



(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

June 12, 2024

MEMO

To: Mandy Cole, Chair, Planning Commission

From: Irene Gallion, Senior Planner

Through: Jill Lawhorne, AICP, Director

Parcel No.: 5B1401010010

Legal Description: USS 1568 TR B1

Case Number: ARF2024 0001

RE: Streamlining development decisions for Alternative Residential Subdivisions (ARS)

The purpose of this proposal is to:

- Encourage housing development through improved regulatory stability.
- Reduce workload and complexity for the Commission.
- Improve CDD reaction time for development decisions on large projects with challenging sites.

Staff asks the Commission to consider delegating review authority to the Director for certain threshold activities for the Ridgeview project. Those might include:

- **Changes to number of bedrooms make-up:** Does the Commission care about maintaining the proportion of one-, two- and three-bedroom units in a building?
- **Changes to parking:**
 - If overall parking spaces are not changed, does the Commission care if the parking is underground or surface parking?
 - If the overall number of required parking spaces is adjusted due to the addition or deletion of bedrooms, does the Commission need to approve the new parking configuration?
 - Is there a threshold number of parking space changes that the Commission would like to review?
 - Are there different areas where parking adjustments need more scrutiny? (For instance, along the west lot line with the Vista del Sol neighborhood).

- **Relocated buildings:** The lot has highly variable soils, which has led to structure location modifications.
 - Does the Commission want to see every move?
 - Does the Commission need to review relocations that move the structure farther from the lot line with Vista del Sol?
 - Does the Commission want to see relocations within a certain number of feet of the Vista del Sol lot line? Other lot lines?
 - Is there a threshold move toward or away from a feature that would warrant Commission review?
 - Does the Commission care about orientation? For instance, if a building is relocated, but remains with an east-west longitudinal orientation, does that need to be reviewed?
- **Building construction order:** Does the Commission want to review phasing changes? For instance, after development of two structures on the west side of Seymour Way, the Developer is considering developing two on the east side of Seymour Way, which would change phasing order. The change leverages improvements already made, and provides more desirable properties for occupation. Note that, regardless of phasing order, the connection to Vista del Sol drive will need to be completed before the 100th unit is built in order to comply with fire code.

While delegation of authority is specific to this project, successes could be considered for future rewrites or standardized guidance. As the code has been exercised, shortcomings are recognized.

This proposal is being given to the Commission in advance for mindful consideration and pre-emptive drafting of guidance to the Director. Direction can be provided at a Commission meeting, and might include something like the following (example, not expectation):

I move the Commission delegates Ridgeview modification approval to the Director for:

- *Approval or denial of changes to the number of bedrooms for each unit.*
- *Approval or denial of parking modifications associated with building configuration, such as bedroom make-up or underground parking.*
- *Approval of building relocations that move the structure:*
 - *More than 30 feet from the lot line in common with Vista del Sol.*
 - *Farther than the required setback from other lot lines.*
- *Approval of building construction order, if locations are consistent with the original Plan approval (ARF2022 0001), subsequent changes (ARF2023 0001, AF2023 0002 and, possibly, ARF2024 0001), and the guidance above.*