

TECHNICAL REPORT

Council Business Meeting – 06/27/2018



FINALIZED TEXT AMENDMENTS TO FORM DISTRICT REGULATIONS

The following Technical Report prepared by Planning staff describes the approved additions to the Form District Regulations of the Blue Hill District, as finalized by Town Council at the June 27, 2018 Business Meeting. These constitute a Text Amendment to Section 3.11 of the LUMO.

UPDATES TO DRAFT ORDINANCE APPROVED AT JUNE 27 COUNCIL MEETING

The text amendments presented to Town Council at the June 27 Business Meeting included a required non-residential component for projects in the WX Subdistricts, four options for meeting this requirement, an upper story floor area bonus for all non-residential square footage provided, a conditional zoning option in Blue Hill, and updated standards for Recreation Space. Following deliberation, the Council revised the proposed text amendments in the following ways:

- Eliminated two of the options for a non-residential component (Phased Mixed-Use Site and SUP option)
- Reduced the upper story floor area bonus so that it was only applicable to non-residential square footage exceeding the requirement
- Eliminated the proposed conditional zoning subdistricts

UPDATES TO DRAFT ORDINANCE FOLLOWING THE MAY 23 PUBLIC HEARING

The text amendments presented to Town Council at the May 23 Public Hearing included a proposal to create Walkable Commercial (WC) Subdistricts where residential uses were not permitted, along with a zoning map amendment applying the WC Subdistricts to six properties in Blue Hill. Based on feedback received from Council, the Planning Commission (two meetings), and the Community Design Commission, planning staff has revised the proposed text amendments before you tonight in the following ways:

- Eliminated the proposed new WC- Subdistricts
- Recommended denial of associated Zoning Map Amendment (included in separate agenda item)
- New requirements and incentives for commercial square footage created for the WX-Subdistricts, as outlined under Summary and Table of Proposed Changes below
- Requirements for connectivity added to the standards for Recreation Space, based on recommendations from the Community Design Commission

SUMMARY AND TABLE OF CHANGES

Following is a summary of the finalized updates to the Form District Regulations:

- A.** Proposed residential construction in the Walkable Mixed Use (WX) Subdistricts required to include a non-residential component through one of the following approaches as determined by the applicant:
 - a. Vertical mixed-use building
 - b. Horizontal mixed-use site where uses may be in separate buildings
- B.** Non-residential square footage in a building or site, when exceeding the required non-residential component, can be credited to the fourth floor and above to allow greater upper story floor plate area, subject to a 20' setback.

TECHNICAL REPORT

Council Business Meeting – 06/27/2018

- C. Standards for Recreation Space revised to require Recreation Space to be outdoors, at-grade, and at the perimeter of the lot, with pedestrian connections to surrounding public spaces.

The following table provides further description of proposed text amendments:

TODAY’S REGULATIONS	PROPOSED	IMPROVEMENT AREA
<p>A. Permitted Uses</p> <ul style="list-style-type: none"> Walkable Mixed Use (WX) Subdistricts allow a wide range of residential, public, and commercial uses No requirement to mix uses within a site or building 	<p>A. Permitted Uses</p> <ul style="list-style-type: none"> Projects in WX Subdistricts must include a non-residential component Applicants have the choice of vertical mixed use (10% non-residential floor area in a building), or horizontal mixed use (15% non-residential floor area on a site with multiple buildings) 	<p>Encourages a mixture of residential and non-residential uses</p>
<p>B. Building Mass</p> <ul style="list-style-type: none"> Maximum Upper Story Floor Area: starting at the 4th floor, upper stories are limited to an average of 70% and maximum of 80% of the 3rd story floor plate area Buildings must provide mass variation along street frontages through either a 10’ stepback above the 3rd floor or a 80’ maximum module length 	<p>B. Building Mass</p> <ul style="list-style-type: none"> Upper Story Floor Area Bonus available for non-residential square footage exceeding the required non-residential component This can be credited to the upper floors to exceed the 70% average and 80% maximum Buildings that make use of this bonus must then provide a 20’ stepback on the primary street frontage to ensure adequate mass variation 	<p>Encourages development of non-residential uses</p> <p>Avoids buildings that ‘loom over’ their surroundings</p>
<p>C. Recreation Space</p> <ul style="list-style-type: none"> Residential projects must provide 4% (for buildings 1-3 stories) or 6% (for buildings 4+ stories) of the site as recreation space. Can be located anywhere on site, including indoors or on a rooftop. 	<p>C. Recreation Space</p> <ul style="list-style-type: none"> Require recreation space to be outdoors, at-grade, and at perimeter of lot No change to percent of site requirement Paired with required outdoor amenity space, this limits lot coverage of residential buildings to 88%-90% of site Pedestrian connections must be provided to any adjoining outdoor amenity space, sidewalk, or greenway 	<p>Limits the amount of land area that buildings can occupy on a lot</p> <p>Reinforces a function and design expectation for non-building area</p>