Agenda

Planning Commission - Ad Hoc Committee
City and Borough of Juneau

November 6, 2018
Auke Bay Implementation Committee, Marine View Building 4th Floor
12:00 PM

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. Draft Minutes, Auke Bay Implementation Committee, October 2, 2018

IV. AGENDA TOPICS

A. Zoning District and Overlay District Draft Regulations

V. COMMITTEE MEMBER COMMENTS AND QUESTIONS

VI. ADJOURNMENT

Planning Commission
Auke Bay Implementation Ad Hoc Committee

Tuesday, October 2, 2018, 12:00 PM
Marine View Building, 4th Floor

Call to order 12:04 pm.

I. Roll Call

Planning Commission:
- Dan Miller (Chair)
- Paul Voelckers
- Dan Hickok
- Nathaniel Dye

Staff:
- Jill Maclean, Director, CDD
- Beth McKibben, Planning Manager, CDD
- Allison Eddins, Planner II, CDD
- Marjorie Hamburger, Administrative Assistant, CDD

II. Approval of Agenda

Hearing no objection the agenda was approved.

III. Approval of Minutes

A. September 11, 2018 Draft Minutes

MOTION: *by Mr. Dye to approve the minutes with no edits.*
The motion passed with no objection.

IV. Agenda Topics

I. <u>Zoning Regulations, Overlay Regulations, and Incentives</u>

Ms. Eddins said she felt the committee was making progress. It is important to understand that when making connections between what the city wants a developer to do and what the city can give in exchange, there needs to be a clear understanding of the public benefit to make sure it relates in some way to the bonus received. Ms. McKibben said she spoke with the Law Department whose opinion is that although a bonus does not need to be directly connected to a public benefit, they support that it does. Ms. Eddins said she does not think that double dipping, getting many bonuses for one thing, is the way to go. She wants to insure that there is public benefit. Also, linking bonuses to benefits seems the simplest method for example; if a developer puts parking in the rear of the building s/he can have a parking reduction, not a height increase. She said she is hoping to have this conversation with the committee to clarify

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what is wanted in terms of development and how to prioritize the bonuses. There is only so much we can give to a developer, she said.

Mr. Miller said he is not so sure he agreed. Mr. Dye said a reduction in parking is more necessary when there is an increase in density. He said he thought the intent was to facilitate the likelihood of bonuses being used. Mr. Voelckers said he felt this to be an important question that needs slowing down to game out. He said he was on the fence but did not think it best to lock into a system of doing one thing to get one thing. More likely there will need to be a blend that needs some massaging, he said. The interaction between things has not yet been worked out. Mr. Hickok suggested listing bonuses and giving points for each that allow the developer to choose what works best for them. Ms. McKibben said what she was hearing was the committee wanted something simple, but she thought this was not so complicated and not all that different from what was done in the Alternative Residential Subdivision (ARS) and Planned Unit Development (PUD) ordinances. Ms. McKibben said her initial concern was that there might be legal precedent regarding the nexus of what is given and what is gotten. It seems there is not, however she cautioned that there should be a thought-through, rational link between the two.

Mr. Miller said that Mr. Hickok hit the nail on head. If parking is located behind a building and the developer received 6 points, but he seeks 12 points to get other things he wants, he would need to decide what else to do to get those additional points. Ms. Maclean said she thought it wise to step back and think about the Auke Bay area plan and what the community wanted to achieve in terms of a walkable, mixed use, etc. neighborhood. This would require situations that are currently unusual to Juneau like parking in the rear and the creation of new roads. In order to achieve the design, she said she is not concerned with how many bonuses are received as long as it is possible to create the community that was desired in the plan. What is the problem if the outcome is achieved, she asked? Mr. Voelckers agreed and said that getting a street grid and frontages are the main priorities. Parking behind buildings may be part of achieving these goals as well as mixed use of buildings, canopies, and pedestrian walkways. These are his four top priorities, he said. Ms. Eddins asked if these priorities include locating buildings close to the street. Mr. Voelckers said it was nuanced – the goal is to have continuity between buildings so the walkways work.

Mr. Dye asked if staff wanted each committee member's list of priorities from 1 to 10. Ms. Eddins said knowing the top 5 or 10 could work.

Mr. Dye said he found it hard to prioritize because so much is interconnected with the end result. How to push the density, for example? Items not tied to density might not fit so well.

Mr. Voelckers pointed out that the committee is walking a tricky path with public goals on the one hand and private developer success on the other. He would like to offer success to developers if they achieve the aim of the public goals. This would be a win-win, carrot cake with frosting so to speak, he said.

Mr. Miller asked what others think about a point system to get to the bonuses. Ms. McKibben thought some point system like for the ARS would be the way to go. Some of these things are

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interrelated, she said, and perhaps earning points for excellence in design and implementing the Auke Bay vision could be grouped together so as to figure out "X" number of points. Ms. Eddins said the system could be like building design standards – a list of everything you can do to get 10 points. She said she was hesitant to a create system completely based on points, however, but she could be persuaded otherwise.

Mr. Dye said he always struggles with bonuses and who makes that call. He said he appreciated Mr. Hickok's point about not all things being created equal and developers going for low hanging fruit. He wondered how situations might play out, for example in a situation with two buildings with canopies and one in between without, how to tie in systems so that developer will put in a canopy. Continuity has to be achieved to make these things work, he said.

Mr. Hickok pointed out that the city will not just be dealing with one developer. One property owner makes a grid system but the neighboring owner does not. Mr. Miller said there ought to be some points for someone who develops a larger tract of land by subdividing and creating the grid and setting up covenants. There should be points that go with the land in such a case. Someone who buys one of these lots would then be required by covenant to put parking in back, a canopy in front, etc. and that buyer could get some more bonuses. Mr. Dye said there was something like that for Vintage Park but the covenants in that case have not functioned as best as they could in that subdivision. Now, 30 years later, much of that land remains undeveloped. He said he liked the idea but does not want to bring on unintended problems. Mr. Voelckers said he liked incentivizing a developer to subdivide and create a grid and get iron clad legal allowances about parking etc. Right now the focus has been on design, things like bike racks, etc., but he said he saw the need to create a category for site development. Mr. Miller is on the right track, said Mr. Voelckers.

Mr. Hickok asked how covenants come about. Mr. Miller said for a minor subdivision, it happens at the staff level but in order to incentivize the developers there would need to be bonuses. Ms. Eddins said that bonuses would require obtaining a CUP, this has been said before. Ms. Maclean said she did not think a subdivision would be the trigger, but a CUP. Ms. McKibben said she was now hearing interest in a two tiered approach – earn bonuses through subdivision covenants, which is a new model she had not yet seen. Mr. Voelckers asked if large subdivisions that are meaningful would come to the Planning Commission. Yes, was the answer, if there are more than 13 lots.

Mr. Hickok asked if a developer would have to come before the Planning Commission to set covenants. Mr. Dye said he thought they should so staff would not have to carry that responsibility. Staff would work with that applicant and the case would come to the Planning Commission. Ms. McKibben pointed out a potential flaw - if a developer has to bring the project before the Planning Commission, they might be likely to design in such a ways as to avoid doing that. Mr. Miller said he thought if it is attractive enough, they would want to. Ms. Maclean asked if it would be easier to encourage people to go for a Conditional Use Permit and then turn around and subdivide. Ms. McKibben said it could be similar to the steps in a PUD review. There is a need to be thoughtful not make the process too complicated, she said. Ms. Maclean said she thought the efforts of obtaining a permit and subdividing could run concurrently. Mr.

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Voelckers said he liked having an overall consistency for a subdivision instead of starting with 0 at every property. Mr. Miller said he liked this about canopies, having this is the covenants of a subdivision. The developer selling the land could get a benefit if the bonuses would travel with the land being sold.

Mr. Voelckers asked if it was appropriate to use the CUP process for just land platting and not doing a development project. Mr. Dye recalled from the Bill Yankee appeal that CDD can't enforce plat notes, is that correct? Ms. McKibben said she would need to find out how far CBJ could go with this concept, but she thought the PUD model might fit. She wondered how to implement it on an individual lot. Ms. Maclean said that the ARS is the same as the PUD and it can be just a couple of lots – a Use Permit with a subdivision can be run concurrently. If a developer with a large tract did this type of subdivision process and put restrictions on the lots, could the buyer of an individual lot get more bonuses? Absolutely, said Mr. Miller.

Vintage Park was permitted in the 80's through a special process, said Ms. McKibben, so she wondered what might happen if this process was executed but later someone wanted to deviate from what was approved to do something that would be beneficial to the public, what would happen then? Mr. Voelckers said that mostly there would be allowances for doing what any good developer would do. Ms. McKibben asked if any subdivision in Auke Bay would be required. Only if the owner wanted to do that with a property, said Mr. Miller. Ms. McKibben pointed out that in that case a marketing effort would be required. Mr. Miller said that most developers could figure this out themselves if they were made aware of the potential. This is good material for a neighborhood meeting, he said. Mr. Voelckers suggested a "My Turn" column in the newspaper written by the Mayor would catch people's attention. Mr. Dye said that when looking at buying property, people look at what is possible to develop to get the best return on their investment. Marketing happens naturally, he said, it is inherent to the business. Mr. Voelckers said a bigger concern is that lots of people interpret change as bad so there is some value in discussing a PR strategy to get to a win-win mentality in the community.

Ms. Eddins thought this was a good segue into bonuses and asked where the best increase in the value of the property might be found, for example is the biggest carrot density or perhaps parking? Mr. Voelckers said a developer can't do one without the other. Ms. Eddins said that when platting a right-of-way is encouraged by offering an increase in lot coverage this has not gone so well but offering double the density might be more interesting. Mr. Voelckers suggested talked to developers and inviting them to come and be part of the solution because he felt that a small group of property owners will be key to enacting this change. Mr. Dye said he still couldn't see separating the bonuses. Ms. McKibben said she was hearing that the committee preferred offering a suite of bonuses to pick from, once the developer has given something to the community. Mr. Dye said there needs to be flexibility in order to be useful. Ms. Maclean suggested maybe there be a maximum total for each category but leave it up to the developer to pick. Site by site what is most desired and valued will vary based on the topography, etc., she said. Mr. Miller said that some combination of bonuses will be required to get to the end goals. Mr. Dye said it will be important to encourage the developer to stick with it because bonuses might move as the project moves.

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Mr. Voelckers said he thought points would be the way to go. He also suggested it might make sense for one of committee members to sit for hour with Ms. Eddins and game this through. Otherwise Ms. Eddins throws something up and we respond, he said, but Mr. Miller lives this stuff. Mr. Miller said he could do that. Ms. McKibben suggested going "code shopping" to see examples from other communities, but she did not want to lose sight of the Traditional Town Center concept in the Comprehensive plan by moving things into the Auke Bay overlay district – parking behind buildings, mixed use, and higher density. Aside from a subdivision, individual bonuses could be written into base zoning, she said. Mr. Voelckers said regarding this point, we have not really done too much of backing out what lives in a Community Mixed Use (CMU) zone. We don't care about setbacks as long as we get alignment, he said. Ms. McKibben suggested that part of CMU zoning include flexibility in development. Buildings are closer to the street in Auke Bay and a Traditional Town Center, thought could be given as to how to create that balance between CMU and the Auke Bay Overlay. Mr. Dye said that at the last meeting there was talk about the first developer setting the tone; this should be part of standard zoning. But, he said, looking at the carrot approach he felt more hesitant about placing bonuses in zoning rather than in the overlay. Mr. Voelckers said he felt it should not be phrased as a bonus, should not be a competing element.

Mr. Dye returned to Ms. McKibben's marketing conversation and said he would not want developers to start with a bad taste in their mouth because the city required them to do something. Ms. Maclean said she did not think it would fly. Ms. Eddins said it seemed the way forward is tied to lot coverage. Mr. Voelckers said he thought that was the right way to handle it. Mr. Dye asked if this meant in the underlying zoning district. Yes was the answer. Ms. Eddins wondered if all the bonuses were taken out of zoning district, how could it be said that the purpose of the overlay is to create streetscapes. Mr. Voelckers said this was worth more thinking. The only specific reference is variable front setbacks.

Mr. Miller said he thought that what was missing off the public benefit list is viewscapes. He said he was not sure how to bonus that. It is not just what is in front of the house; desirable views can be from other sides, so how can these be protected? A developer who steps a building to the side or in some way accommodates some viewscapes, but this does not work for everybody's viewscapes, would s/he not get the bonus? Mr. Hickok asked if the first rezoning would obstruct views, would the building behind be allowed to be 4 stories tall? No one wants to live in Auke Bay if they don't have view. He said he is concerned about height. Mr. Voelckers suggested there could be one flexible bonus system but there also might have to be a center core with Zone A and Zone B and different amounts of allowable stories so that the first building constructed does not max out height for those built behind. Mr. Dye said earlier in the conversation about viewsheds it was stated that there needs to be flexibility in interpretation for the Planning Commission to receive public comments. How can it be written in code that some viewsheds might be more valuable than others, he asked? Mr. Voelckers thought this could be added as another incentivizing bonus to a builder who masses in a way that preserves viewsheds. The concept would be subjective but could encourage developers to be creative.

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V. Committee Member Comments and Questions

Ms. Maclean suggested changing the date of the next meeting so staff had more time to prepare a draft ordinance and still have a public meeting in November. Mr. Dye asked why not bring Law in at this time to be sure the draft is on the right track? Ms. Maclean said she is okay running it by them, but she is concerned about their lack of time right now and slowing down the process. She thought it would be more efficient to get staff and committee ideas identified, then talk about the concepts with the public, then have the draft reviewed by law.

Mr. Voelckers asked if it was legal to incentivize height and density with points. He felt this was a question in need of an answer fairly soon.

Mr. Dye said he felt that there needs to be a public meeting attended by all committee members so everyone can hear the public's response. The committee members discussed the format of this meeting but did not finalize any plans.

Mr. Miller said he felt the ordinance was getting close but there was still the need to define the concentric bonus rings and figure out height bonuses.

Mr. Miller will get together with Ms. McKibben and Ms. Eddins to game some things out before the next meeting, to take place on November 6.

The tentative plan is for a public meeting on November 28 or 29, hopefully at Auke Bay School.

Mr. Voelckers suggested that some points could be on a sliding scale depending on quality or whatever. Mr. Dye said he would want to quantify that some.

VI. Adjournment

The meeting was adjourned at 1:10 pm.

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CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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Date: **November 2, 2018**

To: **Auke Bay Implementation Ad Hoc Committee**

From: **Allison Eddins, Community Development** A. Eddins

Subject: **Community Mixed Use (CMU) Zoning District Draft Regulations; Auke Bay Overlay District (ABOD) Draft Regulations**

At the September 11th meeting the Committee agreed to create a bonus point system for the Auke Bay Overlay District. Bonus points can be used for a variety of incentives and the system has built in flexibility. At the October 2nd meeting, the Committee prioritized the public benefits that are called for in the Auke Bay Area Plan. The draft regulations for the zoning district and overlay district reflect these decisions.

Previous versions of the draft regulations call for a maximum density of 18 dwelling units per acre with the possibility of 50 units per acre with bonuses. This creates the potential for a density increase of 177%. As much as possible, the density bonus for the ABOD should be consistent with other chapters of Title 49. The recently drafted Alternative Residential Subdivision regulations allow a maximum density increase of 50 percent. Additionally, the current zoning in the Auke Bay Center is Light Commercial, which has a density of 30 units per acre, and General Commercial, which has a density of 50 units per acre. Therefore, staff is recommending 30 units per acre as the maximum density for the CMU zoning district. With bonuses, a development could achieve a 50 percent increase in density, or 45 units per acre.

The bonus regulations have been drafted to reflect the Committee's desire to have a high level of flexibility. Staff has prepared a cost estimate for each of the public benefits. This will help determine the incentive required from the perspective of the developer. The public benefits in the overlay district draft regulations describe the range of building and street-scape design standards that are addressed in the Auke Bay Area Plan. These include mixed-use development, a connected street grid, buildings oriented to the street with pedestrian amenities, such as canopies and interesting building facades, outdoor seating, street furniture, landscaping and screening of parking lots, utilities and waste receptacles.

Bonus points may be acquired when a multi-family or commercial development provides one or more of the public benefits listed in the draft regulations. Points may be used for density increases, height increases and/or parking reductions. Once a point has been used for a bonus, it cannot be used again for another bonus. A pre-application meeting will be required for all bonuses. Bonuses will be discussed with the developer at a pre-application conference. The developer shall state any intent to apply for a bonus and shall show the nature and extent of such bonus in the building permit application for minor development and in the Conditional Use Permit for major development.

Cost Estimate for Auke Bay Overlay District (ABOD) Public Benefits

Number of public right of ways platted	Standard	Points Earned	Estimated Survey Cost
1	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.	3	Standard two lot subdivision w/o ROW ~$2-$3,000 Standard two lot subdivision with a 60' by 100' ROW ~$6-$7,000
2		4	
3		5	
4		6	

Residential/Commercial Square Foot Ratio	Standard	Points Earned	Estimated Cost
1:1	Assuming 1st floor commercial; 2nd story residential	2	Approx. $200/sq. ft. for DU; once foundation is poured the cost of a second or third story is approximately $150/sq. ft.
2:1	1st floor commercial; 2nd and 3rd stories residential, and so on…	4	
3:1	Building must be sprinkled and include an elevator	8	Approximately $350/sq. ft. for each DU.
4:1	Building must be sprinkled and include elevator	10	

Design Standards		Points Earned	Estimated Cost
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 ft. above finished grade. If there is more than one street frontage or building on the site, the street-facing wall areas may be combined for the purposes of	2	Minimal cost for new construction. Window less than 18" above grade and 2' or closer to entrance must be tempered, adding to the

Cost Estimate for Auke Bay Overlay District (ABOD) Public Benefits

	this calculation.		cost.
Ground level entrances	Entryways shall be designed to orient customers with architectural features, a change in plane of a minimum of 3 feet, and pedestrian oriented lighting, and to be protected from the weather. Each entrance shall be clearly defined and highly visible.	2	Minimal cost for new construction
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 right of way; shall match the existing canopy heights of adjacent structures; 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. For lots that about two right of ways, a canopy must be installed on both right of way facing facades.	1 for each right of way and pedestrian walkway	Approximately $10/sq. ft. for 5' wide canopy; Approximately $25/sq. ft. for 10' wide canopy.

Site Feature	Standard	Points Earned	Estimated Cost
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 five feet wide; separated from a parking area or right of way with landscaping or a raised surface of at least 6"; consist of a walking surface other than dirt or gravel; connect to a pedestrian walkway on an abutting lot when possible	3	A 5' wide and 60' long walkway with pavers and mulch (EarthMovers)
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 attaching frame, as recommend	1	"School yard" bike rack holding 4-5 bikes $250-$300

Cost Estimate for Auke Bay Overlay District (ABOD) Public Benefits

	in the Juneau Non-Motorized Transportation Plan.		
Outdoor seating	Outdoor seating shall consist of at least one table and seat at least four people; be secured to the ground or building; be covered; be provided during the summer months, at a minimum	1	Four person table w/umbrella & four chairs approximately $750
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	
Structures to be screened	Standard	Points Earned	Estimated Cost
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	Mature Hydrangea or Bamboo plant 6'-8'$1,000 ; 6' by 6' wood fence panel $90
Recycle and trash receptacles		1	
Above ground oil, gas, water or wood pellet storage containers		1	
Freestanding utility, mechanical and electrical boxes		1	

Draft Language: Community Mixed Use zoning district
Auke Bay Subcommittee
November 2, 2018

Purpose

The purpose the Community Mixed Use (CMU) 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 medium 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 CMU is intended to blend medium to high density residential with a mixture of retail/ commercial, institutional and entertainment uses, where all of these uses are physically and functionally integrated.

Boundary

Density

Zoning District	Maximum Dwelling Units/Acre
D15	15 units per acre
LC	30 units per acre
GC	50 units per acre
WC	18 units per acre
CMU	**30 units per acre (Up to 45 units per acre in the Overlay District*)**

Table of Dimensional Standards

Zoning Regulations	D15	LC	GC	WC	CMU
Minimum lot size	5,000	2,000	2,000	2,000	3,000
Minimum lot width	50’	20’	20’	20’	40’
Minimum lot depth	80’	80’	60’	60’	No minimum
Maximum lot coverage	50%	None	None	None	None
Permissible Use Max. Height	35’	45’	55’	35’	35’
Accessory Use Max. Height	25’	35’	45’	35’	25’
Max. square footage of one story building					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 zones promote commercial development that will maintain light, air, and potential for maintaining privacy and views.

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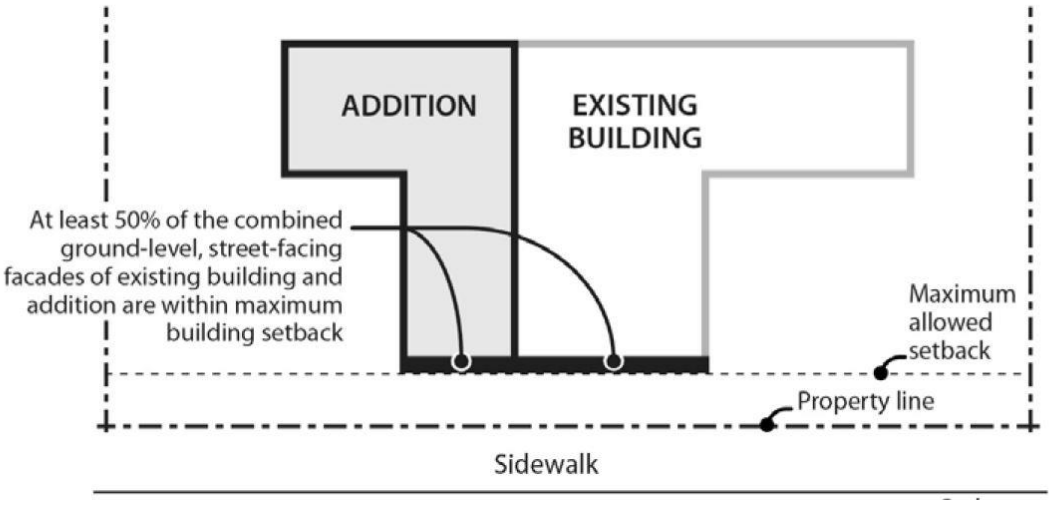
Zoning Regulations	D15	LC	GC	WC	CMU
Front	20’	25’	10’	10’	0-15’ max.
Street Side	13’	17’	10’	10’	0-10’ max.
Side	5’	10’	10’	10’	0’
Rear	15’	10’	10’	10’	0’

Maintaining Building Façade Continuity

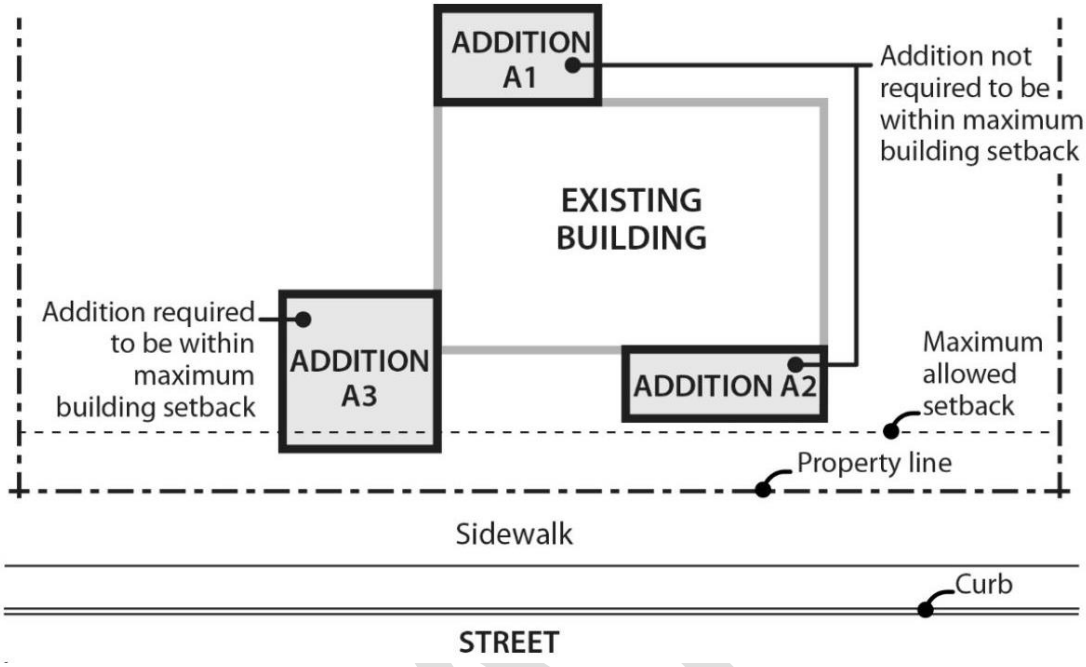
A new building must have a front yard setback equal to the average front yard setback of the three closest conforming buildings but shall have a front yard setback no greater than 15 feet, or a street side yard setback equal to the average street side yard setback of the three closest conforming buildings but shall have a side yard setback no greater than 10 feet.

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 15 feet of the front lot line.

Alteration to Existing Building in Conformance with Maximum Setback Standard



Alterations to Existing Building



Minimum Building Setbacks from Residential Zone lot lines:

Height of building	Lots abutting a residential zone side lot line	Lots abutting a residential zone rear lot line
15 ft. or less	5 ft. setback	No setback
16 – 30 ft.	8 ft. setback	8 ft. setback
31-45 ft.	10 ft. setback	10 ft. setback

Lot Coverage

Lots that have a one story building(s) or a single type of use have maximum lot coverage of 50%. Lots with multi-story buildings or multiple uses will have no maximum lot coverage.

Vegetative Cover

Zoning District	Percentage of lot in vegetation
D10, D15 & D18	30%
LC	15%
GC	10%
WC	10%
CMU	**10%**

Table of Permissible Uses

Auke Bay Overlay District

The purpose of the Auke Bay Overlay District is to implement the vision in the Auke Bay Area Plan by creating a mixed-use neighborhood within a pedestrian friendly environment with development incentives and design standards that promote the creation of a lively, village-like setting. Bonuses may be earned by providing specific building and street-scape design amenities addressed in the Auke Bay Area Plan. The Director is authorized to approve bonuses associated with a minor development, as defined by 49.25 of this title. The Planning Commission will approve bonuses associated with major developments, as defined by 49.25 of this title. The intent of this section is to encourage development that exceeds the minimum standards set forth in the underlying zoning districts within the Auke Bay Overlay District boundary.

Public Benefits

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

Bonus points may be acquired when a multi-family or commercial development provides one or more of the public benefits listed below. Points may be used for density increases, height increases and/or parking reductions. Once a point has been used for a bonus, it cannot be used again for another bonus. . A pre-application shall be required for all bonuses. Bonuses will be discussed with the developer at a pre-application conference. The developer shall state any intent to apply for a bonus and shall show the nature and extent of such bonus in the building permit application for minor development and in the Conditional Use Permit for major development.

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

Number of public right of ways	Standard	Points Earned
1	All platted public right of ways shall be consistent with the public right of way width standard for streets other than	4
2		8
3		12
4		16

	arterials and connectors, as found in Chapter 49.35.	

Mixed Use: This bonus is designed to promote mixed-use buildings that combine medium to high density residential uses with compatible commercial uses on a single site or within a single building. The purpose is to incentivize a high enough density to support ground floor commercial uses.

Residential/Commercial Ratios

1:1 – 4 points

2:1 – 6 points

3:1 – 8 points

4:1 – 10 points

Building Design Standards: This bonus is intended to encourage the inclusion of specific design standards within new development and additions or exterior improvements to existing buildings. The building design standards represent the vision of future development in the Auke Bay Center, as 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 ft. above finished grade. If there is more than one street frontage or building on the site, the street-facing wall areas may be combined for the purposes of this calculation.	2 points for every 25% transparency; Max of 6 points
Ground level entrances	Entryways shall be designed to orient customers with architectural features, a change in plane of a minimum of 3 feet, and pedestrian oriented lighting, and to be protected from the weather. Each entrance shall be clearly defined and highly visible.	2 points for each entryway; Max of 6 points.
Canopies covering or facing	Canopies shall span the entire	2 points for each right of way

public right of ways and improved pedestrian walkways	frontage of the building; be a minimum of 8 feet above and a maximum of 10 feet above the right of way; shall match the existing canopy heights of adjacent structures; 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. For lots that about two right of ways, a canopy must be installed on both right of way facing facades.	and pedestrian walkway

103

104

105 Site Features: This bonus is intended to encourage the installation of site features that promote
106 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 five feet wide; separated from a parking area or right of way with landscaping or a raised surface of at least 6"; 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 attaching frame, as recommend 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	1 point per bench or table; Max of 4 points

	and seat at least four people; be secured to the ground or building; be provided during the summer months, at a minimum	
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

Screening: The purpose of this bonus is to preserve and enhance the aesthetic value of Auke Bay Center by minimizing views of specific parts of property or structures from streets, pedestrian walkways or abutting properties when the specific part(s) of property or structures are located within 20 feet of a 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

Preserving views of Auke Bay and Statter Harbor: This bonus is intended to protect the aesthetic value of private property by encouraging developers of buildings 35' feet tall and greater to preserve the view(s) of Auke Bay and Statter Harbor from abutting properties, as determined by the director.

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%		3

Using Bonus Points for Density

The maximum density in the Auke Bay Overlay District is 45 dwelling units per acre.

Bonus Points Needed	Density per acre
0 points	30 dwelling units per acre
4 points	15% increase (35 units per acre)
6 points	25% increase (38 units per acre
8 points	40% increase (42 units per acre)
10 points	50% increase (45 units per acre)

Using Bonus Points for Building Height Increase

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

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

Using Bonus Points for Parking Reductions

The maximum allowed parking reduction in the Auke Bay Overlay District is 30 percent of the total 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

DRAFT

CMU Zoning District Regulations & Auke Bay Overlay District Bonuses

Auke Bay Ad Hoc Committee
November 6, 2018

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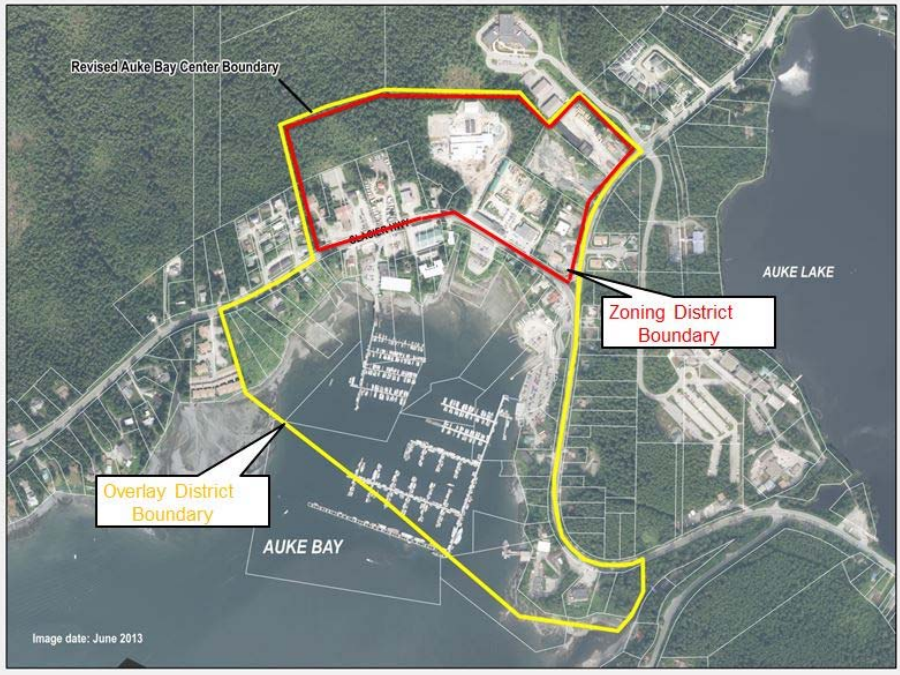

Auke Bay Area Plan Calls For …

- **Mixed Use Development** – CMU & Overlay
- **Buildings At Least Two Stories** – CMU & Overlay
- **Higher Density** – CMU & Overlay
- Connected Street Grid - Overlay
- **Buildings Oriented to the Street** - CMU
- **Parking in the Rear** – CMU
- Canopies - Overlay
- Interesting Building Facades - Overlay
- Outdoor Seating - Overlay
- Landscaping - Overlay
- Screening - Overlay

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CMU Density

Zoning District	Maximum Dwelling Units/Acre
D15	15 units per acre
LC	30 units per acre
GC	50 units per acre
WC	18 units per acre
CMU	30 units per acre (Up to 45 units per acre in the Overlay District*)

- Originally proposed at 18 units per acre with an increase to 50 units per acre.
  - 177% increase in density

- ARS allows 25% increase for D10-LC and 50% for RR – D10SF.
- CMU density at 30 units per acre is more consistent with existing allowed densities and will not "take away" existing all existing density.

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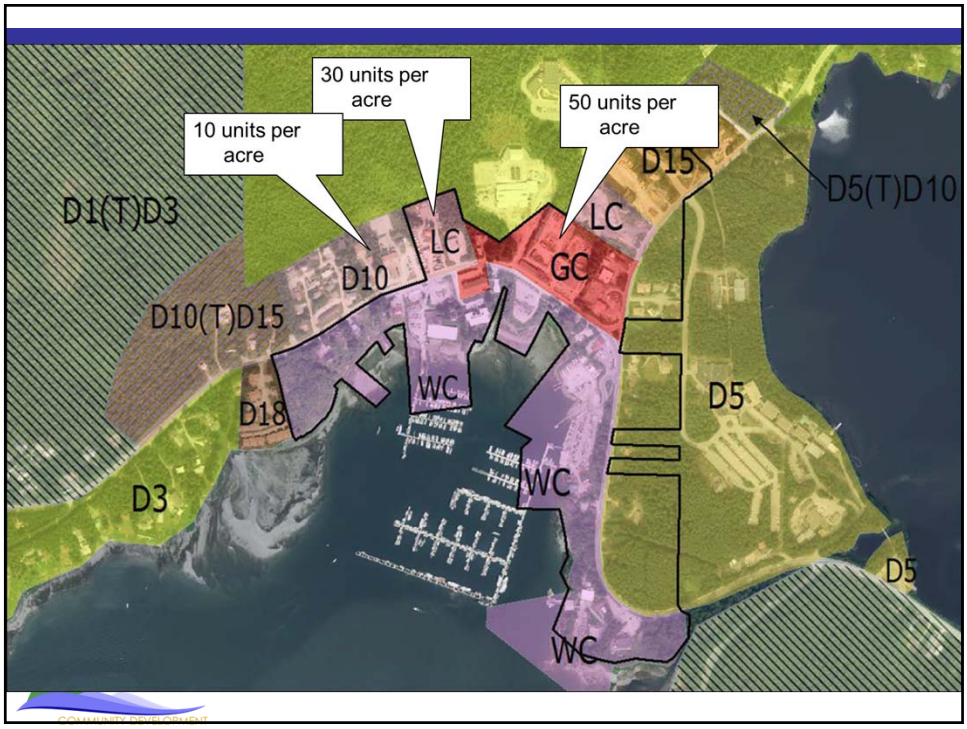

CMU Dimensional Standards

Zoning Regulations	D15	LC	GC	WC	CMU
Minimum lot size	5,000	2,000	2,000	2,000	3,000
Minimum lot width	50’	20’	20’	20’	40’
Minimum lot depth	80’	80’	60’	60’	No minimum
Maximum lot coverage	50%	None	None	None	None
Permissible Use Max. Height	35’	45’	55’	35’	35’
Accessory Use Max. Height	25’	35’	45’	35’	25’
Max. square footage of one story building					5,000

30 units/acre @ 3,000 sq. ft. = 2 units per lot

30 units/acre @ 2,000 sq. ft. = 1 unit per lot

CMU Front Yard Setback

Zoning Regulations	D15	LC	GC	WC	CMU
Front	20’	25’	10’	10’	0-15’ max.
Street Side	13’	17’	10’	10’	0-10’ max.
Side	5’	10’	10’	10’	0’
Rear	15’	10’	10’		0’

Buildings oriented toward the street

Allows space four outdoor seating.

This setback maximum enough to “require” parking in the rear?

CMU Lot Coverage

Lot Coverage

Lots that have a one story building(s) or a single type of use have maximum lot coverage of 50%.

Lots with multi-story buildings or multiple uses will have no maximum lot coverage.

Intended to encourage multi-story/multi-use buildings.

Auke Bay Overlay District Bonuses

The purpose of the Auke Bay Overlay District is to implement the vision in the Auke Bay Area Plan by creating a mixed-use neighborhood within a pedestrian friendly environment with development incentives and design standards that promote the creation of a lively, village-like setting. **Bonuses may be earned by providing specific building and street-scape design amenities addressed in the Auke Bay Area Plan. The Director is authorized to approve bonuses associated with a minor development, as defined by 49.25 of this title. The Planning Commission will approve bonuses associated with major developments, as defined by 49.25 of this title.** The intent of this section is to encourage development that exceeds the minimum standards set forth in the underlying zoning districts within the Auke Bay Overlay District boundary.

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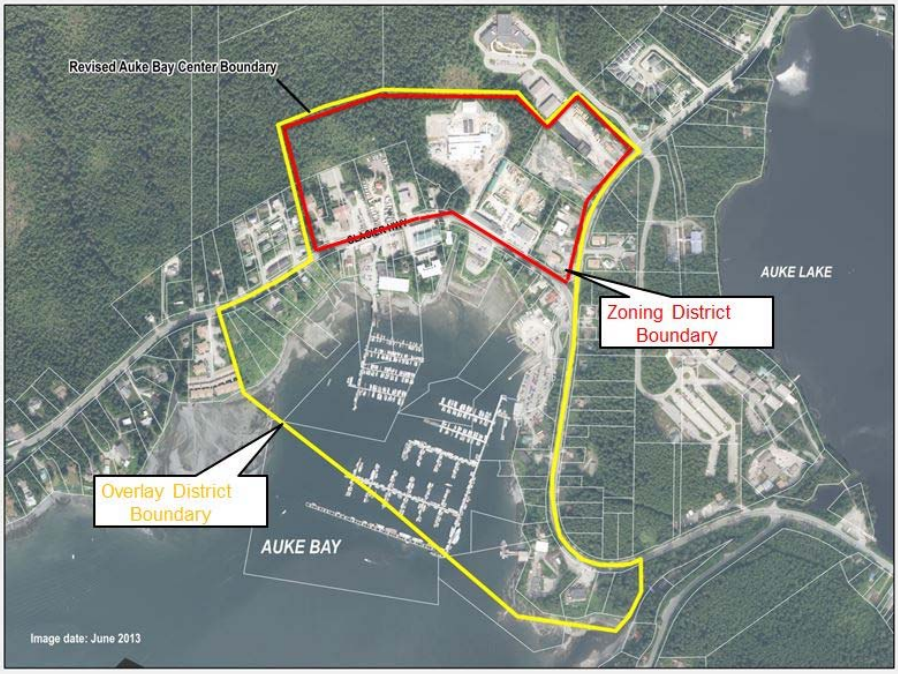

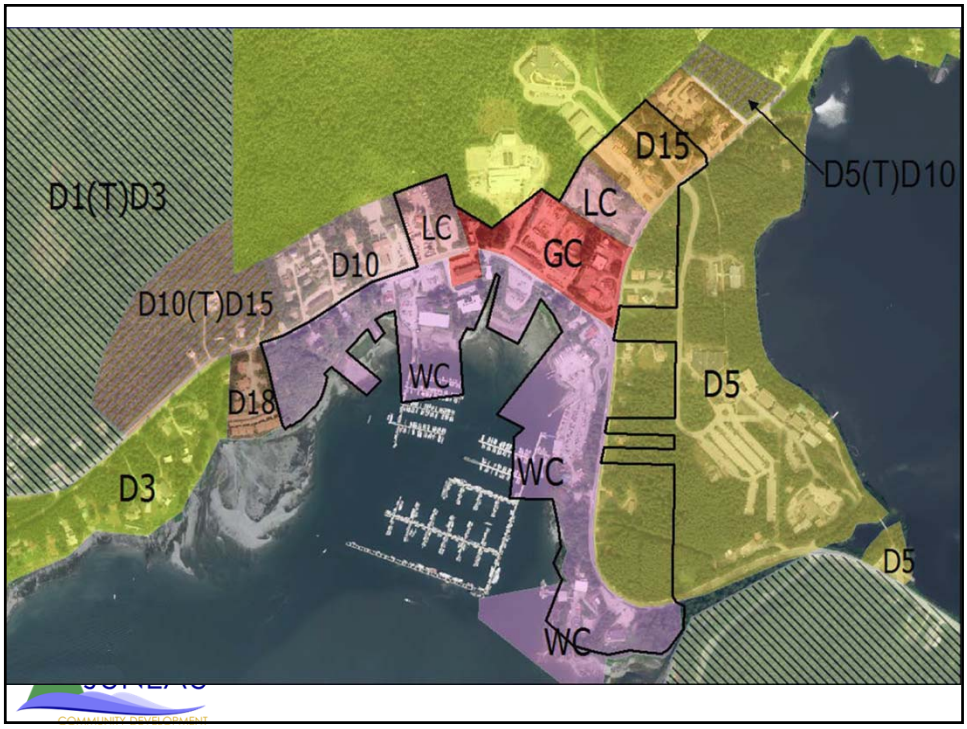

Auke Bay Area Plan Calls For …

- **Mixed Use Development** – CMU & Overlay
- **Buildings At Least Two Stories** – CMU & Overlay
- **Higher Density** – CMU & Overlay
- **Connected Street Grid** - Overlay
- Buildings Oriented to the Street - CMU
- Parking in the Rear – CMU
- **Canopies** - Overlay
- **Interesting Building Facades** - Overlay
- **Outdoor Seating** - Overlay
- **Landscaping** - Overlay
- **Screening** - Overlay

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Bonuses: How they work

Not intended for single family developments

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

Once a point has been used for a bonus, it cannot be used again for another bonus.

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Connected Street Grid

This bonus is intended to encourage the **dedication of private land to the CBJ for the future development** of a connected, CBJ owned and maintained street-grid system within the Auke Bay Hub area, as defined by this title, in order to facilitate growth and improve circulation.

Number of public right of ways	Standard	Points Earned
1	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
2		8
3		12
4		16

Not asking developers to construct, just plat.

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Mixed Use

This bonus is designed to promote mixed-use buildings that combine medium to high density residential uses with compatible commercial uses on a single site or within a single building. The purpose is to incentivize a high enough density to support ground floor commercial uses.

Residential/Commercial Ratios

1:1 – 4 points
2:1 – 6 points
3:1 – 8 points
4:1 – 10 points

This replaces the percentages in the last draft.

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Building Design Standards & Site Features

See Regs. Doc.

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Screening

The purpose of this bonus is to preserve and enhance the aesthetic value of Auke Bay Center by minimizing views of specific parts of property or structures from streets, pedestrian walkways or abutting properties **when the specific part(s) of property or structures are located within 20 feet of a property line, public right of way, or pedestrian walkway.**

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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

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Preserving Views

This bonus is intended to protect the aesthetic value of private property by encouraging developers of **buildings 35' feet tall and greater** to preserve the view(s) of Auke Bay and Statter Harbor from abutting properties, **as determined by the director.**

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%		3

This is to ensure that a building stretching the full width of the lot cannot use a rear parking lot to get this bonus.

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Using Bonuses

Bonus Points Needed	Density per acre
0 points	30 dwelling units per acre
4 points	15% increase (35 units per acre)
6 points	25% increase (38 units per acre
8 points	40% increase (42 units per acre)
10 points	50% increase (45 units per acre)

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

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Using Bonuses

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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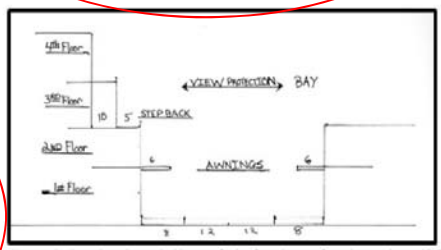
Key Auke Bay View Sheds

Protecting scenic vistas and view points from the effects of haphazard development can allow the Auke Bay area and community to preserve its unique charm, civic pride, and attract positive growth to the area. Preserving key view points can lead to many benefits such as higher property values, strengthening tourism, and contributing to the overall enjoyment of the area. Consideration for building orientation and height is needed to maintain important views, provide for air circulation, and avoid undesired building shadowing effect. The View Points Map[8] identifies key views that originated from the June 2014 Community Charrette.

The key view points to maintain in the Auke Bay area are those from:

1. Looking toward Auke Bay from the intersection of Bayview and Glacier Highway.
2. From the sidewalk in front of Chan's restaurant and S.E. Waffle Company.
3. Auke Bay from the crest of the hill at Back Loop Road and continues to the round-a-bout.
4. Approaching the opening to UAS student housing and Auke Lake at 4300 University Drive.
5. UAS dock looking east across Auke Lake.
6. From Glacier Highway near Auke Lake parking area turnoff.
7. On Glacier Highway heading north as you approach the round-a-bout into Auke Bay.
8. In Auke Bay looking towards the land and harbors.
9. From the bottom of Horton parking lot in front of Squires Restaurant building looking into Auke Bay.

These points are labeled on the View Point Map located in Appendix C.



The example above shows how as buildings get further from the waterfront they may have added height to allow for more water viewing opportunities.

Connected Street Grid Auke Bay Center

The Auke Bay Center is envisioned with a street grid that provides connection to shopping, businesses, residences, and parks.[9]

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What the ABAP Says About Views?

JUNEAU
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Any Questions?

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Small Scale Retail /Commercial

What does 10,000square foot footprint look like?

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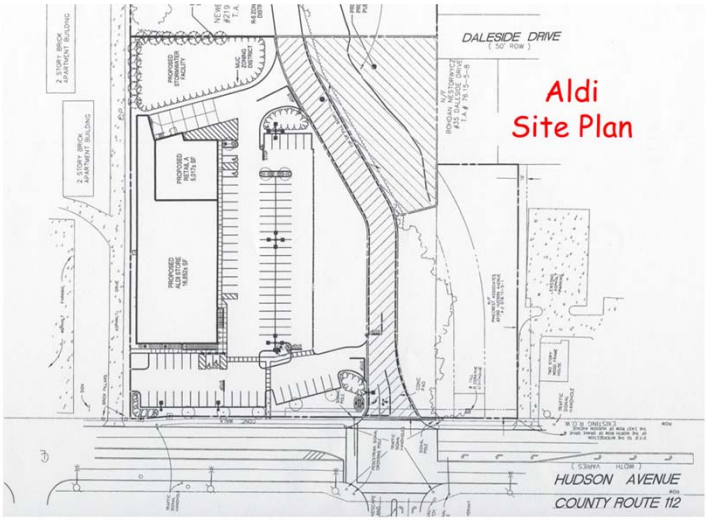
Building Orientation, Setbacks and Vegetation Matter



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Building Orientation, Setbacks and Vegetation Matter

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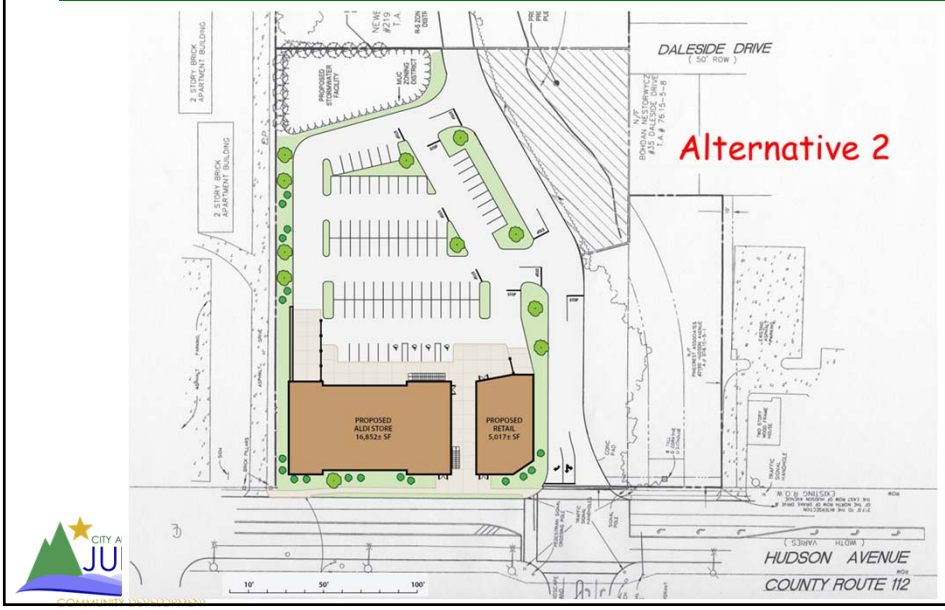
Building Orientation, Setbacks and Vegetation Matter



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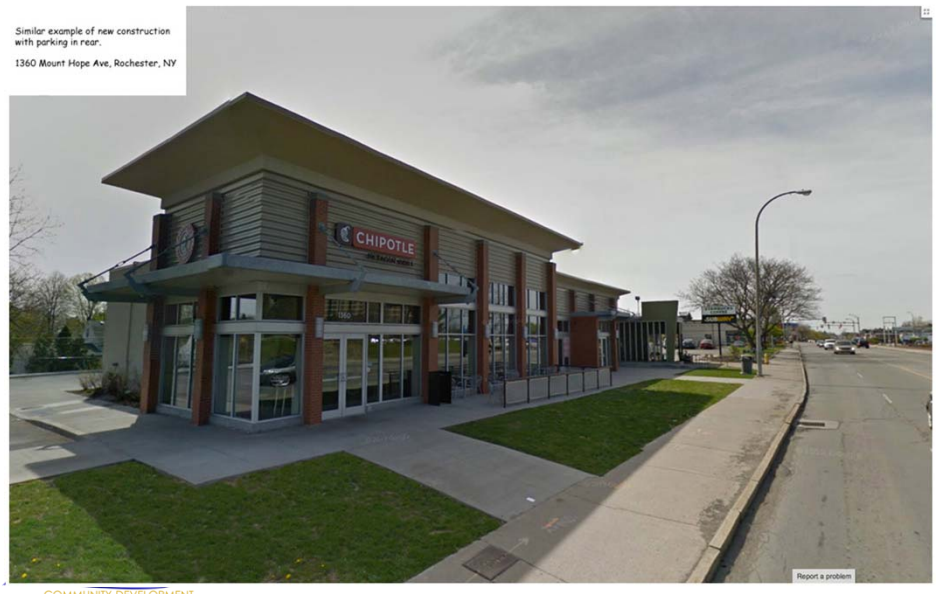
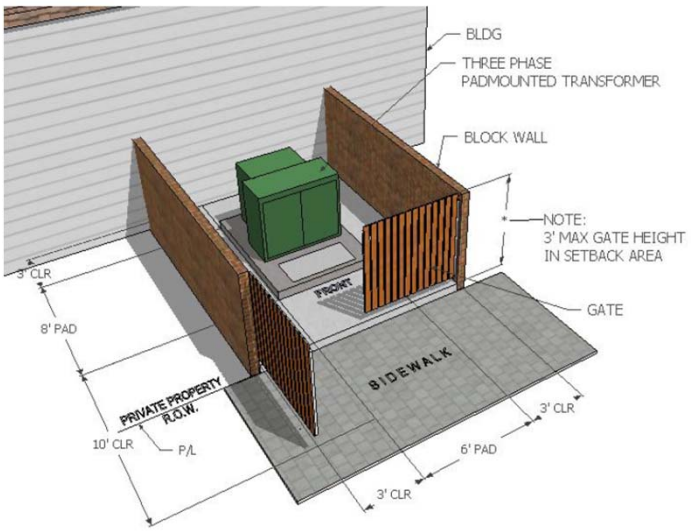


Screening and Landscaping



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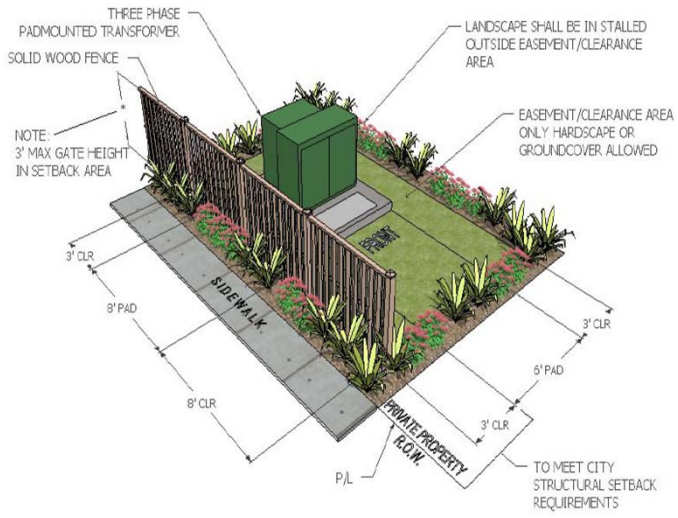
Screening and Landscaping



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