Auke Bay Steering Committee Meeting
Community Development Department, City and Borough of Juneau
Joann Lott, Chair

October 8, 2015

I. Welcome and Introductions

Roll Call
Ms. Lott called the Auke Bay Steering Committee Meeting, held at the University of Alaska Southeast, to order at 6:00pm.

Steering Committee Members Present:
Caroline Hassler, Ric Iannolino, Dave Klein, Nathan Leigh, Eric Lindegaard, Joann Lott, and Alice Taff

Steering Committee Members Absent:
Sharyn Augustine, Michele Grant, Karla Hart, Lawrence Lee Oldaker, Philip Rolfe, Douglas Indian Association Representative, and Tlingit Haida Central Council Representative

Staff Present:
Eric Feldt, CDD; Brenwynne Grigg, CDD; Beth McKibben, CDD; James Bibb, Northwind Architects; Gerald Gotschall, Northwind Architects

II. Unfinished Business

III. New Business

A. Architectural Elements and Guidelines
   i. Mixed Use – Commercial Buildings

Presentation:
Mr. Feldt presented photos of mixed use and commercial buildings and development in Juneau, listing the features of their designs. Staff encouraged the Committee to think about whether they wanted to encourage any of these architectural elements or discourage any.

Public Comment:
Mr. Conant noticed the variability of the parking and asked if the preferred parking arrangements might be in the back. Mr. Klein reminded the committee of the motions already covering the issue of parking and the motion stated it should be in the back.
Ms. Mel stated she agreed with Ms. Lott’s email from the other week that she didn’t want to see us come down with a heavy hand with too many design standards.

Mr. Lindegaard mentioned we have a lot of variety in Auke Bay simply because of the age of some of the buildings. Some are 40-50 years old and others are rather new with different styles that reflect the time. Mr. Lindegaard feels the property owners and builders should decide.

Ms. Taff asked if there was anything we wouldn’t want a builder or contractor to build?

Mr. Klein stated if it’s only in regards to architecture and look and style then any standards would be seen as a huge hurdle and make it difficult for anything to get done. There’s nothing wrong with variation and personality. It might be different if we already had an established character.

Ms. Lott stated we used to have a design review board for the downtown and she didn’t like it because it felt artificial and didn’t reflect current generations. We are more concerned about the scale being pedestrian, having canopies, have variety. I feel like if we identify things we want then it should be incentivized instead of

Ms. Hassler asked if it’s ensured that a professional architect will design your building or could a builder or owner design it themselves. Response by various architects in the room stated if it the building is commercial (over a four plex) then an architect must be procured.

Mr. Gotschal stated that if Auke Bay states they want a commercial / mixed use “feel”, then hopefully that’s enough direction for an architect to design an appropriate building.

Ms. Lott said she would like to use the words that the first story is pedestrian scale and the other stories should be a little bit different.

Mr. Leigh stated he liked the various window sizes in the examples. He would like to give direction and state that this is what he would like to see and then leave it to the property owner to decide whether they will follow direction.

Mr. Feldt stated window size is important for retail establishments to attract sales and capture window shoppers.

Ms. Hassler stated that large windows is part of storefront character that is pedestrian scale.

*Motions:*

Motion by Mr. Lindegaard, seconded by Ms. Lott: Property owners or contractor/builders shall decide on the style.

*Motion failed, 2/5*

*Further Discussion:*

Ms. Lott, the gist of the motion I agree with but I think we need to recommend a guideline.
Ms. Mel recommended adopting Ms. Lott’s prior recommendation with pedestrian scale and first floor character.

Mr. Gotschal the proportion and placement of windows shall be designed to look different on upper floors from ground floor.

Mr. Leigh stated he felt like it was very generic wording and almost anything might qualify.

Mr. Gotschal said that to an architect, this wording does mean something in relation to the design. He thinks we are headed in the right direction and is something that’s similar to what others have done.

Motions:

Motion by Ms. Lott, seconded by Ms. Taff: Development shall have a pedestrian scale at the street level with a storefront character, with the first floor having a distinct character from the upper floors.

Motion passed, 7/0

A. Architectural Elements and Guidelines
   ii. Residential Commercial Buildings

Staff Presentation:

Mr. Feldt presented photos of residential commercial buildings and development in Juneau. That is, residential buildings that are high density in nature, such as condominiums, apartments, townhomes, etc. He went on the list the features of their designs and noted the placement of the parking. Staff encouraged the Committee to think about whether they wanted to encourage any of these architectural elements or discourage any.

Public Comment:

Mr. Conant brought up the topic of the parking garages and carports on the first floor on the uphill side of Glacier Highway. Discussion ensued on the idea of placing garages behind the homes instead of in front of the homes. Topography and practicality was discussed.

Mr. Klein brought up parking on the waterside. Mr. Feldt stated the economics of waterfront property would guide developers to prefer not to have their parking behind the building because then you would have waterfront parking.

Mr. Iannolino stated the University has done well with building high density housing without sacrificing viewsheds.

Mr. Leigh suggested the use of barrier plantings and fencing as a means of screening parking on waterfront properties from Glacier Highway if parking were to front the highway.

Motions:
Motion by Ms. Taff, seconded by Mr. Leigh: If parking is on the street side, the developer will use barrier planting that obscures the parking area from the arterial.

Mr. Leigh offered a friendly amendment stating the screen should be with vegetation and a fence.

Mr. Feldt suggested using non-obscuring language because the Land Use Code prevents complete obscuring because of safety to drivers trying to see when pulling out of the lot. He went on to state the only way you might completely obscure the lot would be to set it back 20 feet from the right-of-way, but that would eat up valuable land.

Motion amended: If parking is on the street side, the developer will use full screening consistent with the Land Use Code.

*Motion carried, 5/2*

*Further Discussion:*

Questions arose from the public about which side of Glacier Highway the motion applied. Mr. Klein brought forward a proposed revised boundary with the waterside having a different zone.

The Committee agreed to amend the agenda and jump into the topic of boundary under the zoning district changes portion of the agenda.

**B. Zoning District Changes for a New Town Center**

i. **Boundary**

*Presentation:*

Mr. Klein presented his vision of the proposed boundary as consisting of two zoning districts with one being waterfront focused and the other being uphill of Glacier Highway. He suggested extending the proposed boundary to include the parcels on the right side of Glacier Highway as you’re driving into town from Auke Lake, on the same side as UAS, extending up Glacier Highway and Back Loop Road until reaching the top of the proposed boundary. He also recommended staff’s recommendation to the Committee to exclude Seaview and Bayview neighborhoods from the boundary as they are already an establish neighborhood with a distinct character.

*Public Comment:*

Mr. Howell stated he felt Waterfront Commercial should be maintained to protect the waterfront.

Mr. Conant felt there should be a distinct difference between the uphill and downhill side.

Ms. Hassler suggested keeping the zone the same because there are more similarities than differences.
Mr. Lindegaard felt the waterside should be more commercial than waterfront commercial because of the 35’ height limit.

Mr. Feldt explained that there are some uses currently not allowed in WC that the Committee might want to allow that aren’t necessarily waterfront related or dependent.

**Motions:**

Motion by Mr. Leigh, seconded by Ms. Taff: The Committee review existing motions and state if they apply to above or below Glacier Highway or both.

Motion Withdrawn

Motion by Mr. Leigh, seconded by Mr. Klein: The Committee will re-do with core to include area between Glacier Highway and Auke Lake Way and between Back Loop Road and Auke Lay Way, as shown on the map submitted by Mr. Klein.

*Motion carried, 4/3*

Mr. Feldt commented that he would look into the background on why the new area which was included into the Town Center zone was zoned at a lower density to ensure there are no conflicts. He would report back to the Steering Committee.

### B. Zoning District Changes for a New Town Center

#### ii. Density

**Motions:**

Motion by Mr. Leigh, seconded by Mr. Lindegaard: Density for the upland neighborhood commercial district shall be 50 units per acre and the density for the waterfront shall be 30 units per acre.

*Motion carried, 6/1*

### B. Zoning District Changes for a New Town Center

#### iii. Height

**Motions:**

Motion by Mr. Leigh, seconded by Ms. Lott: Height limits on the upland side of the neighborhood zone shall be 55 feet and on the waterside they shall be 35 feet.

*Motion carried, 7/0*

### B. Zoning District Changes for a New Town Center

#### iv. Land Uses

**Presentation:**

Staff recommend the Committee adjourn and carry this topic into the next meeting as it might be a longer discussion.
V. Public Comment

No further public comment.

V. Public Testimony on Non-Agenda Items

No public testimony on non-agenda items

VI. Adjournment

Motions:

Motion by Mr. Iannolino, seconded by Mr. Klein: To adjourn the meeting.

Motion carried, 7/0

The meeting was adjourned at 8:25pm.
Next Meeting: October 15, 2015 from 6:00pm – 8:30pm at UAS, Room 218.