

Maximum Building Dimensions for the Blue Hill District

Proposed Framework and
Sample Visual Impacts

January 2020

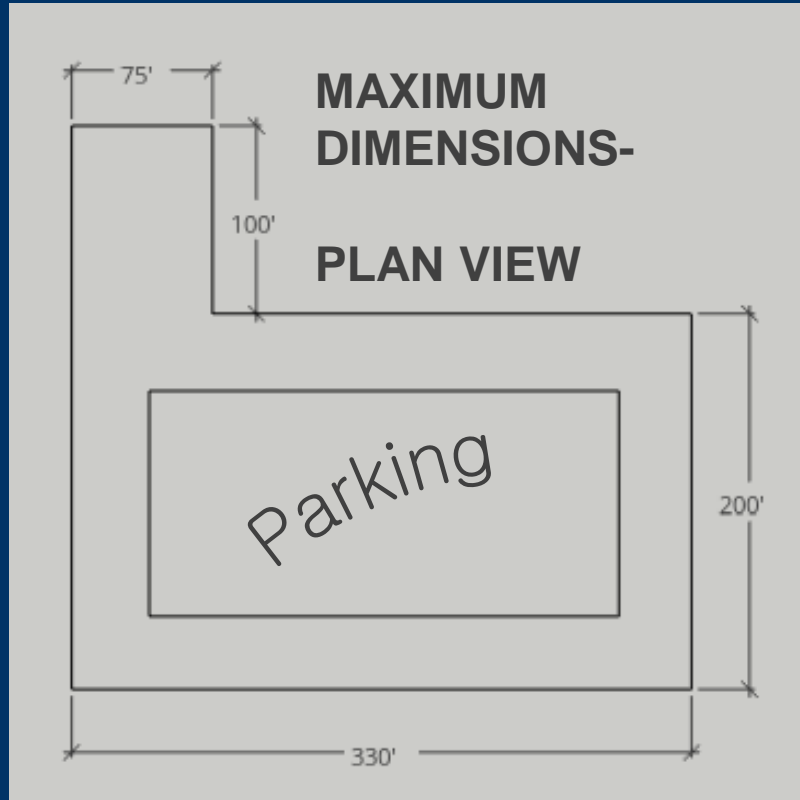


Proposed Maximum Dimensions

Framework for a variety of building situations in Blue Hill

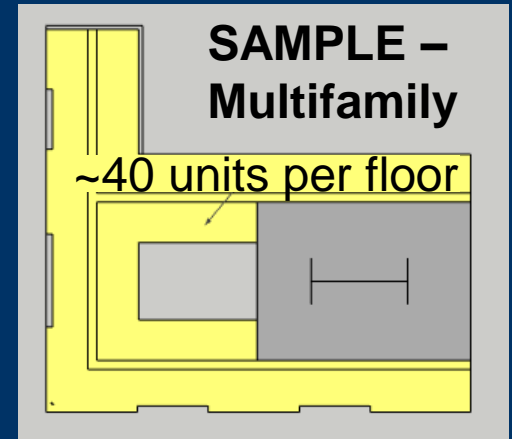
	Conditions	Max Width and Depth	Secondary Wing
I.	WX-5, WX-7, WR-7 Wrapped Parking (Building wraps deck on at least 2 sides)	330' x 200'	1 Allowed, 75' x 100'
II.	WX-5, WX-7, WR-7 Standalone Building (no wrapped parking) Applicant takes 1 of 2 options	IIA: 330' x 120' IIB: 275' x 210'	1 Allowed, 75' x 100'
III.	WR-3 Standalone Building	220' x 120'	1 Allowed, 75' x 100'
IV.	WX-5, WX-7, WR-7 Any Parking Deck	230' x 180'	Not allowed

I: Wrapped Parking

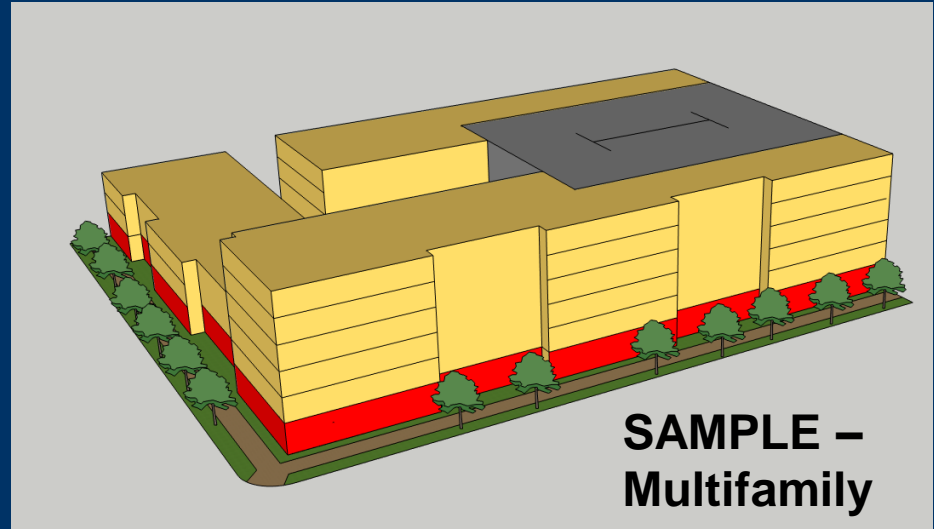
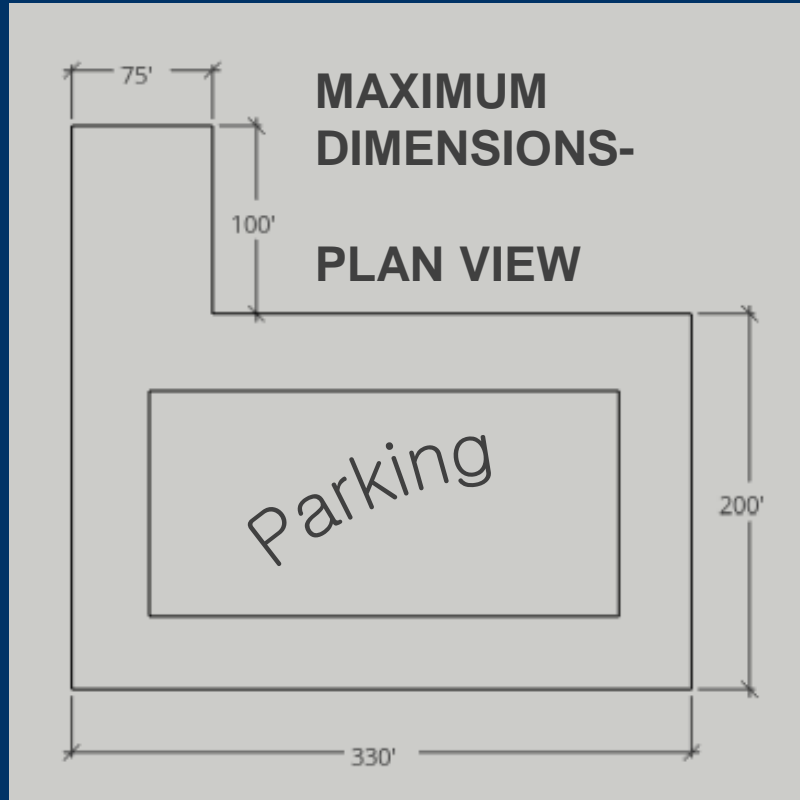


WX-5, WX-7, WR-7 Subdistricts

- Parking deck must be wrapped by building on at least 2 sides
- Accommodates larger multifamily configurations (wrapped deck is less common for office or hotel)

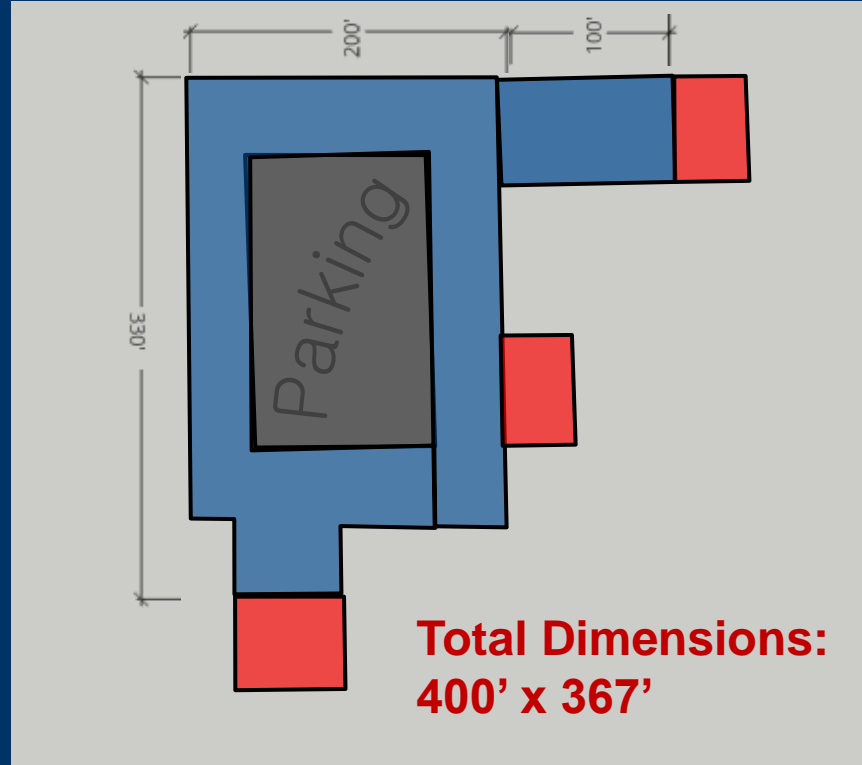
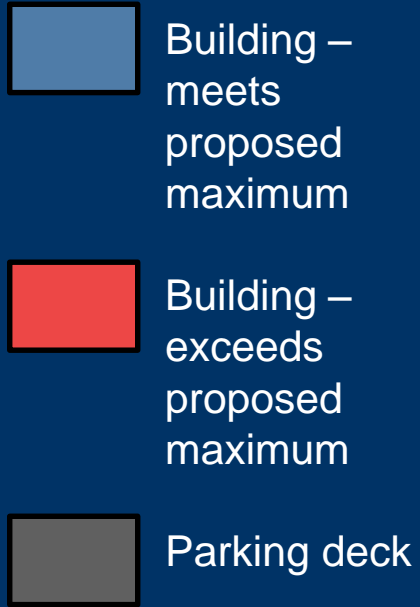


I: Wrapped Parking



Would reduce building size if applied to current projects under construction...



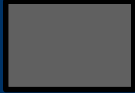
I: Example Impacts: Hillstone

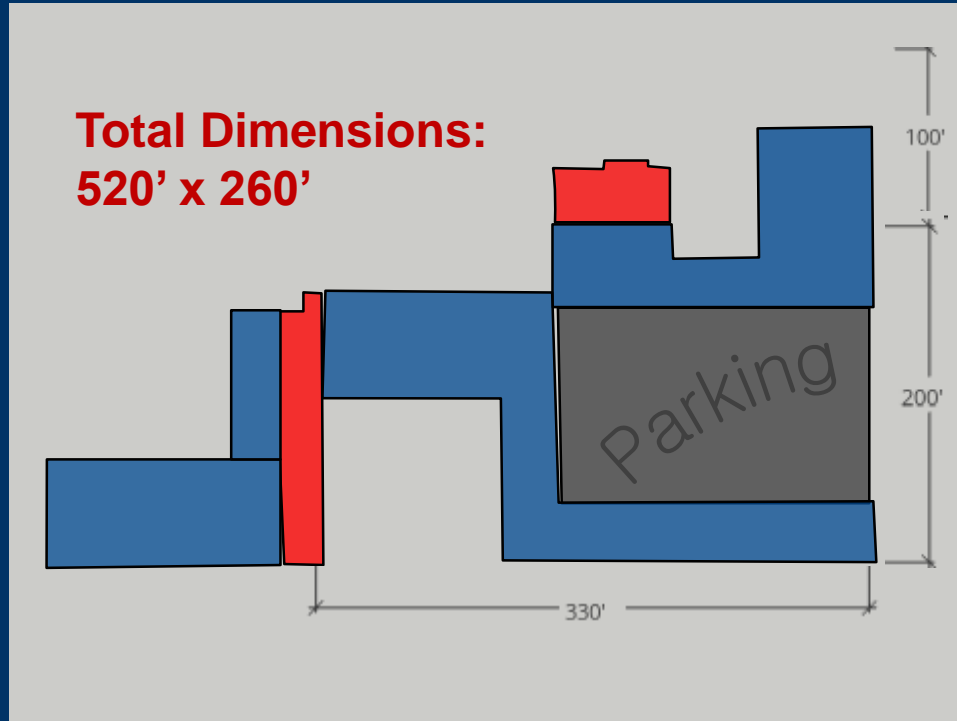


If proposed Max Dimensions (330' x 200' plus Secondary Wing) had been in effect...

Existing Hillstone footprint (under construction) would be shortened along both Novus Ln and Fordham Service Rd by 60'-70'

I: Example Impacts: Fordham Apartments

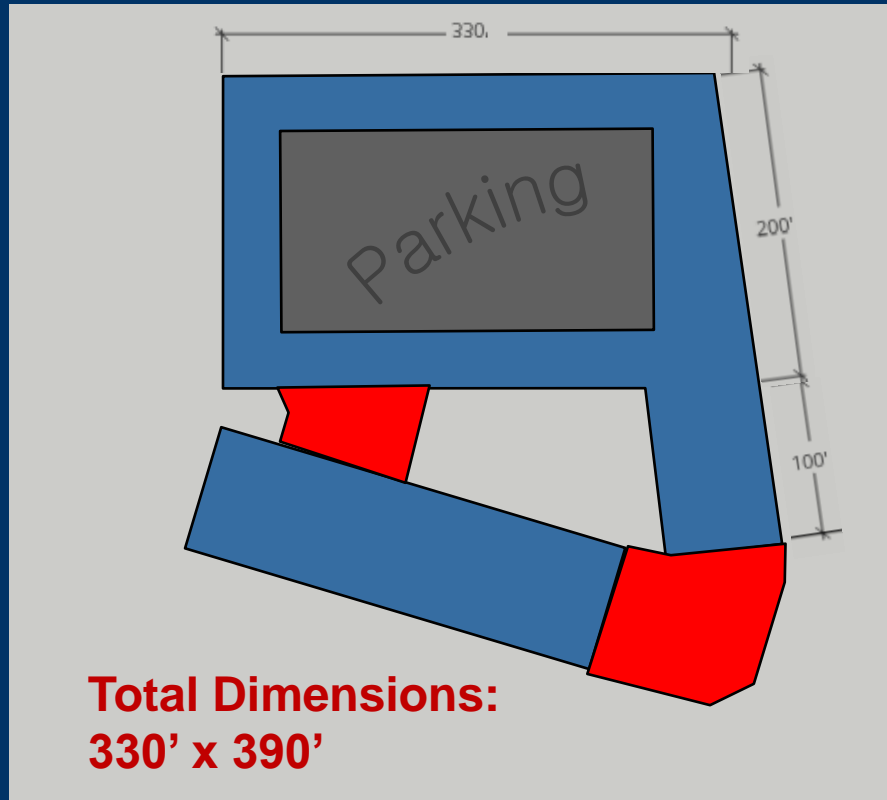
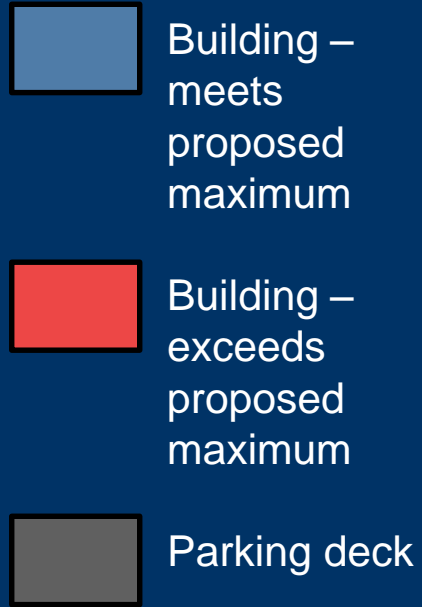
-  Building – meets proposed maximum
-  Building – exceeds proposed maximum
-  Parking deck



If proposed Max Dimensions (330' x 200' plus Secondary Wing) had been in effect...

Existing Fordham Apts footprint (under construction) would be split into 2 buildings with connecting portion removed

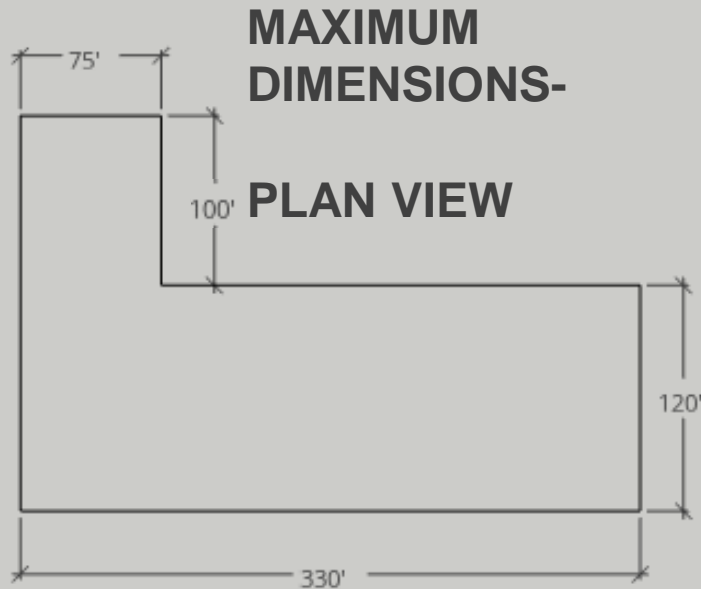
I: Example Impacts: Park Apartments



If proposed Max Dimensions (330' x 200' plus Secondary Wing) had been in effect...

Existing Park Apts footprint (under construction) would be split into 2 buildings with connecting portions removed

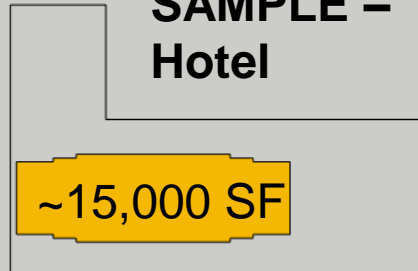
IIA: Greater Width, Less Depth



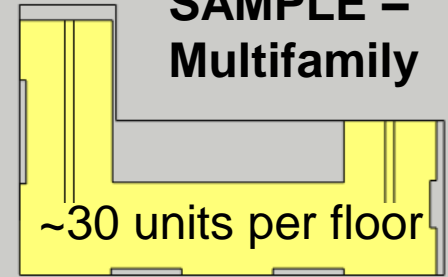
WX-5, WX-7, WR-7 Subdistricts

- Option for applicant when building is disconnected from parking
- Accommodates smaller multifamily configurations
- Accommodates smaller office and hotel typical footprints

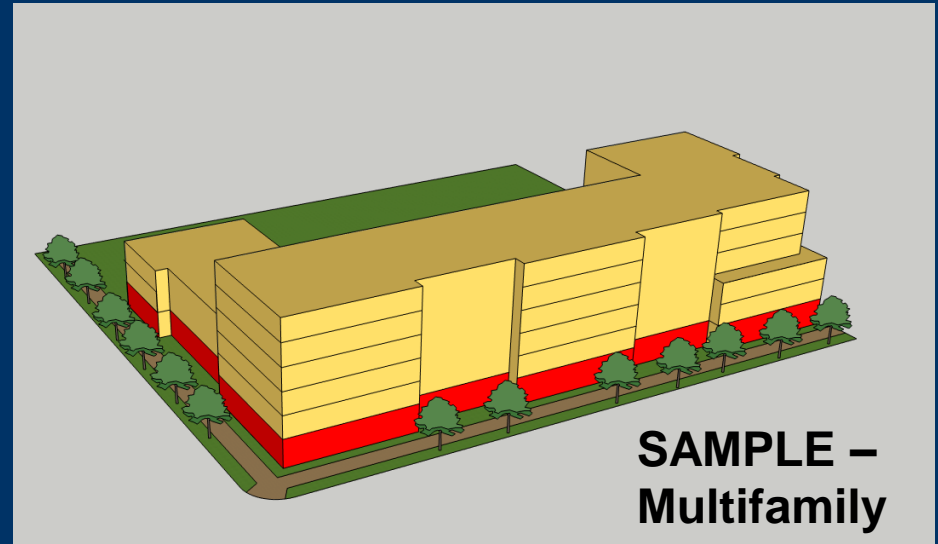
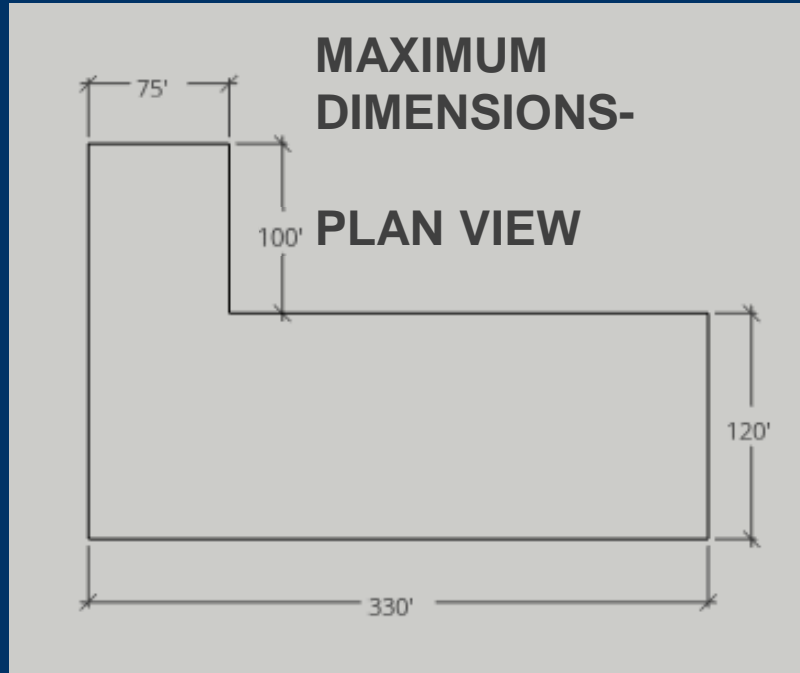
SAMPLE – Hotel



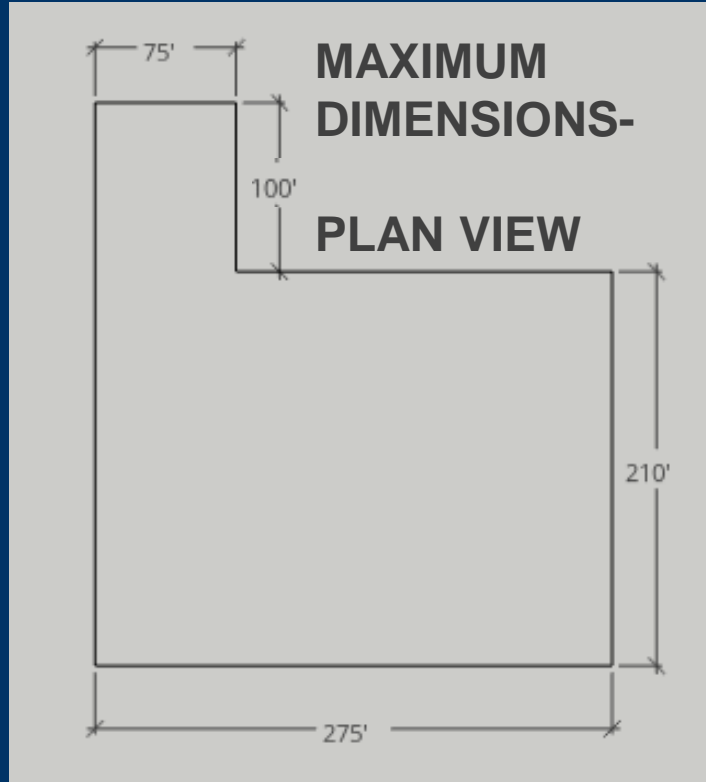
SAMPLE – Multifamily



IIA: Greater Width, Less Depth

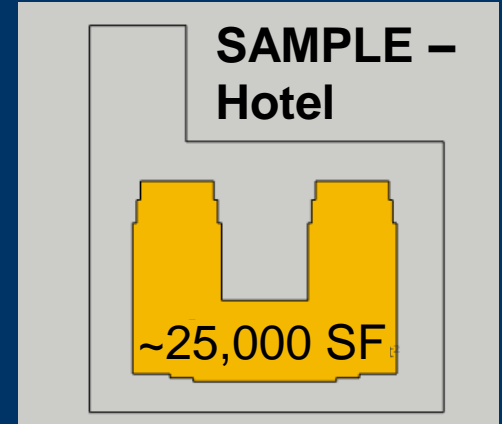
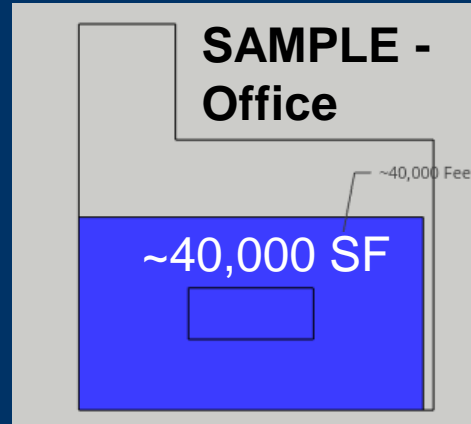
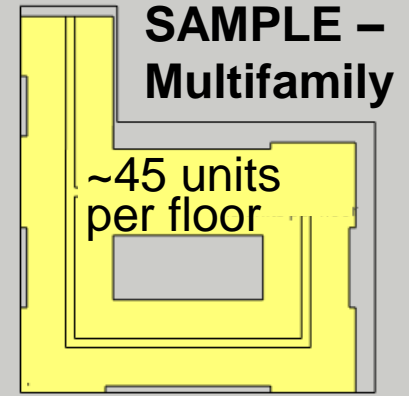


IIB: Less Width, Greater Depth

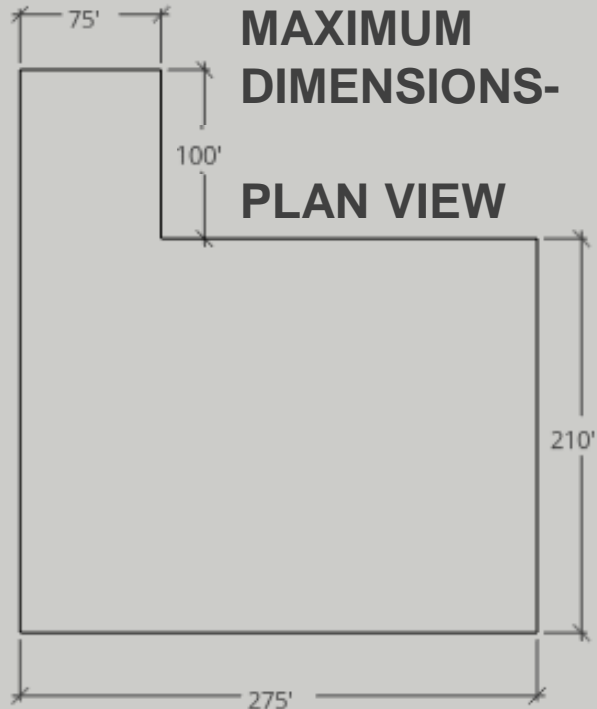


WX-5, WX-7, WR-7 Subdistricts

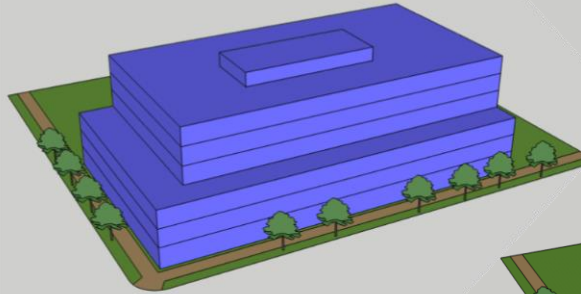
- Option for applicant when building is disconnected from parking
- Accommodates courtyard multifamily configurations
- Accommodates larger office and hotel typical footprints



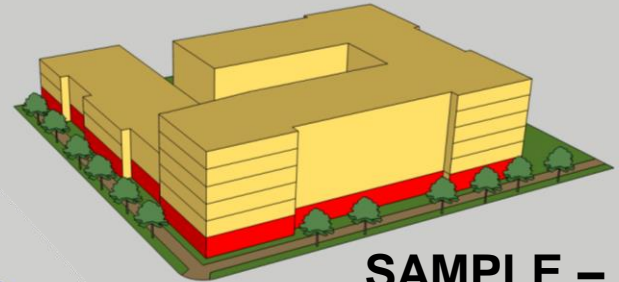
IIB: Less Width, Greater Depth



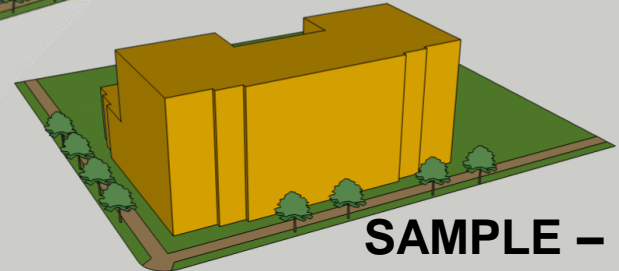
SAMPLE - Office



**SAMPLE –
Multifamily**



**SAMPLE –
Hotel**

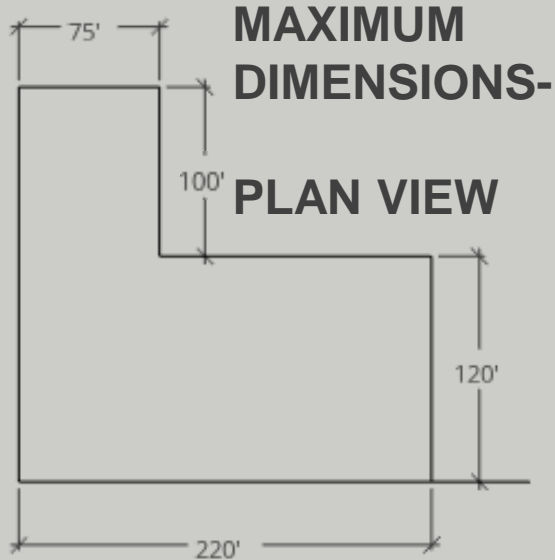
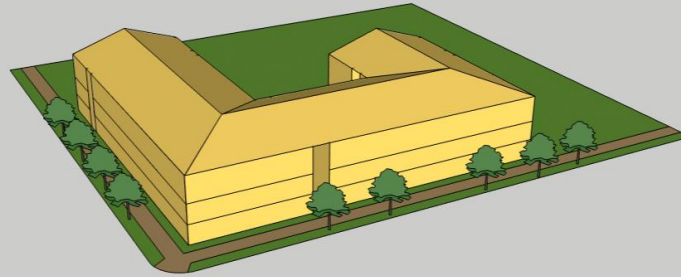
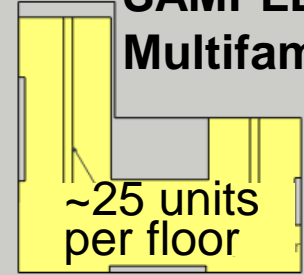


III: Minimized Footprint

WR-3 Subdistrict

- Accommodates smaller garden-style multifamily configurations

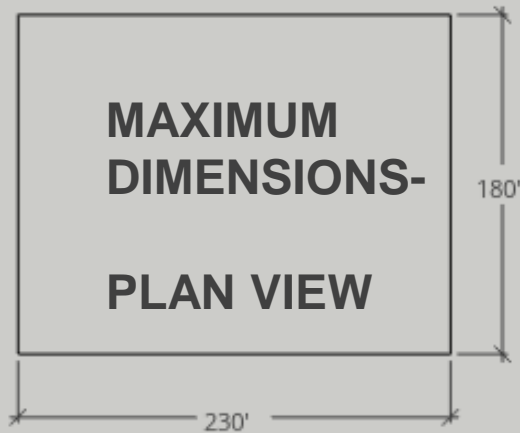
SAMPLE – Multifamily



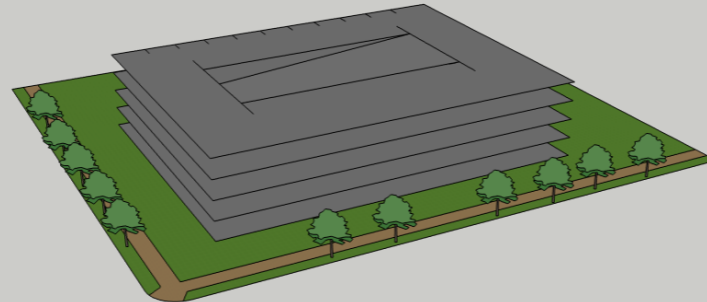
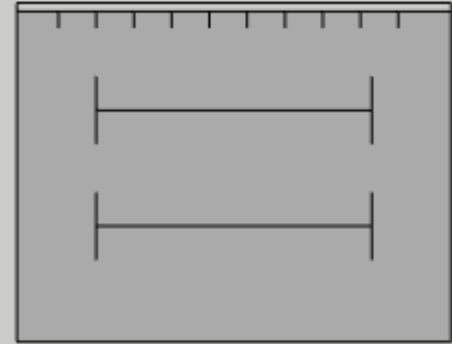
IV: Parking Structure

WX-5, WX-7, WR-7 Subdistricts

- Applies to any parking deck, whether wrapped or standalone / disconnected

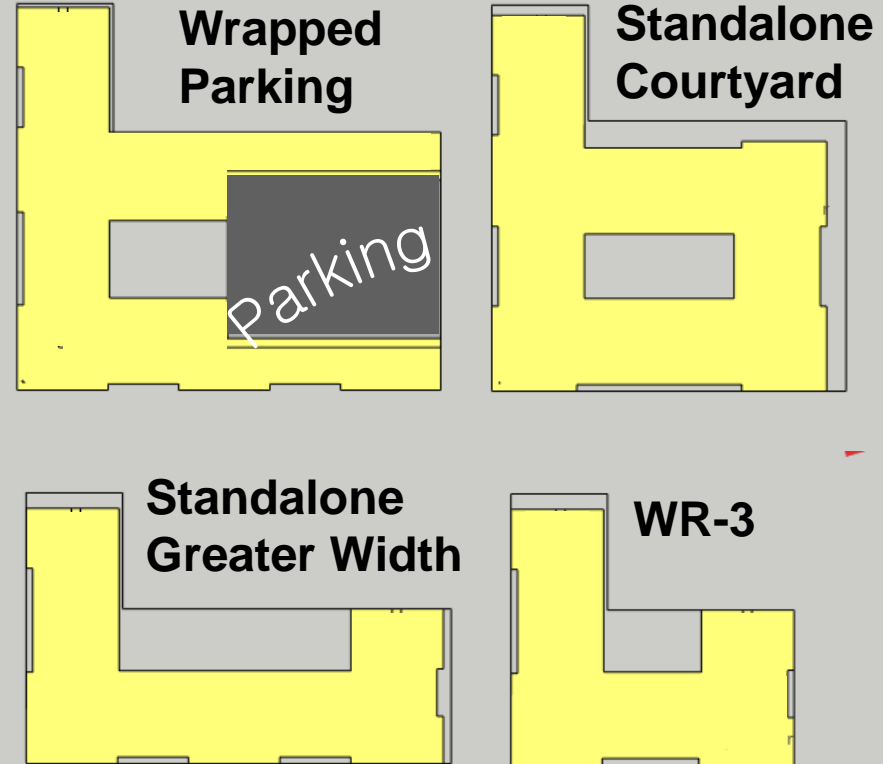
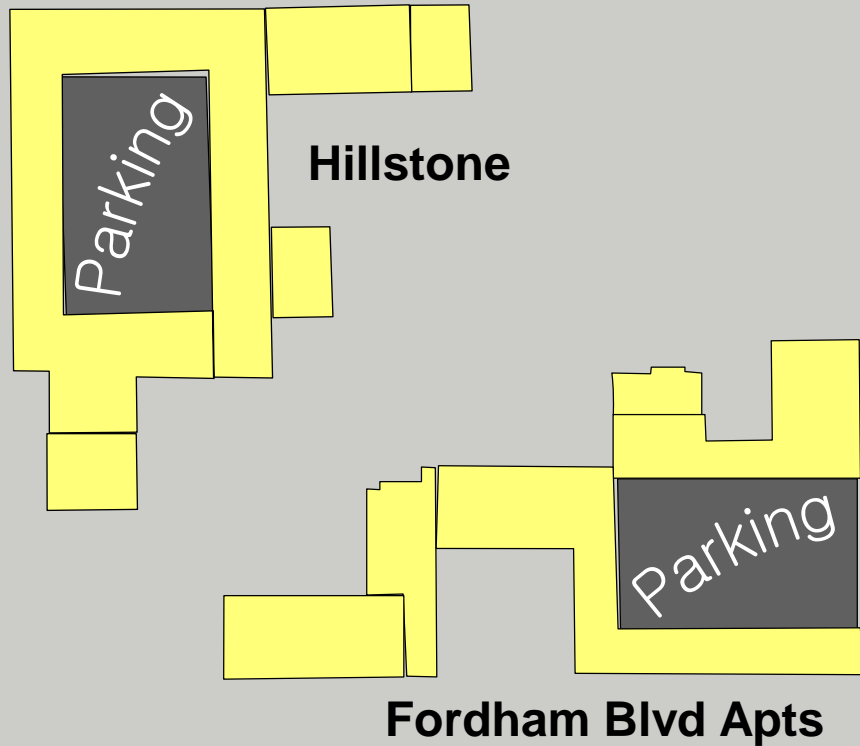


SAMPLE



Footprint Comparison

Existing Buildings --VS-- Allowed under proposed Max Dimensions Framework



Footprint Comparison

Allowed under proposed Max Dimensions Framework, Various Uses

