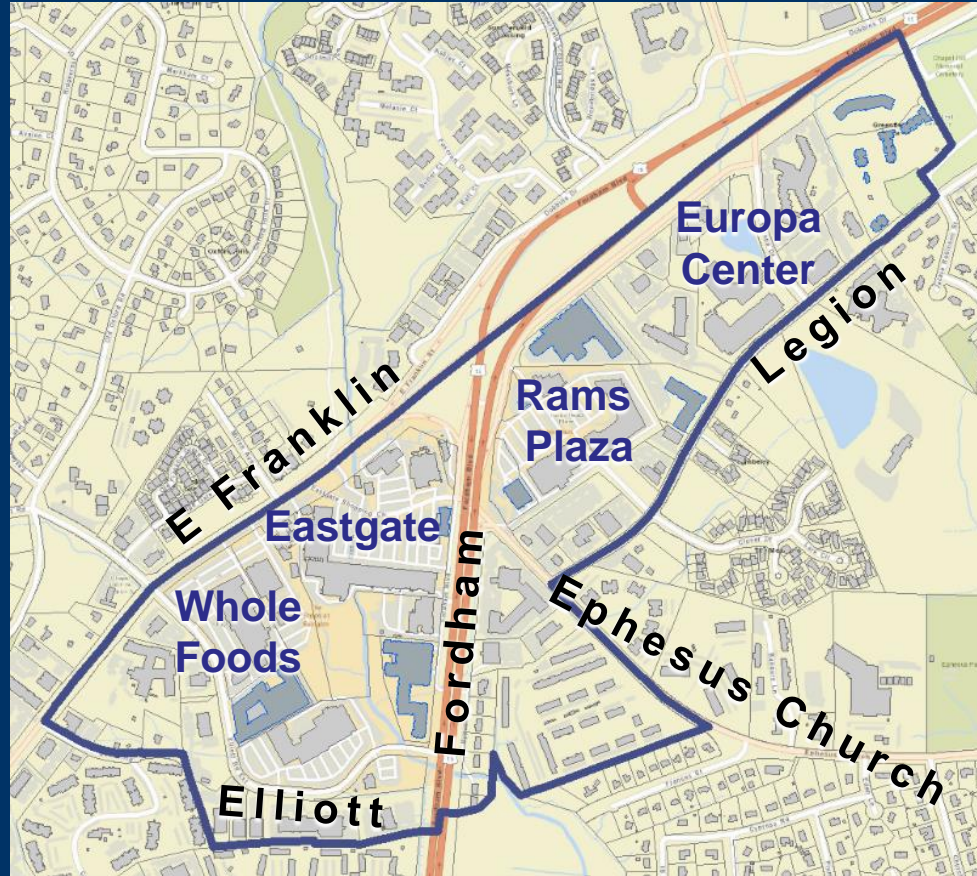




Blue Hill District Building Massing Standards

Planning Commission
Introduction
October 15, 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

Staff Recommendation

- Clarifying questions
- Initial feedback on the recommended measures

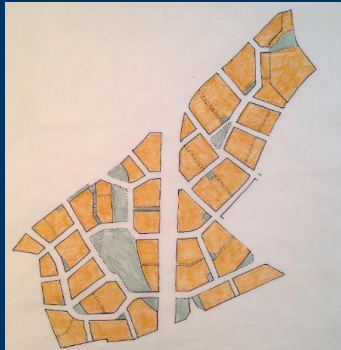
Existing Standards relating to Building Mass

Previous Massing Improvements

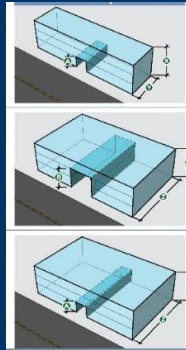
2014

2019

Maximum
Block Length



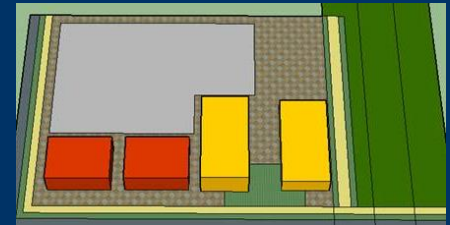
Pass-Thru Size
and Spacing



Maximum Upper
Floor Plates

Recreation
Space
connected to
the public
realm

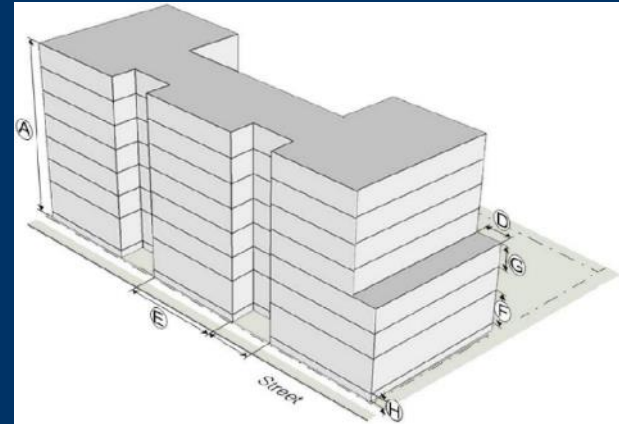
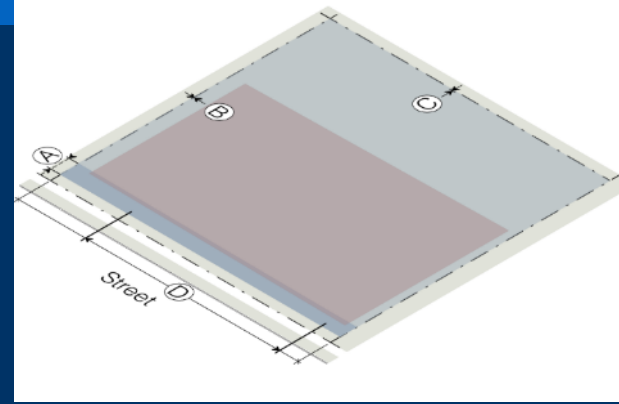
Building
placement for
Conventional
Path



Current Massing Standards in Blue Hill

LUMO Standards

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



Design Guidelines

- Principles for variation in building massing
- Building articulation methods
 - Color and material changes
 - Height variation
 - Step backs in façade line
 - Etc.

Considering New Standards

Framing Potential Options

Addressing Building Size and Massing Should:

- 1) Increase pedestrian connections
- 2) Increase visual permeability
- 3) Reduce visual impact of taller buildings



Blue Hill Parcel Considerations

- Parcel size
- Parcel configuration
- Possibilities of combining parcels
- Redevelopment influences:
 - Environmental constraints
 - Site access and visibility
 - Market projections and demand
 - Owner decisions/financial capacity

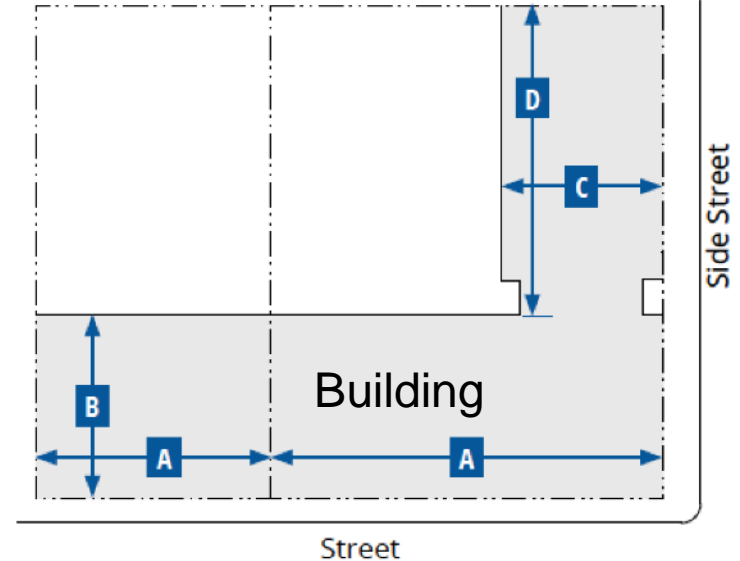


Measures Identified for Blue Hill

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

Measures Identified for Blue Hill

- Maximum width [A,D]
- Maximum depth [B,C]
- Main building vs secondary wing
- Separation between buildings

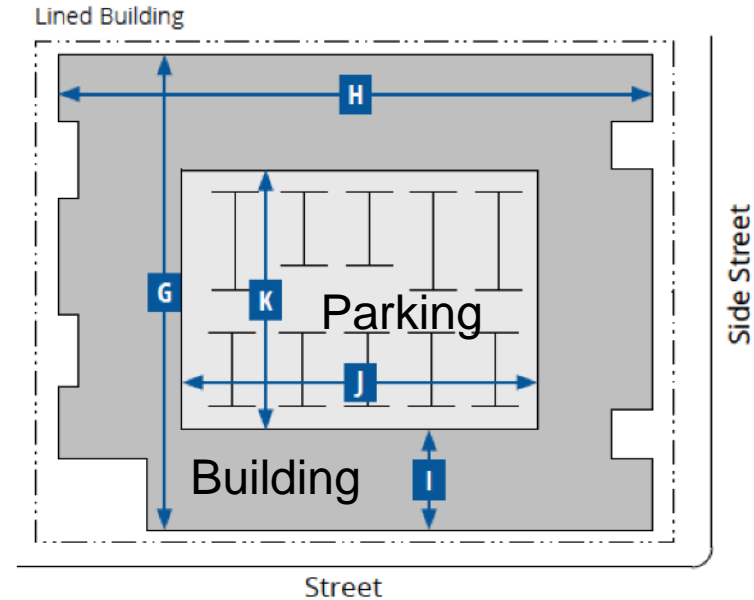


Key for Diagrams

- Lot Line
- Building Line
- Buildable Area

Measures Identified for Blue Hill

- Separate requirements for parking garages [J-K]



Key for Diagram

-----	Lot Line	-----	Building Line
■	Interior Building	■	Exterior Building

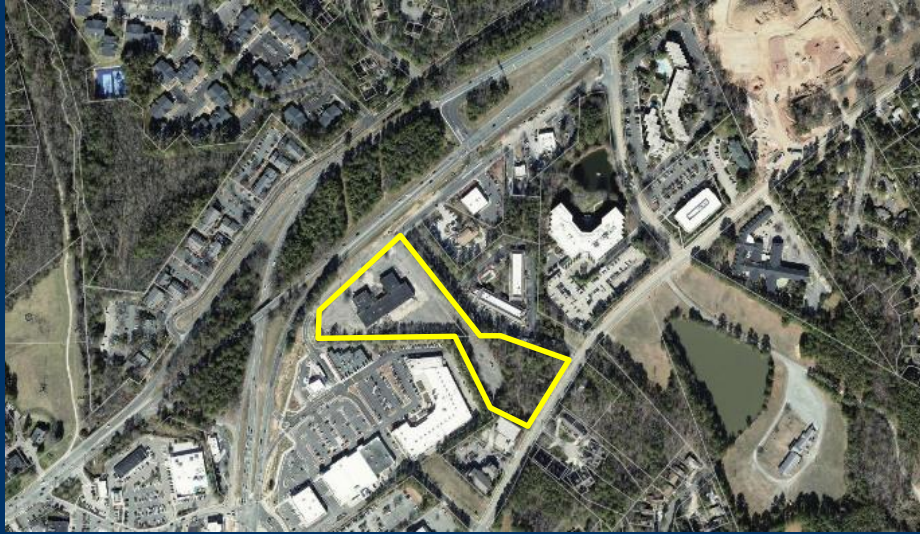
Measures Identified for Blue Hill

- Finer grained upper-story percentages
- Flexible based on building height?

Sample Approach:

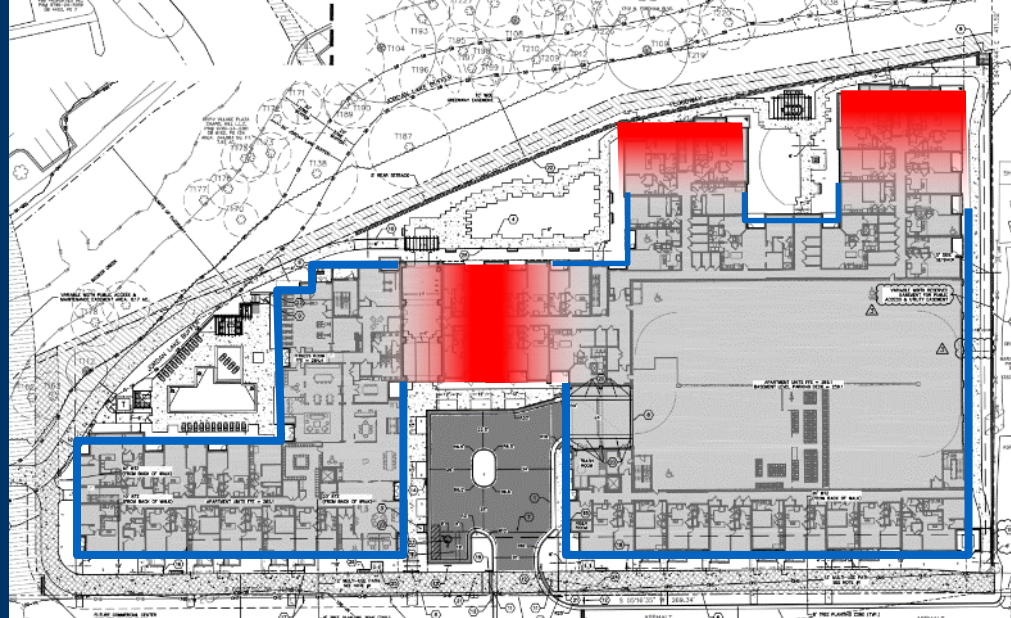
Allowable Massing By Story								
% allowed by story relative to ground floor								
Story	1	2	3	4	5	6	7	8
	100%	100%	100%	75-90%	50-80%	40-70%	25-50%	0%

Example Impacts - Building Dimensions Hillstone Example



Example Impacts – Building Dimensions

Fordham Boulevard Apartments

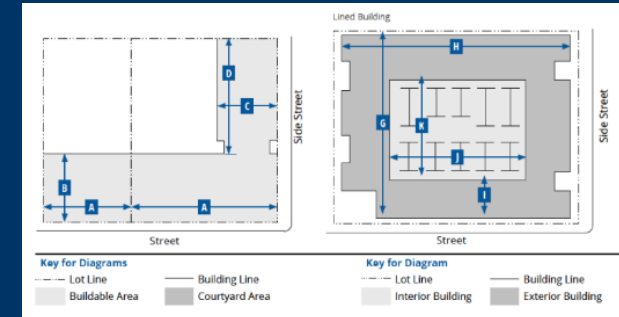
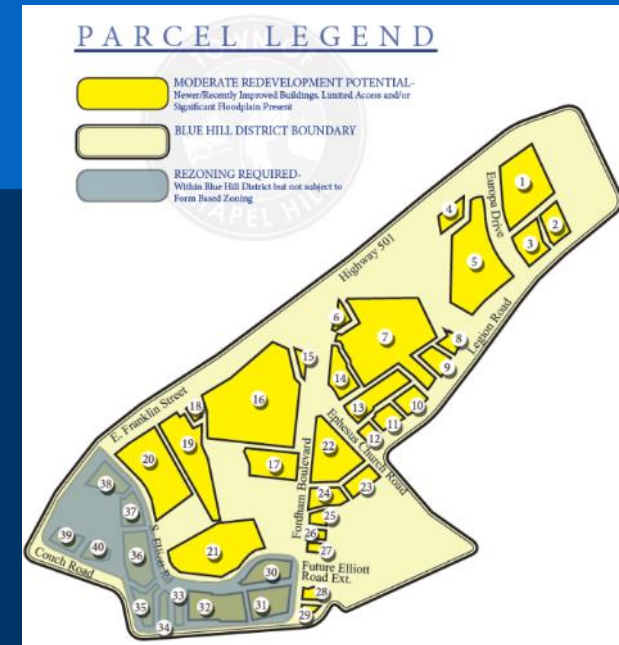


Conceptual Impacts - Upper Story Percentages



Benefits and Impacts

- Reduced building massing overall
- Reduced building volumes → Lower project yield, lower overall buildout
- Slower buildout – if redevelopment offers less value increase
- Could encourage incremental development (Smaller sites have more flexibility?)
- Could encourage lower heights (with more floor plate flexibility?)



Process

Council Feedback – June 2019

- a) Tie in to reduced and shared parking, standalone decks (buildings that don't have to wrap parking)
- b) Green space and public amenities – using leftover space around buildings
- c) Economic analysis – how low can footprints be for viable development?
- d) Assessing visual impact – focus on street level and public realm



Next Steps

- Economic Analysis
- Dimension Options for recommended standards
- CDC Recommendation: Oct 22
- Council Public Hearing: Oct 30
- Planning Commission Review: Nov 5

Staff Recommendation

- Clarifying questions
- Initial feedback on the recommended measures