

# Drafting Proposed Zoning Regulations for Auke Bay

**Neighborhood Meeting  
UAS Rec. Center  
December 6, 2018**



# *Tonight's Presentation*

- Background information on the Auke Bay Area Plan (ABAP)
  - What the 2013 Comprehensive Plan Says
  - The ABAP Planning Process
  - The Auke Bay Hub and Center Boundary Maps
  - The ABAP Goals and Action Items
- Discussion of the draft zoning regulations
  - The Public Process So Far
  - The Proposed Regulations & Boundaries
  - The ABAP Goals that the Zoning Address
- General Q & A

## *Goals for tonight*

This meeting will be considered a success if...

- You leave feeling informed about the proposed zoning changes
- You leave feeling informed about why new zoning is being proposed in Auke Bay
- You leave feeling like your input matters and were given an opportunity to participate

## *Background – 2013 Comprehensive Plan*

The 2013 Comprehensive Plan calls for the development of a neighborhood plan for Auke Bay and provides guidance regarding what the plan should aim to achieve.

*Conduct a neighborhood plan for Auke Bay that would address residential and non-residential uses in the vicinity of the cove, harbor and University with the goal of creating a Marine Mixed Use, transit and pedestrian-oriented village in Auke Bay...(pg. 178)*

*Encourage high-density, transit-oriented residential and/or mixed use development in the Auke Bay “village” area and around the University, particularly for student and faculty affordable housing. (pg. 178)*

## Background – 2013 Comprehensive Plan

*Encourage UAS and private property owners to dedicate new public rights-of-way to create an interconnected Auke Bay neighborhood street system. (pg. 178)*

*Allow development of in-fill residential development, such as apartment, condominiums, efficiency or single-room-occupancy units, and loft-style housing within new and existing shopping centers. (pg. 179)*

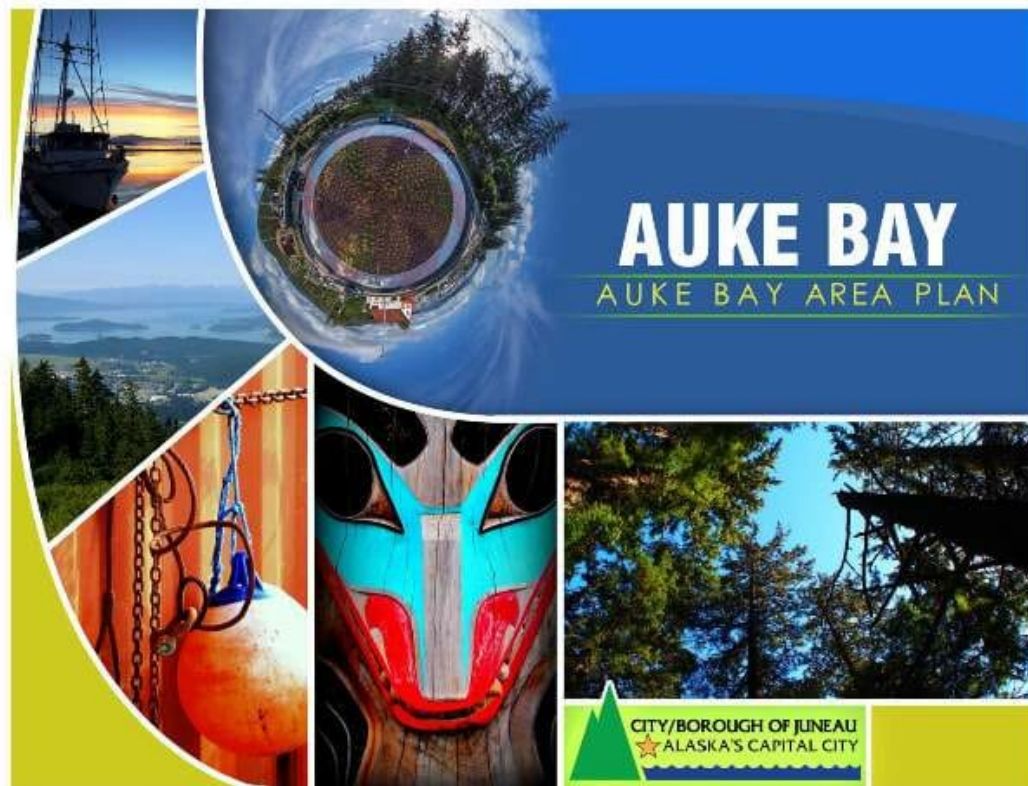
*Identify scenic view corridors as seen from public vista points and preserve them through building height restrictions, building massing and orientation restrictions as conditions of a re-zoning, subdivision easements and careful building spacing requirements. (pg. 179)*

# *ABAP – The Planning Process*

- The planning process began in September 2013
- 19 member Steering Committee appointed by the Planning Commission
- 21 Steering Committee Meetings
- 3 Open House Meetings
- 2 Design Charrettes
- 1,038 Households Notified by Direct Mail
- 230 Flyers Posted
- 54 Newspaper Advertisements

# ABAP – The Planning Process

- March 16, 2015  
Assembly adopted  
the ABAP with  
Ordinance 2015-13.
- After adoption, total  
of 11 Steering  
Committee meetings  
to begin drafting new  
zoning for Auke Bay

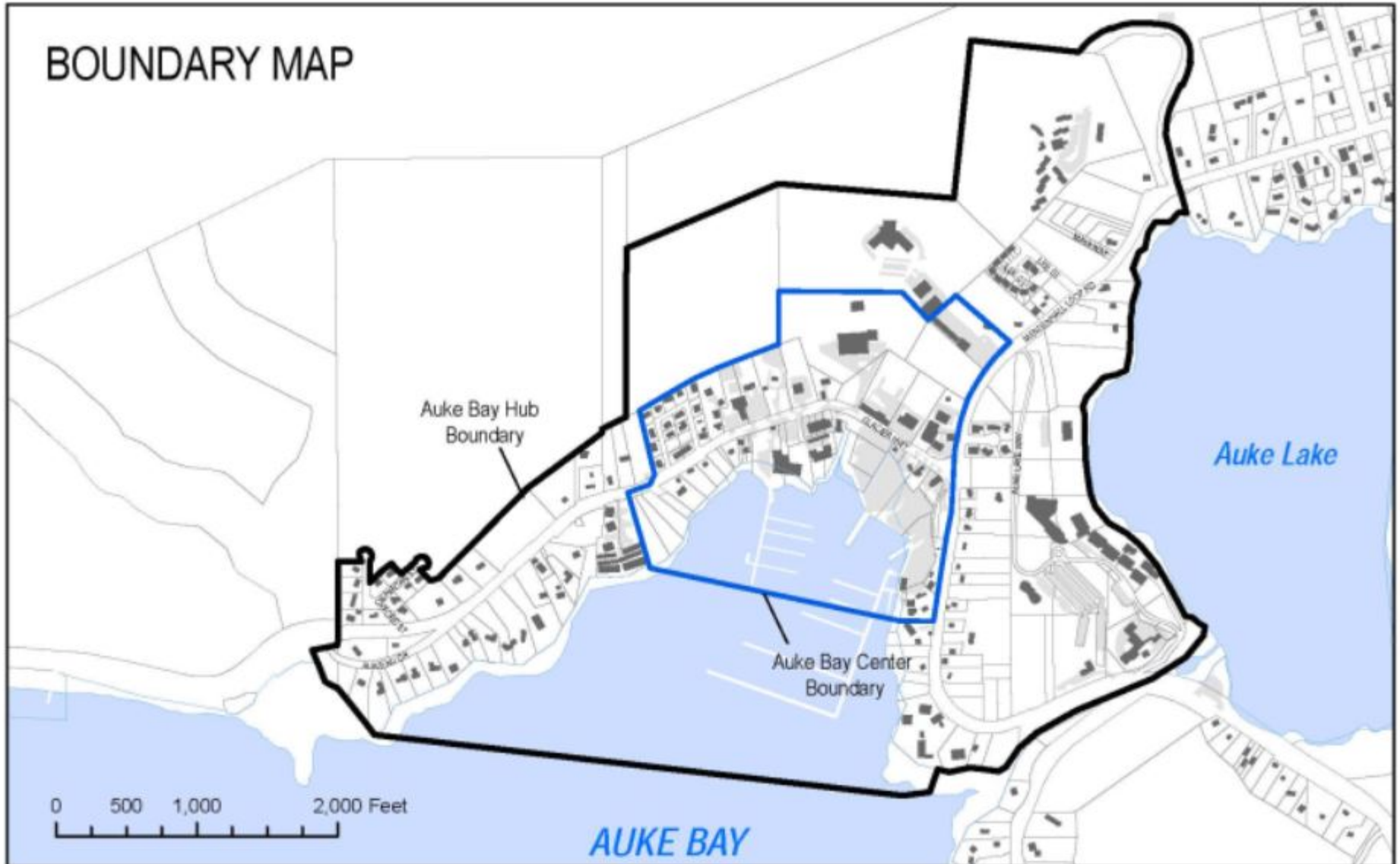


# ABAP – The Study Area





# ABAP – Hub and Center Boundaries



# Land Use Vision in the ABAP

The tools described below will help direct future development to achieve the vision of the Auke Bay Center:

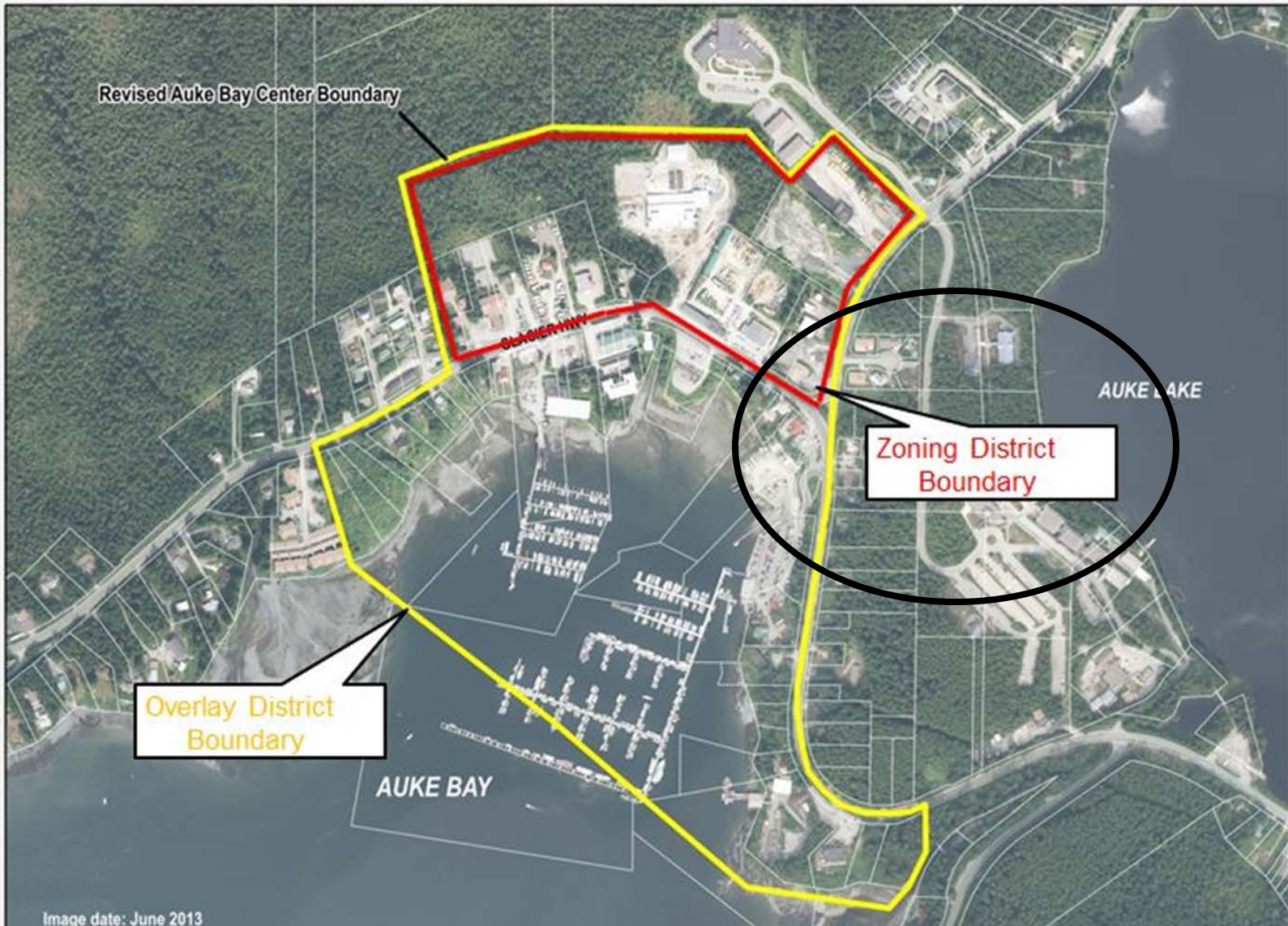
- Create design guidelines for new buildings and streetscapes
- Have “build-to lines” for minimum front yard setbacks
- Building heights of at least two stories
- Buildings oriented to the street
- Ground floor commercial with residential above
- Create interesting building facades for enhancing appearances
- Parking located at the rear, side or under buildings
- Hidden trash receptacles, loading docks, outdoor mechanical and electrical equipment
- Preserve key Auke Bay view sheds
- Create a connected street grid system
- Have street furniture, banners and plantings

# Questions about the Auke Bay Area Plan?

# *Auke Bay Implementation Planning Commission Sub-Committee*

- 4 Member Sub-Committee of the Planning Commission
- Established to continue the work of the Auke Bay Steering Committee to draft potential new zoning
- Began meeting in January 2018
- Held 11 public work sessions between January 2018 & November 2018
- The public is welcome to attend and submit written comments

# What the Sub-Committee is Proposing



# *What is a Zoning District?*

Zoning is a legislative action that divides cities into districts and establishes regulations governing the use, placement, spacing and size of land and buildings.

The major components of a zoning district are land uses and dimensional standards, such as setbacks, lot coverage and building height.

CBJ has four main zoning districts:

- Residential
- Commercial
- Mixed Use
- Industrial

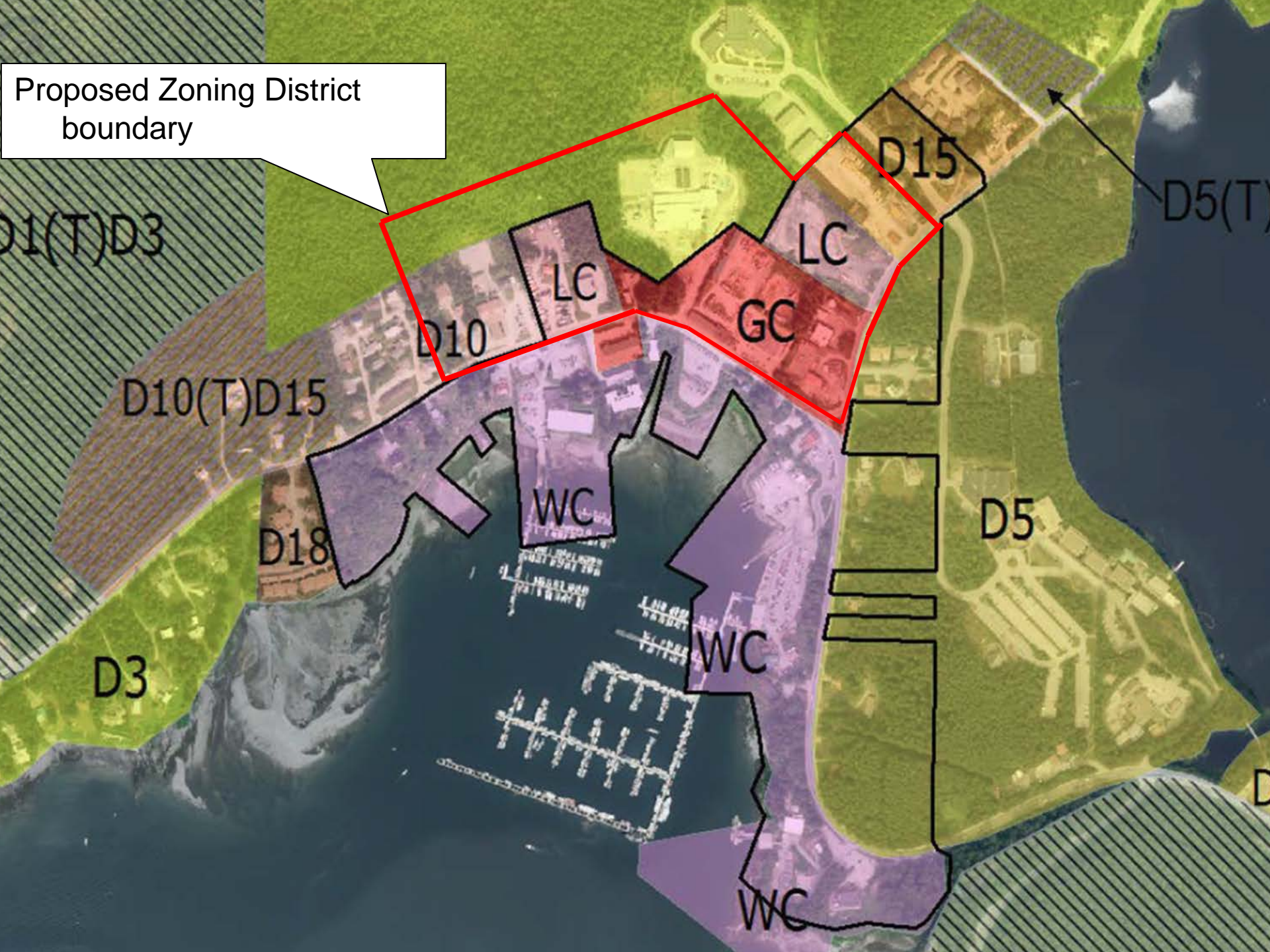
# *What the Sub-Committee is Proposing*

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:

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

Proposed Zoning District boundary





# Proposed Zoning District - Boundaries



Questions?

# Proposed Zoning District - Dimensional Standards

| Zoning Regulations                        | D10   | D15   | LC    | GC    | WC    | Proposed Zoning |
|---|-------|-------|-------|-------|-------|-----------------|
| Minimum lot size                          | 6,000 | 5,000 | 2,000 | 2,000 | 2,000 | 3,000           |
| Minimum lot width                         | 50'   | 50'   | 20'   | 20'   | 20'   | 40'             |
| Minimum lot depth                         | 85'   | 80'   | 80'   | 60'   | 60'   | No minimum      |
| Maximum lot coverage                      | 50%   | 50%   | None  | None  | None  | None            |
| Permissible Use Max. Height               | 35'   | 35'   | 45'   | 55'   | 35'   | 35'             |
| Accessory Use Max. Height                 | 25'   | 25'   | 35'   | 45'   | 35'   | 25'             |
| Max. square footage of one story building |       |       |       |       |       | 5,000           |

# Proposed Zoning District - Dimensional Standards

| Zoning Regulations                        | D10   | D15   | LC    | GC    | WC    | Proposed Zoning |
|---|-------|-------|-------|-------|-------|-----------------|
| Minimum lot size                          | 6,000 | 5,000 | 2,000 | 2,000 | 2,000 | 3,000           |
| Minimum lot width                         | 50'   | 50'   | 20'   | 20'   | 20'   | 40'             |
| Minimum lot depth                         | 85'   | 80'   | 80'   | 60'   | 60'   | No minimum      |
| Maximum lot coverage                      | 50%   | 50%   | None  | None  | None  | None            |
| Permissible Use Max. Height               | 35'   | 35'   | 45'   | 55'   | 35'   | 35'             |
| Accessory Use Max. Height                 | 25'   | 25'   | 35'   | 45'   | 35'   | 25'             |
| Max. square footage of one story building |       |       |       |       |       | 5,000           |

# Proposed Zoning District - Dimensional Standards

| Zoning Regulations                        | D10   | D15   | LC    | GC    | WC    | Proposed Zoning |
|---|-------|-------|-------|-------|-------|-----------------|
| Minimum lot size                          | 6,000 | 5,000 | 2,000 | 2,000 | 2,000 | 3,000           |
| Minimum lot width                         | 50'   | 50'   | 20'   | 20'   | 20'   | 40'             |
| Minimum lot depth                         | 85'   | 80'   | 80'   | 60'   | 60'   | No minimum      |
| Maximum lot coverage                      | 50%   | 50%   | None  | None  | None  | None            |
| Permissible Use Max. Height               | 35'   | 35'   | 45'   | 55'   | 35'   | 35'             |
| Accessory Use Max. Height                 | 25'   | 25'   | 35'   | 45'   | 35'   | 25'             |
| Max. square footage of one story building |       |       |       |       |       | 5,000           |

# Proposed Zoning District - Dimensional Standards

| Zoning Regulations                        | D10   | D15   | LC    | GC    | WC    | Proposed Zoning |
|---|-------|-------|-------|-------|-------|-----------------|
| Minimum lot size                          | 6,000 | 5,000 | 2,000 | 2,000 | 2,000 | 3,000           |
| Minimum lot width                         | 50'   | 50'   | 20'   | 20'   | 20'   | 40'             |
| Minimum lot depth                         | 85'   | 80'   | 80'   | 60'   | 60'   | No minimum      |
| Maximum lot coverage                      | 50%   | 50%   | None  | None  | None  | None            |
| Permissible Use Max. Height               | 35'   | 35'   | 45'   | 55'   | 35'   | 35'             |
| Accessory Use Max. Height                 | 25'   | 25'   | 35'   | 45'   | 35'   | 25'             |
| Max. square footage of one story building |       |       |       |       |       | 5,000           |

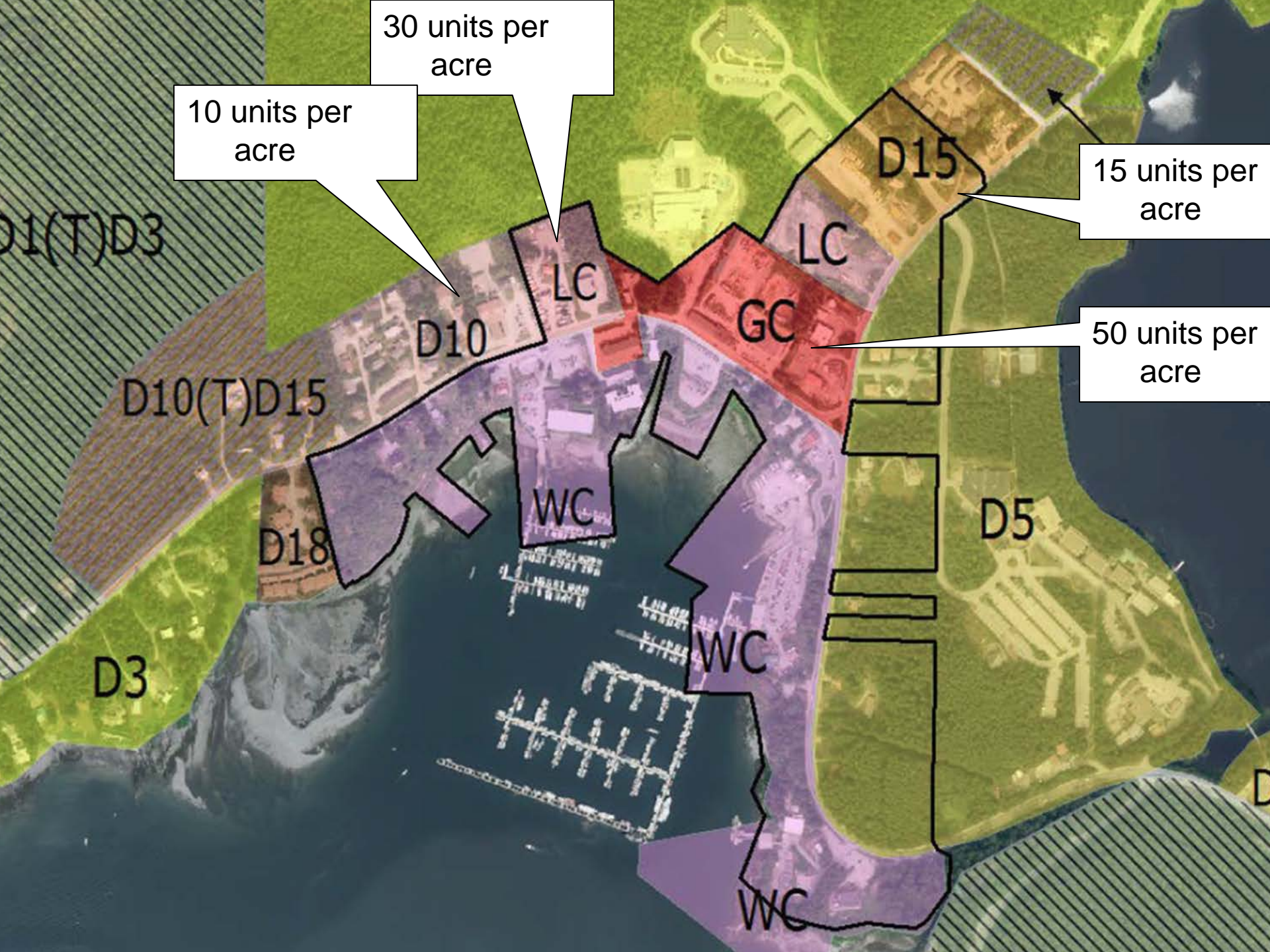
# Proposed Zoning District - Dimensional Standards

| Zoning Regulations                        | D10   | D15   | LC    | GC    | WC    | Proposed Zoning |
|---|-------|-------|-------|-------|-------|-----------------|
| Minimum lot size                          | 6,000 | 5,000 | 2,000 | 2,000 | 2,000 | 3,000           |
| Minimum lot width                         | 50'   | 50'   | 20'   | 20'   | 20'   | 40'             |
| Minimum lot depth                         | 85'   | 80'   | 80'   | 60'   | 60'   | No minimum      |
| Maximum lot coverage                      | 50%   | 50%   | None  | None  | None  | None            |
| Permissible Use Max. Height               | 35'   | 35'   | 45'   | 55'   | 35'   | 35'             |
| Accessory Use Max. Height                 | 25'   | 25'   | 35'   | 45'   | 35'   | 25'             |
| Max. square footage of one story building |       |       |       |       |       | 5,000           |

# Proposed Zoning District - Density

| Zoning District   | Maximum Dwelling Units/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   |
| <b>New Zoning</b> | <b>30 units per acre (Up to 50 units per acre in the Overlay District*)</b> |





30 units per acre

10 units per acre

15 units per acre

50 units per acre

D1(T)D3

D15

LC

LC

GC

D10

D10(T)D15

WC

D5

D18

WC

D3

WC

D

# Proposed Zoning District - Setbacks

| Zoning Regulations | D15 | LC  | GC  | WC  | New Zoning |
|--------------------|-----|-----|-----|-----|------------|
| 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'         |

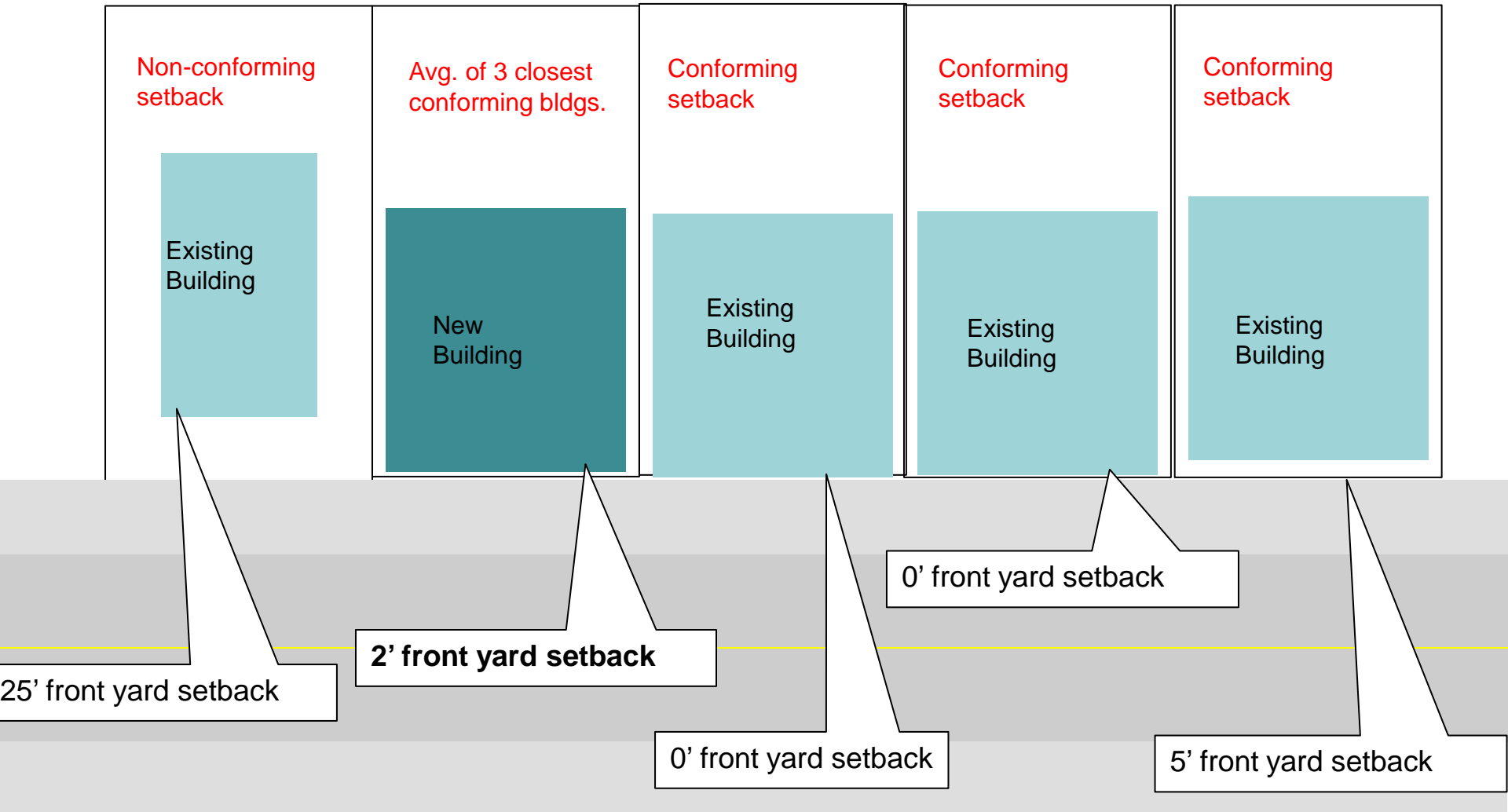
- Maximum front and street side setbacks requires buildings to be oriented toward the street while providing enough space for outdoor seating and street furnishings.
- Maximum front and street side setback also “requires” parking to be located in the rear or side.

# Proposed Zoning District – Build to Line

## 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.

# Proposed Zoning District – Build to Line

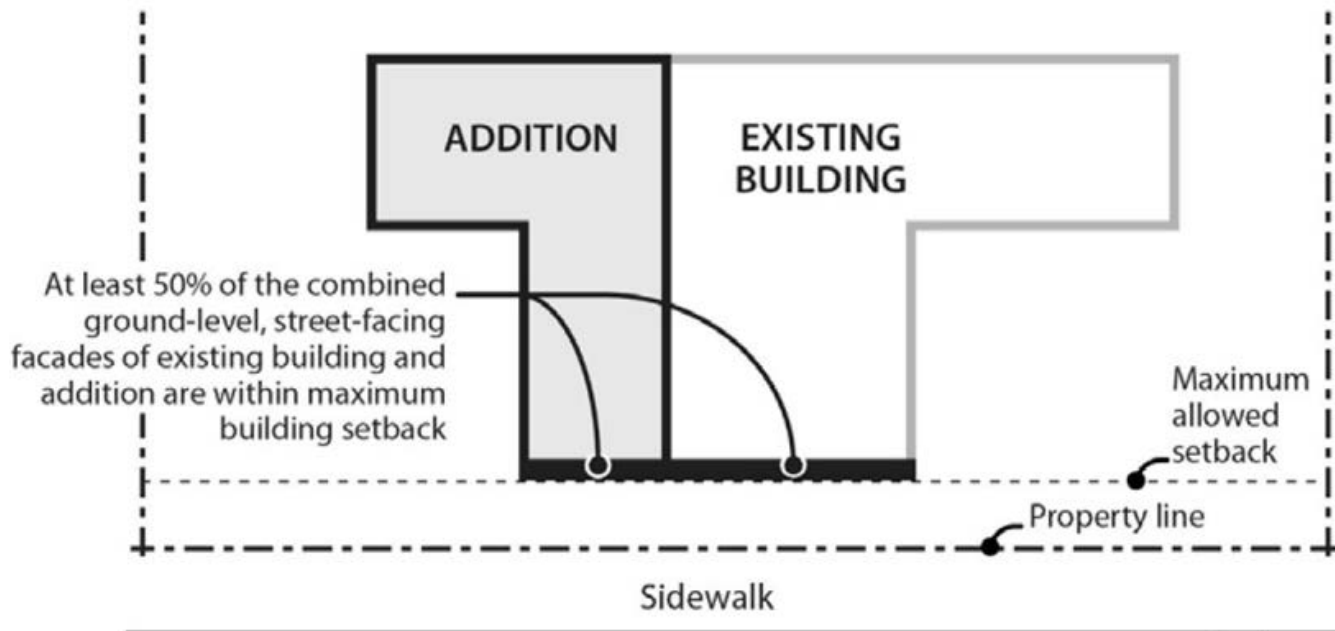


# Proposed Zoning District – Build to Line

## 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

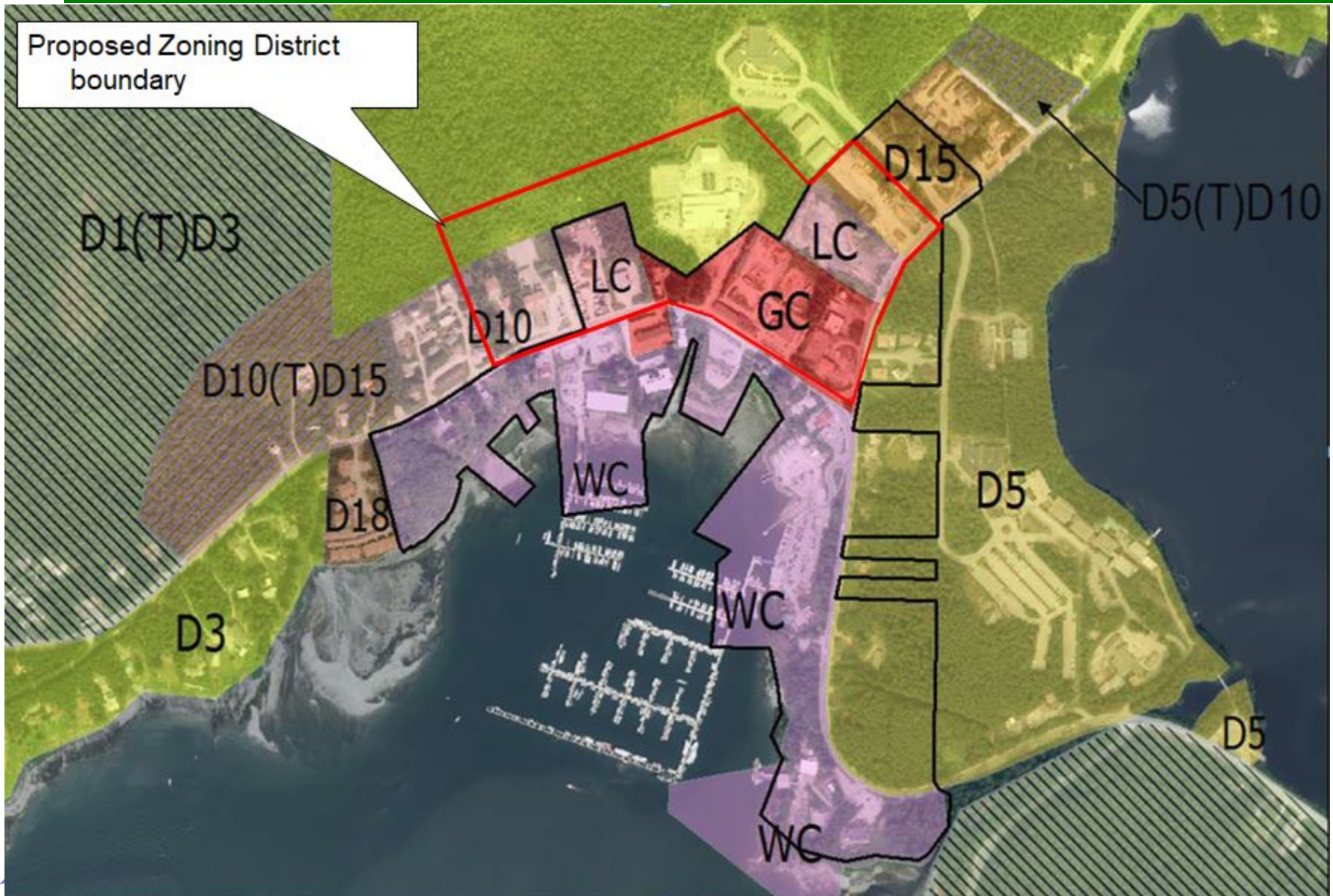


# Proposed Zoning District – Buffering Residential Neighborhoods

## 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 ft. – 30 ft.    | 8 ft. setback                                  | 8 ft. setback                                  |
| 31 ft. - 45 ft.    | 10 ft. setback                                 | 10 ft. setback                                 |

# Proposed Zoning District – Buffering Residential Neighborhoods



# Proposed Zoning District - Lot Coverage

## Lot Coverage

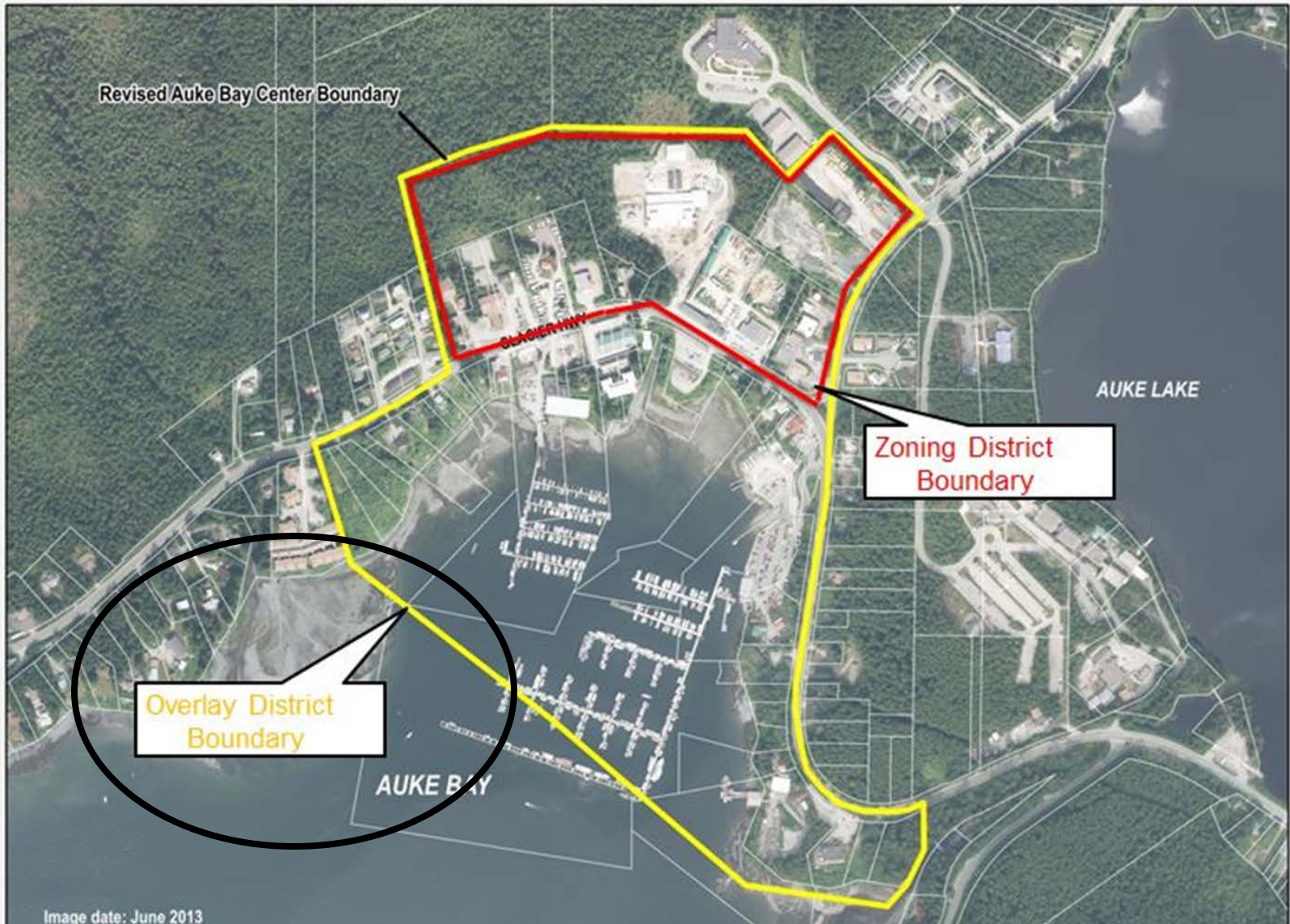
- Lots that have a one story building(s) have maximum lot coverage of 50%
- Lots with multi-story buildings will have no maximum lot coverage
- Encourages multi-story buildings



# Proposed Zoning District

Questions on the proposed zoning?

# What the Sub-Committee is Proposing



# *What is an Overlay District?*

An Overlay District is a zoning district that can encompass one or more underlying zoning district and imposes additional regulations beyond those in the underlying zones.

## CBJ Overlay Districts:

- PD1, PD2 and Fee in Lieu Parking Overlay Districts
- Downtown Historic District
- Alternative Development Overlay District
- Urban/Rural Mining District
- Landslide and Avalanche Areas
- Convenience Store Use Area

# 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 development incentives and design standards that promote the creation of a lively, village-like setting.

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.

# Bonuses: How They Work

Bonus points may be acquired when a multi-family or commercial development provides one or more of the public benefits listed in the ABAP.

Points may be used for density increases, height increases and/or parking reductions.

# Public Benefits

- Connected Street Grid
- Mixed-Use Buildings
- Building Design Standards
  - Ground level façade windows
  - Architecturally interesting entryways
  - Canopies
- Site Features
  - Pedestrian walkways
  - Covered bike racks
  - Outdoor seating
  - Outdoor planters and landscaping
- Screening
  - Parking lots
  - Waste receptacles
  - Oil, gas, pellet storage
  - Utility, mechanical, electrical boxes
- Preserving Views of Auke Bay and Statter Harbor

# 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            |

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;<br>Max of 8 points |

# Building Design Standards

|                               |   |   |
|-------------------------------|---|---|
| <p>Ground level entrances</p> | <p>Entryways shall be designed to orient customers with architectural features, a change in plane, and pedestrian oriented lighting, and to be protected from the weather. Each entrance shall be clearly defined and highly visible.</p> | <p>2 points for each entryway;<br/>Max of 6 points.</p> |
|-------------------------------|---|---|

# Building Design Standards

|  |  |  |
|--|--|--|
| <p>Canopies covering or facing public right of ways and improved pedestrian walkways</p> | <p>Canopies shall span the entire frontage of the building; 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.</p> | <p>2 points for each right of way and pedestrian walkway</p> |
|--|--|--|

# Building Design Standards



# Building Design Standards



# Building Design Standards



# Site Features

This bonus is intended to encourage the installation of site features that promote 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 |

# Site Features

|                       |  |   |
|-----------------------|--|---|
| 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 areas | Outdoor seating areas 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 |



# Site Features

|  |  |   |
|--|--|---|
| <p>Outdoor Planters or Landscaping</p> | <p>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</p> | <p>1 point for every quarter of the building façade with planters or landscaping; Max of 4 points</p> |
|--|--|---|

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.

# Screening

| 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        |
| Recycle and trash receptacles                                  |  | 1 point per waste disposal area |
| Above ground oil, gas, water or wood pellet storage containers |  | 1 point per storage container   |
| Freestanding utility, mechanical and electrical boxes          |  | 1 point per box                 |

# 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%          |   | 6             |

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

# Bonuses to Increase Density

| 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           | 66% increase (50 units per acre) |

# Bonuses for Increased Building Heights

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

# Bonuses for Reduced Parking

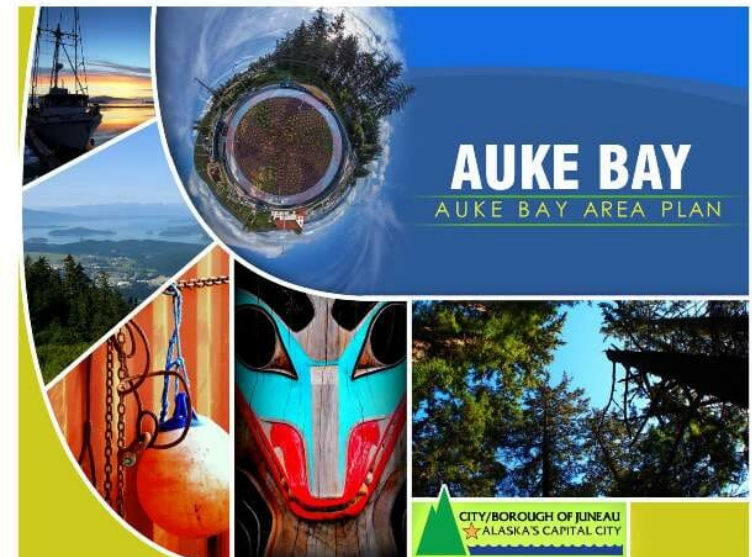
| Bonus Points Needed | Parking Reduction            |
|---------------------|------------------------------|
| 0 points            | Parking as required in 49.40 |
| 2 points            | 10% reduction                |
| 4 points            | 15% reduction                |
| 6 points            | 20%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

# *Auke Bay Area Plan Calls For ...*

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



- To read the Auke Bay Area Plan visit <http://www.juneau.org/aukebayplan/>
- A draft of the zoning district ordinance can be found by at <https://packet.cbjak.org/MeetingView.aspx?MeetingID=947&MinutesMeetingID=-1&doctype=Agenda>.
- Questions can be directed to Allison Eddins, CDD Planner, at 586-0758 or [Allison.eddins@juneau.org](mailto:Allison.eddins@juneau.org).



# Next Steps

- CDD will analyze and incorporate public feedback into a set of recommendations to the Planning Commission Sub-Committee
- The Sub-Committee will hold their next meeting on December 20, 2018 at 12pm.
- CDD will draft a zoning and overlay district ordinance.
- CDD will take the draft ordinance to the Planning Commission's Committee of the Whole early next year.

**Any Questions?**

# What the ABAP Says About Views

## Key Auke Bay View Sheds

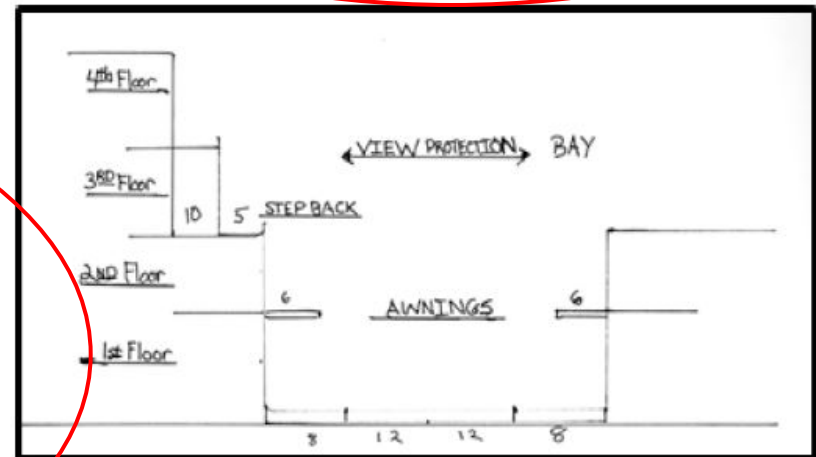
Protecting scenic vistas and view points from the effects of haphazard development can allow the Auke Bay area and community to preserve its unique charm, civic pride, and attract positive growth to the area. Preserving key view points can lead to many benefits such as higher property values, strengthening 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<sup>8</sup> 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.<sup>9</sup>

# What the ABAP Says About Views

View Points Map

