

Agenda

Planning Commission - Ad Hoc Committee City and Borough of Juneau

July 11, 2019

Auke Bay Implementation Committee - UAS Rec Center
12:00 PM

- I. **ROLL CALL**
- II. **APPROVAL OF AGENDA**
- III. **APPROVAL OF MINUTES**
 - A. Draft Minutes, Auke Bay Implementation Committee, April 17, 2019
 - B. Draft Minutes, Auke Bay Implementation Committee, June 27, 2019
- IV. **AGENDA TOPICS**
 - A. Prioritizing Public Benefits
 - B. Evaluating Bonus Points
- V. **COMMITTEE MEMBER COMMENTS AND QUESTIONS**
- VI. **ADJOURNMENT**

Planning Commission
Auke Bay Implementation Ad Hoc Committee

Wednesday, April 17, 2019, 6:00 PM
UAS Rec Center, Room 116

Call to order 6:07 pm.

I. Roll Call

Planning Commission:

Paul Voelckers (Chair)
Dan Hickok
Nathaniel Dye
Shannon Crossley

Staff:

Jill Maclean, Director, CDD
Allison Eddins, Planner II, CDD
Chelsea Wallace, Administrative Assistant, CDD

II. Approval of Agenda

Hearing no objection the agenda was approved. Hickok motion - approved

III. Approval of Minutes

A. December 20, 2018 Draft Minutes

MOTION: by Mr. Hickok to approve the minutes, subject to minor edits.

The motion passed with no objection.

IV. Agenda Topics

I. Public concerns on proposed density increases and ways to address it

Ms. Eddins began with welcoming the Committee and thanking the members of the public that were in attendance. She stated that this meeting is for the Committee to hash things out and talk about the progress of the Auke Bay Area Plan, but public comment would not be taken during the meeting. The Auke Bay Area Plan has been progressing for some time now and, originally, CDD staff were just having the AdHoc meetings, used as work sessions, for the Committee to work on the project, but there was a lot of interest from the public, and people wanting to comment, so CDD staff began hosting neighborhood meetings to allow the public to ask their questions and give their input on the different topics. This meeting was held as a work session for the Committee to be updated on previous neighborhood meetings and decide how to move forward.

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Ms. Eddins gave a brief recap about what was discussed at the recent neighborhood meetings. She felt it would be good to use this meeting time to discuss what has been heard regarding the proposed density and height restrictions within the Auke Bay Area Plan. Ms. Eddins presented some slides from a PowerPoint presentation, showing some information from the previous meetings, the Comprehensive Plan, what it allows, the Auke Bay background, and what things could look like moving forward. She spoke on the bonus points that builders can earn when developing within the Auke Bay area and how the public felt regarding the *potential* development these bonus points could have. Ms. Eddins discussed the proposed density increases and told the committee of some concerns the public has with these increases. There wasn't much comment from the public about commercial zoning changes. There have been many concerns expressed about the areas currently zoned D3, D10 and D15 increasing up to D30 or D50, along with the increases proposed in the school zone. Members of the public felt these proposed increases were too high and were not in support of them. Ms. Eddins had not seen much concern with the proposal of Mixed Use, more-so people have been expressing concerns about the potential for the increased density close to their neighborhood. Ms. Eddins said there has been some discussion about changing the zones to a lower density, but unfortunately that wouldn't be feasible with the set regulations. The Committee and CDD staff have been trying to keep things simple, trying to avoid proposing two new zoning districts, but they are seeing that two new zoning districts may be necessary.

Mr. Dye asked for clarification with the potential of having two new zoning districts, asking if they were to add two new districts, along with the proposed overlay district, would that actually give three new zoning districts? Mr. Dye also asked if there had been any consideration from CBJ on what they would like their lot zoned.

Ms. Eddins replied that CBJ Lands and Resources Department would like to the entirety of the CBJ-owned lot up-zoned.

Mr. Dye asked if there had been a transition zone proposed for that.

Ms. Eddins stated there had not been a transition zone proposed.

Mr. Dye asked for information on when a transition zone would be appropriate.

Ms. Eddins stated that transition zones are typically used when there are water and sewer expansion planned in the area.

Ms. Maclean noted that someone within CBJ would have to take up the information, create a case, and go through the work process for it to become a transition zone.

Mr. Dye stated that he was under the impression that the mechanisms for transition zones were simpler than that.

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Ms. Maclean replied that it would have to go through the process to be official.

Ms. Eddins stated that there are always ways to make things happen and the different options and aspects need to be looked at and considered. She heard at least one member of the public speak in support of the density increases, but they had hoped that the zone could be pushed higher up the hill. Unfortunately, the problem with that is in regards to utilities and trying to pump water and everything up to developments.

Ms. Maclean stated that she had also spoke with the CBJ Lands and Resources Department, after hearing concerns from the community, and they know that above the back of the lots that are zoned D10 and Light Commercial (LC) is all wetlands and habitat area. So, another compromise could be that there is quite a large buffer that becomes protected and then development could be continued with more of the Mixed Use, or something else. This is just a suggestion, but it could provide a nice buffer and green space.

Mr. Dye asked if there was a density limit in Mixed Use zones.

Ms. Eddins replied that Mixed Use 2 has a maximum density of 80 units per acre, but Mixed Use has no density limit.

Mr. Dye stated that he had not noticed that before and thought that it was a big jump.

Ms. Eddins stated that there currently isn't a very good transition, so one would have to be created.

Mr. Dye replied that even though it seems like a big jump, the steps do make sense. He thought there should be more consideration for moving the boundary, rather than changing how those zones act as buffers. He noted that there is still a delineation between D10 and D30.

Ms. Eddins felt that the public has been showing some reservations in regards to the jump in the density bonuses. Jumping from a D10 zone to a D50 zone seems like a lot, to some people.

Mr. Dye said the Committee tried to address some of those concerns in the setbacks regulations and they tried to build in ways to get those extra bonuses via the setbacks to create the buffers and alleviate the density concerns and having people build right up to the property lines.

Ms. Eddins replied that they haven't talked about the setbacks too extensively yet, but the public has seen the draft plans. With this being Ms. Crossley's first meeting with this committee, Ms. Eddins took a moment to briefly explain some of the requirements needed in order to earn the bonuses (landscaping and setbacks), but the Committee had also previously decided against the landscaping requirements, due to the struggles of working with the current landscape features in the Auke Bay area.

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Mr. Dye thought it was good to discuss those aspects, but possibly at a later time, and focus more on the density aspects at this meeting.

Mr. Voelckers arrived at 6:27pm.

In regards to the concerns with the density increases, Ms. Crossley asked if it was the general population of Auke Bay that had concerns with the proposals, or if it was just the people with properties neighboring the zones that would see increases.

Ms. Eddins replied that it was mostly just the neighboring property owners that were expressing concerns. Some of the people in the Auke Bay community actually have concerns with reducing the density, but not all of them.

Mr. Hickok stated that it seemed that the main concern with increasing density is parking requirements and losing the parking areas. He asked about how the meeting went when parking was the topic being discussed.

Ms. Eddins replied that most concerns expressed were regarding the Department of Transportation's Right-of-Ways and the possibilities of CBJ plotting a Right-of-Way near the Auke Bay Fire Station.

Mr. Hickok asked about the parking situation and if there were concerns.

Ms. Eddins replied that there were not many concerns expressed regarding parking, but they did hear more concerns regarding access and roadways and the ways to get bonus points.

Mr. Hickok asked if there could be a shared parking lot between all the mixed uses.

Ms. Eddins stated that there essentially could be a shared lot, as there could be ways for developers to earn bonus points by providing public parking. The public agreed that requiring each individual use to have their own parking would not work, so having a shared lot would be more feasible.

Mr. Dye asked Ms. Eddins to briefly recap what was discussed up to this point in the meeting, to update Mr. Voelckers.

Ms. Eddins recalled that the greatest concern seen so far is regarding the portion of Auke Bay that is zone D10 and the potential for it to become D50 and the CBJ property up-zoning. The idea of creating two new zoning districts is being toyed with. This would be entirely new, due to the current code not allowing what might be best. One zoning district would encompass D10 and D3 and allow for commercial development at a lesser density. The other district would allow for more commercial and higher density.

Mr. Voelckers stated that he recalled some ideas about potentially creating different zones.

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Mr. Dye expressed that it sounded like this goes back to the very beginning. He asked if there was consideration for a 20-unit zone which would then increase to the 30-unit zone and from there up to the 40-unit zone, rather than jumping from D10 straight to D50, as the reality of 50 units per acre may not be realized. The goal is not to create another Downtown Juneau.

Mr. Voelckers felt that this would prevent someone from maximizing their bonuses right to the adjacent property.

Mr. Dye suggested using setbacks and buffers to prevent some of the potential fallout.

Ms. Crossley thought some properties could push the limits to the very max and asked how many properties were big enough to have a 6-story development.

Ms. Maclean replied that there aren't any properties in Auke Bay that could develop a 6-story building, due to the height restrictions set forth. The current and proposed height limits (with bonuses) would restrict a building to five stories.

Ms. Crossley felt that the numbers being proposed might sound scary to some, as they do seem like big increases.

Ms. Eddins said that current development potentials are limited due to access issues. To clarify, Ms. Eddins asked the Committee to confirm that they would like to see a draft of the two zoning options, along with another idea of starting with what we currently have and adding a little more of what could happen.

Mr. Voelckers replied that there could be some liberalness regarding the zoning lines and a possibility could be creating a donut of density where we want it.

Ms. Eddins felt this was right and wanted to get it on paper, but changes could be made.

Mr. Dye suggested that the outer ring could have lower density limits and it might be necessary to go past the current red line that is drawn. The lower density may need to expand, or be raised, and possibly stretched out on other sides.

Ms. Maclean stated that the Committee and CDD have heard that Auke Bay does not want to become another Downtown Juneau, and everyone agrees. The current reality of the General Commercial and Light Commercial zones gives the opportunity to get developers much closer to Downtown than what the proposals would allow. The proposals would actually allow less room for development than the current regulations already allow.

Mr. Dye asked what height and number of units would make sense for everything. He was curious to see if there are some planning numbers and if there is a positive correlation if someone were to do "x" amount of units per acre.

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Ms. Eddins replied that it is a bit more complicated, because you have to look at the minimum lot sizes and asses what can be done on the lot, including how many buildings you can put on the lot and how big they can be. When working on this plan, staff didn't look at large places like Seattle, but looked at smaller, more similar places.

Mr. Dye suggested that the proposals actually look similar to Seattle developments.

Ms. Eddins validated Mr. Dye's comment and stated she could put some numbers together that she has been using for work on the plan.

Mr. Dye suggested looking at the density buffering, as well.

Coming from the public's point of view, Mr. Hickok stated that the proposals seem quite scary. He asked if some sketches could be put together in order to help the public better visualize what things might look like for future development.

Ms. Eddins replied that she may be able to put something together.

II. Public concerns on proposed height increase and ways to address it

Ms. Eddins presented some slides showing the current height regulations and addressed how the proposals would change current regulations. She stated that the large concerns heard from the public are in regards to property owners getting bonus points to developer taller structures right next to people developing much shorter structures resulting in the taller structures over-taking the views of the other developments. Some ideas to help alleviate these concerns are considerations for tiered development, without requiring them as of right now. It is unknown if creating a new zoning district is the best way to tackle this. The Waterfront Commercial zones would be able to take advantage of the height increases, so the Committee may want to consider amending that.

Mr. Voelckers stated that the Committee has been thinking that the bonuses would incentivize the behaviors you'd want to see, but the reality is that people could create ideas that wouldn't actually be as helpful and you might not see what the community is hoping to see. Development would be subject to a hearing, but how else could the Committee make sure that the bonus points go where they'd like to be seen and help to keep neighbors happy and parking options available? How can the Committee regulate this more?

Mr. Dye asked if Mr. Voelckers felt the scoring afforded by the Planning Commission might not be enough.

Mr. Voelckers stated that he was concerned that people would use the points in a way that would not do the community good.

Mr. Dye asked what public concerns were heard regarding the height proposals.

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Ms. Eddins replied that the concerns seen regarding height were similar to those seen regarding density; nothing was heard about the CBJ property, as it wouldn't be blocking anyone. There were some concerns heard about allowing the Waterfront Commercial zone to take advantage of the height bonus, but one possible solution for this would be to allow a height bonus only up to 45 feet for the Waterfront Commercial zone.

Mr. Voelckers felt this solution had some merit, as most would probably like to see developments start shorter on the waterside and then get bigger as they get farther away from the water.

Ms. Eddins stated that parking could then but up against the road instead of behind the building, as well.

Mr. Dye expressed some concern in making two zoning districts, as he felt it would be better to be able to make one zoning district work. He felt there could be a lot of complications seen coming from trying to have too many zones and the overlay, as well. He suggested taking a fundamental approach to creating what you want to see and not too much on what is already there. Take the Comprehensive Plan along with the Auke Bay Plan and move forward with that to determine what would fit in the most appropriate way.

Ms. Maclean asked that it be considered that Auke Bay Plan calls for protection of public viewsheds, not private, and those concerns are now being heard, as the bonuses may give those options. It is already difficult and expensive to develop in Juneau, so the Committee may want to throw caution on being extra nit-picky on the density bonuses, so the developers have some abilities, as they may run into trials depending on where they build.

Mr. Voelckers agreed with Ms. Maclean and stated that the Committee wants what will be successful and good for everyone, but the consequences of the bonuses need to be considered and the Committee needs to try to imagine and prepare for what might happen.

Mr. Hickok stated that, that is what the Committee is trying to do. The Committee put this information and proposals out, and the community did not react well.

Mr. Voelckers and Mr. Dye agreed with Mr. Hickok.

Ms. Crossley asked for clarification on some subjective language, who can get the bonuses and how they are approved.

Ms. Maclean clarified how the subjective language was intended to be interpreted and stated that it may be possible to get some pictures to get a better idea of what the views are and what the impacts of development could be.

Mr. Dye asked how one could legislate viewsheds and how far does one want the government to regulate your property; that is why this is very hard to define. Lawyers will help the Committee in deciding what can and can't be done when they get down the road.

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Mr. Voelckers felt that the hardest part is determining how to protect viewsheds and determine all of this.

Mr. Hickok asked about being “grandfathered in” and that was possible for anyone.

Ms. Eddins replied that The Jetty has been “grandfathered in”. Different aspects are considered to determine the height and what is allowed, such as the topography of the land and the roof style of the development.

Mr. Dye asked what Ms. Eddins and the CDD currently needed from the Committee on this particular subject.

Ms. Eddins replied that she had enough information and feedback for the time being and would be able to do some revising and adjusting to bring to the Committee at the next meeting.

In likeness to the butting setbacks, Mr. Dye asked if a limit could be placed on height requirements.

Ms. Eddins asked if he meant something along the lines of the greater the height, the greater the setback.

Mr. Dye replied that he meant something similar to the higher part of the building would have to be farther away from the property line, or the development would have to be tiered based on distance to height. The Committee could require the height to be lower as the building gets closer to neighbors. How the bonus points are used and generated could give developers a way to utilize bonuses better.

Ms. Eddins said this could be considered.

Mr. Voelckers asked if parking concerns had been discussed.

Ms. Eddins replied that some concerns had been expressed in Auke Bay, with people saying the current parking that is available fills up when there is an event and people who don't want to pay for parking at Statter Harbor will come onto public property to avoid the fees. However, the majority of comments made at the prior Neighborhood meeting were regarding CBJ platting a right-of-way near the Auke Bay Fire Station. The idea of reducing individual parking and parking bonus points to owners that set aside space for parking lots was tossed around, as well.

Mr. Voelckers asked if parking would be discussed more later on.

Ms. Eddins replied that it would be.

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Ms. Maclean felt it would be best to look at this from a staff level again, as it would be better that staff didn't get too far into details that could be changed down the road. She felt it would be best to start with some small sketches now and make updates along the way instead of one big download at the end.

Mr. Dye suggested that it would be better to wait until a better sense of the whole project is grasped before tons of extra effort is put into the ideas brought forward at this meeting.

The Committee and staff agreed with Mr. Dye.

Mr. Voelckers asked if viewsheds had been presented as a topic for the community yet.

Ms. Eddins replied that it had been discussed at the same time as density and height and the concerns they heard were mostly regarding the Waterfront Commercial zones and not allowing them to max out the height bonuses. The public seemed happy with some of the bonus proposals and with what the developers would have to do to get the bonuses. Ms. Eddins felt that Mr. Dye's idea regarding height requirements could be very beneficial.

Mr. Dye asked when the next Auke Bay Neighborhood meeting would be held.

Ms. Eddins replied that the next Neighborhood meeting would be held May 8th and the topics they were planning to cover included setbacks, buffers, and covers. The meeting would start at 6:30pm with a recap of the prior meetings.

Mr. Dye asked if there was a time set for the next Auke Bay Implementation Committee meeting.

Ms. Eddins replied that a time and date had not yet been determined.

V. Committee Member Comments and Questions

VI. Adjournment

The meeting was adjourned at 7:17pm.

**Planning Commission
Auke Bay Implementation Ad Hoc Committee**

Thursday, June 27, 2018, 12:00 PM

Marine View Building, 4th Floor

Call to order 12:04 pm.

I. Roll Call

Planning Commission:

Paul Voelckers (Chair)

Nathaniel Dye

Shannon Crossley

Planning Commission Not Present:

Dan Hickok

Staff:

Jill Maclean, Director, CDD

Alexandra Pierce, Planning Manager, CDD

Allison Eddins, Planner II, CDD

Laurel Christian, Planner I, CDD

Chelsea Wallace, Administrative Assistant, CDD

II. Approval of Agenda

Hearing no objection the agenda was approved.

III. Approval of Minutes

IV. Agenda Topics

I. Proposed Auke Bay Zoning District

II. Discussion of Public Input Received and Recommended Changes to the Proposed Regulations

Mr. Voelckers stated that much feedback has been received from the public and a good understanding of what they would like to see has been gathered. With Mr. Voelckers' prompting, the Committee decided to dive right into the current language and proposed changes to make some adjustments that reflect more of what the public wants and what the Committee is trying to grasp.

For some extra background information, Ms. Maclean noted that the Auke Bay Area Plan was adopted in 2015. This plan is a community-based plan that had a considerable amount of

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involvement from the community. While progress on the plan had lost some momentum, many meetings have been held and work is moving forward. More recently, many neighborhood meetings were held and each meeting was used to break the plan down into segments to give the public a better understanding of what the proposals could mean for the Auke Bay area. The meetings would start with a recap of the previous meeting at 6:30pm and then Ms. Eddins would present information on the new topic beginning at 7:00pm. Feedback from the public has been received, changes have been proposed, and it would be great to get this to the Committee of the Whole soon.

Moving into the discussion of the public input that has been received and the proposed regulation changes, Ms. Eddins stated the general consensus heard from the public is some concern about a the single family zones losing the character of their neighborhoods, due to the other zones butting up against them and bringing change with the developments. At the previous Implementation Committee meeting, the Committee asked Ms. Eddins to explore having two zoning districts. The first district, the Mixed Use 3 (MU3) Zoning District, would be intended to blend high-density residential with a mixture of retail/commercial, institutional, and entertainment uses, where all of these uses are physically and functionally integrated. The second district, the Neighborhood Commercial (NC) Zoning District, would serve as a buffer between the high and low density zoning districts and is intended to provide medium density residential with limited small-scale commercial activity. The dwelling units would start at about 15 units per acre in the NC zone and separate a bit from the other areas.

Mr. Voelckers asked Ms. Eddins if she could show the areas she was talking about and where the buffer would be needed.

Ms. Eddins presented a slide, describing the areas and what the zoning districts are. She stated that there hasn't been much concern expressed from the people living in/near the areas zoned D15, but most of the concerns are coming from people living in the areas zoned D3. So, a buffered zoning district with lower density is being proposed. Ms. Eddins would like the Committee to reconsider having a commercial zoning district that butts up against the residential zoning district. It would have additional setbacks and it would be good to have additional landscaping, as well. More landscaping was in the original suggestion, but it was decided against. However, Ms. Eddins believes it would make a good difference.

Mr. Voelckers asked if Title 49 defined "vertical landscaping".

Ms. Eddins replied that Title 49 did not define "vertical landscaping", but there is some language in Title 4 about it. Ms. Eddins would like to discuss the idea of adding language for vertical landscaping, depending on how tall a building is. With the way the language is currently written, bonus points can be received for each right-of-way. Ms. Eddins would like the Committee to reconsider this and suggested that bonus points could be received for every 25 feet of right-of-way, instead of for every whole right-of-way.

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Concerns have also been raised about parking options going away, so Ms. Eddins would like consideration from the Committee for developers to earn bonus points by dedicating a portion of their lot to public parking, to help alleviate some of these concerns. Ms. Eddins also added some draft language about setbacks and how they could be utilized to preserve some of the views in Auke Bay and Statter Harbor. Ms. Eddins believes it would be best to remove the Waterfront Commercial (WC) district from the Overlay district, or keep it in the Overlay district, but not allow for any height bonuses. The current height limit is 35 feet and the public has expressed that they would like to see this limit stay at 35 feet.

Mr. Voelckers spoke in support of Ms. Eddins proposals and wanted to further discuss the concerns regarding density overall. He felt that it is important to keep in mind that the Committee is not attempting to increase density in the districts and the bonuses are only intended to bring the density closer to what it is proposing. The bonus points are intended to incentivize developers to work with the public and try to develop in a way that works for everyone.

Mr. Dye also stated that the bonus points should not be interpreted as a right and they don't have to be given.

The group agreed and Mr. Voelckers directed attention to page 3 of the draft ordinance to discuss possible adjustments to language and numbers. He noted that the ordinance did not discuss more about allowable uses.

Ms. Eddins said that she had begun work with the Table of Permissible Uses (TPU), but felt that it needed more work still.

Mr. Voelckers felt this was good and asked if Ms. Eddins had an estimate for when the Committee would be able to review it.

Ms. Eddins stated that, depending on how things progressed at this meeting, she would like it to be the topic of the following meeting.

The Committee was pleased with this and Mr. Voelckers moved on to discuss the boundary lines near the elementary school in Auke Bay. He was curious about the shape of the boundary and thought it may be worth adjusting the lines to include more of the surrounding land, in case future roads, or something similar, may be wanted.

Ms. Eddins stated that the boundary lines were drawn to follow the property lines of the included parcels, but that could be adjusted.

Mr. Voelckers noted that there has been some discussion in Juneau about developing a road, or some little streets, near the elementary school. Adjusting the boundary lines would allow the possibility for parallel development.

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Mr. Dye thought it would make sense to include the school and some surrounding land in the boundary and thought it would be safer than splitting properties in the future. He noted that it is important for the Committee to have the option to be flexible, so he suggested making the boundary a bit larger and forming it into a more standard shape.

Ms. Maclean felt that the suggestions were good, and thought a road behind Squire's would be plausible, but didn't know how if a road farther north would be feasible. She noted that there is a good bit of protected wetlands behind the school and farther north, and this may prevent development in this area. Ms. Maclean did not recommend the entire school area be zoned MU3.

Mr. Dye then suggested a different boundary line and drew the boundary he was suggesting over the proposed boundary.

Mr. Voelckers felt it would be good to not go into too much depth for this particular item at this time, but felt the minimum needed to be considered. He liked the idea of extending the boundary as Ms. Maclean and Mr. Dye were suggesting.

Ms. Crossley agreed with the suggested boundary adjustments.

Ms. Pierce asked if there were any foreseeable concerns with including the school within the boundary.

Mr. Voelckers noted that it is an existing use and felt that everyone understands it is a community use and there shouldn't be many concerns.

Ms. Eddins noted that, if the school is included, there would likely be a subdivision and the school would end up on its own lot.

Mr. Voelckers asked Ms. Eddins to show the Committee the proposed boundary of the NC zoning district.

Ms. Eddins presented a slide showing the boundaries of the NC zoning district, noting that the boundaries here included lots that are currently zoned D10. She stated that this is why they are proposing that the NC district come down, follow along the property lines, and include the CBJ property.

Mr. Voelckers drew a new boundary line that was extended to include the University of Alaska Southeast (UAS) Recreation Center. He felt this extended boundary is worth considering, because it could create a transition and give a definition that has consistency.

Ms. Crossley spoke in favor of this boundary extension.

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Mr. Voelckers felt that this extension would not compel UAS to do anything, but the TPU could show that they could do more than less.

Ms. Crossley felt this would also give UAS more flexibility, as well.

Mr. Voelckers asked if creating two zoning districts was getting too complicated.

Mr. Dye felt that, while it is hard to parse individual items, the boundary should include more, possibly the UAS side of Egan and Backloop and wrapping it slightly more. He drew a new boundary line encompassing what he was suggesting, but noted that it was hypothetical and a lot depended on what uses were decided upon for what would be allowed there.

Ms. Maclean pointed out that the Steering Committee purposely did not include this added section, due to the single-family homes.

Mr. Dye noted that the Steering Committee had excluded some portions of this area, but not all, so it may be worth trying to weigh the options. If two new zones were made, they would need to be utilized. It seems that one area of this boundary would be easier to work with, but there is argument for why the other side should be included, as well. It really comes down to what the commercial zoning district will look like.

Mr. Voelckers spoke in favor of the buffering area, but would like to know more about how it applies and what it will look like.

Mr. Dye directed attention to page 6 of the draft ordinance, and asked about the WC being included in the Overlay district. He was under the impression that it was going to be removed from the Overlay district, but this zoning map included it.

Ms. Maclean stated that it was not intended to fully remove the WC district from the Overlay district, but to limit the height bonuses.

Ms. Eddins reiterated this intention, but noted that the WC could be removed from the Overlay district, if the Committee so decides.

Mr. Dye noted that some of the lines didn't correspond with the Overlay district boundaries and some areas were excluded from the Overlay, but not others.

Ms. Eddins stated that this was a mistake and the Overlay district should coincide with the other zoning boundaries.

On the water-side of the road, Mr. Voelckers thought this was a fairly significant boundary for the Overlay district. He was curious if this was overlapping into some other zoning areas.

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Ms. Eddins stated that it was all WC and the Post Office.

Mr. Dye asked if the Committee should consider the Overlay district boundary to be wider in the NC district.

Mr. Voelckers felt that they should stick with what is being proposed. He then directed attention to the Density table on page 3 of the draft ordinance. He felt that if the WC district is included in the Overlay district, then the Committee needed to think about the upper bonus possibility and having up to 30 units per acre. It could be subject to a range. Mr. Voelckers thought the proposed Table of Dimensional Standards looked good, but thought it may be worth adding an asterisk to show that bonus provisions can be increased. Currently, one thing being excluded is the height limits, but more exclusions may need to be discussed. He asked if there were any approved projects that exceed these limits.

At this time, no known projects exceeded these limits.

Mr. Voelckers then directed attention to page 4 of the draft ordinance and noted some edits to the language used. He felt it would be good to reword the lines regarding maintaining privacy and views for abutting properties.

Ms. Crossley agreed with this and thought it important to change the wording, because people may try to say that this language entitles the CBJ to maintain the privacy and views of all properties.

Mr. Dye thought it would be important to craft the bonus section language as well.

Mr. Voelckers agreed with Ms. Crossley and Mr. Dye.

Ms. Maclean noted that the language on stepping out was to help with protecting views.

Mr. Dye agreed, but noted that the language can still be further worked to get the best language for the ordinance.

Ms. Crossley stated that scale is important as well, with wording.

Mr. Voelckers suggested that the side setback regulation for NC could be adjusted to 5' – 10', instead of just 5'. This would tie into the bonus provisions and asterisks. He went on to the Maintaining Building Façade Continuity section, specifically lines 72, 73, and 74. Mr. Voelckers didn't feel that this was over intending, but he did not believe it to be equivalent in absolute value in not having any gaps along the side. He thought that it may be tight on one side, but benches and similar structures on the other side. He asked if these lines could be omitted.

Mr. Dye expressed support for this and asked if line 75 should then be altered.

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Mr. Voelckers stated that lines 75 and 76 could be altered. He then directed attention to the graphic at the top of page 5 of the draft ordinance. After some brief deliberation, the Committee and Staff decided this graphic was unnecessary, as the previous graphic captures what it is intending to portray.

Mr. Voelckers then directed attention back to page 4 of the draft ordinance, suggesting a radius or dimension be added, suggesting a 150 feet, similar to the ADOD.

Ms. Eddins replied this could be done.

In regard to line 81 and the table following, Mr. Voelckers noted that if NC is a buffering zone, then additional setbacks along residential zones wouldn't be needed.

The Committee and Staff agreed.

The Committee then moved onto page 6 of the draft ordinance, looking at the Overlay district boundary. Mr. Voelckers noted some language that could be slightly changed, without changing the intent, as this would create more linkage to what was wanted in the Auke Bay Area Plan.

Mr. Dye showed hesitation in indicating which zones are within the Overlay district, due to possible complications that could arise with future re-zone cases. He thought it may be beneficial to include the University of Alaska Southeast campus, as development would not be able to take place behind them, and to have the boundary lines drawn more similar to the boundaries in the original plan.

Mr. Voelckers suggested that the original lines be considered. Moving into the Public Benefits section, Mr. Voelckers felt this section was well written, but suggested an extra sentence regarding the bonus point process: "Bonus points and their use to gain additional density, height, or parking reductions is intended to create a working relationship between the developer and the CBJ to best achieve Auke Bay Plan goals and developer success."

Ms. Crossley showed support for the "developer success" wording, noting that this is appreciative, because the intention is to help everyone in Juneau, including the developers.

Mr. Voelckers stated that it is important to find a good balance for everyone.

Mr. Dye noted that the developers are needed and this has the potential for creating good relationships with the developers and the community.

Mr. Voelckers directed attention to line 121, suggesting that new wording be considered for parking fee requirements, in order to ensure reasonable parking fees.

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Mr. Dye felt that no one would charge an unreasonable amount for parking, due to the public definitions currently in code.

Ms. Maclean stated this would need to be discussed with the Law Department, as the rules for establishing a parking fee are unknown.

Mr. Voelckers noted that many concerns have been heard regarding parking in Auke Bay and losing more availability to it, but the Committee is attempting to give incentive to developers to add public parking with the bonus points. If the Committee is going to give the bonus points, then there needs to be some say in what is being done with them.

Ms. Maclean stated that it all depends on the situation and the development, but the Planning Commission would have the chance to review it.

Ms. Eddins noted that the Planning Commission may be able to add conditions to any development they saw fit.

Mr. Voelckers showed support for this.

Ms. Crossley asked if there was a way to condition public parking be within 100 feet of a public right-of-way.

Mr. Dye noted that this could work, but the Law Department would have to be consulted. One would assume parking is in the Overlay district, but not far away.

Mr. Voelckers noted that all major and minor development will be reviewed by the Planning Commission, but the Planning Commission won't be involved in any of the pre-application conferences. He thought it may be best for the Planning Commission to review the development at an earlier stage in the process, before it has already had much work done on it.

Mr. Dye spoke in favor of this and suggested revising the process and incorporating it into the language.

Mr. Voelckers felt the process revision would work well for major developments, but not minor, and a new definition of major and minor may be needed. He wondered about special cases that weren't defined as major or minor and if those cases would be seen by the Planning Commission.

Ms. Maclean stated she would speak with the Law Department and noted that any special cases would be seen by the Planning Commission. She stated that the intention behind a pre-application conference is to give the applicant the information they need for development and for staff to have the chance to see and review all of the plans. Ms. Maclean is confident that Staff would have a strong idea if the bonuses are well intended or not. The Planning

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Commission would have the opportunity to add conditions and make adjustments, if they would like to, but if the changes are substantial, then the applicant would have to take a few steps back.

Ms. Pierce noted that two meetings could be possible, but with the background research that Staff does, an informed decision could be made and the case could be moved back if really necessary.

Mr. Dye suggested utilizing a Neighborhood Meeting, instead of an extra Planning Commission meeting.

Ms. Eddins spoke in favor of the Neighborhood Meetings, noting that this could be very beneficial especially for larger developments. The intention with this language is to create a public process. Perhaps once things are more established down the road, the Neighborhood Meetings won't be as necessary, but for now they should be utilized.

Mr. Dye felt that two Planning Commission meetings should not be ruled out, yet, though.

Mr. Voelckers thought it would be best to first define major and minor development and then they would be able to better decide if two Planning Commission meetings are necessary for major development and if minor development needs to come before the Planning Commission at all.

Mr. Voelckers then directed attention to the table at the top of page 8 of the draft ordinance. He suggested that the bonus points could be earned for providing 10 *or more* public parking spaces and that each space provided be worth 0.5 points, for 10 or more spaces.

Ms. Eddins agreed with Mr. Voelckers.

Ms. Crossley suggested that the bonus points for Site Features be adjusted to reflect more points for bigger features. Ms. Pierce spoke in favor of this, as well.

Mr. Dye asked if there was any research done on what ratio for Residential/Commercial Floor Area is ideal.

Ms. Eddins replied that the 4:1 ratio is seen as the best, in order to know that you are allowing for enough development to support the 4:1 ratio.

Mr. Dye believed this may be more true for generalized commercial development.

Mr. Voelckers suggested that more bonus points should be put toward incentivizing creating a safe, usable, walkable district.

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Mr. Dye reiterated that if a 4:1 ratio is being sought after, then the points should be scaled accordingly.

Mr. Voelckers felt that this was a very important item in the Plan and the Committee and Staff should try to make sure it is done right.

Ms. Eddins asked if the Committee would like to explore the possibility in having incentives for more 2:1 ratios in the NC, or possibly 3:1. This would be to act as a buffer.

Mr. Dye asked if the 2:1 ratio meant less residents.

Ms. Eddins replied that it did not.

Mr. Voelckers noted that the 4:1 ratio is going to have less commercial development, no matter what zone it is in.

Ms. Eddins stated that intensity was also a consideration factor.

Mr. Dye felt that this may be parsing things too much. He asked if the size of the development is what they are attempting to buffer.

Ms. Crossley suggested that the same amount of bonus points should be given for the outer portion of the NC district.

Mr. Dye felt it was more complicated than that.

Ms. Crossley asked if anyone thought it would be possible for someone to create a situation where they want the 4:1 ratio in the outer portion and could use unconventional means to do.

Mr. Dye felt it could be possible.

Mr. Voelckers noted that it seemed like they wanted the commercial development within the NC district to remain smaller.

Ms. Crossley noted that this could be creating a situation where someone develops more residential, instead of commercial, in the outer portion of the NC district in order to get more bonus points, since they can't get the bonus points in another way and this may be unfair.

Mr. Voelckers thought it may be best to discuss this topic at the next meeting.

Ms. Maclean asked if the Committee could discuss the next meeting dates.

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The Committee and Staff deliberated on July meeting dates, concluding that July 24th would work for everyone for a late July meeting, but the group would have to check schedules in order to decide on an early July meeting.

V. Adjournment

The meeting was adjourned at 1:30 pm.

DRAFT



Date: **COMMUNITY DEVELOPMENT**
July 9, 2019

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To: **Auke Bay Implementation Ad Hoc Committee**

From: **Allison Eddins, Community Development** *A. Eddins*

Subject: **Prioritizing Public Benefits and Bonus Points**

At the June 26th meeting, the Ad Hoc Committee review and made recommended changes to the draft zoning district regulations. The Committee also suggested boundary changes for both zoning districts and the overlay district. Those recommended changes are reflected in the updated draft that is attached to this memo.

For the July 11th meeting, the Committee will discuss public benefits and bonus points. The goal of this meeting is to prioritize the public benefits that will lay the foundation for the village-like town center that the Plan recommends. The priority should be reflected in the number of potential bonus points that can be earned. At this meeting the Ad Hoc Committee will also examine the number of bonus points required for density and height increases and parking reductions. Staff and the Committee will run through a few development scenarios. This will help staff and the Committee strike a balance between public benefits and developer benefits.

The next meeting will be on July 24th at 12pm in the CDD large conference room.

Mixed Use 3 (MU3) Zoning District

Purpose

The purpose of the MU3 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 MU3 zoning district is as follows:

- a. Promote the integration of small-scale commercial uses and high-density residential uses within the same building.
- b. Provide flexible regulations regarding setbacks to promote cohesive neighborhoods.
- c. Encourage the development of pedestrian-oriented buildings that are harmonious with each other.

Definition

The MU3 zoning district is intended to blend high-density residential with a mixture of retail/commercial, institutional, and entertainment uses, where all of these uses are physically and functionally integrated.

Boundary



Neighborhood Commercial (NC) Zoning District

The purpose of the NC zoning district is to encourage the development of lively, mixed-use neighborhoods that are compact and walkable. It is intended that the primary use in this area be medium density residential with some small-scale commercial activity.

More specifically, the purpose of the NC zoning district is as follows:

- a. Act as a buffer between the high and low density zoning districts.
- b. Provide flexible regulations regarding setbacks to promote cohesive neighborhoods.
- c. Encourage the development of pedestrian-oriented buildings that are harmonious with each other.

Definition

The NC zoning district is intended to provide medium density residential with limited small-scale commercial activity.

Boundary



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55

56 **Density**

Zoning District	Maximum Dwelling Units/Acre
D3	3 units per acre
D10	10 units per acre
D15	15 units per acre
LC	30 units per acre
GC	50 units per acre
WC	18 units per acre (Up to 30 units per acre in Overlay District*)
NC	15 units per acre (Up to 25 units per acre in the Overlay District*)
MU3	30 units per acre (Up to 50 units per acre in the Overlay District*)

57 *Density can be increased with bonus points within the Auke Bay Overlay District.

58 **Table of Dimensional Standards**

Zoning Regulations	D3	D5	D10	D15	LC	GC	WC	NC	MU3
Minimum lot size	12,000	7,000	6,000	5,000	2,000	2,000	2,000	3,000	3,000
Minimum lot width	100'	70'	50'	50'	20'	20'	20'	40'	40'
Minimum lot depth	100'	85'	85'	80'	80'	60'	60'	No minimum	No minimum
Maximum lot coverage	35%	50%	50%	50%	None	None	None	75%	None
Permissible Use Max. Height	35'	35'	35'	35'	45'	55'	35'	35'/45'*	45'/55'*
Accessory Use Max. Height	25'	25'	25'	25'	35'	45'	35'	35'/45'*	45'/55'*
Max. square footage of one story building								3,000	5,000

59 * Building height can be increased with bonus points within the Auke Bay Overlay District

60

61 **Setbacks**

62 The required building setbacks promote a streetscape that is consistent with the desired character of the
63 Traditional Town Center (TTC) land use in the 2013 Comprehensive Plan. Maximum setbacks promote

buildings close to the sidewalk to reinforce a pedestrian orientation, built-up streetscape, and encourage new and expanded parking to be located behind buildings. Maximum setbacks promote a stronger interface between buildings and adjoining streets, improving connectivity and making walking more convenient and are intended to help create an environment that is inviting to pedestrians and a more attractive streetscape. The setback requirements for areas that abut residential zones promote mixed use development that will maintain light, air, and open space..

Zoning Regulations	D3	D5	D10	D15	LC	GC	WC	NC	MU3
Front	25'	20'	20'	20'	25'	10'	10'	0-20' max.	0-15' max.
Street Side	17'	13'	13'	13'	17'	10'	10'	0-15' max.	0-10' max.
Side	10'	5'	5'	5'	10'	10'	10'	5'-10'	0'*
Rear	25'	20'	20'	15'	10'	10'	10'	5'-10'	0'*

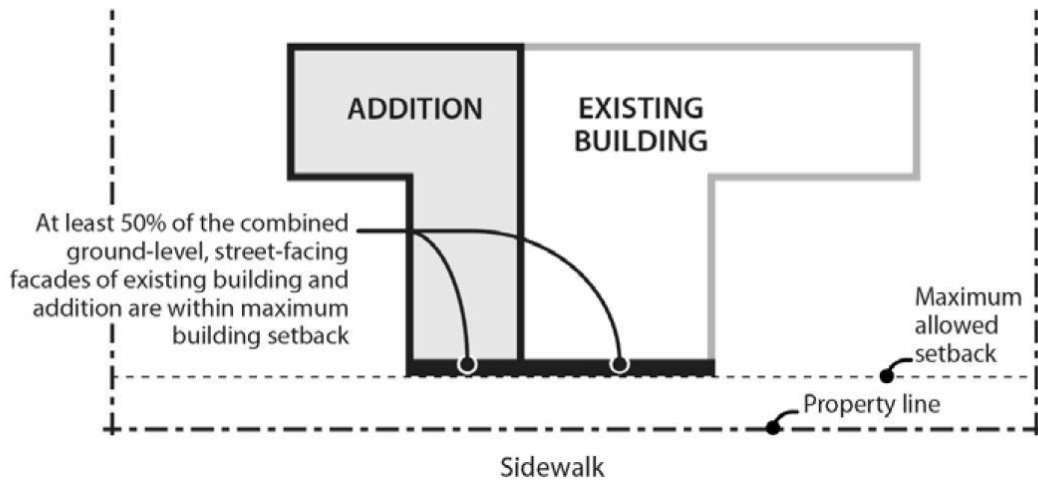
*Additional setbacks apply when lot abuts a multi-family or single-family residential zoning district.

Maintaining Building Façade Continuity

A new building shall have a front yard setback equal to the average front yard setback of the three closest conforming buildings sharing a frontage and within a 150' radius. In no case shall buildings have a front yard setback greater than the underlying zoning district setback. A new building shall have a street side yard setback equal to the average street side yard setback of the three closest conforming buildings sharing a street side frontage and within a 150' radius. In no case shall buildings have a side yard setback no greater than the underlying zoning district setback.

Maximum Building Setback for Front and Street Side Lot Lines: At least 50% of the length of the ground level, street-facing façade of new or altered buildings shall be within the maximum setback for the underlying zoning district. Where there is more than one building on a lot, the maximum standard applies to the combined ground level, street-facing facades of all the buildings.

Alteration to Existing Building in Conformance with Maximum Setback Standard



Minimum Building Setbacks from Residential Zone lot lines: Intended to mitigate impacts of MU3 on surrounding properties and support neighborhood compatibility.

Height of building wall	Lots abutting a residential zone side lot line	Lots abutting a residential zone rear lot line
15 ft. or less	5 foot setback and landscaping	Underlying zoning district setback, no landscaping
16 – 30 ft.	8 foot setback and landscaping	
31-55 ft.	10 foot setback and landscaping	

Vegetative Cover

Zoning District	Percentage of lot in vegetation
D3 & D5	20%
D10, D15 & D18	30%
LC	15%
GC	10%
WC	10%
NC	25%
MU3	10%

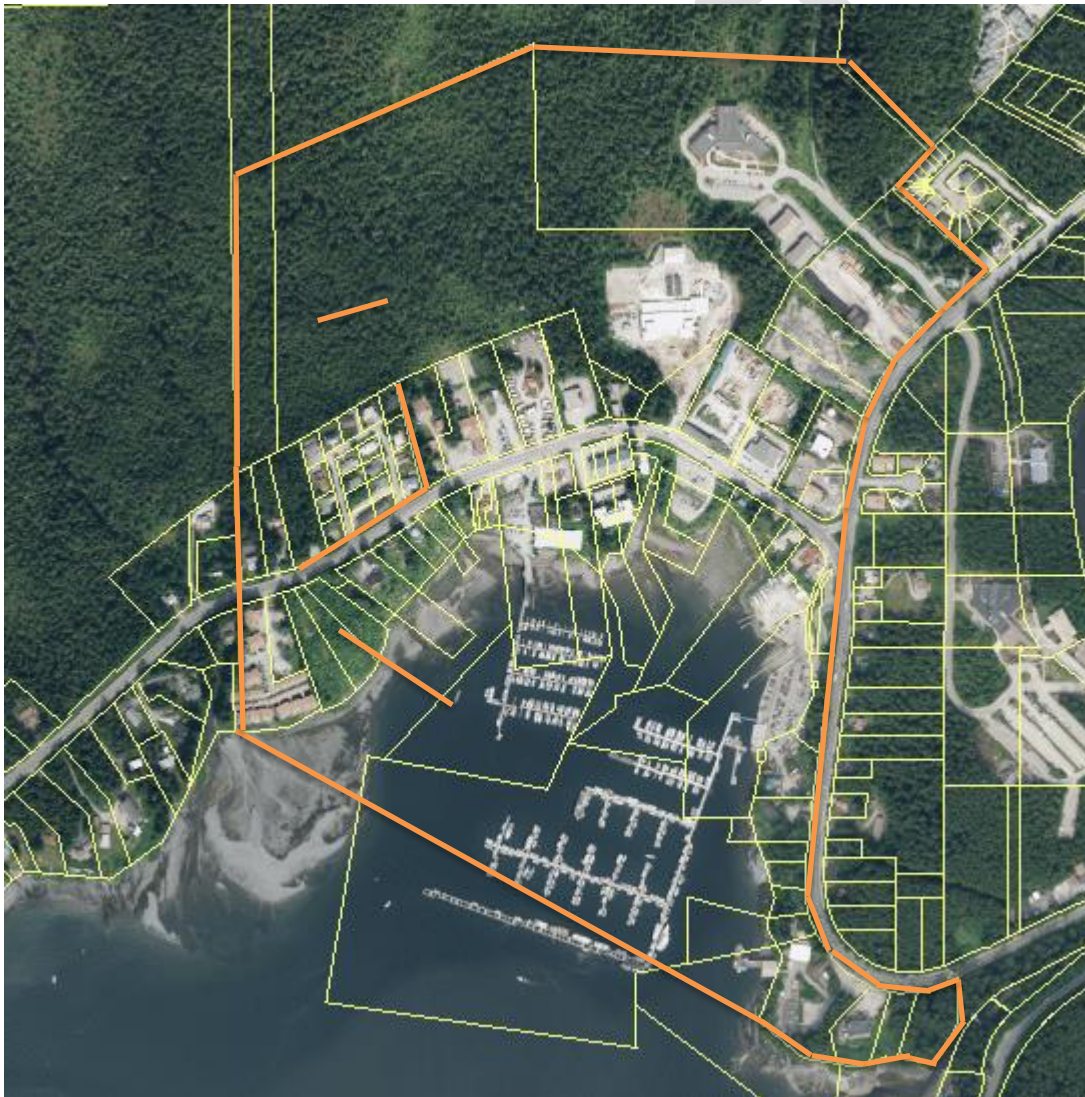
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91 Auke Bay Overlay District

92 The purpose of the Auke Bay Overlay District is to help implement the vision in the Auke Bay Area Plan
93 through the use of development bonuses, in combination with design standards, to promote the
94 creation of a lively, village-like setting. Bonuses may be earned by providing a combination of design
95 amenities and public benefits which are recommended in the Auke Bay Area Plan.

96 The intent of this section is to encourage development that captures the overall community features
97 and goals established in the plan.

98 Auke Bay Overlay District Boundary



101 **Public Benefits and Goals**

102 Public benefits and goals of the overlay district cover a range of building and street-scape design
103 standards that are recommended in the Auke Bay Area Plan. These include mixed-use development, a
104 connected street grid, buildings oriented to the street with pedestrian amenities such as canopies and
105 interesting building facades, outdoor seating, street furniture, landscaping beyond the minimum
106 vegetative cover required, and screening of parking lots, utilities, and waste receptacles.

107 Bonus points and their use to gain additional density, height or parking reductions are intended to
108 create a working relationship between the developer and the CBJ to best achieve the Auke Bay Area
109 Plan goals and developer success.

110 Bonus points may be acquired when a multi-family or commercial development provides one or more of
111 the public benefits listed below. Points may be used for density increases, height increases and/or
112 parking reductions, as determined between the developer and the CBJ.

113 A pre-application conference shall be required for all development proposing to utilize bonuses.
114 Bonuses and design goals will be discussed with the developer at the pre-application conference. The
115 developer shall state any intent to apply for a bonus and shall show the nature and extent of such
116 bonuses in the Building Permit application for minor development and in the Conditional Use Permit for
117 major development.

118 All bonuses applications, including for minor developments, shall be reviewed and either approved,
119 modified, or denied by the Planning Commission. (Neighborhood meetings will be held for major
120 developments. This will be a policy similar to neighborhood meetings held for rezones, major
121 subdivisions, and some conditional uses)

122 Buildings or sites existing on the date this ordinance was adopted, that contain all or some of the public
123 benefits listed below can earn bonus points. The process for earning bonus points is the same as with
124 new development.

125 **Platting New Public Right-of-Ways:** This bonus is intended to encourage the dedication of private land
126 to the CBJ for the future development of a connected, CBJ owned and maintained street-grid system
127 within the Auke Bay Overlay District, as defined by this title, in order to facilitate growth and improve
128 vehicular and pedestrian circulation. .

Feet of public right of ways	Standard	Points Earned
25	All platted public right-of-ways shall be consistent with the public right-of-way width standard for streets other than arterials and connectors, as found in Chapter 49.35.	4
50		8
75		12
100		16

129

130 **Providing Public Parking:** This bonus is intended to encourage a property owner to dedicate a portion of
131 their lot to public parking. A minimum of 10 parking spaces must be provided. The parking lot shall be
132 paved, the parking spaces shall be striped, and a public parking sign must be installed and clearly visible
133 from abutting right-of-ways. The property owner will retain ownership of the lot and is responsible for
134 maintenance. The owner may charge reasonable fees for use of the parking. .

Parking Spaces Provided	Standard	Points Earned
10 or more	Bonus points can be earned for public parking providing 10 or more spaces. Half points can be earned.	0.5 points per space, ten and above

135

136 **Mixed Use:** This bonus is designed to promote mixed-use buildings that combine medium to high-
137 density residential uses with compatible commercial uses on a single site or within a single building.

138 Residential/Commercial Floor Area Ratios

139 1:1 – 4 points

140 2:1 – 6 points

141 3:1 – 8 points

142 4:1 – 10 points

143 **Building Design Standards:** This bonus is intended to encourage the inclusion of specific design
144 standards within new development and additions or exterior improvements to existing buildings. The
145 building design standards represent the vision of future development in the Auke Bay Center, as
146 identified in the Auke Bay Area Plan.

Design Standards		Points Earned
Street facing building facades	Windows and building entrances shall comprise at least 25% of the ground floor wall area for all non-residential uses. Street facing façade windows shall be no more than 4 feet above finished grade.	2 points for every 25% transparency; Max of 6 points
Ground level entrances	Entryways shall be designed to orient customers with attractive architectural features, such as a recessed entryway, pedestrian	2 points for each entryway; Max of 6 points.

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	oriented lighting, and weather protection. Each public entrance shall be clearly defined and highly visible.	
Canopies covering or facing public right-of-ways and improved pedestrian walkways	anopies shall span the entire frontage of the building and shall meet CBJ canopy standards.	2 points for every 20' of canopy

147

148

149

Site Features: This bonus is intended to encourage the installation of site features that promote pedestrian safety and create interesting and inviting outdoor spaces.

Site Feature	Standard	Points Earned
Pedestrian walkways	Pedestrian walkways shall provide a direct route from a right-of-way or parking area to the building's main entrance, as determined by the director; be a minimum of 5 feet wide; separated from a parking area or right-of-way with landscaping or a raised surface of at least 6 feet; consist of a walking surface other than dirt or gravel; connect to a pedestrian walkway on an abutting lot when possible	3 points per 30' of walkway; Max of 6 points
Covered bike rack	Bike rack(s) shall be installed near a building's ground level entrance; have a minimum capacity of four bikes. Bike racks shall be covered and shall be compatible with a U lock, as recommended in the Juneau Non-Motorized Transportation Plan.	1 point per bike rack; Max of 4 points
Outdoor seating	Outdoor seating shall consist of at least one bench or one table and seat at least four people; be secured to the ground or building; be provided during the summer months, at a minimum	1 point per bench or table; Max of 4 points

Outdoor Planters or Landscaping	Outdoor planters or Landscaping shall span a minimum of 25 percent of the building right-of-way facing façade(s); contain live, non-invasive plant(s); shall be designed and located in a manner that does not interfere with site distance from public right-of-ways or pedestrian walkways, as determined by the director	1 point for every quarter of the building façade with planters or landscaping; Max of 4 points
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150

151 **Screening:** The purpose of this bonus is to preserve and enhance the aesthetic value of Auke Bay Center
152 by minimizing views of specific parts of property or structures from streets, pedestrian walkways, or
153 abutting properties when the specific part(s) of property or structures are located within 20 feet of a
154 property line, public right-of-way, or pedestrian walkway.

Structures to be screened	Standard	Points Earned
Above ground parking lots	Screening shall be at least half as tall as the structure or object being screened; shall consist of landscaping, a sight obscuring fence or wall, murals or other forms of public art, other methods that meet the purpose of this section, as determined by the director	3 points per parking lot; Max of 6 points
Recycle and trash receptacles		1 point per waste disposal area; Max of 2 points
Above ground oil, gas, water, or wood pellet storage containers		1 point per storage container; Max of 2 points
Freestanding utility, mechanical, and electrical boxes		1 point per box; Max of 2 points

155

156 **Preserving views of Auke Bay and Statter Harbor:** The following bonuses are intended to protect the
157 aesthetic value of private property by encouraging developers of buildings over two stories to preserve
158 the view(s) of Auke Bay and Statter Harbor from abutting properties, as determined by the Planning
159 Commission.

Lot Coverage	Standard	Points Earned
80%	For the purposes of this bonus, lot coverage includes parking areas and outdoor seating areas located in front of or behind the building.	2
75%		4
50%		5

160

Building Stepback	Standard	Points Earned
10 feet	Bonus points can be earned for every 10 feet of stepback above the 2 nd story	2 points for every 10 feet

161

162 Could this language be useful? - Daylight Planes are intended to provide for light and air, and to limit the
163 impacts of bulk and mass on adjacent properties. "Daylight Plane" means a height limitation that, when
164 combined with the maximum height limit, defines the building envelope within which all new structures
165 or additions must be contained. A daylight plane shall begin at 20 ft. above grade along all sides of the
166 building. No portion of the structure shall intrude beyond the daylight plane, except as provided for in
167 CBJ 49.25.300 *Yard Setback Exceptions*.

168 Daylight Plane/Building Stepbacks are not intended to reduce the gross floor area development
169 potential of a subject lot; instead, they are intended to encourage thoughtful positioning of a building
170 massing and height on the subject lot with respect to adjacent residential lots.

171 Using Bonus Points for Density Increases

172

Bonus Points Needed	NC	MU3	WC
Standard Zoning	15 units per acre /	30 units per acre	18 units per acre
4 points	17 units per acre	35 units per acre	21 units per acre
6 points	19 units per acre /	38 units per acre	24 units per acre
8 points	21 units per acre /	42 units per acre	27 units per acre
10 points	25 units per acre /	50 units per acre	30 units per acre

173

174 Using Bonus Points for Building Height Increase

175 Bonus points for increased building height are not allowed in the Waterfront Commercial zoning district.

Bonus Points Needed	NC	MU3
0 points	35' / 25'	35' / 25'
6 points	45' / 35'	45' / 35'
12 points		55' / 45'

176

177 Using Bonus Points for Parking Reductions

178 The maximum allowed parking reduction in the Auke Bay Overlay District is 30 percent of the total
179 number of parking spaces required for all uses on a site.

Bonus Points Needed	Parking Reduction
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0 points	Parking as required in 49.40
2 points	10% reduction
4 points	15% reduction
6 points	20% reduction
8 points	25% reduction
10 points	30% reduction

180

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