Review of Existing | Built Auke Bay

Natural Elements
Review of Existing | Built Auke Bay

Mountains to Water
Process

Synthesis of Goals & Desires for Auke Bay

Info Gathering → Diagrams

Sketches → Images → Ideas!

Feedback
Overarching Goals *Common to all Stages of Development*

- Create a small *Town Center* for all ages
- Create framework for *Mixed-Use* structures
- Create & Enhance *Sense of Place & Community*
- Preserve & Enhance *Natural* surroundings
- Preserve *Views*
- *Slow traffic* through Built Environment
- Develop an area to *Live, Work, Walk & Recreate*
Future Development, Grid Extension

BYPASS ROUTE!!

New Grid

Seawalk

Harbor

Town Center

Auke Lake

Auke Bay

AUKE BAY
1.0 Existing Condition *Hub & Town Center Area Boundaries*

- Boundary Established in previous sessions
- Bypass Route recommended for reduction of heavy commercial traffic through Auke Bay Area
Existing Built Environment
Auke Bay Area Plan

Hub Boundary
(Focus Area)

Hub & Town Center Boundaries
2.1 Streets *New & Existing, Hierarchy*

- Primary Highway
- Tertiary Streets: Local Access

New Grid Overlay
New Street Overlays
2.2 Sidewalks *Pedestrian Paths & Seawalk*

- Grid Overlay for network of Walkable Routes within new neighborhoods
- Seawalk link along waterfront
- Connect Neighborhoods to Seawalk
New Sidewalks, Pedestrian Paths through Area
3.0 Nature *Greenspace & Natural Environment*

• New Greenspace interspersed along Pedestrian Routes
• Enhance Natural edges & features
• Use landscaping along streets, in plazas
• Conceal utility features & buildings with screens of landscaping
4.0  Open Space *Parks, Plaza, Promenade*

- Grid Overlay for network of Walkable Routes within new neighborhoods
- Seawalk link along waterfront
- Connect Neighborhoods to Seawalk
Natural Edges, New Greenspace, Open Areas
5.0 Built Form *Area Usage*

- **Mixed Use**: Commercial with Residential above primarily at Center Area.
- **Residential**: Recommend at edges, transitions, and away from Center Area.
- **Commercial**: Recommend outside of Center Area.
- Commercial **Activity Zones** on Lower/Street level, along Active Sidewalk areas.
5.0 Built Form *Area Usage*

- **Mixed Use: Vertical**
  - Business at Street Level
  - Housing Above
  - Offices & Restaurants above 1\textsuperscript{st} floor to have direct connection from Public Lobby

- **Mixed Use: Horizontal**
  - Businesses along edges & corners of 1\textsuperscript{st} floor
  - Residential on 1\textsuperscript{st} floor to be set back with buffer to street/sidewalk
6.0 Transportation  *Parking, Transit*

- **Parking**
  - *Parking lots* Interspersed into Center of blocks
  - No street-side parking lots on Primary Streets
  - Street edge parking at Secondary Streets

- **Bus, Transit Hubs**
  - Transit Center near larger parking lot
  - Bus stops near pedestrian intersections

- **Park & Ride options**
Transportation – Parking, Transit

Walking Circle from Parking Lots
7.0 Usage *Precursor to Zoning*

- Commercial
- Residential
- Mixed-Use

— Ensure that zoning allows for mix of uses desired in & around the new Town Center
Usage Areas
8.0 District Character *Gateways & Cultural Fabric*
Gateways & Cultural Fabric
Overarching Goals *Common to all Stages of Development*

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- Preserve & Enhance *Natural* surroundings
- Preserve *Views*
- *Slow traffic*
- Develop an area to *Live, Work, Walk & Recreate*
Overall Composite | Evolution
Urban design is a fundamental part of the development process, it is about making places that respond to planning, architectural, and environmental objectives.
Key Areas | Built Auke Bay

Town Center
Key Areas | Built Auke Bay

Town Center
Key Areas | Built Auke Bay

Glacier Highway  Firehall  Allwine Property
Key Areas | Built Auke Bay

Lindegaard Beach
Key Areas | Built Auke Bay

Beach Condos
Key Areas | Built Auke Bay

Seawalk
Key Areas | Developing the Core

SketchUp Model
Key Areas | Developing the Core