

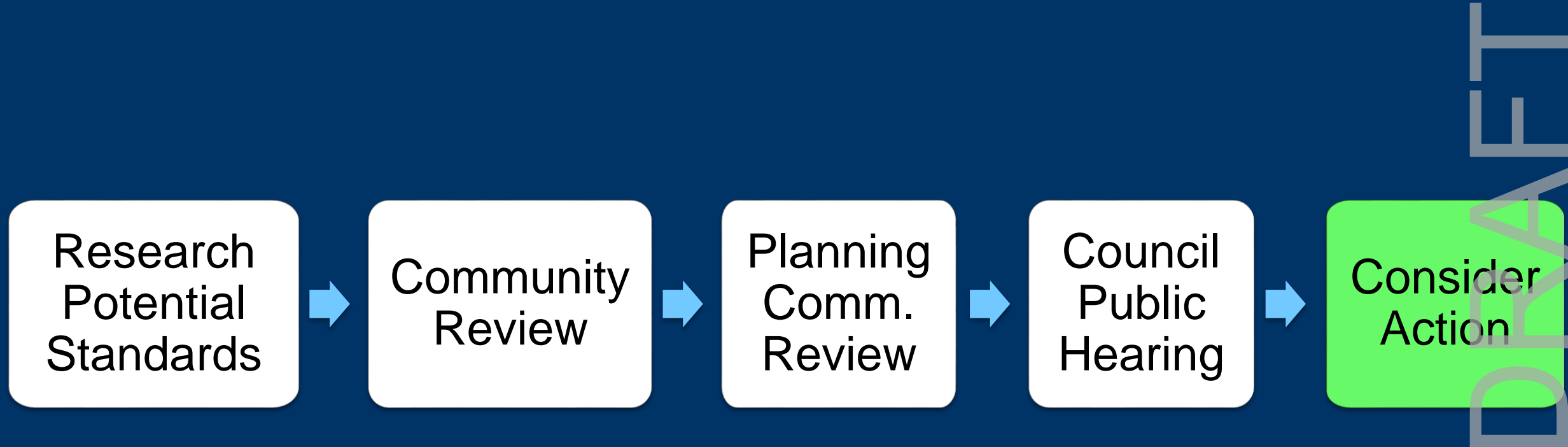
**Council Business Meeting
June 26, 2019**

Proposed Changes to Blue Hill Form-Based Code

- Affordable Housing
- Stormwater

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Text Amendment Process





Stakeholder Engagement



Town Council – Initial Update

Environmental Stewardship Advisory Board

Stormwater Management Utility Advisory Board

Housing Advisory Board

Community Design Commission

Planning Commission

Blue Hill property owners & managers

General Public

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Staff Recommendation


- Close the Public Hearing
- Adopt Resolution of Consistency with the Comprehensive Plan (*R-7*)
- Approve Ordinance Enacting the Text Amendment (*O-2 or O-3*)

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Background: Affordable Housing



- Goal of creating **300** new affordable housing units in Blue Hill
- 149 affordable units created through Greenfield
- March 2018 Petition from Council members: Identify additional affordable housing strategies
- Staff presented possible strategies to Council in March 2019

	PROPOSED STRATEGY
	1. Revise Blue Hill code to reflect the Town's commitment to affordable housing within District

Affordable Housing Changes



- Proposed language added to purpose statement:

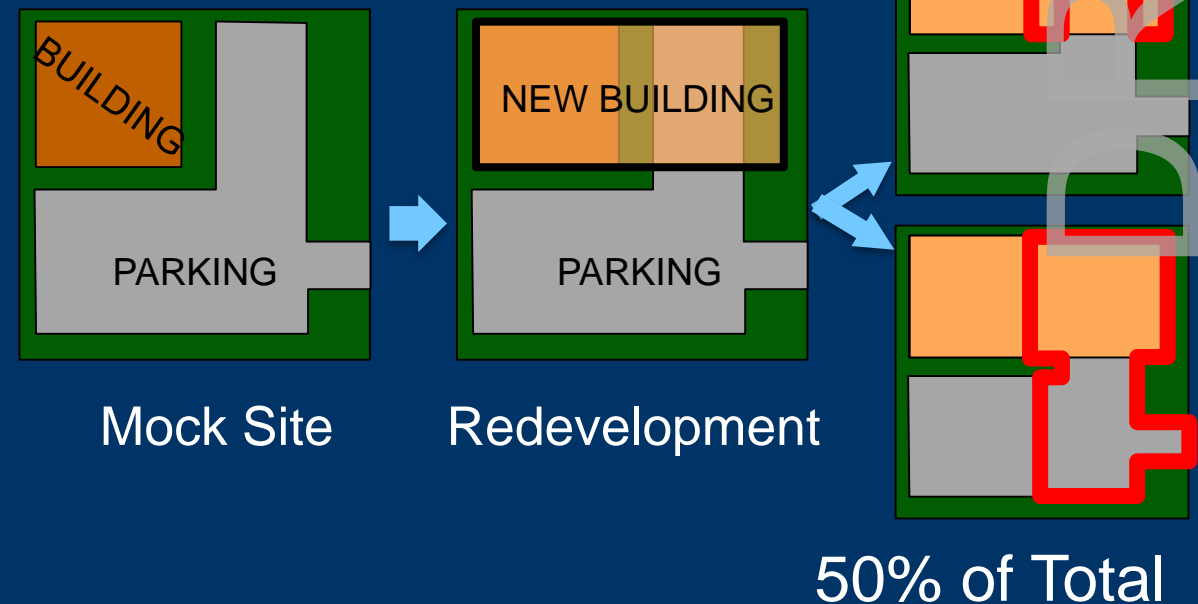
“The Form District is also intended to support the Town’s Goals for Creating a Place for Everyone and Nurturing Our Community, by promoting diverse and affordable housing options serving a range of income levels.”

- Objectives:
 - ✓ Affirm Town’s commitment to affordable housing in the District
 - ✓ Preliminary step to support possible future strategies

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Background: Stormwater

- **Blue Hill Code approach to stormwater:**
Treat **50%** of post-construction impervious surface
 - Stormwater is a key community interest
 - Balancing greater density with community benefits
- **Session Law 2018-145:**
Prevents local governments from requiring stormwater treatment of more than the **net increase** in impervious area



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



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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 land disturbance

Plannign Commission review for other projects – **By-Right Option**

Equivalent to CC District

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

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

Equivalent to current Blue Hill District

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

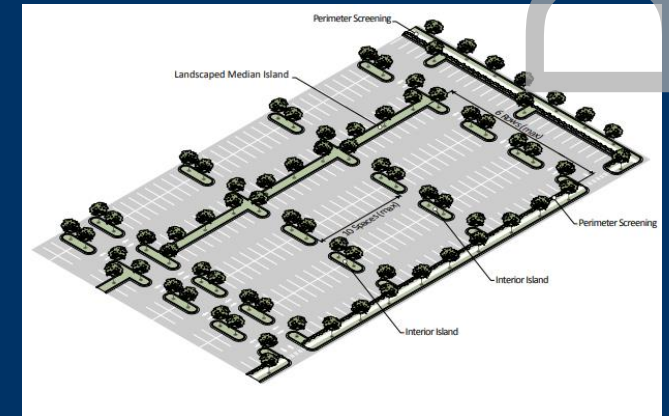
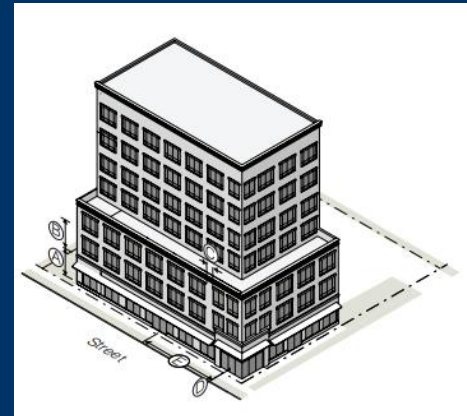
Resource Conservation Districts:

Not required

Other Development Standards

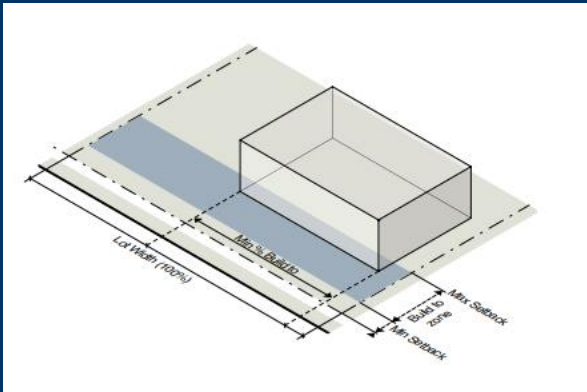
Same standards apply under both paths for:

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

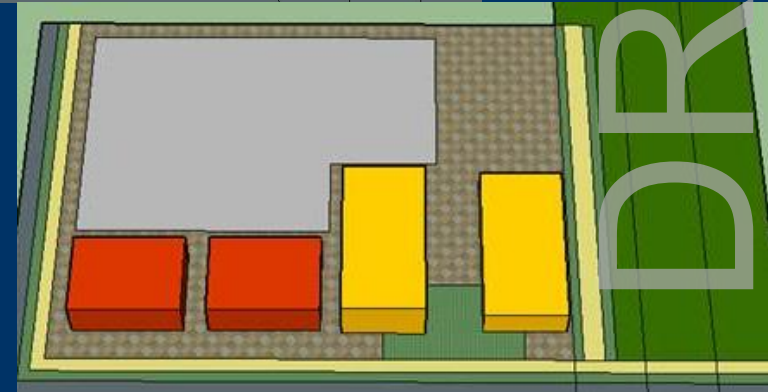
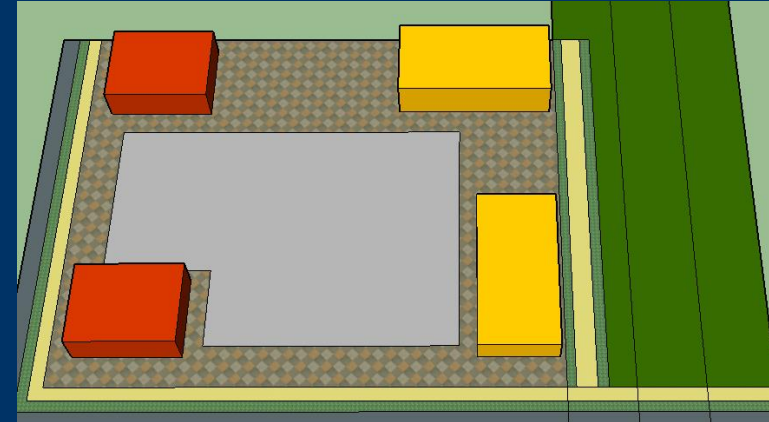


Other Development Standards

- Setbacks, min and max
 - Conventional: Each building meets max setback
 - OPTION: Also require the primary lot frontage to meet max setback



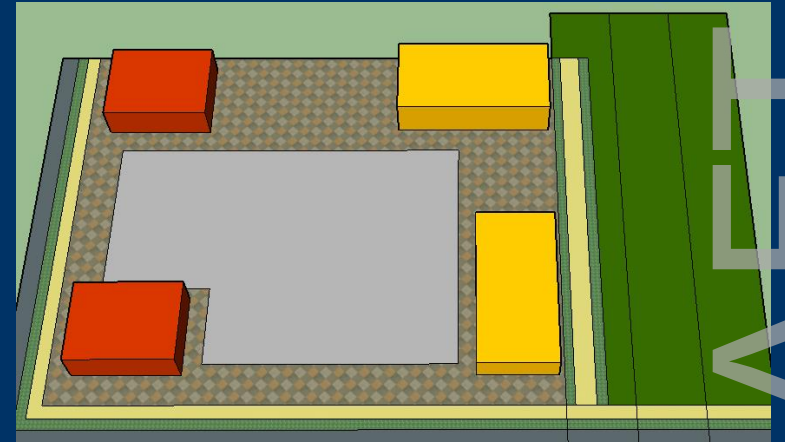
- Enhanced Development: Each lot frontage meets max setback



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Other Development Standards

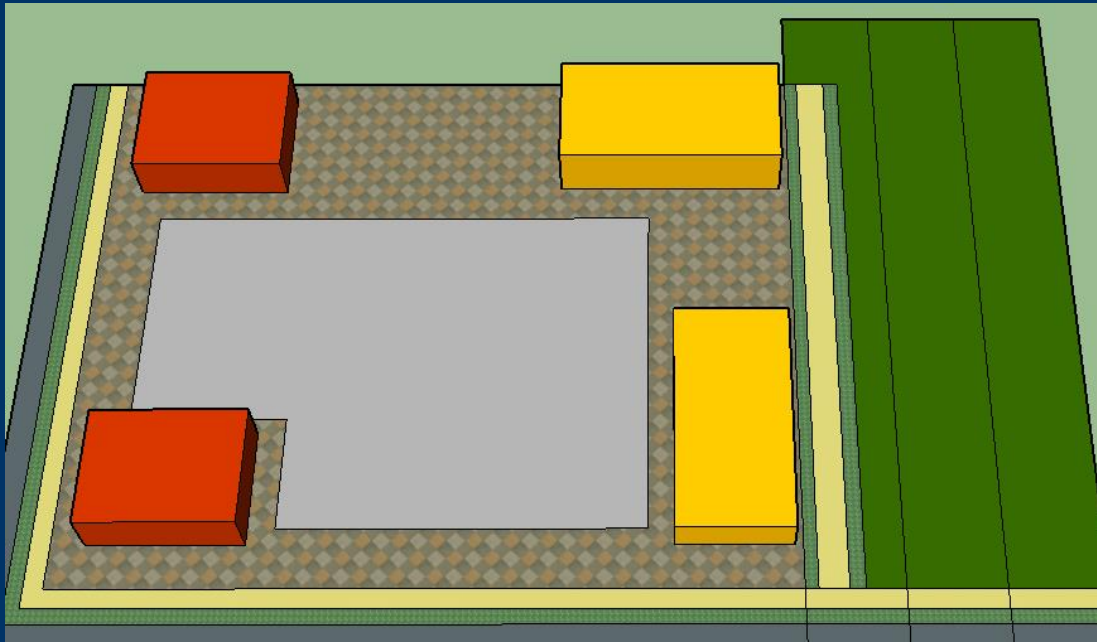
- Tree Canopy Coverage
 - Required for Conventional Path only
 - 30%-40% of site
 - Tree protection + new plantings
 - Trees and unbuilt area offer passive stormwater benefit









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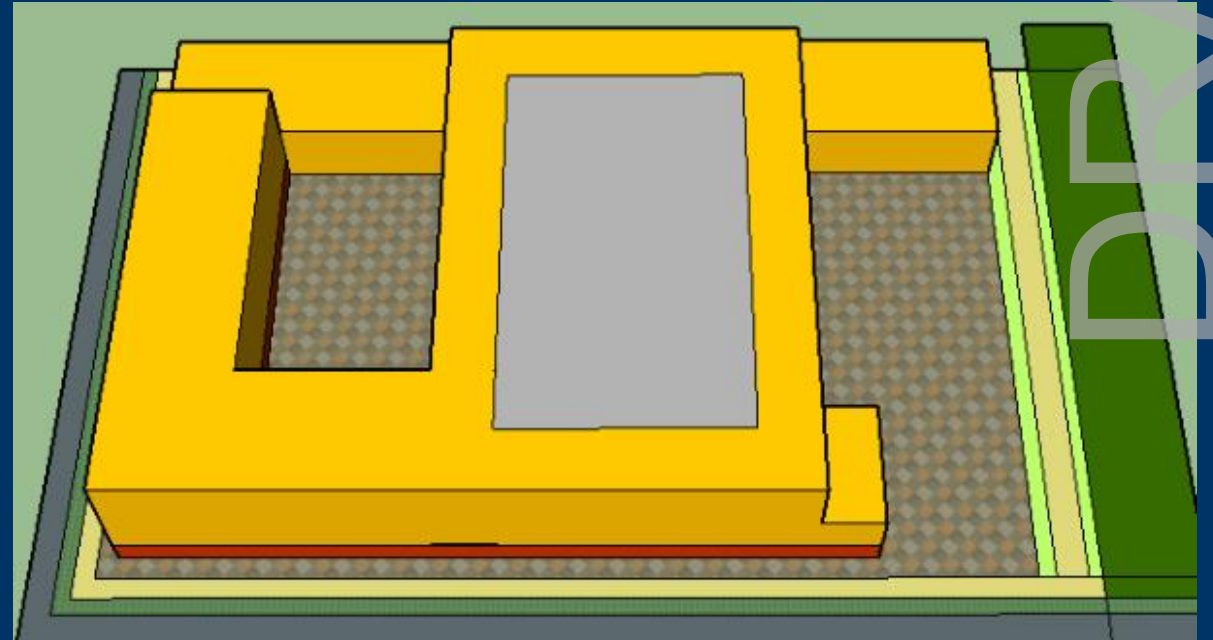
Development Scenarios

1. Conventional Path, with stream

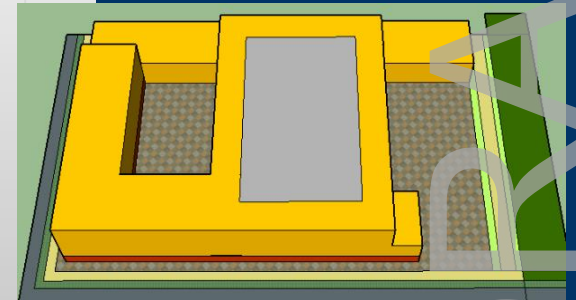
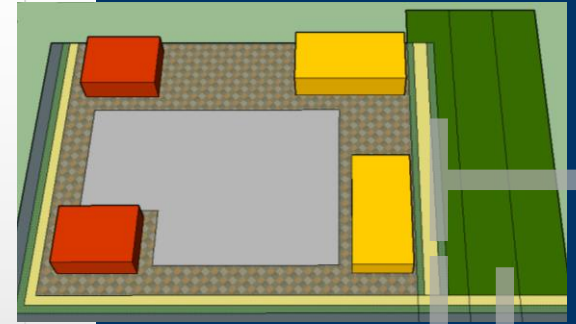
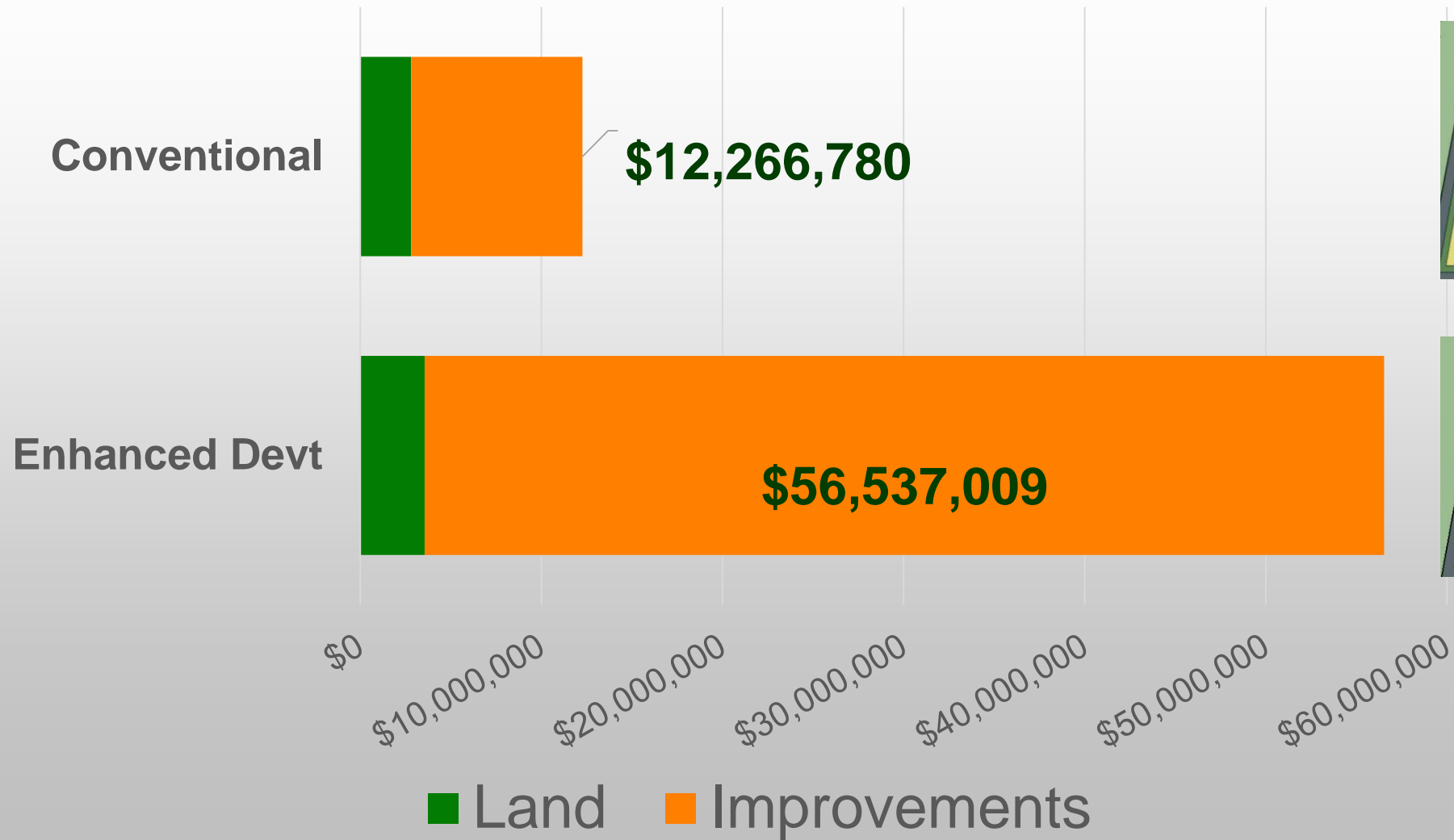


Key	
	Residential
	Commercial
	Parking
	Protected Stream Buffer
	Streetscape / Greenway
	Other Site Functions

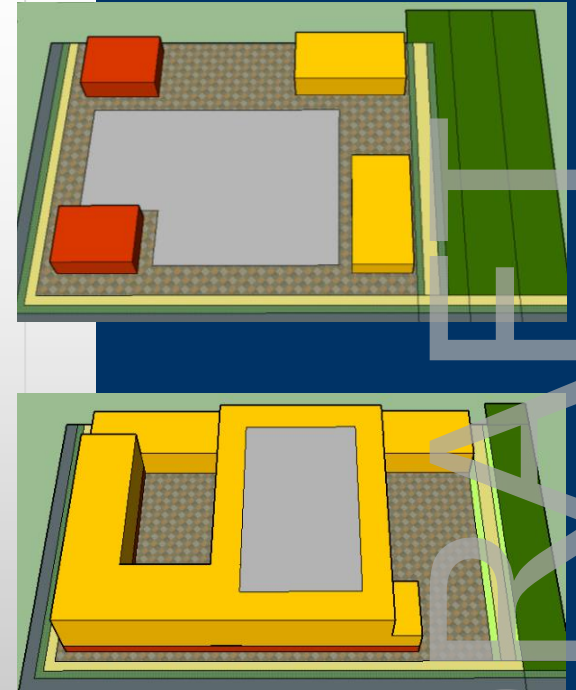
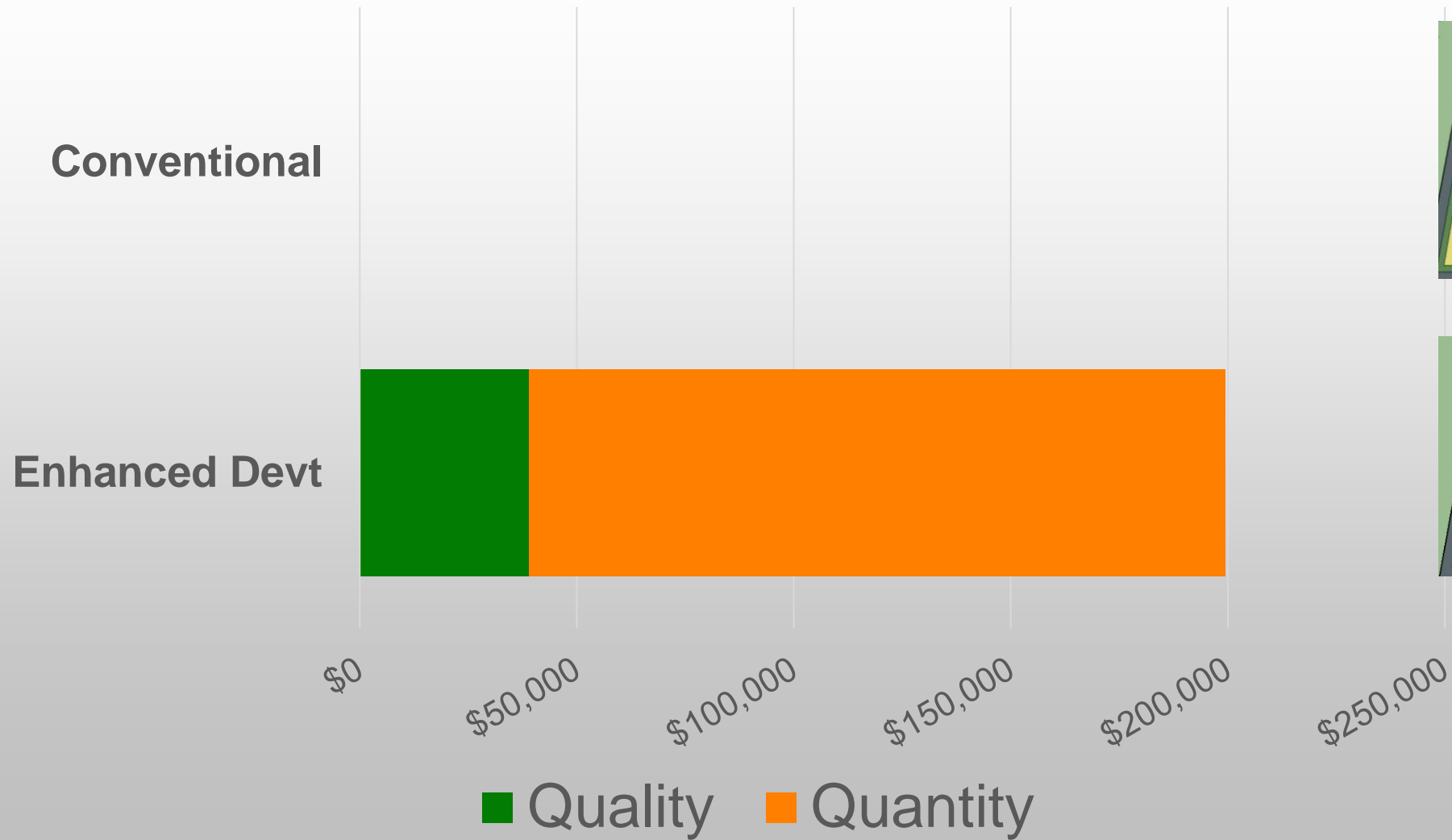
2. Enhanced Development, with stream



Development Value



Stormwater Costs



Financial Modeling

DEVELOPMENT POTENTIAL:

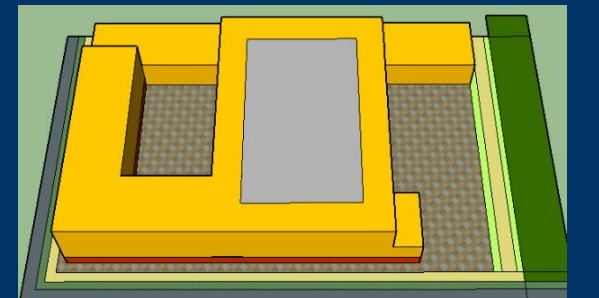
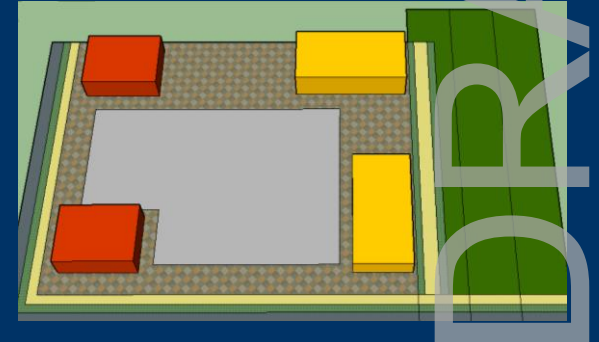
Building square footage reduced by ~80% under Conventional Path, due to FAR limits

STORMWATER COSTS:

Potentially \$0 for Conventional Path, but only 0.4% of total development costs for Enhanced Devt Path

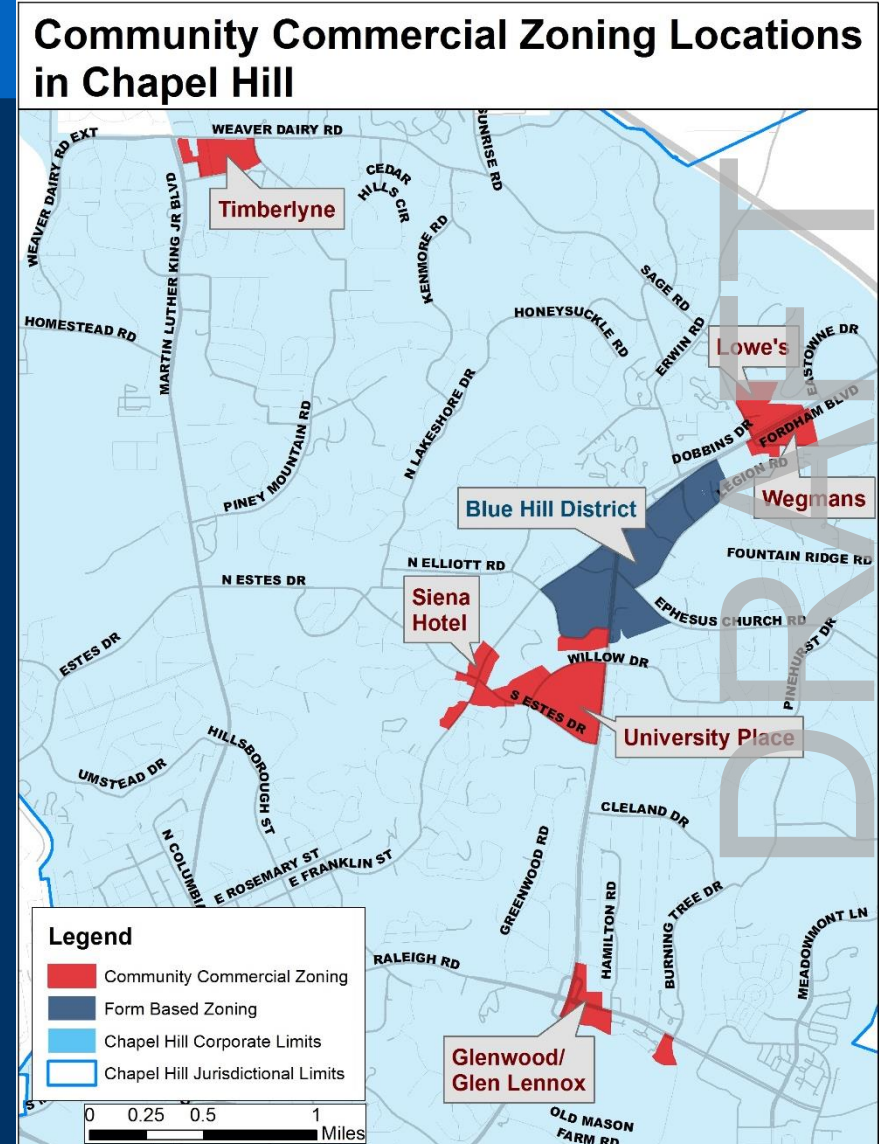
LAND SHARE OF DEVELOPMENT COSTS:

Very high under Conventional Path (23-25%)
Developers typically look for 10% or less



Legal Viability

- Conventional Path provides a practical use and a reasonable value for a property
- Development potential equal to other properties zoned CC (Community Commercial)
- Not legally required to be 'comparable' to the Enhanced Development Path
- See Town Attorney Memo for further detail





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
- Community Design Commission recommends requiring Primary Frontages to meet maximum setback based on lot width, for Conventional Path

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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

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