BUILDINGS BUILT TO THE LINE AND ORIENTED TOWARD THE STREET

CONNECTED & COMPLETE STREETS AND STREET GRID

GROUND FLOOR RETAIL & UPPER STORY RESIDENTIAL (LIVE/WORK UNITS)

HIDDEN BUILDING SERVICE EQUIPMENT

INTERESTING BUILDING FACADES, STREET FURNITURE, BANNERS AND PLANTINGS FOR ENHANCED APPEARANCE

PUBLIC PARKS AND FACILITIES, SERVING NEIGHBORHOOD RECREATIONAL AND COMMUNITY EVENTS

VIEW SHEDS

PEDESTRIAN CONNECTIONS WITH NARROW STREETS, WIDE SIDEWALKS, AND ON-STREET PARKING

REAR, SIDE, OR UNDER-BUILDING PARKING, PARK & RIDE, AND TRANSIT SERVICE

ACTIVE AUKE BAY CENTER
BUILDINGS BUILT TO THE LINE AND ORIENTED TOWARDS THE STREET

- Creating a walkable, safe, efficient sense of place
- Small front yard setbacks (<10 ft)
- Buildings close to sidewalks
- An attractive sense-of-place for pedestrians
- Pedestrians will enjoy buildings’ architectural elements
- Human scale
- Vibrant pedestrian setting
- Town center atmosphere
- Buildings built to the line and oriented towards the street
CONNECTED & COMPLETE STREETS AND STREET GRID

- Provide connection for shopping, businesses, residences, and parks
- Facilitate small lots and alleys for better use of space and density
- Pedestrian-friendly and safe design
- Alleys and small streets as a means for traffic calming
- Pedestrian-only routes, lighting, grades, canopies can all add to street comfort, attraction, and usage
GROUND FLOOR RETAIL & UPPER STORY RESIDENTIAL (LIVE/WORK UNITS)

- Environment for living, working, shopping, and entertaining
- Mixture of uses
- Attract shops, restaurants, housing choices, etc.
- Town center atmosphere
- Upper floors more attractive for residential noise requirements, as well as attractive for being close to city center
- More affordable housing opportunities as density increases.
HIDDEN BUILDING SERVICE EQUIPMENT

- Outdoor mechanical on rooftops or in back of buildings
- Lessen noise problems and visual blight
- Diminish unsightly appearances to create an attractive neighborhood
- Nearby users should be taken into consideration when locating trash receptacles and loading bays
INTERESTING BUILDING FACADES, STREET FURNITURE, BANNERS AND PLANTINGS FOR ENHANCED APPEARANCE

- Designs that form and complement the unique setting of Auke Bay Center
- Emphasizing features such as windows, entrances, and rooflines to attract pedestrians and act as security element
- Building facades enhance the civic nature, sense of place, and pedestrian-oriented character
- Avoid long expanses of blank walls
- Planters, banners, furniture and lighting attract people, add energy, vibrancy, and a unique sense of place
PUBLIC PARKS AND FACILITIES, SERVING NEIGHBORHOOD RECREATIONAL AND COMMUNITY EVENTS

- Be consistent with goals and objectives of CBJ’s existing Park & Recreation Comprehensive Plan
- Serve a significant proportion of the area’s density with a quarter mile
- Designed to be programmed for community events year-round

Bowen Village rendering

Active Public Space/Center
VIEW SHEDS

- Protect scenic vistas and viewpoints
- Allow Auke Bay area and community to preserve its unique charm and civic pride
- Attract positive growth to the area
- Higher property values
- Strengthening tourism
- Contributing to the overall enjoyment of the area

Key viewpoints to maintain:
- Looking toward Auke Bay from the intersection of Bayview and Glacier Hwy;
- Sidewalk in front of Chan’s Restaurant and SE Waffle Company;
- Auke Bay from the crest of the hill at Back Loop Rd to the round-a-bout;
- Approaching the opening of UAS student housing and Auke Lake at 4300 University Dr;
- UAS dock looking east across Auke Lake;
- Glacier Hwy near Auke Lake parking area turnoff;
- Glacier Hwy heading north as you approach the round-a-bout;
- Looking toward the land and harbors in Auke Bay; and
- From the bottom of Horton parking looking toward Auke Bay.

Auke Bay, AK

National Harbor, MD
PEDESTRIAN CONNECTIONS WITH NARROW STREETS, WIDE SIDEWALKS, AND ON-STREET PARKING

- Narrow streets decrease vehicular speed and noise, while increasing pedestrian and bicycle safety.
- Wide sidewalks provide pedestrians with pleasant, safe, and convenient walking places.
- Canopies provide rain shelter and comfort.
- Narrow streets save construction costs.
- On-street parking buffers pedestrians from vehicle traffic.
- Convenient short-term parking for nearby businesses.
- Linkages between properties that:
  - contribute to connecting residents to UAS, waterfront, or businesses;
  - consider view opportunities;
  - foster opportunities for art, culture, and educational kiosks; and
  - address all-season weather and lighting conditions.
REAR, SIDE, OR UNDER-BUILDING PARKING, PARK & RIDE, AND TRANSIT SERVICE

• Can create an attractive downtown setting
• Transit facilities located near high intense uses, designed with pedestrian linkages, and compliment the sense of place of the town center
• Should be designed for other uses to maximize use of land
• Designed to be utilized for community events year-round

Whitehorse, Canada

Nose out parking for better visibility
ACTIVE AUKE BAY CENTER

- Strong sense of community pride and neighborhood harmony
- Designed for higher residential density to create a town center setting
- Attract a mix of shopping, dining, art, music, and marine- and education-related services and events
- Create a desirable town center lifestyle and quality
- Well planned, managed, and maintained to ensure safety and enjoyment as Auke Bay grows
- Multi-coordinated and well-communicated efforts among government and public organizations and groups
- Grassroots effort