Auke Bay Area Plan

Complete List of Goals and Policies for the Auke Bay Area Plan
Recreation Goals & Policies

Pedestrian Access

Goal 1: Link the Auke Bay area with an accessible system for recreation and transportation.

Policies

1.1 Provide direct and visible pedestrian connections at trailheads and street crossings.
1.2 Provide complete signage for pedestrian routes.
1.3 Seek opportunities to connect hiking and biking trails to provide for longer interconnected loop system that includes connections to Auke Lake and beyond.
1.4 Develop a seawalk that connects Statter Harbor's Seawalk system to the surrounding private sector lands to the south of Auke Bay along Fritz Cove.
1.5 Ensure that future development enhances pedestrian access.
1.6 The CBJ will periodically (at least every six years) inventory the paths, trails, and sidewalk linkages within the subarea. Gaps in the system will be assigned a priority and reported to the Planning Commission and Assembly as a part of the annual Capital Improvement Program (CIP).
1.7 Develop safe and accessible pedestrian crossings by complying with the Americans with Disabilities Act, providing pedestrian level lighting, and physical buffers between motorized and pedestrian uses.

Public Recreational Areas

Goal 2: Develop a park and trail network by looking for opportunities to create usable open space and make trail connections.

Policies

2.1 Implement the goals of the Juneau Parks and Recreation Comprehensive Plan, which include additional access from behind the Auke Bay Elementary School to Spaulding Meadows.
2.2 Create space for programmable events and group use (such as those that exist in Savikko Park).
2.3 Encourage public gathering space in future development designs.
2.4 Encourage the adoption of the Juneau Parks and Recreation Auke Lake Management Plan.

Wayfinding Signage

Goal 3: Develop a recreational wayfinding signage system for residents, students and visitors that will make navigation and access easier to the various areas of Auke Bay.

Policies

3.1 Recreational wayfinding systems should be of one, easily recognizable typology.
3.2 Encourage motorized traffic to acknowledge recreational use of the area through “Share the Road” signs and similar verbiage.

3.3 Where possible wayfinding to cultural resources should include bilingual message celebrating Auke Bay’s cultural significance.

Entry Gateways to Auke Bay
Goal 4: Develop gateways within the Auke Bay Area Plan at the three entrance points; from the north and south on Glacier Highway and from Back loop Road.

Public Art Displays
Goal 5: Incorporate public art displays in all future developments including public projects.

Policies
5.1 Establish a community art plan with specific locations for art within parks, along trails, and on the seawalk and public facilities.
5.2 Develop incentives for private sector development to provide art within the Auke Bay area.
5.3 Require future developers to set aside 1% of project costs for art or to retain space for publically accessible art projects on a project site.

Viewsheds
Goal 6: Preserve, develop and enhance viewsheds within the Auke Bay Area Plan.

Policies
6.1 Preserve and minimize impacts to the view to the Mendenhall Towers from the shores of Auke Lake.
6.2 Preserve and minimize impacts to the view of Auke Bay from Back Loop Road, Glacier Highway and the future seawalk.
6.3 Seek mitigation for future projects that would directly alter, diminish or otherwise reduce the public’s enjoyment of a publicly identified and mapped vista.

Open Space Amenity
Goal 7: Provide an open space amenity (park) within the hub that can be reached by all modes of transport.

Policies
7.1 The space should reinforce Auke Bay as a place to live, work, learn and play.
7.2 The park should be sized to accommodate the projected hub population density and demographics.
Natural Resources, Hazards, and Habitat Goals & Policies

Water

Goal 1: Maintain healthy water quality in Auke Bay and Auke Lake as the area develops.

Policies

1.1 Assess capacity and operation at the Auke Bay Wastewater Treatment Plant to ensure that the plant can meet future demands.

1.2 Utilizing the *CBJ Manual of Stormwater Best Management Practices* and other resources, develop specific urban development stormwater treatment strategies to ensure long-term, effective stormwater treatment in commercial, residential and harbor areas.

1.3 Identify key sources and locations of non-point pollution and develop solutions.

1.4 Identify marine outfalls and priority areas for CBJ sewer extension.

1.5 Preserve a minimum 50-foot no-development setback along anadromous streams and Auke Lake.

1.6 Develop a water quality education pamphlet and signage for Statter Harbor users.

Goal 2: Enhance marine habitat in Auke Bay.

Policies

2.1 Evaluate habitat enhancement options, such as placement of herring spawning substrate, on harbor infrastructure and other structures within the *Auke Bay Area Plan* area.

2.2 Develop a map of eelgrass beds and create a plan to reduce sedimentation and other impacts in these areas.

2.3 Pursue grant funding to research other habitat enhancement options.

Land

Goal 3: Preserve natural areas along the shoreline and in publicly-owned uplands.

Policies

3.1 Develop tools for transferring density or development potential from high value wetlands and large forested tracts to other areas within the watershed or planning area.

3.2 Identify high-value wetland areas for protection through conservation easements or as natural area park designations.

3.3 Identify degraded areas that would benefit from enhancement or restoration methods.

3.4 Map potential wildlife corridors through residential and commercial areas throughout the *Plan* area.

Comment [WU1]: We need to show this to Docks & Harbor.
3.5 Develop and adopt tools that provide incentive for preservation of vegetation corridors within the Plan area.

Goal 4: Preserve native vegetation.

Policies
4.1 Conduct an invasive species inventory.
4.2 Develop an eradication and prevention plan.
4.3 Seek funding and volunteer support to implement an eradication and prevention plan.

Land and Water
Goal 5: Develop an Auke Bay Stewardship Plan.

Policies
5.1 Conduct a habitat inventory to identify critical areas.
5.2 Develop specific maintenance and improvement needs.
5.3 Establish a committee and community volunteers to champion and implement maintenance and improvement plans.

Flood Hazards
Goal 6: Reduce flood hazards to life and property.

Policies
6.1 Utilize current Flood Insurance Rate Maps and Flood Insurance Studies to locate areas of high flood risk when developing nears streams and tideland areas.
6.2 Ensure new development complies with current flood regulations for safe building practices.
6.3 Minimize, or mitigate for, large clearing of hill side vegetation to reduce new flooding areas or increased flooding potential.
6.4 New development along the tidelands should be encouraged to build to exceed the 100-year storm force.
6.5 When developing in or near the 100-year (1% chance of flood) flood zones, the public should be aware that greater storms may occur and higher flood protection should be encouraged.

Goal 7: Reduce flood hazards to public infrastructure and community buildings.

Policies
7.1 Encourage CBJ and State of Alaska infrastructure to be built or re-built to exceed the 100-year storm flood forces.
7.2 Periodically analyze the flood risk of existing CBJ infrastructure using cost benefit analysis.
7.3 Retrofit or relocate existing CBJ buildings which may be in high flood risk areas.
7.4 Coordinate with the DOT/ PF of flood map changes that may affect the Alaska Marine Highway Ferry terminal.

7.5 New CBJ drainages should be sized to exceed flow rates and capacity of the 100-year storm scenario to provide greater protection and life of the infrastructure.

Goal 8: Encourage floodplain management and education in the Auke Bay area.

Policies
8.1 Pursue new flood studies of Auke Bay and nearby water bodies for updated flood risk mapping and awareness, when necessary.

8.2 Seek map revisions when rebuilding CBJ harbors to ensure most updated flood mapping predictions, when appropriate.

8.3 Educate property owners of the flood risk through public meetings, presentations, mailings, signage, etc.

8.4 Encourage CBJ Docks & Harbors to post or distribute a storm emergency plan for harbor users.

8.5 If appropriate, encourage the CBJ to provide or designate a community emergency shelter in the Auke Bay area for harbor users, RV tenants, or other transient populations.

8.6 Require a minimum two-foot freeboard for all new buildings mapped in high risk flood zones along tidelands and rivers for increased flood protection and lower flood insurance costs.

Earthquake Hazards
Goal 9: Reduce earthquake hazards to life and property.

Policies
9.1 Continue to enforce building codes that increase building’s resistance from earthquake harm.

9.2 Retrofit old buildings that do not have earthquake resistant material and/ or designs, when appropriate.

Goal 10: Reduce earthquake harm to public infrastructure and community buildings.

Policies
10.1 Retrofit existing CBJ buildings with earthquake resistant material and/ or designs, especially community emergency shelters, when appropriate.

10.2 Examine and retrofit aging bridges, culverts, and other public infrastructure to resist harm from earthquakes.

Goal 11: Be proactive in earthquake resiliency.

Policies
11.1 Map soils with risk of settling or liquefaction to better locate areas of increased harm from earthquakes.
11.2 Provide earthquake awareness presentations, web-based programs, etc. for greater public education.

Avalanche and Landslide Hazards

Goal 12: Protect life and property from avalanche and landslide danger.

Policies

12.1 Study and map areas of Auke Bay that may be susceptible to avalanches or landslides.
12.2 Utilize building and land use codes that ensure development in avalanche/landslide areas is designed to withstand such forces.
12.3 Prevent or mitigate clearing of vegetation along and near steep hillsides to reduce increased landslide susceptibility.
12.4 Discourage development in areas of high avalanche/landslide risk.
12.5 Designate a public community shelter in the Auke Bay area.
12.6 Install signage in public places of mapped avalanche/landslides for greater public education and awareness of risks in the area.

Goal 13: Protect CBJ property and infrastructure from avalanche and landslide danger.

Policies

13.1 Encourage the design CBJ buildings and infrastructure to exceed forces of avalanches and landslides.
13.2 Discourage the construction of new CBJ buildings in mapped high risk areas.
Cultural Significance and Resources Goals & Policies

Goal 1: Identify Auke Bay’s historical sites and structures.

Policies
1.1 Conduct a detailed historic survey of the Auke Bay area to identify cultural and historic sites and structures.

Goal 2: Preserve and protect Auke Bay’s history.

Policies
2.1 Preserve Indian Point by rezoning the property to its original designation to limit activities allowed on the site, and amend the Parks Master Plan to further limit activity at Indian Point.
2.2 Seek National Register recognition for significant sites.

Goal 3: Promote Auke Bay’s rich culture and history.

Policies
3.1 Include culturally compatible elements into Auke Bay’s gateway design.
3.2 Consider bilingual signage in the Auke Bay area.
3.3 Include interpretive signage along the seawalk that details Auke Bay’s history and sites.
3.4 If an Auke Bay neighborhood committee is formed, include a cultural representative on the committee.

Comment [WU3]: This should be reviewed by Parks.
Transportation Goals & Policies

Bypass Route
Goal 1: Preserve space for a future right-of-way for the Alaska Department of Transportation & Facilities (DOT & PF) bypass route to north of the developed areas of Auke Bay.

Policies
1.1 As Auke Bay grows, ensure that development does not preclude DOT & PF’s ability to locate a future bypass route to the north.
1.2 Future route considerations should include an evaluation of routes to maintain the scenic nature, waterfront views and value of Auke Bay.
1.3 Future DOT & PF’s bypass routes shall preserve or accommodate existing trails and provide pedestrian crossing amenities.

Seawalk
Goal 2: The creation of an appropriately scaled Seawalk along the waterfront, linking residential, commercial, and recreational uses to the Statter Harbor Marina.

Policies
2.1 Encourage public and private partnerships to accomplish an Auke Bay Seawalk for the common enjoyment of the community.
2.2 Encourage marine education, safety, artistic and cultural exhibits along the Seawalk whenever feasible.
2.3 Encourage properties fronting on the seawalk to connect to the seawalk and to provide connections from seawalk to public rights-of-ways for pedestrian cross circulation.
2.4 The seawalk design should encourage and celebrate the bay’s role in education, creativity, cultural heritage, and industry in the region.

Safe connections across Glacier Highway
Goal 3: Promote safe connections, at intervals, across the Glacier Highway consistent with both State and Federal standards.

Policies
3.1 Safe connection across the highway at Auke Bay should serve the community’s interests including the following:
3.1A Encourage safe routes between businesses, recreation, scenic viewpoints, residential neighborhoods and public or private schools;
3.1B Promote walkability to businesses from both sides of Glacier Highway;
3.1C Promote walkability between major employers including the University, Coast Guard and the Alaska Marine Highway port; and,
3.1D Create design standards consistent with DOT & PF and that meet needs of the pedestrian, bicyclists, and recreationalists.

3.2 Promote additional bicycle and pedestrian connections throughout the Auke Bay area.

3.3 Encourage, fund and develop pedestrian connections as identified in the Auke Bay Area Plan and other adopted plans.

3.4 Create a walkable community by encouraging, promoting, and investing in street furniture and safe lighting in higher density areas of the Plan.

3.5 Promoting trail linkages between uses and between residential area, scenic vistas and recreational pursuits.

3.6 Work closely with both public and private institutions and not-for-profit groups to develop a partnership to plan, construct and, where appropriate, maintain trail linkages across City, State and Federal properties.

3.7 Create and adopt a way-finding and signage policy for the Plan area.

Parking Goal 4: Promote the development of adequate parking to meet the needs of the growing community.

Policies

4.1 Promote an integrated parking management plan that encourages walking between the University, schools, private and public sector parking areas through the creation of new trail linkages and way-finding signage for parking.

4.2 Seek funding for a parking structure or park and ride facility that will adequately serve growth needs of the University and public and private sector employees who commute to work from Auke Bay to other areas of the City and Borough of Juneau for the next 20 years.

4.3 Develop tools for reducing parking standards through a parking management plan.

4.4 No parking reductions should be allowed unless the development is developing at or near (80%) maximum property density.

4.4.1 Parking reduction tools and options can be used if pedestrian cross circulation is provided.

4.4.2 Parking reduction tools and options can be used if transit oriented development is proposed and developed.

4.5 Create a fee in lieu of district within the Plan that works with a parking management plan to allow for maximum lot coverage and densities for residential mixed use projects.
Auke Bay Elementary School Intersection & Vicinity

Goal 5: Address intersection improvements in a prioritized fashion within the Auke Bay Area Plan.

Policies

5.1 Lighting and multi-modal safety issues should be inventoried.

5.2 Design aspects of each intersection in Auke Bay Area Plan shall be inventoried and reviewed periodically. This should include review for disabled access, walkability, and safety.

Project Selection for the Auke Bay Area Plan

Goal 6: Use a Return on Investment (ROI) Analysis when ranking and recommending public sector projects within the Plan on a regular basis.

Policy

6.1 Public Sector ROI Analysis must account for both costs and returns in broad social, political, and economic terms.

6.2 No CIP or STIP project shall be approved that shows a negative ROI to the area within the Plan, in any of the areas listed in Policy 6.1.

6.3 New access points to DOT highways should include a lighting plan and lighting improvements that reduce or minimize impacts to safety caused by the new access point.

Cross Circulation

Goal 7: Promote cross circulation for all projects within the Auke Bay Area Plan.

Policies

7.1 Cross circulation should be in the form of roadways or bike/skiing/pedestrian trails that are connecting to a sidewalk or path system.

7.2 Cross circulation should be required for all projects within the Plan area. Cross circulation should mean that access is provided to the public (and/or) at least one neighboring property unless cross circulation is not possible by topography or some other physical barrier.

7.3 Cost shall not be a cross circulation barrier when dedication of right-of-way or a public access easement can be considered as a proportional alternative to construction.
Land Use and Facilities Goals & Policies

Goal 1: Develop Auke Bay into a community where you can live, learn, work, shop and recreate within the community.

Goal 2: Coordinate planning efforts with local, state, and federal agencies, nonprofits, and neighborhood groups on an ongoing basis.

Policies

2.1 The CBJ will coordinate an annual capital plan meeting between area entities to include but not limited to Juneau School District, Coast Guard, NOAA, University of Alaska Southeast, DOT, and Docks and Harbors.

2.2 The CBJ will coordinate with the Auke Bay neighborhood to involve residents in these planning efforts.

Goal 3: Coordinate and support the development of an Auke Bay core or hub that serves the needs of the University, the harbor, businesses, and residents.

Policies

3.1 Work with the Juneau Economic Development Council, Juneau Chamber of Commerce, and the Auke Bay neighborhood to encourage the long term development of neighborhood businesses appropriate and consistent with the vision and goals of the Plan.

3.2 Businesses focused solely on drive-thru service are strongly discouraged. Drive thru only development should only be allowed after it can be shown that there are no viable opportunities for walk-up or walk-in service.

Goal 4: Ensure that current and proposed zoning in the Auke Bay area conforms to the goals and objectives of the Auke Bay Plan.

Goal 5: Provide notice of proposed land use activities/permits to the Auke Bay Neighborhood association, and any other identified associations. Hold informational meetings with the neighborhood association early in the permitting process for large or potentially controversial land use activities.

Policies

5.1 Review the Auke Bay Plan when considering zone changes in the area.

5.2 Promote zone changes that conform to the Plan and further advance the goals and policies of the Plan.

5.3 Promote the Auke Bay Area Plan as the basis for making comprehensive plan updates in the Auke Bay area.
Goal 6: Identify and coordinate specific annual Capital Improvement Programs that are consistent with this Plan and further its goals and objectives.

Policies
6.1 Facilitate an annual neighborhood meeting to identify, update, and coordinate the community’s Capital Improvement Program list.

Goal 7: Identify and provide for facility needs as the goals of the Plan are implemented, such as additional parks and meeting spaces.

Policies
7.1 Promote and coordinate the creation and maintenance of public spaces for art.
7.2 Encourage the creation and maintenance of places for art within community businesses areas.

Goal 8: Maintain identified viewsheds from the waterside of Auke Bay to the Mendenhall Glacier and from key areas in the area down to the water. Viewsheds are identified in the maps accompanying the Auke Bay Area Plan.

Policies
8.1 Maintain specifically described viewshed corridors identified in the Plan from specific points on land to the water in the Bay.

Goal 9: New Wireless Communication Facilities (WCF’s) should not be easily visible within the Auke Bay Area Plan area.

Policies
9.1 New Wireless Communication Facilities should be built in a manner consistent with adopted WCF regulations and the adopted WCF Master Plan.

Goal 10: Investigate the feasibility of district heating for the Auke Bay area.