



# Proposed Changes to Blue Hill Form-Based Code

**Community Design Commission**  
May 28, 2019

**Response to  
New State  
Statute**

# 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



# 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

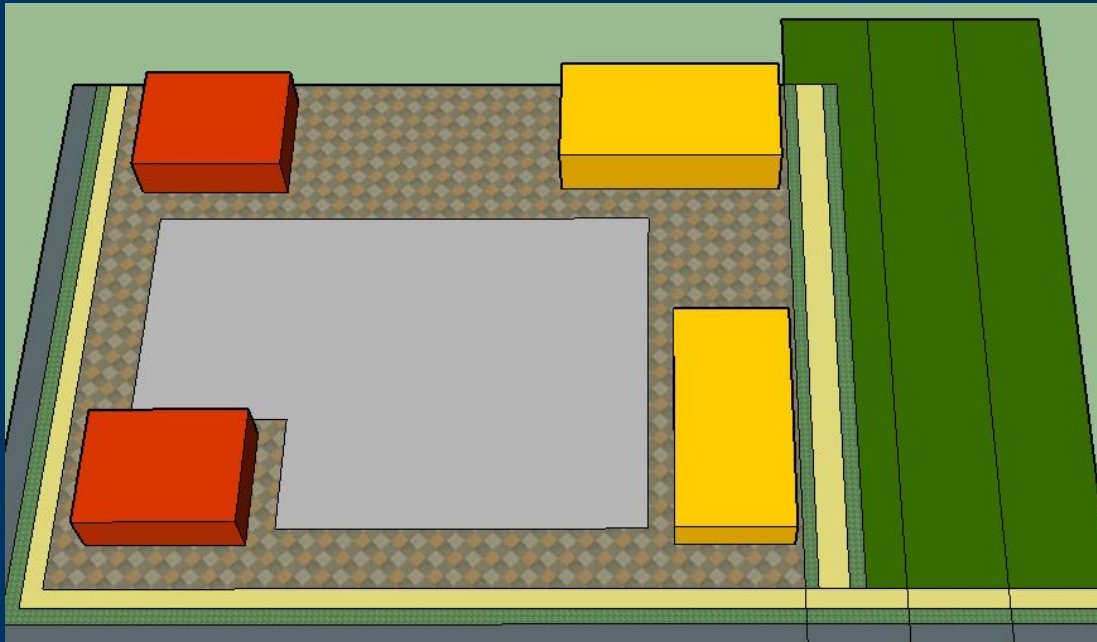
#### Districts:







Not required

*Equivalent to current Blue Hill District*

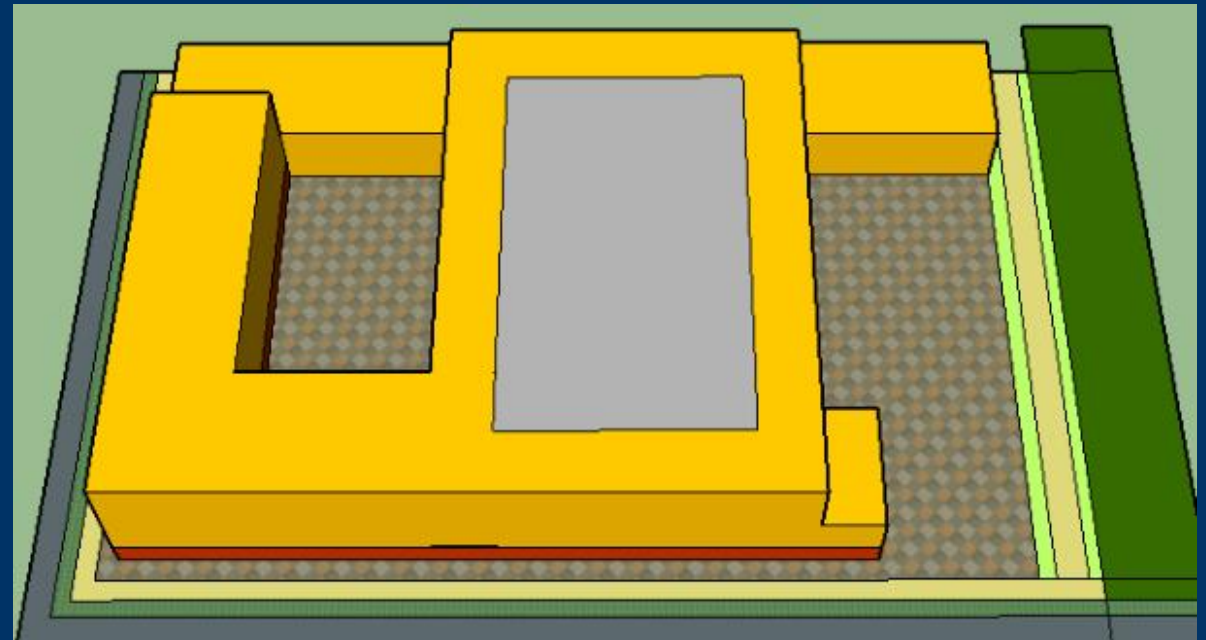
# Development Scenarios

## 1. Conventional Path, with stream



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

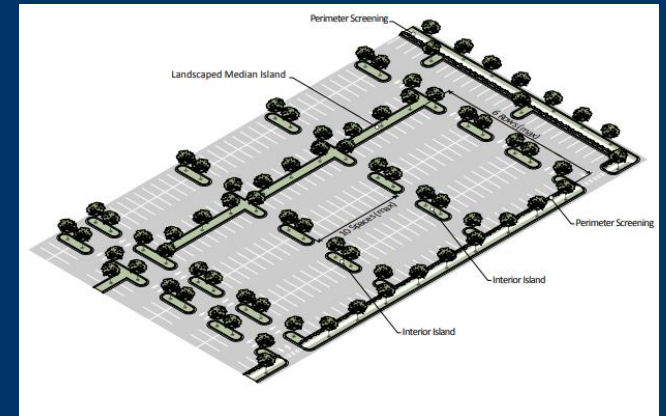
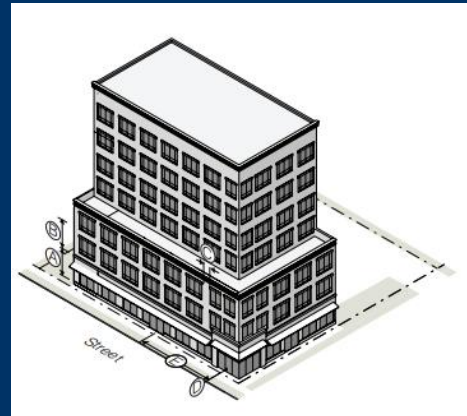
## 2. Enhanced Development, with stream



# Other Development Standards

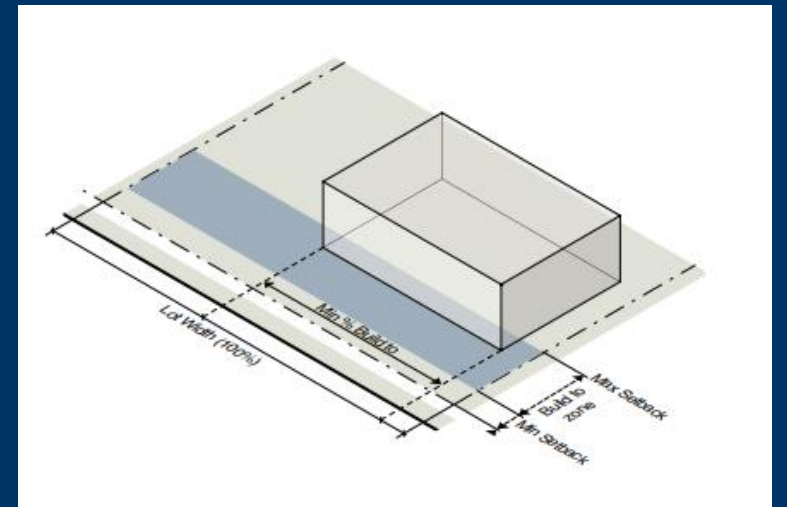
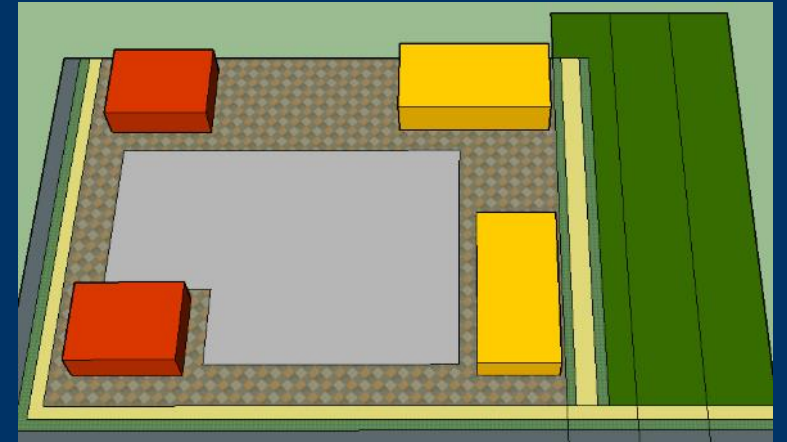
## Same standards apply under both paths for:

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



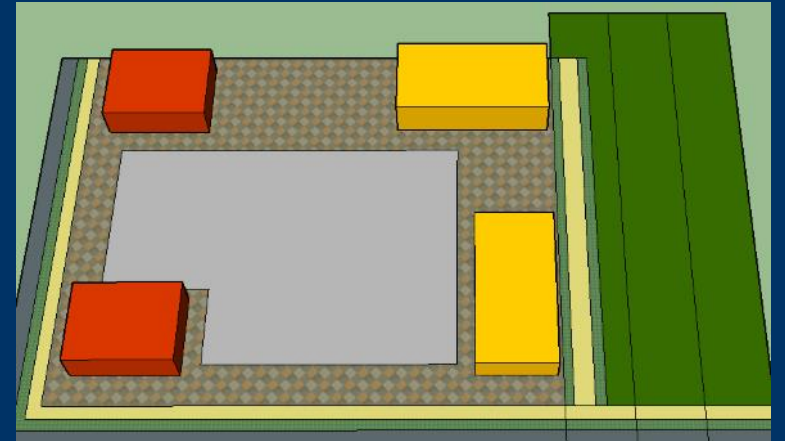
# Other Development Standards

- Setbacks, min and max  
Largely the same, except  
maximum setback measured  
differently
  - Conventional:  $\frac{2}{3}$  of  
building width
  - Enhanced Devt: 60%-80% of  
lot width



# Other Development Standards

- Additional Green Space requirement for Conventional Path?
  - In addition to Outdoor Amenity Space (6%)
  - Impervious limit and/or Planting standards?
  - Functional public space?



# Timeline

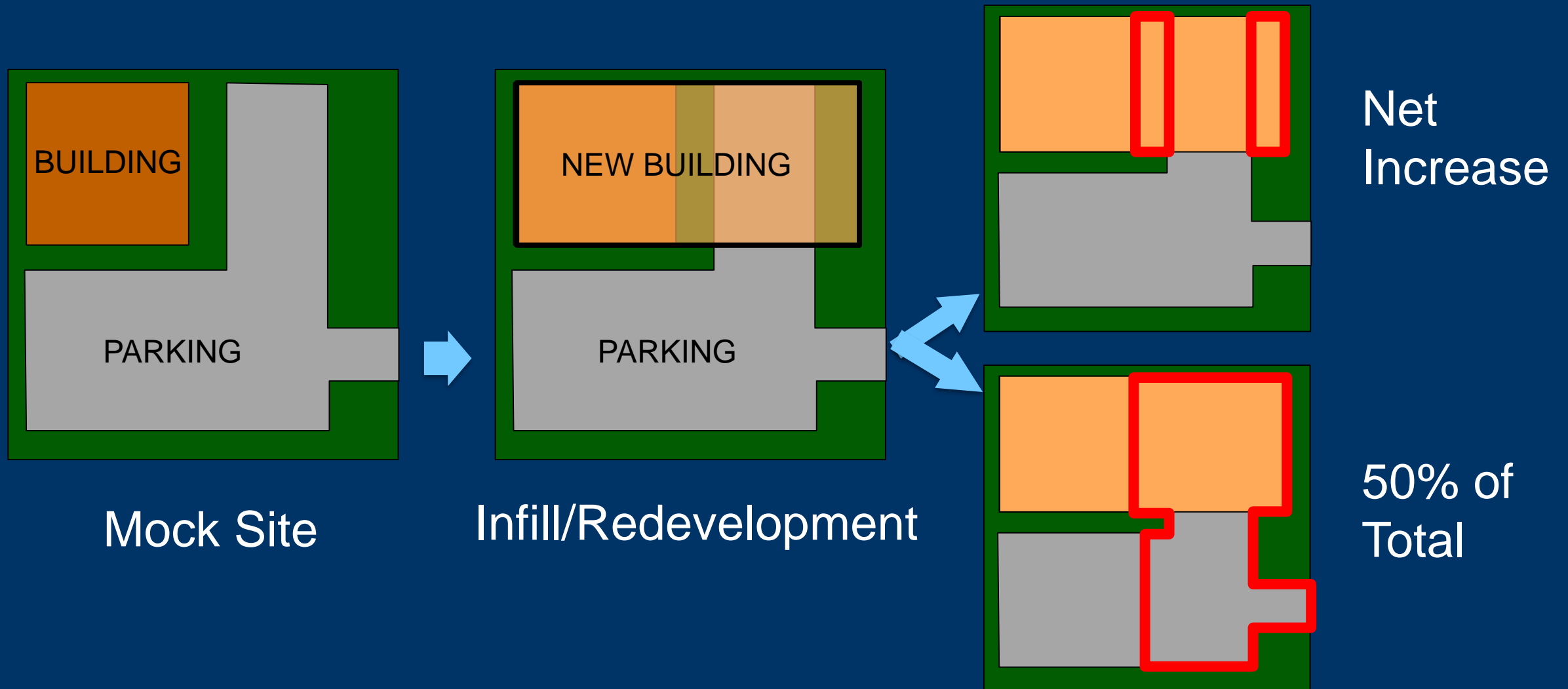
- Council opened the Public Hearing on May 22
- Request to receive CDC input on urban design considerations for Conventional path
- Continued Council discussion on June 26, 2019

# Staff Recommendation

- Initial questions and discussion
- Send additional questions and comments to staff by **June 7**



# Net Increase vs 50% of Total Post-Construction



# Other Opportunities Considered

- **IMPERVIOUS SURFACE LIMITS FOR SITES**  
Less effective for sites already developed
- **LOW IMPACT DEVELOPMENT STRATEGIES**  
May be out of context in District
- **RAINWATER CAPTURE AND REUSE**  
Effectiveness depends on irrigation needs