

Agenda

Planning Commission - Ad Hoc Committee City and Borough of Juneau

June 27, 2019

Auke Bay Implementation Committee - Marine View Building, 4th Floor
12:00 PM

- I. ROLL CALL
- II. APPROVAL OF AGENDA
- III. AGENDA TOPICS
 - A. Proposed Auke Bay Zoning District
 - B. Discussion of Public Input Received and Recommended Changes to the Proposed Regulations
- IV. COMMITTEE MEMBER COMMENTS AND QUESTIONS
- V. ADJOURNMENT

Mixed Use 3 (MU3) Zoning District

Purpose

The purpose the new zoning district is to encourage the development of lively, mixed-use neighborhoods that are compact and walkable. It is intended that this area will be a primary focus of community activity for the surrounding neighborhoods.

More specifically, the purpose of the new district is as follows:

- a. Promote the integration of small-scale commercial uses and high-density residential uses within the same building.
- b. Provide flexible regulations regarding setbacks to promote cohesive neighborhoods.
- c. Encourage the development of pedestrian oriented buildings that are harmonious with each other.

Definition

The MU3 zoning district is intended to blend high-density residential with a mixture of retail/commercial, institutional, and entertainment uses, where all of these uses are physically and functionally integrated.

Boundary



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28 **Neighborhood Commercial (NC) Zoning District**

29 The purpose the new zoning district is to encourage the development of lively, mixed-use
30 neighborhoods that are compact and walkable. It is intended that the primary use in this area be
31 medium density residential with some small-scale commercial activity.

32 More specifically, the purpose of the new district is as follows:

- 33 a. Act as a buffer between the high and low density zoning districts.
- 34 b. Provide flexible regulations regarding setbacks to promote cohesive neighborhoods.
- 35 c. Encourage the development of pedestrian oriented buildings that are harmonious with each
36 other.

37 **Definition**

38 The NC zoning district is intended to provide medium density residential with limited small-scale
39 commercial activity.

40 **Boundary**



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Density

Zoning District	Maximum Dwelling Units/Acre
D3	3 units per acre
D10	10 units per acre
D15	15 units per acre
LC	30 units per acre
GC	50 units per acre
WC	18 units per acre
NC	15 units per acre (Up to 25 units per acre in the Overlay District*)
MU3	30 units per acre (Up to 50 units per acre in the Overlay District*)

Table of Dimensional Standards

Zoning Regulations	D3	D5	D10	D15	LC	GC	WC	NC	MU3
Minimum lot size	12,000	7,000	6,000	5,000	2,000	2,000	2,000	3,000	3,000
Minimum lot width	100'	70'	50'	50'	20'	20'	20'	40'	40'
Minimum lot depth	100'	85'	85'	80'	80'	60'	60'	No minimum	No minimum
Maximum lot coverage	35%	50%	50%	50%	None	None	None	75%	None
Permissible Use Max. Height	35'	35'	35'	35'	45'	55'	35'	35'	35'
Accessory Use Max. Height	25'	25'	25'	25'	35'	45'	35'	35'	35'
Max. square footage of one story building								3,000	5,000

Setbacks

The required building setback promotes a streetscape that is consistent with the desired character of the Traditional Town Center (TTC) land use in the 2013 Comprehensive Plan. The setbacks promote buildings close to the sidewalk to reinforce a pedestrian orientation, built-up streetscape, and encourage new and expanded parking to be located behind buildings. The setback requirements for areas that abut residential

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zones promote commercial development that will maintain light, air, and potential for maintaining privacy and views.

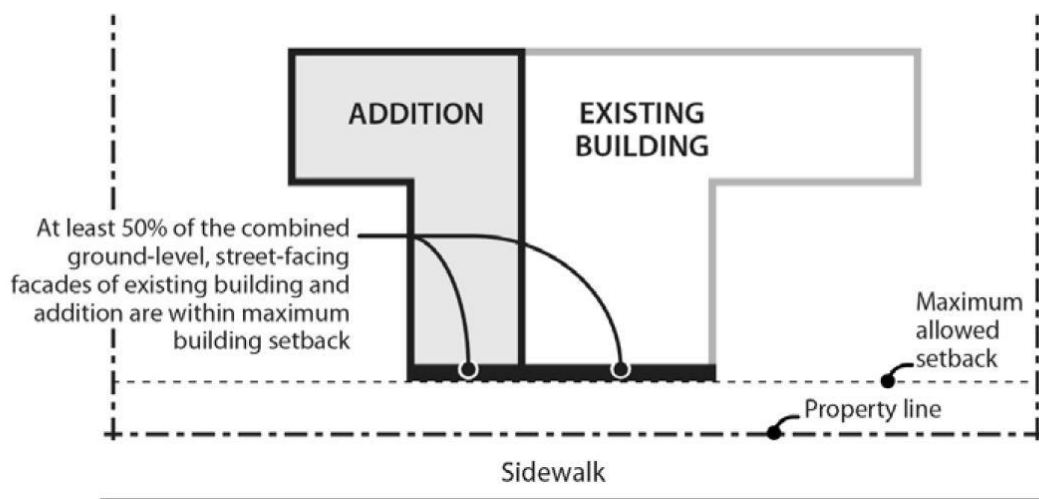
Zoning Regulations	D3	D5	D10	D15	LC	GC	WC	NC	MU3
Front	25'	20'	20'	20'	25'	10'	10'	0-20' max.	0-15' max.
Street Side	17'	13'	13'	13'	17'	10'	10'	0-15' max.	0-10' max.
Side	10'	5'	5'	5'	10'	10'	10'	5'	0'
Rear	25'	20'	20'	15'	10'	10'	10'	10'	0'

Maintaining Building Façade Continuity

A new building must have a front yard setback equal to the average front yard setback of the three closest conforming buildings, but shall have a front yard setback no greater than the underlying zoning district setback, or a street side yard setback equal to the average street side yard setback of the three closest conforming buildings, but shall have a side yard setback no greater than the underlying zoning district setback.

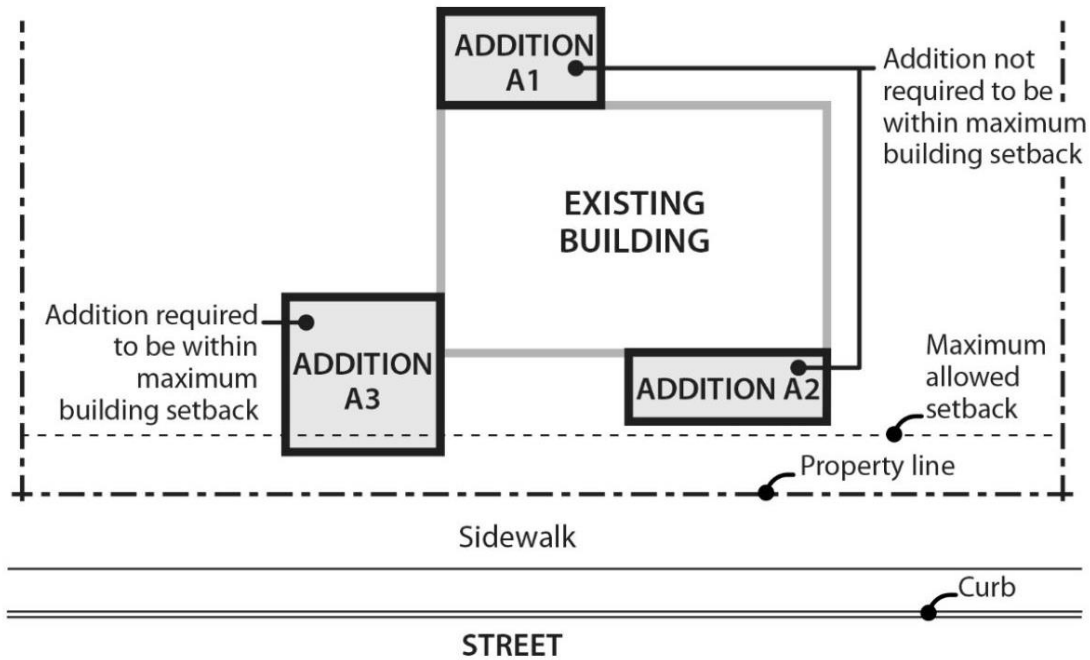
Maximum Building Setback for Front and Street Side Lot Lines: At least 50% of the length of the ground level, street-facing façade of buildings must be within maximum setback for the underlying zoning district.

Alteration to Existing Building in Conformance with Maximum Setback Standard



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Alterations to Existing Building



Minimum Building Setbacks from Residential Zone lot lines:

Height of building wall	Lots abutting a residential zone side lot line	Lots abutting a residential zone rear lot line
15 ft. or less	5 foot setback and landscaping (MU3 & NC)	Underlying zoning district setback, no landscaping (MU3 & NC)
16 – 30 ft.	8 foot setback and landscaping (MU3) Underlying zoning district setback (NC)	
31-55 ft.	10 foot setback and landscaping (MU3) Underlying zoning district and landscaping (NC)	

Vegetative Cover

Zoning District	Percentage of lot in vegetation
D3 & D5	20%
D10, D15 & D18	30%
LC	15%
GC	10%
WC	10%
NC	25%
MU3	10%

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84 **Auke Bay Overlay District**

85 The purpose of the Auke Bay Overlay District is to implement the vision in the Auke Bay Area Plan by
86 creating a mixed-use neighborhood within a pedestrian friendly environment with development
87 incentives and design standards that promote the creation of a lively, village-like setting. Bonuses may
88 be earned by providing design amenities or public benefits addressed in the Auke Bay Area Plan.

89 The intent of this section is to encourage development that exceeds the minimum standards set forth in
90 the underlying zoning districts within the Auke Bay Overlay District boundary.

91 **Auke Bay Overlay District Boundary**



94 **Public Benefits**

95 Public benefits describe the range of building and street-scape design standards that are addressed in
96 the Auke Bay Area Plan. These include mixed-use development, a connected street grid, buildings
97 oriented to the street with pedestrian amenities such as canopies and interesting building facades,
98 outdoor seating, street furniture, landscaping beyond the minimum vegetative cover required, and
99 screening of parking lots, utilities, and waste receptacles.

100 Bonus points may be acquired when a multi-family or commercial development provides one or more of
101 the public benefits listed below. Points may be used for density increases, height increases and/or
102 parking reductions.

103 A pre-application conference shall be required for all bonuses. Bonuses will be discussed with the
104 developer at the pre-application conference. The developer shall state any intent to apply for a bonus
105 and shall show the nature and extent of such bonus in the Building Permit application for minor
106 development and in the Conditional Use Permit for major development.

107 All bonuses, even for minor developments, shall be reviewed and either approved, modified, or denied
108 by the Planning Commission.

109 Existing buildings or sites that contain all or some of the public benefits listed below, on the date this
110 ordinance was adopted, can earn bonus points. The process for earning bonus points is the same as with
111 new development.

112 **Platting New Public Right-of-Ways:** This bonus is intended to encourage the dedication of private land
113 to the CBJ for the future development of a connected, CBJ owned and maintained street-grid system
114 within the Auke Bay Overlay District, as defined by this title, in order to facilitate growth and improve
115 circulation.

Feet of public right of ways	Standard	Points Earned
25	All platted public right-of-ways shall be consistent with the public right-of-way width standard for streets other than arterials and connectors, as found in Chapter 49.35.	4
50		8
75		12
100		16

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117 **Providing Public Parking:** This bonus is intended to encourage a property owner to dedicate a portion of
118 their lot to public parking. A minimum of 10 parking spaces must be provided. The parking lot shall be
119 paved, the parking spaces shall be striped, and a public parking sign must be installed and clearly visible
120 from abutting right-of-ways. The property owner will retain ownership of the lot and is responsible for
121 maintenance. The parking does not have to be free.

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Parking Spaces Provided	Standard	Points Earned
10	Bonus points can be earned for every 10 spaces provided. Half points can be earned.	4 points for every 10 spaces.

122

123 **Mixed Use:** This bonus is designed to promote mixed-use buildings that combine medium to high-
 124 density residential uses with compatible commercial uses on a single site or within a single building.

125 Residential/Commercial Floor Area Ratios

126 1:1 – 4 points

127 2:1 – 6 points

128 3:1 – 8 points

129 4:1 – 10 points

130 **Building Design Standards:** This bonus is intended to encourage the inclusion of specific design
 131 standards within new development and additions or exterior improvements to existing buildings. The
 132 building design standards represent the vision of future development in the Auke Bay Center, as
 133 identified in the Auke Bay Area Plan.

Design Standards		Points Earned
Street facing building facades	Windows and building entrances shall comprise at least 25% of the ground floor wall area for all non-residential uses. Street facing façade windows shall be no more than 4 feet above finished grade.	2 points for every 25% transparency; Max of 6 points
Ground level entrances	Entryways shall be designed to orient customers with architectural features, a recessed entryway, pedestrian oriented lighting, and be protected from the weather. Each public entrance shall be clearly defined and highly visible.	2 points for each entryway; Max of 6 points.
Canopies covering or facing public right-of-ways and improved pedestrian walkways	Canopies shall span the entire frontage of the building; be a minimum of 8 feet above and a maximum of 10 feet above the	2 points for each canopy

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	right-of-way; shall match the existing canopy heights of adjacent structures where practical; shall cover a minimum of half of the width of the right-of-way when the building abuts directly on a public right-of-way.	
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136 **Site Features:** This bonus is intended to encourage the installation of site features that promote
 137 pedestrian safety and create interesting and inviting outdoor spaces.

Site Feature	Standard	Points Earned
Pedestrian walkways	Pedestrian walkways shall provide a direct route from a right-of-way or parking area to the building's main entrance, as determined by the director; be a minimum of 5 feet wide; separated from a parking area or right-of-way with landscaping or a raised surface of at least 6 feet; consist of a walking surface other than dirt or gravel; connect to a pedestrian walkway on an abutting lot when possible	3 points per walkway; Max of 6 points
Covered bike rack	Bike rack(s) shall be installed near a building's ground level entrance; have a minimum capacity of four bikes. Bike racks shall be covered and shall be compatible with a U lock, as recommended in the Juneau Non-Motorized Transportation Plan.	1 point per bike rack; Max of 4 points
Outdoor seating	Outdoor seating shall consist of at least one bench or one table and seat at least four people; be secured to the ground or building; be provided during the summer months, at a minimum	1 point per bench or table; Max of 4 points

Outdoor Planters or Landscaping	Outdoor planters or Landscaping shall span a minimum of 25 percent of the building right-of-way facing façade(s); contain live, non-invasive plant(s); shall be designed and located in a manner that does not interfere with site distance from public right-of-ways or pedestrian walkways, as determined by the director	1 point for every quarter of the building façade with planters or landscaping; Max of 4 points
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139 **Screening:** The purpose of this bonus is to preserve and enhance the aesthetic value of Auke Bay Center
140 by minimizing views of specific parts of property or structures from streets, pedestrian walkways, or
141 abutting properties when the specific part(s) of property or structures are located within 20 feet of a
142 property line, public right-of-way, or pedestrian walkway.

Structures to be screened	Standard	Points Earned
Above ground parking lots	Screening shall be at least half as tall as the structure or object being screened; shall consist of landscaping, a sight obscuring fence or wall, murals or other forms of public art, other methods that meet the purpose of this section, as determined by the director	3 points per parking lot; Max of 6 points
Recycle and trash receptacles		1 point per waste disposal area; Max of 2 points
Above ground oil, gas, water, or wood pellet storage containers		1 point per storage container; Max of 2 points
Freestanding utility, mechanical, and electrical boxes		1 point per box; Max of 2 points

143

144 **Preserving views of Auke Bay and Statter Harbor:** The following bonuses are intended to protect the
145 aesthetic value of private property by encouraging developers of buildings over two stories to preserve
146 the view(s) of Auke Bay and Statter Harbor from abutting properties, as determined by the Planning
147 Commission.

Lot Coverage	Standard	Points Earned
80%	For the purposes of this bonus, lot coverage includes parking areas and outdoor seating areas located in front of or behind the building.	2
75%		4
50%		5

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Building Stepback	Standard	Points Earned
10 feet	Bonus points can be earned for every 10 feet of stepback above the 2 nd story	2 points for every 10 feet

149

150 Using Bonus Points for Density

151 The maximum density in the Auke Bay Overlay District is 50 dwelling units per acre.

Bonus Points Needed	Density per acre
0 points	15 units per acre / 30 units per acre
4 points	17 units per acre / 35 units per acre
6 points	19 units per acre / 38 units per acre
8 points	21 units per acre / 42 units per acre
10 points	25 units per acre / 50 units per acre

152

153 Using Bonus Points for Building Height Increase

154 The maximum allowed building height in the Auke Bay Overlay District is 55 feet for permissible uses
155 and 45 feet for accessory uses.

156 Bonus points for increased building height are not allowed in the Waterfront Commercial zoning district.

Bonus Points Needed	Maximum Building Height (Permissible Uses/Accessory Uses)
0 points	35' / 25'
6 points	45' / 35'
12 points	55' / 45'

157

158 Using Bonus Points for Parking Reductions

159 The maximum allowed parking reduction in the Auke Bay Overlay District is 30 percent of the total
160 number of parking spaces required for all uses on a site.

Bonus Points Needed	Parking Reduction
0 points	Parking as required in 49.40
2 points	10% reduction
4 points	15% reduction
6 points	20% reduction
8 points	25% reduction
10 points	30% reduction

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(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

Date: June 24, 2019

To: Auke Bay Implementation Ad Hoc Committee

From: Allison Eddins, Community Development

A. Eddins

Subject: Discussion of public input received and recommended changes to the proposed regulations

Since December 2018, CDD staff has presented the draft Auke Bay zoning and overlay district regulations at seven public meetings. All of these meetings have been heavily advertised and well attended. The goal of these meetings was to share the regulations that this Ad Hoc Committee drafted with the public and to receive public input.

CDD staff is recommending changes to the zoning and overlay regulations based on public input. The changes that are being recommended are listed below.

- Create two new zoning districts:
 - Mixed Use 3 for the Auke Bay core (what is currently GC, LC, and D15) with high density. The proposed boundary has been expanded to include the Bus Barn lot.
 - Neighborhood Commercial for the area surrounding the core (which is currently D10 and D3) with medium density and limited commercial activity to act as a buffer between MU3 and existing single-family neighborhoods. The proposed boundary includes the entire CBJ lot surrounding Auke Bay Elementary.
- Minimum building setbacks from residential lot lines:
 - Where a MU3 or NC zoning district abuts the side or rear lot line of a residential zoning district, a greater setback and /or vertical landscaping should be required.
 - The Ad Hoc Committee, at an earlier meeting, removed the landscaping requirement. Staff is recommending that vertical landscaping be required.
- Bonus points for platting right-of-ways should be based on the length of the right-of-way. Staff is recommending 4 points for every 25 feet.
- Bonus points can be earned for dedicating land and developing public parking. Staff is recommending 4 points for every 10 spaces.
- Bonus points can be earned for building stepbacks above the second story. Staff is recommending 2 points for every 10 feet of stepback.
- In order to preserve views of Auke Bay, Staff is recommending removing the building height bonuses from the Waterfront Commercial district. Bonus points can still be used for density increases and parking reductions.