



# Blue Hill Massing Text Amendment Proposal



**Planning Commission**  
**January 7, 2020**

# District Map

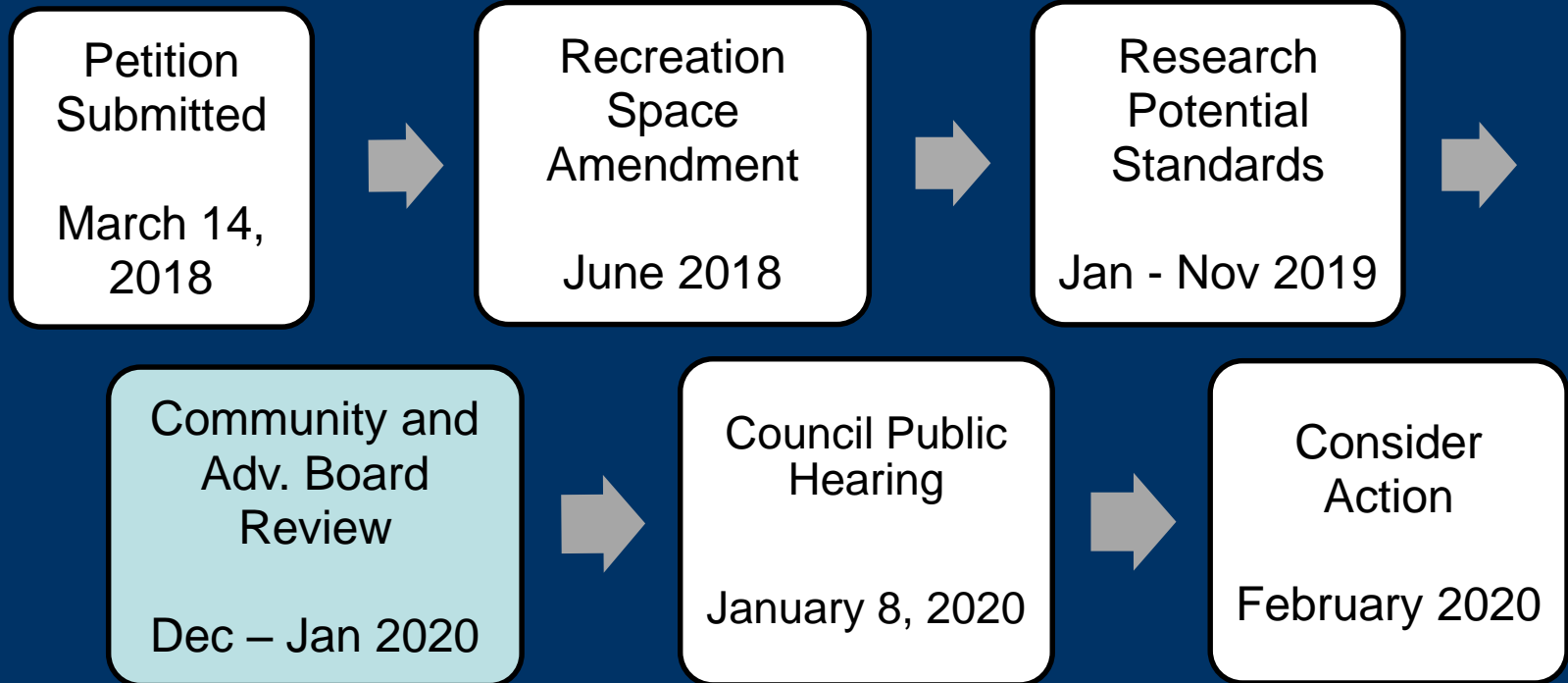


# Council Petition Interests

As Submitted March 14, 2018

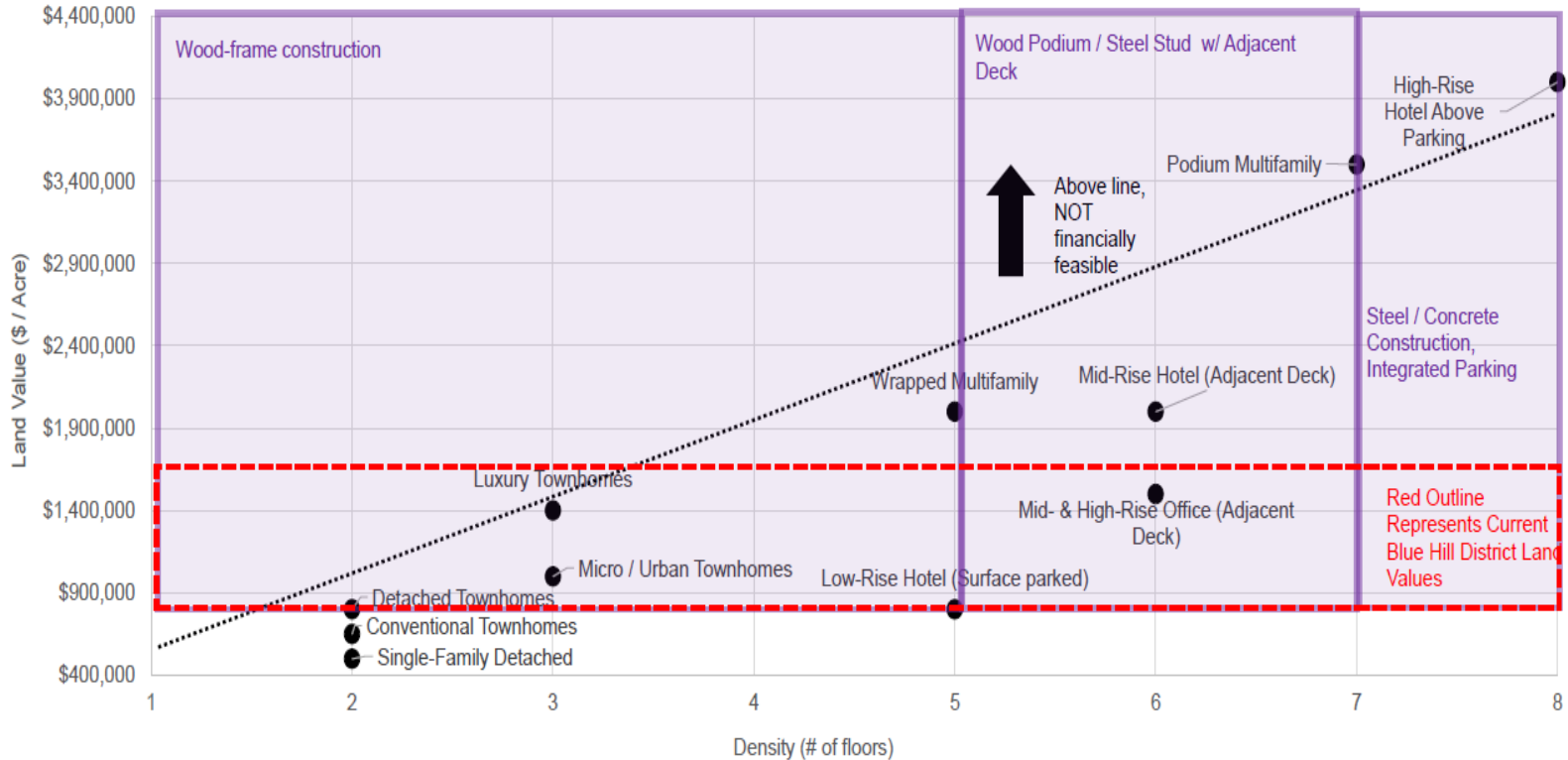
1. Increase **non-residential development** with density bonuses or other mechanisms
2. Identify strategies for providing more **affordable housing**
3. Address building size and massing concerns to improve **place-making and permeability**

# LUMO Text Amendment Process

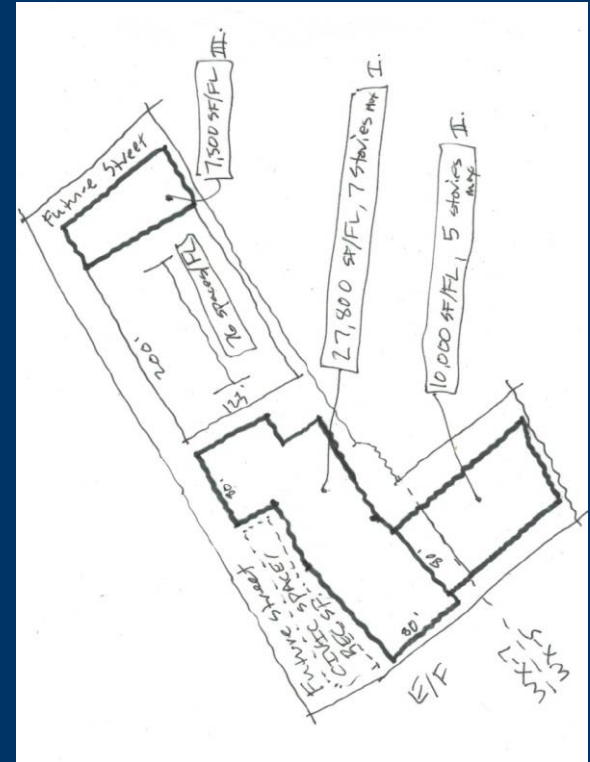
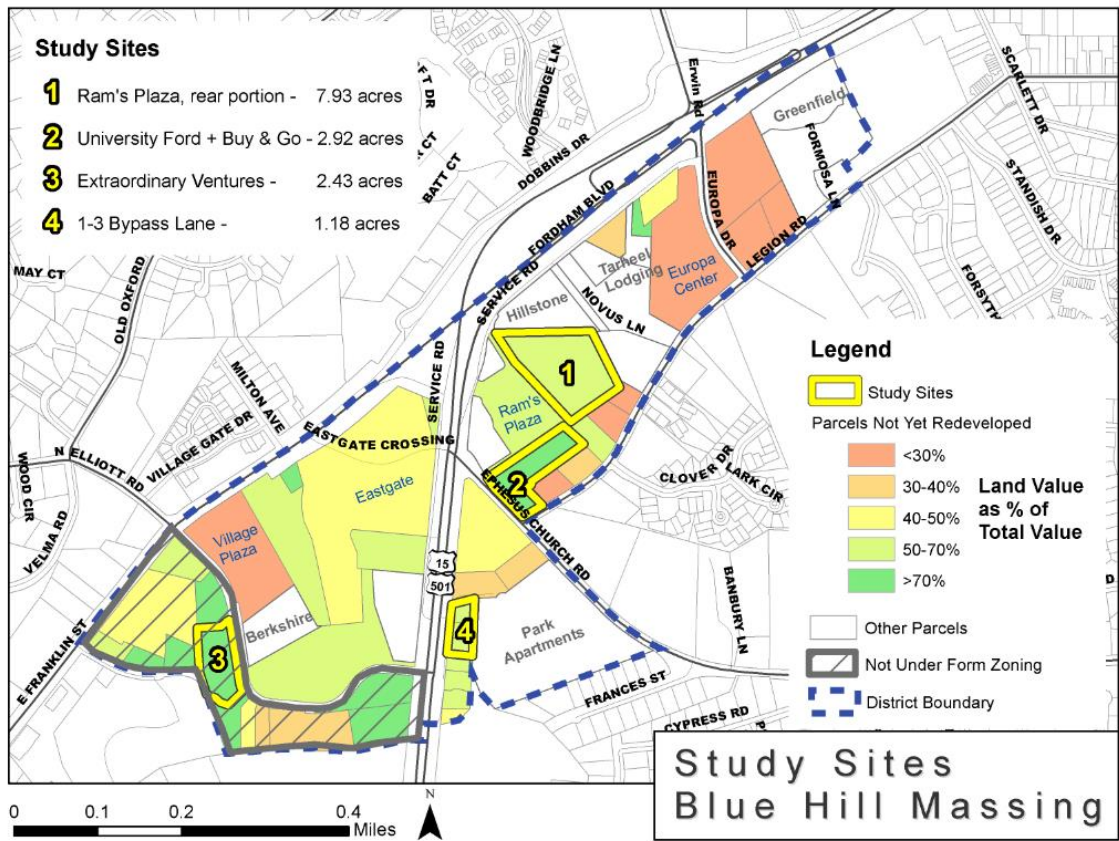




# November 1 CCES: Market Analysis



# November 1 CCES: Study Sites for Test Building Concepts



# Key Findings

- ❑ Residential projects have the greatest margin for supporting community benefits
- ❑ Commercial space is likely to be delivered in smaller increments based on current market
- ❑ Multifamily project layout ties closely to structured parking dimensions
- ❑ Smaller housing types could be encouraged if not required to include commercial





# Recommended Text Amendments

## Core Package

- Maximum building dimensions
- Minimum building separation and pedestrian connectivity

## Possible Standalone Additions

- Exempt townhomes from minimum nonresidential
- Reduce on-site parking for mixed use
- Structured parking setback reduction

# Recommended Text Amendments

## Core Package

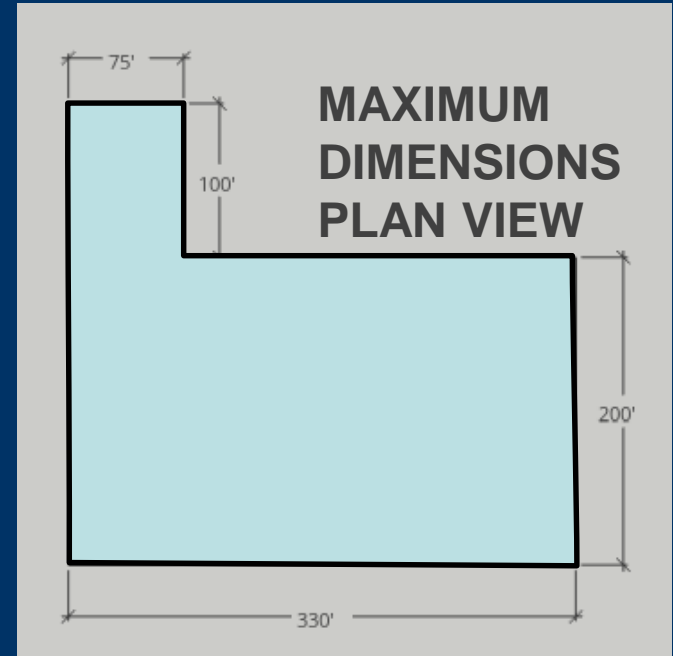
- Maximum building dimensions
- Minimum building separation and pedestrian connectivity

# Maximum Building Dimensions – Options

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

*Wrapping structured parking on at least two sides:*

- 1) 330' x 200' maximum plus Secondary wing up to 75' x 100'
- 2) Minimum 30' separation for multiple buildings exceeding #1
- 3) Building separation and pedestrian route occurs at least every 330', subject to allowable administrative adjustments for site conditions



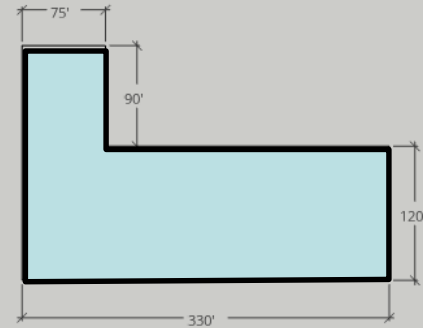
# Maximum Building Dimensions – Options

**Zoning District: WX-5, WX-7, WR-7**  
*Not wrapping structured parking:*

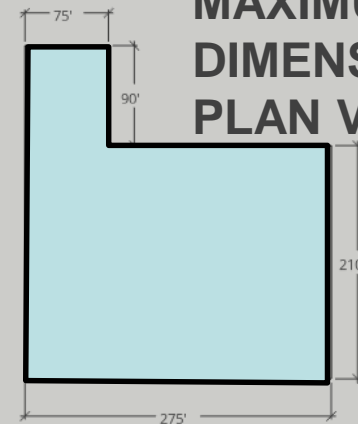
Applicant has option of

330' x 120' maximum plus  
secondary wing of 75' x 90' OR

275' x 210' maximum plus  
secondary wing of 75' x 90'



**MAXIMUM  
DIMENSIONS  
PLAN VIEW**

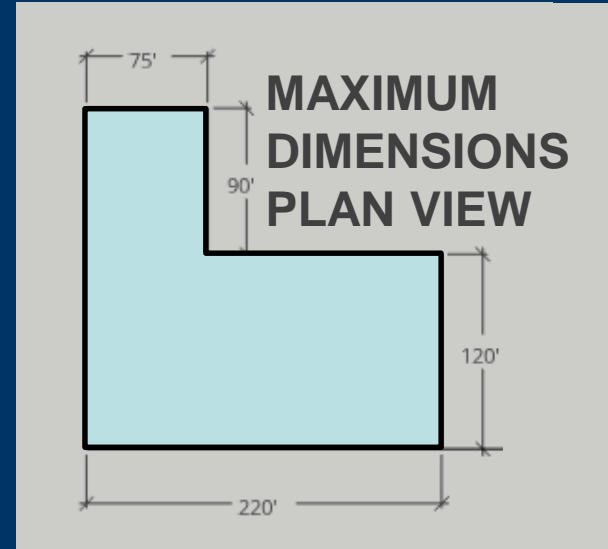


# Maximum Building Dimensions - WR-3

## Zoning District: WR-3

- 1) 220' x 120' maximum, plus secondary wing allowed at 75'x90'
- 2) Minimum 20' separation for multiple buildings exceeding #1

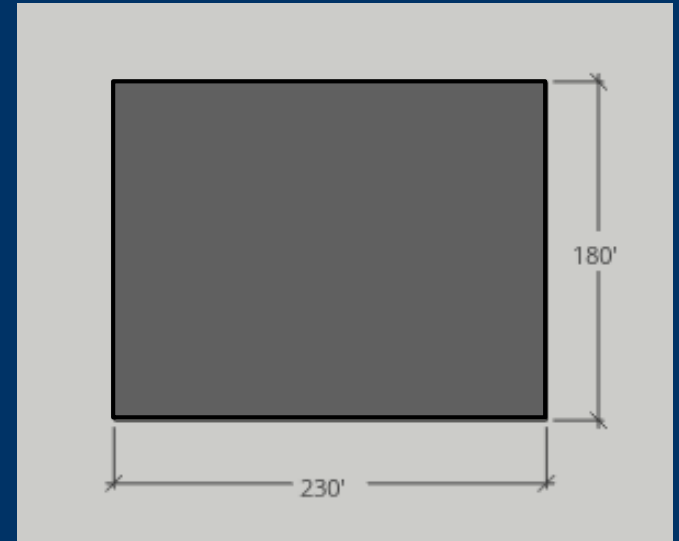
*Could also be applied to all Subdistricts, as a smaller configuration for buildings not wrapping structured parking*



# Maximum Structured Parking Dimensions

**Zoning District: WX-5, WX-7, WR-7**  
*Structured parking, wrapped or not:*

230' x 180' maximum



# Building Separation and Pedestrian Connectivity

*Unbuilt area intended as public / civic / green space*

- 1) Pedestrian connections –  
8' sidewalk
- 2) Adequate lighting
- 3) Balconies, awnings, etc allowed
- 4) Elevated walkways allowed to  
connect buildings

*Replaces framework for  
Building Pass-throughs*



# Recommended Text Amendments

## Possible Standalone Additions

- Exempt townhomes from minimum nonresidential
- Reduce on-site parking for mixed use
- Structured parking setback reduction



# Encourage Housing Variety

## *Support 'Missing Middle' housing*

- 1) Remove 10% commercial floor area requirement for Attached Living (townhomes and row houses)
- 2) Create a new category for Stacked Townhouses; 10% commercial requirement not applicable



# Reduce Space Devoted to Parking

- 1) Allow 50% parking reduction for mixed use projects, consistent with MU-V District (eg *East 54*)
  - Requires at least 25% residential and 25% commercial floor area



- 2) POTENTIAL FUTURE EFFORT – explore opportunity for Blue Hill payment-in-lieu, to fund a possible parking project

# Support Standalone Parking Decks

*Support more structured parking separated from buildings to reduce building scale*

- Allow a CDC Design Alternative to reduce the structured parking setback for all levels of a deck, not just 2<sup>nd</sup> and 3<sup>rd</sup> level



# Next Steps

**Council Public Hearing**

**January 8, 2020**

**Community Design Commission**

**January 28, 2020**

**Council Considers Action**

**February 2020**

# Staff Recommendation

That the Planning Commission make the following Recommendations to Council:

1. Consistency with Comprehensive Plan
2. Enact Text Amendment