

Existing and Proposed Density & Height Regulations

Viewshed Preservation on Private Property

Auke Bay Neighborhood Meeting
UAS Rec. Center
March 13, 2019



Goals for tonight

This meeting will be considered a success if...

- You leave feeling informed about the current and proposed density and height regulations in Auke Bay.
- You learn how the proposed regulations plan to preserve views from private property.
- You leave feeling like your input matters and were given an opportunity to participate.

Upcoming Meetings

April 10 th	Access & Parking	UAS Egan Library Lecture Hall (Rm 112)
May 8 th	Setbacks / Buffers / Vegetative Cover	UAS Rec Center Rm 116
May 29 th	Building Design Standards / Site Features / Screening	UAS Rec Center Rm 116
June 19 th	Using the Bonuses	UAS Rec Center Rm 116

Questions about the meeting tonight?

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... (pg. 178)

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)

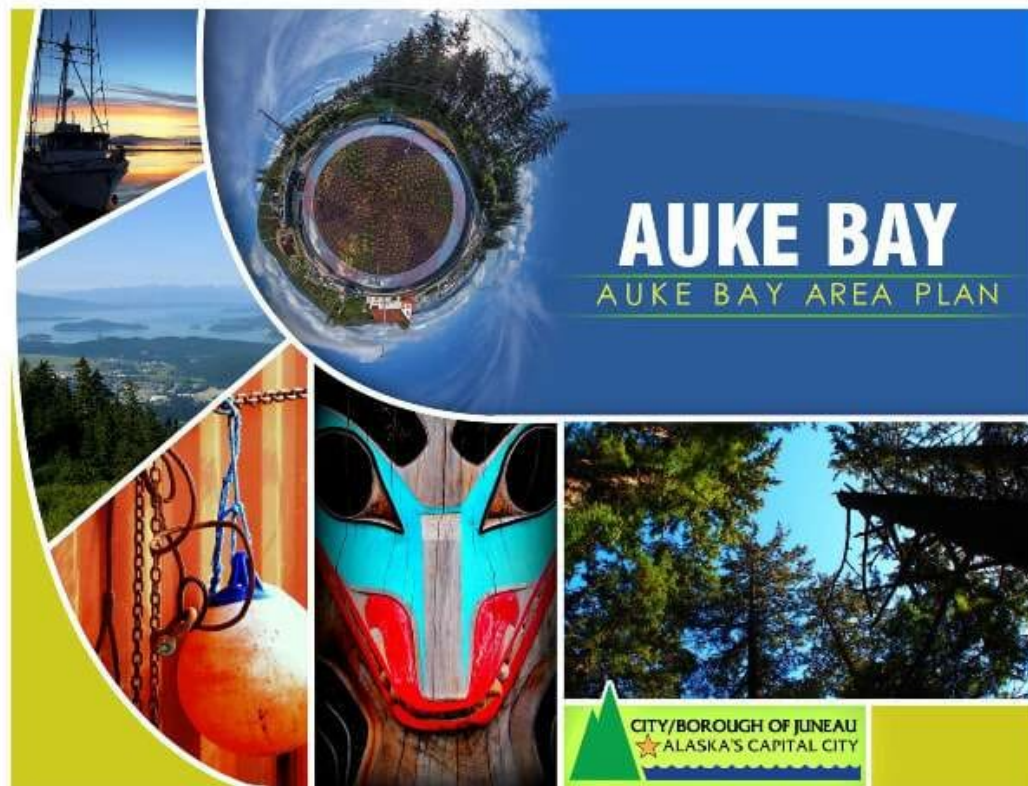
Identify scenic view corridors as seen from public vista points and preserve them through building height restrictions, building massing and orientation restrictions as conditions of a re-zoning, subdivision easements and careful building spacing requirements. (pg. 179)

Auke Bay Area Plan (ABAP) – The Planning Process

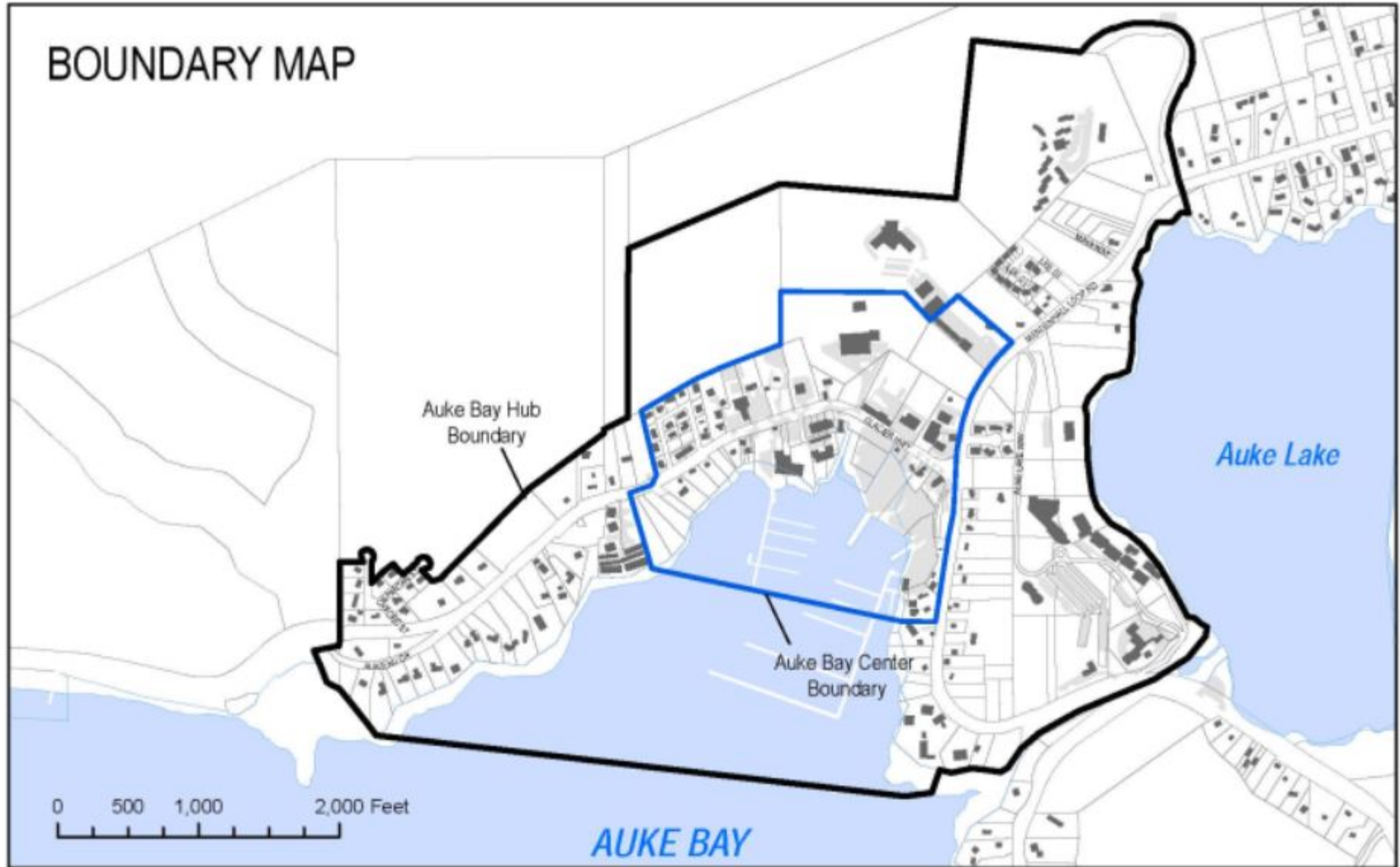
- The planning process began in September 2013
- 19 member Steering Committee appointed by the Planning Commission
- 21 Steering Committee Meetings
- 3 Open House Meetings
- 2 Design Charrettes
- 1,038 Households Notified by Direct Mail
- 230 Flyers Posted
- 54 Newspaper Advertisements

Auke Bay Area Plan (ABAP) – The Planning Process

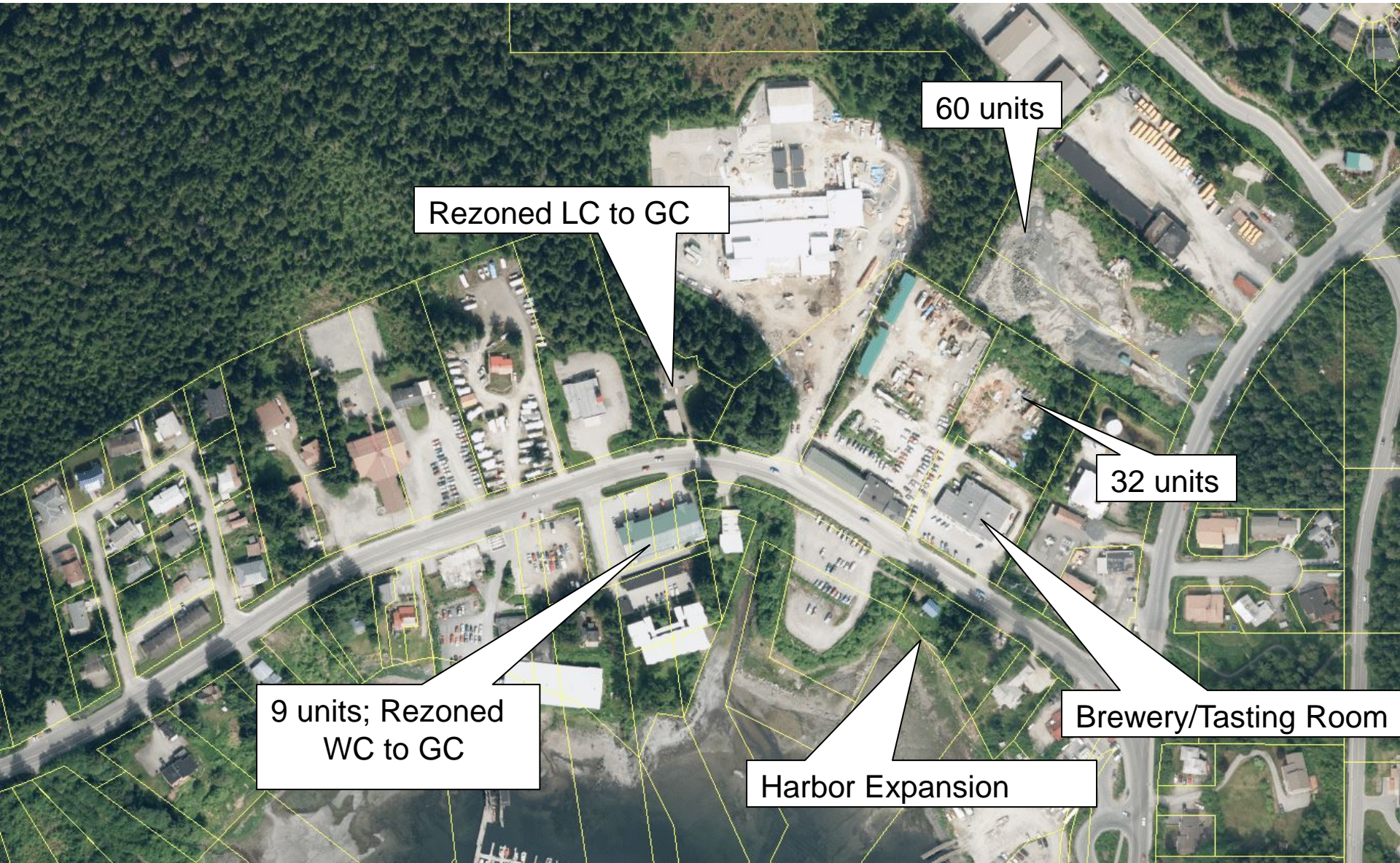
- March 16, 2015
Assembly adopted
the ABAP with
Ordinance 2015-13.
- After adoption, total
of 11 Steering
Committee meetings
to begin drafting new
zoning for Auke Bay



ABAP – Hub and Center Boundaries



Why was a Plan needed?



Rezoned LC to GC

60 units

32 units

9 units; Rezoned
WC to GC

Harbor Expansion

Brewery/Tasting Room

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

A New Zoning District for the Auke Bay Center

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.

What the Sub-Committee is Proposing

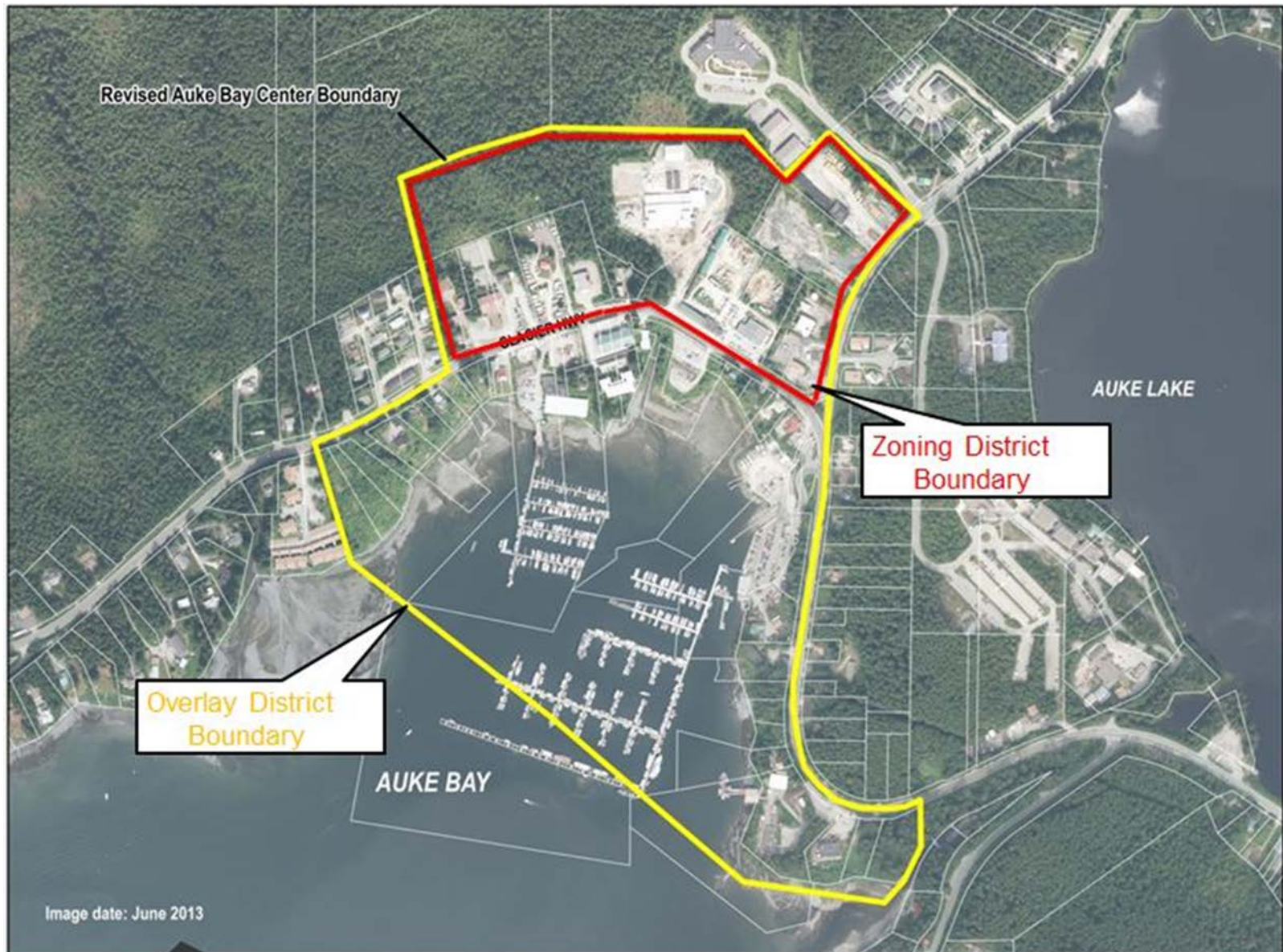
An Overlay District for the Auke Bay Center

This where the platting of new right-of-ways, building design standards and view protection live. Also where the density and height bonuses and parking reductions live.

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 district.

What the Sub-Committee is Proposing

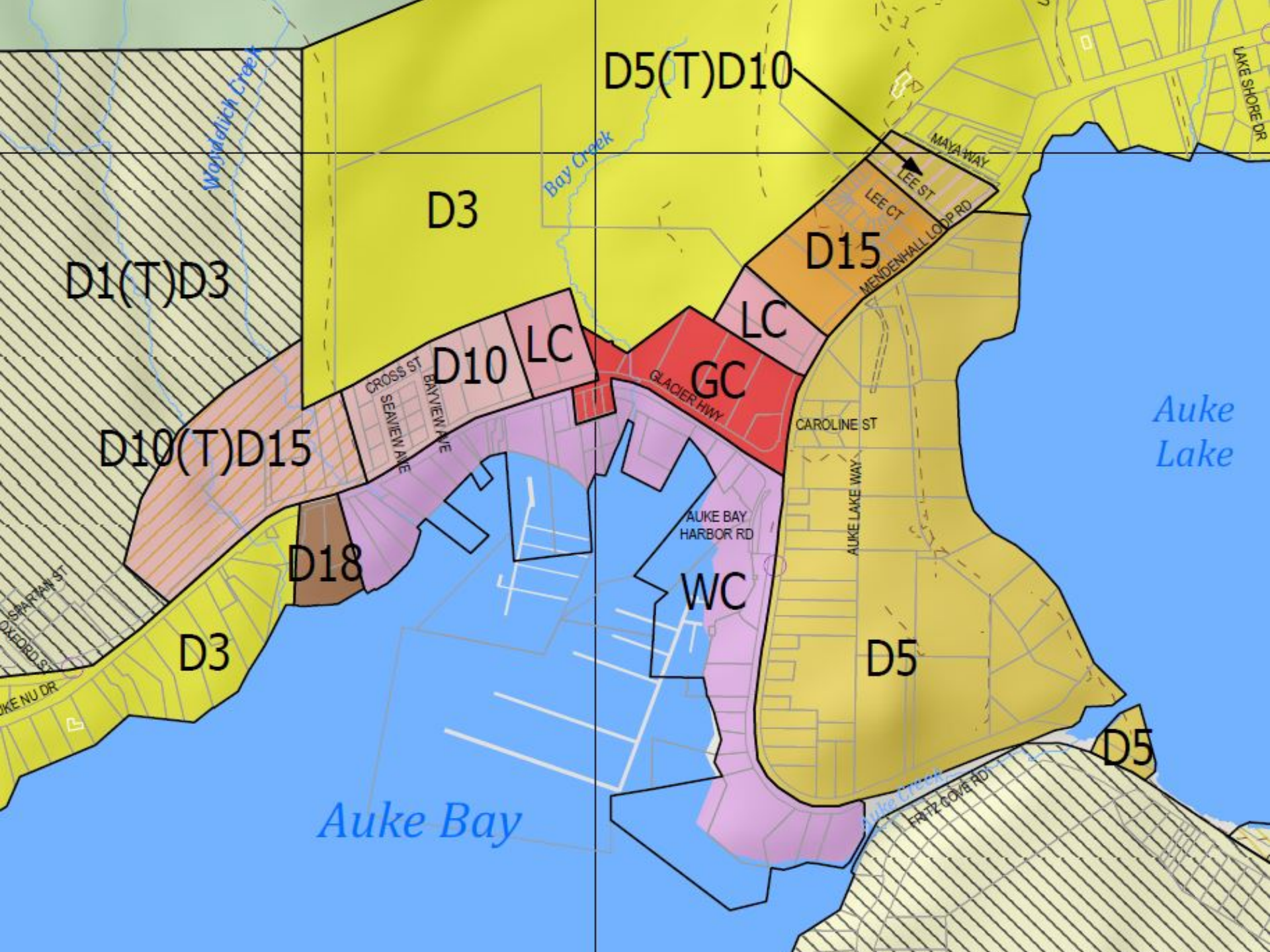


What is a Zoning District?

A zoning district sets **minimum requirements** for land uses, densities and dimensional standards, such as setbacks, lot coverage and building height.

CBJ has four main zoning district types:

- Residential
- Commercial
- Mixed Use
- Industrial



Why is a new zoning is being proposed?

- The Auke Bay Area Plan recommends a new zoning district for the Auke Bay Center.
- The land use vision in the Plan can only be accomplished through a re-zone.
- Juneau does not have an existing zoning district that would accomplish the vision in the Plan.
- Current zoning in the Center does not provide continuity.
- Allowed uses, densities and heights in the Auke Bay Center are not always compatible with one another.

What is an Overlay District?

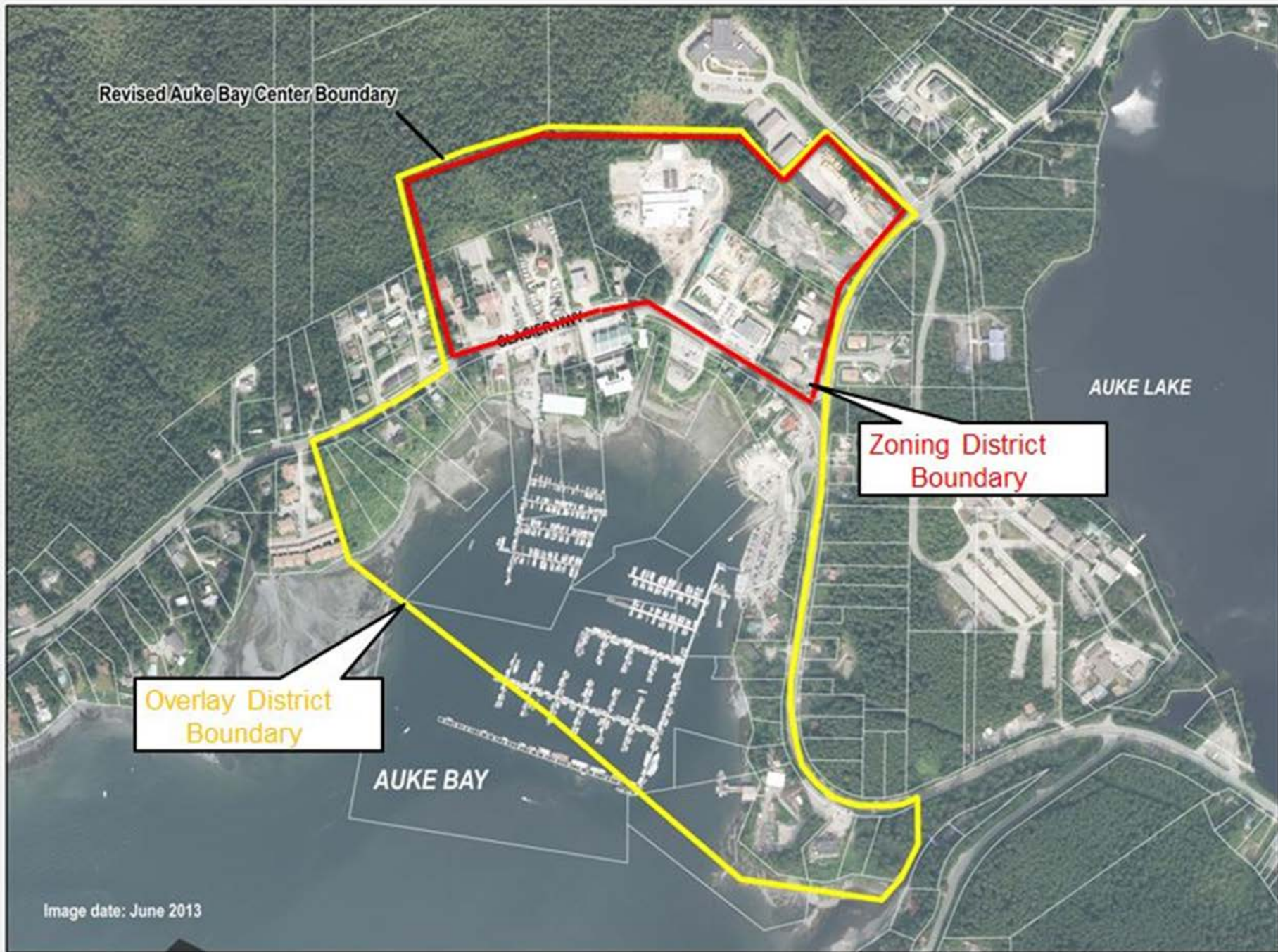
An Overlay District can encompass one or more underlying zoning district and **imposes additional regulations beyond those in the underlying zones.**

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

Why is an overlay district is being proposed?

- The Auke Bay Area Plan recommends building design standards and site features that go beyond a zoning district requirement.
- The addition of certain design standards and site features can add cost to a development.
- Developers can incorporate design standards and site features into their projects to earn points to increase their density and height restrictions and/or to decrease their parking requirement.
- An overlay district is not a requirement.
- The goals are to:
 - Encourage developers to incorporate building design standards and site features without increasing the cost of development.
 - Encourage developers to plat new rights-of-way to create a connected street grid.
 - Encourage developers to protect the existing viewshed from neighboring properties.



Revised Auke Bay Center Boundary

AUKE LAKE

Zoning District
Boundary

Overlay District
Boundary

AUKE BAY

Image date: June 2013

Existing Density in the Auke Bay Center

Zoning District	Maximum Dwelling Units/Acre
D3	3 units per acre
D10	10 units per acre
D15	15 units per acre
WC	18 units per acre
LC	30 units per acre
GC	50 units per acre

Proposed Zoning District	30 Units per acre
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D3 - 3 units per acre
Increase to 30

D15 - 15 units per acre
Increase to 30

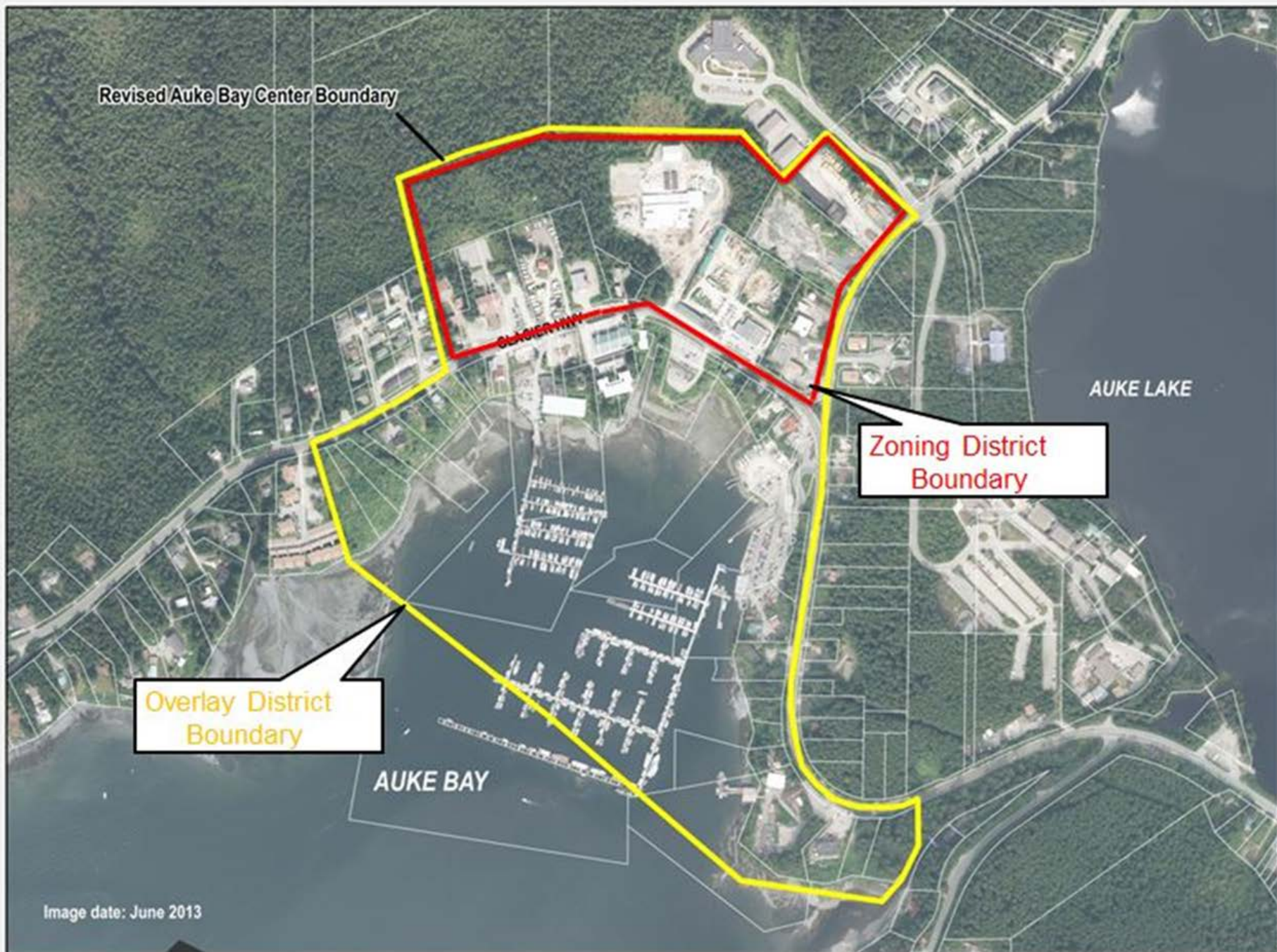
LC - 30 units per acre
No change in density

D10 - 10 units per acre
Increase to 30

LC - 30 units per acre
No change in density

GC - 50 units per acre
Decrease to 30

WC - 18 units per acre
No change in density.
Outside of proposed zoning boundary



Using Bonus Points to Increase Density

Bonus Points Needed	Density per acre
0 points	30 dwelling units per acre
4 points	35 units per acre
6 points	38 units per acre
8 points	42 units per acre
10 points	50 units per acre

Example 1:

A developer constructs a mixed use building with a ratio of 2:1 and plats one public right-of-way = 10 points / 50 units per acre

Example 2:

A developer constructs a building with 50% ground floor transparency and meets entryway design standards for one entryway = 6 points / 38 units per acre



At current density
62 units

At 30 units per acre
104 units

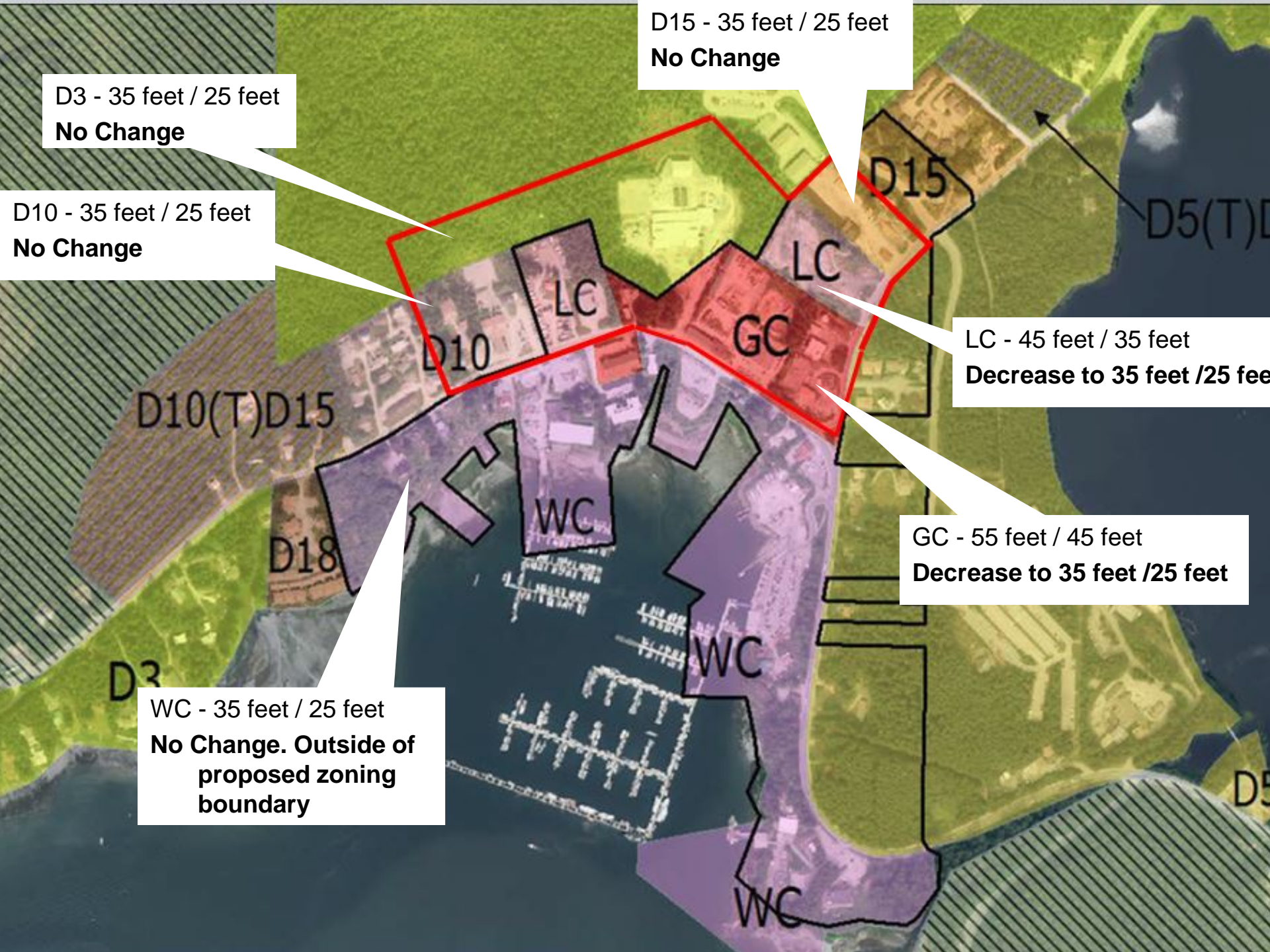
At 50 units per acre
172 units

Questions about density?

Existing Height Restrictions in the Auke Bay Center

Zoning District	Maximum Height for Primary Use	Maximum Height for Accessory Use
D3	35 feet	25 feet
D10	35 feet	25 feet
D15	35 feet	25 feet
WC	35 feet	35 feet
LC	45 feet	35 feet
GC	55 feet	45 feet

Proposed Zoning District	35 feet	25 feet
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D3 - 35 feet / 25 feet
No Change

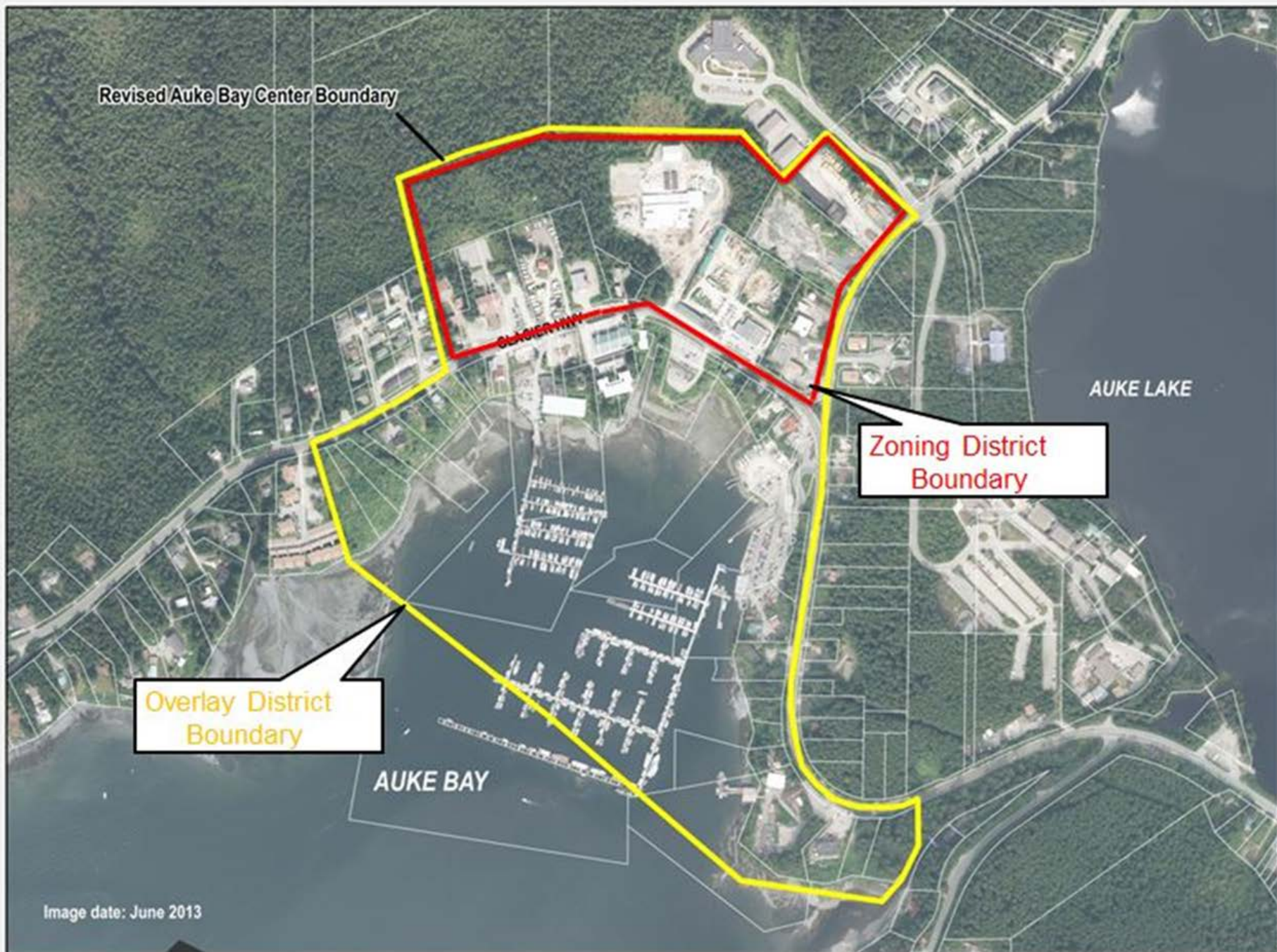
D15 - 35 feet / 25 feet
No Change

D10 - 35 feet / 25 feet
No Change

LC - 45 feet / 35 feet
Decrease to 35 feet / 25 feet

GC - 55 feet / 45 feet
Decrease to 35 feet / 25 feet

WC - 35 feet / 25 feet
**No Change. Outside of
proposed zoning
boundary**



Using Bonus Points to Increase Height

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

Example 1:

A developer screens the on-site parking lot and landscapes $\frac{3}{4}$ of the building façade = 6 points / 45 feet / 35 feet

Example 2:

A developer constructs a pedestrian walkway, installs a canopy over the sidewalk, one covered bike rack and plants one right-of-way = 10 points / 55 feet / 45 feet

Questions about height?

Preserving Views of Auke Bay and Statter Harbor

- The Auke Bay Area Plan calls for preserving views from public vista view points.
- The Overlay District provides an options for preserving views from private view points.
- Applies to buildings 35 feet and taller.

Zoning District	Lot Coverage	Height Limit
LC	No maximum	45' / 35'
GC	No maximum	55' / 45'
WC	No maximum	35' / 35'
Proposed Zoning District	No maximum for multi-story/multi-use buildings; 50% for one story or single use buildings	35' / 25'

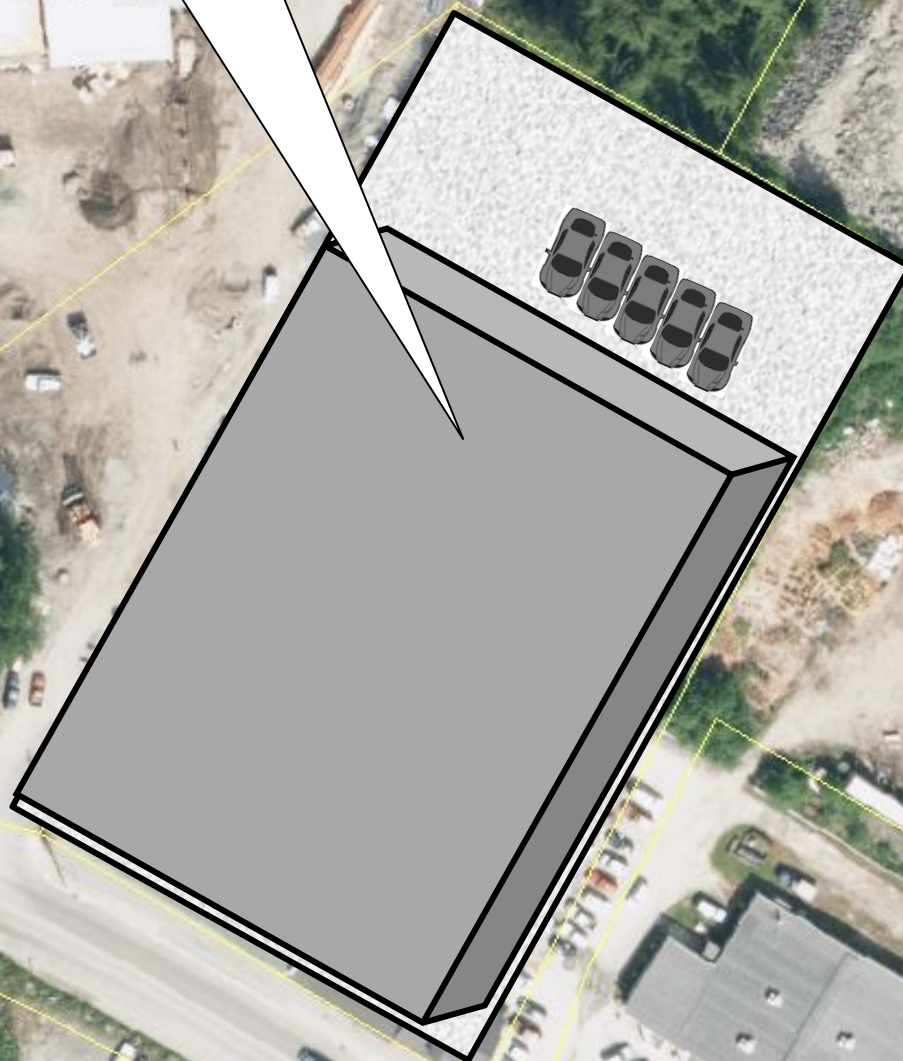
Preserving Views of Auke Bay and Statter Harbor

CBJ 49.80

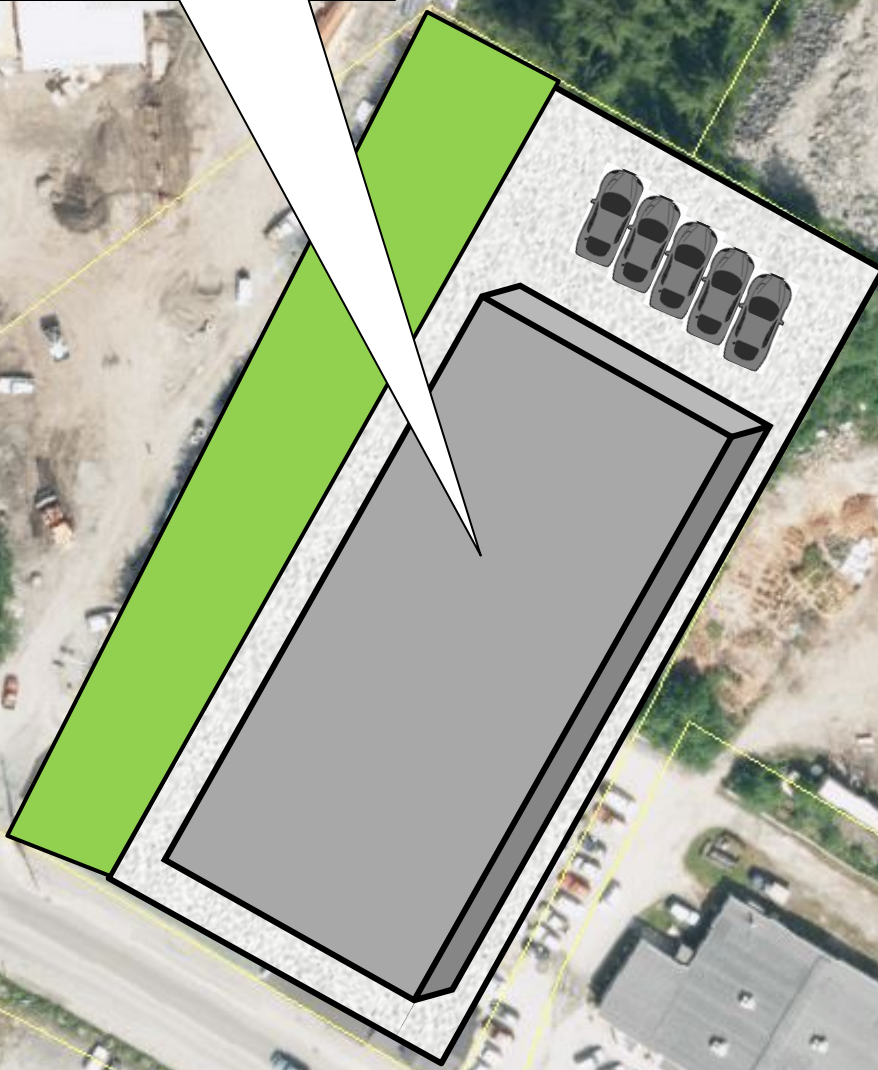
Lot Coverage – the percentage of horizontal lot area that is occupied by all buildings on the lot, each measured at the outside of those exterior walls of the floor having the greatest horizontal dimensions.

Lot Coverage	Standard	Points Earned
80%	For the purposes of this bonus, <u>lot coverage includes parking areas and outdoor seating areas</u> located in front of or behind the building.	2
75%		4
50%		3

55 foot building
100% lot coverage



55 foot tall building
80% lot coverage = 2
points



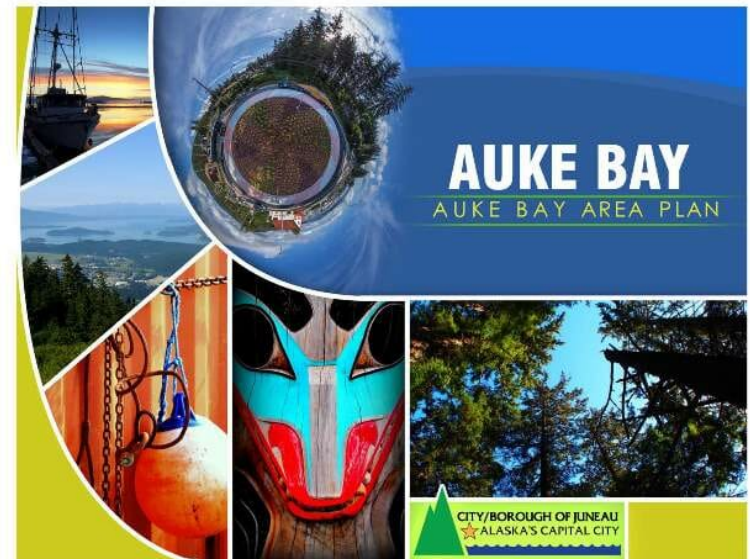
Questions on view preservation?

Upcoming Meetings

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Questions on upcoming meeting
topics?

- 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.



Appendix C

View Points Map



What the ABAP Says About Views

Key Auke Bay View Sheds

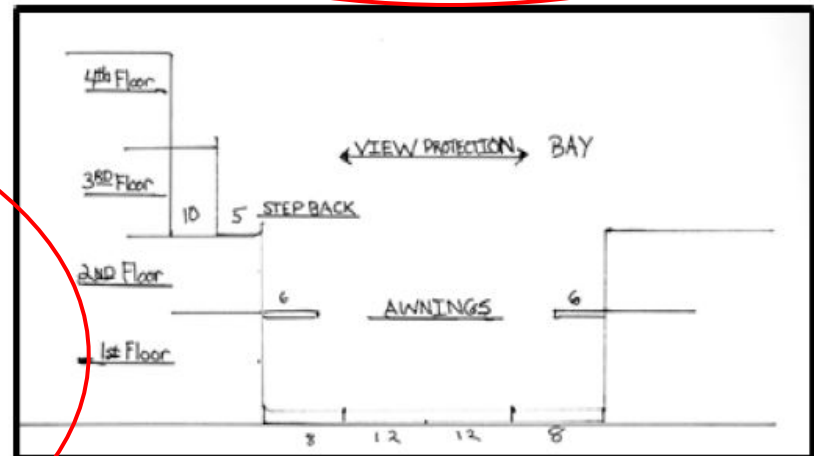
Protecting scenic vistas and view points from the effects of haphazard development can allow the Auke Bay area and community to preserve its unique charm, civic pride, and attract positive growth to the area. Preserving key view points can lead to many benefits such as higher property values, strengthening 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 Map⁸ 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

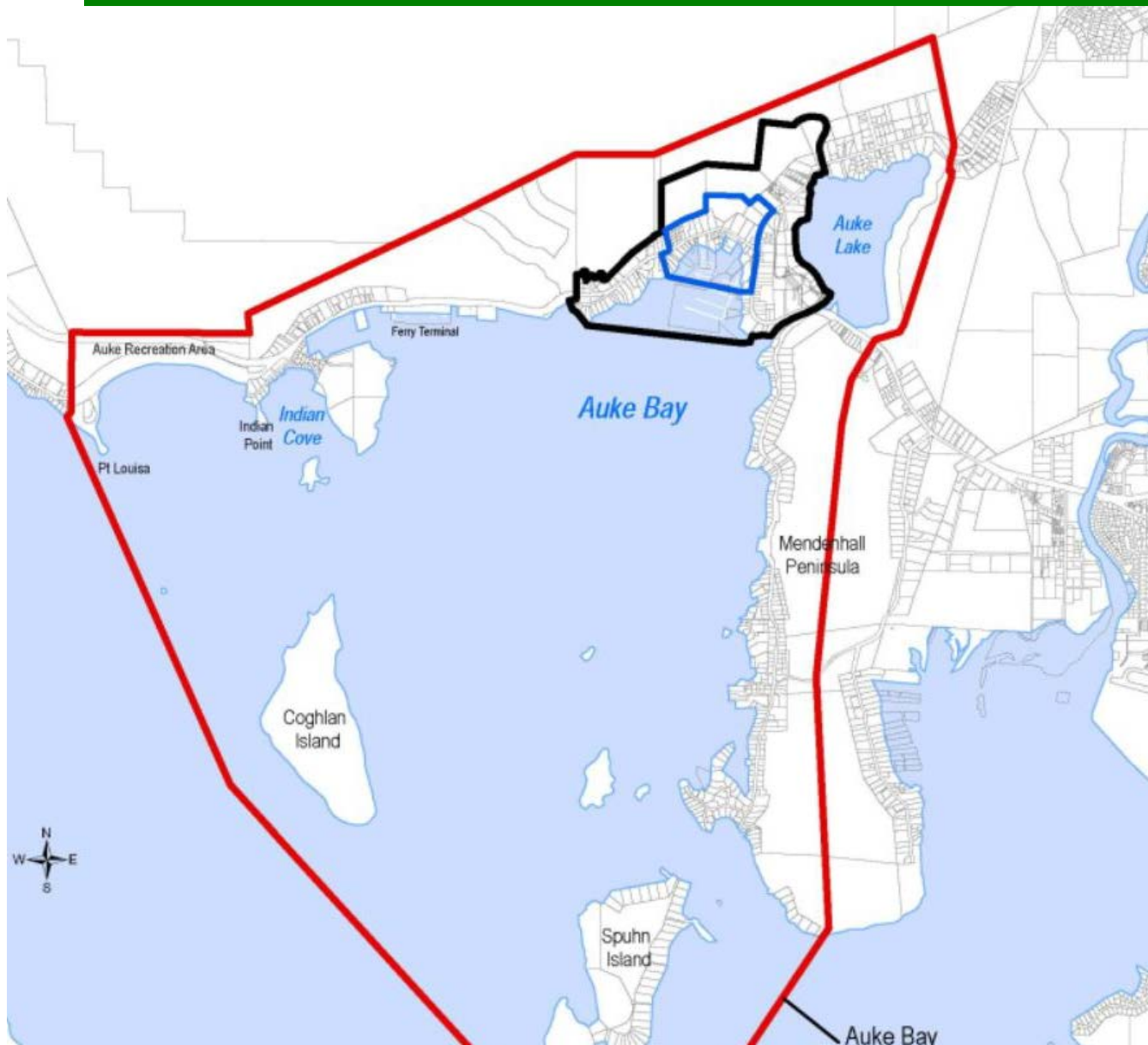
The Auke Bay Center is envisioned with a street grid that provides connection to shopping, businesses, residences, and parks.⁹

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

