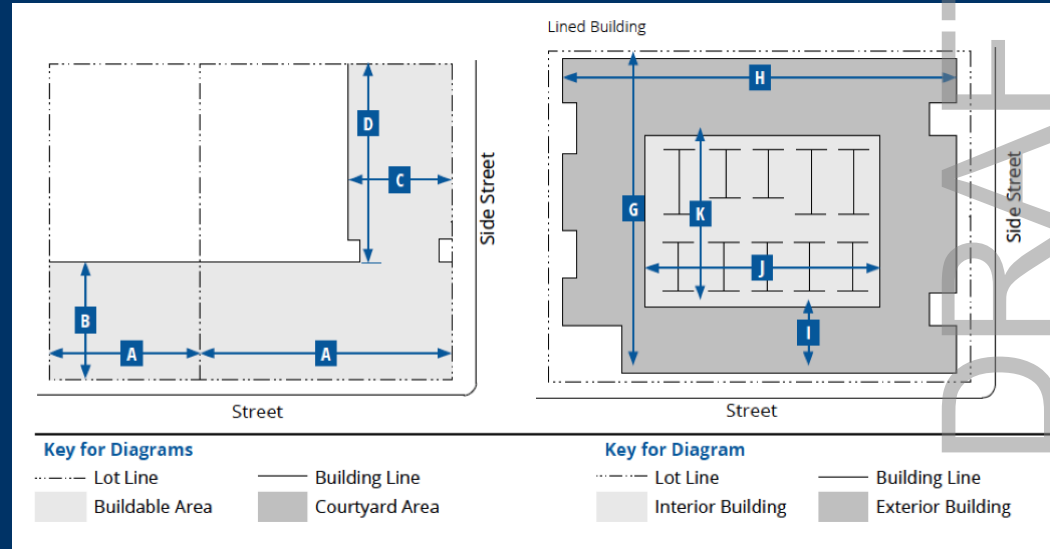


Proposed Standard

- *Stepped floor plate reduction of 90%, 60%, 50% & 35%*
- *Max. building footprint of 330' x 200'.*
- *Max. interior building size of 230' x 180'*

Summary

- 1) Impacts versus benefits
- 2) Steps going forward



Council Discussion and Feedback

- 1) Thoughts?
- 2) Questions?
- 3) Feedback?

