Where are we in the Auke Bay planning process?

- CBJ staff has begun implementing the Auke Bay Area Plan by hosting several Auke Bay charrettes and Steering Committee meetings last fall (2015) to understand what type of development densities and standards will help achieve a future Town Center concept for the core of Auke Bay.
- The vision of the Town Center concept will help achieve a mixed-use residential + commercial area.
- Through the Auke Bay Steering Committee, CBJ staff has drawn a boundary for the future Town Center area, come up with two new draft zoning districts, and set of allowed land uses. This is described later in this document.

How can you follow the rezone process?

- At the CBJ Auke Bay Plan webpage: [http://www.juneau.org/aukebayplan/](http://www.juneau.org/aukebayplan/)
- You can follow by contacting CBJ Staff
  - CBJ Planners: Eric Feldt (586-0764) & Jonathan Lange (586-0218)
- Ensure you are on CBJ’s Auke Bay Community email list. If you want to be on this list, please email aukebay.plan@juneau.org

How did we come up with the new draft zoning regulations, incentives, and street standards?

- Auke Bay Area Plan recommends a vision of Auke Bay to consist of a Town Center or Village setting.
- This Plan recommends policies which guide the design and use of future development to create this type of setting.
Implementing these policies direct staff to examine and change current zoning to direct development into creating this desired Town Center setting.

CBJ took the policies and created new draft zoning districts and standards to the Auke Bay Steering Committee for their commenting and recommendation.

The Committee made adjustments to these districts and standards to create a custom-made set of rules for the future of the Auke Bay core.

CBJ staff will present these new rules for the Auke Bay core tonight.

When will the 3D rendering showing conceptual developments of Auke Bay core be ready to view?

The CBJ partnered with a local architect to create a 3D rendering of the Auke Bay core using staff’s recommended development standards. Several properties were chosen for creating conceptual development ideas.

Expect one to two months

Purpose behind new draft zoning boundary, new densities, and land uses

The Auke Bay Area Plan recommends the development of a future Town Center in the core of Auke Bay. The Town Center should offer a mixture of housing, commercial, recreation, and public services with a transportation network suitable for all transportation modes. Many existing uses provide the beginnings of the Town Center concept.

Achieving this concept requires revising the existing incompatible zoning districts within the core of Auke Bay. Current districts result in too diverse zoning rules without a cohesive direction for the future.

Part of the rezone includes allowing higher residential densities of 30 units/ acre (waterside) and 50 units/ acre (upland area) and will results in:

- Increase land use efficiency,
- Allow people to get to reach destinations easier by foot/ bicycle,
- Bring more customers to existing and future businesses,
- Create a more active and vibrant area, and
- Provide additional housing.

Existing CBJ services: water, sewer, and bus transit can accommodate more development. If large growth happens in the near term, some of these services may need upgrading.

The new draft development standards will help form the aesthetics and recognition (place making) of a Town Center without too much overreach.

New Draft Zoning Districts

As stated above, two new draft zoning districts have been recommended by staff to implement the Town Center concept. These are stated below. See map for applicable area.

- 1: Town Center (uplands area)
- 2: Marine Center (Waterfront area)
These two districts do not exist in code and have been custom-made for Auke Bay due to the desires of the Auke Bay community and unique existing and future development patterns in and for the area.

Both districts both commercial and residential uses. See list of allowed Land Uses below. CBJ staff modeled these two districts from the existing MU 2 district (MU = Mixed Use) to help achieve a commercial scale similar to a village or small mixed use neighborhood.

- Allowed uses in both new draft zoning districts:
  - Mix of residential (Apt. Condos, B&Bs, Not Mobile Homes, Day and Child Cares, Retail, Offices, Research laboratories, Light & Heavy Manufacturing, Schools, Libraries, churches, yacht clubs, theatres, pool halls, bowling alleys, tennis courts (and other recreational facilities), hospitals, restaurants, bars, coffee stands, boat sales and maintenance, veterinaries, emergency services, PO, transit, laundromat, and cultural facilities. This is a summarization of uses; contact CBJ staff for specific permitting requirements of these uses.

**How does this affect me as a homeowner/ business owner, land owner, renter?**

- Over time, land value will rise and Auke Bay becomes an attractive place to live, work, and recreate.
- If you are not planning any development on your site, no new regulations apply.
- If you are seeking to develop a vacant lot, you will need to include additional items. See the Site Plan example.
- If you are redeveloping your property, you may need to put additional items into your development concept. This will largely depend on your proposal. Please contact CBJ staff (Eric or Jon) about this.

**What’s next in this planning process?**

- CBJ staff continues to meet with CBJ Law Department to put the motions (new draft zoning regulations, incentives, and street standards) recommended by the Auke Bay Steering Committee into regulation language. We expect this to take another month.

- After coordination with CBJ Law Dept., the draft regulations, incentives, and street standards will be presented to the Planning Commission for their review and recommendation, and then later the Assembly’s review and recommendation. Those meetings are open to the public and we encourage public involvement. These last two steps will take a few more months. Therefore, the new zoning districts, regulations, incentives and street standards will not likely be effective until summer.