



# Community Development

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**Date:** August 27, 2015  
**From:** Eric Feldt, Community Development  
**To:** Auke Bay Steering Committee  
**Re:** Auke Bay Area Planning

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The Auke Bay Steering Committee was formed in late 2013 tasked to provide policies for the Auke Bay Area Plan to the Planning Commission as an advisory committee representing the Auke Bay community. This new committee played a critical role in guiding the policies and narrative of the Plan.

The Assembly passed the Auke Bay Area Plan in March of this year. To ensure this Plan adequately guides development, CBJ staff initiated the Plan's first implementation step: updating zoning regulations and exploring new design standards to help achieve the Plan's envisioned future Town Center within the core of Auke Bay. The Auke Bay Area Plan and the CBJ Comprehensive Plan recommends a pedestrian-oriented village with transit-oriented residential and mixed-use developments, and marine related uses. This type of development setting is the Town Center.

The Town Center development setting was focused in the Plan's Center boundary area. CBJ staff scheduled three public charrette meetings to focus on the direction of the Plan and the Town Center area. At this time, Northwind Architects presented illustrations that would capture elements of the Town Center and participants voted on illustrations and graphics. The charrettes occurred on July 16<sup>th</sup> and 20<sup>th</sup>, and August 20<sup>th</sup> of 2015 and attracted over 40 people per charrette. CBJ staff's objective was to understand which elements of the Plan's recommended Design Guidelines were of great importance to the public for inclusion into new regulations or incentives. Public notice for each charrette was sent out to the greater Auke Bay property owners, government entities, stakeholders and various developers to encourage public participation.

#### Public Notice for each Auke Bay Charrette

- 650 mailings to greater Auke Bay area
- Community Flyers
- 2-3 notices in "Your Municipality section" per meeting
- Email reminders to 160+ recipients that attended Auke Bay meetings or have shown interest in the process.

#### Part I: Turning Charrette Results into Regulations/ Incentives

Charrettes 1 and 2 further narrowed and helped shape the critical values for future streets, buildings, public places and general site layout of development. Charrette 3 presented graphics representing the desired elements from the previous two charrettes. Staff found the voting outcome of Charrette 2 (Attachment A) to be consistent with many parts of the Plan's recommended Design Guidelines and other policies. To better under

which elements of the guidelines and policies would be supported as new regulations or incentives, Staff grouped them into three themes, each with questions (Attachment A). These themes are provided below.

#### Proposed Regulations

- Build To Line & Buildings oriented to Street
- Building Height of at least 2 Stories
- Mixed Use
- Interesting Building Facades
- Parking Located Under, Behind, or alongside Buildings
- Hide Trash, Loading Docks, Equipment
- Key View sheds
- Preserve Nature

#### Transportation

- Street Furniture, Banners, & Plantings
- Narrow Streets & On-Street Parking
- Complete Street

#### Development Incentives

- Connected Street Grids
- Off-Site Pedestrian Connections
- Gateways
- Park & Ride and Transit Facilities
- Park Facilities
- Seawalk
- Preserve Nature

#### PART II: Discuss new Zoning District

CBJ staff determined that creating new regulations from the charrettes may not be adequate for creating the Town Center and, therefore, staff recommends changing many of the existing conflicting zoning districts within parts of the Town Center planning area with a new zoning district called Neighborhood Commercial (NC). A DRAFT boundary of this new zoning district is provided in Attachment B. The idea behind this is supported by the CBJ Comprehensive Plan and Auke Bay Area Plan. These plans indicate a vision of Auke Bay consisting of a pedestrian-oriented village with transit-oriented residential and mixed-use developments, and marine related uses. Communities across the U.S. use this type of district to accomplish similar goals of the Auke Bay area.

The NC district would be within the Town Center planning area. CBJ staff will recommend neighborhood-related uses for the Steering Committee to discuss and recommend to the Planning Commission for this new district. Staff will focus on uses that are oriented to a neighborhood scale and intensity. Changing the zoning district will not require property owners to change their existing house, place of business, or parking areas; it will only affect future development.

#### Next Steering Committee Meeting (September 3<sup>rd</sup>, 2015)

CBJ Staff will present new regulations and development incentives from the elements the Steering Committee requested to move forward. Also, staff will present a detailed discussion about land uses that are of a neighborhood-scale to be included into the new Neighborhood Commercial district.