

Agenda

Planning Commission - Ad Hoc Committee City and Borough of Juneau

May 17, 2018

Auke Bay Implementation Ad Hoc Committee

12:00 PM

Auke Bay Implementation Ad Hoc Committee Meeting

I. ROLL CALL

A. Meeting Presentation

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. Draft Minutes, April 13, 2018

IV. AGENDA TOPICS

A. Zoning vs. Overlay: Where Regulations Should Live

B. Mandatory Regulations vs. Opt-In

C. Planning Area Boundary Maps and Definitions

D. Auke Bay Ownership Map

V. COMMITTEE MEMBER COMMENTS AND QUESTIONS

VI. ADJOURNMENT

Zoning District and Overlay District Standards and Regulations – What are the options?

**Auke Bay Ad Hoc Committee
May 17, 2018**



What are the goals of today's meeting?

1. Review and discuss the boundary maps.
2. Review the land use and design standards/guidelines proposed for the “Center” in the Auke Bay Area Plan.
3. Define where the “Center” should be.

And, if there is time...

4. Decide where the land use and design standards/guidelines should live – zoning district or overlay district

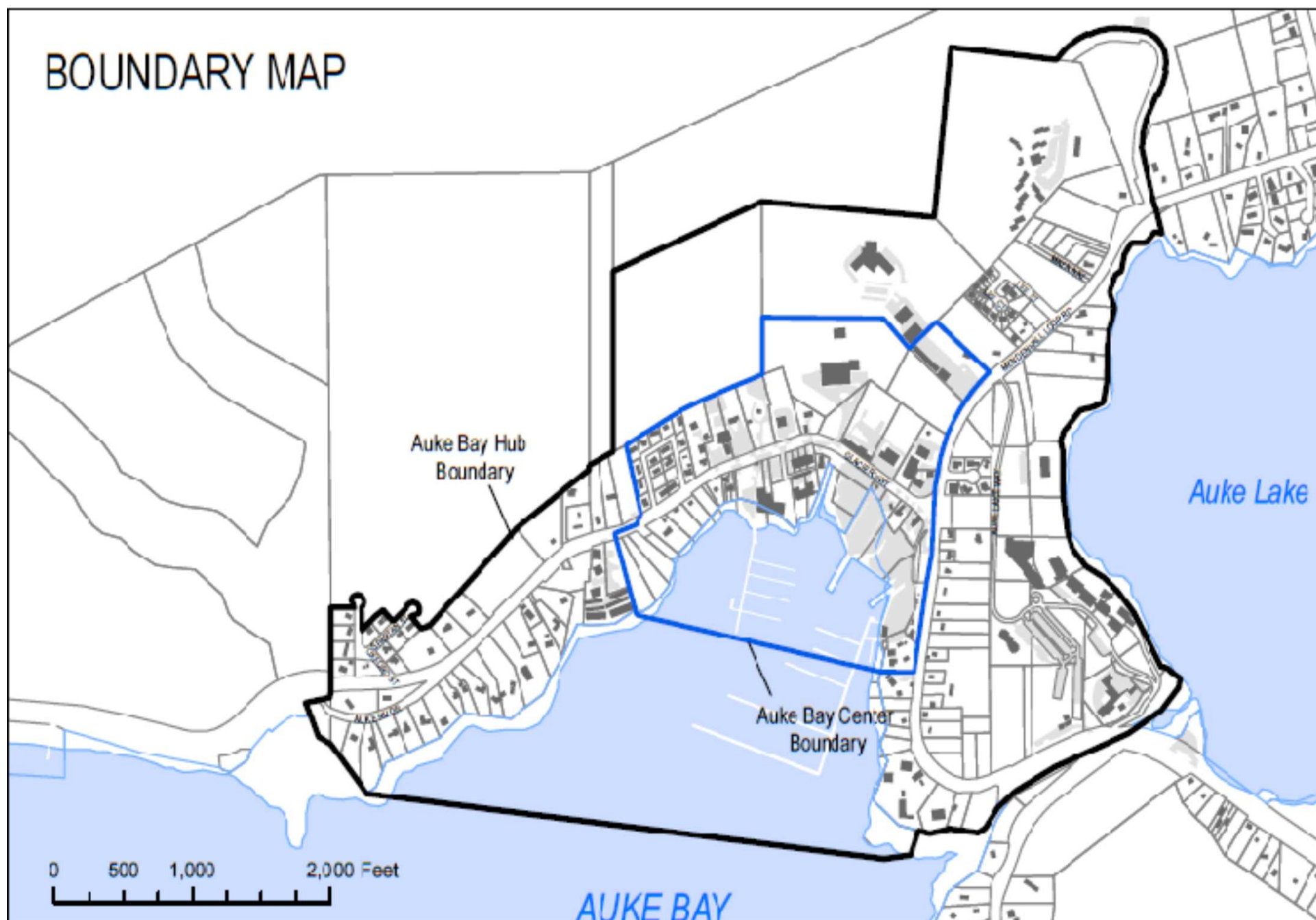
The Center

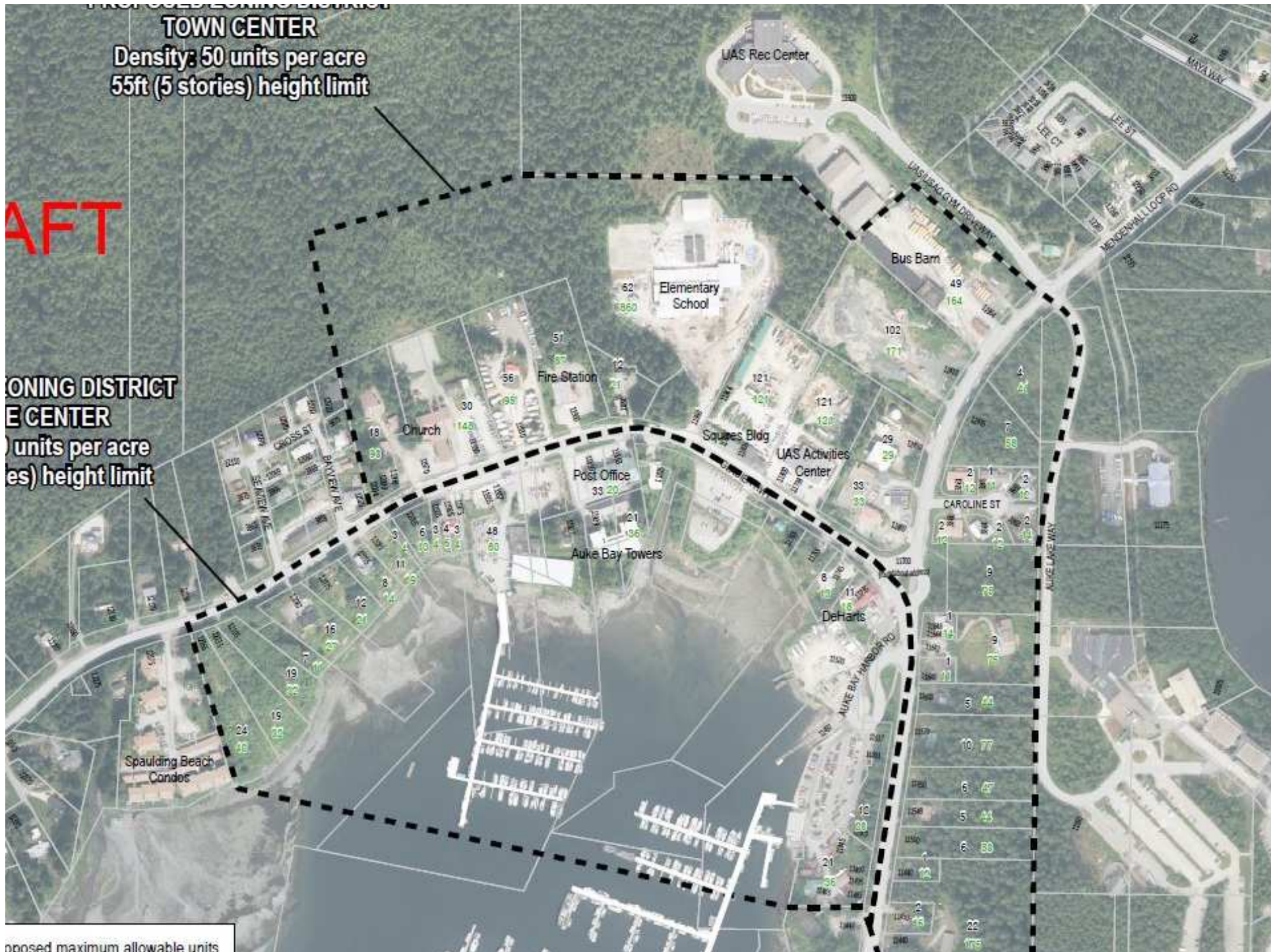
The Center – This area is the focal point of Auke Bay, where all roads, trails, sidewalks and marine routes intersect. It is an area intended to create a setting for a new “small town center” containing multi-story buildings with a mixture of uses with an emphasis of ground floor commercial and residential above. Although this area provides efficient vehicular access, it also provides safe and accessible pedestrian access to nearby uses such as Statter Harbor, UAS, and nearby neighborhoods. A new local grid street network is envisioned in the Center to provide a framework for future pedestrian-oriented building facades and streetscapes.

“Center” Land Use and Design Standards

- Densities between 30-50 units per acre
- Small-scale commercial and marine uses
- Building heights of at least two stories
- Protect key view sheds with height maximums
- Mixed-use development (Ground floor commercial w/ residential above)
- Maximum setbacks along right-of-ways
- Reduced parking requirements and parking located in the rear or side
- Design standards for building facades – transparency, recessed entryways, canopies,
- Screening of mechanical/electrical equipment, trash receptacles
- Connected street grid with narrow travel ways, wide sidewalks & on-street parking

BOUNDARY MAP







Existing Density Maximums

D-10	10 units per acre
D-10 SF	Density determined by minimum lot size in section 49.25.400 and special density requirements in section 49.25.510 .
D-15	15 units per acre
D-18	18 units per acre
LC	30 units per acre
GC	50 units per acre
WC	18 units per acre

Zoning District Regulations – Staff's Recommendation

- Permissible Uses
- Density Standards
 - Mixed use development receives higher density as a bonus
- Dimensional Standards
 - Maximum square footage for one story, single use buildings
 - Lot size
 - Lot coverage
 - Setbacks
 - Building heights
- Vegetative Cover
- Parking Standards
 - Minimum Parking Requirements (20% reduction from what is currently required)
 - New parking lots located along the side or rear of a building

Overlay District Regulations – Staff's Recommendation

Mandatory

- Waterfront-specific Uses
- Special height and side yard setback standards to protect viewsheds - exceptions will require a Conditional Use Permit
- Screening standards required for commercial/existing industrial developments adjacent to residential uses (not zoning districts), AND multi-family adjacent to single-family residential uses
- Special parking lot location standards for waterfront properties – exceptions will require a Conditional Use Permit

Overlay District Regulations – Staff’s Recommendation

Optional

- Building design standards (canopies, recessed entryways, 25% transparency for windows at street level) – density bonus for opting in
- Screening standards for commercial and multi-family properties not abutting residential uses – density bonus for opting in
- Landscaping standards for commercial and multi-family properties - density bonus for opting in
- Site features (outdoor seating, outdoor planters, public art, pedestrian walkways) - density bonus for opting in
- Reduction in parking if providing bike/ped infrastructure or proximity to a transit stop and provide a bus shelter

Any Questions?



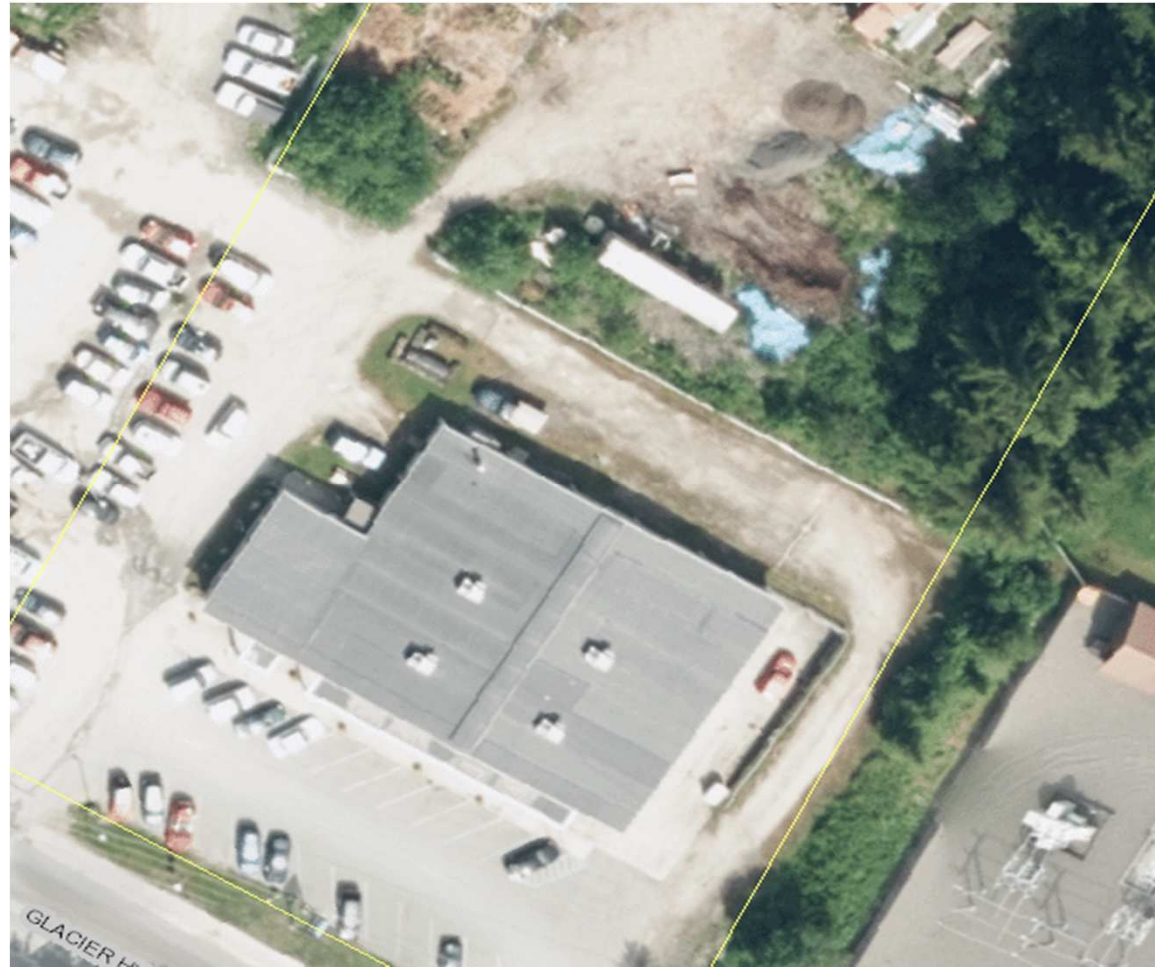
Small Scale Retail /Commercial

What does 5,000square foot footprint look like?



Small Scale Retail /Commercial

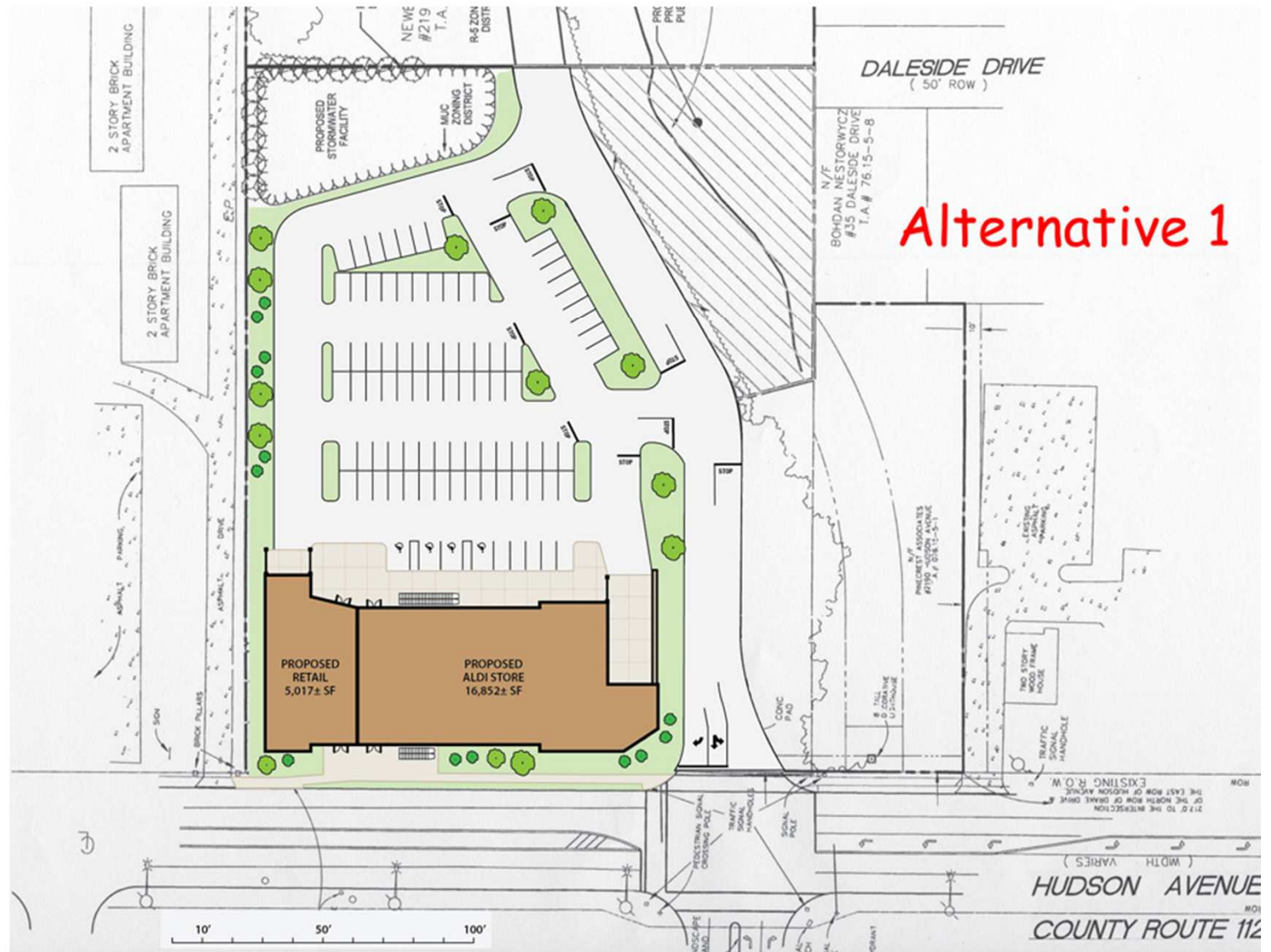
What does 10,000square foot footprint look like?



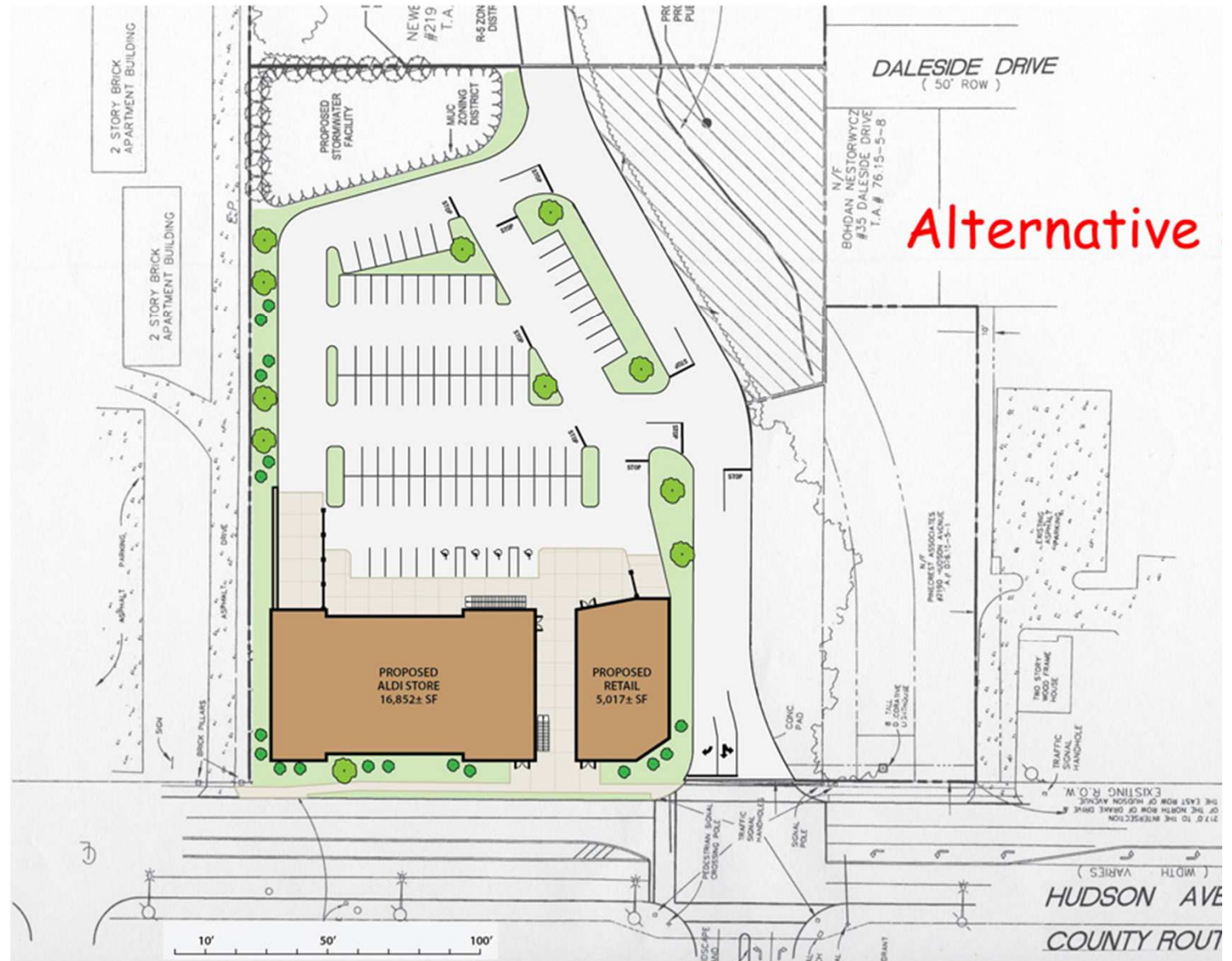
Building Orientation, Setbacks and Vegetation Matter



Building Orientation, Setbacks and Vegetation Matter



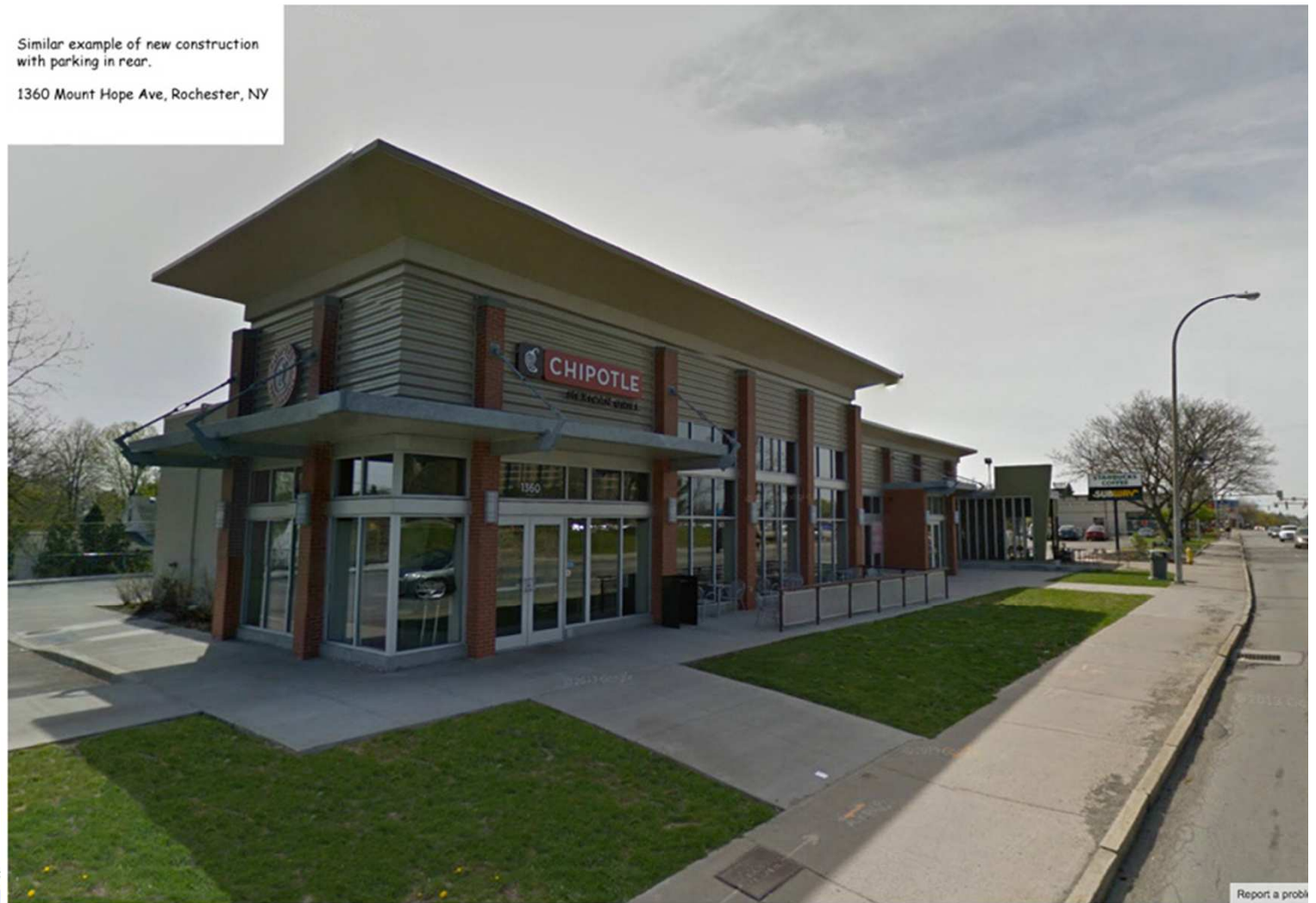
Building Orientation, Setbacks and Vegetation Matter



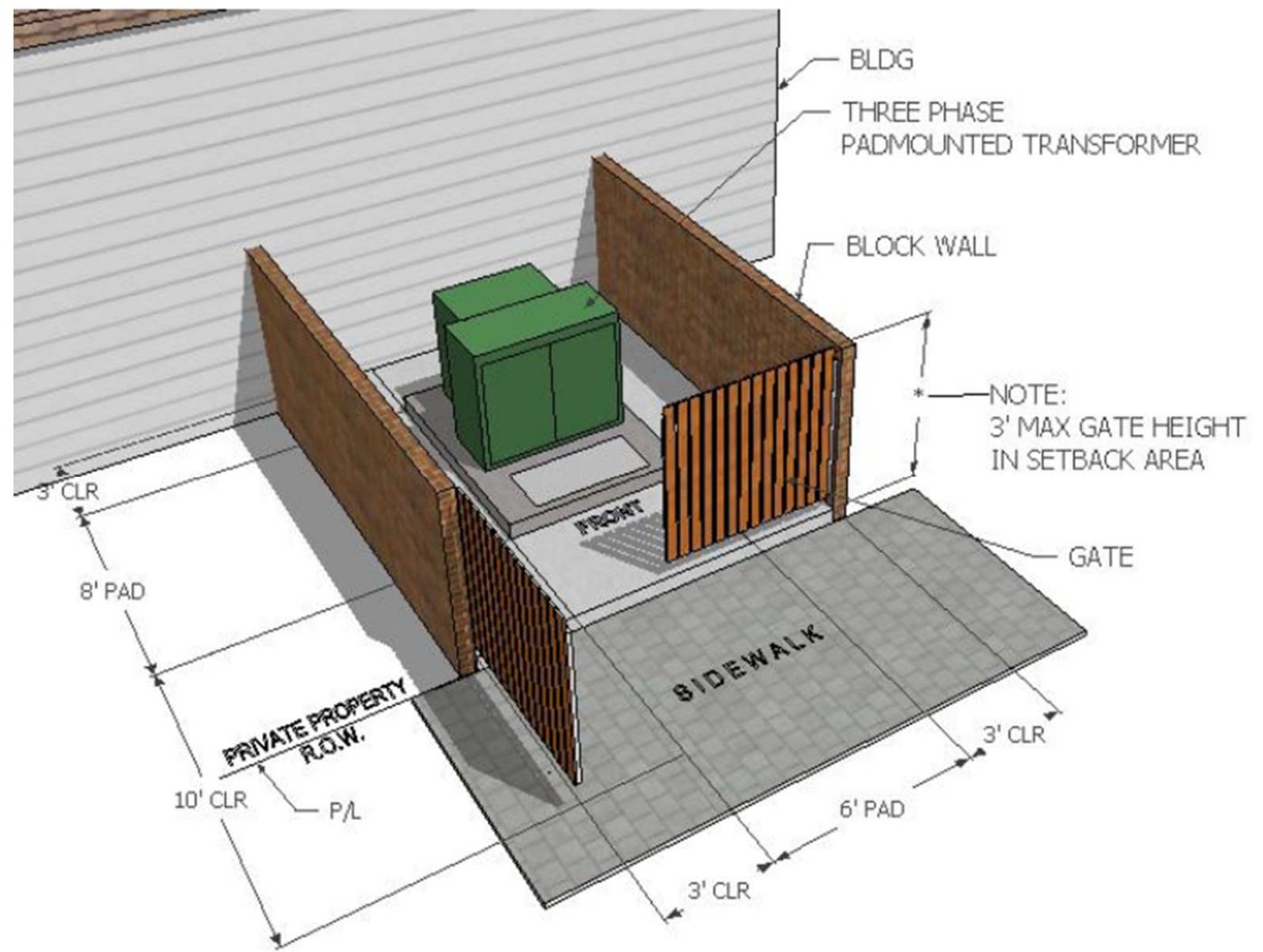
Building Orientation, Setbacks and Vegetation Matter

Similar example of new construction with parking in rear.

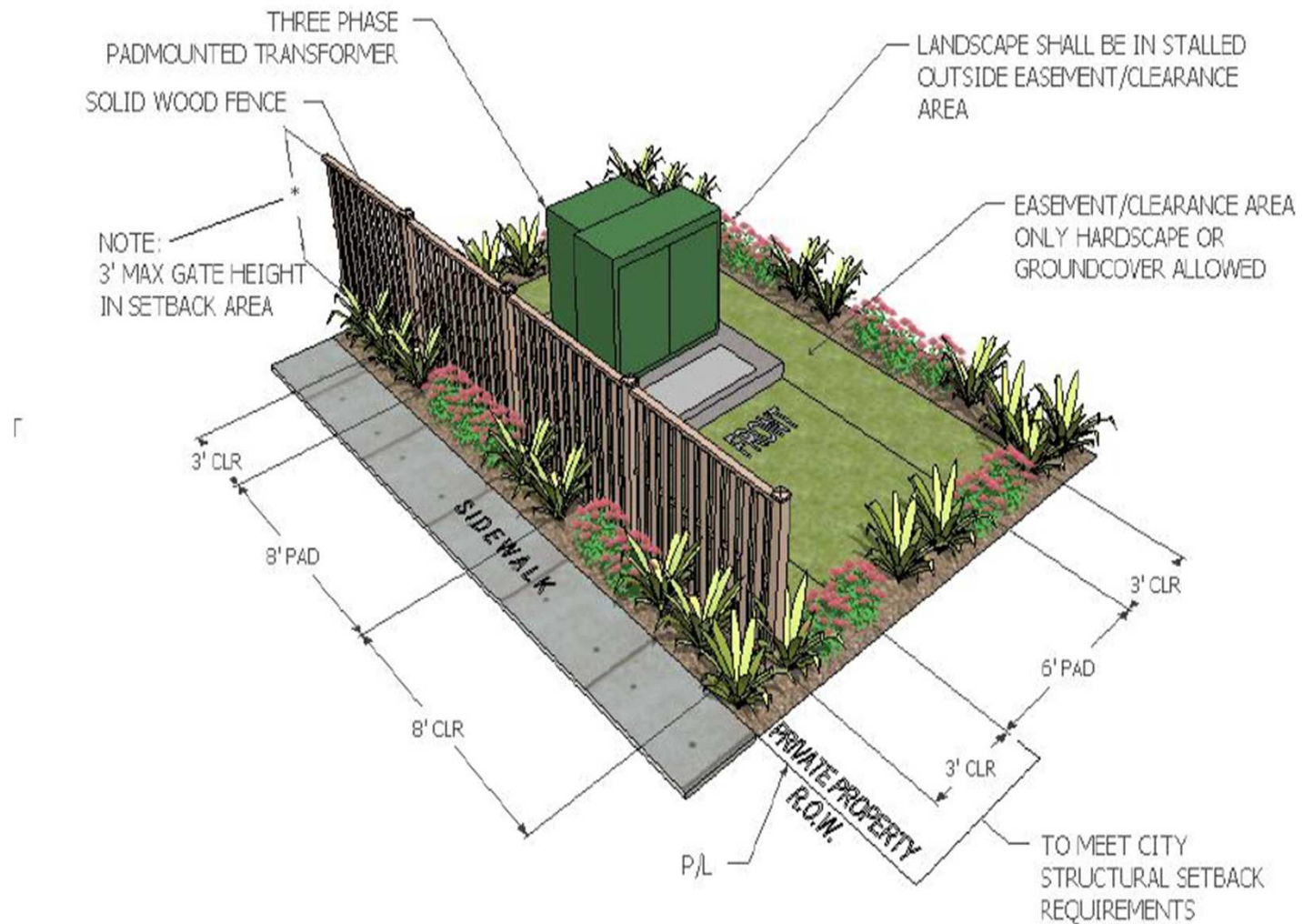
1360 Mount Hope Ave, Rochester, NY



Screening and Landscaping



Screening and Landscaping



Any Questions?



Planning Commission
Auke Bay Implementation Ad Hoc Committee
Friday April 13, 2018
12:00-1:00 PM
Marine View Building
4th Floor Large Conference Room

Call to order 12:04

I. Roll Call

Planning Commission

Dan Miller
Paul Voelckers
Dan Hickok
Nathaniel Dye

Assembly Member Loren Jones

Staff

Beth McKibben, Planning Manager, CDD
Allison Eddins, Planner II, CDD
Teri Camery, Senior Planner, CDD
Brenwynne Grigg, Administrative Officer, CDD
Bhagavati Braun, Administrative Assistant, CDD
Rob Palmer, Law Department
Rob Steedle, Director, CDD

II. Approval of Agenda

Approved

III. Approval of Minutes

A. March 22, 2018 Draft Minutes

Approved

IV. Agenda Topics

A. Auke Bay Zoning Alternatives

Ms. Eddins presented about the various zoning alternatives highlighting the three options in the packet. She expressed her hope that the Committee would give a clear direction for next steps. Mr. Voelckers asked if the Auke Bay Area Plan called for specific viewsheds to protect. Ms. Eddins stated that the “mapped viewsheds” in the Plan were loosely defined, and encouraged the Committee to keep these in mind throughout this process. Ms. Eddins spoke about lot coverage, stating that with potential lower building heights it may behoove the committee to call for more lot coverage to meet desired density. She added that by creating a new zoning district lot coverage and heights would be a blank slate, adding that

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issues specifically concerning Auke bay, such as viewsheds and screening of utilities, would be contained in an overlay specific to the area.

Mr. Miller asked if there were currently overlay districts in use in the Borough, Ms. Eddins said yes, one is the Neighborhood Commercial Overlay District which allowed Duck Creek Market to be constructed in the Valley. Ms. McKibben added that the Borough doesn't currently have an overlay district like the one proposed for Auke Bay, but the Historic District downtown could be looked at for reference, it doesn't speak about uses but does cover design standards.

Mr. Milled asked how overlays used by planners and by developers, questioning if the people meant to use it would know it exists or be blindsided by it after planning their development.

Ms. Eddins replied that the decision has not been made about this at the moment, but it would probably be listed in a special use or area provisions. Ms. McKibben spoke about the special regulations regarding Marijuana uses. These are referenced in the Table of Permissible Uses (TPU). Sand and Gravel are similarly referenced with a pointer from another section.

Mr. Voelckers asked if there is anywhere else in the Borough where a small area gets their own special regulations – screening for trash was an example. He voiced his concern that a geographical issue makes sense to have special regulations, but maybe not more subjective items like screening. He added that not everyone is excited about the ideas put forth in the Plan and he wouldn't want to create an undue burden, he also asked if there was any precedent for this. Ms. Eddins replied that the Alternative Development Overlay District (ADOD) is still fairly new and has certain setback requirements that only apply in downtown Juneau and Douglas for example. Mr. Dye added that the ADOD is opt-in, not required. He suggested that there could be an incentive for opting into an overlay district instead of it being required, he asserted that this would encourage the outcome desired by the Plan. Ms. McKibben replied by stating that an overlay is not unheard of, in the Borough the Historic District in Downtown Juneau is a good example, saying that overlay districts are not uncommon in planning and the Auke Bay Area Plan allowed the community to ask for these things that would be specific to the area. She added that any ideas put forth by the Committee would have to have public input, and if items are controversial they can be removed during this process and not adopted in the final ordinance.

Mr. Voelckers brought up maritime uses, stating that it's important to think about each side of Glacier Highway. Ms. Eddins and Ms. McKibben highlighted the option of two Auke Bay specific zones, which includes more maritime focused zoning on the water side of Glacier Highway. Ms. Eddins pointed out that these new zones may be less flexible than other ideas put forth.

Mr. Voelckers stated that he liked the idea of a new, somewhat generic, zone with an overlay and opt in bonuses. He said he would not be in favor of a "hyper-specific" zone. Mr. Miller agreed that something too specific can be difficult to use. The Committee members voiced their desire to implement the most usable solution. Mr. Miller asked if it would be better to have two generic zones with one overlay or one generic zone with two overlays (to account for the water side of Glacier Highway).

Ms. McKibben suggested one zone with two overlays, stating that the overlay could have both mandatory and opt-in items. Staff have been advocating for a new zone with overlays because they think it'll work best for the community. Additionally she cautioned the Committee that

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creating a specific zone for Auke Bay could lead to each area having very specific zoning districts.

Mr. Miller asked if changing items such as allowable building heights could be seen as a taking.

Mr. Palmer replied that that would not be a taking. Property owners who want to use the current height on their property would need to apply for a building permit and act on it within a certain timeframe. Staff added that there will be significant public process involved so the public and property owners would be able to weigh in.

Mr. Hickock asked if the current Waterfront Commercial (WC) zone on the water side of Glacier Highway is the best zone already. Ms. McKibben stated that WC doesn't embrace some of the concepts that were advocated by the Auke Bay Area Plan.

Mr. Voelckers brought up transitional zoning, voicing his desire that there be less intensive zoning on the borders of the "town center" area as the area transitions to more residential areas. He continued, stating that the neighborhoods that are near this area are nervous, suggesting that the new zone be implemented where the General Commercial (GC) zone is now, and keeping the outlying zones that are currently Light Commercial (LC) to act as a buffer before the neighborhoods start. Ms. McKibben suggested staff could create some maps to show variations of that, Mr. Dye suggested the committee finalize some ideas before showing proposed maps to the public. He stated he would like to see a zoning map that shows which properties are privately held versus owned by the city, state, and federal governments.

Ms. McKibben asked the Committee if they want staff to focus on a new zoning district with one or more overlays. Mr. Miller asked about keeping the current underlying zoning and creating new overlays, to which Ms. McKibben replied that this could cause some complications because the overlay may allow more leniency where it is generally designed to be more restrictive than the underlying zoning. Mr. Palmer echoed that stating that it could be difficult for the public to use a more lenient overlay, adding that overlays should be more restrictive than underlying zones both for legal reasons and for usability. Ms. McKibben added that in planning usually the more restrictive rules are the ones that are applied, so planners might not think a less restrictive overlay applies to a property. Mr. Palmer suggested the Committee indentify with a motion what areas they want changed and what they want changed, giving staff an opportunity to present a more solid idea for the Committee to review. Ms. McKibben encouraged Committee members to review the Auke Bay Area Plan and keep the concepts put forth in it in mind.

Mr. Voelckers moved to adopt staff's recommendation to create a new zoning district or districts with overlay district(s) for some of the detailed Auke Bay requirements, this would be different from Mixed Use (MU or MU2) in that it accommodates the Auke Bay Area Plan's desired limitation on size of commercial development and focuses on parking in the back and some percentage of greenspace, all of which don't align with current Mixed Use zones.

Motion passes.

Mr. Dye asked for a good map with outlines of where zone changes would be implemented, he also suggested looking closely at the draft proposed zoning districts that were created by former staff as a good jumping off point. Ms. Grigg added that these concepts were approved by the Auke Bay Steering Committee. Mr. Dye also stated his preference for a familiar title for

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this new zone – maybe Mixed Use 3 or Mixed Marine – stating his desire for the ease of integration into the city’s current zoning.

Mr. Voelckers voiced caution about determining frontage and what the “rear” of a building or parcel is, stating that the vision and technical reality are at odds. He also noted that a minimum percentage of lot coverage could be restrictive and at odds with the vision because of the large lots that exist in the area. Mr. Miller added that the opt-in idea still seems strong to him

Next meeting: May 8, 5:30-7pm

V. Committee Member Comments and Questions

VI. Adjournment



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 CDD_Admin@juneau.org
 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

Date: May 14, 2018

To: Auke Bay Implementation Ad Hoc Committee

From: Allison Eddins, Community Development

Subject: Continued Discussion of Auke Bay Re-zone Alternatives

The Auke Bay Implementation Ad Hoc Committee formed in January 2018 with the mission of implementing the Auke Bay Area Plan (ABAP). At the April 13, 2018 meeting the Committee decided that the best path forward is the creation of a new zoning district(s) that would reflect the general vision and land use goals of the ABAP with the plan's more specific goals being accomplished through the creation of an overlay district.

For the May 17th meeting staff would like input regarding which regulations should be in a zoning district(s) and which should be in an Auke Bay specific overlay district. Additionally, which overlay district regulations should be mandatory and which should be opt in? Below is staff's recommendation.

Zoning District(s) Regulations

- Permissible Uses
- Density Standards
 - Mixed use development receives higher density as a bonus
- Dimensional Standards
 - Maximum square footage for one story, single use buildings
 - Lot size
 - Lot coverage
 - Setbacks
 - Building heights
- Vegetative Cover
- Parking Standards
 - Minimum Parking Requirements (20% reduction from what is currently required)
 - New parking lots located along the side or rear of a building

Overlay District Regulations

Mandatory

- Waterfront-specific Uses

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- Special height and side yard setback standards to protect viewsheds - exceptions will require a Conditional Use Permit
- Screening standards required for commercial/existing industrial developments adjacent to residential uses (not zoning districts), AND multi-family adjacent to single-family residential uses
- Special parking lot location standards for waterfront properties – exceptions will require a Conditional Use Permit

Optional

- Building design standards (canopies, recessed entryways, 25% transparency for windows at street level) – density bonus for opting in
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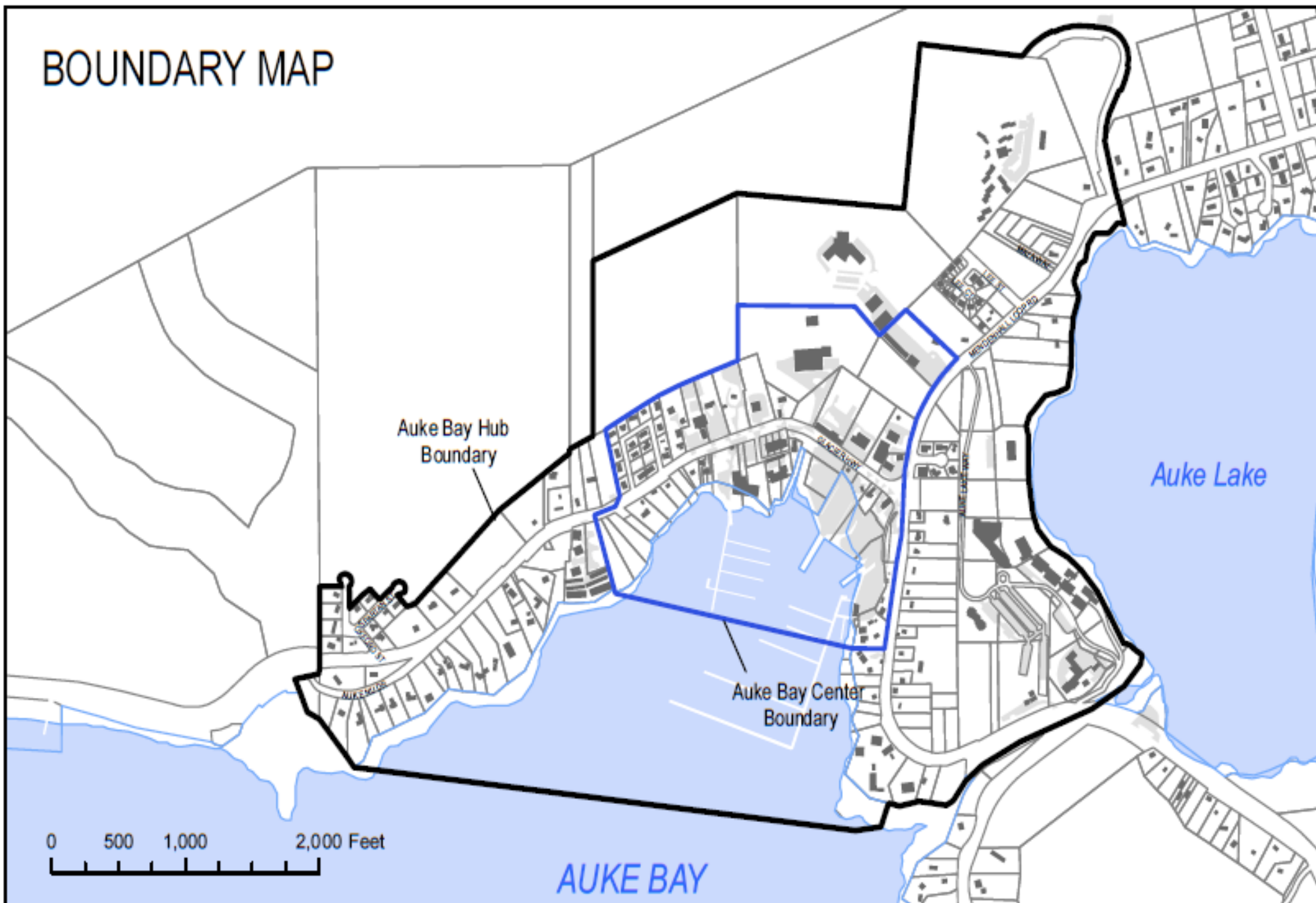
Although there may not be time at this meeting to have a discussion about zoning and overlay boundaries it is a topic that will be discussed at some point. The ABAP identified two distinct areas within the planning boundary. The description of *The Center* will be particularly important to the zoning and overlay discussion at this meeting. Below are the descriptions of each area as written in the Plan (page xi). Two maps are attached. Map A is the official map that was adopted by the CBJ Assembly in 2015 with the ABAP. Map B was adopted by the Auke Bay Steering Committee in 2016. The two maps have different boundaries for *The Center*.

The Hub – This area stretches from the west end of Auke Nu Drive, east along Glacier Highway up Mendenhall Loop Road to the UAS dormitories along University Drive and south to Chapel by the Lake. The Hub is served by public water and sewer services. It also consists of a mixture of housing types, UAS campus and recreation facility, CBJ Statter Harbor, and the western Auke Lake shoreline. The Hub is an area of expected growth due to many undeveloped lots having access to public utilities and services.

The Center – This area is the focal point of Auke Bay, where all roads, trails, sidewalks and marine routes intersect. It is an area intended to create a setting for a new “small town center” containing multi-story buildings with a mixture of uses with an emphasis of ground floor commercial and residential above. Although this area provides efficient vehicular access, it also provides safe and accessible pedestrian access to nearby uses such as Statter Harbor, UAS, and nearby neighborhoods. A new local grid street network is envisioned in the Center to provide a framework for future pedestrian-oriented building facades and streetscapes.

Included in your packet for this meeting is an Auke Bay Ownership Map as requested.

BOUNDARY MAP



**PROPOSED ZONING DISTRICT
TOWN CENTER**
Density: 50 units per acre
55ft (5 stories) height limit

**PROPOSED ZONING DISTRICT
MARINE CENTER**
Density: 30 units per acre
35ft (3 stories) height limit

175 (example) Proposed maximum allowable units
33 (example) Existing maximum allowable units
11035 (example) Site address

