



# Community Development

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**From:** Eric Feldt, Planner II, CFM  
Community Development Department

**Thru:** Hal Hart, Director  
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**To:** City & Borough of Juneau  
Planning Commission

**Date:** December 5, 2014

**Re:** Auke Bay Area Plan

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Auke Bay has grown from its early years as being home to the Áak'w K̄wáan tribe and a fisheries port, to a much larger and more diverse economic hub of Southeast Alaska, located in the City & Borough of Juneau. Significant growth in the tourism industry, boating and fisheries commerce, marine transportation, education, and housing developments have resulted in increased demands in services, varied land use regulations, new transportation challenges, and pressures on the environment.

Since the fall of 2013, the CBJ has coordinated with various public groups, government entities, stakeholders, and community members in building consensus for the creation of an Auke Bay Area Plan that addresses area challenges and identifies future opportunities that will ensure growth is responsible, sustainable, and desirable. A new group made of local citizens, Auke Bay Steering Committee, was appointed to establish a unified voice for Auke Bay and the new, Area Plan. The diversity of the Committee stemmed from its representatives; land and business owners, governmental and non-governmental individuals, native Alaskan groups, concerned citizens, local architect and design firms, and other organizations. This Committee discussed each of the goals and policies in the Plan to ensure complete understanding of its purpose and contribution to the vision of Auke Bay.

A quick glimpse of what Auke Bay seeks to be is provided in the Vision Statement.

***“Auke Bay Community Offers: Gateways to many outdoor activities, including fishing, kayaking, boating, hiking, and bicycling; study and programs at the University of Alaska Southeast; and, history and cultural significance for the Aak'w Kwáan who have made Auke Bay their home for millennia.”***

The Auke Bay Area Plan narrative, goals, and policies are provided in each of the following chapters:

➤ **Chapters**

1. Land Use & Facilities

Focuses on land uses within specific areas within the overall Auke Bay area, generally describes building layouts and design, establishes a new Town Center, speaks to a design charrette, and mentions other elements of land uses.

2. Natural Resources, Hazards, and Habitat

Speaks to preserving marine- and land-based environments, describes awareness of sensitive habitats, and indicates the importance of natural hazards in the Auke Bay area.

3. Cultural and Historical Significance and Resources

Briefly describes key historical cultures and importance of the area during early settlements, and underlines the significant value of past cultures' resources and elements which continue to exist in the Auke Bay area.

4. Recreation

Describes critical forms of water- and land-based recreational activities which continue to attract people and residents to the Auke Bay area, and states how expansive views of Auke Bay and surrounding landscapes are afforded from nearby hiking trails and harbors.

5. Transportation

Focuses on the large role marine and automobile transportation plays in the Auke Bay area, states the importance of public transit, parking, and pedestrian connections, and describes future transportation needs and street networks.

Following the chapters is an Implementation section which describes how the plan's recommended actions will be accomplished. Lastly, an Appendix section has been provided consisting of Plan References, Capital Improvement Program (CIP) list, and various maps.

## Public Outreach & Participation

Through coordination by CDD staff, the following public outreach methods were used to facilitate the making of the Auke Bay Area Plan: 19 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, 1 Subcommittee Survey and 50 newspaper advertisements. This large undertaking was critical in ensuring Auke Bay citizens, business owners, land owners, renters, students, and the community at-large have the opportunity to make the future of Auke Bay desirable, sustainable, and responsible for everyone.

To ensure the efforts of the Auke Bay Area Plan are carried out into the future, a new CBJ recognized Auke Bay neighborhood association or a similar organization will be formed to be the unified voice for future projects and plans affecting the Auke Bay area.

Through CBJ 49.10.170(d) the Planning Commission shall make recommendations to the Assembly on all proposed amendments to this title, zonings and re-zonings, indicating compliance with the provisions of this title and the Comprehensive Plan. Upon adoption of the *Auke Bay Area Plan*, the next step will be to pursue immediate implementation by amending Title 49.

There are several attachments to this memorandum, including the Auke Bay Area Plan itself. The following comments are provided because they have not been fully reviewed by the Steering Committee.

## **Attachments**

Attachment	A	Auke Bay Area Plan
Attachment	B	Comments from Douglas Indian Association
Attachment	C	Comments from the Auke Bay Steering Committee
Attachment	D	Comments from other CBJ Departments

## Comments from other CBJ Departments

The following comments are provided from Carl Uchytel, CBJ Docks & Harbors Director. These comments have not been addressed by the Auke Bay Steering Committee. Further discussion is recommended to determine their inclusion into and affects to the Plan.

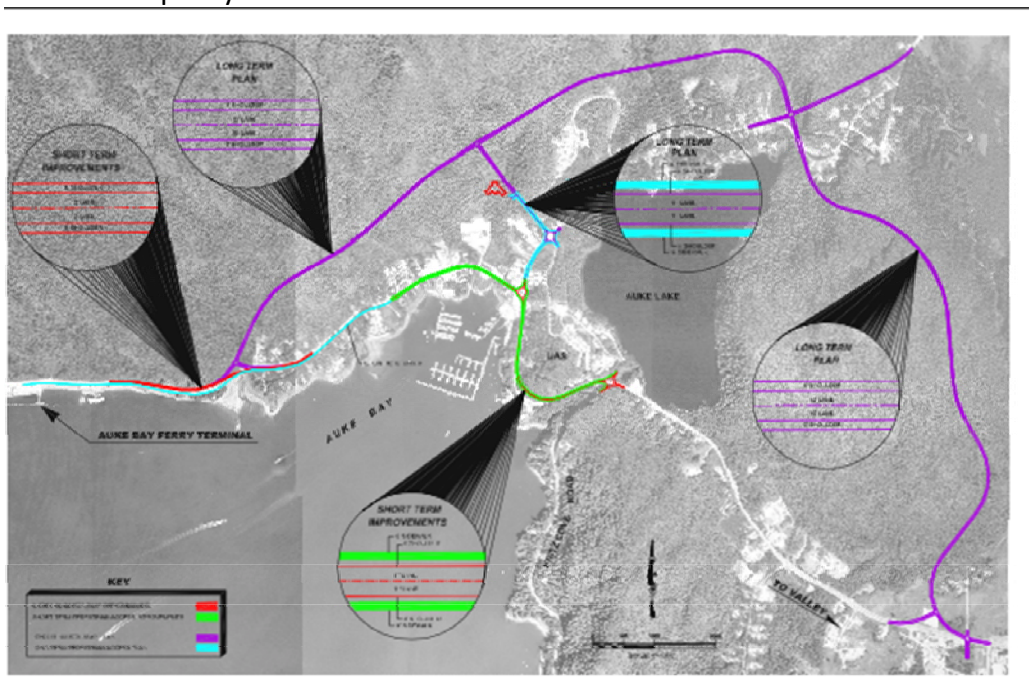
- Page IX Edits  
“Protect and provide for continued water dependent development at the Ferry Terminal and in Auke Bay. Identify suitable areas for float homes, boat houses, and/or live aboard as an affordable housing options; this may include dedicated portions of the harbor for these residences. Adopt design guidelines and development standards for the proposed Auke Bay neighborhood plan and Marine Mixed Use District. (Emphasis Added).  
*There is a concern here that affordable housing options will be very limited in the setting. CBJ tries very hard to ensure that derelict boats are attended too and will not pose a hazard to the community, other boats owners in the marina.*
  
- Page 3 Paragraph 2:  
The UAS Campus Master Plan identifies both residential and support facilities for new students and current enrollment as high priorities for the plan horizon, but identifies the biggest spatial I/in/facility deficits as those in the recreational athletic/physical education and assembly categories.  
*Carl asks “how many” referring to student growth that would drive growth in the planning area and on campus: See existing conditions in the Land Use Chapter for projected enrollment.*
  
- Consider adding this plan language found in the adopted Telecommunications Master Plan:  
“The University of Alaska Southeast (UAS) has its largest campus in Auke Bay, with administration, housing, and classrooms spread through the main campus between Glacier Highway and Auke Lake, the dormitories and Joint Use Facility on the north side of Mendenhall Loop Road, and other facilities in the heart of the Auke Bay village. At the time that this plan was drafted, 120 new freshman beds were under construction within the main campus. UAS’s 2012 *Campus Master Plan* directs that future capital investment in facilities be focused on the main campus; the recent disposal of the Bill Ray Center in downtown Juneau reflects this contraction of services to the main campus in Auke Bay. Although a significant portion of the growth in student enrollment at UAS is based on distance or e-learning students (3.8% increase by 2021), the number of existing traditional or face-to-face learners is far larger than the number of e-learners, so

the 2.8% growth rate projected for traditional students, from 850 to 1200, constitutes a significant number of new visitors to or residents of the Auke Bay area. The UAS *Master Plan* identifies both residential and support facilities for those new students and current enrollment as high priorities for the plan horizon, but identifies the biggest spatial/facility deficits as those in the recreational athletic/physical education and assembly categories. Campus housing and dining are also identified as high priority improvements, although their relative size is dwarfed by the size of athletic or assembly spaces needed to serve the campus.”

### Goals and Policies

- Goals and Policies – Draft Land Use and Facility Chapter – Differentiate what this goal is intending to achieve as compared to others later in the chapter.
- Goal 2 Coordinate (long range-20 year) planning efforts with local, State, and Federal Agencies, not for profits, and neighborhood groups on an on-going basis. Combine with
- 6.1 Facilitate an annual community meeting to identify, update and coordinate the community’s capital improvement Program List.
- Goal 8 Concerns about protecting the view and impacts to the on-going harbor project. Perhaps clarifying: As the privately owned properties develop concerns about the impacts to the view looking from the water to the shore have been raised...this is not intended to alter the existing CBJ Docks and Harbors Project as permitted and envisioned.
- Policy 8.2 concern about the impacts of this policy upon Docks and Harbor...perhaps the issue here is what does the statement mean...The private view from Squires Rest and the impact of the new development upon that view is to be “managed” referring to vegetation management and vegetation selection of tree and other specimens that will tend not to block views but still provide separation benefits between the parking lot and the proposed sea-walk.
- Page 20 Goals and Policies Water Goal 1 Policy 1.5 (Question the who)? Answer CDD.
- Page 20 Goal 3 Land Policy 3.2 Clarification... “identify high-value wetland area and streams for protection through conservation easements or as natural area park designations. (Question the who? Answer CDD working closely with Docks and Harbors).

- Page 21 Do we need policy 5.1 “Encourage implementation of the Auke Bay Area Plan”? If not delete it. Also have we adequately discussed Goal 5? What is the problem the plan is trying to solve?
- Promote Public Education and Awareness of the Bay and the surrounding natural environment through the development of a stewardship plan.
- Example: Promote all ages learning from elementary education through University Education in a variety of means including: access to the bay where feasible, arts, educational information, listening devices etc., .etc.. and in other creative ways.
- Page 29 Vision of the Parks and Recreation Comprehensive Plan....relate the vision to the new vision in the plan of creating a community park within the Auke Bay Center. Reference that point.
- Chapter 5 Existing Conditions Page 33 Second Column towards the bottom.
- Proposed strike through: “Currently, they park their vehicles and trailers in the Auke Bay elementary car park ~~and on the hill of back loop Road~~ due to the current car4 park being full – this raises safety and maintenance issues.”
- Page 35 Second Paragraph Column 2 add a Map. Here is the map from the DOT Corridor Study showing a potential route around Auke Lake and to the bay via the quarry route.





## Comments from the Auke Bay Steering Committee

The following comments were made during the last Auke Bay Steering Committee meeting on Tuesday, December 9, 2014. The comments were unanimously approved by the committee and CBJ staff recommends the Planning Commission supports the inclusion of these comments into the Plan.

- Chapter 1: Land Use & Facilities
  - Under Recommended Tools: Key Auke Bay View Sheds: Number all bulleted view sheds and match with new numbers on View Points Map in Appendix C.
  - Under Recommended Tools: Narrow Streets, Wide Sidewalks, and On-Street Parking add the following picture:



- Chapter 4: Recreation
  - Under Vision: Add “6. Establish new community parks (one being in the Center area) that accommodates local events and activities; provide a safe, enjoyable place for children to play; and are places that are comfortable during all seasons of the year”.
  - Under Goals & Policies within Viewpoints: Add “Policy 6.4 Manage vegetation so the views specific in Appendix C are maintained.”
  - Under Goals & Policies: Public Art Displays: Revise Goal 5 to Read “Promote public art displays.”



- Under Vision
  - Add the following wayfinding picture to recognize different spoken languages for signage through the Auke Bay area. The English and Tlingit words for bear are depicted on the sign.



- Chapter 6: Transportation
  - Under Existing Conditions: Add the following to the 2<sup>nd</sup> to the last paragraph in this subsection of the chapter.
    - “Survivability of pedestrians during an collision with automobiles is only 15% when traffic speeds are at 40 mph, 55% when traffic speeds are at 30 mph; and 95% when traffic speeds are at 20 mph, according to the US Federal Highway Administration.”
  - Under Goals & Policies: Add “Goal 10: Auke Bay will be a comfortable, inviting and safe place to walk and bicycle for everyone, including children, elderly, and school groups.”
  - Under Goals & Policies: Add “Policy 10.1: Implement traffic calming measures to reduce traffic speeds.”
  - Under Goals & Policies: Add “Policy 10.2: Work with the DOT&PF to reduce the speed to a maximum of 30 mph in the Hub.
  - Under Vision: Add “To reduce speeds in the Hub by transforming the character of the community to a safe, walkable Small Town Center.”
  - Under Goals & Policies: Move Policy 3.8 “Until the bypass...” to a new 10.3 Policy.
  - Under Goals & Policies: Add “Goal 11: Explore the designation of Auke Bay area roads as Scenic Byways.”
  - Under Goals & Policies: Add “Goal 12: Snow removal will keep both non-motorized routes and motorized routes open during the winter.”
  - Under Goals & Policies: Add “Policy 12.1: Auke Bay community/CBJ/State will together design and implement a plan for snow removal in the Auke Bay community that will provide safe travel for both motorized and non-motorized users.”

- Appendix B. CIP List
  - Under Streets: Auke Bay By-Pass: Add “Purchase ROW along conceptual routes such as the connection between Back Loop Road and the Auke Bay Ferry Terminal, and further east to the Goat Hill connection.”
  
- Chapter 6. Transportation
  - Add the following map from 2003 Auke Bay Corridor study under Vision
  - Add large version of map under Appendix C.

