

Blueprint Downtown Steering Committee Meeting

**City Hall Assembly Chambers
January 17, 2019**





BLUEPRINT DOWNTOWN

DOWNTOWN JUNEAU'S AREA PLAN



Welcome

1. Welcome
2. Quick Project Overview - Staff
3. Visioning Project Update – MRV Team
4. Planning 101 – CDD Staff
5. Election of Officers
6. Public Participation
7. Adjournment

The Blueprint Downtown Steering Committee Members

Betsy Brenneman

Kirby Day

Daniel Glidmann

Michael Heumann

Wayne Jensen

Laura Martinson

Lily Otsea

Karena Perry

Jill Ramiel

Meilani Schijvens

Patty Ware

Ricardo Worl

Christine Woll

Nathaniel Dye, Planning Commission Liaison

Consultants:

MRV Architects

Sheinberg & Associates

Lucid Reverie

Downtown Boundary



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Overall approach – This Area Plan

- 20 year Planning Horizon
- Public Visioning
- Review previous plans
- Find the overlaps and gaps
- Restate, revise and add to recommendations of the previous plans
- Identify capital projects, zoning, and land use map revisions, etc.
- Plan adoption

Other Downtown Area Plans and Studies (1)

1972 Geophysical Hazards Investigation and Hazard Maps	2003 Downtown Tourism Transportation Study
1981 Downtown Historic District Development Plan	2003 Support Vicinity Revitalization Plan - NOT ADOPTED
1983 Downtown Street Improvements study	2004 Long-range Waterfront Development Plan
1994 Last Chance Basin Management Plan	2008 Capital Transit Plan (referenced in 2013 Comp Plan)
1995 Gold Creek Basin Study	2008 Coastal Management Plan
1997 Capital City Vision 20/20	2008 Waterfront Design Guidelines
1997 Wetland Management Plan	2009 Juneau Non-motorized Transportation plan
2001 Area-wide Transportation Plan	2010 Downtown Parking Management Plan
2002 Long Range Tourism Management Plan	2011 Juneau Climate action and Implementation Plan

Other Downtown Area Plans and Studies (2)

2012 Downtown Historic District Design Standards and Guidelines	2016 Housing Action Plan
2012 Safe Routes to Schools	2016 Downtown Business Association Main Steet Report
2012 Willoughby District Plan	2017 CBJ Docks and Harbors Bridge Park to Norway Point Master Plan
2013 City and Borough of Juneau Comprehensive Plan Update	2018 CBJ Docks and Harbors Marine Park to Taku Dock Urban Design Plan
2014 Capital Transit Development Plan	2018 Juneau Renewable Energy Strategy
2015 Coordinated Human Services Transportation Plan	2018 Tourism Best Management Practices
2015 Front & Franklin Project	DRAFT CBJ Parks & Recreation Comprehensive Plan
2015 Juneau Economic Development Plan	DRAFT Historic Preservation Plan
2016 CBJ Land Management Plan	

What is an Area Plan/Neighborhood Plan?

- While the Comprehensive Plan is the overarching 20-year vision and policy document for the entirety of the CBJ, an area plan is a more specific neighborhood or area-based plan geared towards the area it serves. It addresses the specific issues and make up of that area – it's a more specific plan rather than a general plan.

Requests for neighborhood plans are made by the Assembly

- The Planning Commission (PC), neighborhood associations, and other interested groups may make recommendations to the Assembly.
- Boundaries should be drafted by staff with input from the Director, the Steering Committee, and the public.

Scheduling -

- Ideally, a neighborhood plan should be completed within 18 to 24 months of commencement.
- A draft of the Blueprint Downtown Juneau Neighborhood Plan will be completed in 2020.

Planning Team Appointment -

- You are part of the planning team!
- Your Steering Committee is compiled of residents, property owners, business owners and employees in downtown Juneau.
- It is a big commitment but the rewards are worth it.
- You will directly influence the planning process.

Draft Plan Document -

- After the document is prepared, you will be given a copy at least two weeks prior to any public meeting.
- There will be at least a two week public comment period.
- Planning staff will make recommendations to you - the Steering Committee - that address the comments received.
- The Steering Committee will decide whether or not to incorporate the comments into the draft plan.

Review and Recommendation -

- Once the draft is complete, you will vote to recommend each section of the draft plan to the Planning Commission.
- Each section will either be recommended to the Planning Commission or sent back to CDD for revision.

Public Hearings -

- The Planning Commission will hold a public meeting to gather input from the general public on the draft plan.
- A second public meeting will be held before the Commission makes their final recommendation to the Assembly.
- The Assembly will have a minimum of two public hearings (one for Introduction, one for public input)

Implementation and Monitoring -

- The goal of any neighborhood plan is implementation.
- The Steering Committee and all public participants are encouraged to stay involved in the implementation process.
- Implementation can be accomplished through integration into the Comprehensive Plan, the Capital Improvement Program and the CBJ budgetary process.

Steering Committee Duties -

- Volunteer your time
- Commit to attending meetings
- Commit to compromise and consensus building
- Listen and consider public testimony
- Develop a plan that represents Downtown Juneau
- Distribute accurate and helpful information to the community

Steering Committee Duties -

- Length of term is 12 to 18 months
- Must attend at least 50% of Steering Committee meetings
- Should not miss three meetings in a row

Upcoming Events

- Walking Tours
 - Cultural Identity, Sustainability, and Environment – Jan. 19, 1 p.m.
- Third and Final Visioning Public Meeting
 - January 24th, 6:30 – 8:30 p.m., Centennial Hall
- Final Report from Consultants
 - In February (estimated)

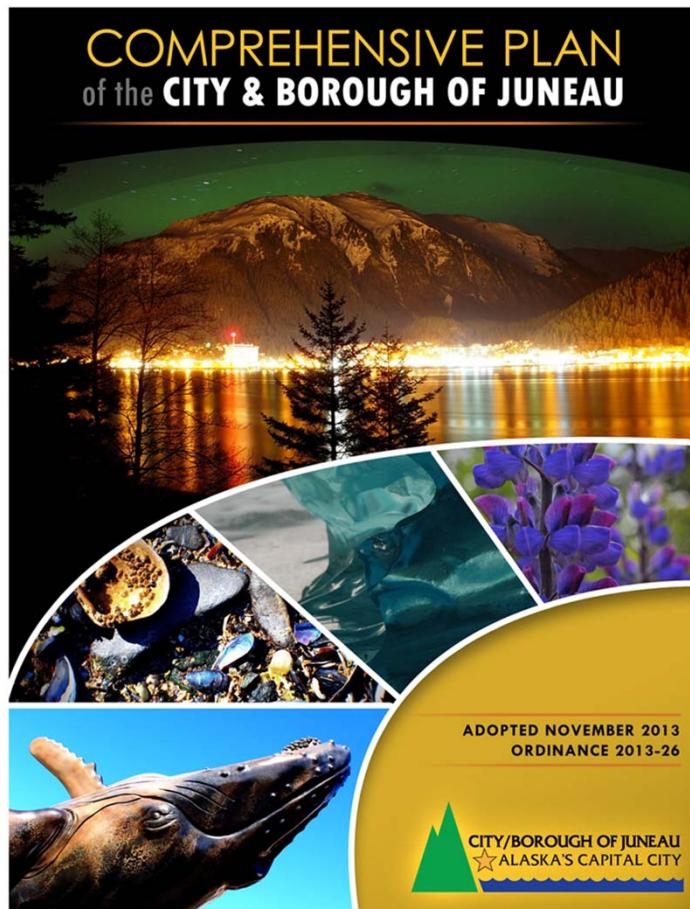
- 1. What is a comprehensive plan?**
- 2. What is land use?**
- 3. What land uses does the Comprehensive Plan identify downtown?**
- 4. What is zoning?**

Comprehensive Plan

Comprehensive planning is a process that determines community goals and aspirations in terms of community development. A comprehensive plan is a local government's guide to a community's physical, social, and economic development.

Comprehensive plans are not meant to serve as land use regulations in themselves; instead, they provide a rational basis for local land use decisions with a twenty-year vision for future planning and community decisions.

Comprehensive Plan



Sustainability
Community Form
Housing Element
Economic Development
Energy
Natural Resources & Hazards
Transportation
**Parks, Recreation, Trails &
Natural Resource Areas**
Land Use
Land Use Maps
Public & Private Utilities & Facilities
Community Services
Community Education & Services
Cultural Arts & Humanities
Historic & Cultural Resources
Community Development

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What is land use?

Land use documents **how people are using the land**, whereas, **Land cover** indicates the **physical land type**.

Examples of Land Use:

- Housing
- Office Buildings
- Ball fields
- Parking lots
- Docks & moorings
- Landfill

Examples of Land Cover:

- Open water – streams, lakes, oceans, glaciers
- Forests
- Wetlands

Comprehensive Plan and Land Use

Comp Plan Land Use Designations:

NATURAL RESOURCE

- REC** Recreational Resource
- RD** Resource Development
- SP** State Park
- NP** CBJ Natural Area Park
- RS** CBJ Recreational Service Park
- CA** CBJ Conservation Area
- SC** Stream Protection Corridor

PUBLIC

- IPU** Institutional Public Use
 - Existing School
 - Potential School

COMMERCIAL INDUSTRIAL

- C** Commercial
- MC** Marine Commercial
- WCI** Waterfront Commercial Industrial
- LI** Light Industrial
- HI** Heavy Industrial

RESIDENTIAL

- RDR** Rural Dispersed Residential
- RLDR** Rural Low Density Residential
- ULDR** Urban Low Density Residential
- MDR/SF** Medium Density Residential Single Family
- MDR** Medium Density Residential
- HDR** High Density Residential
- TTC** Traditional Town Center
- M/MU** Marine Mixed Use



Comprehensive Plan and Land Use

Comp Plan Land Use Designations in Downtown Juneau:

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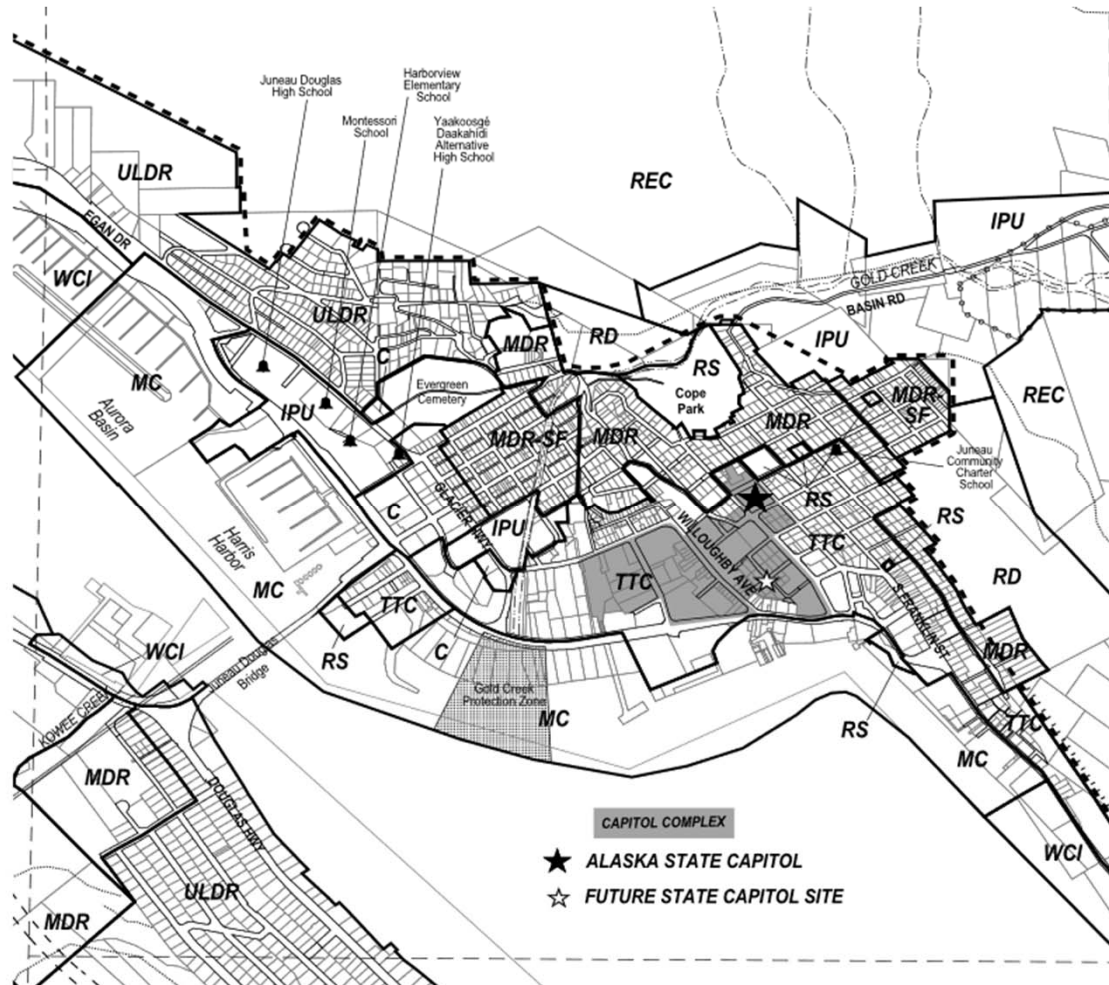
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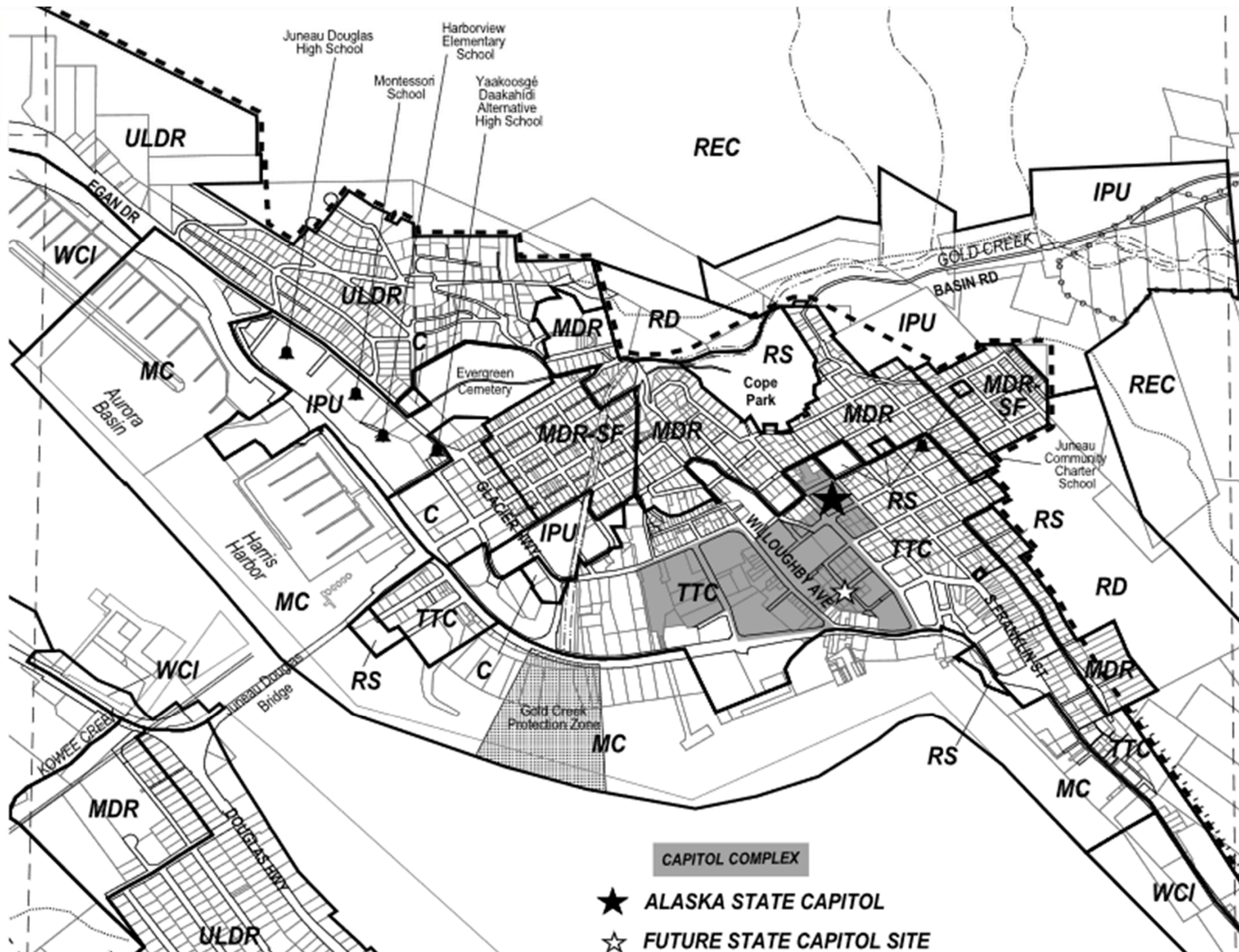


Comprehensive Plan Land Use Map – Downtown Juneau



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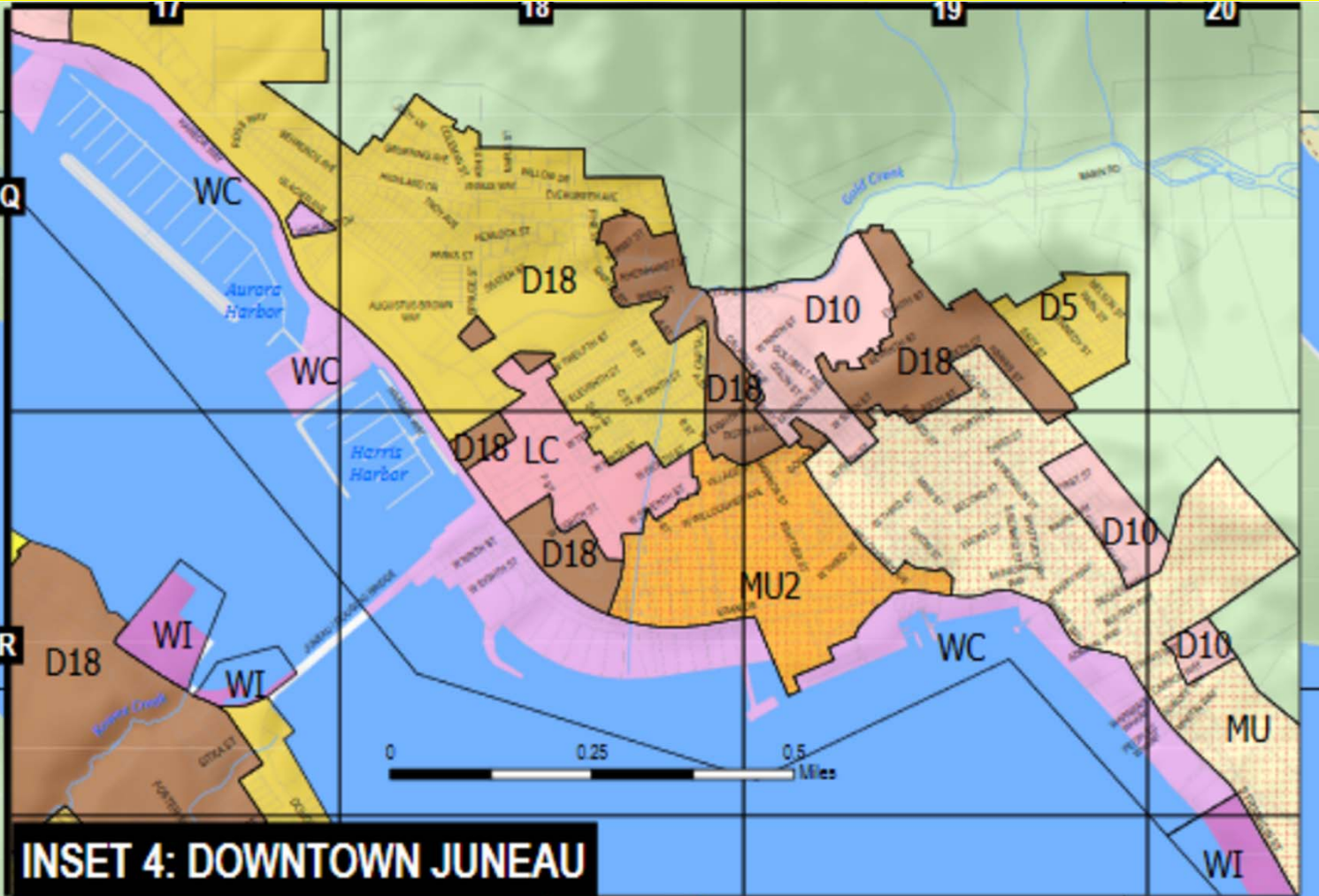




What is zoning?

The act of setting rules for the use of land and the types of structures that can be built on it.

Downtown Juneau Zoning



INSET 4: DOWNTOWN JUNEAU

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Zoning

Zoning District	Intended to Accommodate	Sample of Uses (* = may require a CUP)
RR	Lands primarily in public ownership managed for the conservation and development of natural resources and future community growth.	Recreation cabins, lodges and small seasonal recreational facilities may be allowed; SF dwellings; duplex; mobile parks*; manufacturing*; landfill*;
D5	Primarily single-family and duplex at a density of 5 dwelling units per acre – served by public services	SF, commonwall, duplex, accessory apts., child/adult daycare*; home occupation; offices*; assisted living*; day animal services*; educational/recreational
D10	Primarily multi-family residential at a density of 10 units per acre	Multi-family dwellings (8 or less = minor dev.; 9 or more CUP); mobile home parks*; offices*; small restaurants*; day animal services is not allowed
D15	Primarily multi-family residential at a density of 15 units per acre	Multi-family dwellings (8 or less allowed; 9 or more CUP); mobile home parks*; light manufacturing*; healthcare clinics*
D18	Primarily multi-family residential at a density of 18 units per acre (mid-rise type development)	Multi-family dwellings (8 or less allowed; 9 or more CUP); mobile home parks*; light manufacturing*; healthcare clinics*



Zoning

Zoning District	Intended to Accommodate	Sample of Uses (* = may require a CUP)
Mixed Use (MU)	A mix of appropriate commercial and residential uses	Reflects the existing downtown development pattern; multi-family residential is allowed and encouraged
Mixed Use 2 (MU2)	Same as MU w/greater emphasis on residential	A range of residential development types is allowed at a density of up to 80 units per acre.
General Commercial (GC)	Most commercial uses; most permitted outright	Residential dev. is allowed in mixed use and single use developments;
Light Commercial (LC)	Commercial dev. that is less intensive than that permitted in GC. Primarily located next to residential areas	Many of the same uses as General Commercial, but they require a CUP
Industrial (I)	Industrial activity – manufacturing, processing, repairing & assembling goods	SF dwelling as a owner/caretaker residence; storage*; marijuana retail/testing/cultivation*; research lab; manufacturing/processing*; storage; waste management; vet and animal clinics; crematorium; landfill



Ground Rules

- ✓ **Dignify others**
- ✓ **Be open and honest**
- ✓ **Everyone participates**
- ✓ **All perspectives are of value**
- ✓ **One conversation at a time**
- ✓ **Focus on ideas and issues, not individuals and behaviors**
- ✓ **Seek to understand and then to be understood**
- ✓ **Other?**

Building Consensus

Consensus means everyone agrees, right?

NO, it means....

- I had the opportunity to share my opinions**
- I agree that the decision was arrived at fairly and openly**
- I will support the decision (even if it is not my preferred choice)**