

Blueprint Downtown Steering Committee Meeting

Downtown Fire Hall
April 25, 2019





BLUEPRINT DOWNTOWN

DOWNTOWN JUNEAU'S AREA PLAN



Welcome

1. Welcome
2. Approval of Minutes
3. Ground Rules
4. Binders
5. Review of Zoning Districts, Overlay Districts and Uses
6. Public Participation
7. Committee Member Comments
8. Adjournment

The Blueprint Downtown Steering Committee Members

Christine Woll, Chair

Karena Perry, Vice Chair

Nathaniel Dye, Planning Commission Liaison

Betsy Brenneman

Kirby Day

Daniel Glidmann

Michael Heumann

Wayne Jensen

Laura Martinson

Lily Otsea

Jill Ramiel

Meilani Schijvens

Patty Ware

Ricardo Worl

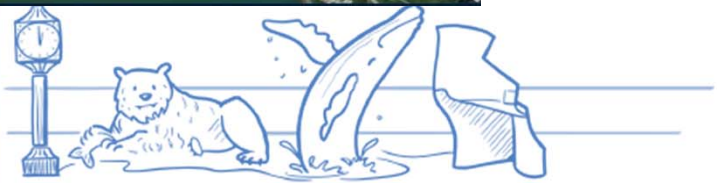
Ground Rules

- ✓ **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?**

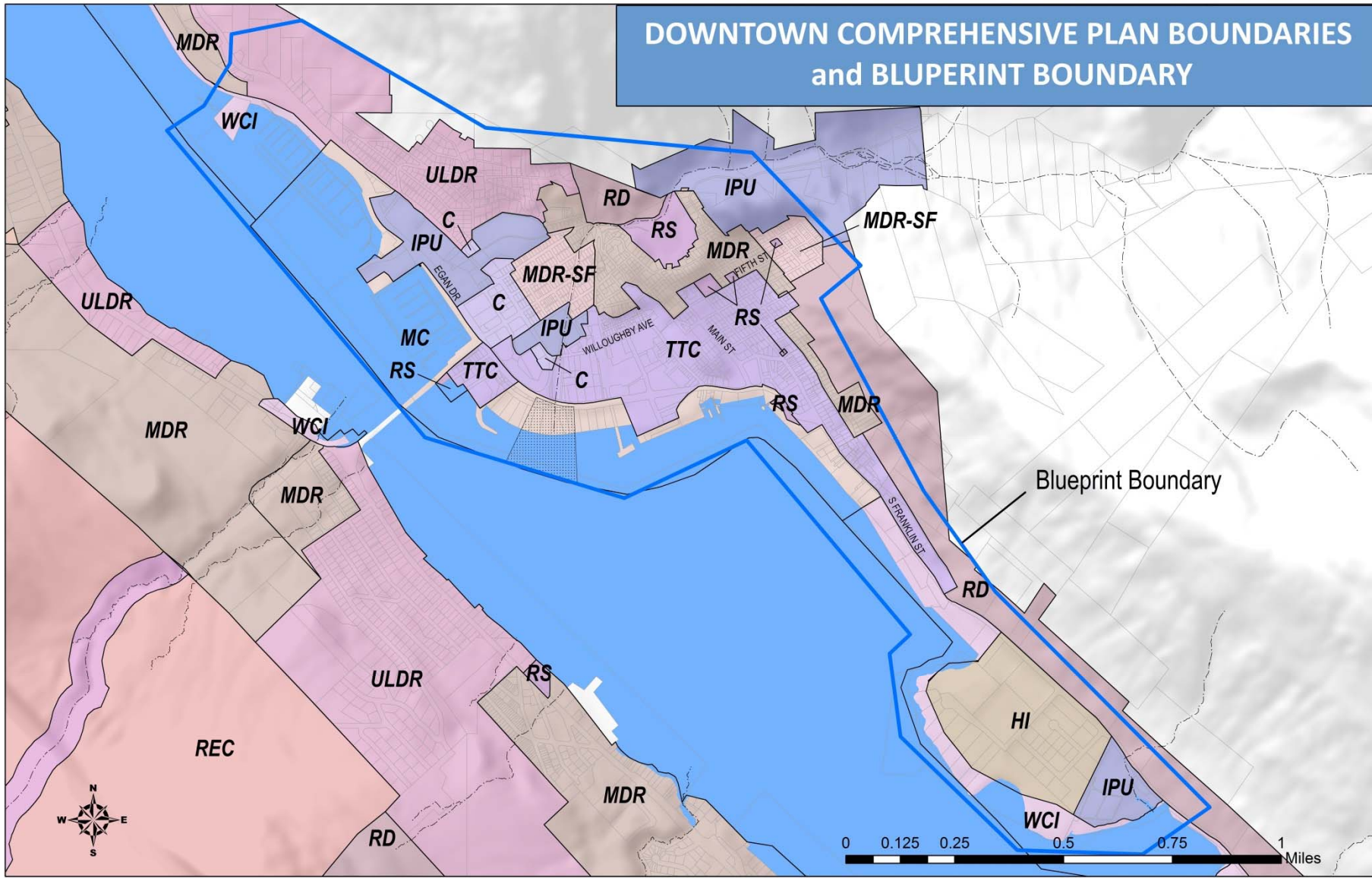
Downtown Boundary



BLUEPRINT DOWNTOWN
DOWNTOWN JUNEAU'S AREA PLAN



DOWNTOWN COMPREHENSIVE PLAN BOUNDARIES and BLUEPRINT BOUNDARY



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DOWNTOWN JUNEAU'S AREA PLAN



Comprehensive Plan and Land Use

Comp Plan Land Use Designations in Downtown Juneau:

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



Descriptions of Land Use Designations

C Commercial. Lands devoted to retail, office, food service or personal service uses, including neighborhood retail and community commercial centers, such as shopping centers and malls, office complexes or other large employment centers. Mixed retail/residential/office uses are allowed and encouraged. Residential and non-residential uses could be combined within a single structure, including off-street parking. Residential densities ranging from 18- to 60-units per acre are appropriate in this area, with even higher densities appropriate in mixed-use or transit oriented developments. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land.

MC Marine Commercial. Land to be used for water-dependent commercial uses such as marinas/boat harbors, marine vessel and equipment sales and repair services, convenience goods and services for commercial and sport fishing, marine recreation and marine tourism activities such as food and beverage services, toilet and bathing facilities, bait and ice shops, small-scale fish processing facilities, hotels and motels, and similar goods and services to support mariners and their guests. Float homes, house boats, and live-aboards would be residential uses to be allowed within an MC district, if adequate services (such as sewer) are provided to the moorage slips. Residences at a density of up to 18 units per acre would be allowed on upland properties in the MC district only if they are above water-dependent ground-floor uses in the same structure.

Descriptions of Land Use Designations

WCI Waterfront Commercial Industrial. Land to be used for water-dependent heavy commercial and industrial uses such as marine transportation terminals, large or small boat marinas, boat repair, shipyards, marine freight handling areas, fish buying and processing plants, ice plants, marine hatcheries, and marine parks. Residential uses would not be allowed in Waterfront Commercial/Industrial Districts, with the exception of caretaker units.

LI Light Industrial. Land to be developed for heavy commercial or light industrial uses such as small- to medium- scale food processing; printing and other business services; wholesale trade; research and development laboratories; light manufacturing processes; metal fabrication; warehousing, trucking; animal kennels; crematoria; indoor and outdoor storage; car, boat, and heavy equipment sales; and repair and maintenance activities. Residential units should be limited to caretaker units where the occupant works directly for or owns the business for which the occupant is caretaking.

Description of Land Use Designations

RDR Rural Dispersed Residential. These lands are characterized by dispersed, very low density development not provided with municipal sewer or water. Densities are intended to permit one dwelling unit per acre or larger lot sizes, based on existing platting or the capability of the land to accommodate on-site septic systems and wells. Uses may also include small-scale, visitor-oriented, seasonal recreational facilities.

RLDR Rural/Low Density Residential. Rural residential land at densities of one to three dwelling units per acre, based on existing platting and capability of the land to accommodate on-site septic systems and wells or whether the land is served by municipal water and sewer service.

ULDR Urban/Low Density Residential These lands are characterized by urban or suburban residential lands with detached single-family units, duplex, cottage or bungalow housing, zero-lot-line dwelling units and manufactured homes on permanent foundations at densities of one to six units per acre. Any commercial development should be of a scale consistent with a single-family residential neighborhood, as regulated in the Table of Permissible Uses (CBI 49.25.300).

Description of Land Use Designations

MDR Medium Density Residential. These lands are characterized by urban residential lands for multifamily dwelling units at densities ranging from 5 to 20 units per acre. Any commercial development should be of a scale consistent with a residential neighborhood, as regulated in the Table of Permissible Uses (CBJ 49.25.300).

MDR/SF Medium Density Residential—Single Family Detached. These lands are characterized by single-family detached homes at densities ranging from 10 to 20 units per acre. Only single-family detached homes, single-family detached homes with an accessory apartment, cottage houses and bungalow houses are permitted within this zone. Any commercial development should be of a scale consistent with a single-family residential neighborhood, as regulated in the Table of Permissible Uses (CBJ 49.25.300).

HDR High Density Residential. These lands are characterized by urban residential lands suitable for new, in-fill or redevelopment housing at high densities ranging from 18 to 60 units per acre. Commercial space may be an element of developments on properties under this designation, as regulated in the Table of Permissible Uses (CBJ 49.25.300).

Description of Land Use Designations

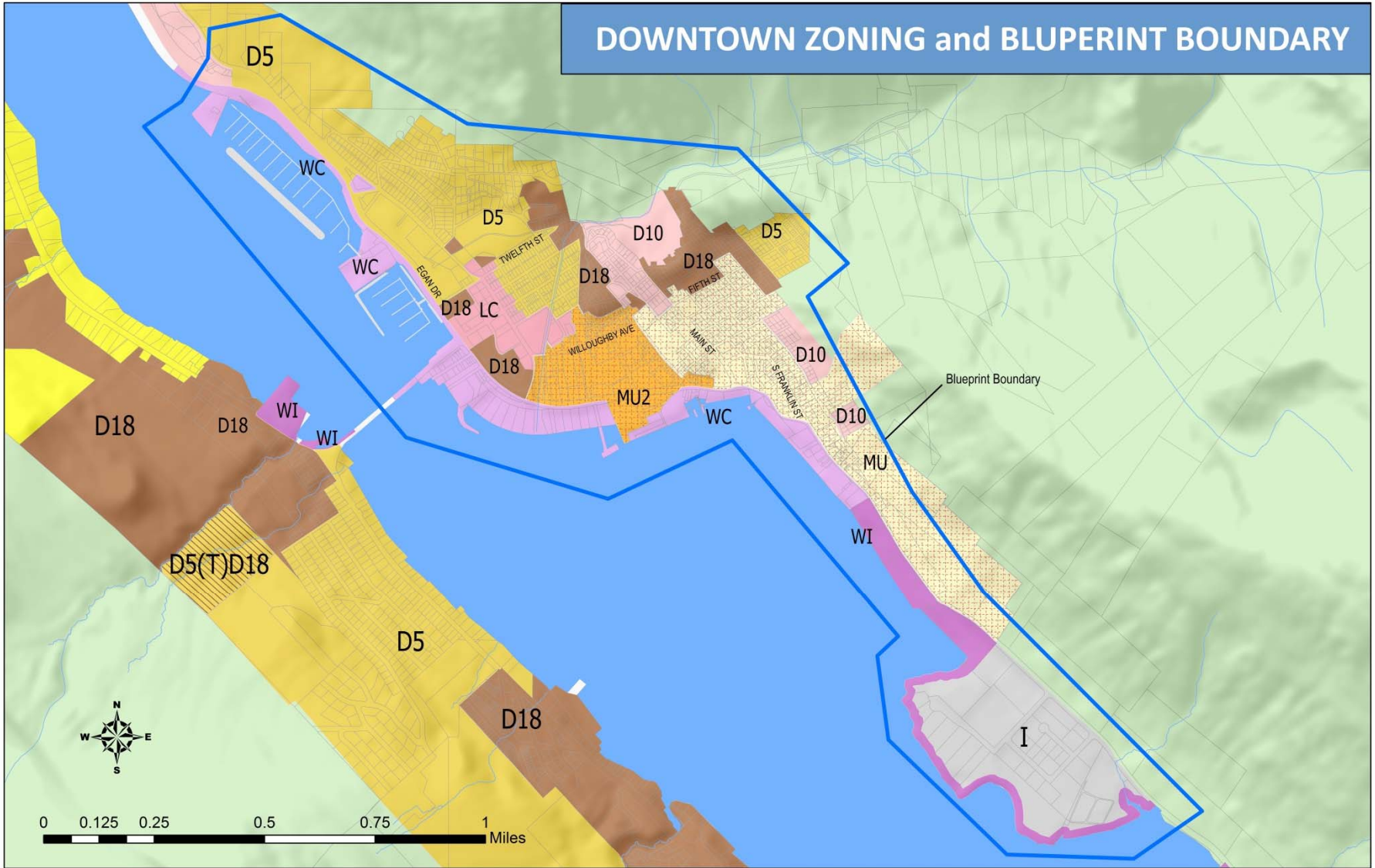
TTC Traditional Town Center. These lands are characterized by high density residential and non-residential land uses in downtown areas and around shopping centers, the University, major employment centers and public transit corridors, as well as other areas suitable for a mixture of retail, office, general commercial, and high density residential uses at densities at 18 or more residential units per acre. Residential and non-residential uses could be combined within a single structure, including off-street parking. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land.

M/MU Marine Mixed Use. These lands are characterized by high density residential and non-residential land uses in areas in and around harbors and other water-dependent recreational or commercial/industrial areas. Typically, neighborhood-serving and marine-related retail, marine industrial, personal service, food and beverage services, recreational services, transit and transportation services should be allowed and encouraged, as well as medium- and high-density residential uses at densities ranging from 10 to 60 residential units per acre. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land. Float homes, live-a-boards, and house boats, if necessary services (such as sewer) are provided to berthing locations, are appropriate for these areas.

Description of Land Use Designations

HI Heavy Industrial. Land to be developed for heavy industrial uses such as large scale food production and/or processing; large-scale or industrial-related repair activities; metal fabrication; wholesale trade; manufacturing processes; warehousing; outdoor storage; trucking; animal kennels; crematoria; repair and maintenance uses; resource extraction and processing such as gravel pits, rock crushing facilities, cement batch plants, asphalt plants, fuel tanks, stump dumps, salvage yards, landfill sites; aircraft facilities; and other similar large-scale or noisy and/or noxious industrial activities. Some recreational uses should be permitted, including sport vehicle, All Terrain Vehicle (ATV) or snowmobile motor-course facilities, shooting ranges, and other similar noise-generating uses. Residential, office, retail, and personal service uses are not to be allowed, except that residential caretaker facilities should be permitted.

DOWNTOWN ZONING and BLUPERINT BOUNDARY



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DOWNTOWN JUNEAU'S AREA PLAN



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*

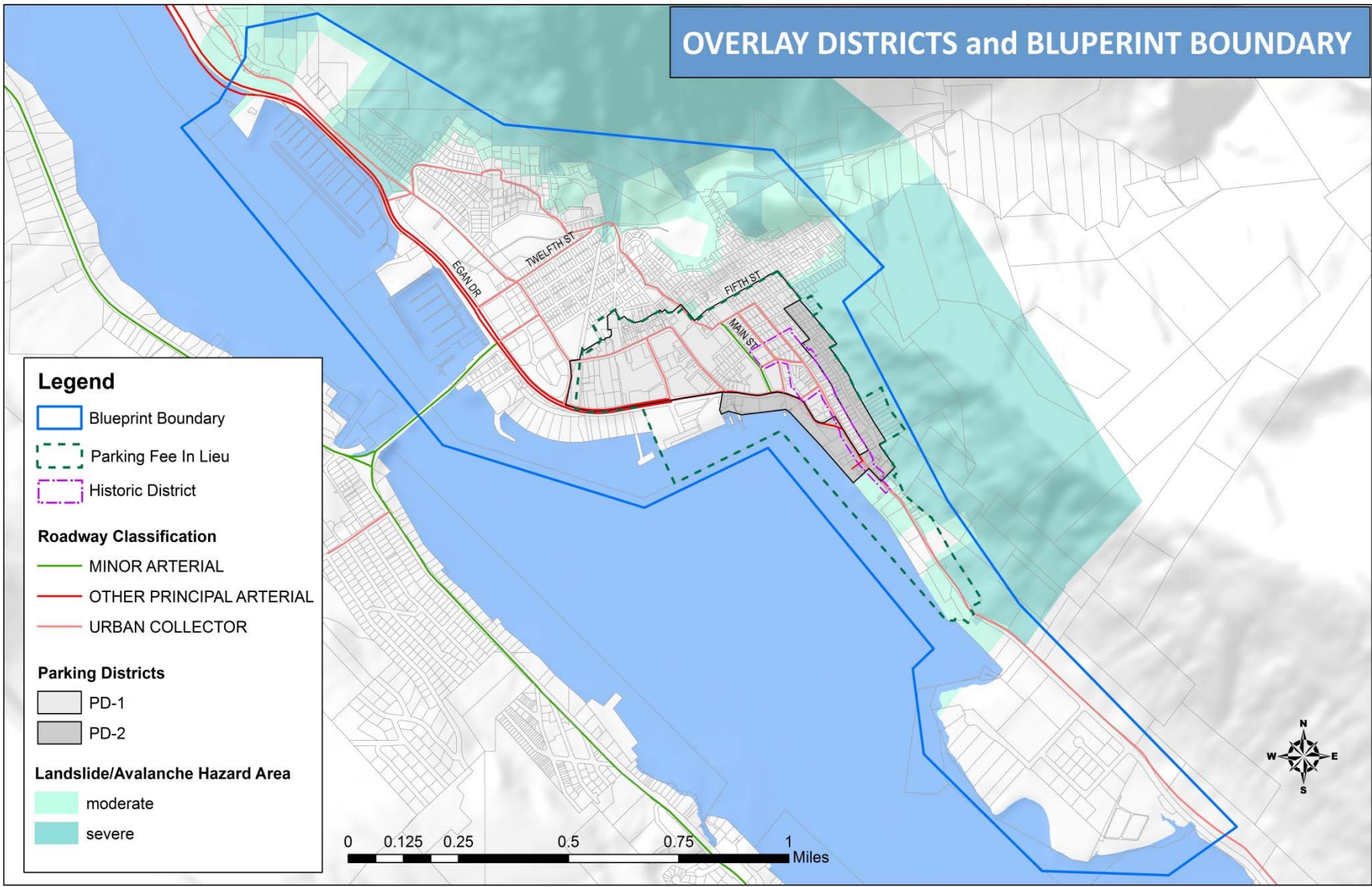


Zoning

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



OVERLAY DISTRICTS and BLUEPRINT BOUNDARY



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Fee in Lieu of Parking Spaces

- **Off-street parking for new and existing developments, for any use, may be waived if the requirements of CBJ 49.40.210 (d) are met. The determination of whether these requirements are met shall be made by the Director if the requested waiver is for five or fewer parking spaces, or by the Commission if the requested waiver is for six or more parking spaces.**
- **Proposal must be supported by a finding that it will not have significant adverse impacts on nearby on-street parking .**
 - **Vacant on the effective date of the ordinance (October 30, 2006)**
 - **Occupied by a building built within the 50 years prior to the date of adoption of this ordinance**
 - **Occupied by a building built more than 50 years prior to the date of adoption of this ordinance, and the Director or Commission, after considering the recommendation of the Historic Resources Advisory Committee, finds that the proposed development does not affect the historical significance, historical attributes, or otherwise compromise the historic integrity of the structure based on the United States Secretary of the Interior's Standards for Rehabilitation.**
- **A one-time fee to the CBJ of \$8,500.00 per parking space waived. For residential uses, the fee is reduced by 50% to \$4,250.00. This fee is adjusted annually by the Finance Department to reflect the changes in the Consumer Price.**

PD-1

- **Off-street parking requirements do not apply to existing buildings**
- **Off-street parking requirements may be reduced by 60% for an existing building that is being expanded or a new building is constructed.**

PD -2

- **Off-street parking and loading requirements may be reduced by 30 %.**

Historic District

The map, as adopted or as amended, may identify special *historic districts* within the general *historic district* for the purpose of applying special regulations aimed at preserving or enhancing the special characteristics of the identified *districts*.

No person may alter or change the exterior of, or erect any structure, or authorize, permit or cause the same to be done within the HST superimposed *historic district* except in accordance with a site development plan approved under the provisions of CBJ 49.70.530

Upcoming Events

- Final Report from Consultants
- Next Steering Committee Meetings:
 - May 16th, 6 p.m., Fire Hall
 - June 6th, 6 p.m., Fire Hall
 - June 27th, 6 p.m., Fire Hall
 - July 18th, 6 p.m., Fire Hall

Landslide & Avalanche Areas

- Development in all landslide and avalanche areas shall minimize the risk of loss of life or property due to landslides and avalanches.
- All subdivision other than a boundary line relocation and all development greater than a single-family dwelling requires a conditional use permit.
- Process established to change the boundaries of the landslide & avalanche
- Development may be required to provide mitigation, such as, dissipating structures or dams, special structural engineering, or other techniques designed for the site.
- Mitigating measures may also include reduction in the proposed density.

- In a severe avalanche area no increase in density, including no additional bedrooms
- A vacant lot may have a single family house
- No new lots can be created with out sufficient building space outside a severe avalanche area.

Warning and disclaimer of liability. Avalanches and landslides may occur outside hazard areas in excess of engineering expectations. The location and severity of the event may be increased by manmade or natural causes. This article does not imply that land outside of designated hazard areas, or uses permitted within such areas, will be free from danger or damage. This article shall not create liability on the part of the City and Borough of Juneau or any officer or employee thereof for any damages that result from reliance of this article or any administrative decision lawfully made under this article.

Agenda Recap

1. Welcome
2. Quick Project Update – CDD Staff
3. Planning 101 – CDD Staff
4. Public Participation
5. Committee Member Comments
6. Adjournment

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)**