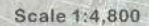




Council Budget Work Session | June 5, 2019



Council Petition-March 2018

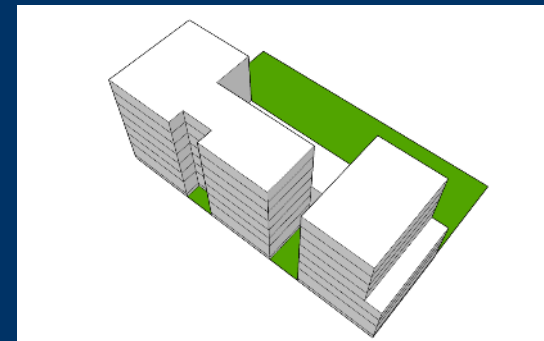
Submitted by Council Members in March 2018

Interests:

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

Action Taken for Interest #3

- Council adopted amendments in June 2018
 - Recreation space must be outdoors, at-grade, and connected to the public realm
- Council direction to consider additional changes, with adequate study to avoid unintentional consequences



Framing Potential Options

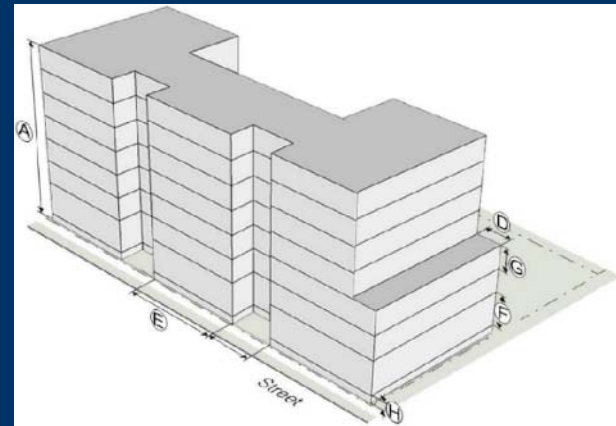
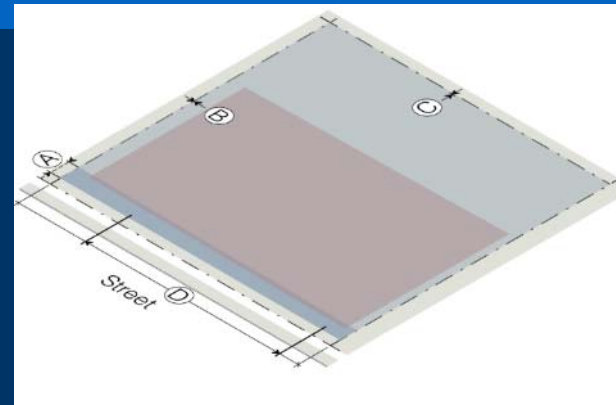
To Address Building Size and Massing

- 1) Increase pedestrian connections
- 2) Increase visual permeability
- 3) Reduce impact of building massing through upper floor reduction.

Current Massing Standards in Blue Hill

LUMO Standards

- Block Standards
- Outdoor amenity space (6%)
- Building height (3, 5 or 7 stories)
- Recreation space (for 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)

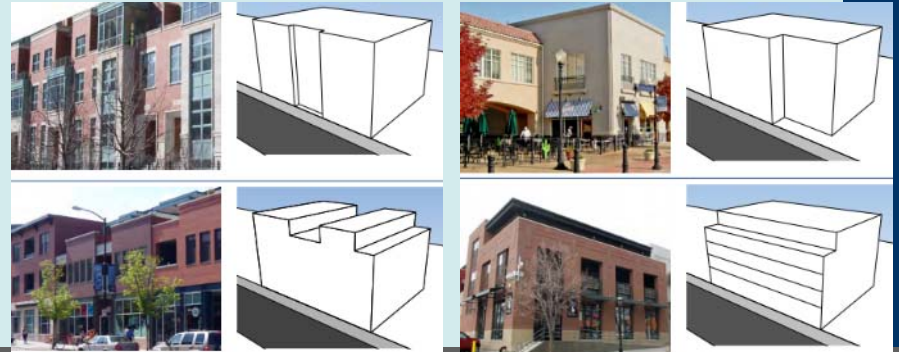


Current Massing Standards in Blue Hill

LUMO Standards

Design Guidelines

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



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 -
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module variation (6' offset/80')
- Upper story mass variation
(70% of floor plate of 3rd floor,
on average; 80% maximum)

Design Guidelines

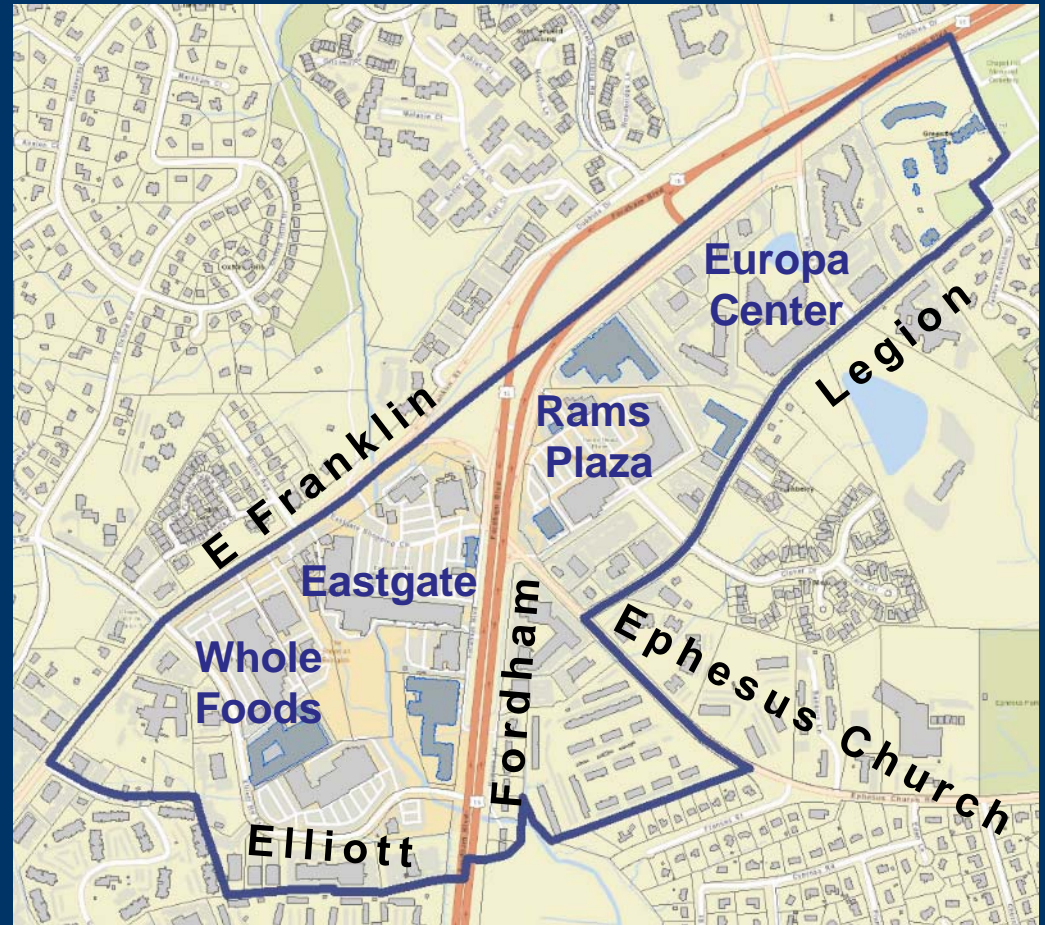
- Variation in building massing
- Building articulation, including color and material changes, height variation, and step backs in the façade line.



Additional Possible Standards to Address Building Mass

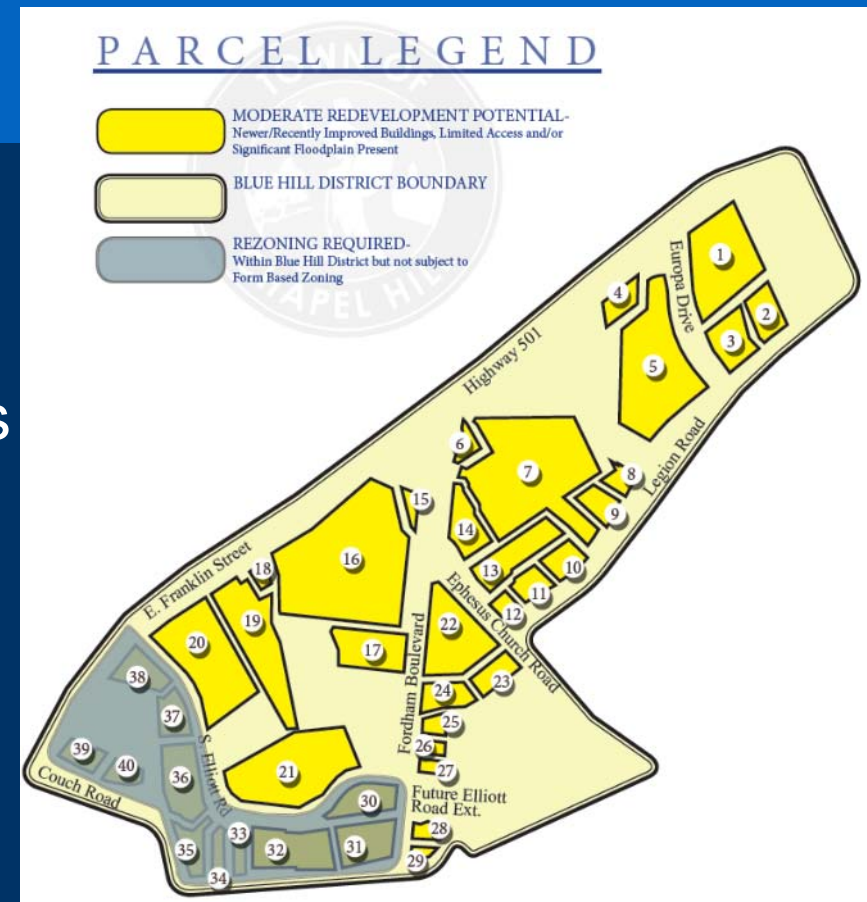
- 1) Maximum building width
- 2) Maximum building depth
- 3) Separate requirements for lined or internal buildings, such as parking garages
- 4) Maximum building footprint (total square feet)
- 5) Maximum building coverage (percentage of lot)
- 6) Maximum lot width
- 7) Finer grained upper-story footprint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

Blue Hill Reference Map



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

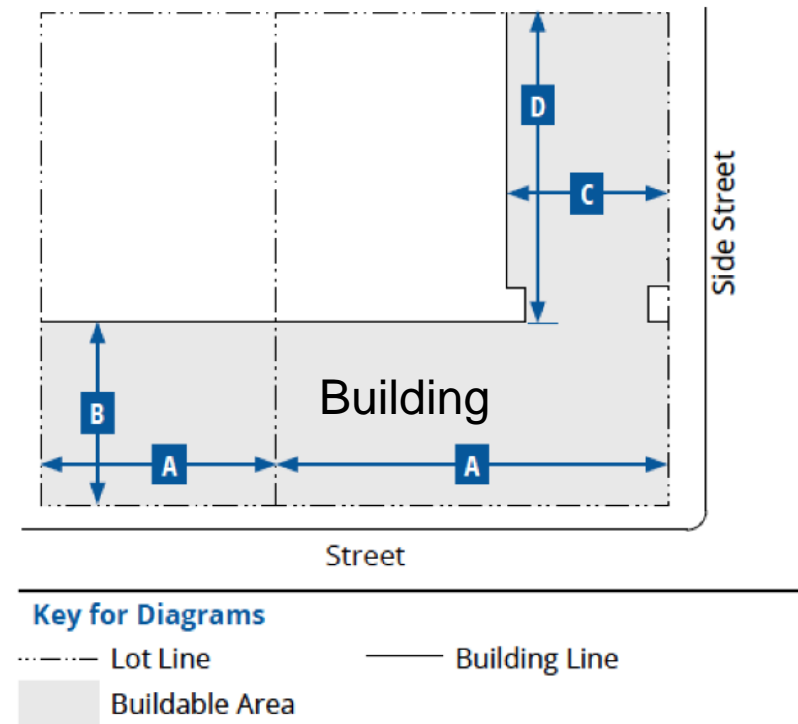


Measures Identified for Blue Hill

- 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
- 7) Finer grained upper-story %

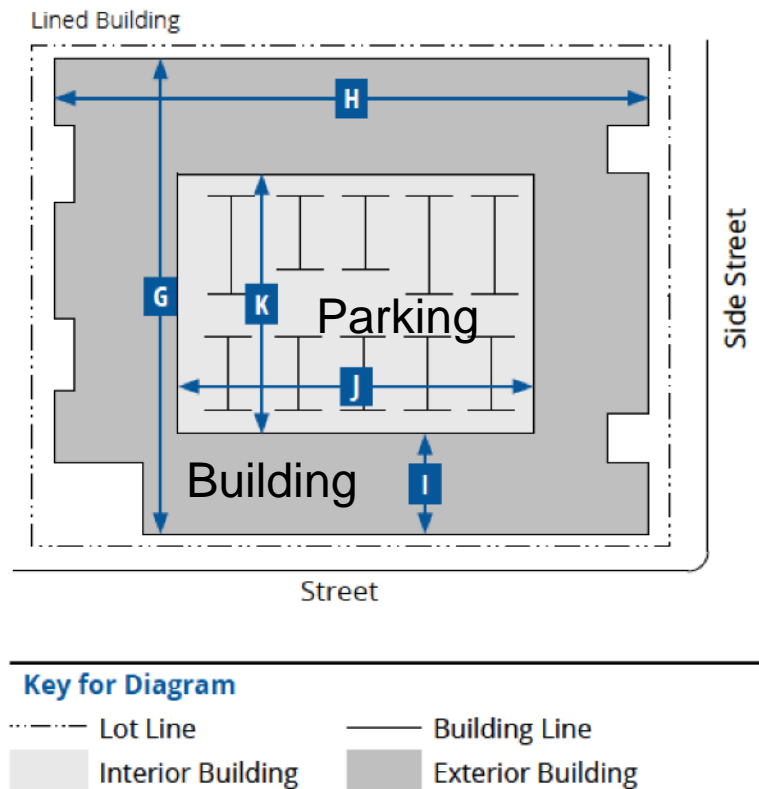
Measures Identified for Blue Hill

- 1) Maximum building width [A]
- 2) Maximum building depth [B]
- 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 %



Measures Identified for Blue Hill

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



Measures Identified for Blue Hill

- 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%

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

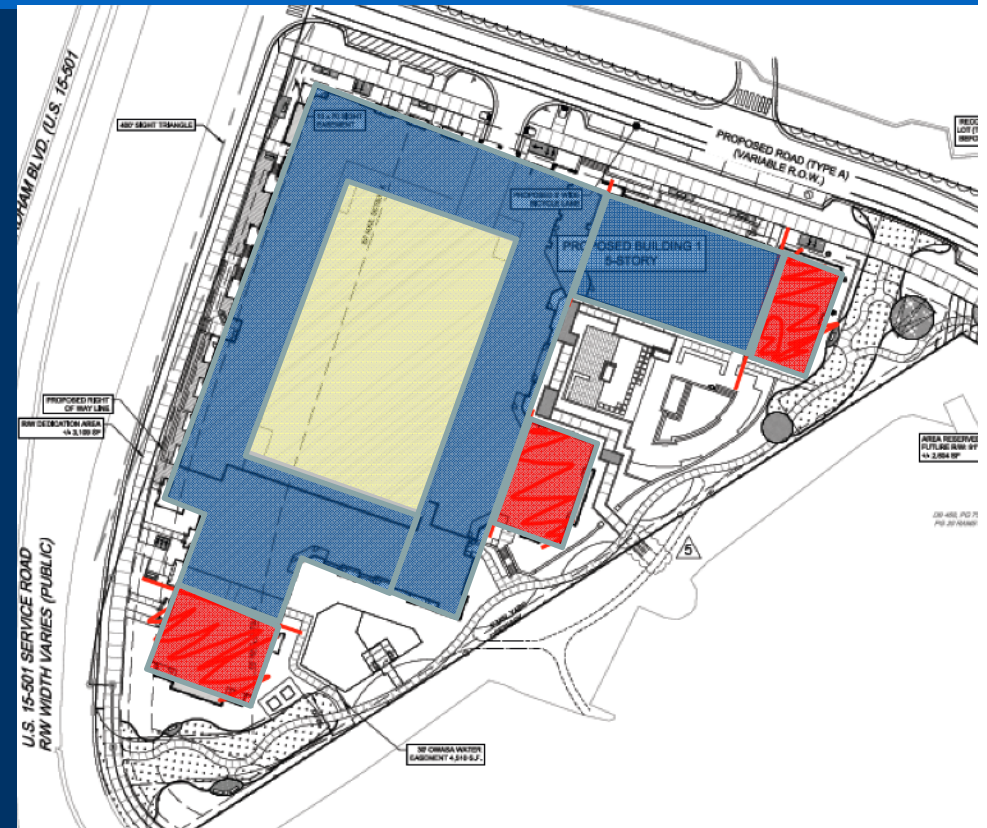
- 1) 175' x 175' maximum, plus secondary wings allowed at 60' x 60'

Example Impacts - Maximum Building Dimensions Hillstone Example

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

Standards:

- 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 Fordham Boulevard Apartments

FORDHAM BOULEVARD APARTMENTS

1312 Fordham Blvd.

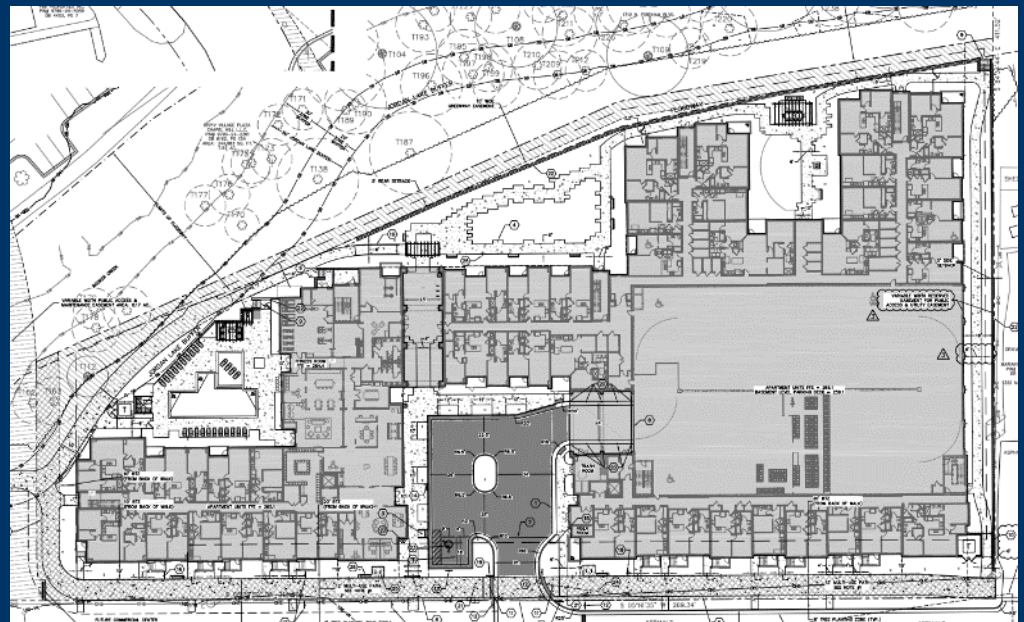


Example Impacts – Building Dimensions Fordham Boulevard Apartments

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

Standards:

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

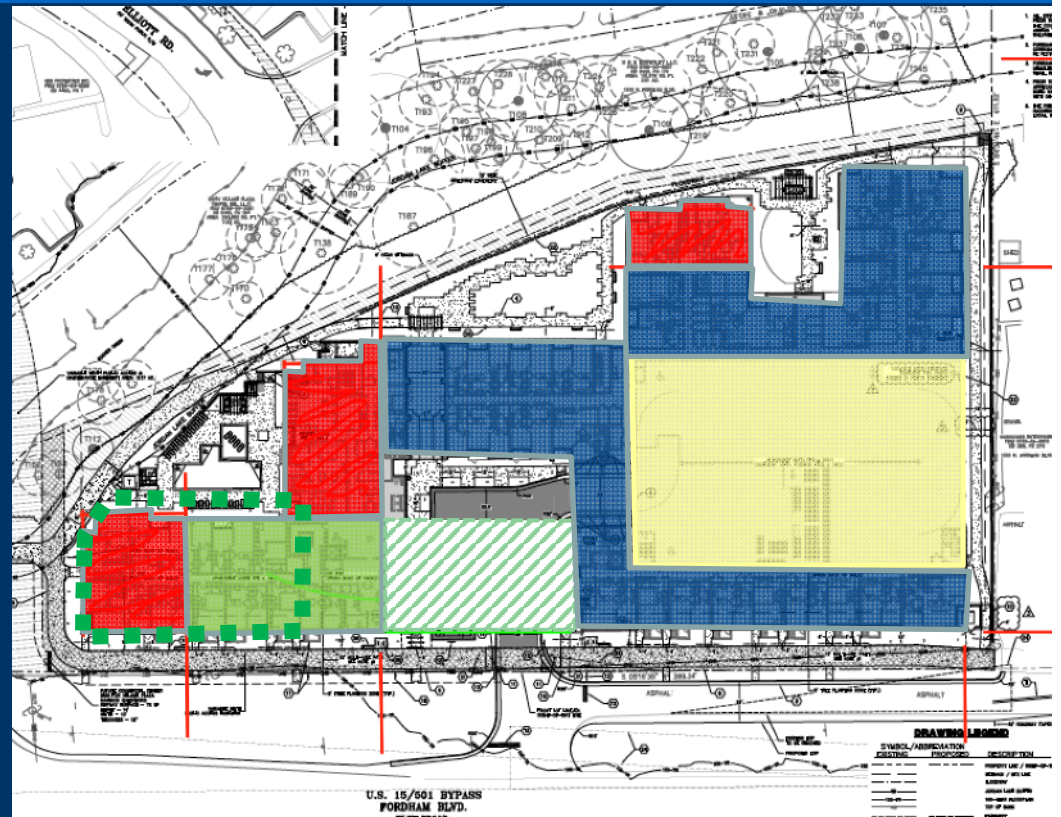


Example Impacts – Building Dimensions Fordham Boulevard Apartments

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

Standards:

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



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%			90%*	60%	n/a	n/a
WX-7				90%	60%	50%	35%
WR-7				90%	60%	50%	35%
<div>Notes:</div> <div>a) LUMO currently requires 70% average floors 4 and above (80% maximum)</div> <div>b) * WX-5 fourth floor may be 100% if 5th floor is 40% maximum</div>							

Conceptual Impacts - Upper Story Percentages



Current Standard – one interpretation

- 70% floor plate reduction, here applied in a single step back at the front

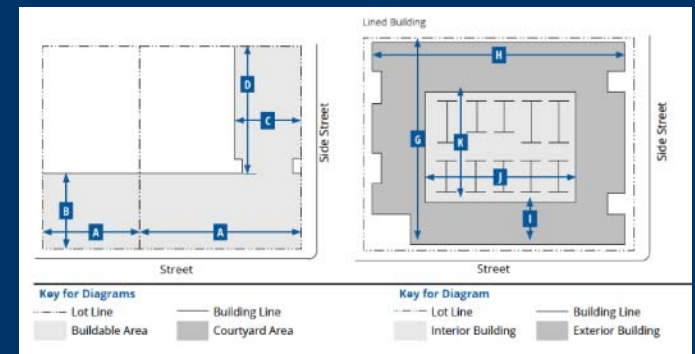


Proposed Standard

- Stepped floor plate reduction of 90% for 4th floor, 60% for 5th floor

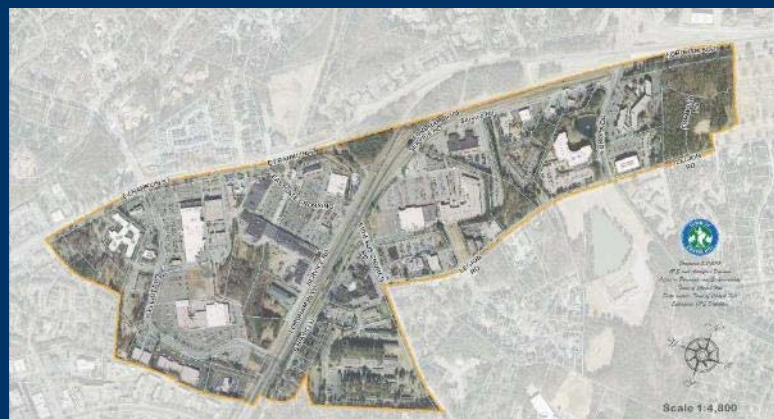
Impacts verses Benefits

- a) Reduced building volumes impact project yields and overall buildout of the District
- b) Slower buildout as gap between existing values and potential improvement values is curtailed
- c) Smaller footprint development could be encouraged if standards were tuned with more gradation across project size
- d) Overall building massing would be reduced

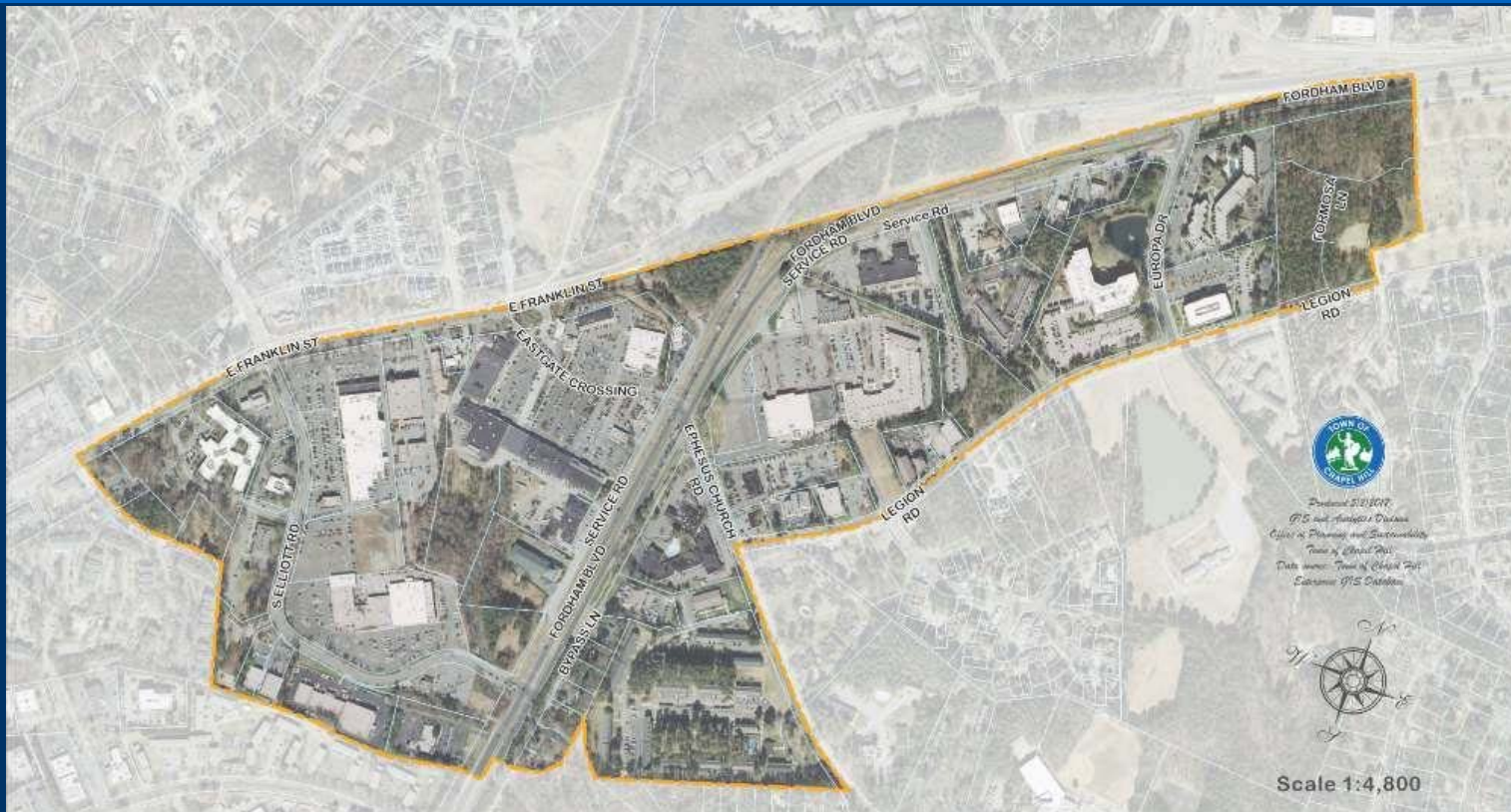


Next Steps

- Council questions and feedback
- Additional study and updates to Council as needed
 - Shared parking opportunities
- Text Amendment process for preferred standards



Council Discussion and Feedback





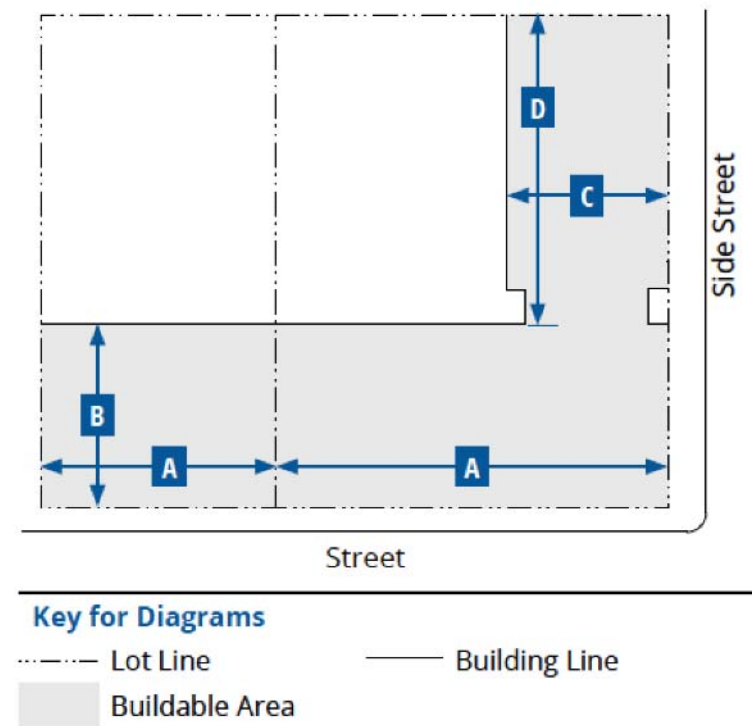
Examples measures

- 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 %



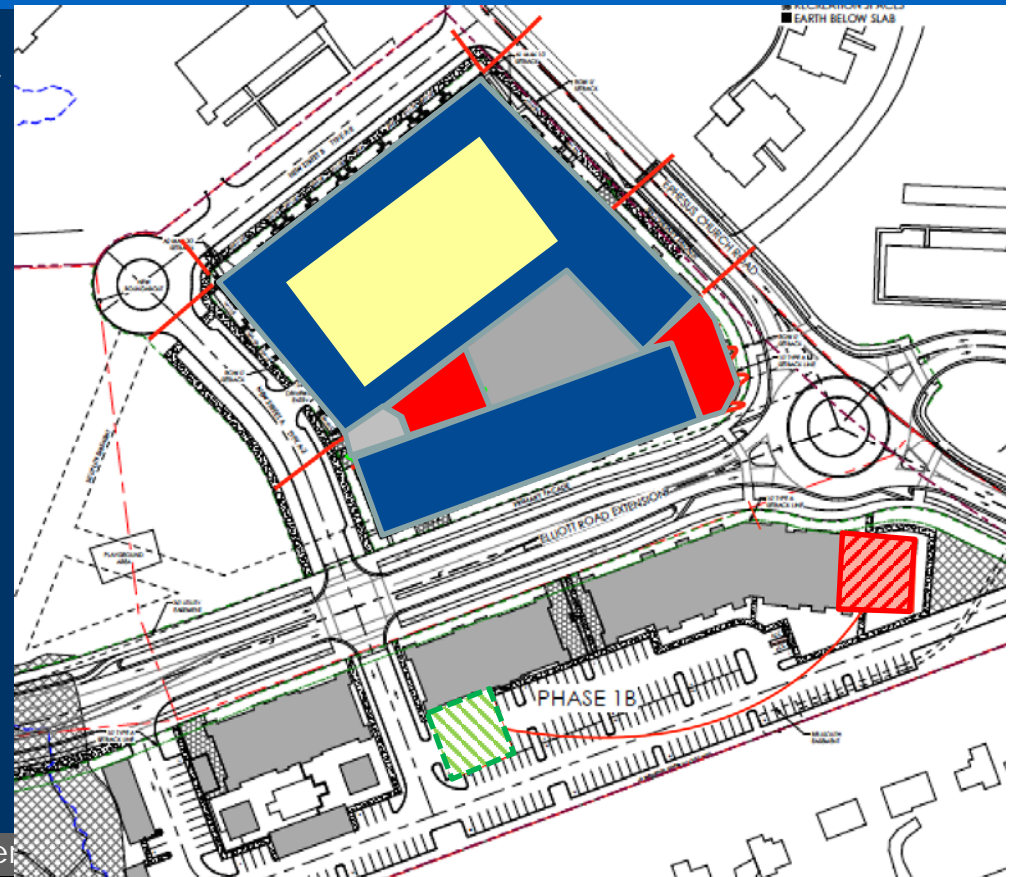
Example Impacts – Building Dimensions Park Apartments

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'

Zoning District: WR-3

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



Other Local Building Dimensions

Proposed Standard 330'x 200' maximum, plus secondary wing 75' x 100'

Berkshire- Longest Sides: Approx. 475' x 250'
201 S. Elliott Rd.

Fordham Apartments- Longest Sides: Approx. 600' x 260'
1312 Fordham Blvd.

Carolina Square (Target)- Longest Sides: Approx. 275' x 195'
143 W. Franklin St.

Southern Village (Pharmacy)- Longest Sides: Approx. 270' x 100'
300 Market St.

East54 (Aloft)- Longest Sides: Approx. 210' x 120'
1001 S. Hamilton Rd.