

Auke Bay Area Plan: Planning Process

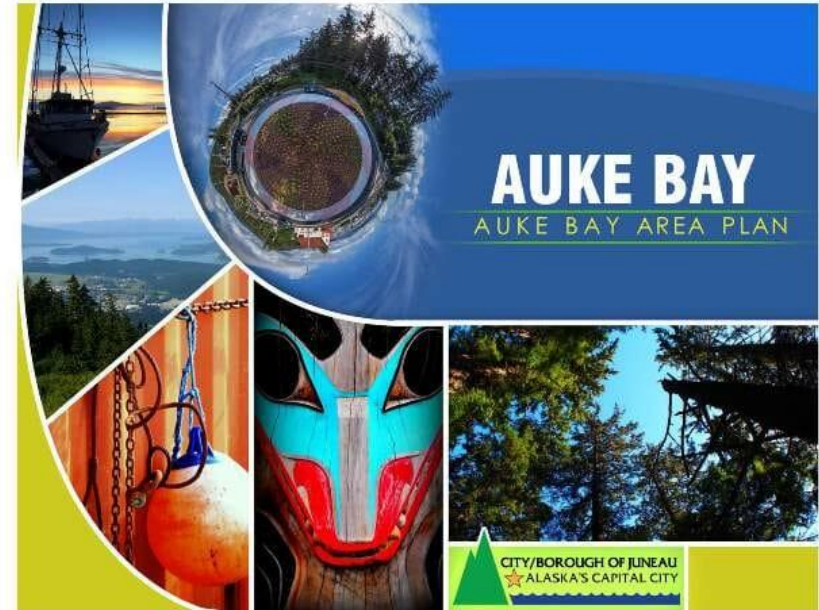
**Auke Bay Neighborhood Meeting
UAS Rec Center
May 29, 2019**

Auke Bay Area Plan (ABAP) – The Planning Process

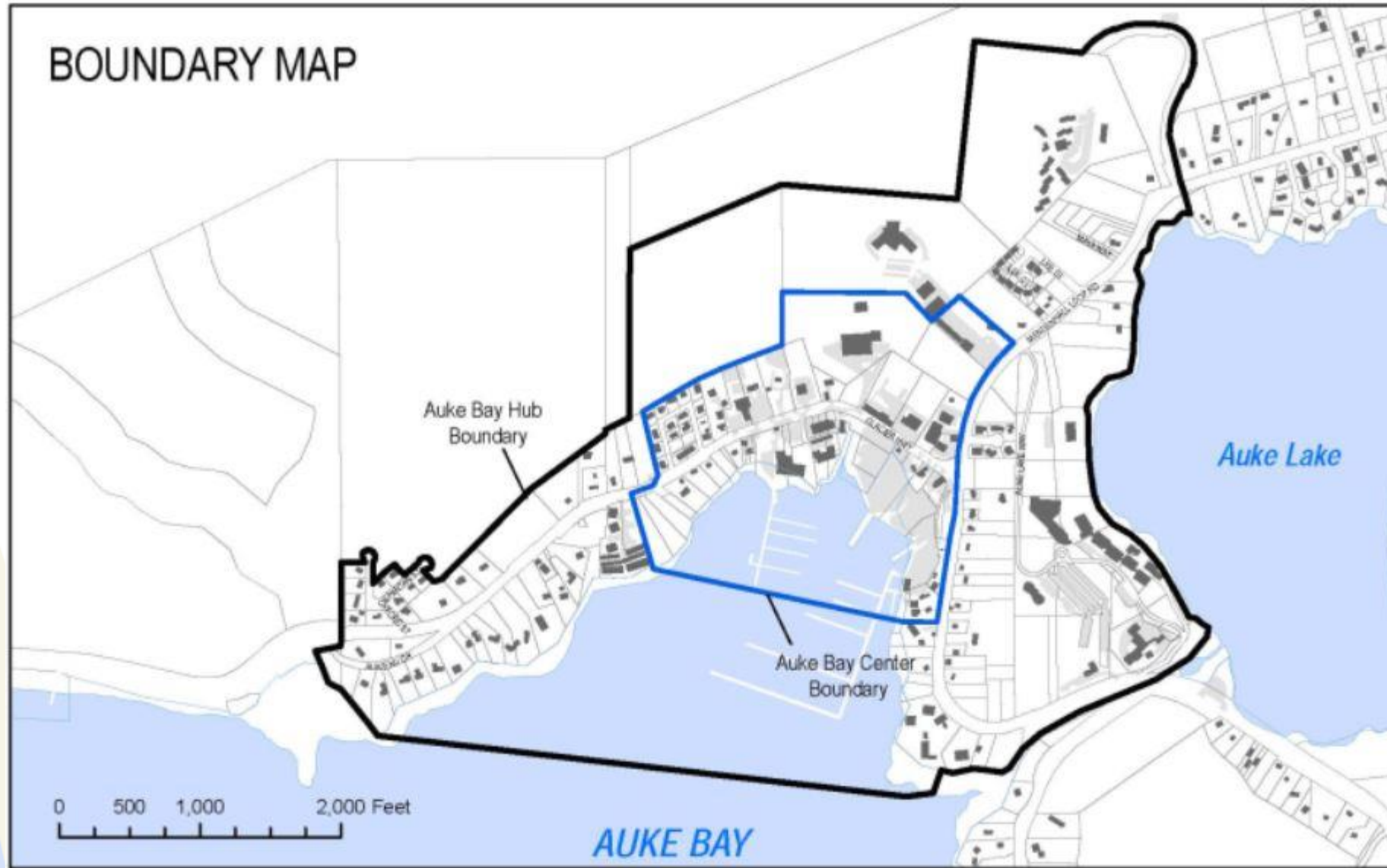
- The planning process began in September 2013
- 19 member Steering Committee appointed by the Planning Commission
- 21 Steering Committee Meetings
- 3 Open House Meetings
- 3 Design Charrettes
- 1,038 Households Notified by Direct Mail
- 230 Flyers Posted
- 54 Newspaper Advertisements

Auke Bay Area Plan (ABAP) – The Planning Process

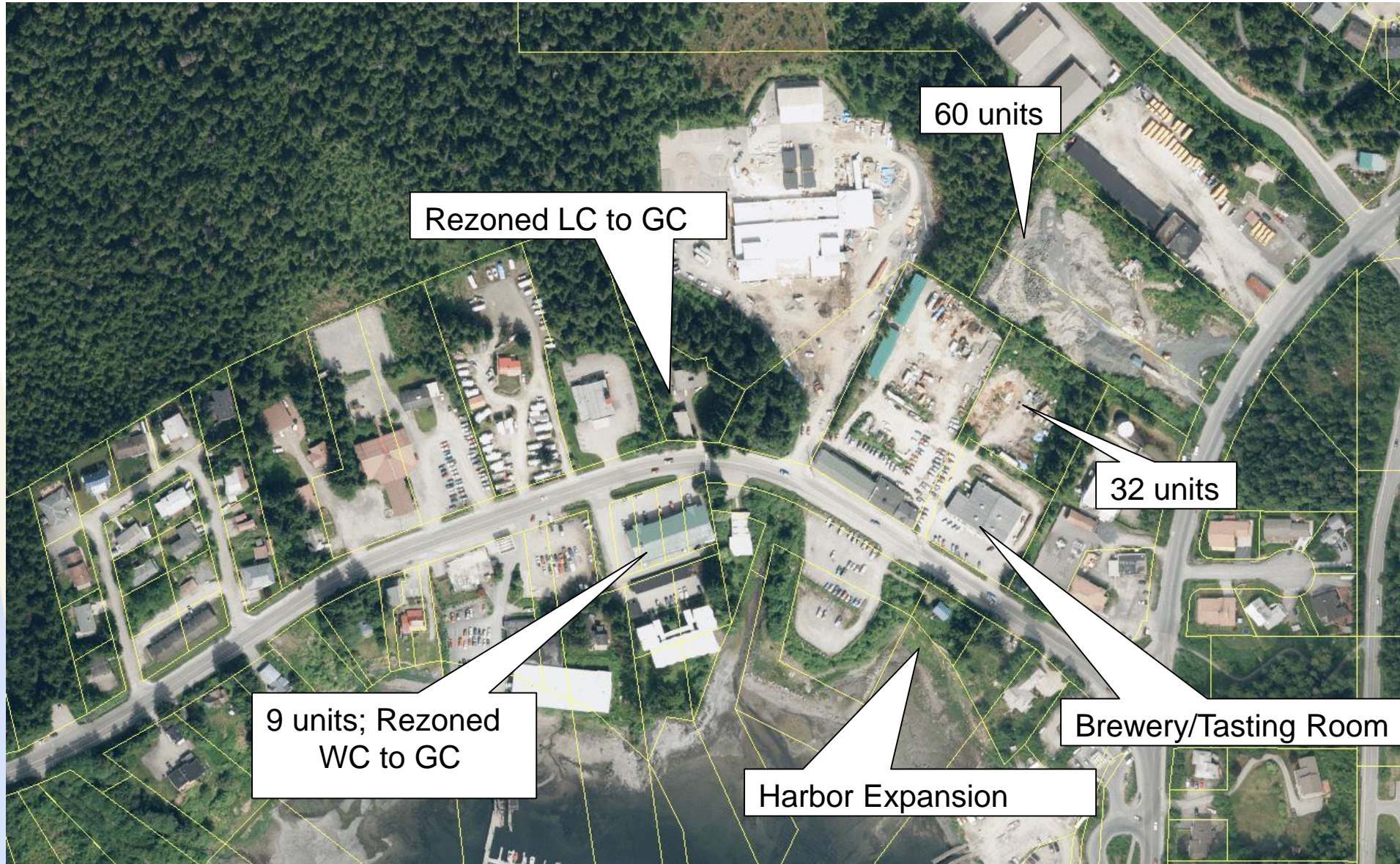
- March 16, 2015 Assembly adopted the ABAP with Ordinance 2015-13.
- After adoption, total of 11 Steering Committee meetings to begin drafting new zoning for Auke Bay



ABAP – Hub and Center Boundaries



Why was a plan for Auke Bay needed?



ABAP Land Use Vision

- 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 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.

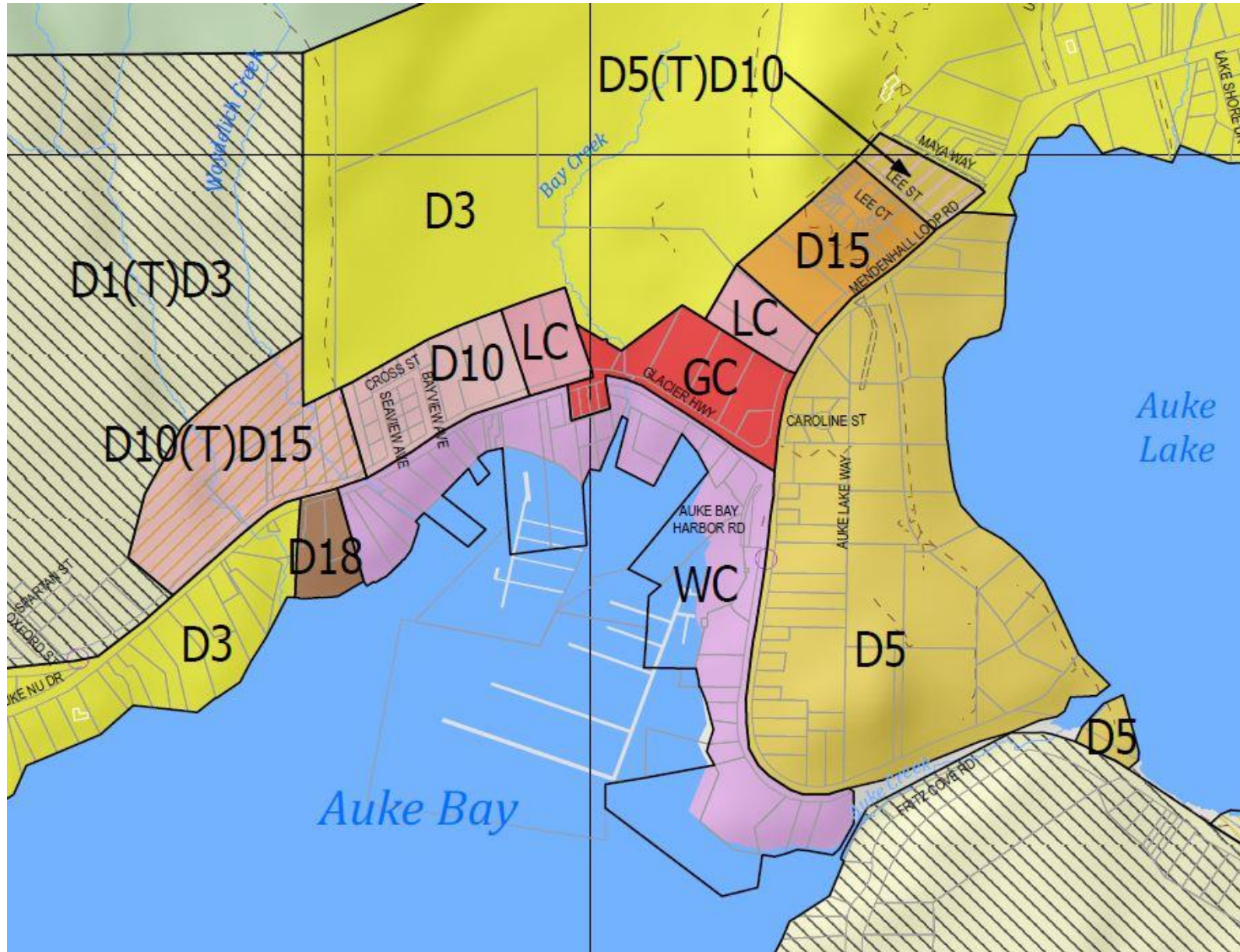
What is a Zoning District?

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

Existing Zoning Districts in Auke Bay



Why is a new zoning district being proposed?

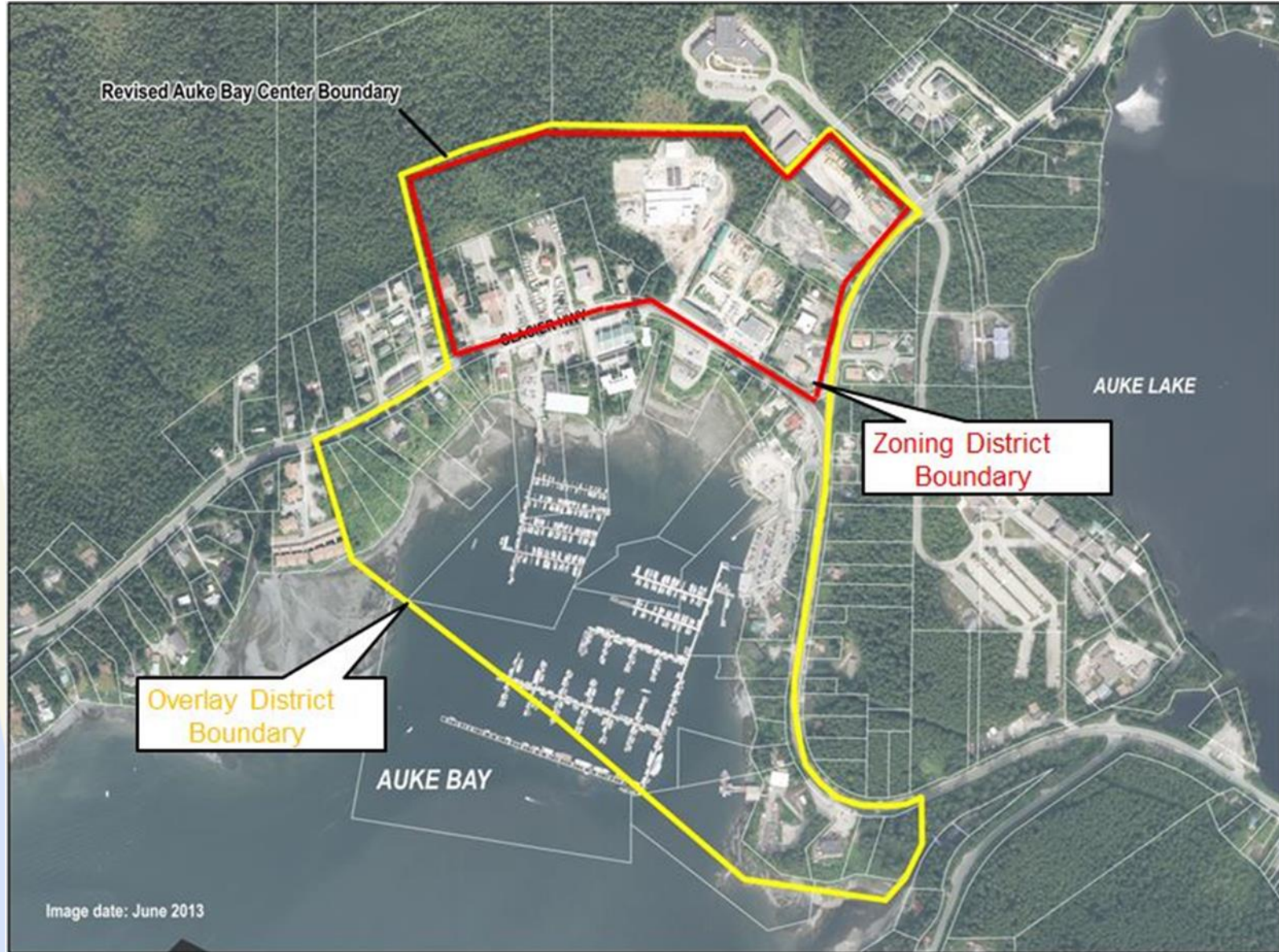
The land use vision in the Plan can only be accomplished through a re-zone.

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 the Sub-Committee is Proposing



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.

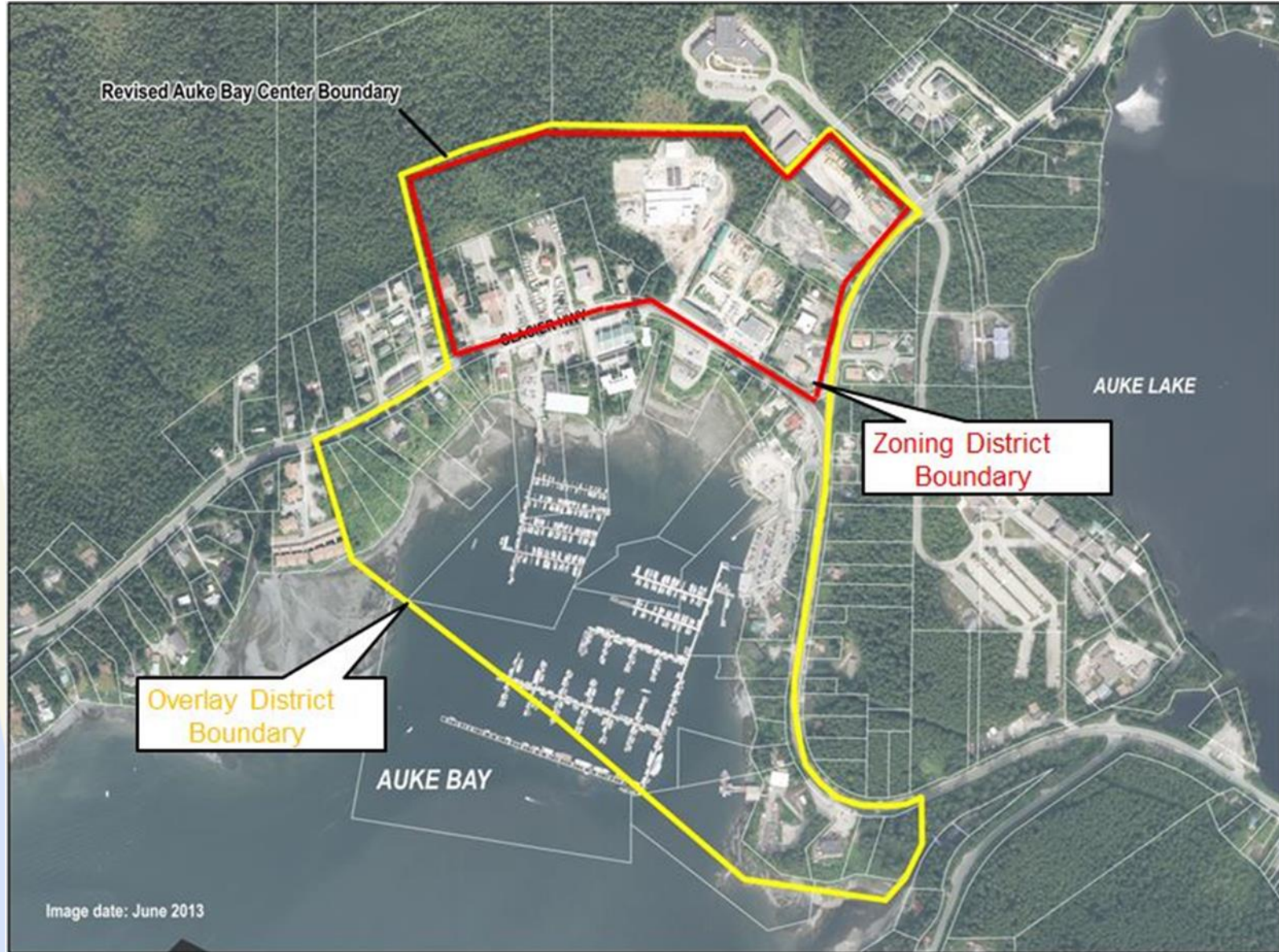
What is an Overlay District?

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

What the Sub-Committee is Proposing



Why is an overlay district 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.

Auke Bay Overlay District: Building Design Standards and Site Features

**Auke Bay Neighborhood Meeting
UAS Rec Center
May 29, 2019**

Goals for Tonight

This meeting will be considered a success if...

You leave feeling informed about the current and proposed building design standards and site features in the Auke Bay Overlay District.

You learn how the proposed regulations may impact future development.

You leave feeling like your input matters and were given an opportunity to participate.

Upcoming Meetings

June 19th – Using the Bonuses – UAS Rec Center Room 106

June 26th – Tentative Date for Next Sub-Committee Meeting – Location TBD

Design Charrettes

Charrette #1 - July 16, 2015

- 50+ people attended (not including Steering Committee members)
- Voted on building and streetscape design concepts

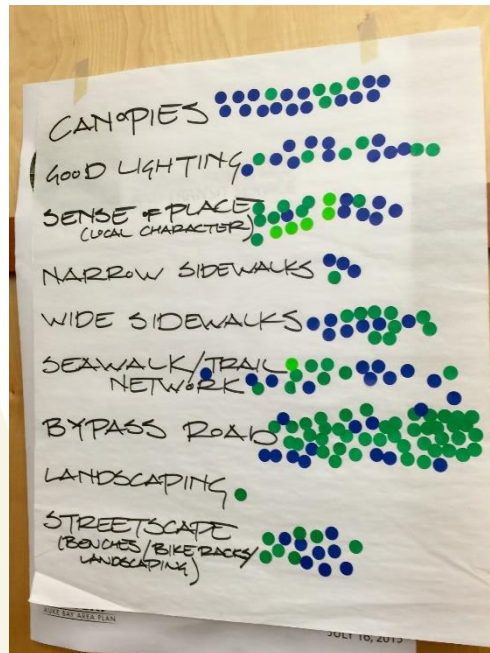
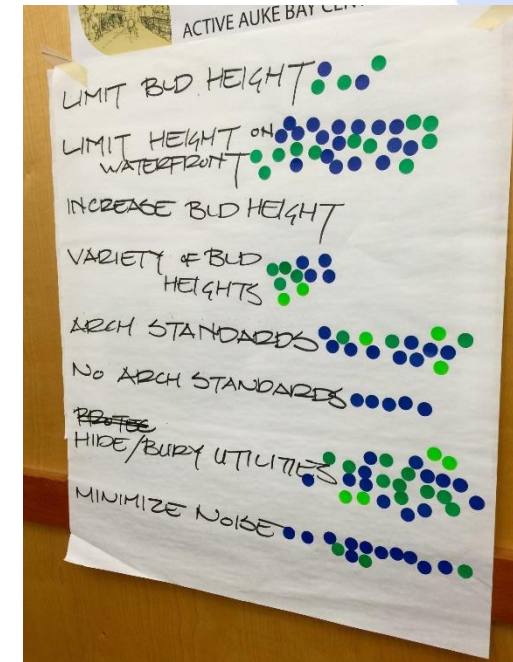
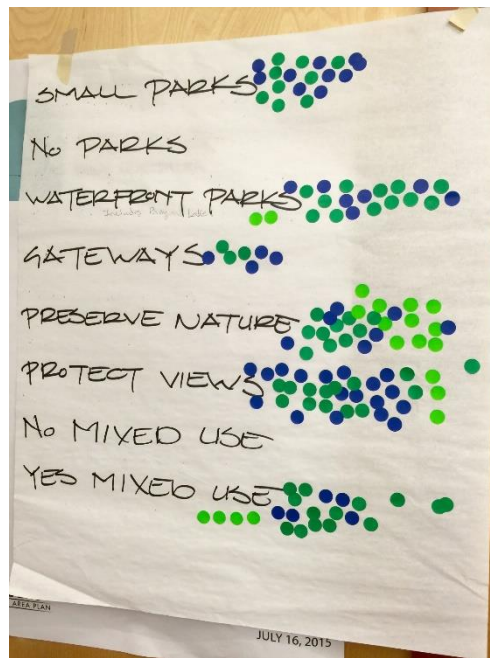
Charrette #2 – July 30, 2015

- 31 people attended (not including Steering Committee members)
- Reviewed and refined the design concepts
- Mapped the “Auke Bay Town Center” boundaries

Charrette #3 – August 20, 2015

- 42 people attended (not including Steering Committee members)
- Video and 3D renderings visualizing community input

Charrette #1



Item 1: Hide / Bury Utilities

Hiding utility boxes, HVAC equipment, and other unsightly structures will preserve the buildings and street aesthetics, making the area more inviting.

Is This What You Desire For Auke Bay?			
Yes	No	Partially	Non-Vote
20	2	5	0

Item 2: Mixed Use

Mixed-Use development can add flexibility in tenant spaces, increase the customer base for area retail and commercial establishments, utilize land more efficiently by stacking uses, and increasing the economic property value.

Is This What You Desire For Auke Bay?			
Yes	No	Partially	Non-Vote
18	3	3	3

Item 3: Canopies

Canopies provide rain and snow cover for pedestrians. They increase pedestrian safety by preventing snow build-up on sidewalks and creates an element that defines the area as pedestrian friendly.

Is This What You Desire For Auke Bay?			
Yes	No	Partially	Non-Vote
12	8	5	2

Item 4: Small Signage

Small signage reduces the “litter” of signage while preserving the aesthetics of the community. It can also add to the character of the community if the design is in line with the established “sense of place”.

Is This What You Desire For Auke Bay?			
Yes	No	Partially	Non-Vote
22	2	2	1

Item 5: Good Lighting

Proper lighting increases pedestrian safety and activity along shopping areas.

Is This What You Desire For Auke Bay?			
Yes	No	Partially	Non-Vote
22	1	4	0

Item 6: Architectural Standards

Architectural standards increase the building aesthetics, creating a sense of place while using agreed upon design elements. It also adds economic value to the buildings and the neighborhood when there is a level of architectural harmony. Local heritage can be preserved through this tool.

Is This What You Desire For Auke Bay?			
Yes	No	Partially	Non-Vote
14	6	5	2

Item 7: Variety of Building Heights

A variety of heights decreases the monotony of building design. It adds interesting diversity and provides flexibility.

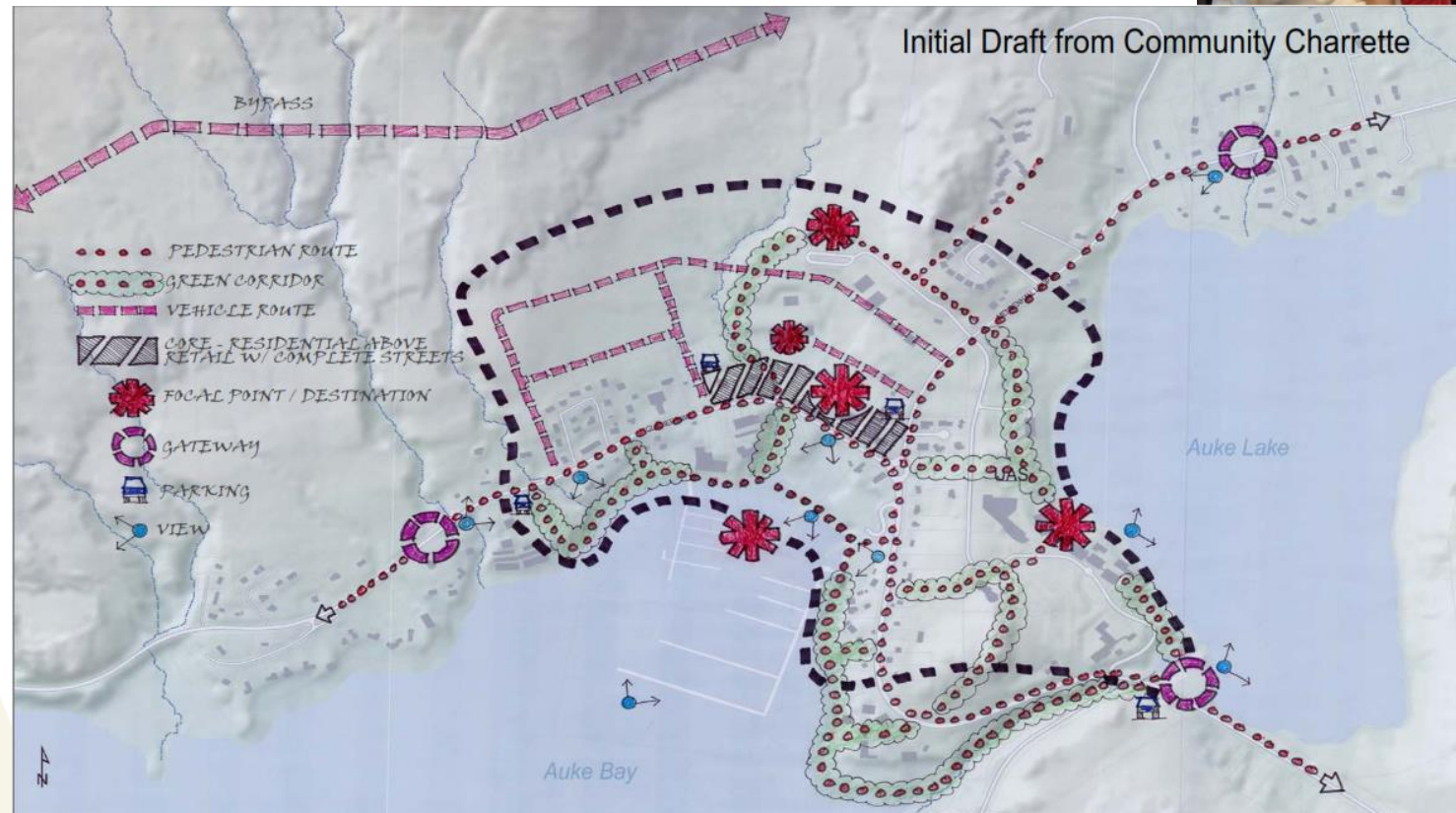
Is This What You Desire For Auke Bay?			
Yes	No	Partially	Non-Vote
14	4	6	3

Item 8: Large Building Setbacks

Buildings that are “set back” from busy roads will increase safety and lesson the noise impact on the businesses. Businesses may also use the additional space created for outdoor dining, seating areas, or landscaping.

Is This What You Desire For Auke Bay?			
Yes	No	Partially	Non-Vote
12	6	6	3

Charrette #2



Charrette #3



Building Design Standards

These standards live in the proposed Overlay District.

They are optional. They are not required.

If a developer/property owner wishes to incorporate these standards into their development they can earn bonus points.

Bonus points can be used to increase density, height or decrease parking requirements.

First Floor Transparency for Commercial Spaces

- Gives buildings a “street life”, not a blank face.
- Enhances curb appeal.
- Discourages crime with more “eyes on the street”.
- Reduces energy consumption by letting in natural light.

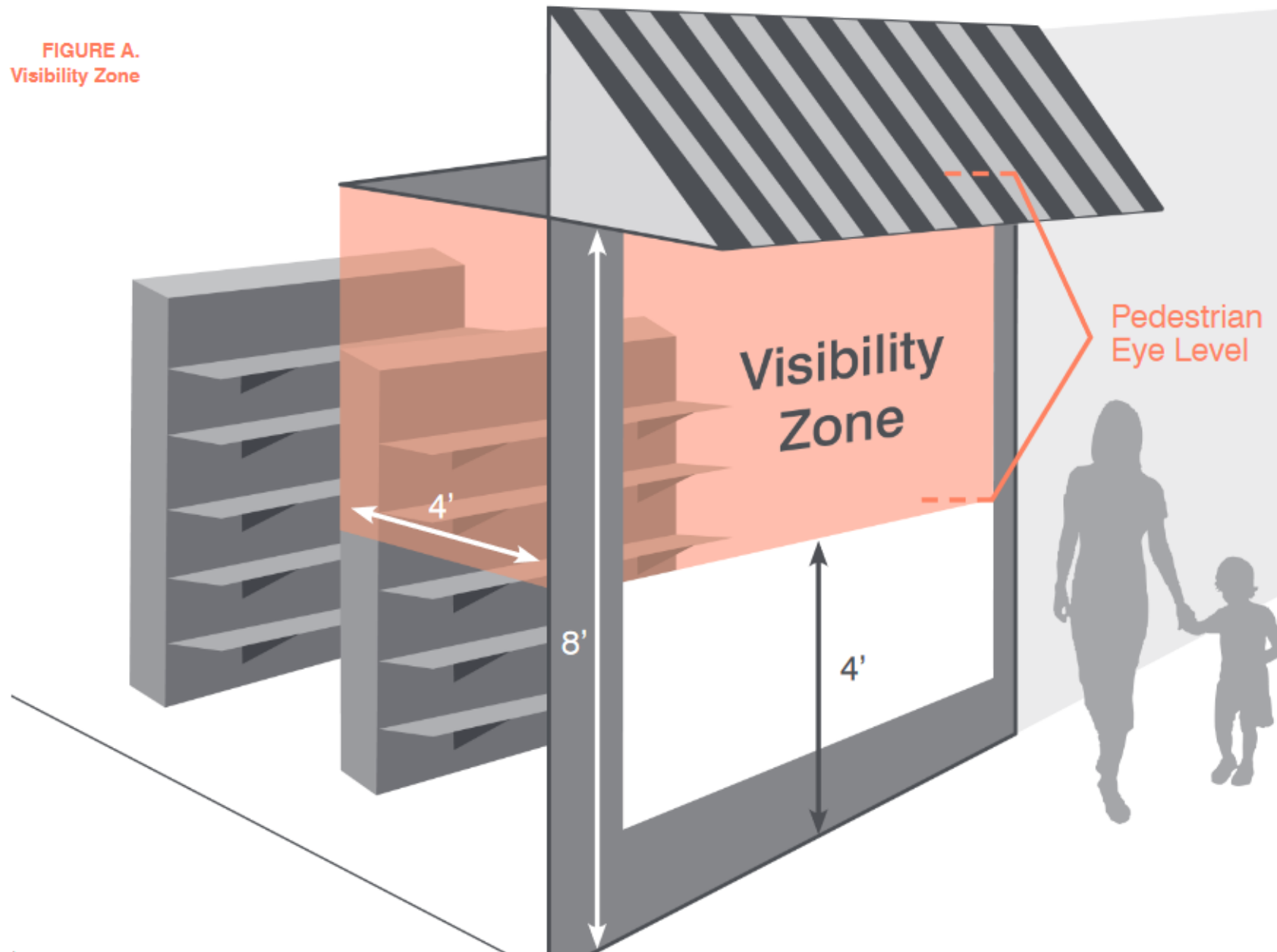
This

Image of Don Howell's building

Not this



FIGURE A.
Visibility Zone



First floor transparency for commercial spaces

What the draft regulations say:

“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 feet above finished grade.”

2 points can be earned per 25% transparency. Maximum of 6 points.

Main entryways designed for pedestrians

- Architectural details create unique buildings
- Increase the value and marketability of a space
- Create interesting pedestrian spaces

This



Not this



Main entryways designed for pedestrians

What the draft regulations say:

“Entryways shall be designed to orient customers with architectural features, such as a recessed entryway, a canopy and/or pedestrian oriented lighting. Entryways shall be clearly defined and highly visible.”

2 points for each entryway. Maximum of 6 points.

Canopies

- Provide pedestrians shelter from the weather.
- Help create attractive building facades.
- Create continuity when multiple buildings have similar canopy designs.

This



Not this



Canopies

What the draft regulations say:

“Canopies shall span the entire length of a building; be at least 8 feet and no more than 10 feet above the pedestrian walkway or sidewalk; shall match the existing canopy heights of abutting structures; shall cover a minimum of half the width of the pedestrian walkway or sidewalk when the building abuts directly on a walkway or sidewalk.”

2 points for each right of way. Maximum of 6 points.

Site Features

These standards live in the proposed Overlay District.

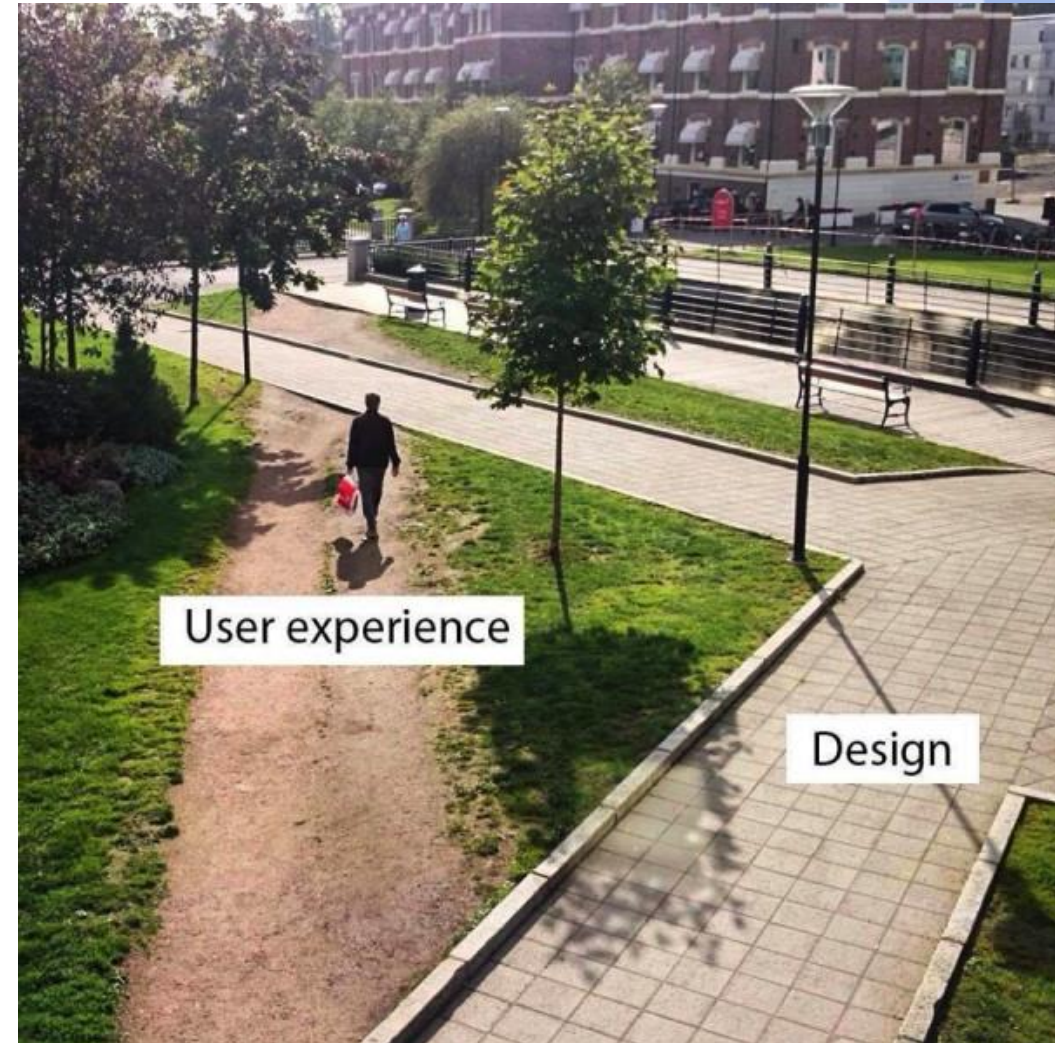
They are optional. They are not required.

If a developer/property owner wishes to incorporate these standards into their development they can earn bonus points.

Bonus points can be used to increase density, height or decrease parking requirements.

Pedestrian Walkways

- Provide pedestrians alternative access from one building to another.
- Provide a safe route for pedestrian traffic from a parking lot to a building.
- Pedestrians and cyclists can avoid icing/snowy sidewalks along Glacier Highway.
- Provide routes for foot traffic when sidewalks are inaccessible.



Pedestrian Walkways

What the draft regulations say:

“Pedestrian walkways shall provide a direct route from a right of way or parking area to the building’s entrance, as determined by the Planning Commission; be a minimum of 5 feet wide; separated from a right of way or parking area with landscaping or a raised surface 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. Maximum of 6 points.

Covered Bike Racks

- Provide needed infrastructure to making biking a more viable alternative to driving.
- Provide shelter for bikes from the weather.
- The more infrastructure provided for cyclists will encourage more biking. Positive feedback loop.

This



Not this



Covered Bike Racks

What the draft regulations say:

“Bike rack(s) shall be installed near a building’s ground level entrance; have a minimum capacity for four bikes. Bike racks shall be covered and shall be compatible with a U lock, as recommended in the Juneau Non-Motorized Transportation Plan.”

1 point per bike rack. Maximum of 4 points.

Outdoor Seating

- Create extra seating for restaurants and serve as gathering spaces.
- Invite people to stay longer and interact.
- Can be designed for all season comfort.



Outdoor Seating

What the draft regulations say:

“Outdoor seating shall consist of at least one bench and seat at least two people 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. Maximum of 4 points.

Outdoor Planter or Landscaping

What the draft regulations say:

“Outdoor planters or landscaping shall span a minimum of 25% of the building’s 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 the public right of ways or pedestrian walkways, as determined by the Planning Commission.”

1 point for every 25% of the building façade with planters or landscaping. Maximum of 4 points per facade.

Screening

These standards live in the proposed Overlay District.

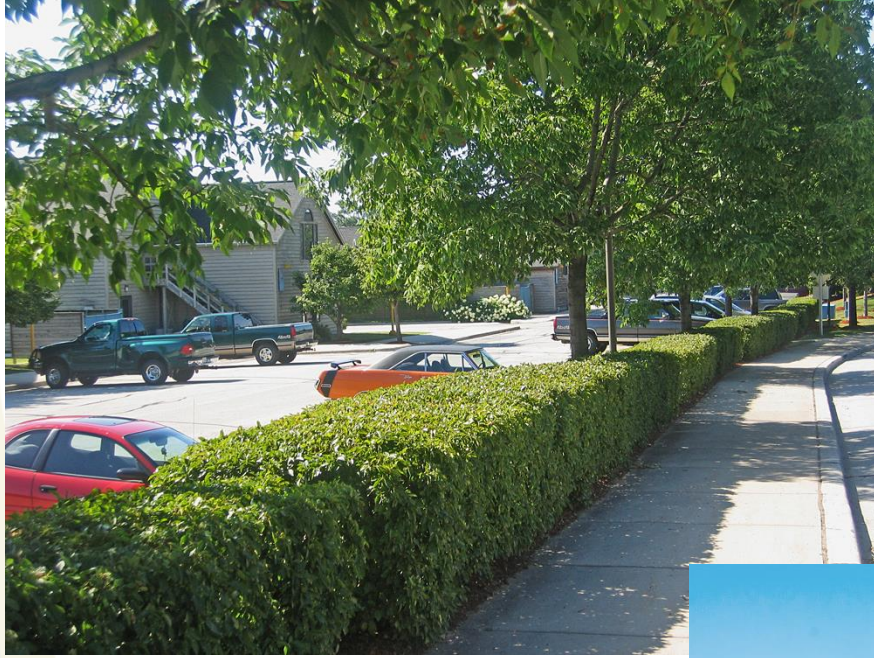
They are optional. They are not required.

If a developer/property owner wishes to incorporate these standards into their development they can earn bonus points.

Bonus points can be used to increase density, height or decrease parking requirements.

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, mural or other form of public art, or other methods that meet the purpose of this section, as determined by the Planning Commission.	3 points per parking lot; Maximum of 6 points.
Recycle and trash receptacles		1 point per waste disposal area; Maximum of 2 points.
Above ground oil, gas, water or wood pellet storage containers		1 point per storage container; Maximum of 2 points.
Freestanding utility, mechanical and electrical boxes		1 point per box; Maximum of 2 points.

Parking lot screening



Waste receptacle screening



Utility screening

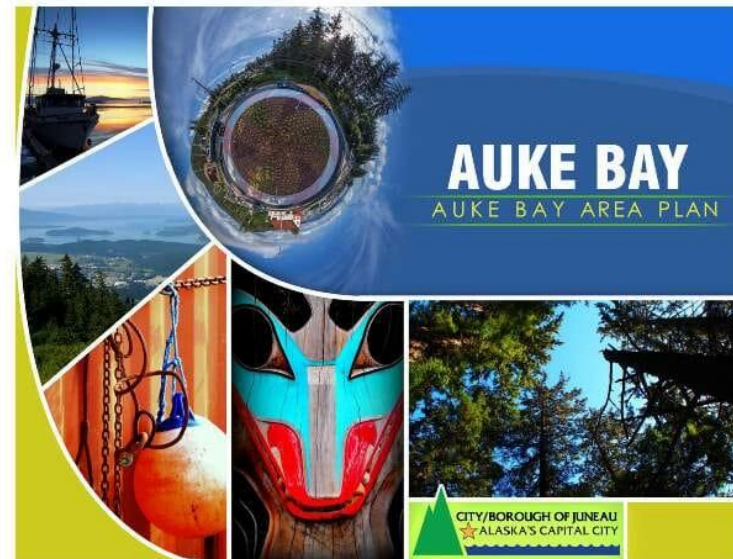


Links

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.



Upcoming Meetings

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June 26th – Tentative Date for Next Sub-Committee Meeting –
Location TBD