

ARP2022 0001

Developing up to 444 dwelling units on 19.71 acres, zoned D18,
at 7400 Glacier Highway.

Neighborhood Meeting
September 8, 2022

Orientation

- Restrooms
- Fire extinguisher
- Emergency egress



Agenda

- CBJ presentation
- Applicant presentation
- Questions

- Difference between a Neighborhood Meeting and a Hearing



Proposal



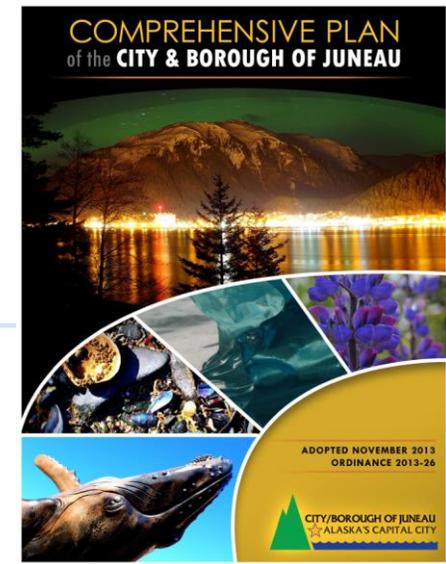
How did we get here? 2015

- Commission recommended denial (7/2)
- Consideration at Assembly COW (5/3)
- Assembly passes rezone to D18, (5/2)

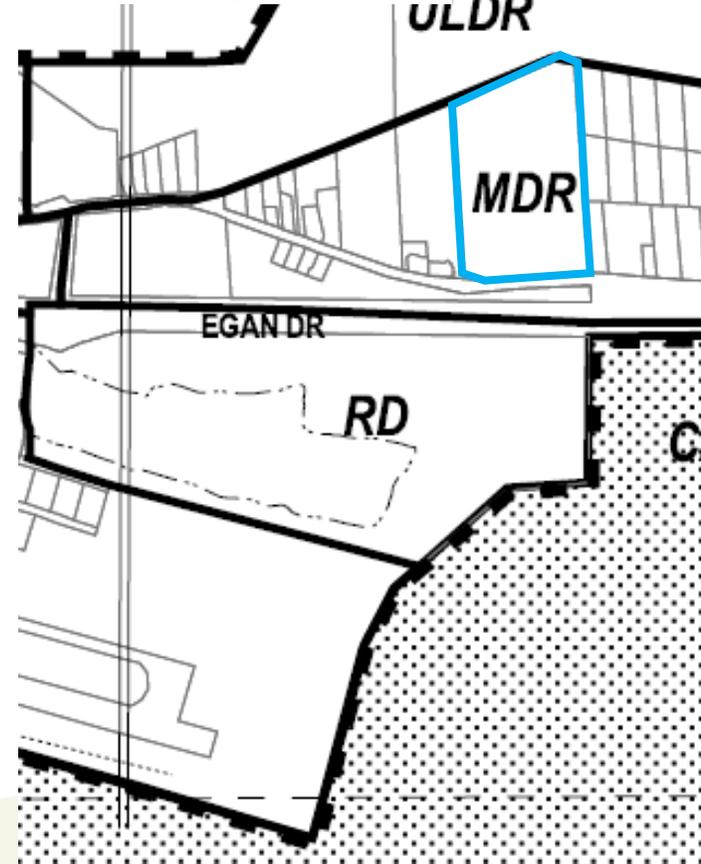


Why?

- MDR = 5-20 units per acre
- On transit line
- Improvements along roadway for more capacity (Sunny Point)
- Juneau Economic Development Plan: Size, type and location
- Juneau Housing Action Plan (in the works)
 - Recognized need for trade-offs.
 - Encourage clustered, moderate-density, mixed-use that takes advantage of existing infrastructure.



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Alternative Residential Subdivision (ARS)

- Flexible development
- Encourage planned developments
- Different types of housing
- Affordability
- Efficiency in utilities
- Harmony with surrounding area

Density Bonuses – D18



D18 – 355 Units

Up to 25% Density Bonus Available – 444 Units

Open Space – 5 bonus points for each 10% open space provided

Proposing 31%

Code allows up to 15 bonus points

Density Bonuses – D18

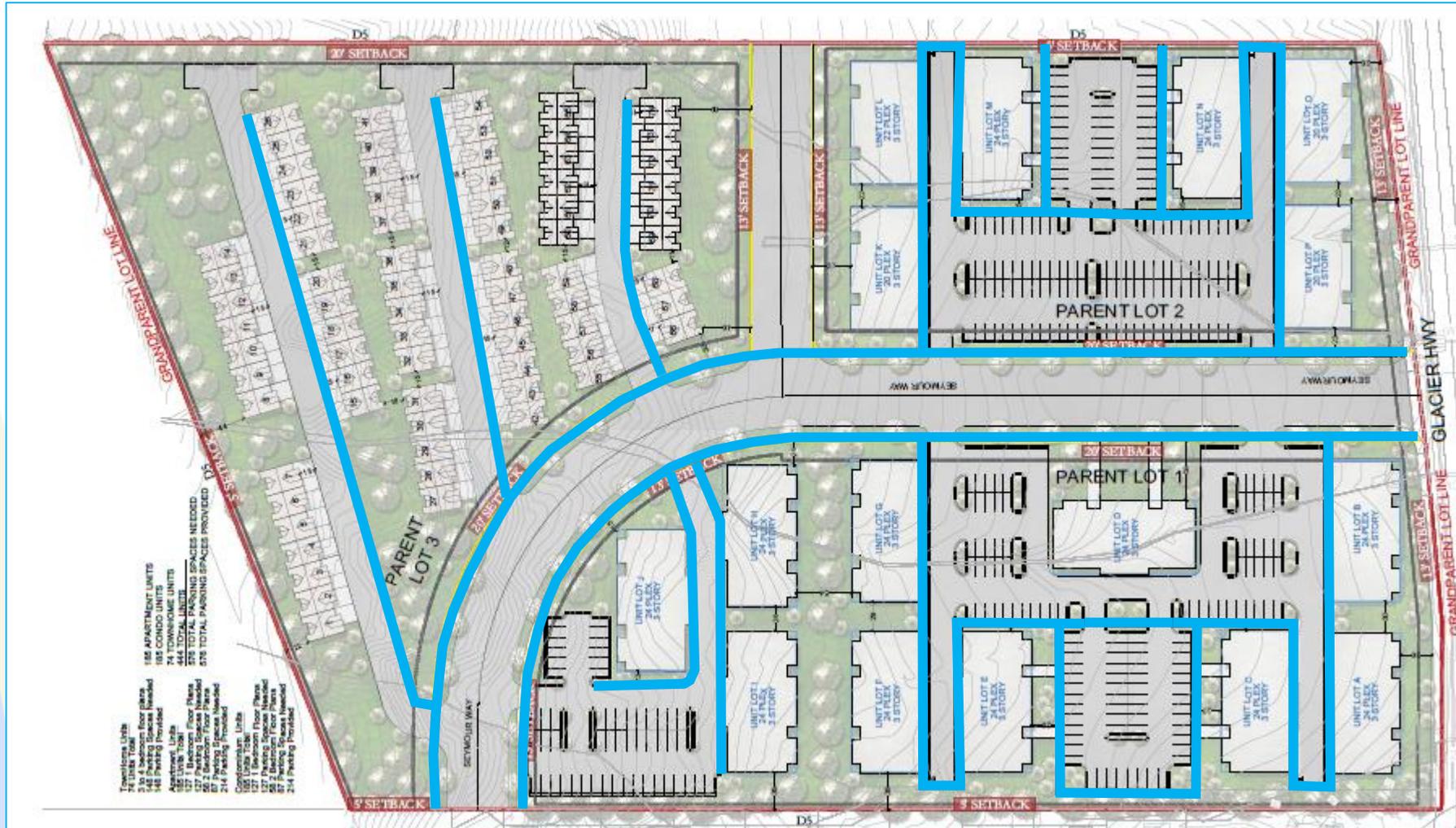


D18 – 355 Units

Up to 25% Density Bonus Available – 444 Units

Public Right-of-Way – possible 10 bonus points for dedication

Density Bonuses – D18



D18 – 355 Units

Up to 25% Density Bonus Available – 444 Units

Non-motorized Transportation - Possible 10 bonus points

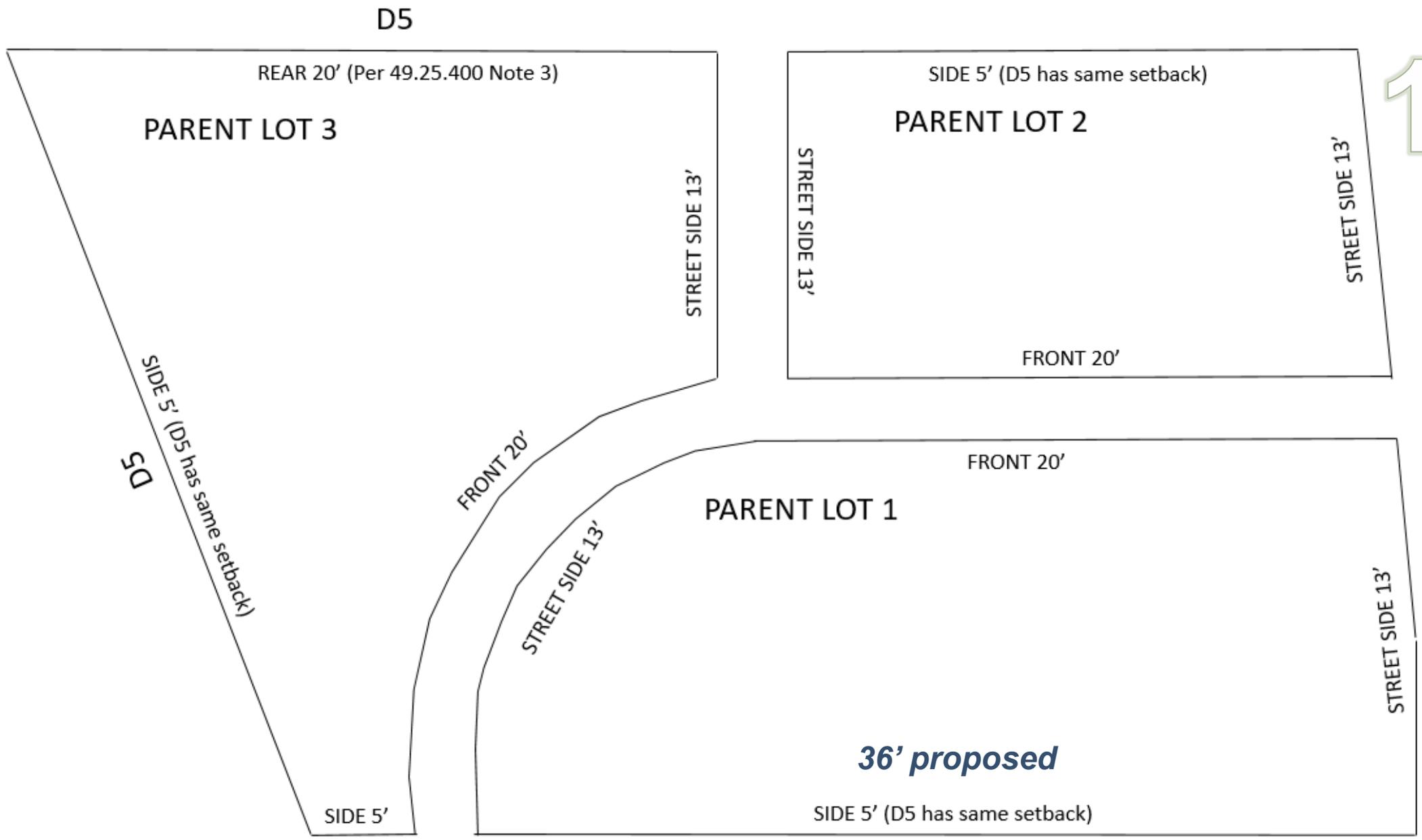
Density Bonus – D18

- Open Space – 15 bonus points
- Right-of-Way dedication – 10 bonus points
- Non-motorized Transportation – 10 bonus points

- Possible 35 bonus points
- Maximum density bonus allowed is 25%

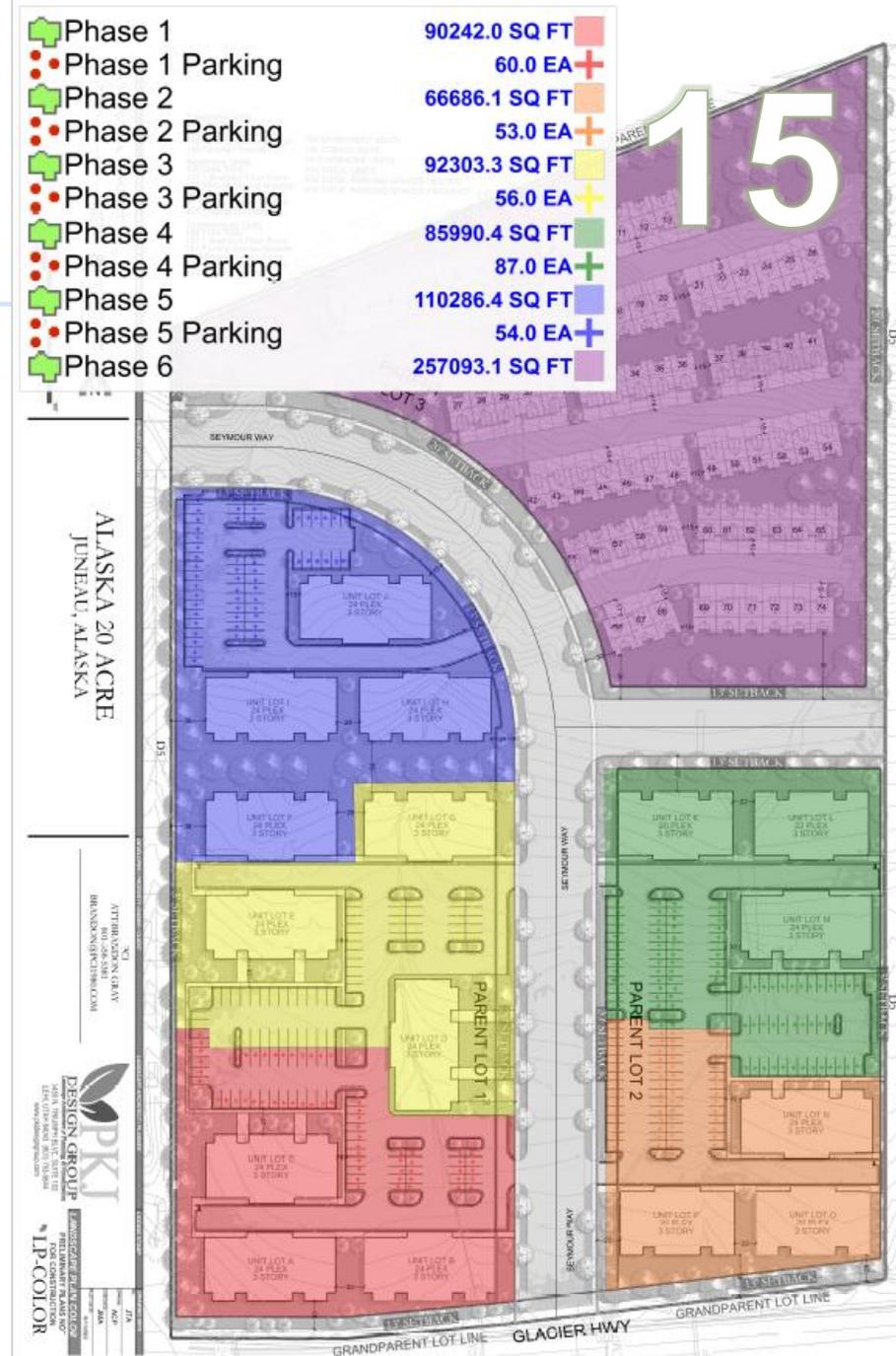
Organization





Parking

	Number of...							
	Units	One Bedroom (1)	Two Bedroom (1.5)	Three (+) Bedroom (2)	Total parking spaces required	Garage Parking	Surface Parking Needed	ADA Required
Lot 1	236	160	76	0	274	80	194	7
Lot 2	134	96	38	0	153	41	112	6
Two per townhome					148			



Traffic

Parent Lot #	Use	Metric	Units	Trips Generated
1	Low-rise apartment	6.59 per occupied dwelling unit	236	1,555
2	Low-rise apartment	6.59 per occupied dwelling unit	134	883
3	Residential Townhouse	5.81 per dwelling unit	74	139
TOTAL:				2,577

Changes must be approved by the Commission

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If approved, next steps:

- Preliminary Plan Approval
- Final Plan Approval
 - Traffic impact analysis
 - Tighten up parking and bonuses
 - Other conditions determined by the Commission

- Preliminary Plat
- Final Plat
 - Construction plans
 - Drainage plan
 - Wetlands permitting
 - Construction or bonding of improvements (road)

Summary

- 444 units
 - Open space
 - Right-of-Way
 - Non-motorized Transportation
- 3 parent lots, multiple unit lots
 - Association to manage common areas and services
- Over 2,500 AADT anticipated, over 400 surface parking spaces
- Proposed changes have to go through the Commission

Opportunity for Public Comment

Planning Commission Hearing: October 11, 7:00 PM

- In-person or ZOOM
- Will be asked your name and what part of town you live in
- May be limited on time – usually 2-3 minutes

Written Comments for Planning Commission Hearing

- By September 19, 2022 to be included in staff report
- By October 7, 2022 at Noon to be forwarded to Planning Commission before the hearing

Information About the Project

Project Information

- CBJ Community Development website on short-term projects
- <https://juneau.org/community-development/short-term-projects>
- Navigate to ARP2202 0001

Project Hearing Schedule

- CBJ recently changed to Municode software for public meeting
- <https://juneau-ak.municodemeetings.com/>
- Search for Planning Commission

THANK YOU!

CBJ Planner

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Applicant:

Garrett Johnson, Partner

Rooftop Properties, LLC