

Auke Bay Zoning and Overlay Regulations – Working out the details

Auke Bay Ad Hoc Committee
June 28, 2018



Recap May 28th Meeting



The Center

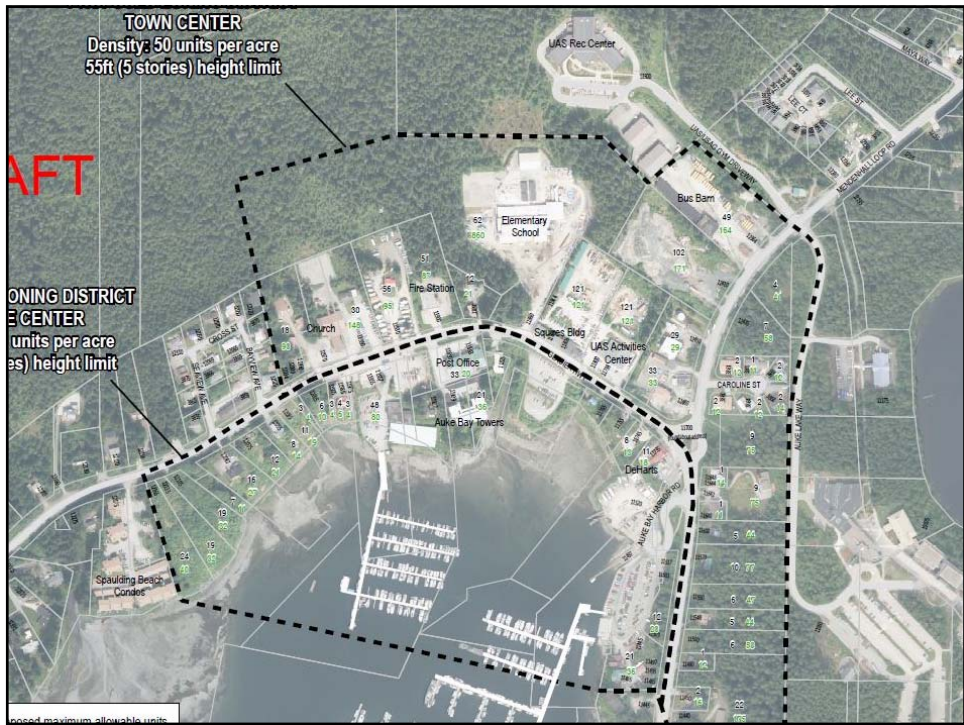
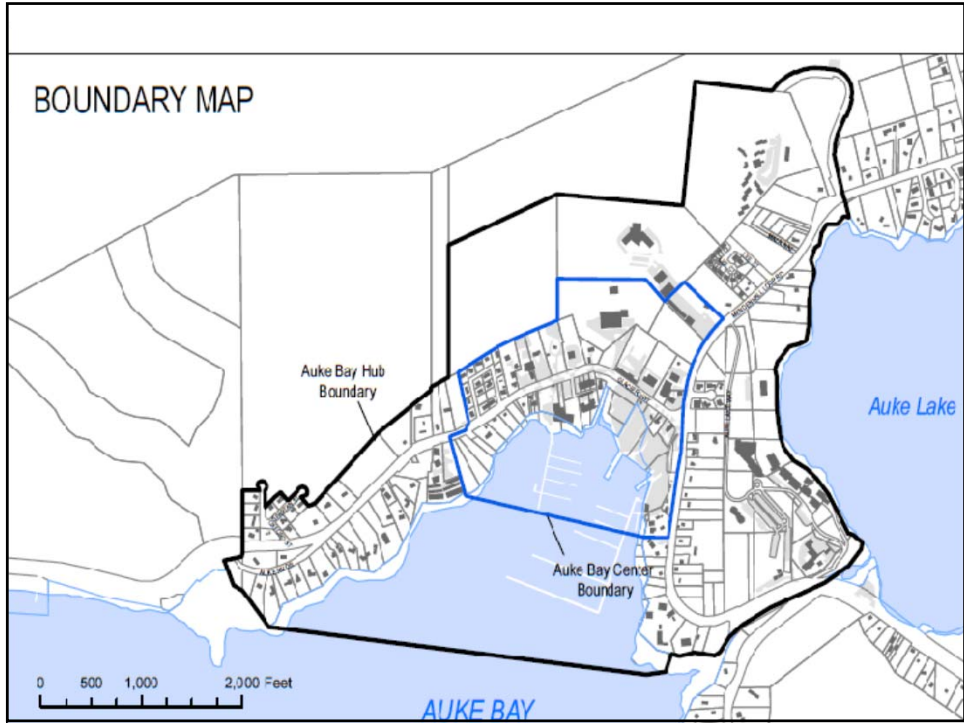
The Center – This area is the focal point of Auke Bay, where all roads, trails, sidewalks and marine routes intersect. It is an area intended to create a setting for a new “small town center” containing multi-story buildings with a mixture of uses with an emphasis of ground floor commercial and residential 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





What are the goals of today's meeting?

1. Come to consensus on which regulations should be in a new zoning district and which should be in an overlay.
2. Decide which overlay regulations should be mandatory and which should be optional.
3. Discuss next steps for viewsheds and bonuses



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*



* Indicates that regulation is not in any existing zoning districts

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

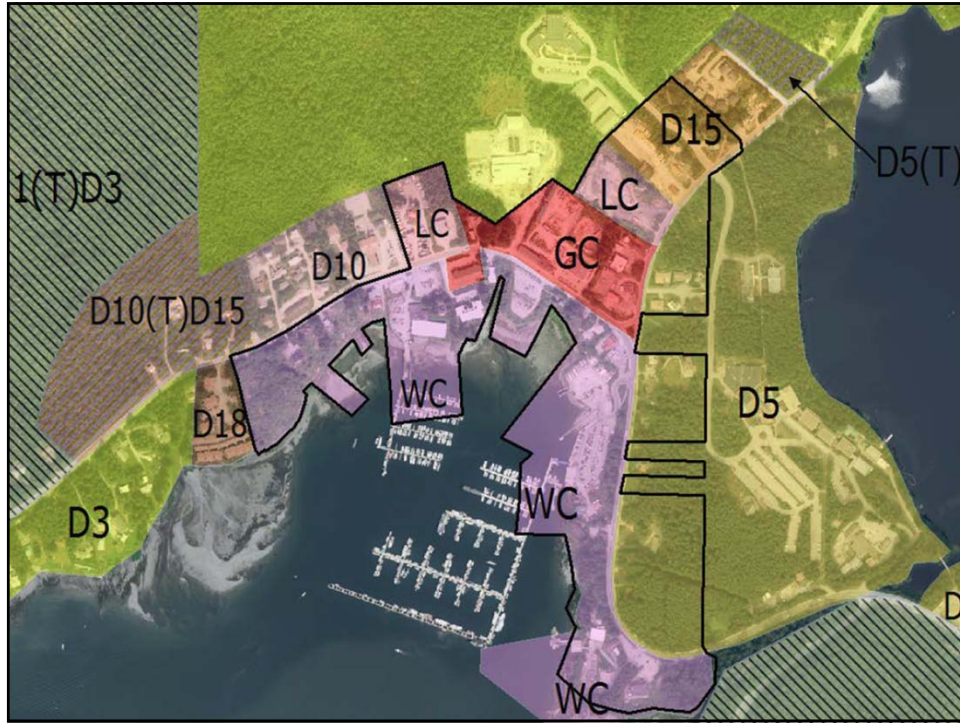


Overlay District Regulations – Staff's Recommendation

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





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 |

Any Questions?



Small Scale Retail /Commercial

What does 5,000square foot footprint look like?

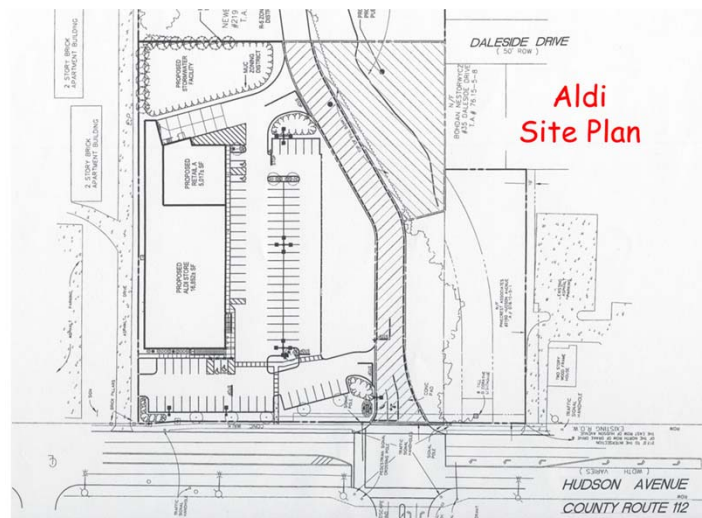


Small Scale Retail /Commercial

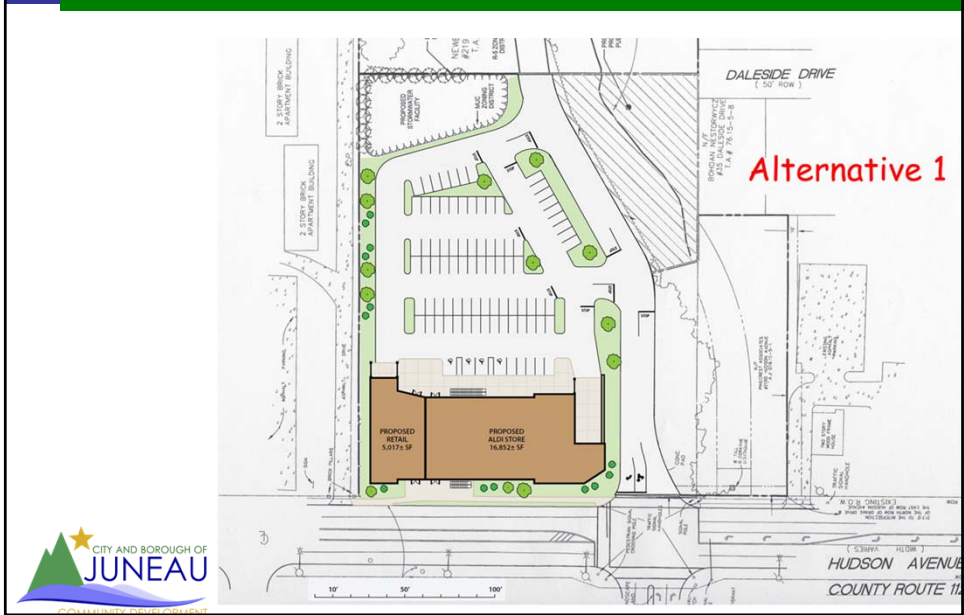
What does 10,000square foot footprint look like?



Building Orientation, Setbacks and Vegetation Matter

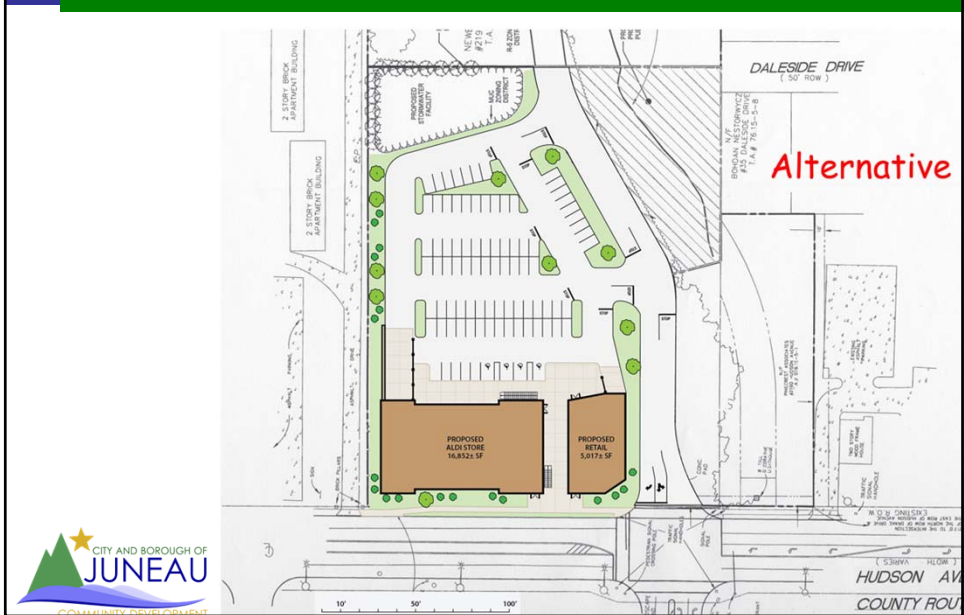


Building Orientation, Setbacks and Vegetation Matter



Alternative 1

Building Orientation, Setbacks and Vegetation Matter



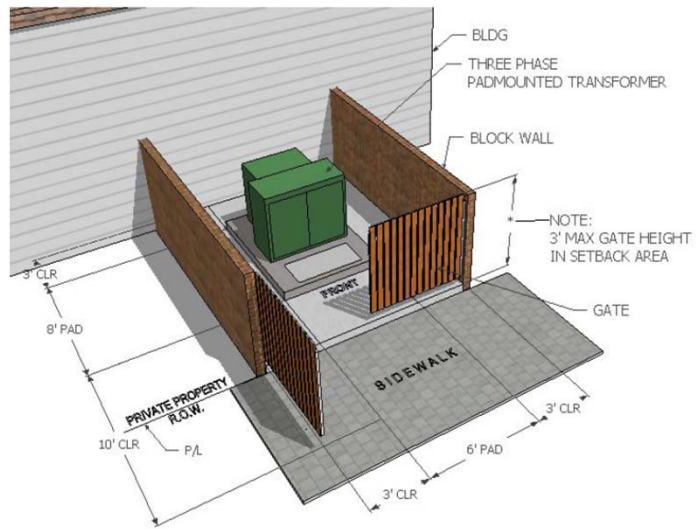
Alternative

Building Orientation, Setbacks and Vegetation Matter

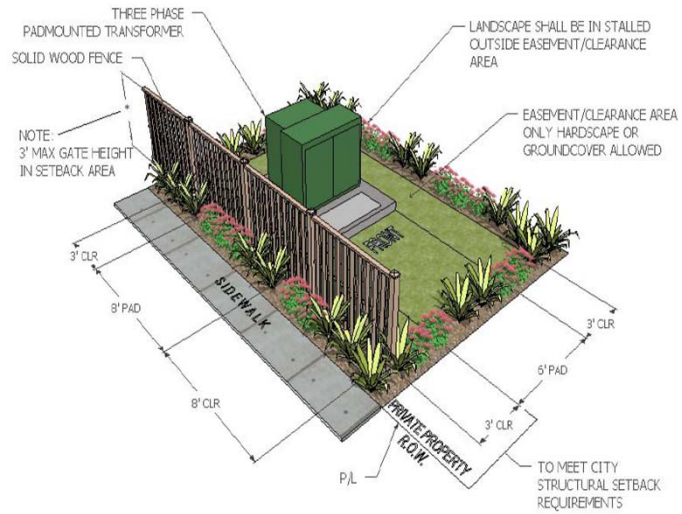
Similar example of new construction with parking in rear.
1360 Mount Hope Ave, Rochester, NY



Screening and Landscaping



Screening and Landscaping



Any Questions?

