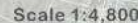


Blue Hill District Building Massing Standards

Council Budget Work Session | June 5, 2019



Council Petition-March 2018

Submitted by Council Members in March 2018

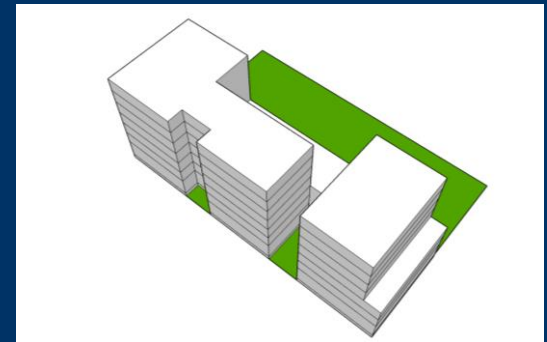
Interests:

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

“Develop standards around maximum linear street frontage, maximum building lot coverage, maximum building footprint or other standards to improve place-making and permeability throughout the district.”

Previous 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

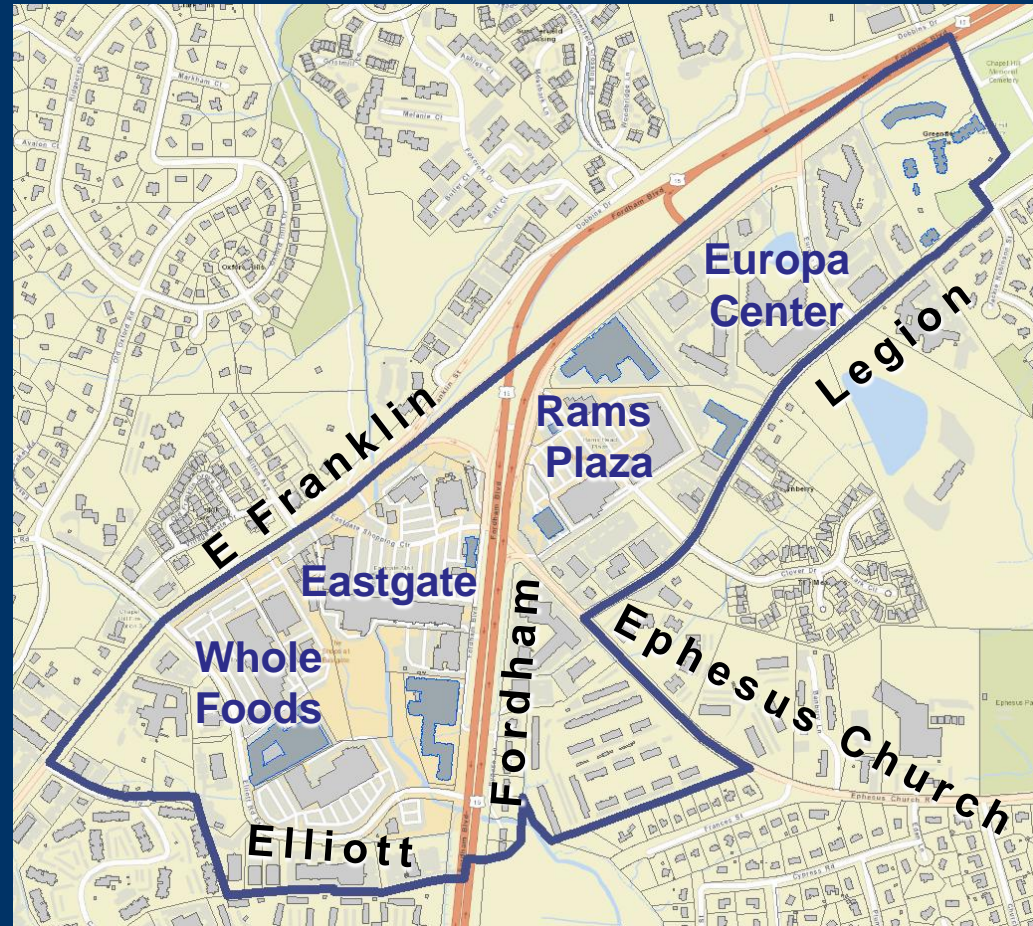


Framing Potential Options

New standards to address building size and massing should accomplish one or more of the following:

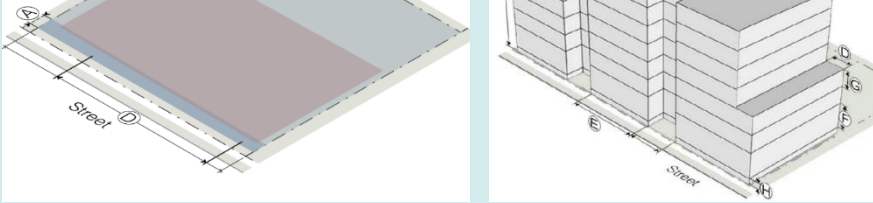
- 1) Increase pedestrian connections
- 2) Increase visual permeability
- 3) Reduce impact of building massing through upper floor reduction

Blue Hill Reference Map



Current Massing Standards in Blue Hill

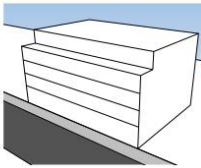
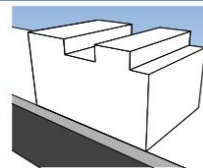
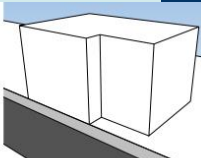
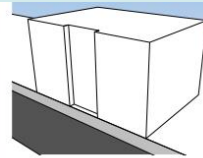
LUMO Standards

- Building height
Maximum of 3, 5, or 7 stories based on Subdistrict
 - Block Standards (*adopted March 2017*)
Street or greenway connections every 450'-600'
 - Outdoor amenity space (*adopted March 2017*)
Minimum 6% of site for public purposes
 - Recreation space (for residential)
- 
- Building step back (*revised May 2018*)
10' above 2nd or 3rd floor OR
module variation (6' offset/80')
 - Upper story mass variation (*adopted May 2018*)
70% of floor plate of 3rd floor,
on average; 80% maximum

Current Massing Standards in Blue Hill

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

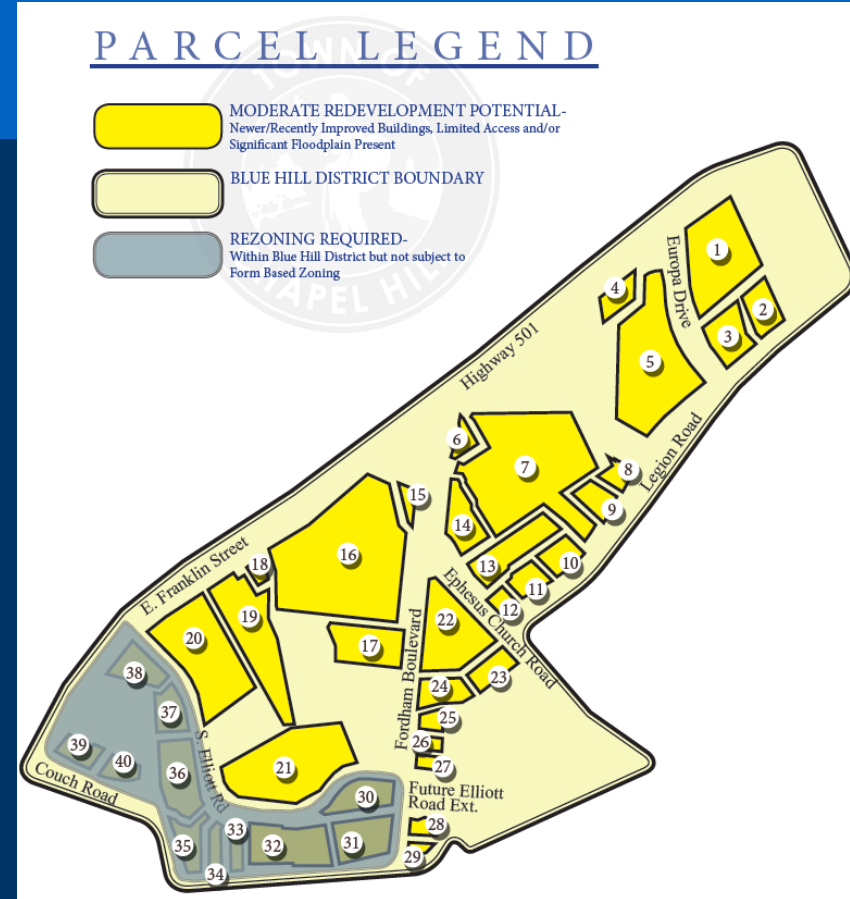
These regulatory measures were identified in early 2019 as potential ways to address building mass, and were then considered for appropriateness to the Blue Hill district based on existing conditions, parcel size variation, and desired outcomes as expressed through initiatives to date.

- 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 Parcels

Considering the standards in the abstract is insufficient to understand their appropriateness for the Blue Hill district given the variety of existing conditions in the district:

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



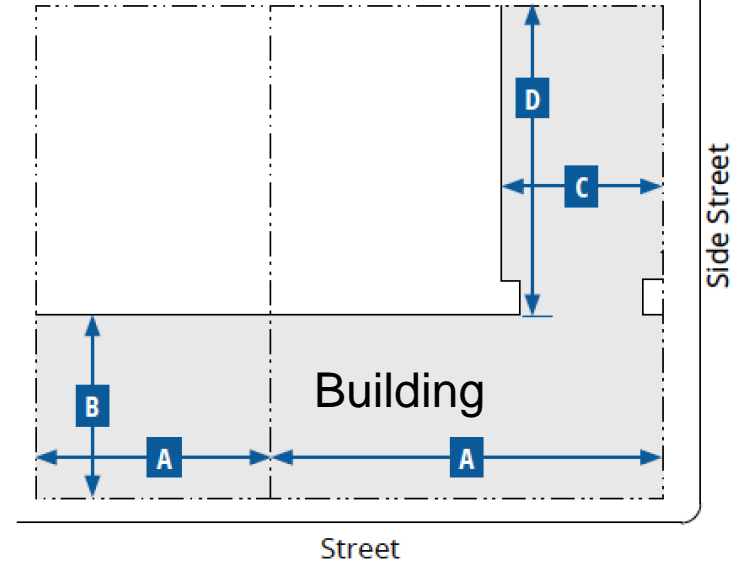
Measures Identified for Blue Hill

Based on existing conditions in the Blue Hill District, and the assumption that we should be giving consideration to both the economic viability of new projects and the stated desires to reduce the impact of large building massing, four of these measures are recommended for further consideration:

- 1) Maximum building width
- 2) Maximum building depth
- 3) Separate requirements for lined or internal buildings
- 4) 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 %

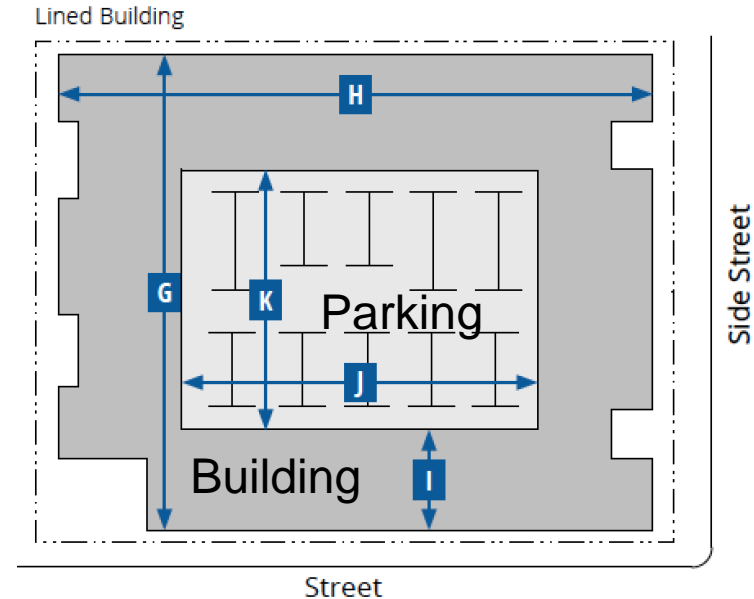


Key for Diagrams

- Lot Line
- Building Line
- Buildable Area

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 %



Key for Diagram

-----	Lot Line	-----	Building Line
Light Gray	Interior Building	Dark Gray	Exterior Building

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 %

The Consultants Report provides an assessment of all 7 standards and reasons for not recommending standards 4-6

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'

Other Local Building Dimensions – Provided as Reference

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

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

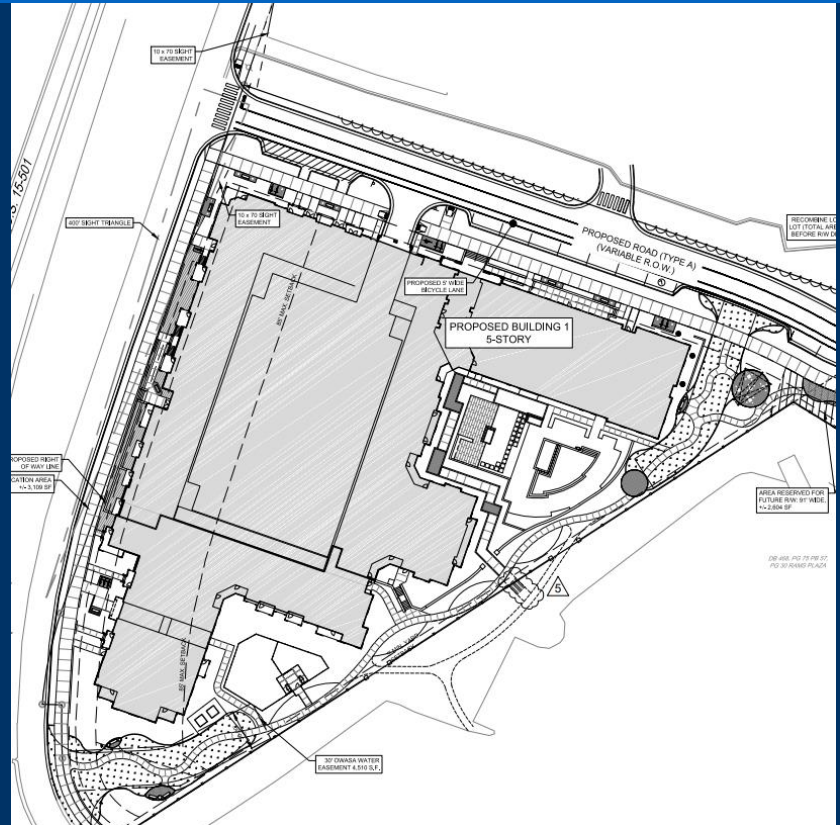
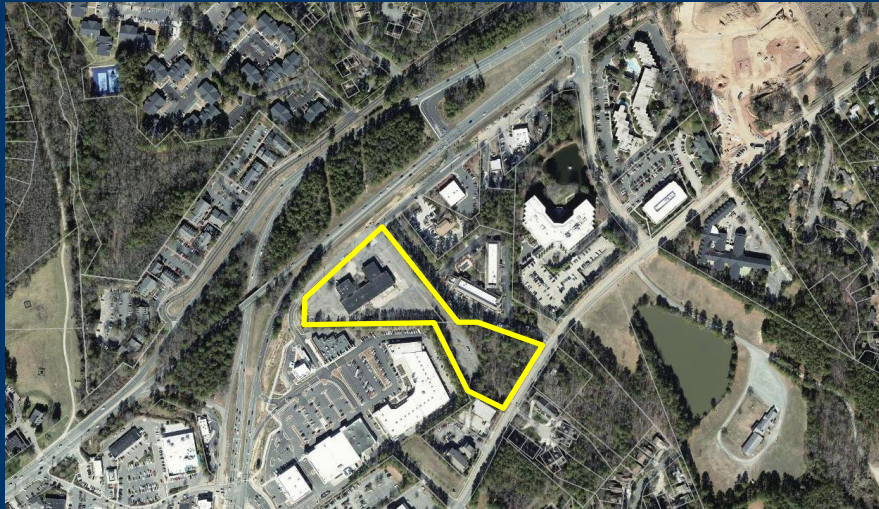
Fordham Apartments- Longest Sides: Approx. 600' x 260'
1312 Fordham Blvd.

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.

1736 Fordham Blvd.



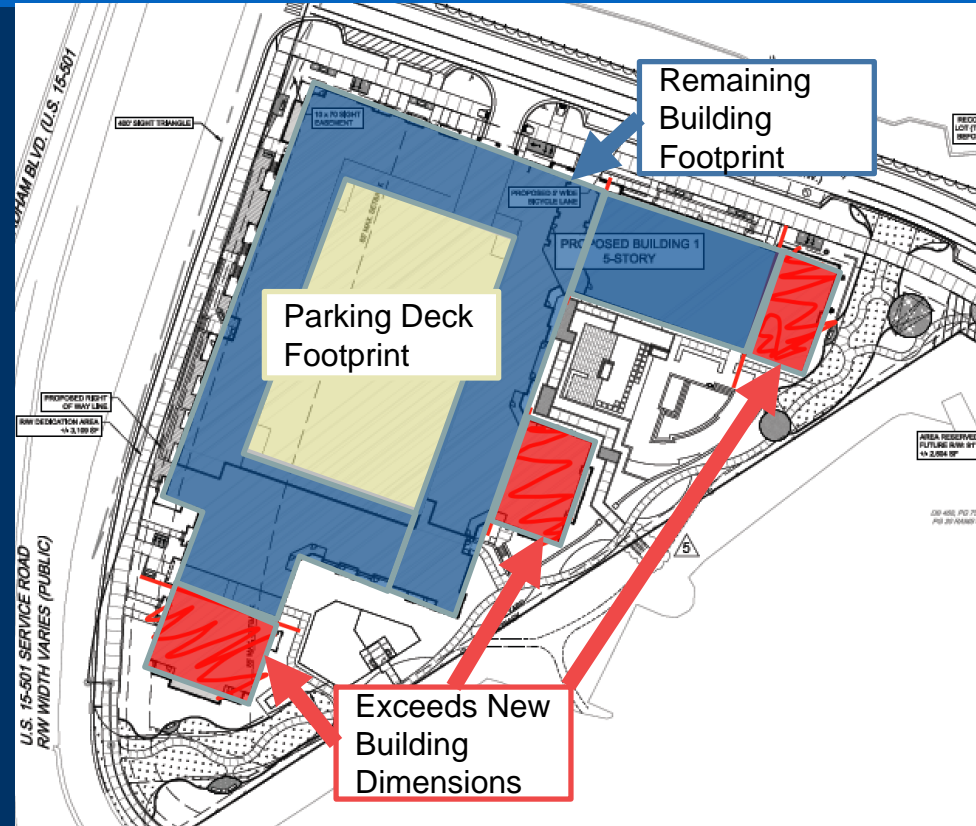
Example Impacts - Maximum Building Dimensions

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.



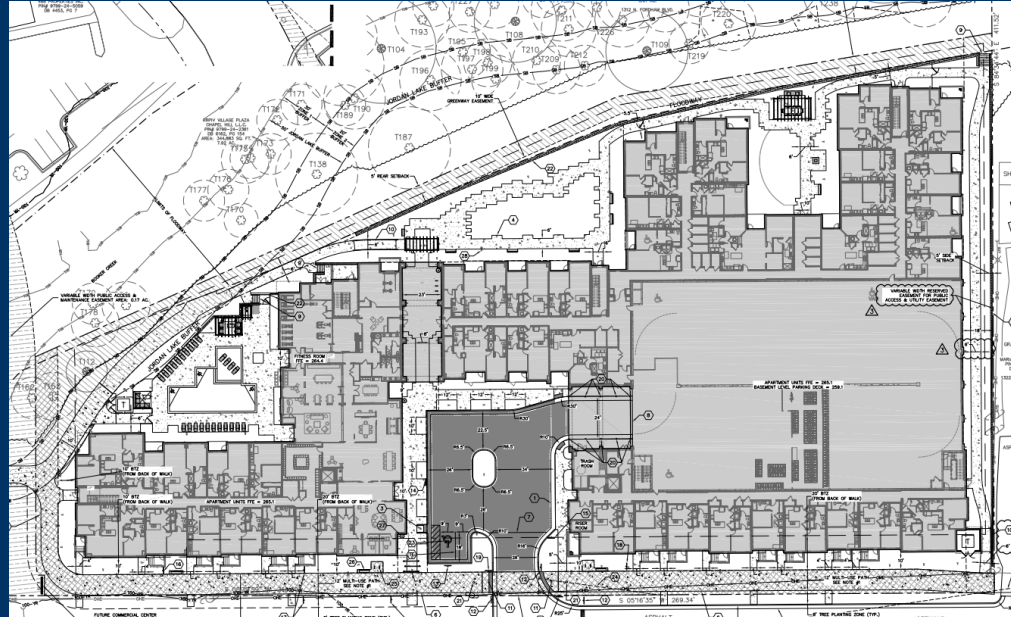
Example Impacts – Building Dimensions

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'

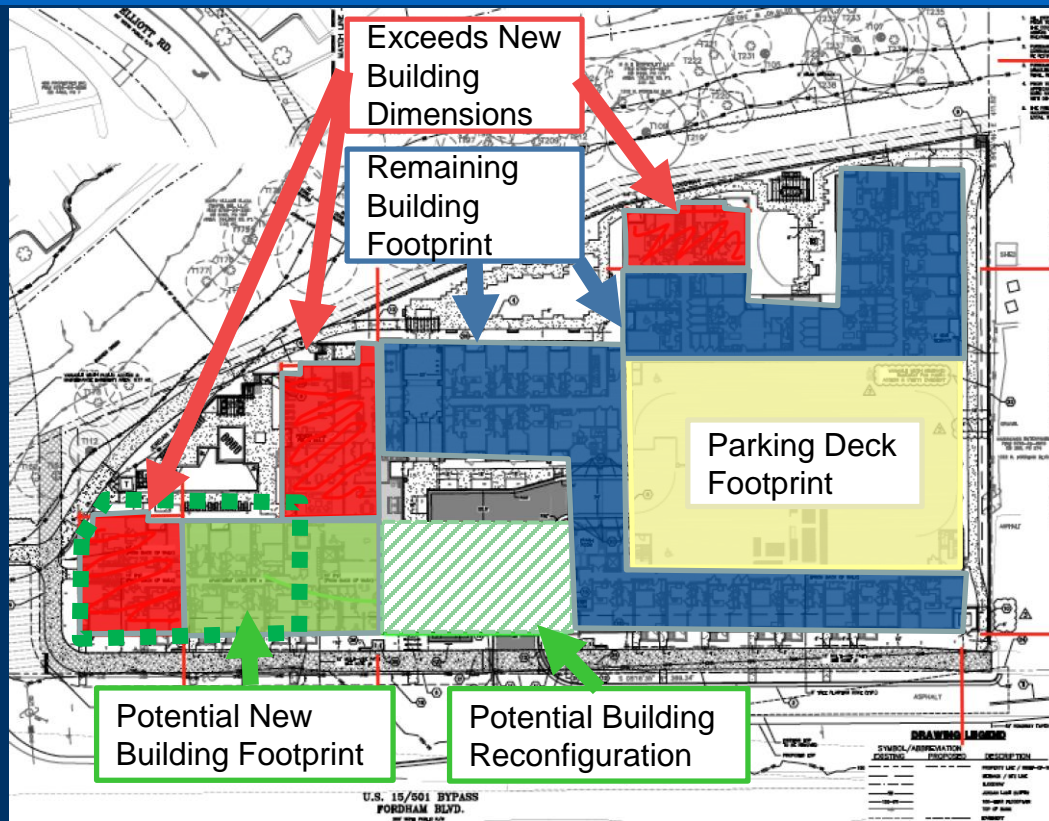


Example Impacts – Building Dimensions

Fordham Boulevard Apartments

Potential to reconfigure main building footprint and add a secondary building

Maintains the same total square footage while reducing length and width of individual buildings



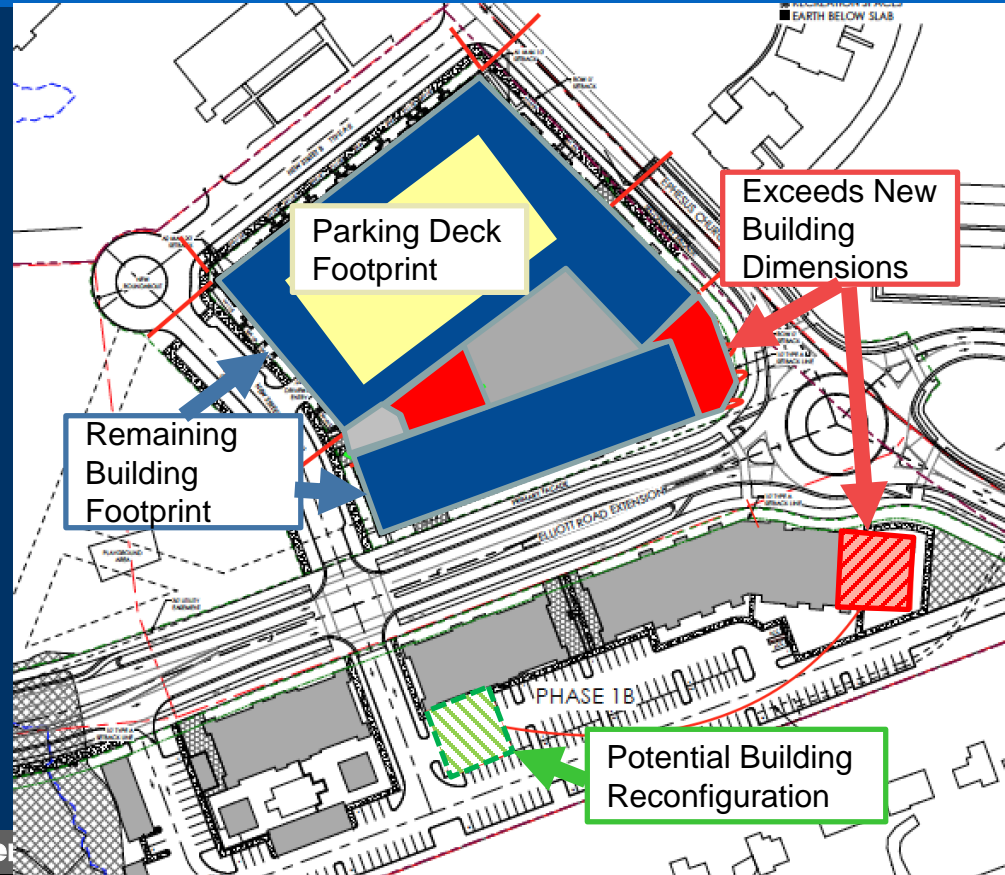
Example Impacts – Building Dimensions Park Apartments

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'



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>							

Refining the current 70% upper floor plate restriction to better differentiate between the floors affected (floors 4-7) could allow a larger floor plate for floor 4 in exchange for smaller higher floor plates

Conceptual Impacts - Upper Story Percentages



Current Standard – one interpretation

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

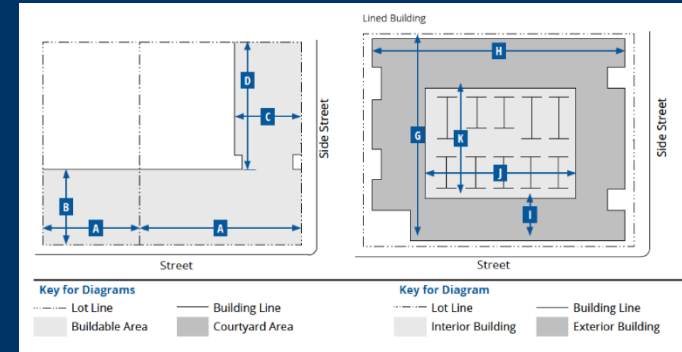


Proposed Standard

- 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

