

Agenda

Planning Commission - Ad Hoc Committee City and Borough of Juneau

January 8, 2018
Auke Bay Implementation Ad Hoc Committee Meeting
1:30 PM

- I. ROLL CALL
- II. APPROVAL OF AGENDA
- III. AGENDA TOPICS
 - A. Committee Purpose Review
 - B. Review Draft Standards Developed to Date
 - C. Consider Alternative Approaches
- IV. COMMITTEE MEMBER COMMENTS AND QUESTIONS
- V. ADJOURNMENT

Concepts from draft Auke Bay implementation ordinance –July 2016

Neighborhood Commercial district

- o mix of commercial and residential units at 50 units per acre
- o Create mixed use walkable semi compact neighborhood.
- o Higher density housing types such as condo, townhomes, and apartments strongly encouraged
- o Commercial uses encouraged at ground floor and facing streets
- o Higher density residential is needed to retain and attract commercial uses, support transit and semi compact village setting
- o Minimum lot size 6,000 sq ft
- o Minimum lot depth 85 ft
- o No maximum lot coverage
- o Maximum height 55 ft permissible uses/ 35 ft accessory uses
- o Front yard setback 0-20 ft
- o Street side yard 0-20
- o Minimum rear yard 5 ft
- o Minimum side yard 0-10 feet
- o Minimum vegetative cover 10%

Marine Center district

- o Mix of commercial and residential units at 30 units per acre
- o Create mixed use, walkable, semi compact neighborhood
- o Multifamily housing such as condo and apartments encouraged
- o Maximize views and preservation of natural shoreline environmental qualities
- o Marine related amenities such as docks, seawalks, viewing platforms, balconies, outdoor seating encouraged
- o Minimum lot size 10,000 sq ft
- o Minimum lot depth 100 ft
- o No maximum lot coverage
- o Maximum height 35 ft permissible uses/ 25 ft accessory uses
- o Front yard setback 0-20 ft
- o Street side yard 0-20
- o Minimum rear yard 5 ft
- o Minimum side yard 0-10 feet
- o Minimum vegetative cover 10%

- Façade of a primary use building located no farther than 20 feet from abutting ROWs (0-20)
- Rear yard abutting alley will have 10 foot setback
- Cumulative minimum side yard setback of 10 feet (0 on one side must have 10 on the other; 5 on one side 5 on the other, 3 on one side 7 on the other, etc)
- Parking requirements the lower standards currently for Juneau/Douglas (auke bay to be added) see 49.40.210 (a) table

Concepts from draft Auke Bay implementation ordinance –July 2016

- Screened/hidden from adjacent streets, ped paths, mapped viewsheds
 - Unenclosed recycle/trash receptacles
 - Above ground oil, gas, water, pellet storage
 - Loading bays
 - Drive thru
 - Free standing utility, mechanical and electrical boxes
- Screening to consist of at least one of the following
 - Vegetation
 - Planter boxes, vases or similar plant containers
 - Fences (current code requires fences and walls to be no more than 4ft high or more than 20 feet from the traveled way)
 - Walls
 - Otherwise located to not be visible from streets, ped paths and mapped viewsheds
- Screening design and height
 - Sight obscuring
 - Block views from adjacent streets, public ways and mapped viewsheds
 - As tall as element being screened or 6 ft, whichever is less (could conflict w/current code, could be unsafe on corners)
- Exemptions from screening
 - Those things above that are associated w/a single family home
 - Freestanding utility boxes wrapped w/pressed on pictures or similar
- Prohibited screening material
 - Chainlink fence with plastic slats
- Parking lot screening
 - To enhance overall appearance of pedestrian oriented neighborhood
 - Separate cars and peds
 - Block headlight glare, provide orientation to entrances
 - Mitigate wind and dust
- Parking lot screening for new parking, expanded or paved, new dwelling units, bedrooms, leasable space
- Parking lot screening required
 - For parking 20 feet or less from adjacent ROW, property line or public path
 - Where headlight glare towards adjacent ROW, property or public path
 - NOT required for single family parking
 - NOT required for parking lots adjacent to CBJ open space or similar
- Screening requirements
 - w/in 6 ft from edge of parking lot
 - sight obscuring
 - have at least 3 of the following
 - bushes/scrubs
 - continuous hedge full width of parking
 - minimum grow height of 3 ft
 - capable of full growth w/in 3 yr of planting
 - year round buffer
 - at least 1 ft tall at planting
 - fences/walls/planter boxes
 - brick, stone, metal, wood, wood texture plastic

Concepts from draft Auke Bay implementation ordinance –July 2016

- between 3 and 4 ft height
- max length of 25 ft
- may be used intermittently w/bushes
- other materials w/director approval
- o Screening must be maintained – no harm, no blocking ped or vehicular routes, dead veg must be replaced w/approved screening element
- o Screening 2 feet from wheel stops
- o Noninvasive plants only to Juneau USDA plant hardiness zone 7a
- o Screening plan required
 - Site plan w/existing and proposed plants structures
 - Profile of same
 - Narrative indicated types of plants/structures, installation and maintenance methods
- Nature trail buffers (noted as may be not needed)
 - o Preserve maintain natural setting and enhance user experience
 - o 15 ft no disturb from public trail
 - o Exception for maintenance, signage, connections
 - o If construction requires removal must be replaced

Marine Center and Neighborhood Commercial Development Standards

Purpose and Applicability

a) The purpose of development standards is to establishment a walkable, mixed-use neighborhood by providing the following:

1. Pedestrian-oriented infrastructure;
2. Buildings located near and facing streets;
3. Parking areas buffered from street views;
4. Interesting building facade features;
5. Housing densities that support commercial and transit uses; and
6. Mixture of housing styles and commercial activities.

b) The development standards in this article apply in the Marine Center and Neighborhood Commercial districts.

c) If any development standards in this article are inconsistent with another provision of this title, the more restrictive standard shall apply.

Development Standards.

A minimum of one building per lot shall meet the development standards provided in Table 1.

Table 1 applies to the following:

Concepts from draft Auke Bay implementation ordinance –July 2016

- New development on vacant land;
- New buildings on a non-vacant land, unless it:
 - o Affects an existing paved parking area which meets the parking area buffers standard; or
 - o Affects an existing paved on-site access point.
- Reconstructed buildings meeting 49.30.500 unless it:
 - o Affects a paved parking area which meets the parking area buffers standard; or
 - o Affects an existing on-site access point.
- Renovations which do not meet 49.30.500 *Reconstruction* but do increase leasable space or additional bedrooms, shall provide a new or shared pedestrian connection to the abutting right-of-way.

Development Standards	Commercial Only Building	Mixed use Building	Residential Only (1:1Z dwelling units)	Single-family
Building frontage zone	./	./	./	
Entrance facing street	./	./	./	
Facade Elements:				
1) Canopy	./	./		
2) Recessed Entryway	./	./		
3) Street-level elements	./	./		
Site Elements:				
1) Pedestrian Pathway	./	./	./	
2) Seating/ Planters	./	./		
Single-Use Building heights	./			
Parking/ Drive-thru Locational standards	./	./	./	
Parking Area Buffers	./	./	./	
Screening Standards	./	./	./	

Primary entrance shall face adjacent ROW and must have

- o Canopy or awning
 - That covers the front entrance and any abutting ped ways
 - At least 6 ft deep from façade toward street
 - 8 -10 above grade of walking surface
- o Recessed entry at least 2 ft deep and 4 ft wide
- o Street level façade elements at least 50% of front façade
 - Windows
 - Building entrances
 - Murals, artwork, pictures that are not commercial signs or ads
- o Façade dimensions

Concepts from draft Auke Bay implementation ordinance –July 2016

- 146 ▪ Street level area calculated by multiplying height/width
- 147 ▪ Façade element measured same

148 Development must provide ped connection to building and an attractive site feature. Following must be
149 provided:

- 150 • Ped way linking entrance of all primary use buildings to abutting sidewalks or ROW if no
151 sidewalk.
 - 152 o Minimum of 5 ft wide
 - 153 o Direct route from front entrance to sidewalk/ROW
 - 154 o May cross driveway if most direct route
 - 155 o Not dirt or gravel
 - 156 o May be shared when multiple entrances are on one lot
- 157 • Site amenities- at least one provided between front façade and ROR
 - 158 o Outdoor seating
 - 159 ▪ 1 or more tables, or similar for at least 4 people
 - 160 ▪ Secured to ground, building etc
 - 161 ▪ Summer season min
 - 162 ▪ Not regulated for material etc
 - 163 o Planters
 - 164 ▪ 1 or more
 - 165 ▪ On the ground
 - 166 ▪ Live noninvasive plants
 - 167 ▪ Planting surface at least 10 sq ft
 - 168 ▪ No taller than 6 feet
 - 169 ▪ Does not interfere w/traffic, public safety

170 Parking

171 MC district –

- 172 ▪ perimeter landscaping required
- 173 ▪ may be off site

174 NC district -

- 175 ▪ Not between front façade and ROW
- 176 ▪ Must be behind or below building that is w/in 20 ft of ROW
- 177 ▪ When 2 or more abutting ROWs parking MAY face ROW w/lower ADT or classification
- 178 ▪ Must comply w/parking buffers
- 179 ▪ May be off site

180 Drive through both NC and MC

- 181 ▪ Toward rear of lot
- 182 ▪ Behind buildings
- 183 ▪ Adequate queuing space
- 184 ▪ Must comply w/screening requirements

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Concepts from draft Auke Bay implementation ordinance –July 2016

187 Encourage multi story buildings (require?)

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	Auke Bay	Juneau Traditional Town Center	Comparison
Building Height	Encouraging multi-story buildings in the Center area will help achieve an environment where people can live, work, shop, and entertain. Multi-story buildings can provide a mixture of uses, such a ground-floor commercial businesses and upper-floor condos. This idea will attract shops and restaurants, providing more housing choices, etc.	Promote mixed uses downtown. Encourage small-scale neighborhood-serving retail and personal service businesses and increased multifamily development within the urban center. Encourage housing over ground-floor retail space, Single-Room-Occupancy (SRO) dwellings and/or loft-style housing in downtown.	Similar
Setbacks	Front yard setbacks should be small; less than 10' setback to establish the Build-To Line. The center planned area is encouraged to be developed in a small town center environment with buildings close to sidewalks that provides an attractive and safe place for pedestrians. The Build-To Line allows pedestrians to enjoy buildings' architectural elements and creates a human scale feeling.	Not specified outside context of water bodies	Undetermined
Mixed Use	Mixed-use development having ground floor restaurant/retail/offices and upper floor residences is critical for establishing a small town center setting. The ground floor uses can create a vibrant and energetic street atmosphere. The upper floors provide a separated use away from street noise and activity that is more appropriate for residential use. Mixed-use development may provide more affordable housing opportunities as density increases.	Promote mixed uses downtown. Encourage small-scale neighborhood-serving retail and personal service businesses and increased multifamily development within the urban center. Encourage housing over ground-floor retail space, Single-Room-Occupancy dwellings and/or loft-style housing in downtown.	Similar
Parking	Parking should be located at the rear, side or underbuildings. Although parking is needed in a town center setting, these uses could be unattractive and unsafe for pedestrians, can discourage pedestrian travel between uses, and are areas of low land use efficiency. Therefore, parking should be located to the rear, side, or under buildings can create an attractive downtown setting. Since parking lots may not be adequately lit, especially during the winter, and sometimes feel unsafe to pedestrians, locating a parking lot between the sidewalk and a building detracts from creating a vibrant town center. Further, large parking lots force pedestrians to dodge between cars.	1) Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land. 2) Construction of centralized parking structures should be phased in and reevaluated on a case-by-case basis. Surface lots can be established on a temporary basis to act as place-holders for potential future structures and provide additional parking while a centralized structure is being developed and the initial use of the structure evaluated.	Somewhat different
Density	The Auke Bay Center area should be designed for a higher residential density to create a town center setting that would attract a mix of shopping, dining, arts, music, and marine- and education-related services and events. Without high density, the Center could not attract certain desirable types of uses nor achieve a desirable town center lifestyle and quality.	These lands are characterized by high density residential and non-residential land uses in downtown areas and around shopping centers, the University, major employment centers and public transit corridors, as well as other areas suitable for a mixture of retail, office, general commercial, and high density residential uses at densities at 18 or more residential units per acre.	Similar