

Agenda

Planning Commission - Ad Hoc Committee City and Borough of Juneau

September 11, 2018
Auke Bay Implementation Committee: Assembly Chambers
5:00 PM

- I. **ROLL CALL**
- II. **APPROVAL OF AGENDA**
- III. **APPROVAL OF MINUTES**
 - A. June 28, 2018 Draft Minutes
 - B. August 14, 2018 Draft Minutes
- IV. **AGENDA TOPICS**
 - A. Review draft zoning and overlay regulations
- V. **COMMITTEE MEMBER COMMENTS AND QUESTIONS**
- VI. **ADJOURNMENT**

Planning Commission
Auke Bay Implementation Ad Hoc Committee
Thursday, June 28, 2018, 12:00 PM
Marine View Building, 4th Floor Large Conference Room

Call to order 12:22

I. Roll Call

Planning Commission:

Dan Miller (Chair)
Paul Voelckers
Nathaniel Dye
Ben Haight

Absent:

Dan Hickok

Staff:

Jill Maclean, Director, CDD
Beth McKibben, Planning Manager, CDD
Allison Eddins, Planner II, CDD
Laurel Bruggeman, Planner I, CDD
Marjorie Hamburger, Administrative Assistant, CDD

Members of the public:

Joann Schmidt
Jerry Quigg
Ann Doty
John Doty
Debi Ballam
Mark Schwan
Rick Currier
Lisa Currier

II. Approval of Agenda

Public testimony will be heard after the Approval of Minutes.

MOTION: *by Mr. Voelckers to approve the agenda as amended.*

The motion passed with no objection.

II. Approval of Minutes

A. May 17, 2018 Draft Minutes

Auke Bay Implementation Committee
DRAFT Minutes
June 28, 2018
Page 2 of 10

MOTION: *by Mr. Dye to approve the minutes with no edits*
The motion passed with no objection.

III. Public Testimony

Joann Schmidt - Tanner Terrace Subdivision

Ms. Schmidt wanted to share her comments in response to the public testimony at the last meeting (May 17, 2018). Mr. Quigg commented about parking and the road, and she is interested in clarification on that. Her building contains 8 units with 16 parking spaces in front as well as overflow for a total of 28 parking spaces. She does not see how this would be a problem.

Mr. Woodrow was concerned about property values. As Ms. Schmidt understands MU zoning, unless there is a change in actual use it will not affect property values. She believes instead that the value would increase because the property is rehabbed and upgraded from what is there now. Allowing the building of more new condos will only strengthen property values all-round. Currently there is low income housing at the bottom of the street so the use will not change.

In response to traffic concerns, Ms. Schmidt anticipates traffic calming. Making a more walkable community with this type of development will make a more pedestrian friendly community.

Ms. Ballam is concerned about views, said Ms. Schmidt, yet her house is at the top of hill, well above the building's elevation, which is limited to 35 feet. In the Auke Bay Plan, this is the most valuable view to preserve. Honsingers own waterfront property in front of Ms. Schmidt's property, and she believes that they have a right to develop this even if it may impact her own development's views. Ms. Schmidt said she is concerned about tone of the letter submitted to the Committee by Ms. Ballam and Mr. Schwan. She asked if by the sweep of a pen can something that was written into the Auke Bay Plan be changed due to some neighbors' feelings. This Plan is a vision for the community of Juneau, not just a few individuals, said Ms. Schmidt. She feels strongly about thinking beyond individual concerns to the good of the community. Keep in mind the impacts of shutting down economic development crafted by the Steering Committee and CBJ, she said. She advocates for the plan and sticking with its intent but is concerned the work will be thrown out.

Rick Currier - Cross Street

Mr. Currier read excerpts from a letter he submitted to Ms. Eddins and the committee on June 28, 2018. The issue is the Traditional Town Center (TTC) boundary. Others TTC's are zoned commercial due to long term use. Auke Bay is different and residential areas will be inversely impacted by commercial development. Mr. Currier said the biggest investment he has made is his house. Taking away the water view results in a reduction of his property value and a reduction in his quality of life, he said. CBJ paved his neighborhood's streets 3 years ago. Sidewalks are 3 feet wide and only on one side. He is concerned about congestion and safety

Auke Bay Implementation Committee
DRAFT Minutes
June 28, 2018
Page 3 of 10

with increased vehicle and pedestrian traffic. Attachment B to the Ad Hoc Committee's May 17 meeting packet showed 4 yellow dots defined as "view sheds" for Auke Bay. Most Tanner Terrace residents can see 3 or 4 of these points. In his letter, Mr. Currier recommends moving the TTC east of Bay View Street.

Mr. Currier went on to say that as far as height and view, an elevation above a lower structure does not mean it won't block the view. Neighbors on Tanner Terrace took a balloon up to 35 and 45 feet and looked from their deck. Cross Street is at the top of the neighborhood, and 45 feet blocked most of the water view while 35 feet blocked 65% of the view. A house on Glacier View that was recently built took away 10% of the view.

Lisa Currier – Cross Street

Ms. Currier said when she and her husband moved into the neighborhood it was their biggest investment. They took some trees down to see more of the view. This is our forever house, she said. Soon as this is done there is nothing anyone can do. We might as well live in the desert. Progress is important but quality of life is also important. So much empty commercial land is not being used in the borough, why put commercial here, she asked? Housing is increasing all over the borough as well. Ms. Currier said that 13 families will be impacted in this little area. She does not feel she is being selfish. She sees no reason to add so many more people to this little area that it impacts the quality of life for all 13 families.

Commissioner Discussion

Mr. Voelckers made a friendly suggestion; there is confusion about maps and origins of maps. Can Ms. Eddins clarify?

Ms. Eddins brought map images up on the projection screen (see PowerPoint from June 28, 2018). The original map approved in the Auke Bay Plan identifies the hub with a black outline and the center with a blue is outline. It was adopted by the Assembly in the Auke Bay Area Plan. The Plan calls for some rezoning, higher density, and protection of viewsheds. When it came time to implement the vision, in 2016 the Steering Committee and CDD staff had a meeting and produced a second map which excludes the Tanner Terrace neighborhood. Now the committee is trying to grapple with this issue. The official adopted map is in place, but the second map went through a public process.

Mr. Voelckers noted that at the last meeting, some efforts were made towards the creation of a third map; this is recapped in the minutes of the May 17 meeting.

Mr. Miller pointed out that the public testimony points to the difficulty of this undertaking. It is not just a matter of changing an existing zone. We don't think any current zones fit, said Mr. Miller. We are talking about an overlay or some new type of zone defined specifically for Auke Bay. It is not an easy process but there will be a full public component complete with neighborhood meetings before anything is finalized. Receiving written comments are helpful,

Auke Bay Implementation Committee
DRAFT Minutes
June 28, 2018
Page 4 of 10

he noted. Mr. Miller said that the committee would hold off on any more public comment at this committee meeting, however, and he directed Ms. Eddins to run committee members through zoning district regulations.

Ms. Maclean asked if moving forward there will there be other opportunities for public testimony. Yes, said Mr. Miller

IV. Agenda Topics

A. Zoning versus Overlay: Where regulations should live

Ms. Eddins said the goals for today are to come to a consensus about which regulations should be included in a new district and which in an overlay district. Also the committee needs to consider which should be mandatory and which should be optional. Once she receives her marching orders from the committee, Ms. Eddins said she will make a presentation at the next meeting to include research on how other communities preserve viewsheds. Also Ms. Eddins wants to encourage discussion about how to make design standards palatable to developers. It will be helpful to see real numbers for development, but first the committee needs answers to first two items (see PowerPoint from June 28, 2018).

Ms. McKibben asked if the committee looked at the staff memo dated June 4, 2018. There is a list of zoning district regulations in a base zone and a list of overlay district regulations to gain a density bonus.

Mr. Voelckers wanted clarification that the committee is creating, hypothetically, a unique new zoning district with Auke Bay flavors and features presented as an overlay. But, he asked, could the underlying zoning could work elsewhere in borough? Yes, said Ms. Eddins.

Ms. McKibben said perhaps zoning regulations on the water side could apply elsewhere.

Mr. Miller said he wanted to emphasize that he is not necessarily convinced it is best to have a zoning district that is applicable anywhere else in the borough. He said he wants to get Auke Bay done, and if later it turns out to fit somewhere else, that is okay. But he does not want to worry if the zoning overlay will fit somewhere else. The committee's job is to get Auke Bay implemented, he said, and he wants to move forward on this specific goal.

Mr. Dye said he echoes Mr. Miller's thoughts. However he keeps coming back to the question of why not use zoning districts already nearby and use overlay district tactics for fitting Auke Bay specifically.

Ms. Eddins said that material was provided in past meetings which had allowable uses and dimensional standards and presented what is proposed for Auke Bay. Staff's opinion was there

Auke Bay Implementation Committee
DRAFT Minutes
June 28, 2018
Page 5 of 10

are so many discrepancies that it would be easier to create a new zoning district rather than eroding an underlying district.

Ms. McKibben reminded the committee that at a meeting prior to May 17, it was decided to go down this path - to investigate a new zoning designation.

Mr. Voelckers said we were persuaded that it was better to create a new district, but he agrees completely that maybe a zoning district that addresses all is best. No matter what, he said, we have determined a new zone should be proposed. It is a minor adjustment whether the details within that zone are intrinsic or should live in an overlay.

Mr. Dye asked about the advantages to having these two units, a new zone and an overlay. Why not just create a new district, he asked?

Ms. McKibben said it is in the details now; the committee can talk about mechanics later.

Mr. Miller said if the waterfront is kept as a commercial zone and the uplands are designated as a new zone, then maybe an overlay makes sense as it can apply to both. This may end up being best way, he said.

Mr. Voelckers asked if Waterfront Commercial allows for condo development. Ms. Eddins replied that any zoning district with waterfront property has to meet some standards regarding uses related to or dependent upon water. An argument in the past is that residential uses meet this criterion, she said.

Ms. McKibben said the zoning is 18 units per acre.

Mr. Miller said the maximum height is 35 feet.

Ms. Eddins directed the committee's attention to the staff recommendations for zoning district recommendations listed on the PowerPoint:

- 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

Auke Bay Implementation Committee
DRAFT Minutes
June 28, 2018
Page 6 of 10

- Parking Standards
 - Minimum Parking Requirements (20% reduction from what is currently required)*
 - New parking lots located along the side or rear of a building*

But, she said, exact details are not spelled out yet. The items with an asterisk are brand new concepts not in any current zoning district.

Mr. Dye asked about the maximum square footage recommendation. This is to incentivize developers to construct 2 stories or more, said Ms. Eddins. Ms. McKibben pointed out that this recommendation came from the Auke Bay Steering Committee.

Ms. Eddins said staff is proposing a 20% reduction in minimum parking requirements, but this is just a recommendation.

Mr. Voelckers asked if staff is hoping the committee will say this is a good framework. Yes, said Ms. Eddins, then details about what the setbacks mean, and so forth, can be hashed out. It is her hope that the committee likes the framework and asks staff to bring back details.

Mr. Voelckers asked if the 20% figure was arbitrary. He said he favors a larger reduction; downtown has a 60% reduction. The goal as he understands it is a more walkable community.

Ms. Eddins said she can run some numbers for the next meeting to play with. Mr. Miller would like to see the parking reduction tied to the bonus.

Mr. Dye said he struggles with parking lots and forcing them to the rear. He wondered if anyone had thoughts on the matter. Mr. Voelckers said it might work to incentivize. The goal is to have a walkable community with canopies, etc. What really is the front or the back, he asked?

Ms. Maclean said there are safety concerns for pedestrians and kids walking to school. She reminded the committee that this is not just a plan for today, but for 20-30 years into the future. If the community wants to create something new, the committee needs to keep that in mind.

Mr. Dye asked about bonus points.

Ms. McKibben said there is flexibility in requirement and then if not feasible, the director or the commission could make a finding with some criteria. There can be a default and the applicant has the onus to show why he/she cannot meet the default requirement. Mr. Miller mentioned a combination for reduction and bonus. This helps a developer figure out how to do it. The only way this happens is if the developer sees the benefit in doing it that way and penciling it out to see if it is a good idea. We need to figure it out so that they can, said Mr. Miller.

Auke Bay Implementation Committee
 DRAFT Minutes
 June 28, 2018
 Page 7 of 10

Mr. Voelckers said the big thing, the key starting point, is the suggestion that we have Waterfront Commercial on the water side of the arch. If we did that, then the task is easier just focusing on the upper band. D18 zoning comports with the Auke Bay Plan, he said, and the committee might not need to re-create too much on the water side so that we are looking at new area. Mr. Miller asked if there was consensus on this. Yes, said the committee.

Ms. Eddins clarified by stating that the waterfront will be excluded from the discussion right now.

Mr. Haight said now the focus should be talk about the overlay.

B. Zoning Regulations: Mandatory vs. Opt-In

Ms. Eddins directed attention to the staff recommendations in the PowerPoint for the overlay district:

Mandatory

- Waterfront-specific Uses
- Special height and side yard setback standards to protect viewsheds - exceptions will require a Conditional Use Permit (CUP)
- 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

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

Mr. Voelckers noted that the first bullet point can now be dropped.

Ms. Eddins said Bullet 2 states a CUP is needed if a developer can prove the standards cannot be met. Some screening standards came from the Auke Bay Committee. What would standards

Auke Bay Implementation Committee
DRAFT Minutes
June 28, 2018
Page 8 of 10

look like, she asked, to make a buffer between commercial and residential uses to include multifamily and single family?

Parking lot locations for waterfront properties needs to be considered. The community does not want parking with waterfront views. Those properties have parking on the alternate side, said Ms. Eddins. None of this is pulled out of thin air; it either has come from the steering committee or the meeting minutes.

Mr. Dye said he is concerned about screening; some areas hardest to achieve this are alongside large roads unless the lot affords an area to push away things like road salt. Vegetation along these roads is difficult to maintain.

Mr. Voelckers said Mr. Dye had a good point about screening being hard to achieve. He suggested gaming up the options and thinking about this in the standards.

Ms. McKibben said she wanted to enter consideration of different sign standards in Auke Bay into the conversation. There is an emphasis in this neighborhood on aesthetics, and current CBJ sign standards are outdated. This could be an opportunity to align sign standards with visual aesthetics, she pointed out. Mr. Dye said he would love to redo all sign standards and then talk about Auke Bay. Ms. McKibben said this could be a way to start the change and later address the situation for the whole community. Mr. Voelckers agreed this might be such an opportunity, but he feels a sense of time urgency and thinks the committee should keep blinders on for the big picture, and then later take on the signage issue.

Ms. Eddins stated she will remove waterfront specific bullets from the list. Now there is a list of optional regulations for the district allowing for density bonuses; parking can be added here too. These things anticipate if something is mandatory in a zoning district but would be hard to sell to developers and the public. It is expensive to develop in this town and we hate to put the kibosh on development. However the public put a lot of time into this so we want people to do it but still be worth their while. So some standards should come with a density bonus or a parking reduction bonus. These are concepts but she is happy to do more research.

Mr. Voelckers asked if there is talk about vertical development. He thinks vertical density is obvious to be meaningful but needs to be linked to protecting the viewsheds. However in some areas it is possible to build very high. All of this should be included in a density bonus.

Mr. Miller said he thinks if you protect or widen a viewshed, you should get a bonus. He would like to leave options open for people.

Ms. McKibben pointed out that there is a lot of talk about density, but for a single use building these options are not available.

Auke Bay Implementation Committee
DRAFT Minutes
June 28, 2018
Page 9 of 10

Mr. Voelckers said tying a parking reduction to a bonus is key. The real trick to development is how many parking spaces must be provided. Incentivizing this is going in a good direction.

Mr. Dye pointed out some awkward wording that appears to set a standard for 25% transparency for windows. He reminded all to get the wording right.

Ms. Maclean said she will make a note for Ms. Eddins to look at the parking waiver. In order to incentivize, then this area would be excluded from the PD1 and PD2 areas. Ms. McKibben suggested maybe having a parking waiver in certain situations?

Mr. Voelckers said that a lot of this work was already started by Mr. Feldt, previously. Some of the geometries were roughed in by him.

Ms. Eddins said Mr. Feldt and the Steering Committee explored a marine commercial zone. A TTC proposes 50 units per acre and a 55 foot height limit.

Ms. McKibben said that a few years ago LC density was increased as well as GC. It used to be that WC and LC had the same density. We could explore this, she said, but if so the WC density would not just apply in Auke Bay. Or perhaps Auke Bay WC could have residential density beyond 18 units.

Mr. Miller said it might be hard to get to 18 units per acre with a 35 foot height maximum.

Mr. Voelckers said he wonders if there is an advantage to having an overlay district. It could apply to both sides of the road. It could be good to have pedestrian infrastructure and linkages on both sides.

Ms. Eddins said when talking about permissible uses, there was discussion about limiting to 5,000 sq. ft. showed photo of this footage. She showed an image of what a one story footprint looks like. Maybe the committee is not ready to have this conversation, she said, but when we get into the nitty gritty she suggests using information from other communities. Next she gave examples of screening and landscaping and suggested this be talked about at the next meeting (see PowerPoint from June 28, 2018). What would be the cost, she asked? She recommended keeping this in mind when the committee gets to talking about this and about permissible uses. When we say 5,000 sq. ft., what is doable? Per floor, asked Mr. Miller? Ms. Eddins said she was talking about the footprint and that this came from the Steering Committee.

C. Viewsheds/Bonuses: Next Steps

Ms. Eddins said she has also been exploring lot coverage versus height. She has been working with the CDD cartographer about viewsheds. He can help play around with a 35 foot building placed on the waterside and can project where views will be blocked and where preserved.

Auke Bay Implementation Committee
DRAFT Minutes
June 28, 2018
Page 10 of 10

Mr. Voelckers suggested that this is interesting but not essential. The committee needs to figure out viewsheds and cones and draw where these are. This is the more germane thing, he said. What are we protecting?

Ms. Maclean said she had the same thought as Mr. Voelckers. She would like to have a look at old minutes since she seemed to recall that viewsheds are public, not private properties. It is good to have minutes for when this was discussed to clarify what the plan says.

Mr. Dye said as the committee goes down that path, hopefully it will be easy to draw the lines of the maximum footprint. It seems odd to say that large buildings in the area are ok as is but not if they are rebuilt. Ms. Eddins said this can be made to be specific to retail and commercial.

Mr. Voelckers pointed out that this is frequently the nature of a specific area plan. A long-range plan imposes standards that make what is there already out of compliance. This is done to avoid mega-development. There are often tensions between old and future goals, he said.

V. Committee Member Comments and Questions

Ms. Maclean said if the date for the next meeting is pushed out, staff can prep materials to look a little more like an ordinance, if so desired by the committee. She suggests using as a model the ordinance for non-compliance.

Ms. Eddins said she will try to anticipate questions and give visuals. Ms. McKibben suggests considering language first, before determining boundaries. Ms. Eddins replied it is helpful to imagine what parking look like if in one place or another.

Mr. Voelckers asked if was acceptable for ideas to circulate by email, due to people's travel plans? Ms. Maclean said she will email Ms. Eddins, and she will blind cc: everyone in the response. This can happen via email as long as this process is followed so as to keep all discussion in the public record.

The next meeting was scheduled for August 9, 12 noon in the CDD conference room. Members should plan for a 2 hour meeting.

VI. Adjournment

The meeting was adjourned at 1:35 pm

Planning Commission
Auke Bay Implementation Ad Hoc Committee

Tuesday, August 14, 2018, 5:00 PM
Marine View Building, 4th Floor Large Conference Room

Call to order 5:06

I. Roll Call

Planning Commission:

Dan Miller (Chair)
Paul Voelckers
Dan Hickok
Nathaniel Dye

Staff:

Jill Maclean, Director, CDD
Beth McKibben, Planning Manager, CDD
Allison Eddins, Planner II, CDD
Rob Palmer, Law Department
Bhagavati Braun, Administrative Assistant, CDD

Members of the public:

Rick Currier
Joanne Schmidt
Kathleen Samalon

II. Approval of Agenda

Hearing no objection the agenda was approved.

III. Approval of Minutes

A. June 28, 2018 Draft Minutes

Postponed to the following meeting.

IV. Agenda Topics

a. Upland Zoning for Auke Bay Draft Regulations

Ms. Eddins gave an overview of the previous meetings work and spoke about the overlay and the new zoning for the area (see maps in presentation). She clarified that the overlay would be for all properties within the area marked by the yellow border; the new zoning would be for the areas within the yellow boarder and north of Glacier Highway. Ms. Eddins spoke of the purpose statement for the Draft Zoning Regulations, specifying that the Uplands Zoning for Auke Bay (UZAB) zoning district is a working name for the time being. She let the committee know that the purpose statement was essentially pulled from the Auke Bay Area Plan (ABAP). Mr.

Auke Bay Implementation Committee
DRAFT Minutes
August 14, 2018
Page 2 of 8

Voelckers suggested the name Community Mixed Use (CM) for the new zone (the new zone will be referred to as CM for the remainder of this document). The Committee voiced agreement with this term.

Ms. Eddins asked for confirmation that the Committee members don't want to make any changes to the bold and underlined words on the slides labeled "Draft Zoning Regulations: Purpose Statement" (see presentation). **Mr. Voelckers suggested "integration of" instead of "development of" on the first bullet. He suggested adding "to promote cohesive neighborhoods" to the second bullet.**

Mr. Dye asked how this will be integrated into an ordinance, stating that he was thinking of how to take it to the next level. Ms. Eddins stated that this is a half-step, once the Committee has decided what the regulations should contain staff will give that document to the Law Department who will draft the ordinance. Ms. McKibben added that the format contained in the packet is close to an ordinance format so it's easier for it to translate. It was clarified that this is both conceptual and working toward the more firm ordinance.

Ms. Eddins outlined the Definition for the CM zoning district (UZAB Definition slide). **Mr. Voelckers suggested the term "around" be replaced with "while integrating/incorporating" in the third sentence, and suggested "incentives are offered to combine..." to replace "should be" in the last sentence.** Mr. Dye asked how the incentives would be legislated; if they would live in the overlay or in the zone, and how the new zoning works separately or in tandem with the overlay. Ms. Eddins stated that the incentives could live in either or both the zoning and overlay. She stated that working with the guidance the Committee has given parking regulations and increased density are planned to be in the zone, but this is all changeable. Ms. McKibben added that other items could be incorporated into the zoning or the overlay. Mr. Miller stated that he would prefer not to get hung up on where the incentives will be in the end; stating that since it is flexible the Committee should decide which incentives they want and decide if they belong in the zone or overlay at a later time. Mr. Voelckers agreed with Mr. Miller and asked if other zones have built in incentives and if there any potential problems with that? Mr. Dye added the question: is the overlay easier to understand for developers? Ms. Maclean suggested that the Committee decide what they want in the zoning, what they want for incentives and then decide where the incentives will be housed, she suggested they focus on what the Auke Bay area needs, then decide which of those items should be available to the community at large (should they go through a rezone and be designated CM), and which are specific to the Auke Bay area and should be housed in the overlay district.

Ms. Maclean asked what numbers are associated with "medium to high density" (see UZAB Definition slide), stating that this could be a very high range; she suggested listing the units instead of an interpretable range.

Addressing Mr. Dye's question above, Ms. McKibben noted that whichever final decisions the Committee makes on this new zone and overlay district there will be changes to how we use the code. This will be a time of transition and it will be staff's job to make sure we educate

Auke Bay Implementation Committee
DRAFT Minutes
August 14, 2018
Page 3 of 8

developers and the public on the new rules and possibilities, and to bring them along in the new code we are creating.

Ms. Eddins gave an overview of the UZAB Density slide, stating that 50 units per acre was suggested in 2016, staff currently think 40 is a more palatable number, perhaps using 50 as an incentive. Mr. Voelckers voiced his agreement, adding that there would have to be careful language defining mixed use and the ways to obtain a bonus increase in density. Mr. Dye also voiced his agreement with having a lower number with an incentive for a higher, but asked if a lower starting number would be better. He suggested a base of 30 dwelling units/acre and bonuses could gain up to 50 units/acre, stating that there should be a delicious carrot – a carrot cake! Mr. Miller agreed and added that maybe 18 should be the maximum without bonuses with the ability to grow up to 50 units as a max, emphasizing that 40 units/acre is already a high number, and that maybe extra height should be an additional incentive for higher density. Mr. Hickok pointed out that height changes might be difficult in the Auke Bay area where viewsheds are very protected. Mr. Voelckers stated that height bonuses might be needed to get to 50 units/acre, he suggested that the bonuses be predicated on doing no harm, and could include a provision for viewsheds in the criteria of doing no harm, this could have department or Planning Commission approval. Ms. Maclean added that height bonuses could give developers the opportunity to build up instead of across, stating that depending on siting a tall building on a portion of the lot could be more desirable than a low building on the full lot. Mr. Miller added that there are so many design standards and other items we want to get developers to use, it's important to give them incentives to do so. Mr. Voelckers stated that the Unit Lot Subdivision draft ordinance does a good job at grouping bonuses and could be a good template for the bonuses suggested here.

Ms. Eddins asked for confirmation from the Committee that they want to have a default maximum of 18 dwelling units per acre with a maximum of 50 units/acre with bonuses, to which the Committee voiced agreement.

Ms. Maclean asked if there is a proposal to allow more than one building per lot. Ms. Eddins and Ms. McKibben answered that this hasn't been discussed yet, and there are no restrictions suggested at this time.

Ms. Eddins switched to the UZAB Dimensional Standards slide. Discussion ensued about 5,000 square foot or smaller building footprints. It was discussed that if box stores wanted to develop in the area they could with multiple stories, this would help them fit into the look and feel that is desired in the area, and is how these stores have developed in similar areas. Ms. Eddins showed examples of current buildings in the area that meet those square footage requirements for a reference (see Small Scale Retail / Commercial slide).

Mr. Voelckers asked if the minimum lot size should be smaller than 4,000 square feet, stating that some areas have made cute development on smaller lots. Mr. Dye agreed that smaller lots could be developed successfully, stating that we don't want to hinder possibilities. Ms. McKibben stated that the 6,000 sq. ft. number came from previous work on this topic, adding that this Committee has been changing a lot of assumptions previously held creating more

Auke Bay Implementation Committee
DRAFT Minutes
August 14, 2018
Page 4 of 8

flexibility for the proposed code change so the number is open to change. Mr. Miller stated his agreement that a 2,000 sq. ft. minimum might be more desirable. Ms. Eddins noted that according to an aerial survey neither of these options would create any legally non-conforming lots, stating that the smallest lot in the area today is 7,000 sq. ft. Mr. Dye added that allowing smaller lots would allow for subdivision and allow smaller developers to have more options. Mr. Voelckers asked if there is any downside to smaller minimum lot size. Ms. Maclean suggested staff ask Amy Liu (Planner) to mock up some drawings of what might fit on a number of lot sizes; 2,000, 3,000, 4,000 and 6,000 lots with many of the elements desired by the committee. Mr. Dye stated that a sketch is worth something, but it might be easier to spur investment by making smaller lots available, adding that a developer may be able to see options that a sketch by staff didn't think of out of necessity. Mr. Voelckers stated that the minimum lot size will hinge on parking requirements. He asked staff to show some examples of towns that have a built-up area with similar requirements to see what it might look like, suggesting Lincoln Street in Sitka specifically. Ms. Eddins stated that staff will look at these numbers and present drawings that align with the feedback that the Committee is giving.

Mr. Dye suggested that if the minimum lot size is changing the minimum lot width should also be reduced, proposing a 30 foot minimum lot width, the Committee voiced general agreement. Ms. Eddins noted that there is no minimum lot depth listed as the zoning is more concerned with frontage and the character of the streetscape. Mr. Dye suggested depth could be important for the creation of street grids, Mr. Voelckers noted that the minimum width and size could dictate the depth. Some discussion ensued and the Committee voiced agreement that a minimum depth is not a priority. Ms. Maclean posited that Capital City Fire and Rescue (CCFR) may have an opinion on this matter; **Ms. Eddins stated that she will discuss this with CCFR.**

Mr. Voelckers said the far bigger issue is how to incentivize the creation of a street grid and deciding where frontage is. He stated that Glacier Highway shouldn't be the frontage, but no other frontage exists at this time. He asked how the code will define frontage, or primary or desirable frontage, and who would decide what the primary frontage is, suggesting that maybe the Director or the PC would make that determination. Ms. Maclean suggested incentivizing the creation of double frontage lots and incentivize creating a ROW even if it's done lot by lot.

Mr. Miller suggested that the minimum lot width be reduced to 30 ft. to coincide with the 2,000 minimum lot size, suggesting that the minimum lot size might expand for larger lots.

Ms. Eddins noted that there is no maximum lot coverage listed. Mr. Miller asked what lot coverage entailed, staff noted that anything that has a roof counts as coverage, pavement does not count towards coverage maximums. Mr. Voelckers stated that canopies should not count as coverage, especially if we want to incentivize them. It was noted that canopies are often in the public right-of-way.

Mr. Miller stated that he wanted to have a higher maximum height than the 45 ft. listed on the slide. Mr. Voelckers added that he would like the ability to build higher with incentives, suggesting 55 or 60 foot maximums. The Committee asked for clarification about what a permissible use is versus a permissible accessory use, staff stated that an accessory use is

Auke Bay Implementation Committee
DRAFT Minutes
August 14, 2018
Page 5 of 8

“incidental and subordinate to the primary use,” some examples include a garage, a maintenance shed, and outdoor storage. Mr. Voelckers stated that it seemed strange to have this in here; he added that the Committee may want to decrease this number to disincentivize accessory buildings, staff replied that they will look into whether it is a valuable category to retain.

Ms. Maclean asked what would require a Conditional Use Permit (CU). Ms. Eddins suggested that height bonuses should include a public process. Ms. McKibben stated that parking could be approved by the Director; this might expedite the process and would be good to consider.

Mr. Dye asked again if the bonuses should land in the zoning or the overlay in the code, suggesting that the overlay would require a public hearing which might be preferred. Mr. Voelckers stated his opinion that bonuses should receive a CU regardless of their being listed in the zone or the overlay. Ms. Maclean voiced her preference for the public process as the method for seeking approval for bonuses, especially for viewplanes and high density.

Mr. Miller asked if the proposed density changes would constitute a taking; Mr. Palmer replied that property owners are able to apply for anything under the current zoning which would then be permitted until the permit expired or the development was completed. Anything that didn't fall under the proposed zoning or overlay district would become legally non-conforming.

Ms. Eddins gave an overview of the Setbacks slide, noting the extra column containing the 2016 draft ordinance proposed setbacks for the Committee to consider. Ms. McKibben added that the 20 ft. maximum setback listed in the 2016 proposal was intended to allow for public spaces in the front of buildings. Ms. Eddins proposed that if a developer wanted to have a larger setback the code might require seating or some other design element. Mr. Voelckers stated that the key goal is to create the village street frontage with continuous canopies, he expressed concern that this might lead to gap-tooth street frontage, suggesting that there may need to be another incentive to get aligning canopies and walkways. Mr. Miller suggested that it may be good to have one setback for arterial roads and another for village street frontage, adding that the 20 foot gap may be nice for resting in some places.

Ms. Eddins introduced the first UZAB Maximum Setbacks slide. Mr. Dye suggested changing “commercial building” to “commercial or multi-family building” or just “building.”

Ms. Eddins introduced the second UZAB Maximum Setbacks slide stating that the image was borrowed from the Portland code. The Committee voiced their approval of the concept as drawn on the slide, Mr. Dye adding that the visual helps with the 0-10 foot setbacks.

Ms. Eddins introduced the third UZAB Maximum Setbacks slide, clarifying that only 50% of the façade, or new façade has to meet the maximum setback. The Committee members again voiced their approval of the concept and diagram.

Ms. Eddins introduced the UZAB Setbacks Exceptions slide. Mr. Miller said that there may be an exception to allow a larger setback, Ms. Eddins responded that she will do some research on this. Ms. Maclean stated that some exceptions allowed elsewhere in code might not be

Auke Bay Implementation Committee
DRAFT Minutes
August 14, 2018
Page 6 of 8

desirable in the Auke Bay area listing parking, parking decks, and fuel storage as a few examples.

Ms. Eddins introduced the UZAB Setback and Landscape Buffers slide, again stating that this idea was borrowed from Portland's code. Mr. Miller requested that another height of building wall row be added for 46-65 feet and have the corresponding setback be 20 feet. Mr. Voelckers asked if the distinction of height of a building versus height of a wall is preferred. Mr. Dye suggested that wall makes sense, some discussion ensued over building height versus wall height and if that would make a difference to neighbors, it ended with a tacit agreement that building wall would be a fine qualifier. Mr. Dye stated that the landscaping option is too subjective and should be removed. Ms. McKibben pointed out that landscaping and vegetative cover are not the same, but currently there is no definition or provisions for landscaping outside of the parking section of code, noting that hardscaping can also be considered landscaping. Mr. Voelckers voiced his support of removing the landscaping options.

Mr. Voelckers suggested that the Title 49 Committee put adding a definition of landscaping to on their priority list.

Ms. Eddins asked for confirmation that a 0 foot setback is acceptable with a 15 foot wall, as described on the slide. The Commissioners agreed that it did. Ms. Mclean asked if the height was for the principle building or any building on the property. Mr. Dye suggested that this would be for the closest wall, not necessarily the whole building or other buildings. Mr. Miller noted that it is difficult to build a 0 foot lot line building unless you have an easement with the neighboring property, stating that it is incrementally easier to build the further from the lot line your building is.

Ms. Eddins introduced the UZAB Vegetative Cover slide. Committee members stated that the percentage is too high; the group voiced its agreement to 10%. Mr. Miller stated his preference that planters and vegetation on decks should be considered in the total coverage, Mr. Dye suggested permeable asphalt. Mr. Voelckers stated that what will drive this is the carrot cake approach, or lucrative density bonuses.

Ms. Eddins introduced the UZAB Parking Reduction Example slide explaining that the slide uses low numbers for the cost of a parking space, but still shows ample savings for developers with parking reductions available for up to 60% of the requirement through a base reduction for the area, and bonus reductions; she added that further reductions could be obtained with a waiver. Ms. Maclean noted that this proposal might create friction with downtown business owners who are not allowed to apply for a parking waiver because of the reductions already allowed. She suggested that the Committee consider the possibility of more reductions through bonuses and not using waivers. Mr. Dye suggested an automatic reduction of 20%, stating that 60% might not be high enough. He asked about downtown parking and the Marine View building in particular, and asked if the area could do a fee-in-lieu instead of a waiver. Mr. Voelckers stated his preference that there be no automatic parking reduction but that parking reductions be deeply incentivized. Mr. Hickok cautioned that some parking needs to be created for the area as there is no large parking spot other than the harbor. Mr. Voelckers suggested that covered

Auke Bay Implementation Committee
DRAFT Minutes
August 14, 2018
Page 7 of 8

bus stops should not receive such a high bonus as there aren't that many needed. He stated his preference to drive canopies or the creation of a right-of-way, he added that the street grid is of paramount importance, but only in the Auke Bay area, so this incentive should remain in the overlay district.

Mr. Dye suggested that all of the bonuses live in the overlay and be granted with a CU permit, stating that this will allow simple development to happen simply and more complex development has a chance to be reviewed by the public. Ms. Eddins asked for confirmation that the Committee wants no automatic parking reduction, parking reduction incentives in the overlay district and lower emphasis on covered bus stops. Committee members voiced their agreement. Mr. Voelckers suggested additional priorities of incentivizing a street grid and defining frontage. Mr. Dye suggested that there be an easy way for developers to understand incentives such as a relational grid. Mr. Miller voiced his agreement with the 40% reduction for new or expanded parking lots located in the rear or street side (see Draft Ordinance, page 5), and with 10% reduction for installation of pedestrian path or sidewalk. He stated his opinion that a bike rack should only receive 5% reduction at most, and that bike racks must be able to accommodate a specified number of bikes per parking space reduced. He asked that the covered bus stop item be removed, and stated his agreement with the 10% reduction for screening and that the cap on reduced parking be at 70%. The Committee expressed agreement with Mr. Miller's statements above. Mr. Dye suggested an additional reduction for compact parking spaces with chargers for electric vehicles, which was met with approving nods.

Ms. Eddins introduced the *For the next meeting* slides, specifically the one with the image, she outlined that the City is exploring options to get a platted right-of-way in the area so that there are two access routes to the large lot behind the current development in order to open the land up to future major development.

Mr. Voelckers pointed out that there were public comments included in the packet about similar changes in other communities. He wanted to acknowledge the Committees receipt of these comments and thank the member of the public for submitting them. He stated he thought the content was interesting and that the area has some of the elements described in the materials, but not all of them. Also pointing out that the Committee is doing a lot of the pieces that were recommended. He acknowledged that the Auke Bay area is an important area and the Committee is trying to create density and smart design criteria like those listed in these examples. Thank you.

Mr. Dye stated that in the next meeting the Committee is hoping to see a base zoning district and an overlay with bonuses. He asked when the Committee could expect the next draft and what the schedule would look like moving forward. Ms. Eddins stated that staff would bring to the next meeting the suggested changes, bonuses in the overlay section, and visual aids for guiding dimensional standards. Mr. Voelckers stated his preference to continue looking at the land that is behind Squire's Rest for the examples. Ms. McKibben stated that the draft will probably need one or two more meetings before it is sent to the Law Department. Mr. Dye agreed both with Mr. Voelckers and Ms. McKibben, that the focus of the area should remain

Auke Bay Implementation Committee

DRAFT Minutes

August 14, 2018

Page 8 of 8

the same place, and that a few more meetings will be needed before an ordinance is drafted by the Law Department.

The next meeting will be held on September 11, 2018 at 5:00 PM in Assembly Chambers.

V. Committee Member Comments and Questions

Mr. Miller asked if there was any further direction from the Assembly on a Comprehensive Plan update. Ms. Maclean stated that the update won't happen this year, department staff are busy with some very large projects that prohibit taking on more large priorities.

VI. Adjournment

The meeting was adjourned at 7:00 pm



(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

Date: September 4, 2018

To: Auke Bay Implementation Ad Hoc Committee

From: Allison Eddins, Community Development

Subject: Zoning Regulations, Overlay Regulations, and Incentives

The Auke Bay Implementation Ad Hoc Committee formed in January 2018 with the mission of implementing the Auke Bay Area Plan (ABAP). At the June 28th meeting, the Committee decided to remove waterfront property from the rezoning boundary; what is currently zoned Waterfront Commercial (WC) will remain WC. At the August 9th meeting, the Committee reviewed the draft zoning and overlay regulations and decided that the bonus provisions should be removed from the zoning regulations and placed in the overlay district regulations. The Committee also proposed changes to the draft zoning regulations. Those changes, listed below, have been made and will be discussed at the September 11th meeting.

Summary of Zoning and Overlay Regulation Changes

- The zoning district will be called Community Mixed-Use (CMU):
- Maximum density will be 18 units per acre:
- A maximum density of up to 50 units per acre can be achieved through the overlay bonuses:
- The Committee asked if a maximum height limit on accessory structures was necessary. The definition of an accessory structure includes free standing signs and parking structures. Both of these will be common in a CMU zoning district and should have a height limit that is less than a primary structure. *Staff recommends that the height limit on accessory structures remain:*
- The Committee asked if the number of primary buildings per lot should be restricted. *Staff can find no benefit to a restriction of this kind and recommends against it.*
- The maximum setback along arterial streets will remain 10'. For property lines abutting a local street the maximum setback is 20'.
- The landscaped buffer requirements for commercial buildings that abut a residential zone have been removed.
- The vegetative cover requirement for all lots has been reduced from 20% to 10%.
- The Committee requested that the automatic parking reduction for the CMU zoning district be increased from 10% to 20%.
- All bonus provisions are now located in the overlay district standards.

Auke Bay Implementation Ad Hoc Committee

June 4, 2018

Page 2 of 2

- Incentives should focus on mixed use buildings, building façade features, parking in the rear, creation of a gridded street system, double frontage lots, EV charging stations, landscaping, and pedestrian connections.

The Committee requested that all bonus provisions be removed from the base zoning district and instead be placed in the Auke Bay Overlay District. In order to make the Overlay District regulations more palatable compliance should be incentivized with bonuses. Based on preliminary research conducted by staff, there is no clear best practice for incentive zoning; every community creates regulations that meet their specific needs. The Auke Bay Overlay District will provide bonuses such as increases to density and height and reductions in parking requirements.

Draft Language: Community Mixed Use zoning district
Auke Bay Subcommittee
September 5, 2018

Purpose

The purpose the Community Mixed Use (CMU) 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:

- a. Promote the integration of small scale commercial uses within walking distance of medium to high density residential neighborhoods.
- b. Provide flexible regulations regarding setback and parking requirements to promote cohesive neighborhoods.
- c. Encourage the creation of a semi-compact village like setting comprised mostly of mixed-use buildings.

Definition

The CMU is intended to blend medium density residential with a mixture of retail/ commercial, institutional and entertainment uses, where all of these uses are physically and functionally integrated.

Boundary



Draft Language: Community Mixed Use zoning district
 Auke Bay Subcommittee
 September 5, 2018

28 Density

Zoning District	Maximum Dwelling Units/Acre
D15	15 units per acre
LC	30 units per acre
GC	50 units per acre
WC	18 units per acre
CMU	18 units per acre (Up to 50 units per acre in the Overlay District*)

29

30 Table of Dimensional Standards

Zoning Regulations	D15	LC	GC	WC	CMU
Minimum lot size	5,000	2,000	2,000	2,000	2/6,000
Minimum lot width	50'	20'	20'	20'	30'/40'/50'
Minimum lot depth	80'	80'	60'	60'	No minimum
Maximum lot coverage	50%	None	None	None	None
Permissible Use Max. Height	35'	45'	55'	35'	45'
Accessory Use Max. Height	25'	35'	45'	35'	35'
Max. square footage of one story building					5,000

31

32 Setbacks

33 The required building setback promotes a streetscape that is consistent with the desired character of
 34 the Auke Bay Center area. The setbacks promote buildings close to the sidewalk to reinforce a
 35 pedestrian orientation and built-up streetscape. The setback requirements for areas that abut
 36 residential zones promote commercial development that will maintain light, air, and potential for
 37 maintaining privacy and views.

38

39

40

Draft Language: Community Mixed Use zoning district
Auke Bay Subcommittee
September 5, 2018

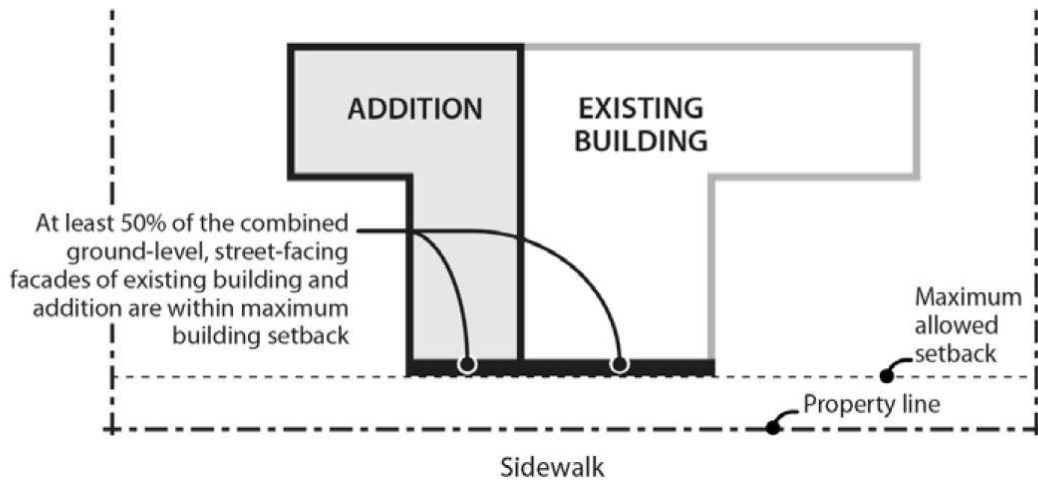
Zoning Regulations	D15	LC	GC	WC	CMU
Front	20'	25'	10'	10'	0-10' max.
Street Side	13'	17'	10'	10'	0-10' max.
Side	5'	10'	10'	10'	0'
Rear	15'	10'	10'	10'	0'

41

42 **Setback along arterials versus local road:** Where a property line abuts a major or minor arterial or
43 collector road the maximum setback is 10'. Where a property line abuts a local road the maximum
44 setback is 20'.

45 **Maximum Building Setback for Front and Street Side Lot Lines:** The maximum building setback is 10
46 feet from the front and street side lot line for lots abutting an arterial or collector road, or 20 feet from
47 the front and street side lot line for lots abutting a local road. At least 50% of the length of the ground
48 level street-facing façade of buildings must be within 10 feet or 20 feet of the front lot line.

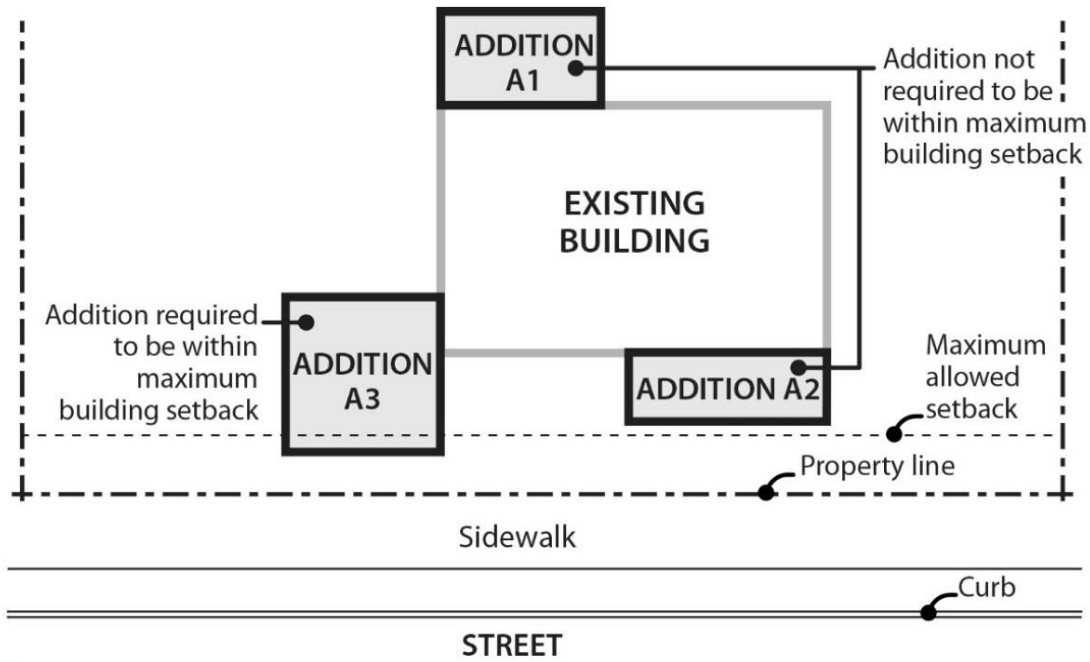
Alteration to Existing Building in Conformance with Maximum Setback Standard



49

50

Alterations to Existing Building



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 – 30 ft.	8 ft. setback	8 ft. setback
31-45 ft.	10 ft. setback	10 ft. setback

Vegetative Cover

Zoning District	Percentage of lot in vegetation
D10, D15 & D18	30%
LC	15%
GC	10%
WC	10%
CMU	10%

Draft Language: Community Mixed Use zoning district
 Auke Bay Subcommittee
 September 5, 2018

59 **Parking**

60 All uses within the CMU zoning district will receive a 20% reduction in the number of required parking
 61 spaces in CBJ 49.40.210.

62 **Auke Bay Overlay District**

63 The purpose of the Auke Bay Overlay District is to create a mixed-use neighborhood with buildings
 64 addressing a “complete street” pedestrian environment with development incentives and design
 65 standards that promote the creation of a lively, village-like setting. Density and height bonuses and
 66 parking reductions may be granted through a conditional use permit approved by the Planning
 67 Commission.

68 **Density Bonus**

69 The density bonus section is intended to promote mixed-use buildings that combine medium to high
 70 density residential with compatible commercial uses on a single site or within a single building. The
 71 purpose is to incentivize a high enough density to support ground floor commercial uses.

Residential Use % of total floor area	Commercial Use % of total floor area	Density per acre
100%	0%	Underlying zoning district maximum density (18 units)
99 to 90%	1 to 10%	20 units per acre
89 to 80%	11 to 20%	26 units per acre
79 to 70%	21 to 30%	36 units per acre

73 **Lot Coverage**

74 Lots that have a one story building(s) or a single use have maximum lot coverage of 50%.

75 **Height Bonus**

76 i) Below-grade parking. One story of additional height is allowed where at least 50% of the required
 77 parking spaces for the development are in a covered below-grade parking facility. Two stories of
 78 additional height is allowed where 100% of the required parking spaces for the development are in a
 79 covered below-grade parking facility.

80 One additional story of height is allowed when a development achieves 20 points.

81 **a) Building Design Standards – 10 points**

82 1) Street-facing building facades

83 A. Window and building entrances must comprise at least 25% of the ground
 84 floor wall area for all non-residential uses. If there is more than one street

frontage or building on the site, the street-facing wall areas may be combined for the purpose of this calculation.

B. Street facing façade windows shall be no more than four feet above finished grade.

2) Ground level Primary Entrance —Create an identifiable entryway through architectural features, such as a change in plane, differentiation in material and color or enhanced lighting. The primary entrance shall be directly accessible form the public right of way.

3) Canopies – Canopies may be installed above public rights of way. For lots that abut two rights of way, canopies must be installed on both right of way -facing facades. CBJ 49.15 Article VIII applies to all canopies or awnings in the Auke Bay Overlay District.

b) Site Features – 10 points

a) Pedestrian walkways – a minimum of five feet wide; is separated from the parking area or right of way with landscaping; consists of a surface material other than dirt or gravel; may be shared with other primary uses located on the same lot; should connect to a pedestrian path on a neighboring lot when possible.

b) Seating/Decking – consist of at least one table and seat at least four people; secured to the ground or building; be provided during the summer months, at minimum.

c) Landscaping – All areas disturbed by grading that are not built upon or paved for parking or pedestrian walkway shall contain sod, be seeded, or defined as a landscape planting.

d) Public Art – The art shall be valued at not less than ¼ of 1% of the total project cost and shall be visible from the nearest public right of way.

c) Screening - 10 points

The purpose of this section is to preserve and enhance the aesthetic values of the Auke Bay neighborhood by minimizing views of specific activities or specific parts of property or structures from streets, pedestrian ways, abutting properties and mapped view sheds.

The following structures, when located within 20 feet of a property line, right of way or pedestrian path shall be screened or otherwise hidden from abutting streets, pubic pedestrian pathways, and mapped view sheds in the Auke Bay Area Plan, on all commercial and multi-family properties.

- a) Above ground parking areas
- b) Unenclosed recycle and trash receptacles
- c) Above ground oil, gas, water or wood pellet storage containers
- d) Freestanding utility, mechanical and electrical boxes

Draft Language: Community Mixed Use zoning district
Auke Bay Subcommittee
September 5, 2018

117 Screening shall consist of at least one of the following:

- 118 a) landscaping
- 119 b) sight obscuring fence or wall
- 120 c) murals
- 121 d) other methods that meet the purpose of this subsection, as determined by the Director

122 **Parking and Circulation**

123 Parking lot standards. Where buildings face the water, parking shall be along the right of way unless
124 approved by the Director.

125 Common shared parking facilities are encouraged. Required parking may be accommodated on off-site,
126 shared parking facilities, provided they are within 500 feet of the buildings where the uses served are
127 located. If the shared parking is located on land that is not owned by the parking application or building
128 owner, a parking easement is required.

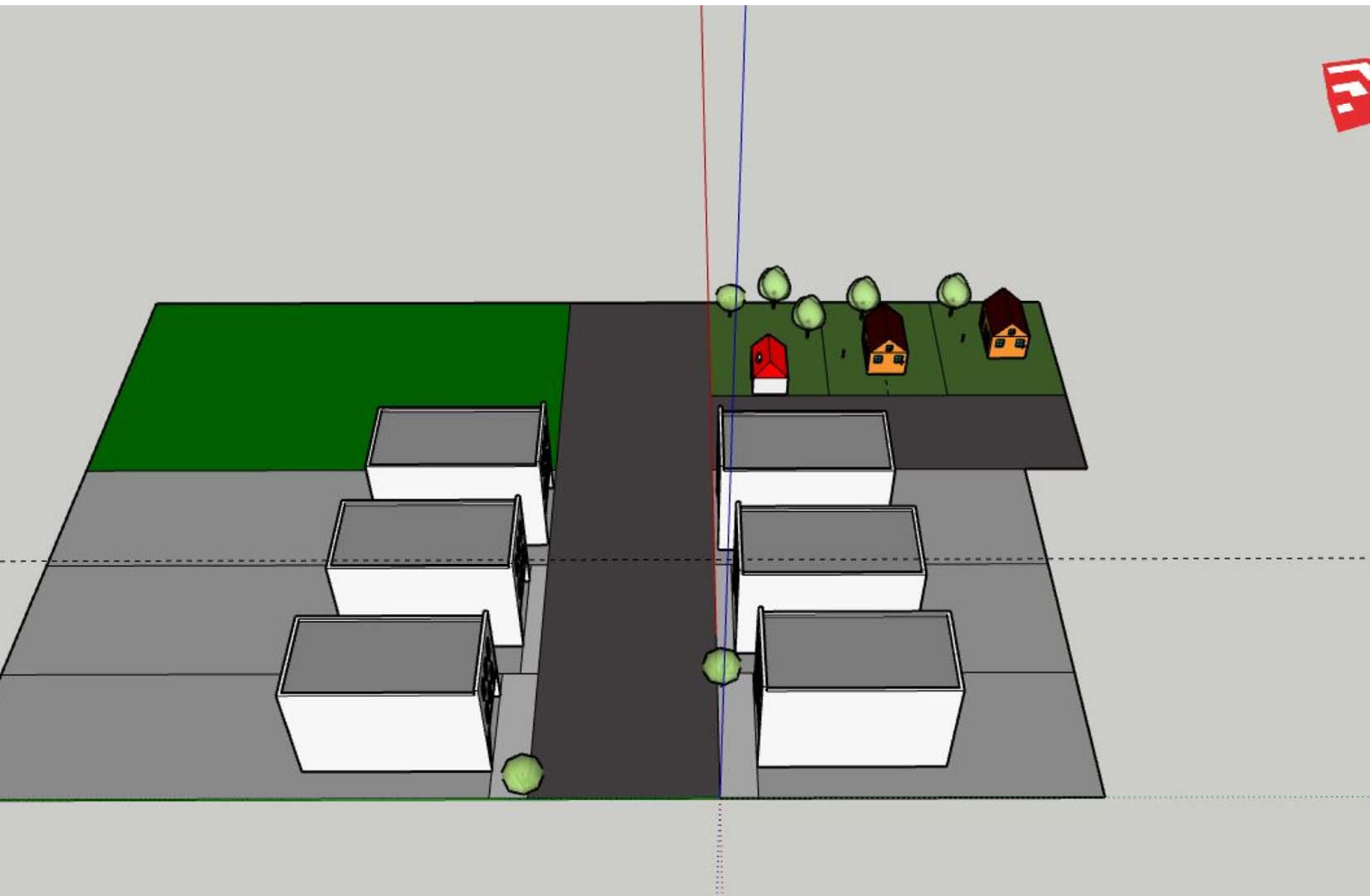
Site Feature	Parking Reduction on top of 20% reduction
New or expanded parking lots located in the rear, street side or below grade	40%
Installation of a new pedestrian path or sidewalk or connection to an existing path or sidewalk	10%
Installation of a bike rack with a minimum capacity for four bikes	5%
Screening the parking area with live vegetation or site obscuring fence	10%
Electric Vehicle (EV) Charging Stations	10% for each station

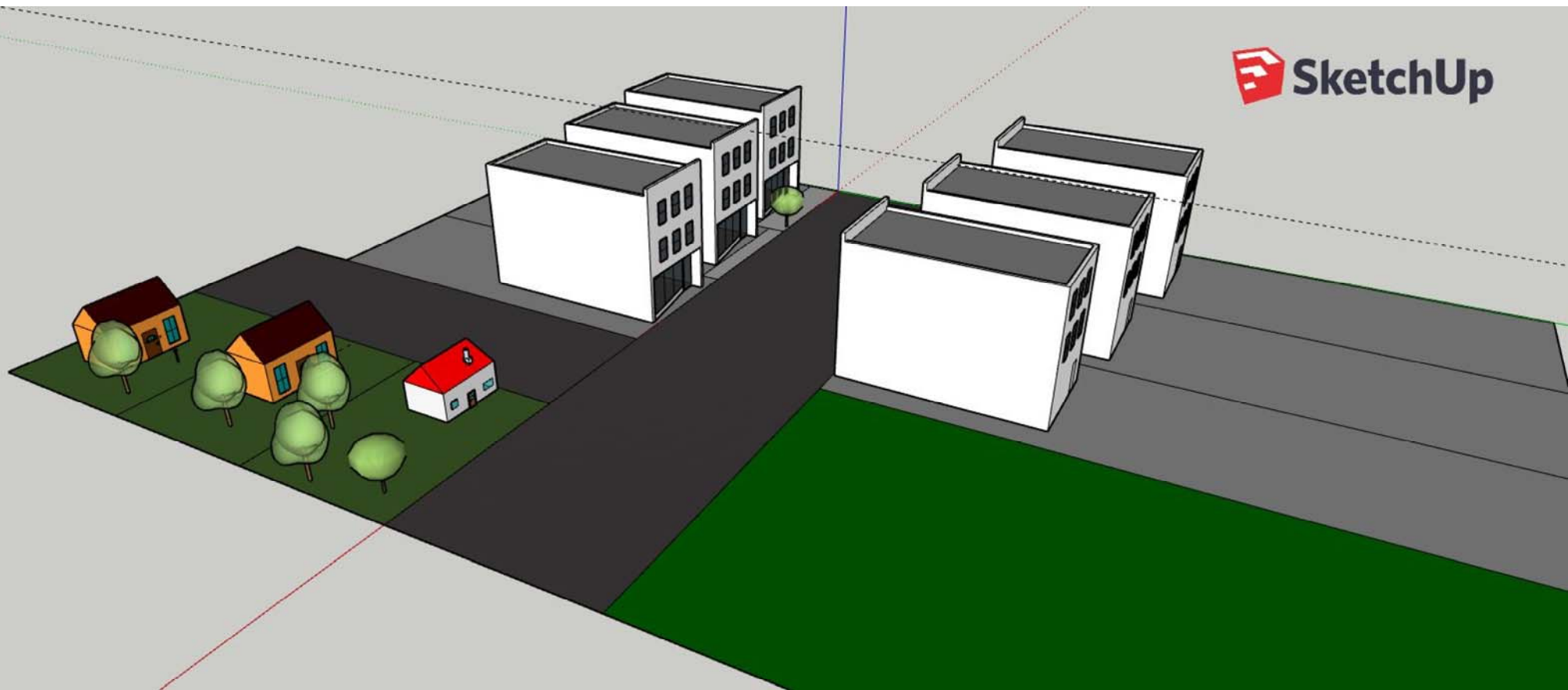
129

130 The maximum reduction is 70%.

131 Fee in Lieu as currently written is not an option for all lots in Auke Bay. See memo for details.

132





Upland Zoning for Auke Bay – Draft Regulations

**Auke Bay Ad Hoc Committee
September 11, 2018**

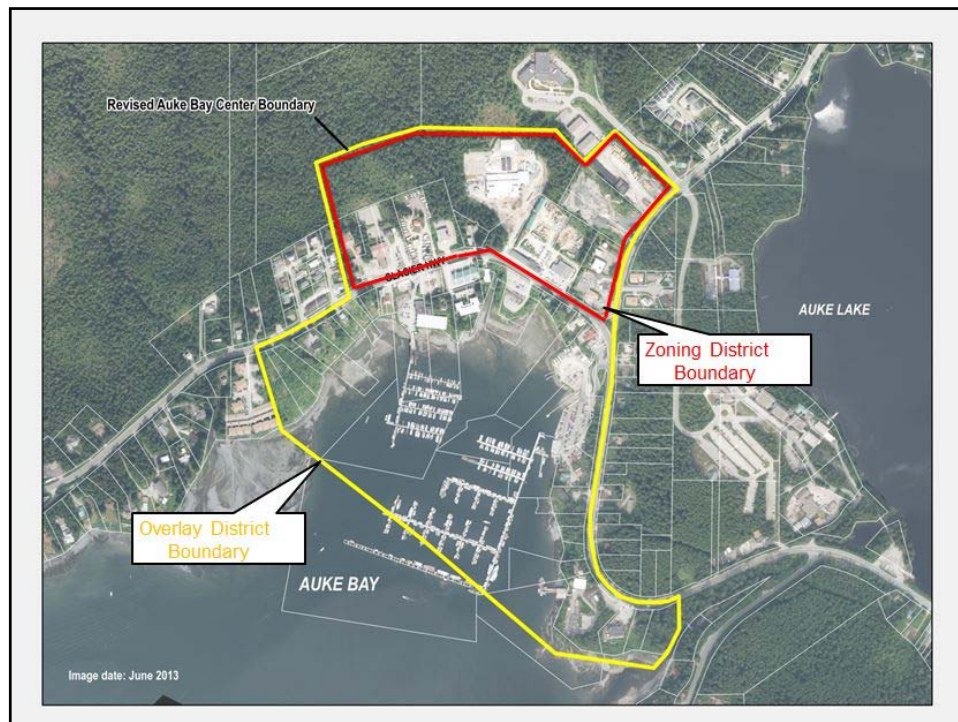


Recap August 14th Meeting

The following decisions were made:

- The zoning district will be called Community Mixed Use (CMU)
- Maximum density will be 18 units per acre; 50 units per acre can be achieved through overlay district bonuses
- All bonus provisions are now located in the overlay district standards.
- Incentives should focus on mixed use buildings, creation of a street grid, double frontage lots, building façade features, parking in the rear, EV charging stations, pedestrian connections and landscaping.





Questions from August 14th

- *Is a maximum height limit on accessory structures necessary?* – Staff recommends that a height limit on accessory structures remain.
- *Should the number of primary buildings/uses per lot be restricted?* – Staff recommends that the number of primary buildings/uses per lot not be restricted.

Draft Zoning Regulations: Purpose Statement

The purpose the *Uplands Zoning for Auke Bay (UZAB)* 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.



Draft Zoning Regulations: Purpose Statement

More specifically, the purpose of the new district is as follows:

- Promote the integration of **small scale commercial** uses within walking distance of medium to high-density residential neighborhoods.
- Provide **flexible regulations** regarding setback and parking requirements.
- **Encourage** the creation of a semi-compact village like setting comprised mostly of **mixed-use buildings**.



Draft Zoning Regulations: CMU Definition

The CMU is intended to blend medium density residential with a mixture of retail/ commercial, institutional and entertainment uses, where all of these uses are physically and functionally integrated.



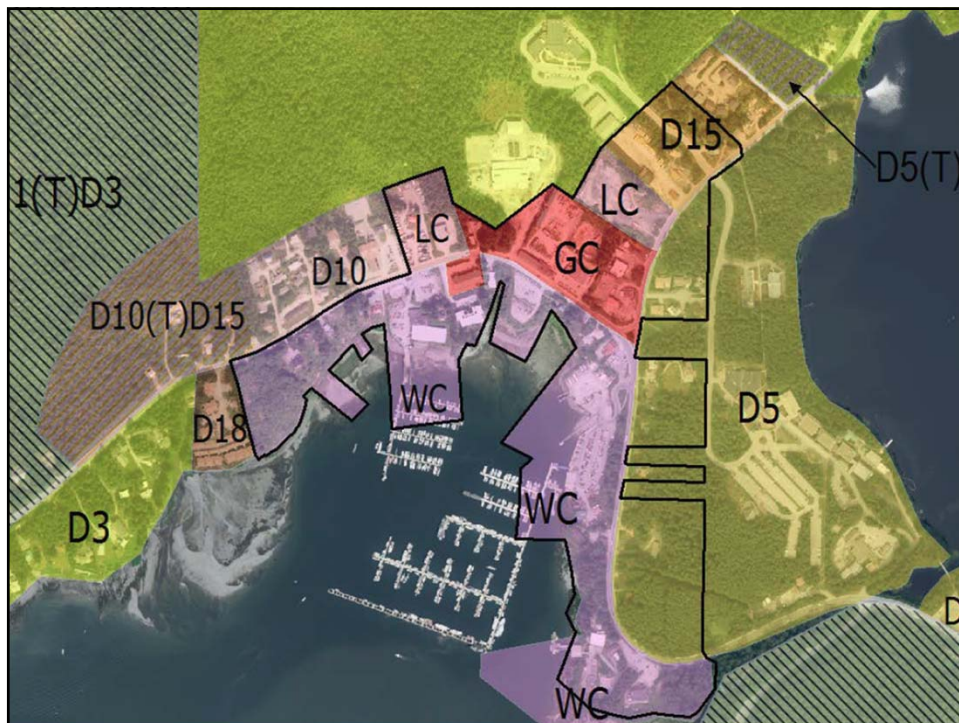
Draft CMU and Overlay Regs.

Community Mixed Use	Overlay District
Density	Density Bonus for mixed use development
Dimensional Standards	Single use/single story lot coverage penalty
Setbacks	Height Bonus for building design standards, site features, screening
Vegetative Cover	Parking reductions for screening, site features
Parking	
Uses (today or next meeting)	



Sketch Up

- Using Sketch-Up or a map, staff and the sub-committee can work through the dimensional standards.



Parking Reduction Example

A new 3 story building

- 1st Floor – 2 retail spaces @ 1,200 sf. each; 1 restaurant space @ 2,800 sf.
- 2nd Floor – 5 one bedroom apartments
- 3rd Floor – 3 two bedroom apartments

Without any parking reduction - 35 spaces (2 ADA)

With a 60% reduction – 17 spaces (1ADA)

- With the 10% automatic reduction – 31.5 spaces (10% of 35 is 3.5; $35 - 3.5 = 31.5$)
- With the 40% location reduction – 18.9 spaces (40% of 31.5 is 12.6; $31.5 - 12.6 = 18.9$)
- With the 10% screening reduction – 17 spaces (10% of 18.9 is 1.89; $18.9 - 1.89 = 17.01$)

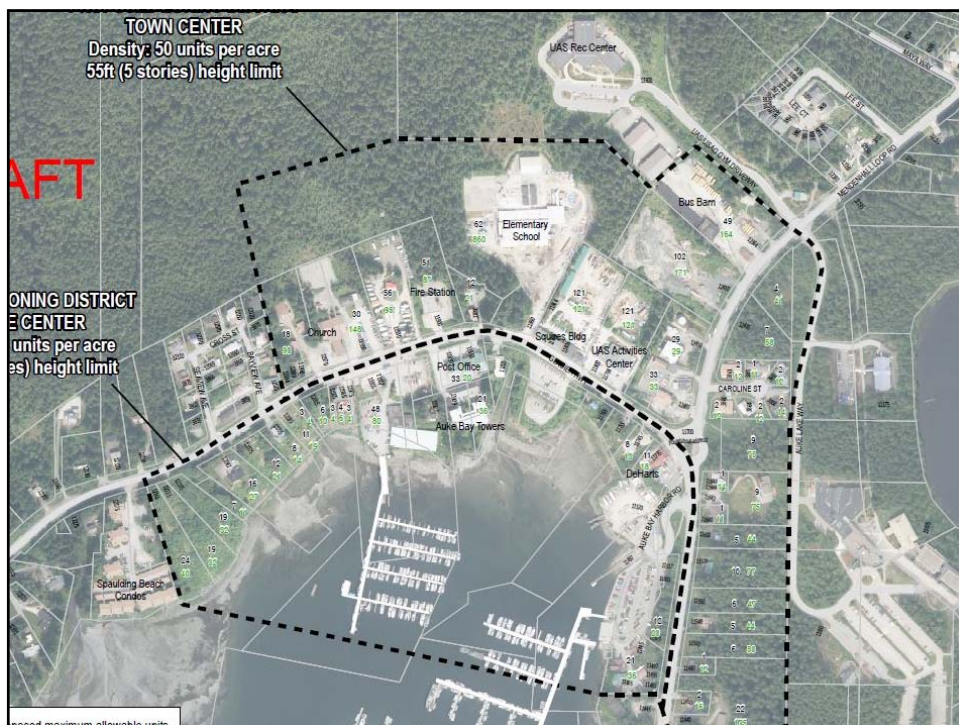
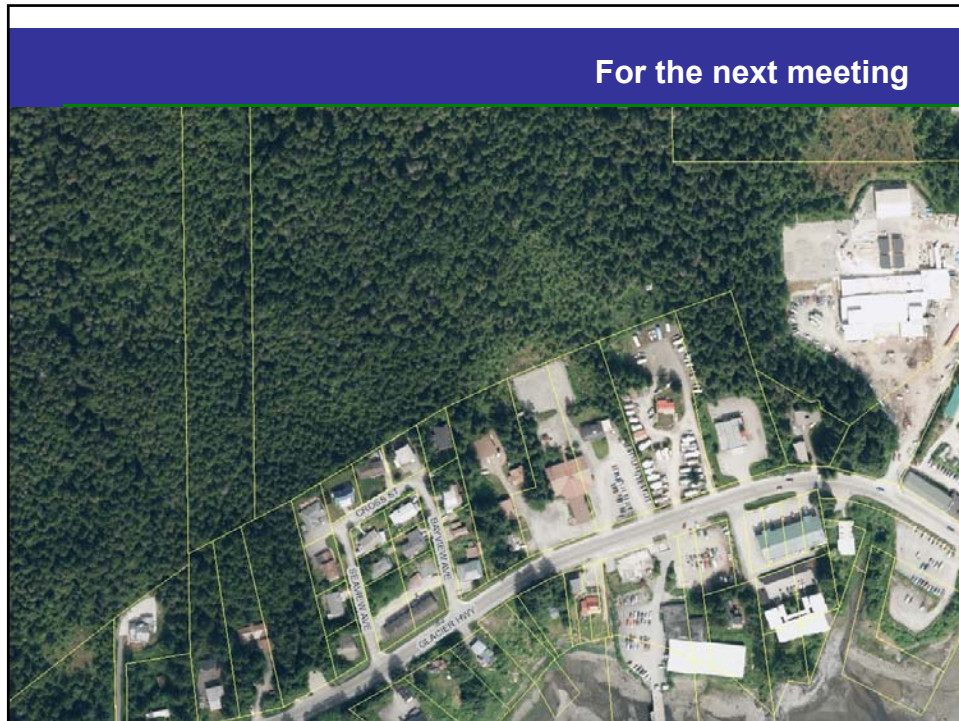
If the initial cost to construct each space is \$5,000, the construction cost for the entire lot:

- 35 spaces = \$175,0000
- 17 spaces = \$85,000




Any Questions?






Small Scale Retail /Commercial

What does 5,000square foot footprint look like?




4,800 sq. ft.

3,200 sq. ft.



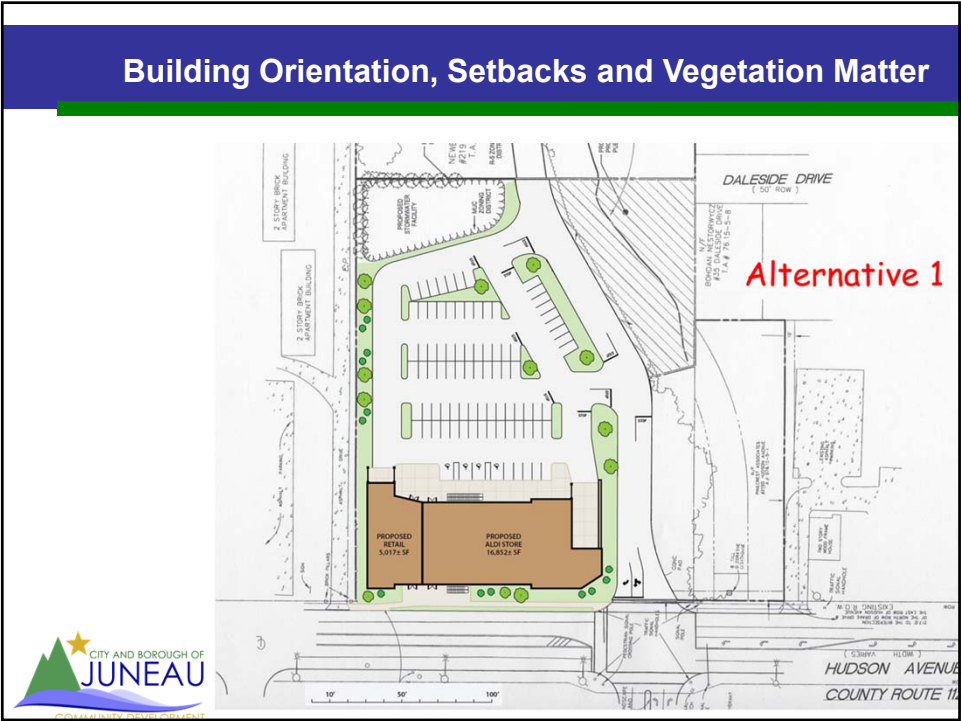
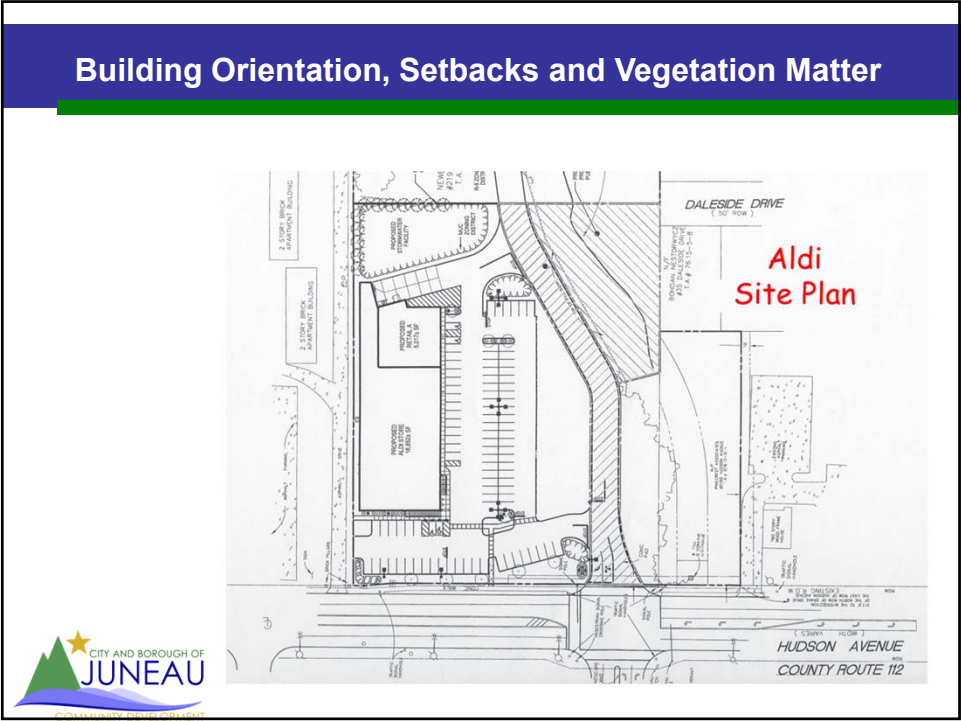
Small Scale Retail /Commercial

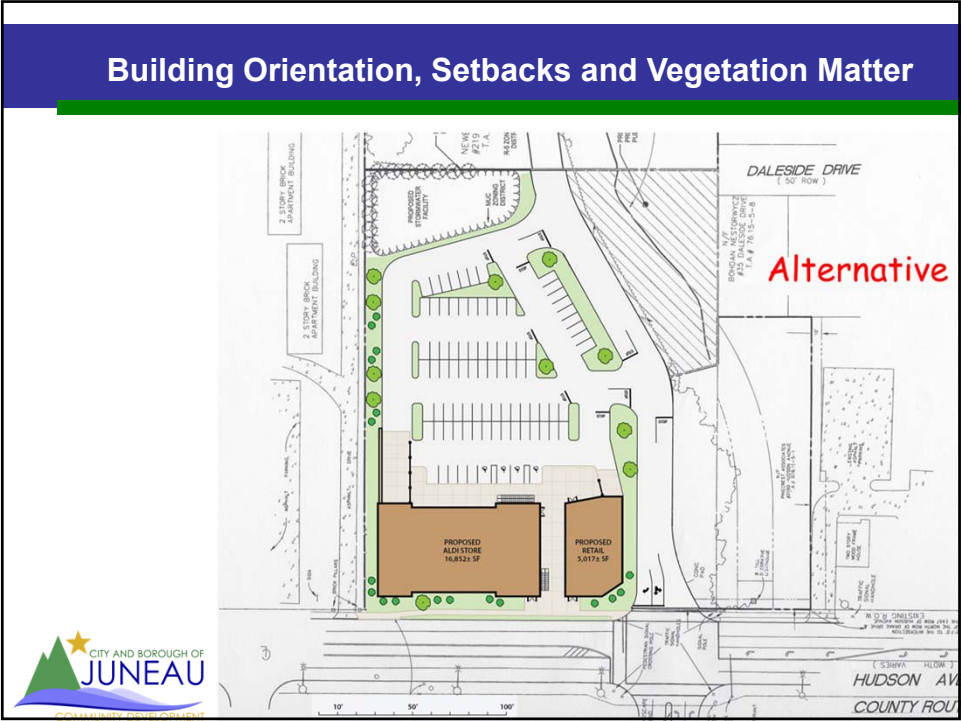
What does 10,000square foot footprint look like?

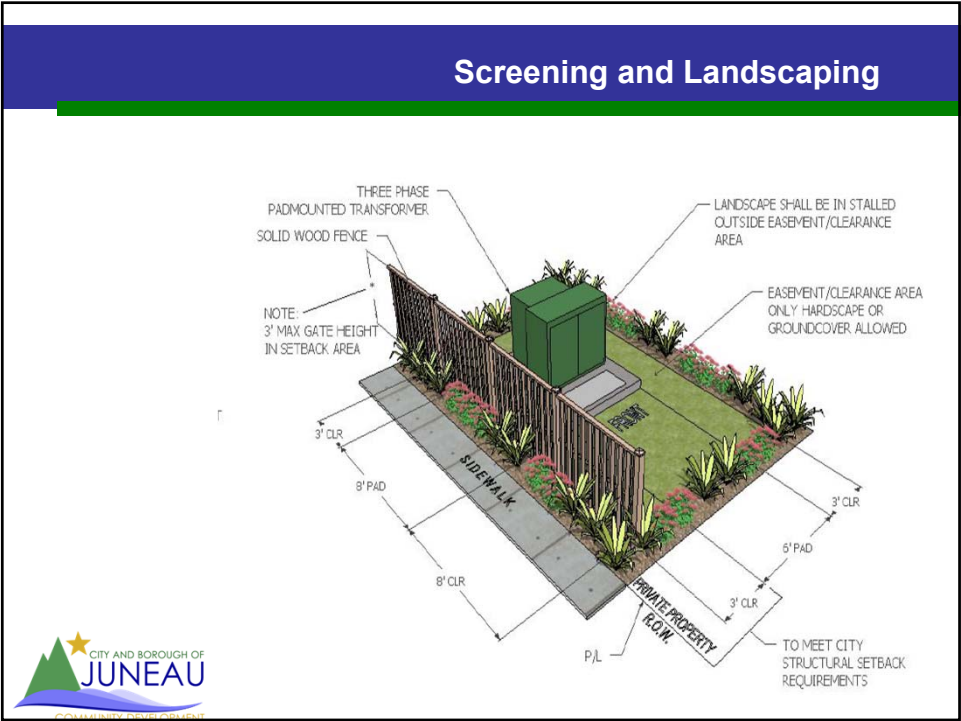
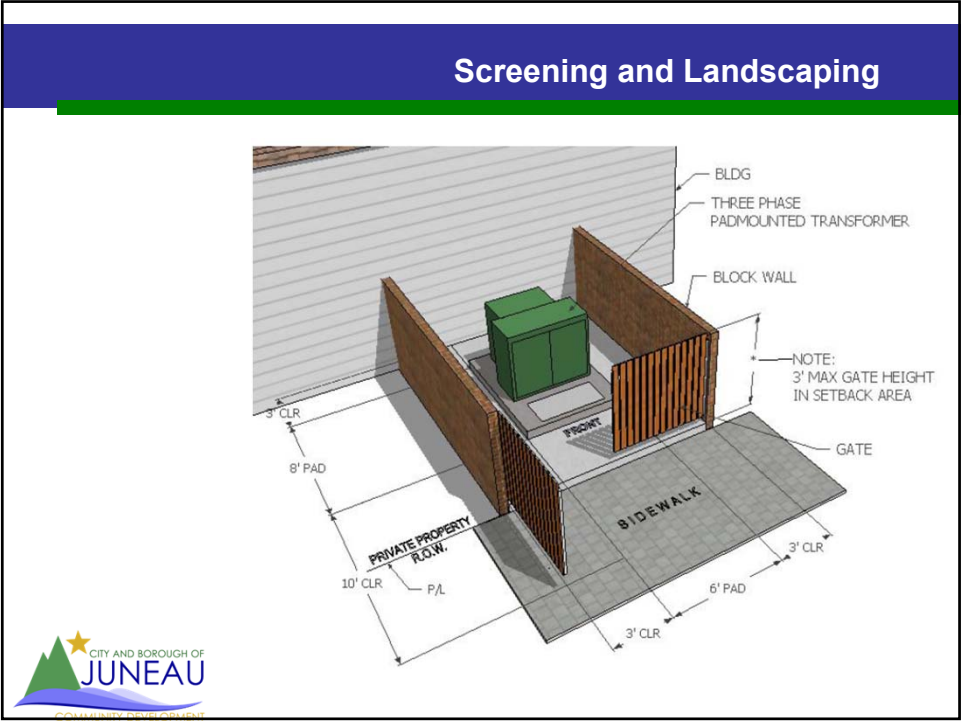


GLACIER









Any Questions?

