

Blueprint Downtown Steering Committee Meeting

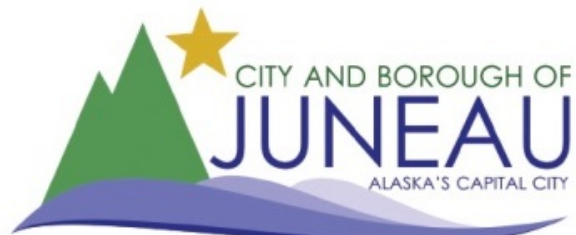
ZOOM

August 27, 2020



BLUEPRINT DOWNTOWN

DOWNTOWN JUNEAU'S AREA PLAN



Agenda

- I. Roll Call
- II. Approval of Minutes
 - a. None
- III. Public Participation
- IV. Steering Committee Updates
- V. Draft Chapter 5 – Land Use, Neighborhoods, & Housing
- VI. Introduction to Chapter 2 Implementation
- VII. Future Meeting Schedule
- VIII. Committee Comments
- IX. Adjournment

Land Use, Neighborhoods & Housing

Steering Committee feedback requested:

- For each subarea, consider existing land use designations and zoning. Does it allow for implementation of the vision for the area? Are recommendations needed to consider rezoning some areas?
- Do the existing zoning districts allow for the type of development sought? Are recommendations needed for amendments to zoning to implement the vision? For example, should a mixed-use zoning district require mixed use in each development? Alternatively, should mixed use be incentivized rather than required?
- Should the recommended actions from the Visioning Report be included?
- Are there specific place making projects that you would like to recommend for a subarea?
- Thoughts on Organization of Implementation Table?

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



Zoning Districts in Downtown

MU – accommodates a mix of commercial and residential uses. This zoning district has a minimum lot size of 4,000 square feet, no setbacks, no maximum height and no maximum density

MU2 – also accommodates a mix of commercial and residential uses with a greater emphasis on residential development. This zoning district also has a minimum lot size of 4,000 square feet, 5 foot setbacks

WC –provides both land and water space for uses directly related to or dependent on the marine environment

WI – supports industrial and port uses, which need or substantially benefit from a shoreline location. Residential uses are limited to caretaker units only

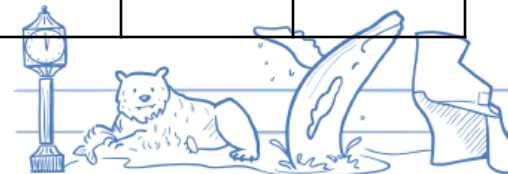
D18 – supports primarily residential development at a density of 18 units per acre

D10 – supports primarily residential development at a density of 10 units per acre

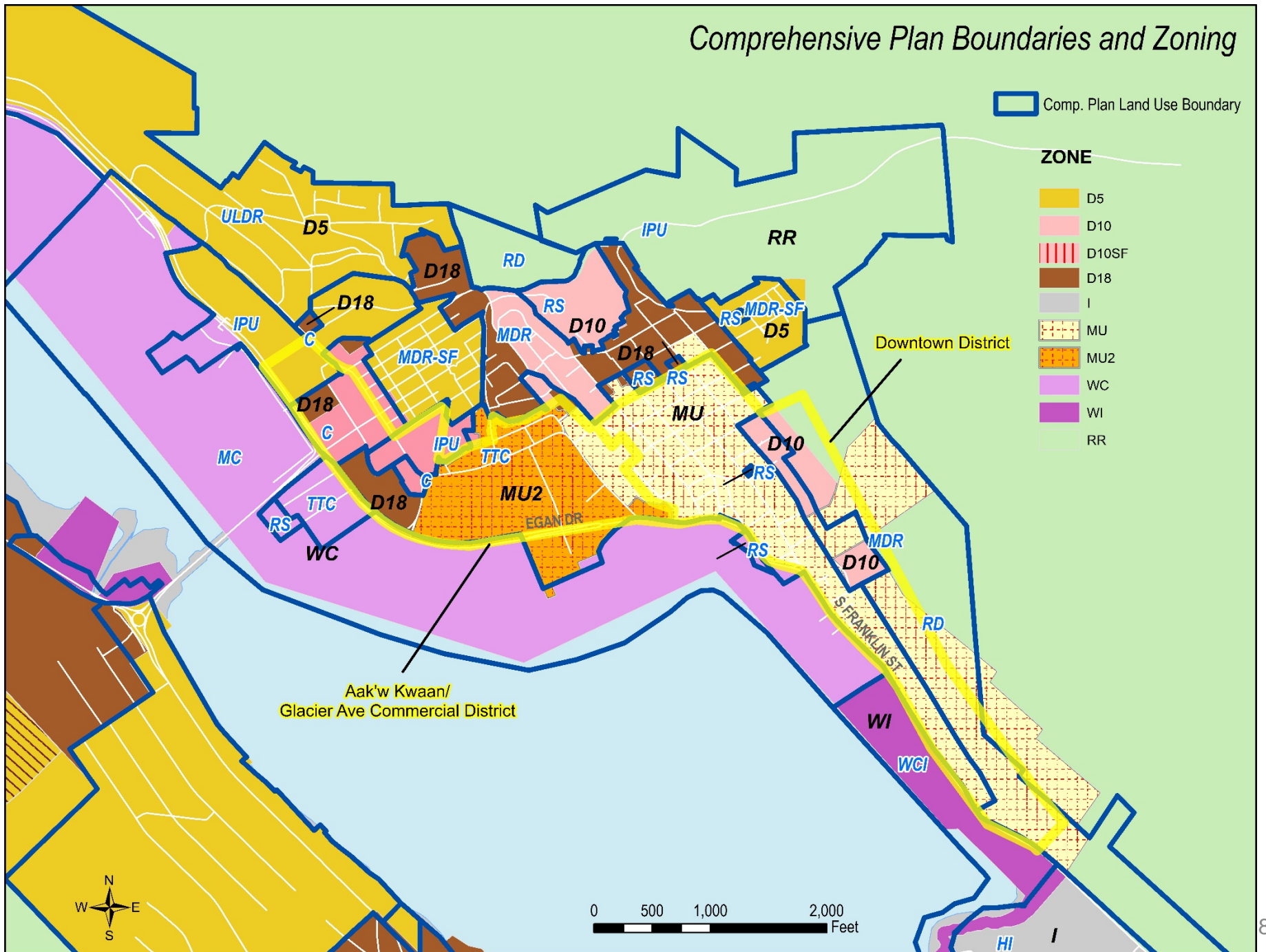
D5 –supports primarily single-family residential development at a density of 5 units per acre

Dimensional Standards by Zoning District Downtown

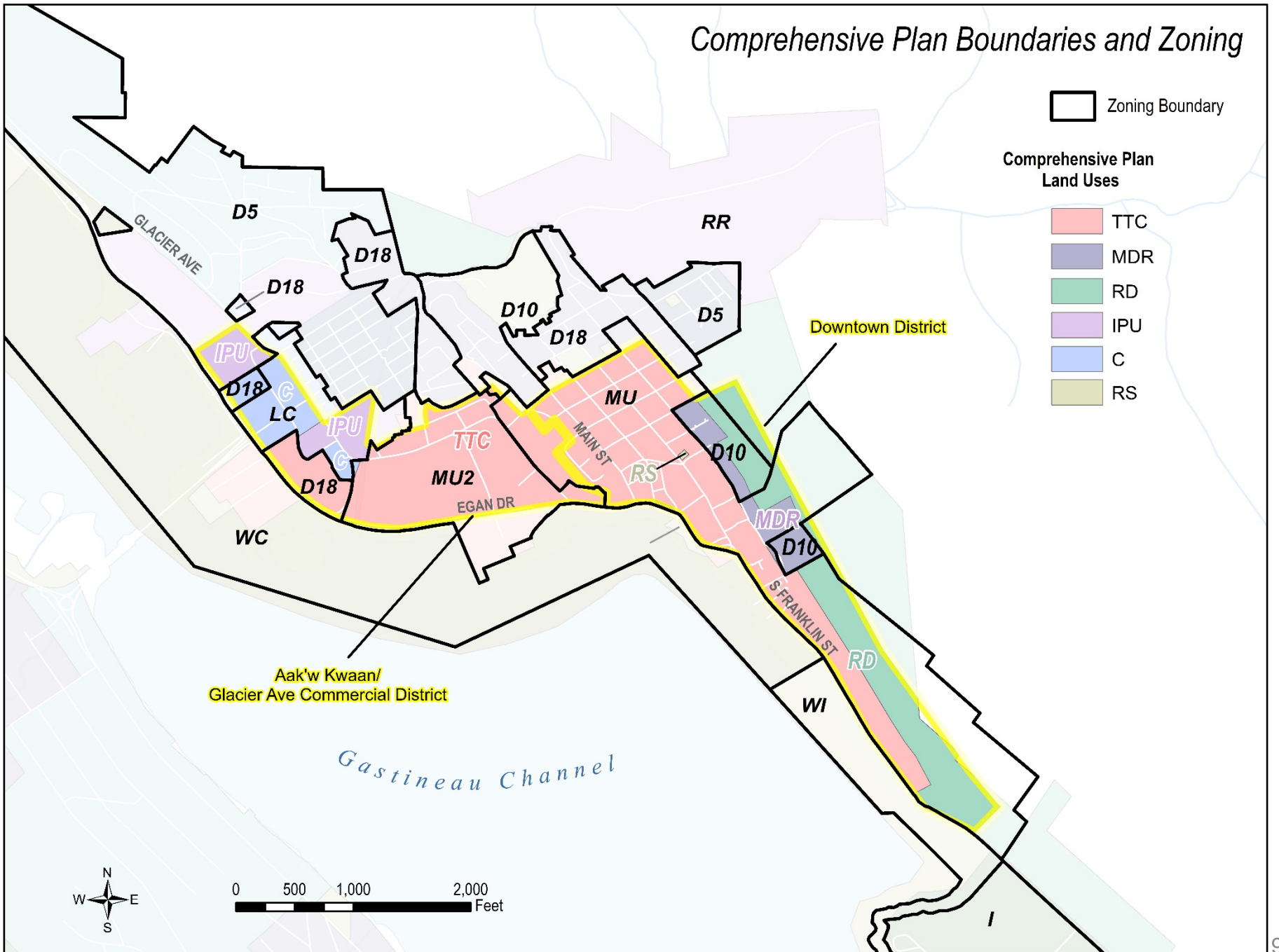
	MU	MU2	WC	WI	D18	D10	D5
Minimum lot area	4,000 sq. ft.	4,000 sq. ft.	2,000 sq. ft.	2,000 sq. ft.	5,000 sq. ft.	6,000 sq. ft.	7,000 sq. ft.
Minimum lot width	50 ft.	50 ft.	20 ft.	20 ft.	50 ft.	50 ft.	70 ft.
Minimum lot depth	80 ft.	80 ft.	60 ft.	60 ft.	80 ft.	85 ft.	85 ft.
Maximum building height	none	45 ft. *	35 ft. *	45 ft. *	35 ft.	35 ft.	35 ft.
Maximum density	none	80 DU/acre	18 DU/acre	1 accessory unit	18 DU/acre	10 DU/acre	5 DU/acre
Maximum lot coverage	none	80%	none	none	50%	50%	50%
Minimum setbacks							
Front	0	5 ft.	10 ft.	10 ft.	20 ft.	20 ft.	20 ft.
Rear	0	5 ft.	10 ft.	10 ft.	10 ft.	20 ft.	20 ft.
Side	0	5 ft.	10 ft.	10 ft.	5 ft.	5 ft.	5 ft.
Streetside	0	5 ft.	10 ft.	10 ft.	13 ft.	13 ft.	13 ft.



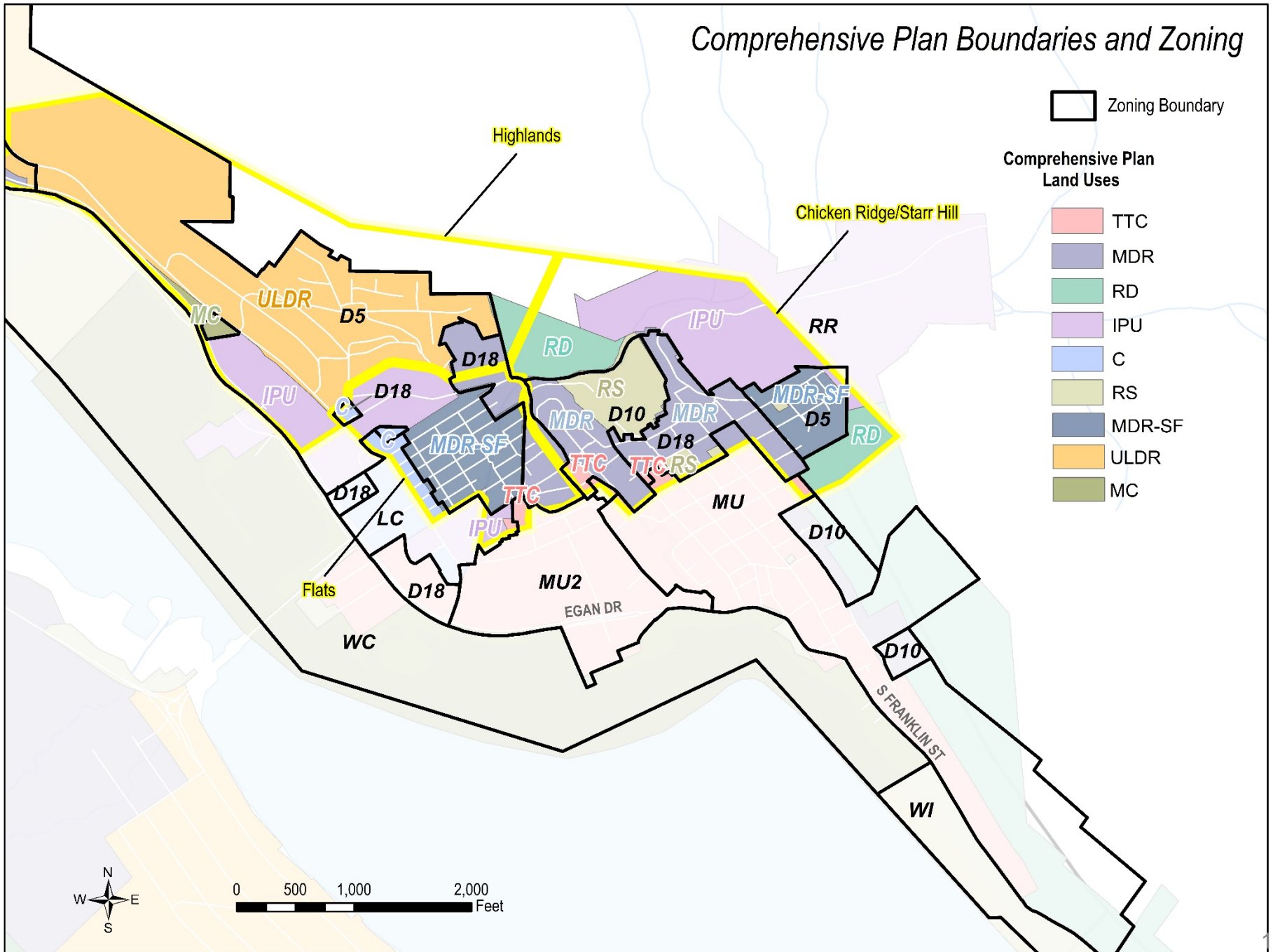
Comprehensive Plan Boundaries and Zoning



Comprehensive Plan Boundaries and Zoning










Comprehensive Plan Boundaries and Zoning

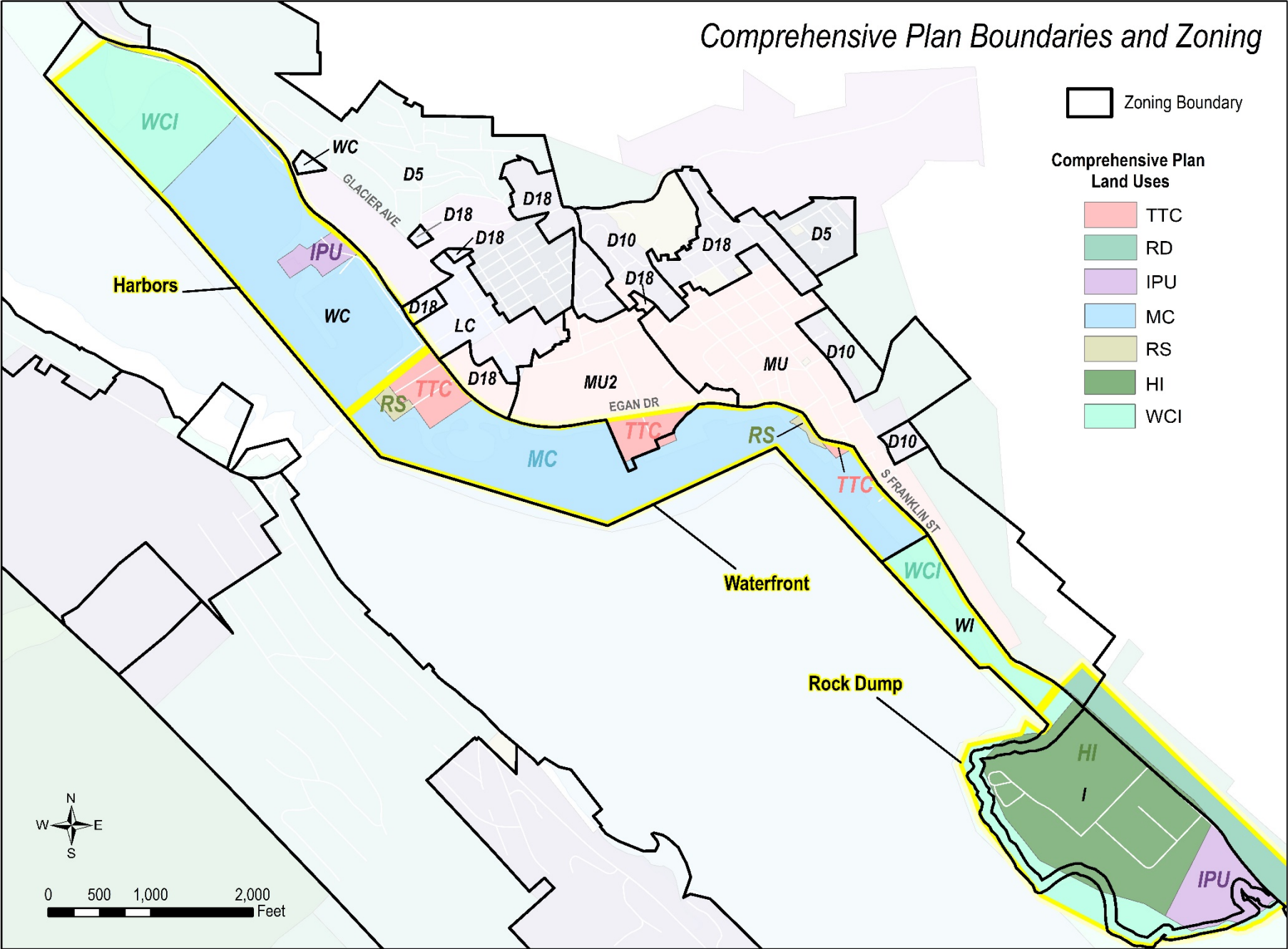


Comprehensive Plan Boundaries and Zoning

 Zoning Boundary

Comprehensive Plan Land Uses

-  TTC
-  RD
-  IPU
-  MC
-  RS
-  HI
-  WCI



Visioning Report Recommended Actions

The Vision report lists the following action items for Housing and Neighborhoods:

- Create more affordable entry-level housing for young people.
- Find a new location for the Glory Hall where it can still achieve its mission to provide food, shelter, and compassion to those in need.
- Create incentive programs for adaptive reuse and modernization of underutilized downtown properties.
- Prioritize year-round downtown housing over seasonal rentals.
- Provide an improved safe campground, including services and transportation for the homeless.
- Change zoning to accommodate higher residential density in downtown neighborhoods.

Placemaking



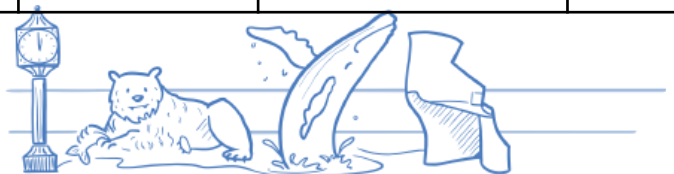
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Chapter 2 -Implementation

Cost Breakdown	\$ = < \$100,000	\$\$ = \$100,000 – \$500,000	\$\$\$ = > \$500,000
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Action/Recommendation	Chapter(s)	Page(s)	Time Frame	Proposed Implementer	Cost
Construct a harbor road or internal driveway which connects Harris and Aurora Harbors	Chpt 5 Chpt 8	55 88	Ongoing/short term/mid term/long term	CBJ & AkDOT	\$\$\$
Encourage public art, events, and placemaking opportunities	Chpt 3 Chpt 5 Chpt 8	33 55 88		CBJ, JEDC, Mainstreet	\$-\$\$



Future Meeting Schedule

Keeping to our current schedule of every three weeks, at 6 PM

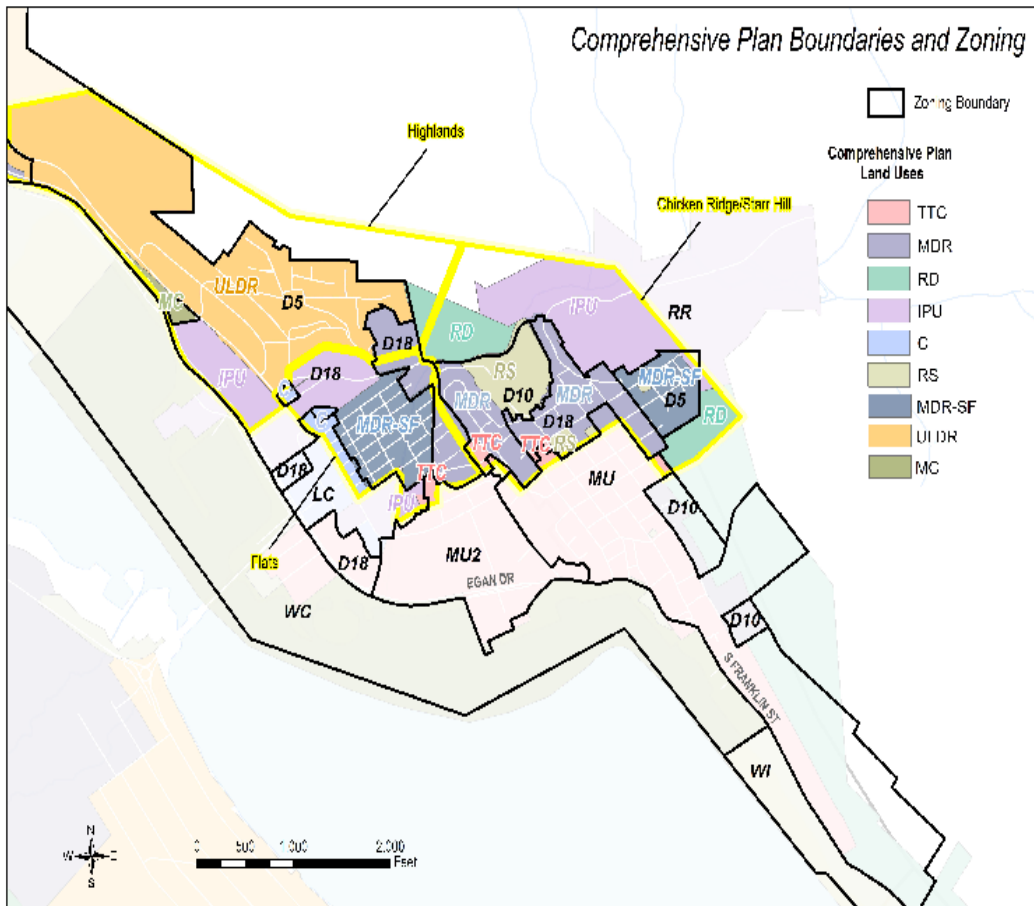
- Thursday, September 17
 - Chapter 5, Land Use - Harbors and Rock Dump, Finish Waterfront
 - Presentation on Rockwell Mural
- Thursday, October 8
 - Sticky Note exercise Chapter 5 Land Use
 - Chapter 2 Implementation

When we get this far we could take a break from meeting and we can come back with a draft document for your review.

- Thursday, October 29 (D&H meeting at 5)
- Thursday, November 19 (D&H meeting at 5)
- Thursday, December 10

- Next Meeting Dates:

Thursday- August 27, 2020, via ZOOM
TBD



Comprehensive Plan Land Use Designations

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

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Overview of Zoning and Land Use Designations

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The overall vision for the Blueprint Downtown Area Plan:

Maintain and strengthen Downtown Juneau as a vibrant, safe, and accessible place to live, work, play, and explore. As home to the Capitol, Downtown Juneau is a dynamic center of government and is welcoming and appealing to residents, visitors, innovators, and investors. Its unique heritage and history, access to natural beauty, and urban amenities provide opportunities for investment and sustainable growth.

From the Visioning Process Housing and Neighborhoods:

Increased housing in the downtown core is a cornerstone of increased downtown vitality, across all sectors. Increased housing will provide more business customers, better ability to attract workers, and greater street activity. New housing will include lower income and seasonal housing, as well as improved high-end housing opportunities. The CBJ should pursue incentives that focus on rehabilitating underutilized existing buildings and empty lots to provide more housing stock, focused on a variety of income levels.