Auke Bay Area Planning

Steering Committee Meeting

Prepared for September 3, 2015, by NorthWind Architects.
A1. Complete Streets

Sidewalks with Pedestrian Amenities

“Complete Street” & View Corridor

Wide Sidewalks, 1st Floor Activity Zone, Bike Lane
A1. Complete Streets

Complete Streets Features:
- Plantings, Benches, Trash Rec.
- Walking Zone
- Parking
- Bicycle Lane – Transit Lane
- Tables & Chairs at Café
- Crosswalks
- Activities Permitted on Sidewalks
A1. Complete Streets

Complete Streets Features:
- Plantings, Benches, Trash Rec.
- Walking Zone
- Parking
- Bicycle Lane – Transit Lane
- Tables & Chairs at Café
- Activities Permitted on Sidewalks
A2. Narrow Streets & On-Street Parking
A3. Streetscape Amenities

- Landscaping
- Hidden Trash & Utilities
- Pedestrian Level Lighting
- Landscaping
B1. Hide Trash & Loading Docks, Equipment

Landscaping to Hide Utilities
B2. Pedestrian Connections

- Pedestrian Ways Between Buildings
- Views over & Through
- Light & air between buildings.
B3. Preserve Nature

Vegetative Cover
Open Space, Pedestrian Corridors, & Streets provide openings for views between buildings.

B4. Key View Sheds
B5. Building Height at Least 2-Stories

Landscaping to Hide Utilities
Street Side: 35-foot Height

Using Street as Datum on Waterfront Side of Highway

Water Side: Higher

B5. Building Heights – At Waterfront
B6. Mixed Use

- Ground Floor Commercial
- Upper Floor Residential
B7. New Parking Overlay - Mid-block Parking & Hubs
B7. PARKING: Behind/Mid-Block, Under, On-Street
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B8. BUILD-TO LINE — 15’ Build to Line (or Zone) from ROW

Squires Rest Building

Glacier Highway

Water Side, Harbor Parking Lot
B8. BUILD-TO LINE – 15’ Build to Line (or Zone) from ROW
Back Loop Road - Section

Collector: Commercial/Residential

B8. BUILD-TO LINE
• Residential Example with vegetation between building & street

Local Access Street: Apt, Condo, Townhomes (Set back as Buffer to street / sidewalk activity)

B8. BUILD-TO LINE
Architectural Features/Building Facades:

• Mix of building plane off of main streets
• Canopies, Sunshades,
• Balconies
• Steps in Building Massing
• Change in Roof Types
• Details in Windows & Trim
• Change in Materials, Textures, Colors

B9. Interesting Building Facades
Architectural Features/Building Facades:
- More open at Ground Level, more closed above
- Encourage enhanced features at “Activity Zone” along sidewalks
- Canopies at key areas along façade
- Pedestrian Scale along sidewalks

Examples of Buildings along Secondary streets

B9. INTERESTING BUILDING FACADES
9. New Street Overlays – Ped/Vehicle