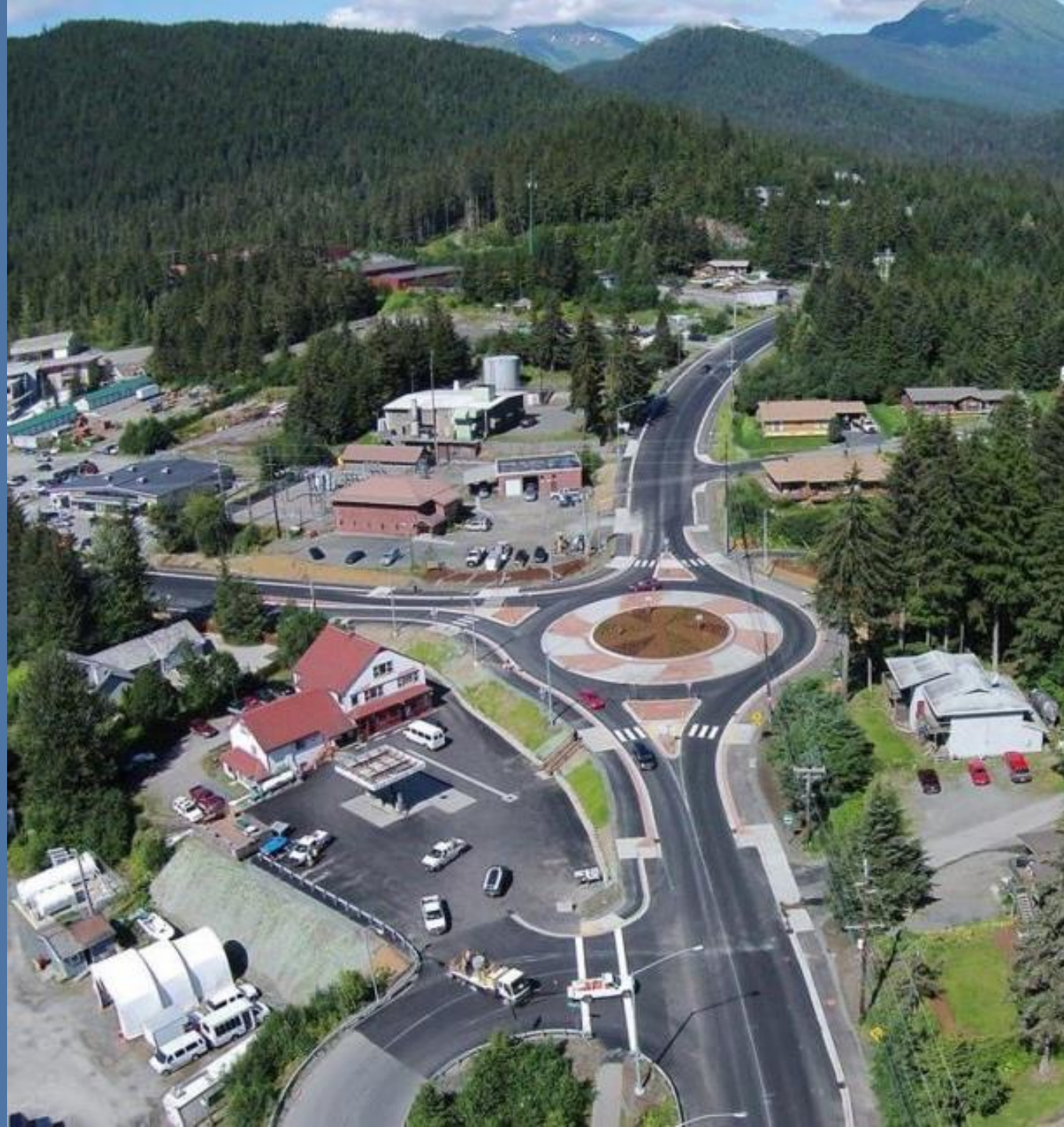


# AUKE-WARD: Working Through Change in an Established Neighborhood





EAGLE GLACIER

HERBERT GLACIER

MENDENHALL GLACIER

Echo Cove

Pt. Bridget State Park

Bridget Cove

Yankee Cove

BENJAMIN ISLAND

SENTINEL ISLAND

Eagle Beach

Eagle Harbor (Amalgam)

Shrine of St. Therese

Peterson Lake

GLACIER HIGHWAY

Lena Cove

LINCOLN ISLAND

SHELTER ISLAND

Saginaw Channel

3

2

Mendenhall Lake

MONTANA CREEK ROAD

4

5

BACK COOP ROAD

FRITZ COVE RD

Auke Bay

AIRPORT

800 TILT ROAD

MENDENHALL ROAD

GLACIER HWY

Gastineau Channel

NORTH DOUGLAS HIGHWAY

DOUGLAS ISLAND

DOWTOWN JUNEAU

EGAN DR.

THANE ROAD

DOUGLAS

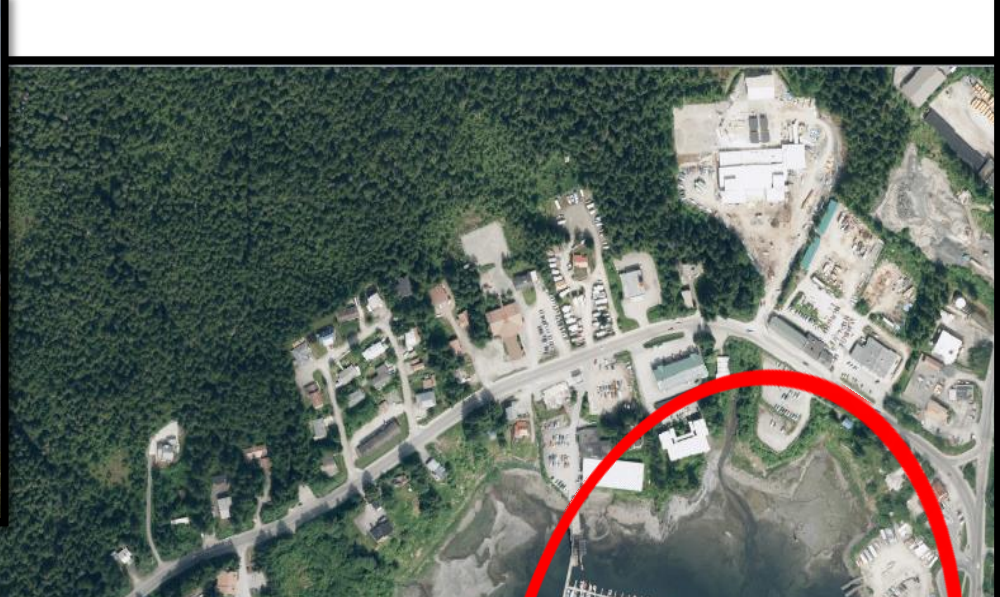
6

Eaglecrest Ski Area

Outer Point

Stephens Passage













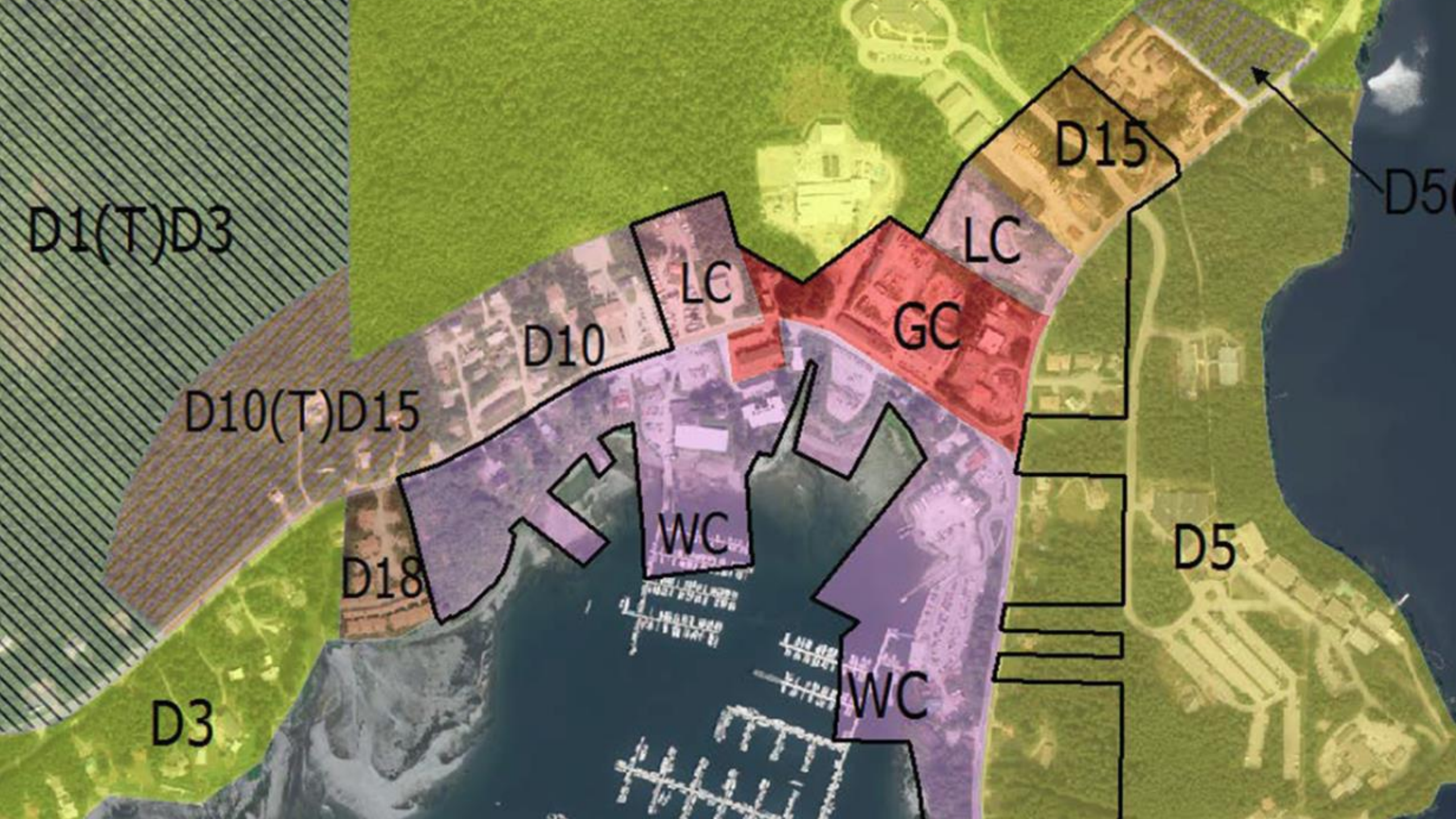












D1(T)D3

D10(T)D15

D3

D18

D10

LC

WC

GC

WC

LC

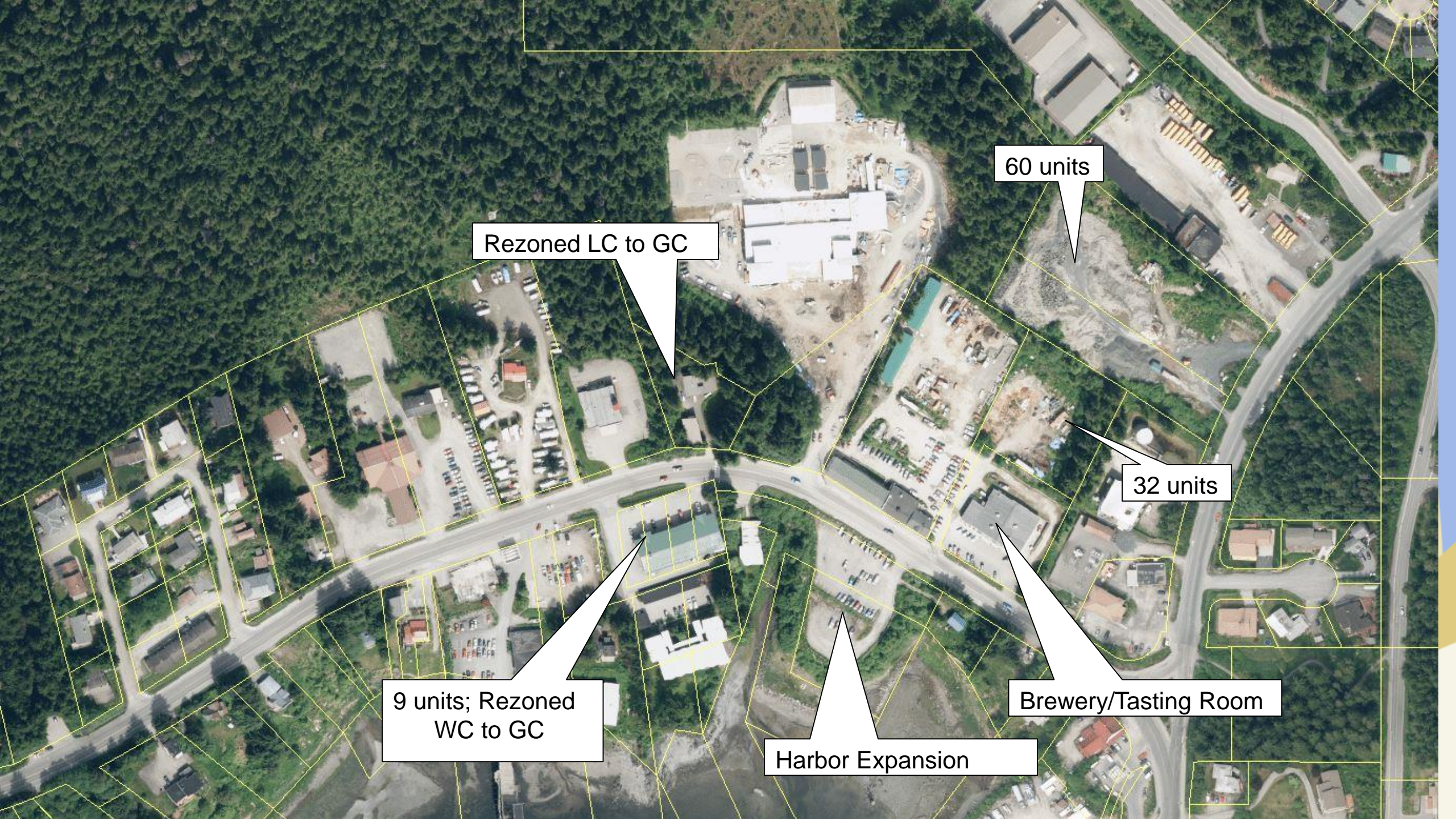
D15

D5

D50

# The Journey Begins





Rezoned LC to GC

60 units

32 units

9 units; Rezoned  
WC to GC

Harbor Expansion

Brewery/Tasting Room

# AUKE BAY

AUKE BAY AREA PLAN

# 2013 - 2015

CITY/BOROUGH OF JUNEAU  
ALASKA'S CAPITAL CITY

21 Auke Bay Steering Committee Meetings

3 Open House Meetings

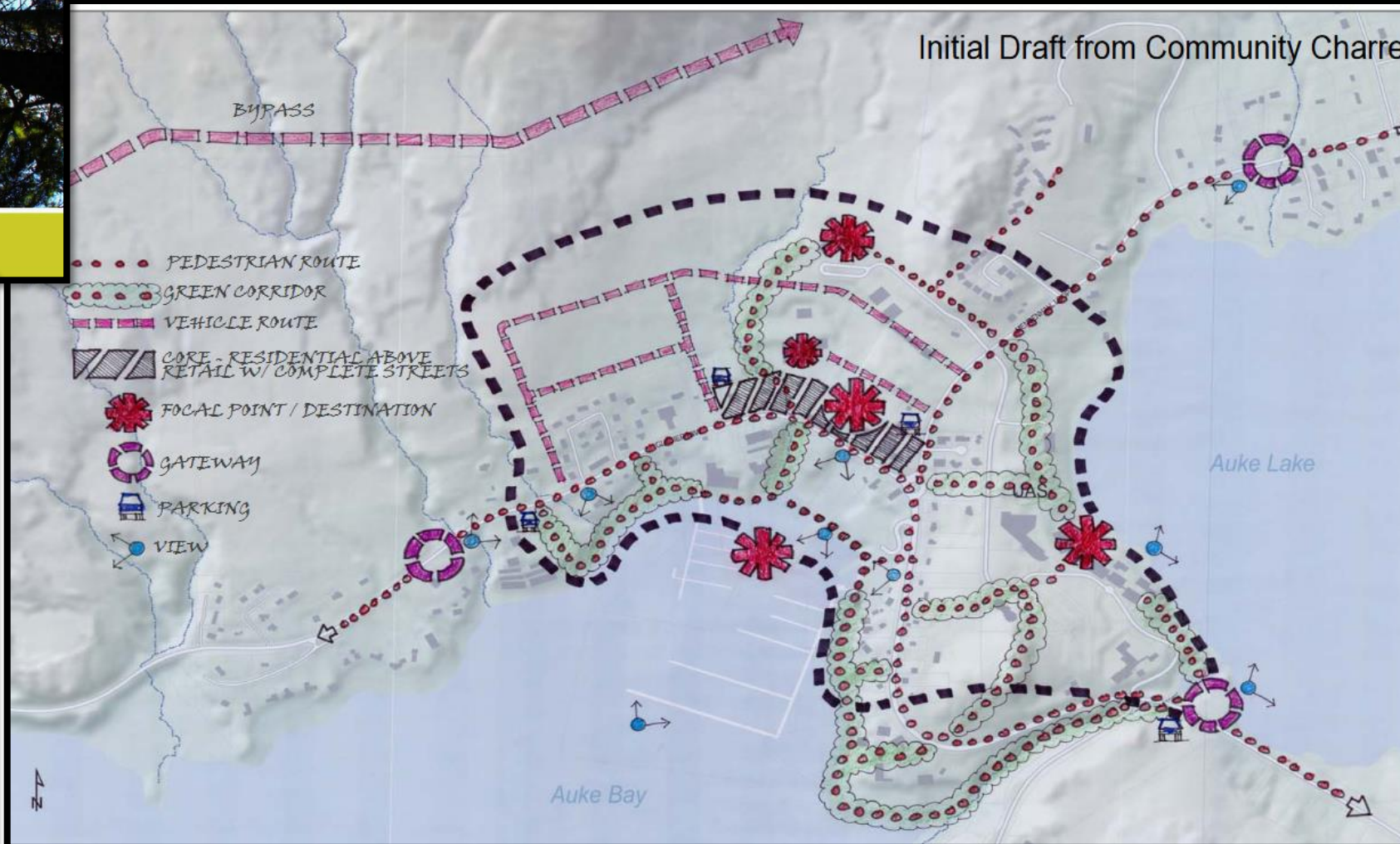
2 Design Charrettes

1,038 Households Notified by Direct Mail

150 Postcards Displayed

250 Flyers Posted

1 Initial Survey





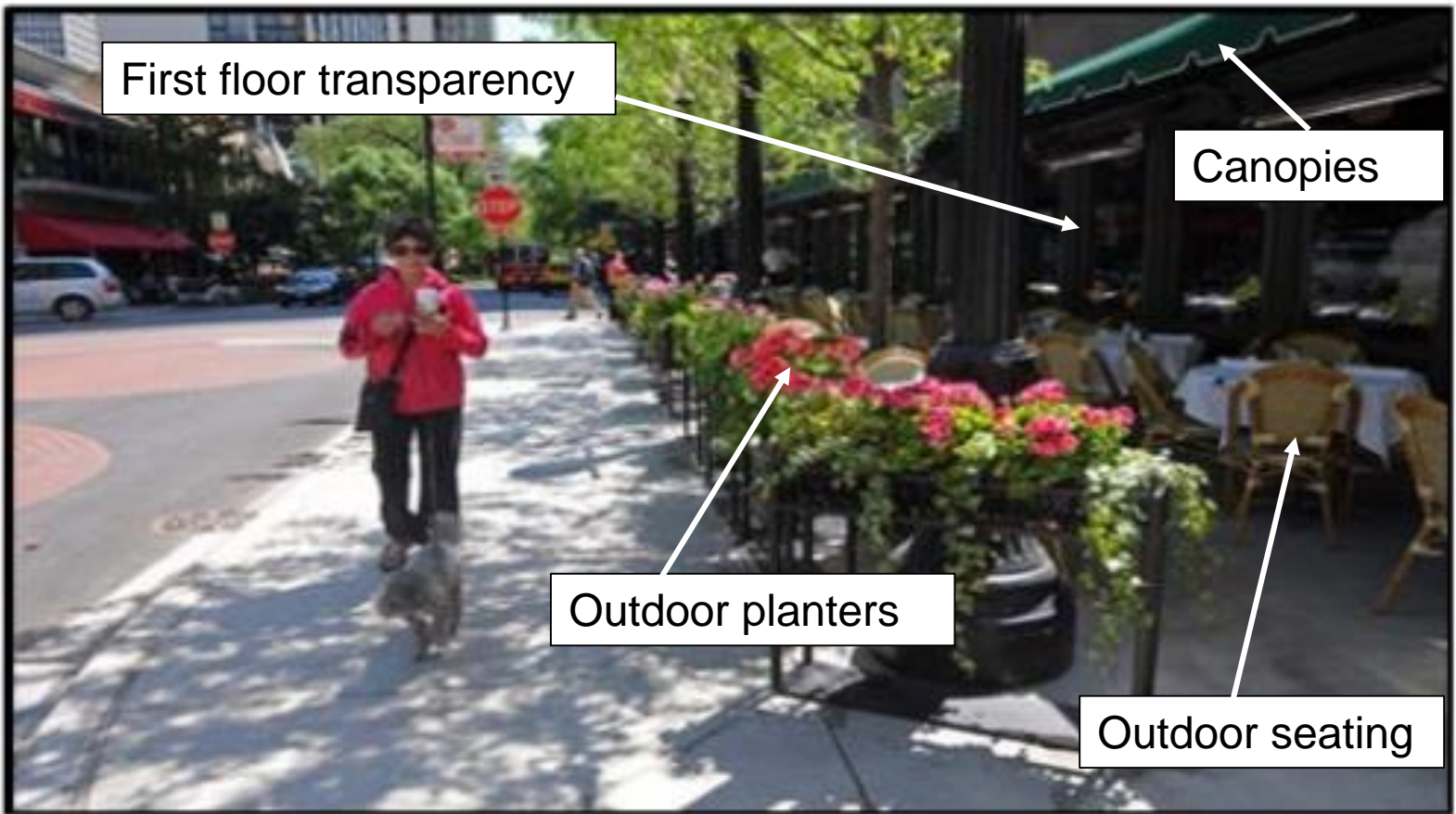
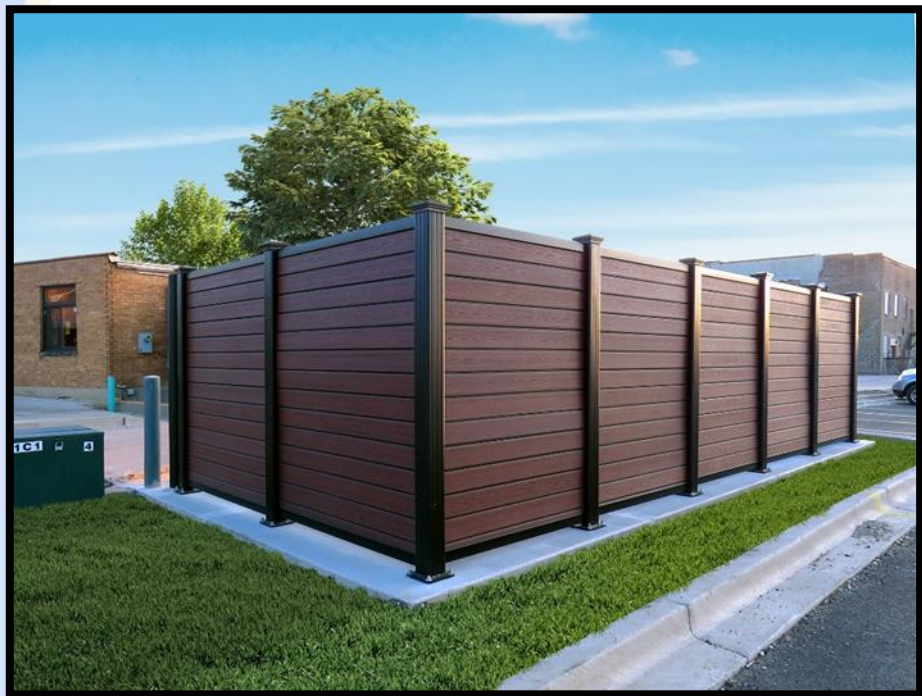
Outdoor gathering space

Pedestrian walkway that connects to sidewalk

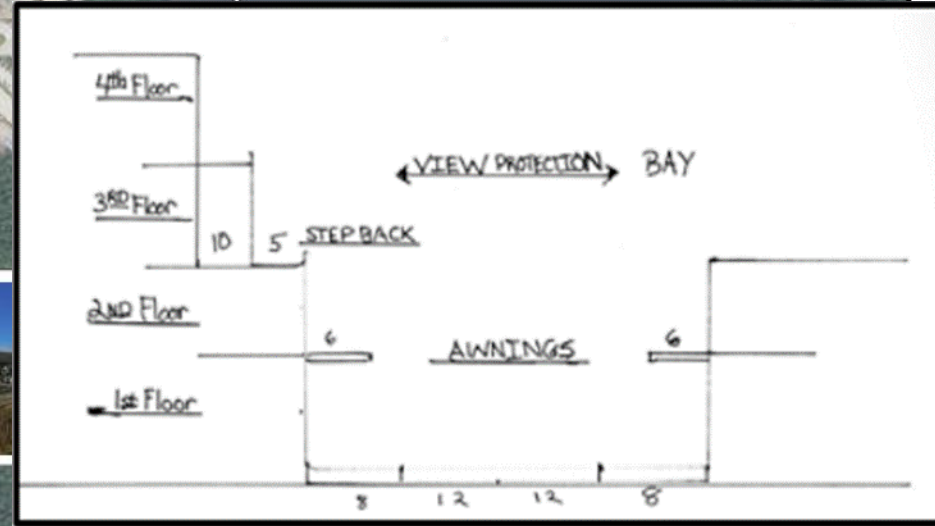
Landscaping that exceeds the minimum requirement



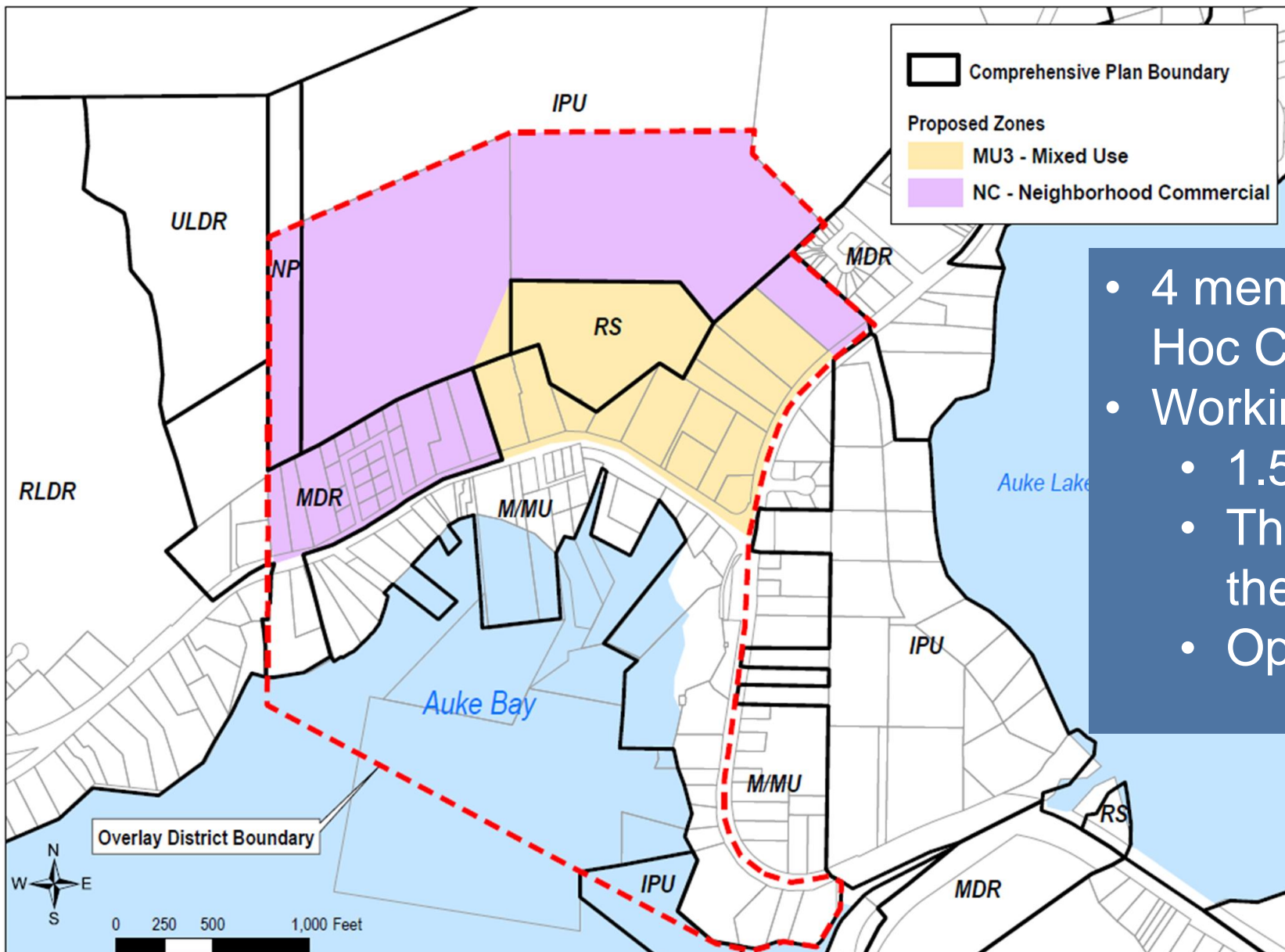




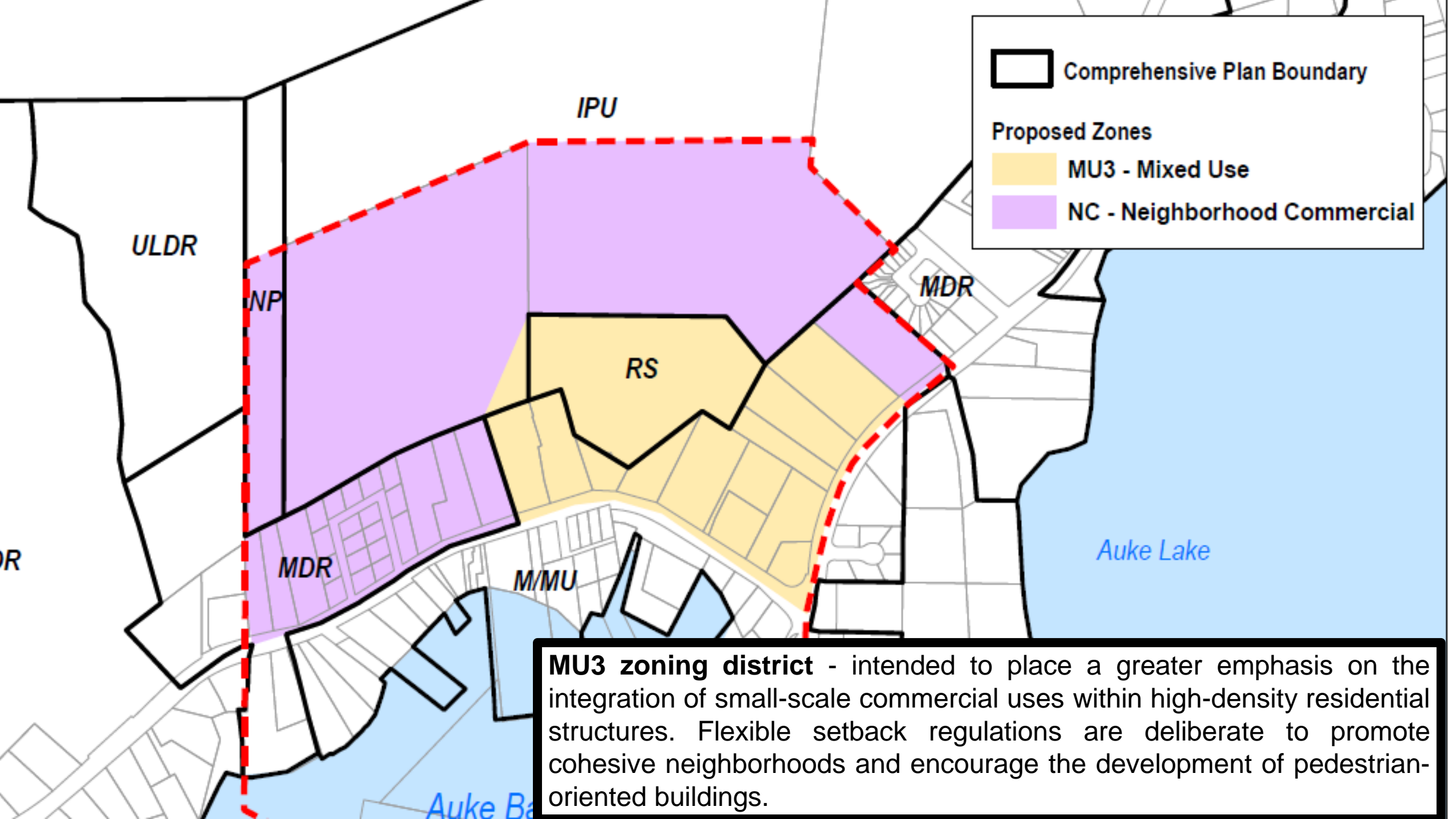
# View Points Map



# Late 2018



- 4 member Planning Commission Ad Hoc Committee
- Working sessions every 3 – 4 weeks
  - 1.5 hour lunch sessions
  - The right CBJ employees were there
  - Open to the public



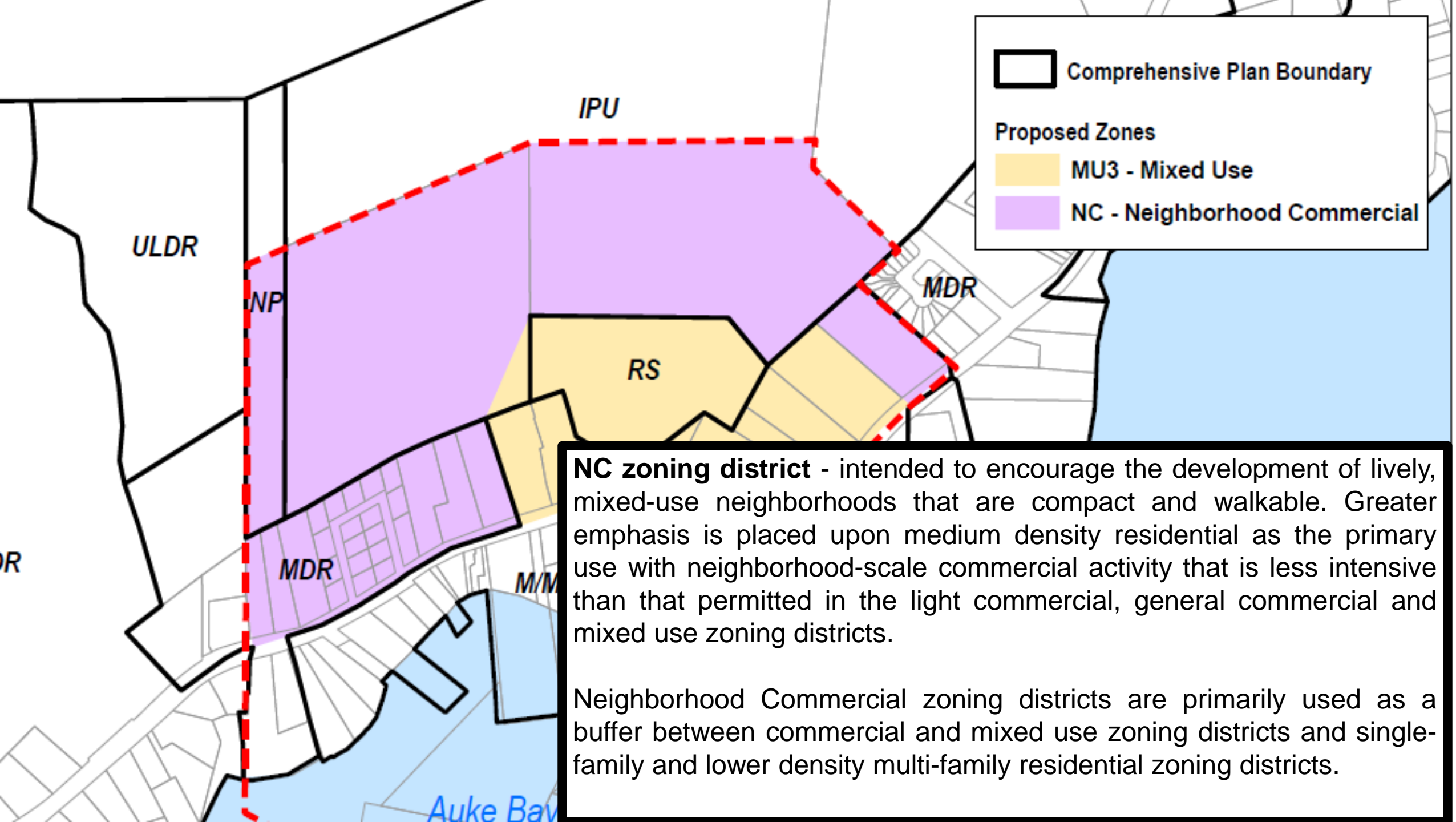
Comprehensive Plan Boundary

Proposed Zones

MU3 - Mixed Use

NC - Neighborhood Commercial

**MU3 zoning district** - intended to place a greater emphasis on the integration of small-scale commercial uses within high-density residential structures. Flexible setback regulations are deliberate to promote cohesive neighborhoods and encourage the development of pedestrian-oriented buildings.



Comprehensive Plan Boundary

Proposed Zones

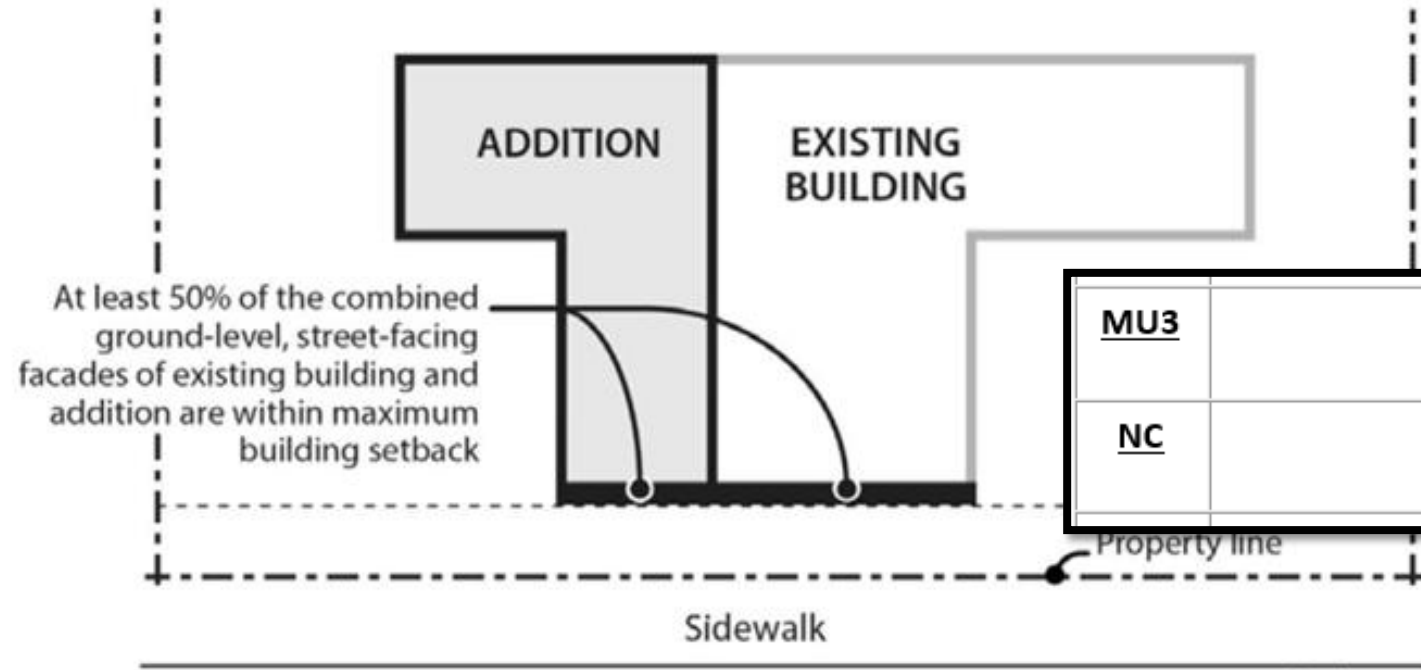
MU3 - Mixed Use

NC - Neighborhood Commercial

**NC zoning district** - intended to encourage the development of lively, mixed-use neighborhoods that are compact and walkable. Greater emphasis is placed upon medium density residential as the primary use with neighborhood-scale commercial activity that is less intensive than that permitted in the light commercial, general commercial and mixed use zoning districts.

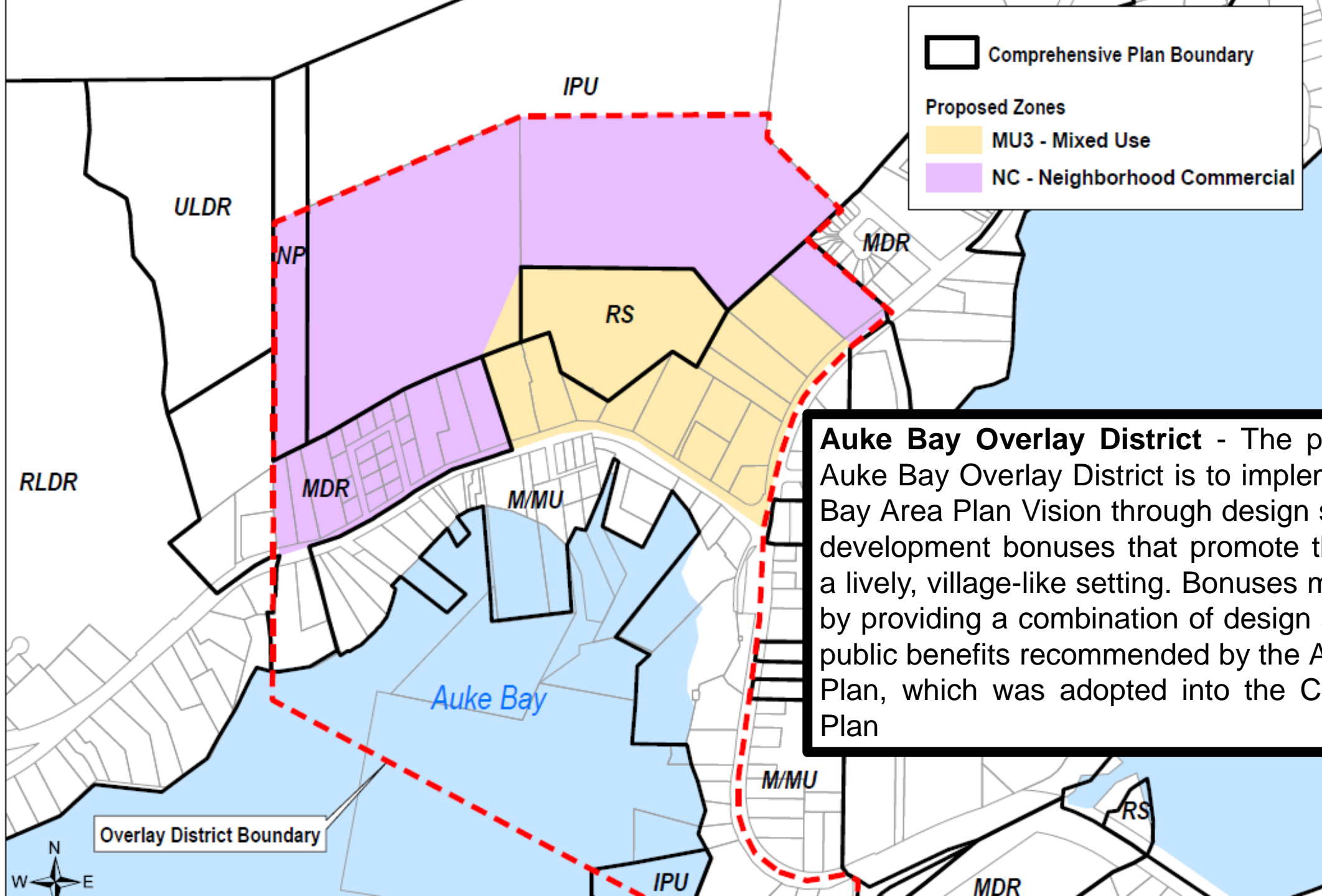
Neighborhood Commercial zoning districts are primarily used as a buffer between commercial and mixed use zoning districts and single-family and lower density multi-family residential zoning districts.

## Alteration to Existing Building in Conformance with Maximum Setback Standard



<b>MU3</b>	<b><u>30 units per acre</u></b>
<b>NC</b>	<b><u>15 units per acre</u></b>

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	



**Auke Bay Overlay District** - The purpose of the Auke Bay Overlay District is to implement the Auke Bay Area Plan Vision through design standards and development bonuses that promote the creation of a lively, village-like setting. Bonuses may be earned by providing a combination of design amenities and public benefits recommended by the Auke Bay Area Plan, which was adopted into the Comprehensive Plan

# AUKE BAY OVERLAY DISTRICT – HOW TO EARN BONUS POINTS

## Public Amenities

Plat a future public right of way – includes roads and pedestrian walkways

Provide at least 12 public parking spaces

## Design Standards

Mixed use building

Install a canopy

Covered recessed entry ways

First floor transparency

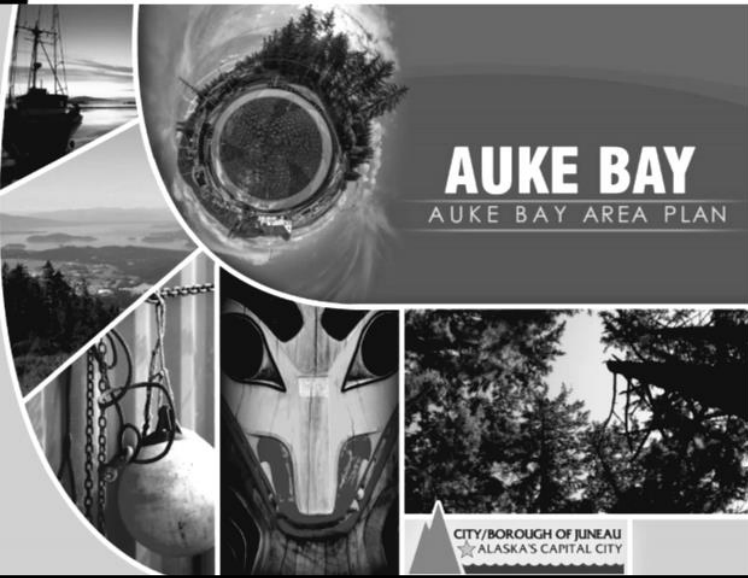
Covered bike racks

Screening parking lots, trash receptacles, utilities

Building stepbacks to preserve views



Please Come and Give Feedback  
On the proposed new zoning for Auke Bay  
*Your Community, Your Voice*



155 S. Seward Street, Juneau, Alaska 99801

TO:

The Planning Commission's Auke Bay Implementation Committee, along with CBJ's Community Development Department, has crafted potential new zoning for Auke Bay in an effort to implement the vision and goals of the Auke Bay Area Plan. The community is invited to learn about the proposed mixed-use zoning and offer feedback on December 6.



## NEIGHBORHOOD MEETING

**Thursday, Dec. 6, 5:30 to 7:30 pm**

**UAS Recreation Center, 12300 Mendenhall Loop Rd**

Online links to the *Auke Bay Area Plan* and a draft of the zoning district ordinance can be found on the CBJ Newsroom website at

**<https://beta.juneau.org/newsroom>**, under *NEWS*.

If you are not able to attend this meeting but have questions or comments, please contact Allison Eddins, CDD Planner, at (907) 586-0758 or [allison.eddins@juneau.org](mailto:allison.eddins@juneau.org).

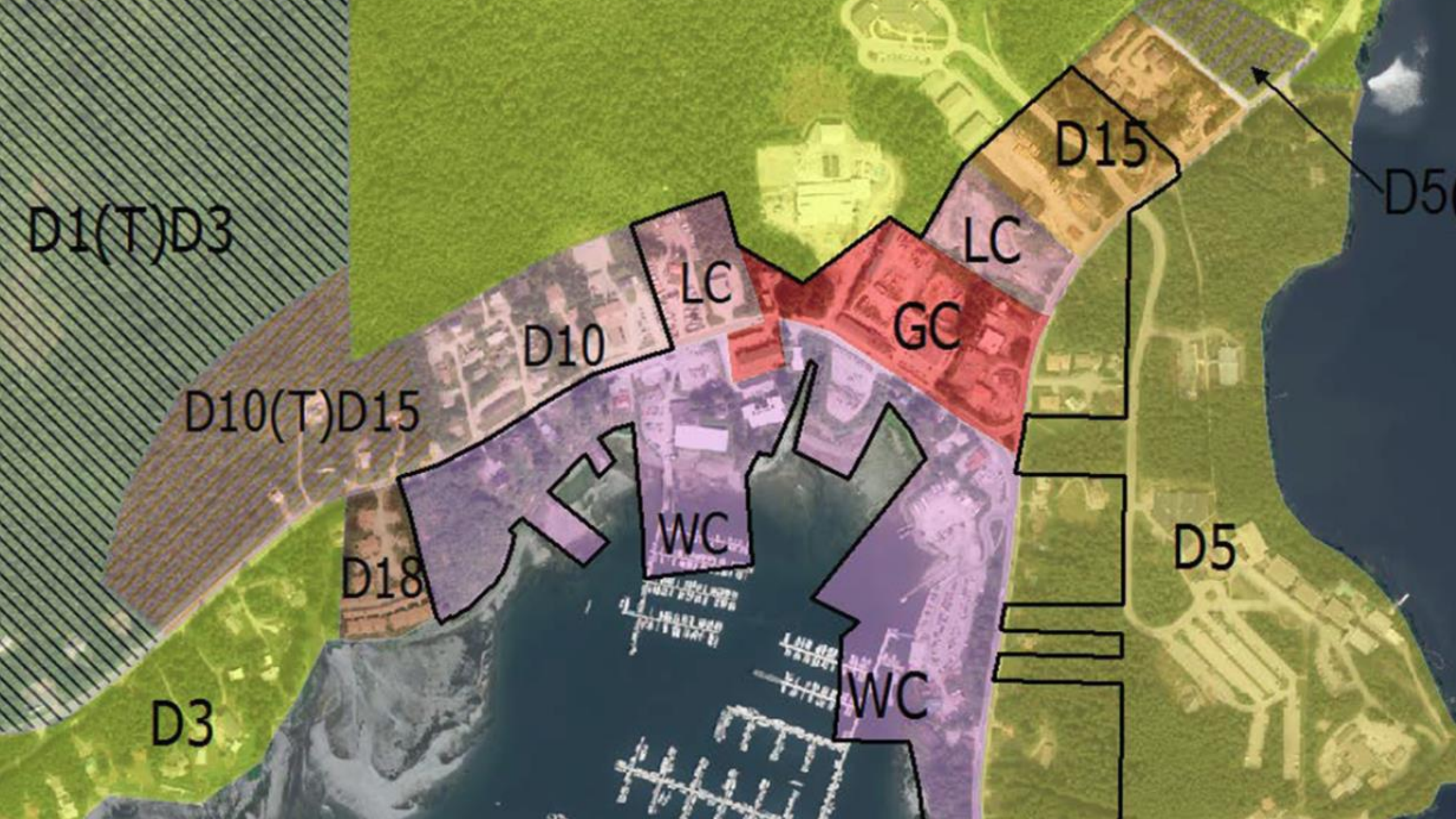
What could go wrong?

# Neighborhood Meetings

January 16 <sup>th</sup>	Existing Zoning Regulations in Auke Bay	UAS Rec Center Rm 116
March 13 <sup>th</sup>	Existing & Proposed Density and Height Viewshed Protection	UAS Rec Center Rm 116
April 10 <sup>th</sup>	Access & Parking	UAS Egan Library Lecture Hall (Rm 112)
May 8 <sup>th</sup>	Setbacks / Buffers / Vegetative Cover	UAS Rec Center Rm 116
May 29 <sup>th</sup>	Building Design Standards / Site Features / Screening	UAS Rec Center Rm 116
June 19 <sup>th</sup>	Using the Bonuses	UAS Rec Center Rm 116

This meeting will be considered a success if...

- You leave feeling informed about the current zoning in Auke Bay
- You leave feeling informed about the vision and goals of the Auke Bay Area Plan and the 2013 Comprehensive Plan
- You understand why new zoning is being proposed
- You leave feeling like your input matters and were given an opportunity to participate



D1(T)D3

D10(T)D15

D3

D18

D10

LC

WC

GC

WC

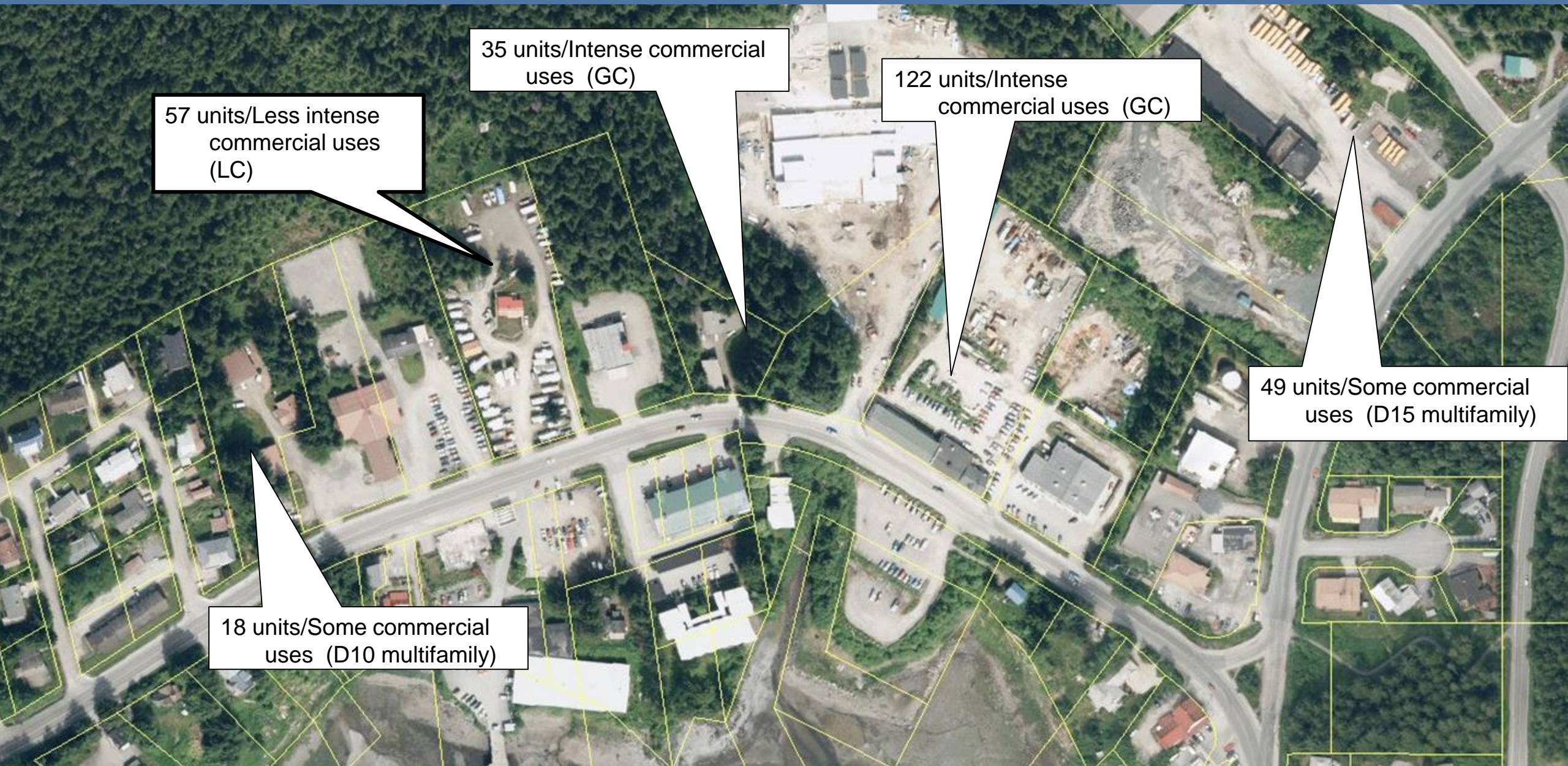
LC

D15

D5

D50

# Development Potential with Current Zoning



57 units/Less intense commercial uses (LC)

35 units/Intense commercial uses (GC)

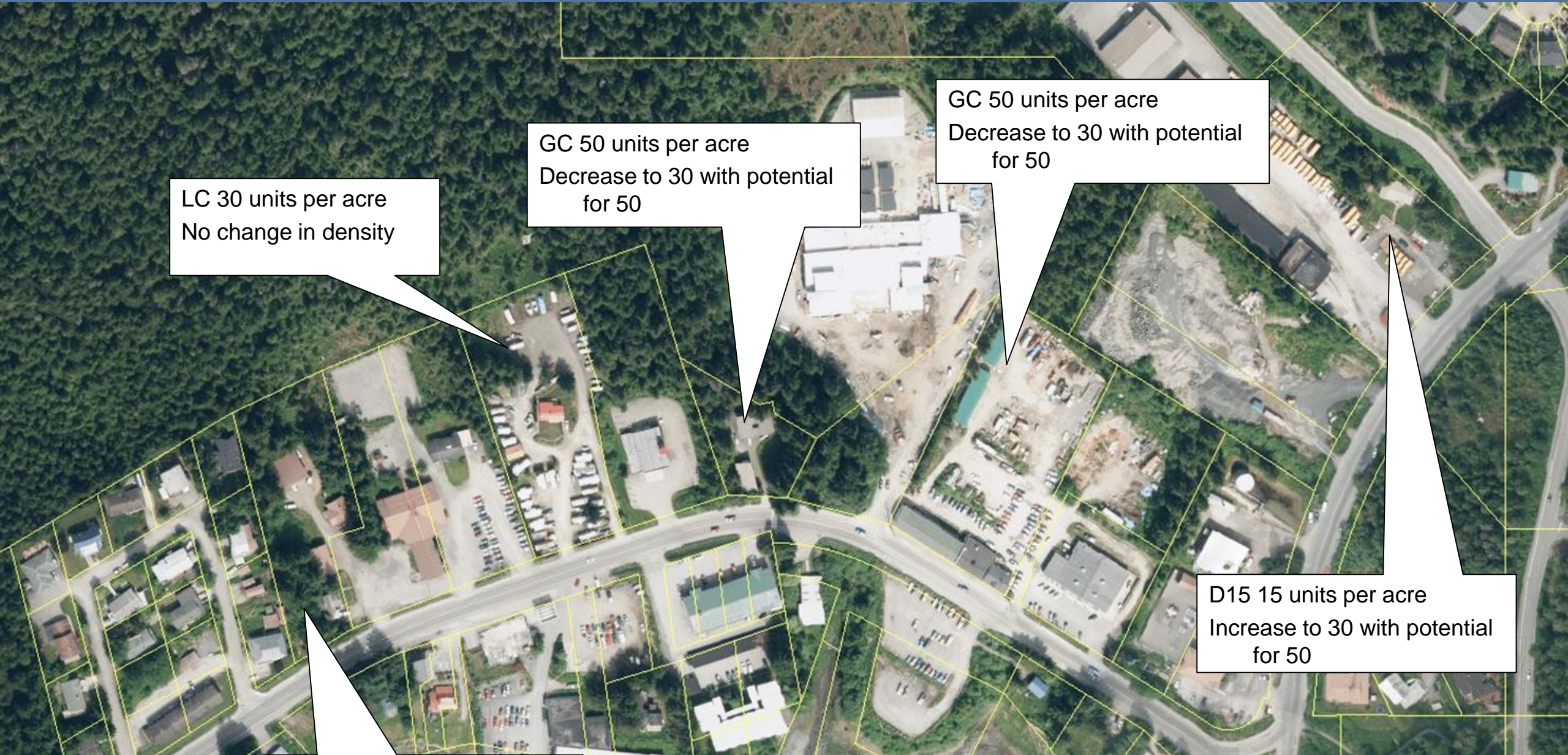
122 units/Intense commercial uses (GC)

49 units/Some commercial uses (D15 multifamily)

18 units/Some commercial uses (D10 multifamily)

<b>Zoning District</b>	<b>Maximum Dwelling Units/Acre</b>
D3	3 units per acre
D10	10 units per acre
D15	15 units per acre
WC	18 units per acre
LC	30 units per acre
GC	50 units per acre

# Density Change with Proposed Zoning



LC 30 units per acre  
No change in density

GC 50 units per acre  
Decrease to 30 with potential  
for 50

GC 50 units per acre  
Decrease to 30 with potential  
for 50

D15 15 units per acre  
Increase to 30 with potential  
for 50



<b>Zoning District</b>	<b>Maximum Height for Primary Use</b>	<b>Maximum Height for Accessory Use</b>
D3	35 feet	25 feet
D10	35 feet	25 feet
D15	35 feet	25 feet
WC	35 feet	35 feet
LC	45 feet	35 feet
GC	55 feet	45 feet

D3 - 35 feet / 25 feet  
**No Change**

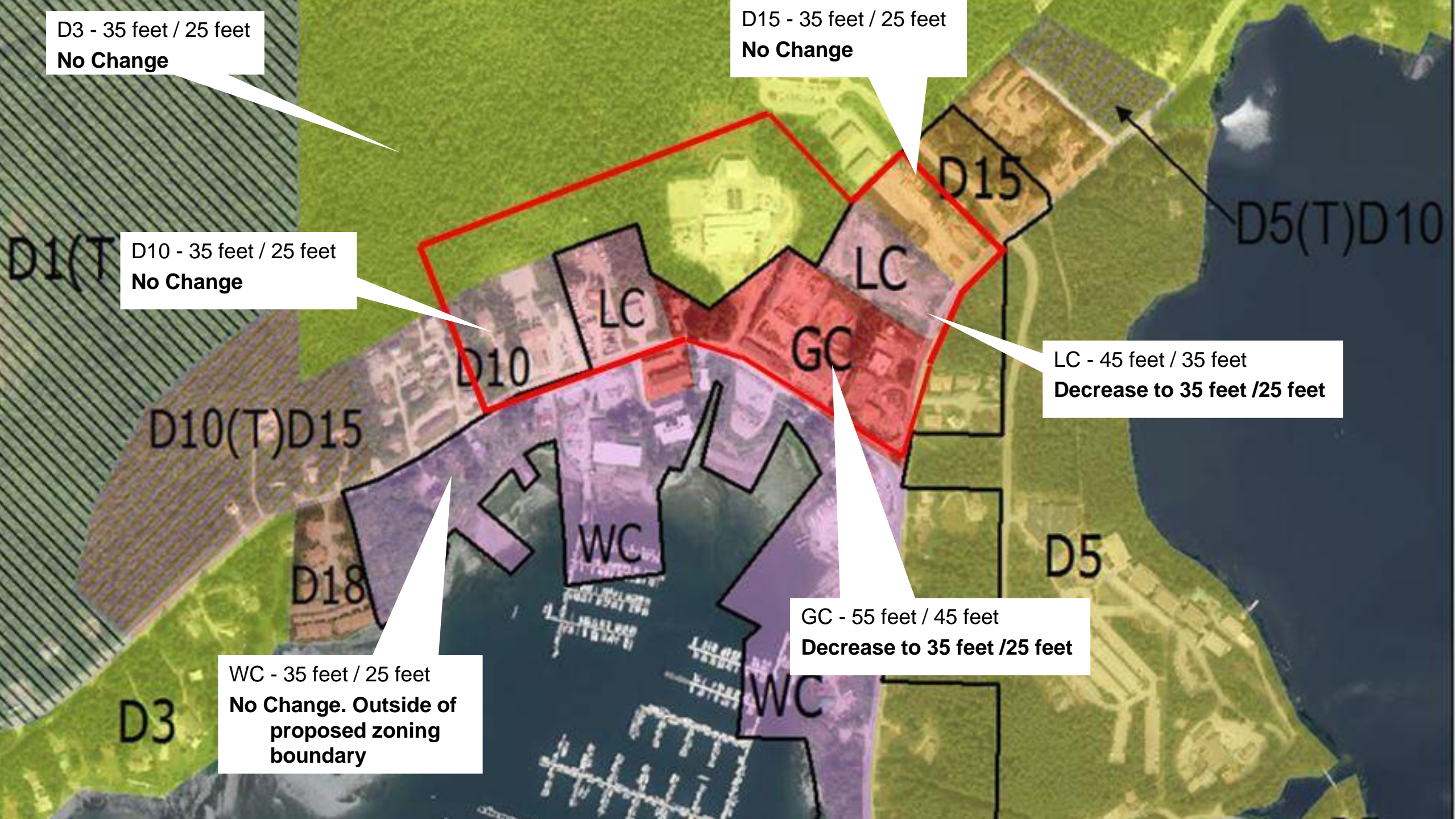
D15 - 35 feet / 25 feet  
**No Change**

D10 - 35 feet / 25 feet  
**No Change**

LC - 45 feet / 35 feet  
**Decrease to 35 feet / 25 feet**

GC - 55 feet / 45 feet  
**Decrease to 35 feet / 25 feet**

WC - 35 feet / 25 feet  
**No Change. Outside of proposed zoning boundary**



# Examples of General and Light Commercial



# Examples of General and Light Commercial



# Examples of General and Light Commercial



# Examples of General and Light Commercial



No local roads within the center of Auke Bay

Mendenhall Loop Rd.  
- DOT right-of-way (Major Collector)

Glacier Highway  
- DOT right-of-way (Urban Principle Arterial)



# Auke Bay Area Plan: Appendix B

## Capital Improvement List

<b>Grid Streets</b>	
Grid Street running North/South at the Elementary school. (600 feet)	Mid Term
Grid Street running North/South from the Elementary to the Joint Use Facility. (1,000 feet total)	Mid Term
Middle Grid Street running North/South. (south segment 600 feet)	Mid Term
Middle Grid Street running North/South. (north segment 600 feet)	Mid Term
Eastern Grid Street running North/South. (south segment 600 feet)	Mid Term
Eastern Grid Street running North/South. (north segment 600 feet)	Mid Term
East/West Grid Street. (Back Loop to elementary) (1000 feet)	Short Term
Mid Hill East/West Grid Street. (elementary to middle) (600 feet)	Mid Term
Mid Hill East/West Grid Street. (middle to eastern) (600 feet)	Mid Term
High hill East/West Grid Street. (Joint Use Facility to middle) (600 feet)	Mid Term
High Hill East/West Grid Street. (middle to eastern) (600 feet)	Mid Term





Local Road

Local Roads  
(not shown)

Collector Road

Collector Road

Alt Routes  
(Impractical)

**Auke Bay Subdivision**  
**Conceptual access road layout**  
• 60 ft wide ROW

# Average Daily Trip Estimates

<b>Use</b>	<b>Average Daily Trips (ADT)</b>
Single family home w/ apt.	16 ADT per day
Low Rise Apartment building	7 ADT per day
Townhouse/Condo	6 ADT per day
Assisted Living Facility	3 ADT per day per occupied bed
Hotel	8.92 ADT per day per occupied room
Day Care Center	35 ADT per day during peak hours
Office Building	3.32 ADT per day per employee
Convenience Store	31 ADT per hour per 1,000 sq. ft. at peak hours
Hair Salon	5 ADT at peak Saturday hours
Drinking Place	11 ADT per 1,000 sq. ft. at peak hours
High-turn over sit down restaurant	10 ADT per 1,000 sq. ft. at peak weekday hours / 14 ADT at peak weekend hours

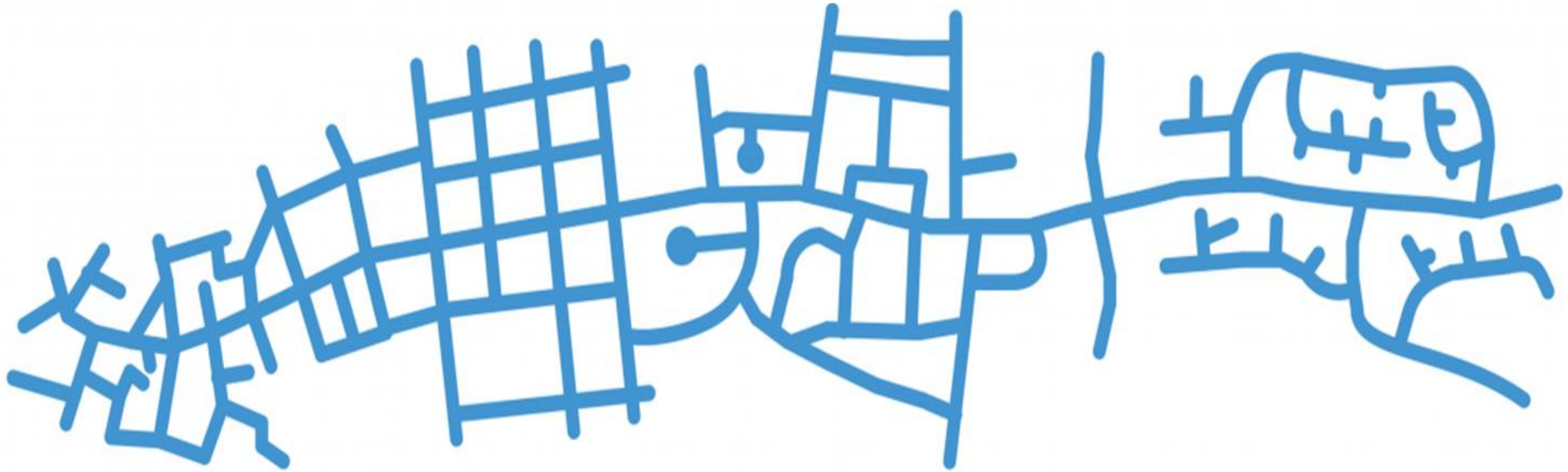
# Average Daily Trip Increases

Since 2017:  
Auke Bay Station Condos – 349 ADT  
The Jetty Condos – 186 ADT  
Forbidden Peak – 159 ADT  
**Total of 694 estimated vehicle trips per day**



# Benefits of Connected, Local Roads

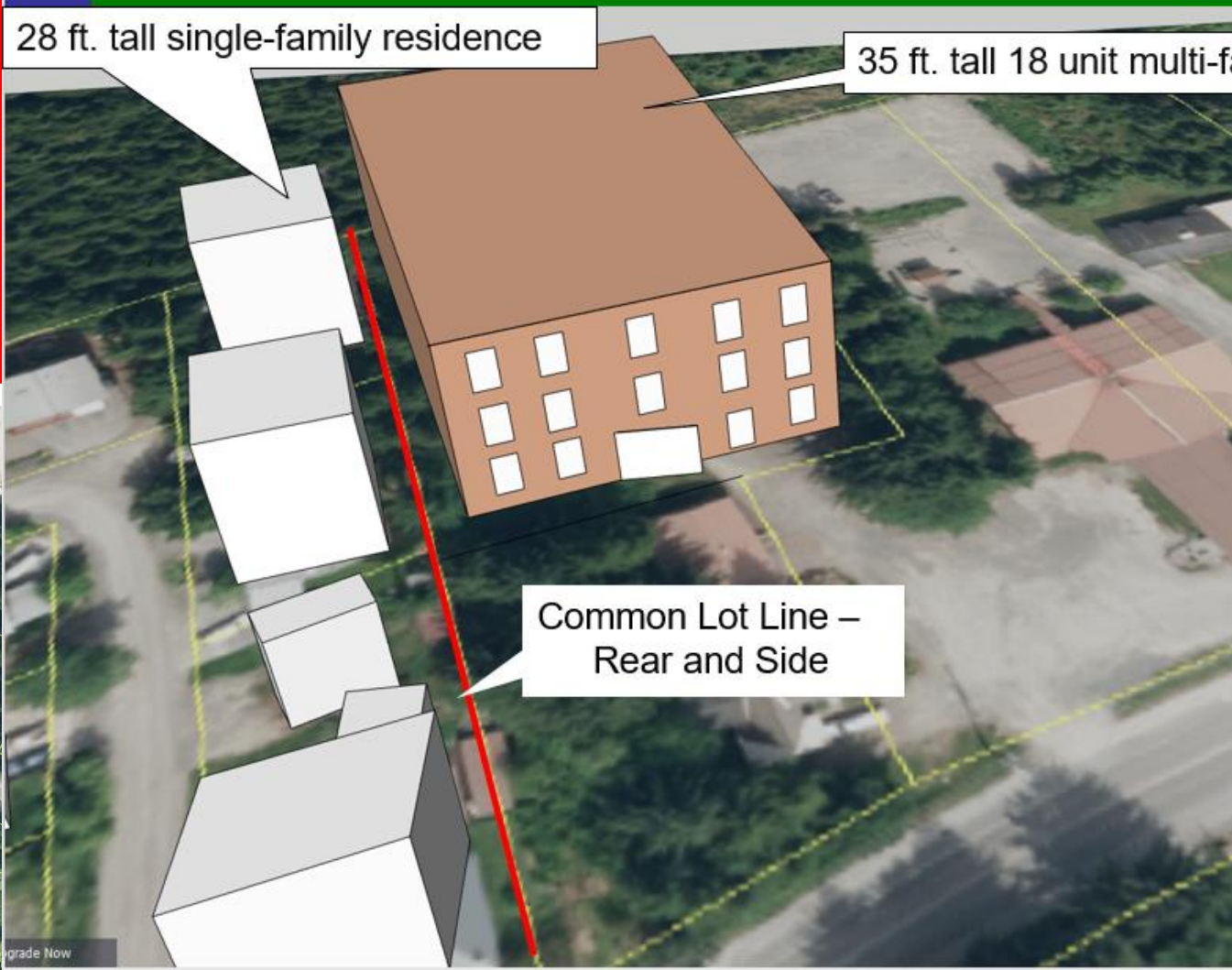
- Branched roads lead to fragmented and dispersed land uses.
- Branched roads are not multi-modal friendly; they are designed for cars.
- Interconnected roads ( if designed well) encourage walking, reduce the number and length of automobile trips, and conserve energy.
- Interconnected roads are designed for people.
- They create links between neighborhoods.



Lot Line	D3	D5	D10	D15	LC	GC	WC
Front	25'	20'	20'	20'	25'	10'	
Rear	25'	20'	20'	15'	10'	10'	
Side	10'	5'	5'	5'	10'	10'	
Street Side	17'	13'	13'	13'	17'	10'	

28 ft. tall single-family residence

35 ft. tall 18 unit multi-f



Common Lot Line – Rear and Side



## What Else Helped

Reviewing the planning process before each neighborhood meeting

Parking lot topics

Establishing relationships and trust, again

Ad Hoc Committee meetings in Auke Bay in the evening

# Questions?

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**D3** – residential district intended to accommodate primarily single-family and duplex residential development at a density of three dwelling units per acre.

Primarily located outside of the Urban Service Boundary where public utilities are not provided.

The density reflects the existing pattern of development of properties in the district.

There is a limited amount of D3 zoned lands located within the Urban Service Boundary. These are lands for which a lower density is deemed appropriate or , in the case of transition zones, where the zoning will be changed to a higher density when sewer and water are provided.



**D10 and D15** – residential districts intended to accommodate primarily multi-family residential development and 10 and 15 units per acre.

These are relatively low-density multi-family districts.

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**General Commercial (GC)** – intended to accommodate most commercial uses and densities at 50 units per acre

Commercial activities are permitted outright in the zone except for those few uses that are listed as conditional uses to ensure compatibility.

Residential development is allowed in mixed and single-use developments.

**Light Commercial (LC)** – intended to accommodate commercial development that is less intensive than that permitted in the GC district at a density of 30 units per acre.

LC districts are primarily located adjacent to existing residential areas.

Although many of the uses allowed are also allowed in GC, they are listed as conditional uses and therefore require Planning Commission review to determine compatibility with surrounding land uses. A lower level of intensity is also achieved by stringent height and setback restrictions.

Residential development is allowed in mixed and single-use development.