

# Existing Zoning Regulations in Auke Bay

**Neighborhood Association Meeting**  
**UAS Rec. Center**  
**January 16, 2019**



# *Tonight's Presentation*

- Existing zoning in Auke Bay
- What does the 2013 Comprehensive Plan says about Auke Bay?
- What the Auke Bay Area Plan call for?

## *Goals for tonight*

This meeting will be considered a success if...

- You leave feeling informed about the current zoning in Auke Bay
- You leave feeling informed about the vision and goals of the Auke Bay Area Plan and the 2013 Comprehensive Plan
- You understand why new zoning is being proposed
- You leave feeling like your input matters and were given an opportunity to participate

Questions about the meeting tonight?



D1(T)D3

D10(T)D15

D3

D18

D10

D15

D5(T)

D5

LC

LC

GC

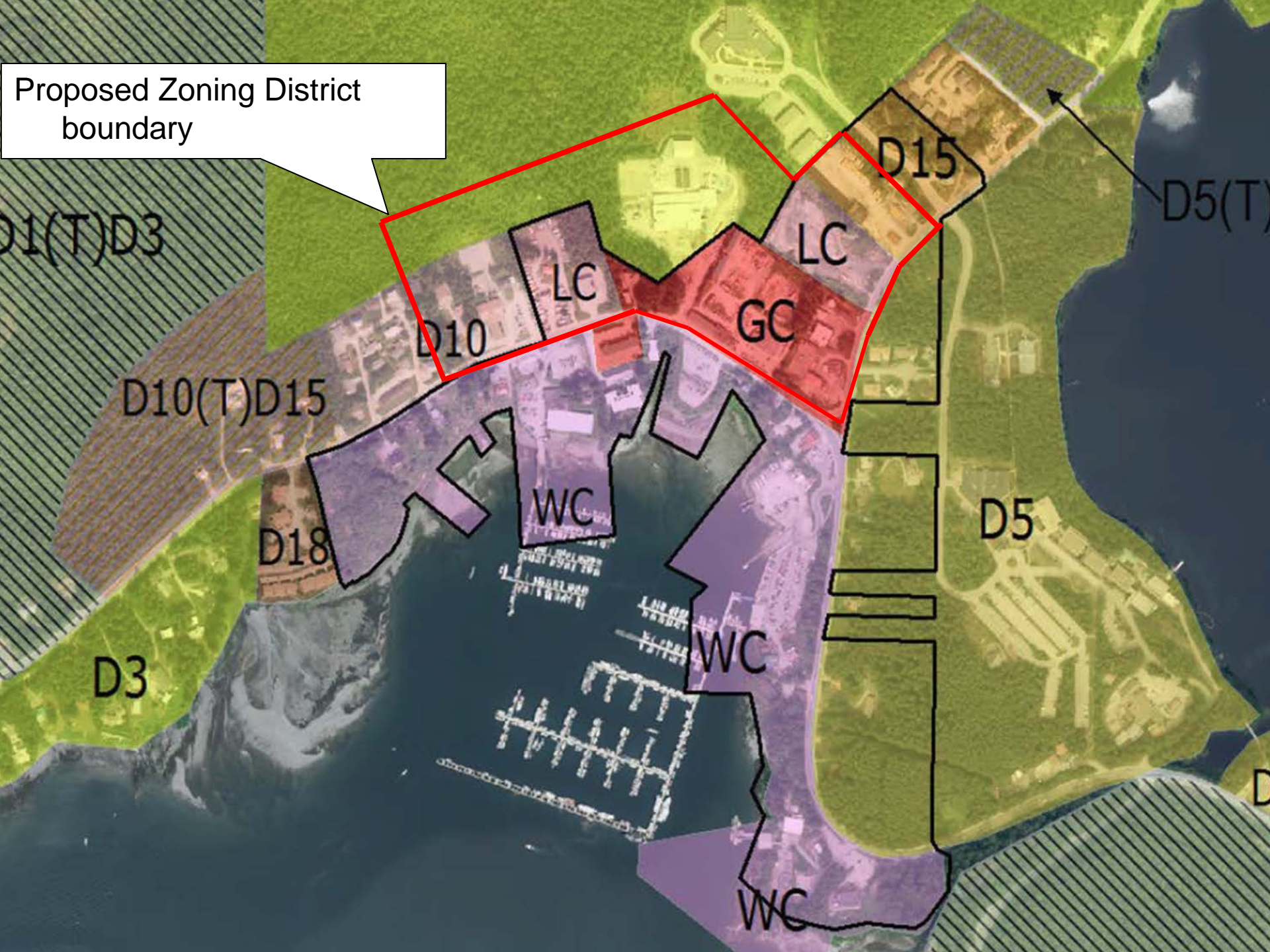
WC

WC

WC



Proposed Zoning District  
boundary



# Existing 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

# Existing Zoning- What does it mean?

**D3** – residential district intended to accommodate primarily single-family and duplex residential development at a density of three dwelling units per acre.

Primarily located outside of the Urban Service Boundary where public utilities are not provided.

The density reflects the existing pattern of development of properties in the district.

There is a limited amount of D3 zoned lands located within the Urban Service Boundary. These are lands for which a lower density is deemed appropriate or , in the case of transition zones, where the zoning will be changed to a higher density when sewer and water are provided.



# Existing Zoning- What does it mean?

**D10 and D15** – residential districts intended to accommodate primarily multi-family residential development and 10 and 15 units per acre.

These are relatively low-density multi-family districts.

---

**General Commercial (GC)** – intended to accommodate most commercial uses.

Commercial activities are permitted outright in the zone except for those few uses that are listed as conditional uses to ensure compatibility.

Residential development is allowed in mixed and single-use developments.

# Existing Zoning- What does it mean?

**Light Commercial (LC)** – intended to accommodate commercial development that is less intensive than that permitted in the GC district.

LC districts are primarily located adjacent to existing residential areas.

Although many of the uses allowed are also allowed in GC, they are listed as conditional uses and therefore require Planning Commission review to determine compatibility with surrounding land uses. A lower level of intensity is also achieved by stringent height and setback restrictions.

Residential development is allowed in mixed and single-use development.

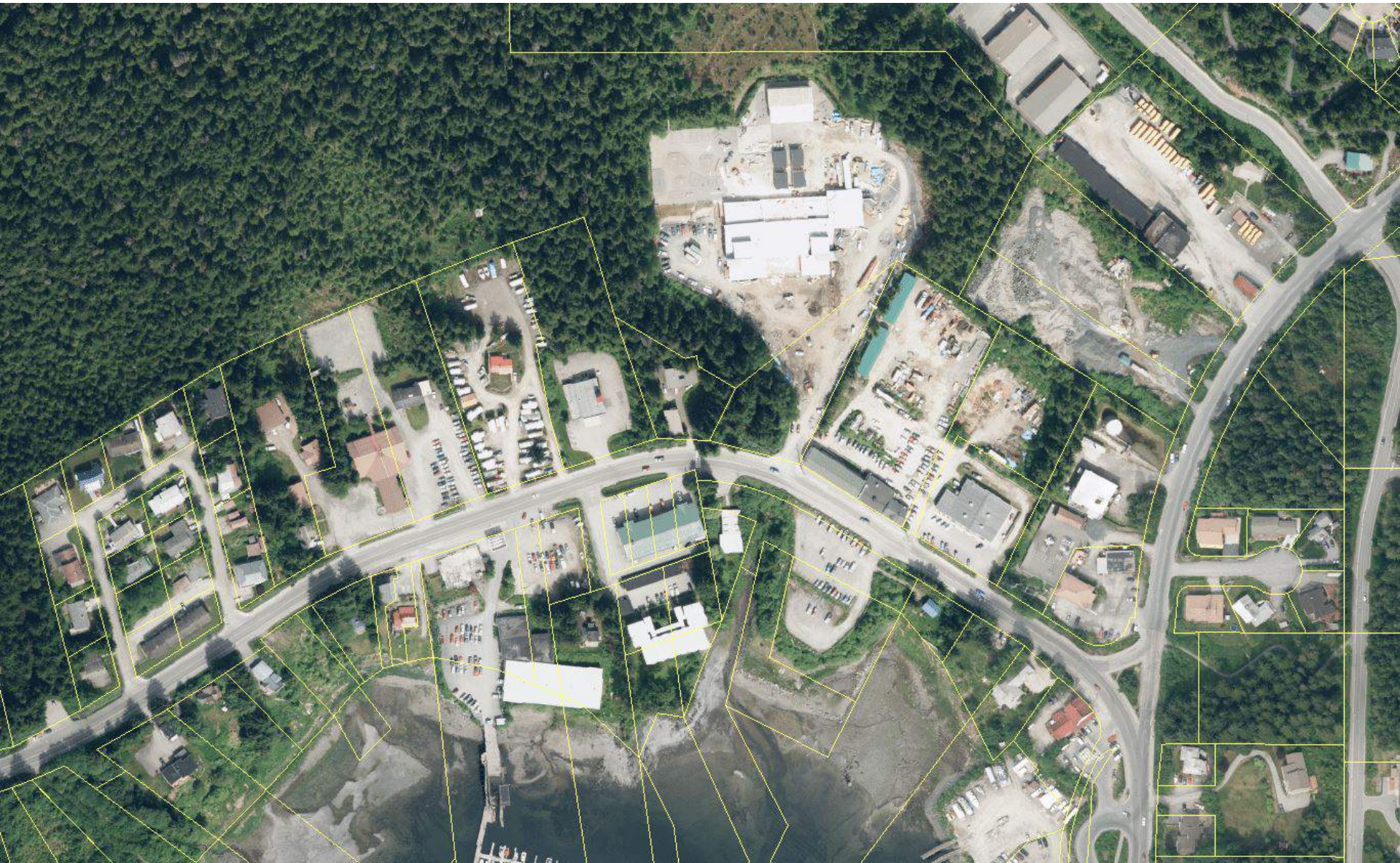
# Existing Zoning District - Dimensional Standards

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

Questions about the zoning districts?

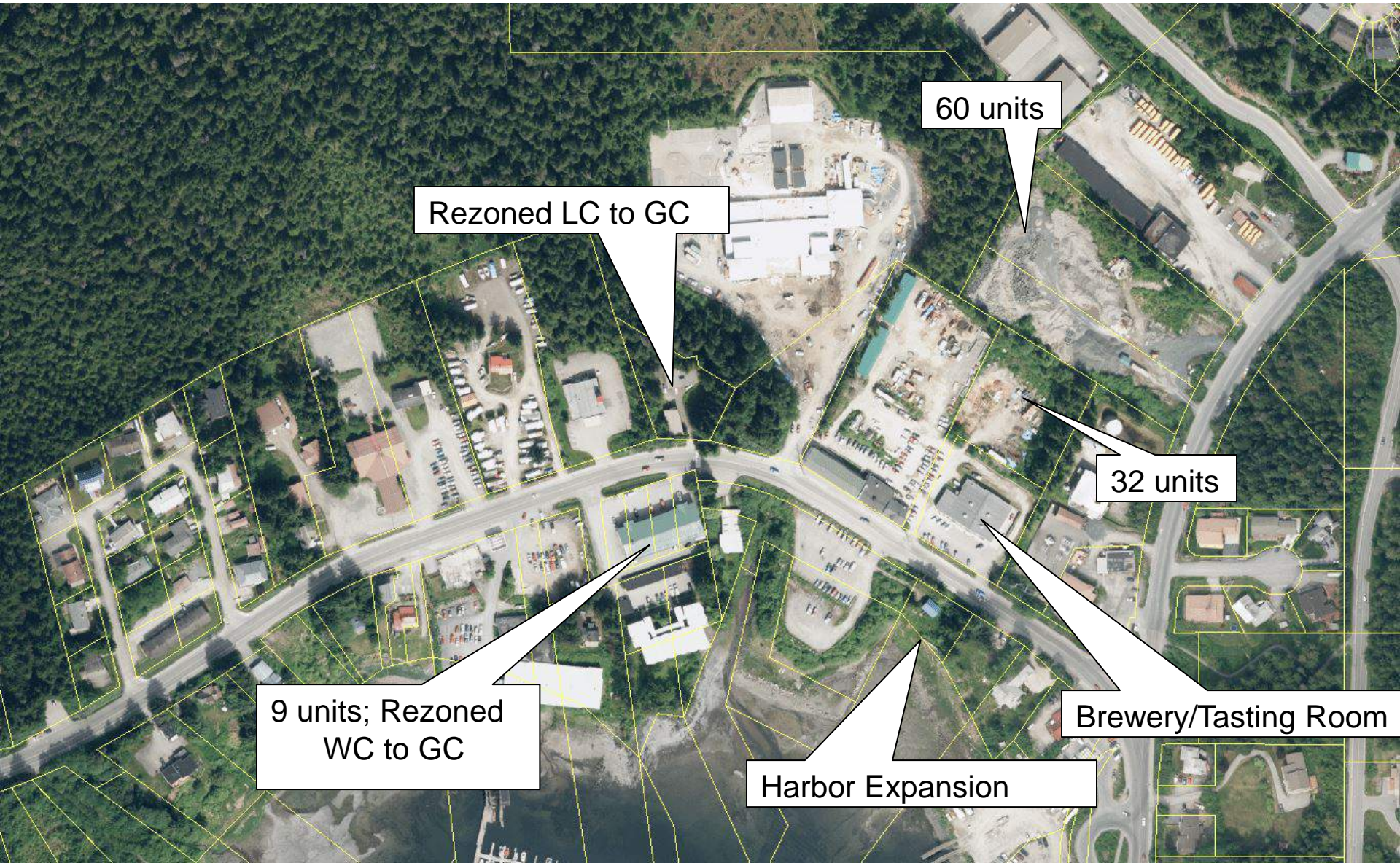


# Existing Development





# Development since 2013



Rezoned LC to GC

60 units

32 units

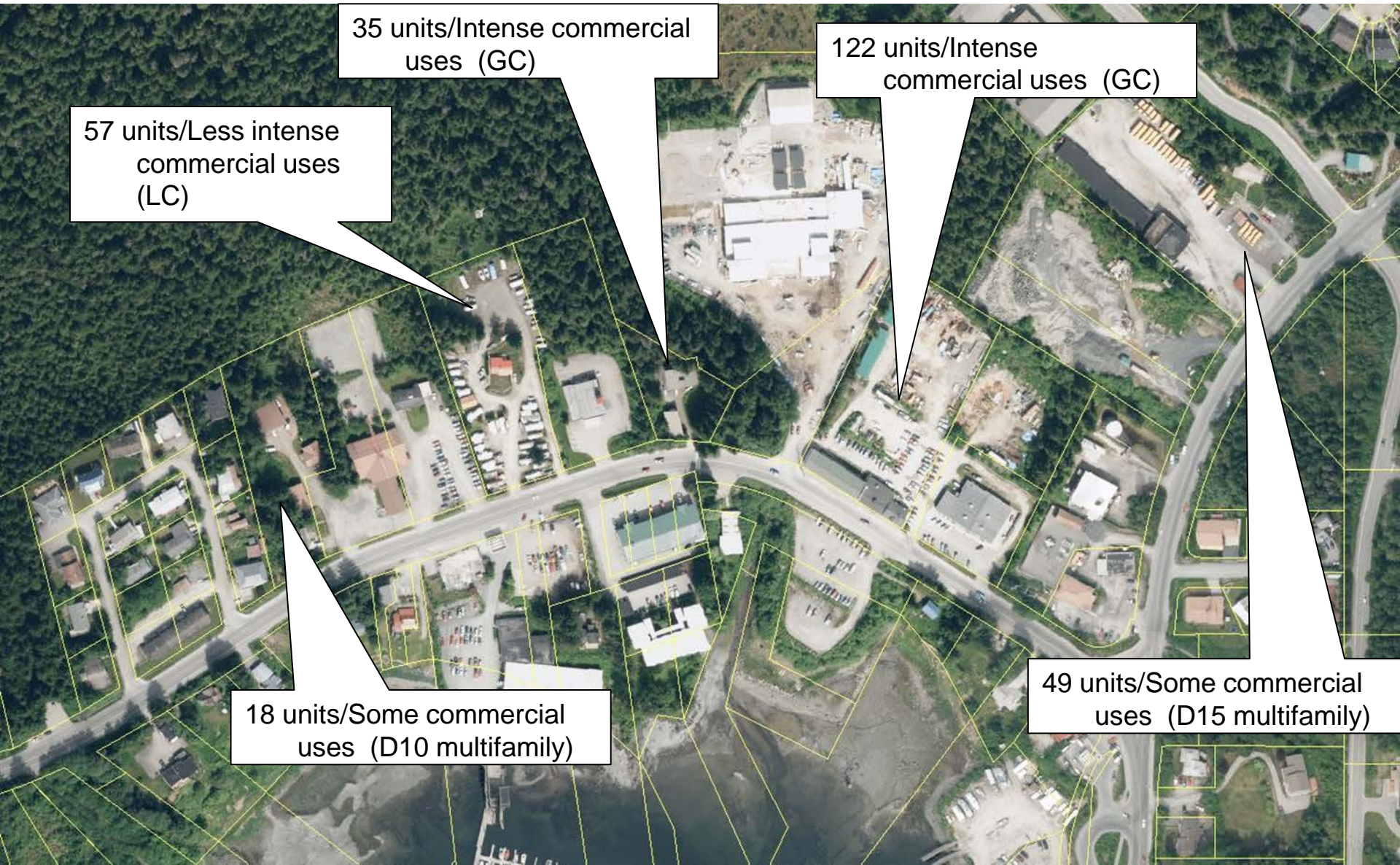
9 units; Rezoned  
WC to GC

Harbor Expansion

Brewery/Tasting Room



# Development Potential Under Existing Zoning



35 units/Intense commercial  
uses (GC)

122 units/Intense  
commercial uses (GC)

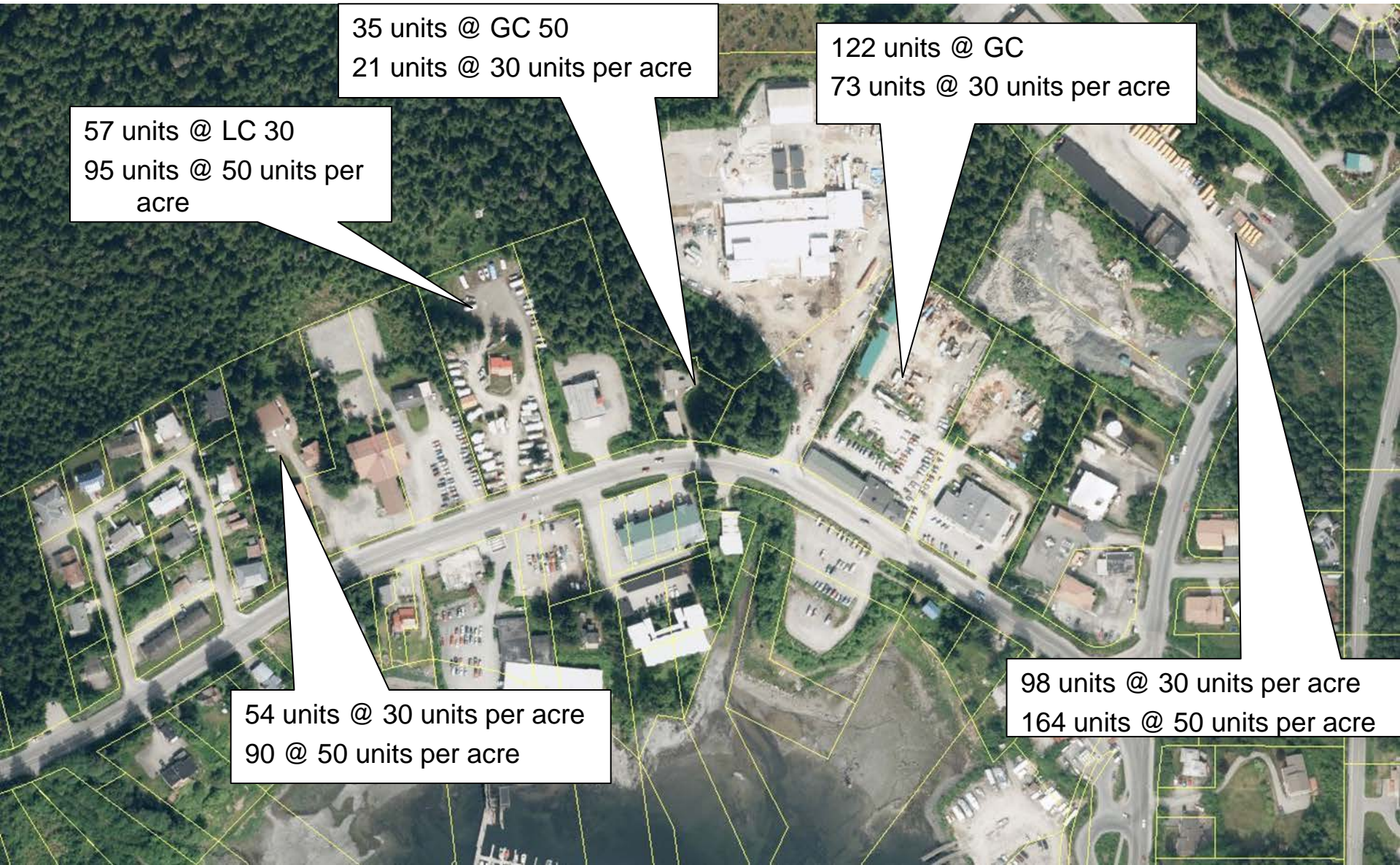
57 units/Less intense  
commercial uses  
(LC)

18 units/Some commercial  
uses (D10 multifamily)

49 units/Some commercial  
uses (D15 multifamily)



# Development Potential Under Proposed Zoning



35 units @ GC 50  
21 units @ 30 units per acre

122 units @ GC  
73 units @ 30 units per acre

57 units @ LC 30  
95 units @ 50 units per  
acre

54 units @ 30 units per acre  
90 @ 50 units per acre

98 units @ 30 units per acre  
164 units @ 50 units per acre



# *General & LC Commercial Example*





# ***General Commercial – Nugget Mall area***



# ***General Commercial – Nugget Mall area***





## *Light Commercial – Nugget Mall area*





# *Light Commercial – Willoughby area*

Before



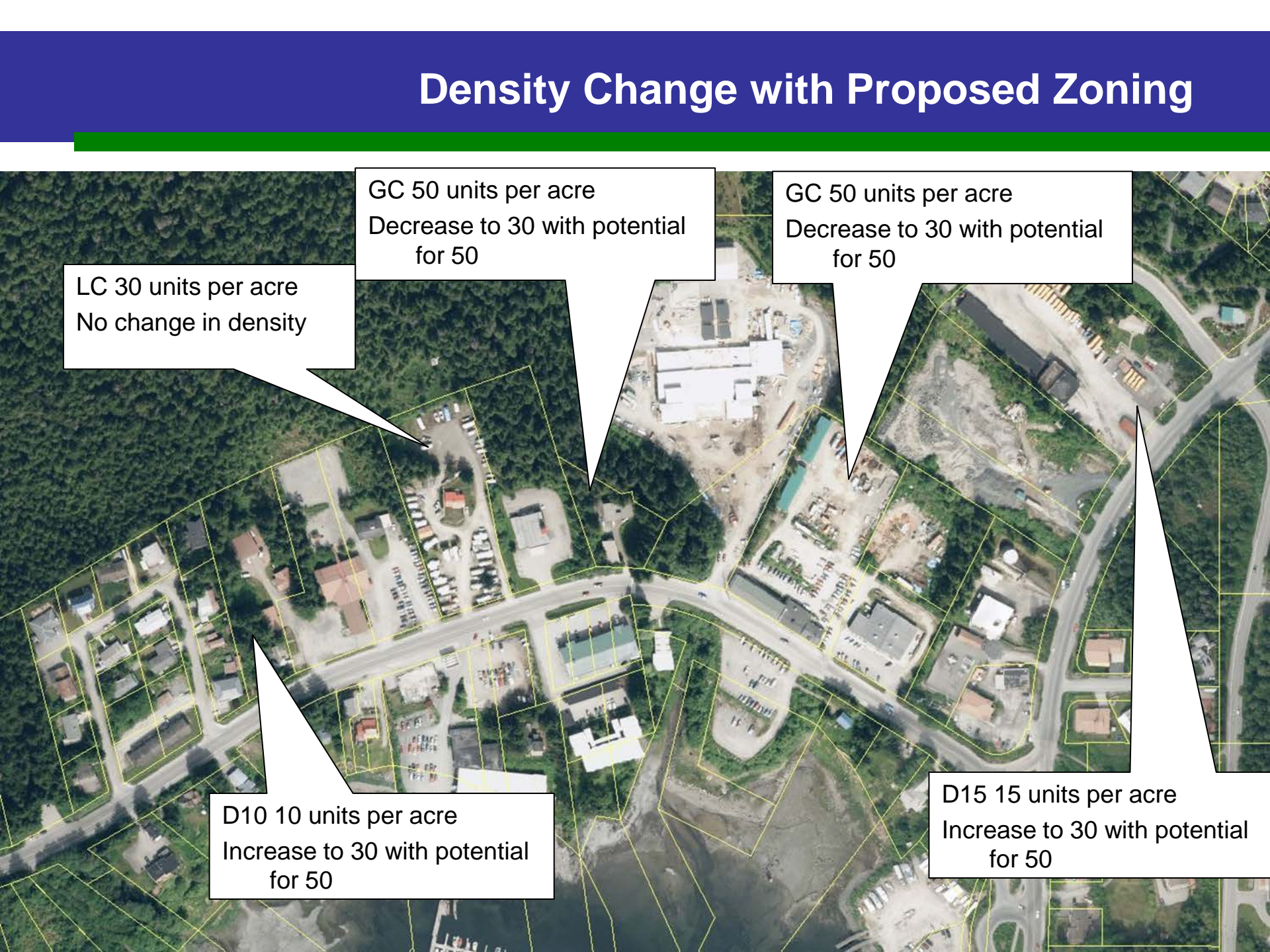
## *Light Commercial – Willoughby area*

After





# Density Change with Proposed Zoning



LC 30 units per acre  
No change in density

The map is an aerial photograph with yellow dashed lines delineating various lots and parcels. Five callout boxes with white backgrounds and black borders point to specific areas. The boxes contain text about zoning and density changes. The background shows a mix of residential houses, commercial buildings, parking lots, and wooded areas. A road runs horizontally across the middle of the map.

GC 50 units per acre  
Decrease to 30 with potential  
for 50

GC 50 units per acre  
Decrease to 30 with potential  
for 50

D10 10 units per acre  
Increase to 30 with potential  
for 50

D15 15 units per acre  
Increase to 30 with potential  
for 50

# 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)*



# 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)*

# *Goals and Action Items in the ABAP*

**Goal 1:** Develop Auke Bay into a community to live, learn, work, shop and recreate within.

**Goal 2:** Coordinate planning efforts with local, State, and Federal agencies, not-for-profits, and neighborhood groups on an ongoing basis.

## **Policies**

2.1 The CBJ (CDD) recommends a coordinated annual capital plan meeting between area entities to include but not limited to Juneau School District, Coast Guard, NOAA, UAS, DOT&PF, Auke Bay neighborhood, and Docks and Harbors.

# Goals and Action Items in the ABAP

**Goal 3:** Coordinate and support the development of an Auke Bay hub that serves the needs of the University, the harbors, businesses, and residents.

## Policies

- 3.1 Work with the Juneau Economic Development Council (JEDC), and the Auke Bay neighborhood to encourage the long term development of neighborhood businesses appropriate and consistent with the vision and goals of the *Auke Bay Area Plan*.
- 3.2 Businesses focused solely on drive-thru service are strongly discouraged within the Center. Drive-thru only development should only be allowed after it can be shown that there are no viable opportunities for walk-up or walk-in service.

# Goals and Action Items in the ABAP

**Goal 4:** Ensure zoning changes in the Auke Bay area conforms to the goals and policies of the *Auke Bay Area Plan*.

# Goals and Action Items in the ABAP

**Goal 5:** Provide notice of proposed land use activities/ permits to a future Auke Bay neighborhood committee, group or association. Hold informational meetings with the organization early in the permitting process for large or potentially controversial land use activities.

## **Policies**

- 5.1 Review the *Auke Bay Area Plan* when considering zone changes in the area.
- 5.2 Promote zone changes that conform to the *Plan* and further advance the goals and policies of the *Plan*.
- 5.3 Promote the *Auke Bay Area Plan* as the basis for making Comprehensive Plan updates in the Auke Bay area.



# *Goals and Action Items in the ABAP*

- 5.4 Establish an Auke Bay Community Association or similar organization to have a unified voice in the Auke Bay area.

**Goal 6:** Identify and coordinate specific annual Capital Improvement Programs that are consistent with this Plan and further its goals and objectives.

## **Policies**

- 6.1 Facilitate an annual community meeting to identify, update, and coordinate the community's Capital Improvement Program list.



# *Goals and Action Items in the ABAP*

**Goal 7:** Identify and provide for public space needs as the goals of the Plan are implemented, such as additional parks and gathering areas in the Center and parks in the Hub.

## **Policies**

7.1 Promote and coordinate the creation and maintenance of public spaces for art.

# *Goals and Action Items in the ABAP*

**Goal 8:** Preserve unique views that make the Auke Bay area a truly special place.

## **Policies**

8.1 Identify, map, and preserve key view points in the Auke Bay area, as depicted in Appendix C.



# Appendix C

View Points Map



## *Goals and Action Items in the ABAP*

- 8.2 Limit and manage development on public lands that may block the view points as shown in the view points map, located in Appendix C.
- 8.3 New development should be evaluated for its impact on the view points shown on the map.
- 8.4 Amend zoning requirements to lessen impacts to mapped view points.
- 8.5 Manage vegetation so the views specifically in Appendix C are maintained.

# Goals and Action Items in the ABAP

**Goal 9:** New above ground utility poles (including WCFs) should not be easily visible within the Center planning area.

## Policies

- 9.1 New Wireless Communication Facilities (WFC) should be built in a manner consistent with adopted WCF regulations and the adopted *WCF Master Plan*.
- 9.2 Coordinate with above ground transportation companies to lessen impacts to identified view points.

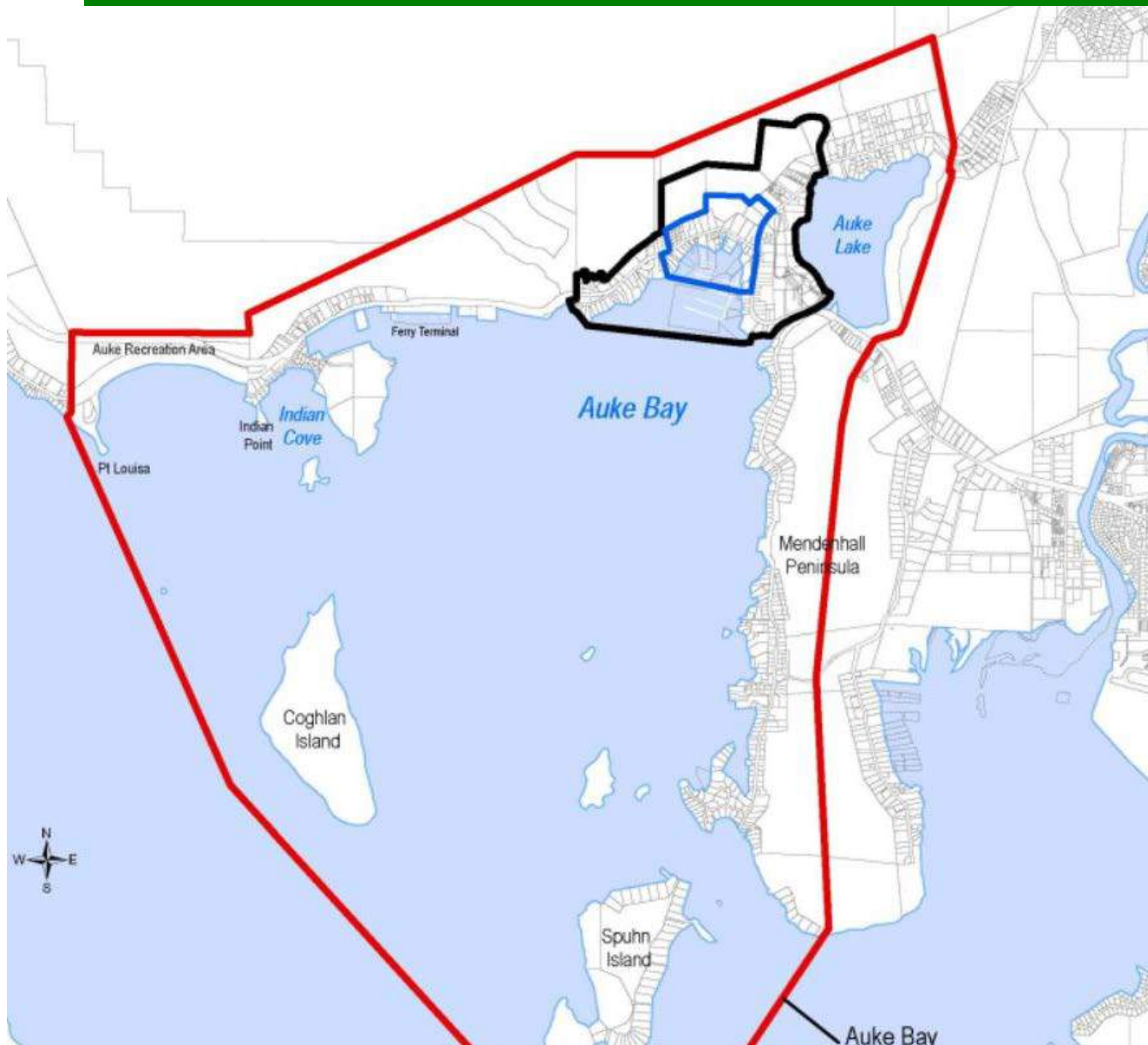


# *Land Use Vision in the ABAP*

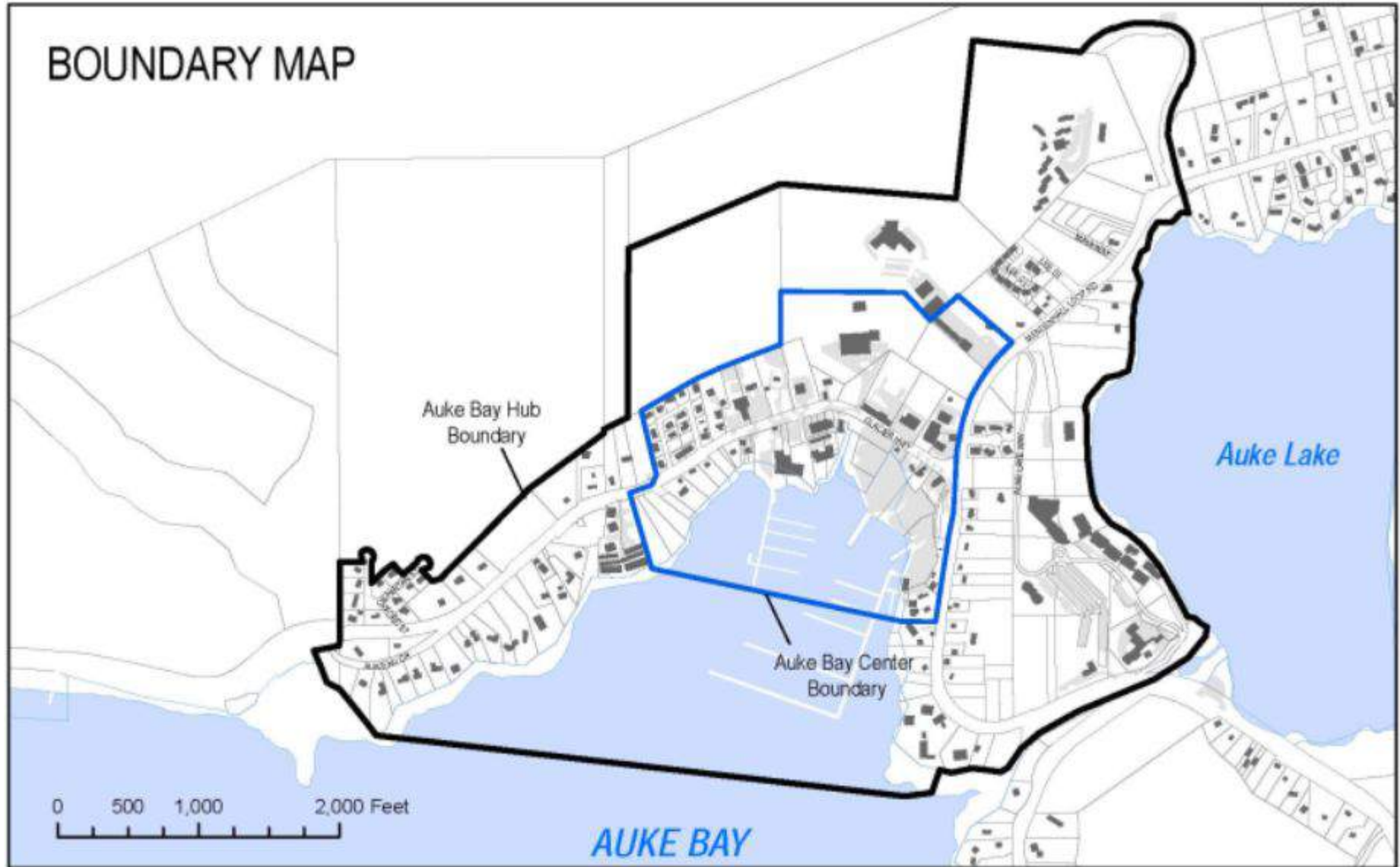
The tools described below will help direct future development to achieve the vision of the Auke Bay Center:

- 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

# ABAP – The Study Area



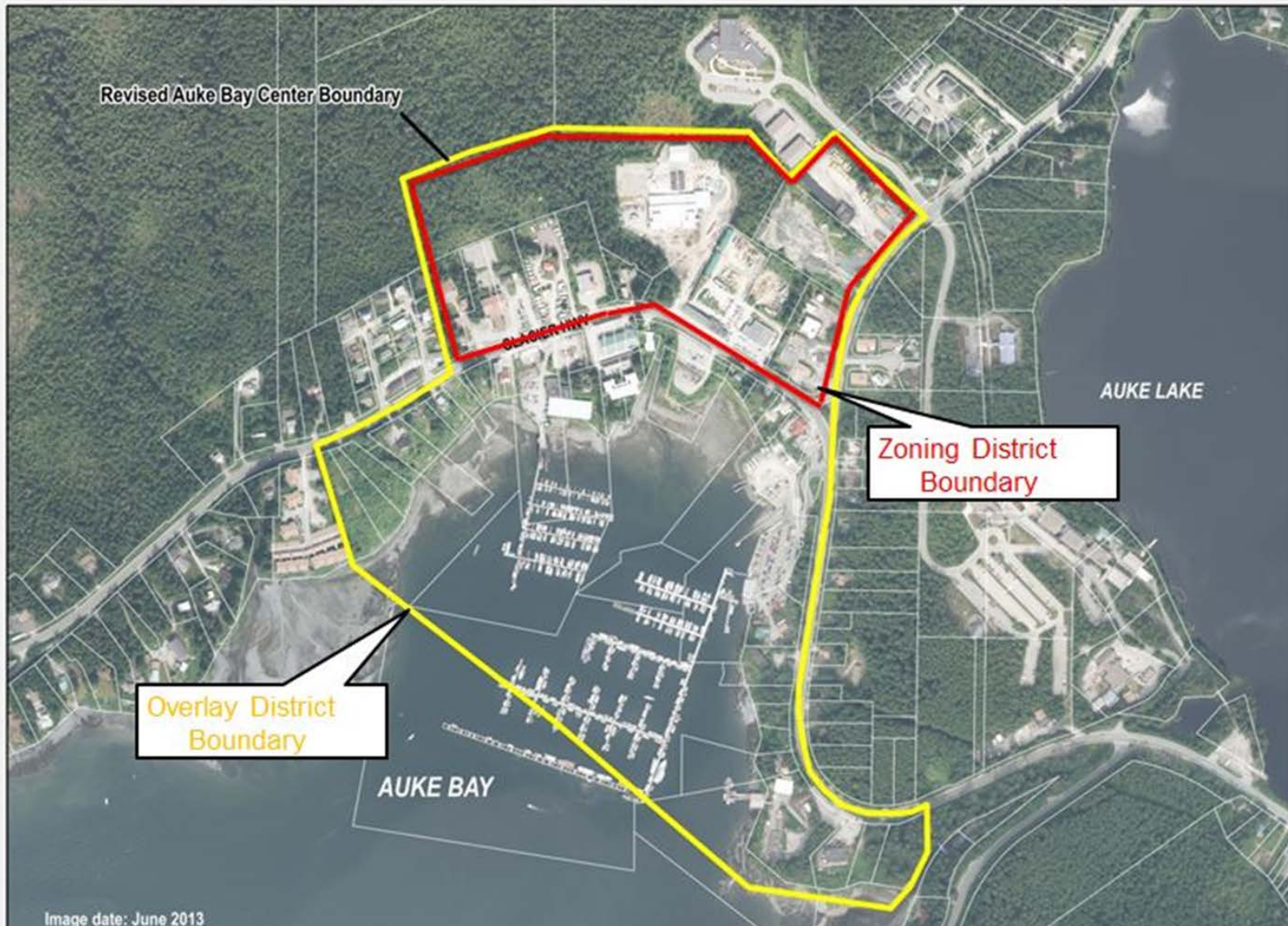
# *ABAP – Hub and Center Boundaries*





Questions?

# What the Sub-Committee is Proposing



# *What the Sub-Committee is Proposing*

The purpose the Proposed 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 - Boundaries



# 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.

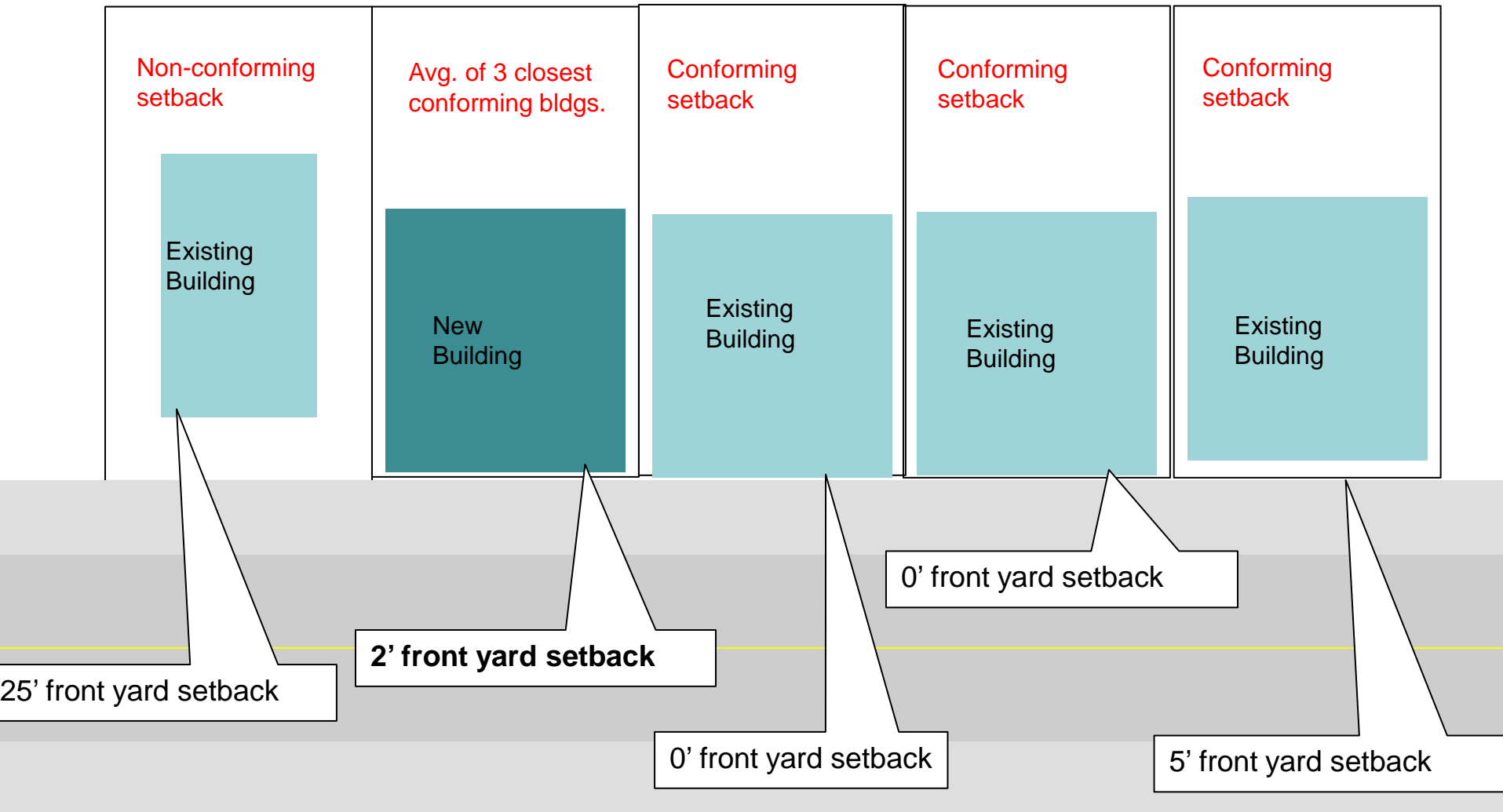
# Proposed Zoning District – Build to Line

## 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

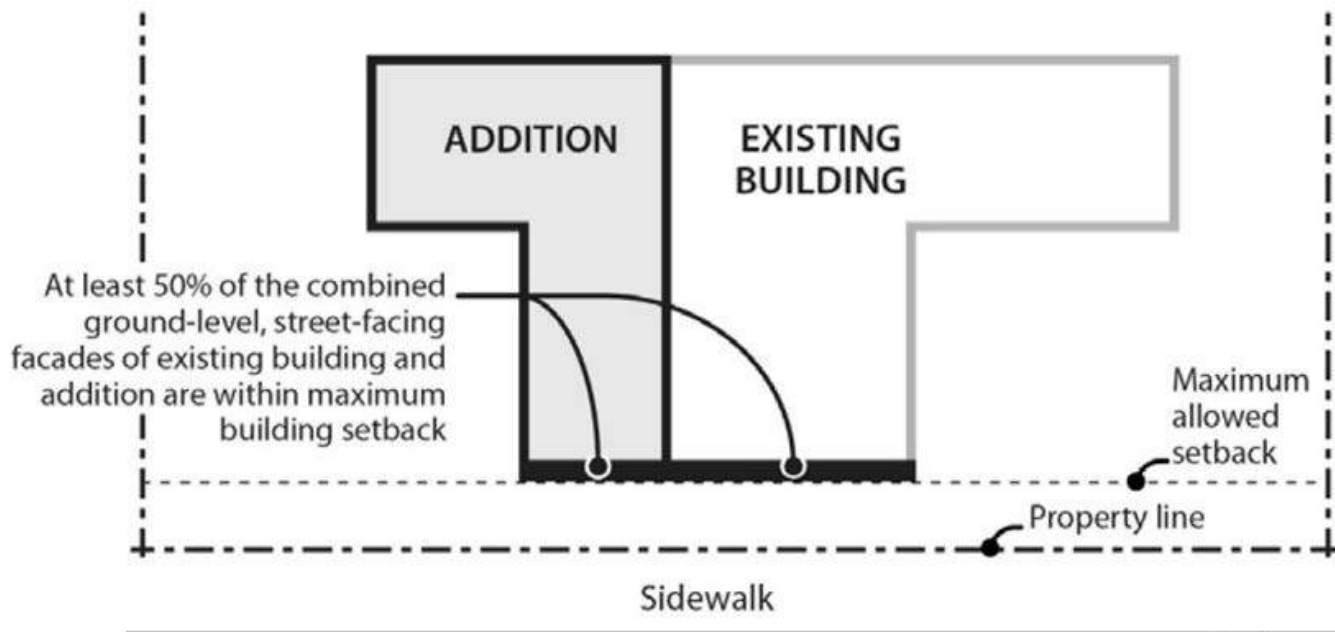


# Proposed Zoning District – Build to Line

## 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



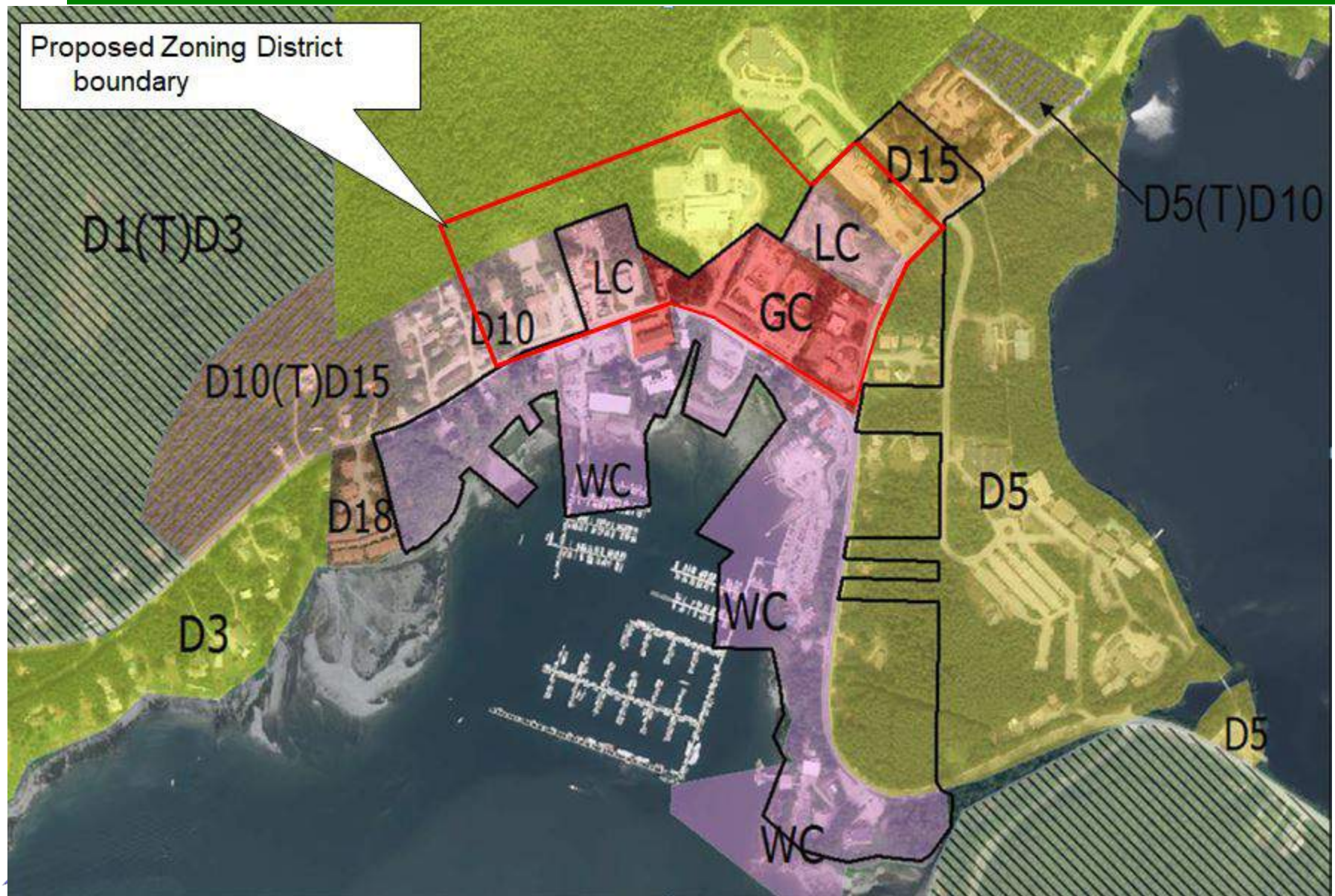
# Proposed Zoning District – Buffering Residential Neighborhoods

## 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

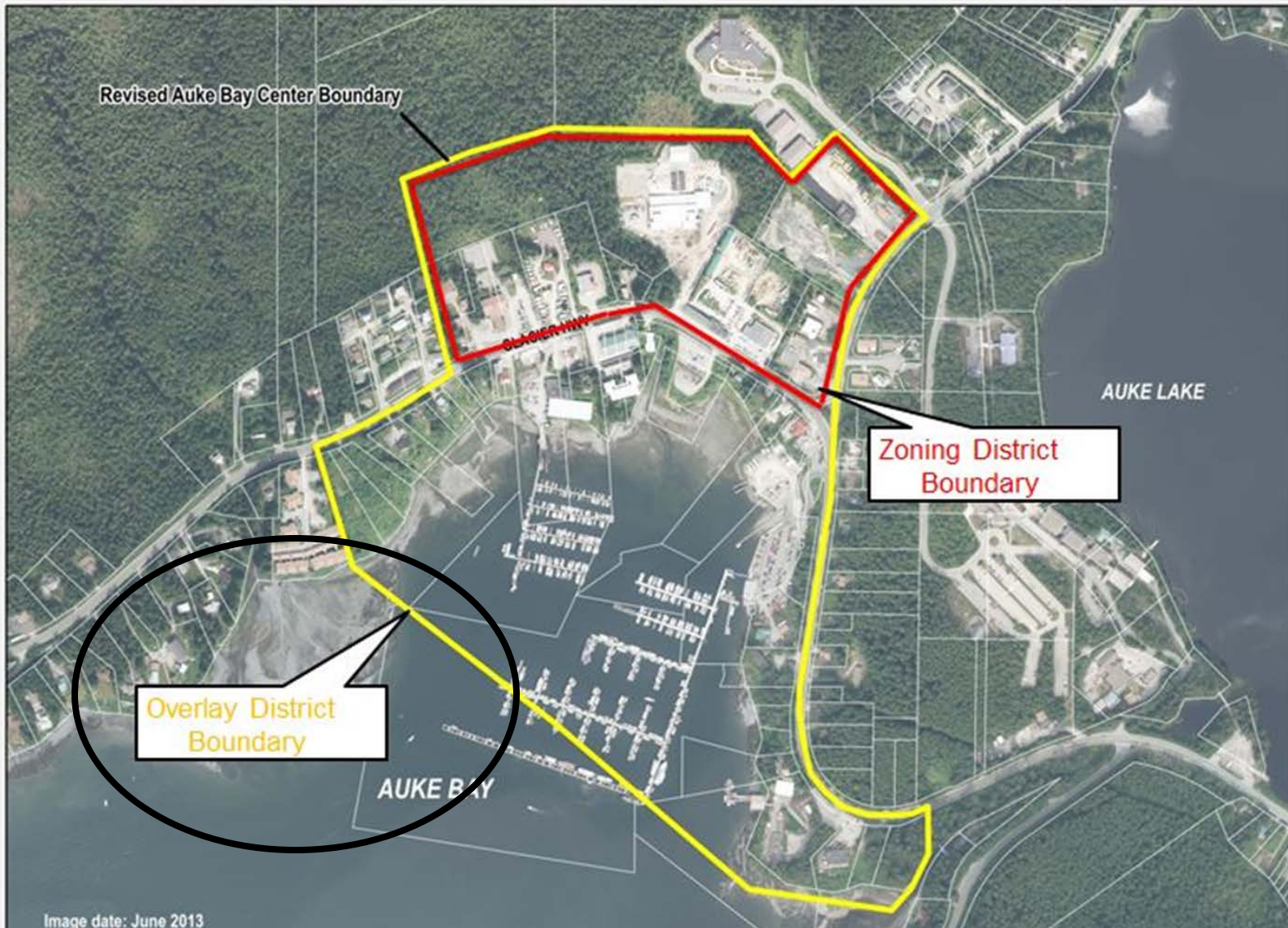
- Lots that have a one story building(s) have maximum lot coverage of 50%
- Lots with multi-story buildings will have no maximum lot coverage
- Encourages multi-story buildings

# Proposed Zoning District

Questions on the proposed zoning?



# What the Sub-Committee is Proposing



# 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; Max of 8 points

# Building Design Standards

Ground level entrances	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.	2 points for each entryway; Max of 6 points.
------------------------	--	---

# Building Design Standards

Canopies covering or facing public right of ways and improved pedestrian walkways	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 abut two right of ways, a canopy must be installed on both right of way facing facades.	2 points for each right of way and pedestrian walkway
---	--	---



# 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

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

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'



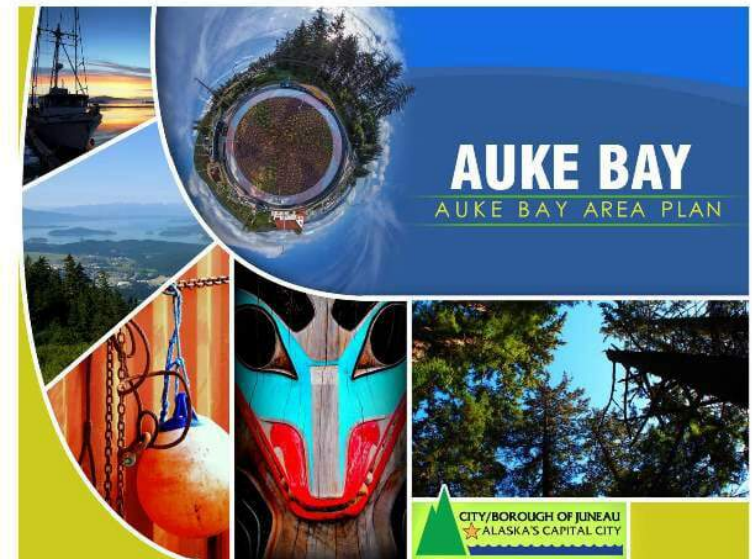
# Bonuses for Reduced Parking

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

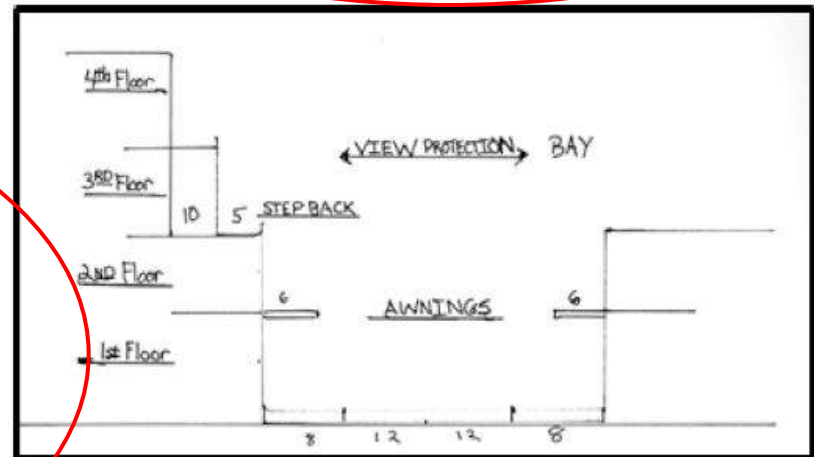
Protecting scenic vistas and view points from the effects of haphazard development can allow the Auke Bay area and community to preserve its unique charm, civic pride, and attract positive growth to the area. Preserving key view points can lead to many benefits such as higher property values, strengthening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