

Commission on Aging questions

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Date: Monday, December 12, 2022 at 07:29 PM CST

Hi Kathleen –

Here is the follow-up information on senior housing features.

Design Elements

Attached is a spreadsheet with the JCOA list of suggested features. A couple of notes:

- The IBC code is the primary building code, and CBJ Title 19 modifies the IBC. The Building Code Advisory Board reviews and proposes amendments to the CBJ Title 19 code to the Assembly.
- There is an x in the box for where each design element would be addressed. (Title 19/IBC, Title 49)
- Elements #3-7 have the specific IBC link where these items can be found. (The IBC website is wonky. It only lets you link to the top of the section where the element is....so you will have to do some scrolling).
- Many of the items on the list are not mentioned or required by code. An option for those items could be outreach to encourage some of these as part of a best practice/educational program/grant program type of effort.

Thanks to Joseph & Charlie Ford for working through this list.

Builder List

CDD doesn't keep track of builders and potentially could miss or offend developers if we tried to assemble one. I think a better option would be to contact local industry groups [SEBIA](#) or [Juneau Chamber of Commerce](#) – this is who we contact with information or outreach for events like the CBJ Housing Forum.

Thanks, Scott

When someone on your staff has the opportunity sometime this month to look at our draft list of senior friendly construction choices and see which ones might already be in code, could they also provide a list, with contact information, of the developers in town?

Attached is a Word document of our current draft of the accessibility feature we would like to see in all types of housing that can be used for reference. After we receive the information from your department, we plan on indicating which ones already listed are part of the Fair Housing Act and/or city ordinance, as well as prioritizing our "asks."

Merry Christmas!

Kathleen Samalon

512.415.0390 (Mobile)

On Thursday, November 17, 2022 at 04:19:54 PM AKST, Scott Ciambor <scott.ciambor@juneau.org> wrote:

Hi Emily –
Here are some details for you.

Attached is the CDD staff report and Ridgeview developer application from the [October 11, 2022 Planning Commission meeting](#). Because the Planning Commission continued the meeting to November 7, 2022, there was some [revised details provided for that meeting in this packet](#).

Attached Report

- 2015 Property re-zone: The staff report summarizes the re-zone on page 3. The applicant in 2015 was Richard Harris. Ridgeview purchased the property in May 2022.

A rezone from D5 to D18. The original request was to rezone to D18. After the public meeting the applicant modified the request to a mix of D18 and LC. The Commission recommended denial of the rezone to the Assembly, opposing a rezone to D18 and LC, and recommended the tract remain D5. The Assembly adopted the rezone of the tract from D5 to D18. (Attachments C and D)

- In 2016 the previous owner had a preliminary plat for 24 common wall lots approved by the PC for this property. Ridgeview choose to amend this for higher density for housing in their application, utilizing the Alternative Residential Subdivision (ARS) code.
- The rest of the staff report, pg. 1-19 summarizes the review necessary to meet requirements in the land use code – and touches on some of your comments about heating/amenities, etc.
- Attachment A is Ridgeview proposal to date.
- Ridgeview contact information is on page 19.

The timeline section of the staff report (page 2) is important to understand for when certain information is needed to be provided for the project. Phase 1 final plan, preliminary plat and sketch plat information is expected for the Dec. 13 Planning Commission meeting. For example, on staff report page 6, you see that for the preliminary plan approval review, the details for the approach to high-efficiency energy aren't needed. However, for each phase final plan & plat approval...those details will be needed. In this case, phase 1 information on December 13.

Building code research

I have a number of staff out of the office and some projects needing immediate attention. I'm shooting for 1/2nd week of December for status of the table for senior amenities in the building code to be done – it time for next JCOA meeting.

Thanks,
scott

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Age Friendly Housing Features (JCOA)V2.docx
30.3kB



11.15.2022 JCOA.xlsx
15.1kB