Hi Brenwynne,

Thank you for the opportunity to comment on this draft document. In general it looks like a significant step forward in planning for Auke Bay’s future. As a significant land holder in this region, CBJ Lands and Resources welcomes the adoption of a plan that will enhance the future development pattern in this valuable region.

Lands primary comment is that the maximum height map allows a property on the waterside of the road to have 55’ maximum height. This property is directly across the road from CBJ’s property. CBJ’s lot is limited to 45’ so the property owner closer to the water could build a development that would block a significant portion of CBJ’s property from having a water view. It seems more appropriate that the property on the waterside of the road should have a maximum height of 35 feet to allow the lots on the other side of the road the opportunity to have water view developments. Below is a diagram to help illustrate this point. This concept is supported on Page 8 of the plan in the discussion of View Sheds.

We are also concerned that page 51 (Appendix B) identifies that City Land (Sites 1,2 &3) will be used for “additional off-street parking”. Based on our review of the draft document, the location of Sites 1,2 &3 were not immediately evident. However the primary directive for CBJ property is for it to be used for fair market value developments unless a specific use is identified by the Assembly. Dedicating CBJ property for parking severely restricts CBJ Land’s mission of developing properties in one of the highest value locations. We request that this policy be modified or eliminated.

Once again we would like to commend the Auke Bay planning committee’s work on this plan.

Thank you for the opportunity to comment.

- Greg Chaney
CBJ Lands and Resources Manager
Maximum height on waterside of road 35 foot maxi

View Blocked

45' 55'
From: Brenwynne Grigg  
Sent: Thursday, December 18, 2014 2:42 PM  
To: Greg Chaney  
Subject: Auke Bay

Below is the link to the Auke Bay Plan! Maps are towards the end. 😊

Brenwynne W. Grigg, Administrative Officer

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