

Compiled Goals and Actions - Land Use, Neighborhoods and Housing

Row #	Plan	#	Policy/Goal/Action/Objective	Page	Notes	Level of implementation
1	2013 Comprehensive Plan		1. Preserve the scale and densities of the older single family neighborhoods in the downtown area, including the Casey-Shattuck "flats" and Starr Hill historic districts, Chicken Ridge, Basin Road, Mt. Maria, the Highlands, and the higher density apartments and homes in the vicinity of the Federal Building			
2	2013 Comprehensive Plan		2. Encourage the retention of existing dwelling units in or near the older residential neighborhoods to avoid exacerbating traffic and parking congestion and to preserve the privacy and quiet of those neighborhoods.			
3	2013 Comprehensive Plan		6. Preserve view corridors of the compact, historic downtown, as viewed from the Channel toward the historic districts and their mountain backdrop, and preserve views of the Channel, as viewed from public streets in downtown, through height restrictions and building orientation and spacing guidelines along the downtown waterfront.			
4	2013 Comprehensive Plan		7. Preserve public access to the shoreline and waterfront areas. Provide for public access, open space/ natural areas and water-dependent and water-related uses on the downtown waterfront via the seawalk with connections to the existing pedestrian system.			
5	2013 Comprehensive Plan		10. Promote mixed uses downtown. Encourage small-scale neighborhood-serving retail and personal service businesses and increased multifamily development within the urban center. Encourage housing over ground-floor retail space, Single-Room-Occupancy (SRO) dwellings and/or loft-style housing in downtown.			
6	2013 Comprehensive Plan		11. Encourage use of the downtown waterfront area as a mixed use waterfront serving residential, recreational, tourist, and maritime uses as identified in the CBJ-adopted Long Range Waterfront Plan. Such development should avoid view blockage of the downtown historic district as viewed from Gastineau Channel.			
7	2013 Comprehensive Plan		12. Develop design guidelines for buildings in downtown that create a year-round design aesthetic that is attractive and respects the historic and contemporary urban character of the district, particularly for display window treatments, signage and outdoor lighting of downtown commercial buildings.			
8	2013 Comprehensive Plan		POLICY 4.2. TO FACILITATE THE PROVISION OF AN ADEQUATE SUPPLY OF VARIOUS HOUSING TYPES AND SIZES TO ACCOMMODATE PRESENT AND FUTURE HOUSING NEEDS FOR ALL ECONOMIC GROUPS.			
9	2013 Comprehensive Plan		4.2 - IA5 Encourage the preservation, rehabilitation and year-round occupancy of downtown Juneau upper-level rental housing units in mixed use buildings.			
10	2013 Comprehensive Plan		POLICY 4.7. TO ENCOURAGE PRESERVATION OF RESIDENTIAL STRUCTURES THAT ARE ARCHITECTURALLY AND/OR HISTORICALLY SIGNIFICANT TO THE CBJ AND WHICH CONTRIBUTE TO THE HISTORIC AND VISUAL CHARACTER AND IDENTITY OF THE NEIGHBORHOOD.			
11	2013 Comprehensive Plan		4.7 - IA1 Identify residential properties of historical significance using the Downtown Historic District Development Plan and other sources, seek public and private funding sources for rehabilitation of these properties, and assist owners in obtaining these funds.			
12	2013 Comprehensive Plan		4.7 - IA2 In developing new zoning or development standards in areas with concentrations of historic structures, ensure that relaxed standards, such as higher building heights, do not induce a property owner to demolish the historic structure in favor of a larger structure or development.			

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13	2013 Comprehensive Plan		5.2 - IA4 Seek ways and means to encourage housing for legislative personnel, such as high-density housing along transit corridors, Single-Room Occupancy (SRO) dwellings downtown, and extended-stay hotels or other lodging in the downtown and around the airport, provided that this does not result in the net loss of year-round rental housing.			
14	2013 Comprehensive Plan		POLICY 5.5. TO MAINTAIN AND STRENGTHEN DOWNTOWN JUNEAU AS A SAFE, DYNAMIC AND PLEASANT CENTER FOR GOVERNMENT AND LEGISLATIVE ACTIVITIES, PUBLIC GATHERINGS, CULTURAL AND ENTERTAINMENT EVENTS, AND RESIDENTIAL AND COMMERCIAL ACTIVITIES IN A MANNER THAT COMPLEMENTS ITS RICH HISTORIC CHARACTER AND BUILDING FORMS.			
15	2013 Comprehensive Plan		5.5 - SOP1 Work with the CBJ Historic Resources Advisory Committee (HRAC), federal and state agencies, and private volunteers, as appropriate, to promote historic and cultural preservation within the community's historic districts and neighborhoods.			
16	2013 Comprehensive Plan		5.5 - DG2 Consider the policies, guidelines and development recommendations of plans like the CBJ Long Range Waterfront Plan, the Willoughby District Land Use Plan, and the Capital Transit Development Plan when reviewing capital improvement programs and development permits for, or applicable to, the downtown Juneau area.			
17	2013 Comprehensive Plan		5.5 - IA1 Encourage new high-density residential development as in-fill housing above ground-floor commercial space or as adaptive re-use of historic commercial or other non-residential buildings. Encourage development of housing for residents who would not own or need to park automobiles in the downtown area, such as students, elders, and downtown workers. Encourage Single-Room-Occupancy (SRO) units, loft-style housing and live-work space in the downtown area.			
18	2013 Comprehensive Plan		5.5 - IA5 Encourage continued public and private redevelopment of the downtown waterfront area pursuant to the CBJ Long Range Waterfront Plan and considering the following: A. Create additional buildable sites bordering the waterfront while protecting view corridors; B. Encourage redevelopment for mixed uses and incorporate architectural guidelines to ensure aesthetic and harmonious building styles; C. Expand dock facilities for small boats. Any expansion of docking facilities for cruise ships should be reviewed pursuant to the procedure outlined in the Long Range Waterfront Plan Section 3.9; D. Promote cultural and historic preservation within the Juneau's historic districts and neighborhoods; E. Promote heritage tourism by continued support of downtown historic interpretive signage; and, F. Public and private investment in new and expanded dock facilities for cruise ships and other large vessels.			
19	2013 Comprehensive Plan		5.5 – IA10 Evaluate the CBJ Charter and Code, and pursue adoption of an amendment to the appropriate document in order to allow the CBJ government to participate in private/public partnerships in constructing new facilities and supporting economic development in downtown.			
20	2013 Comprehensive Plan		POLICY 5.9. TO FACILITATE AVAILABILITY OF SUFFICIENT AND SUITABLE WATER-BASED FACILITIES AND ASSOCIATED LAND-BASED ACREAGE TO SUPPORT WATER-DEPENDENT USES, AND TO WORK CLOSELY WITH THE PUBLIC AND PRIVATE SECTORS TO FACILITATE SUSTAINABLE MARINE COMMERCE, COMMERCIAL FISHING, SEAFOOD PROCESSING, RECREATION, PUBLIC ACCESS TO THE SHORELINE, AND ENJOYMENT OF THE WATERFRONT THROUGH DEVELOPMENT OF WELL DESIGNED PORT FACILITIES.			

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21	2013 Comprehensive Plan		5.9 - SOP1 Protect from land use conflict and/or displacement, potential new, existing, or expanded port and water-dependent industrial, commercial, governmental, and recreational facilities.			
22	2013 Comprehensive Plan		5.9 - DG1 Assure public access to the shoreline and water when reviewing development applications.			
23	2013 Comprehensive Plan		5.9 - DG2 To the greatest extent practicable, orient new structures and facilities located on the waterfront in such a way as to preserve views of the water from public roadways and vista points.			
24	2013 Comprehensive Plan		POLICY 10.12. TO DESIGNATE AND RESERVE WATERFRONT LAND WITH ADEQUATE SERVICES AND IN APPROPRIATE LOCATIONS FOR WATER-DEPENDENT RECREATION, PUBLIC ACCESS AND COMMERCIAL/INDUSTRIAL ACTIVITIES WHILE PROTECTING IMPORTANT FISH AND WILDLIFE HABITAT AND OTHER COASTAL RESOURCES.			
25	2013 Comprehensive Plan		10.12 - SOP1 As part of a careful planning analysis of the uses of shoreline areas, designate lands on the Comprehensive Plan Land Use Maps that are suitable for water-dependent uses such as new or expanded docks, harbors and port facilities, marine drayage facilities, cruise ship facilities, recreation and tourism boat facilities, marine fuel depots, fisheries gear and vessel repair facilities, ice plants, landing and loading facilities, marine gear sales and service outlets, and public access to the water and shoreline facilities. Designate these areas as Marine Commercial (MC) or Waterfront Commercial/Industrial (WCI) lands on the Land Use maps in this Plan, and as appropriate zones in the zoning maps, to prohibit non-water-dependent uses such as office or non-maritime-related commercial uses within those districts. Allow residences above water-dependent uses in MC-designated lands, and prohibit permanent residences other than caretaker units in WCI-designated lands. Assure public access to the shoreline and waters for passive and active recreation uses.			
26	2013 Comprehensive Plan		10.12 - SOP3 Maintain and improve design review procedures to assure that proposals for waterfront development are evaluated with regard to site design, building placement, protection of view corridors from the sea and to the sea, exterior lighting, public access, water quality, and other factors related to surrounding properties, land uses and public facilities.			
27	2013 Comprehensive Plan		10.12 - DG1 Deep water ports and navigable waters are valued assets and are critical to the sustainability of our economy and the livability of Juneau. New development along the shoreline should ensure that deep water navigable lanes for barges, the Coast Guard, commercial fishing vessels, research vessels, and other marine vessels critical to the local economy are protected from encroachment from incompatible land uses or physical obstructions .			
28	2013 Comprehensive Plan		POLICY 10.13. TO PROVIDE FOR AND ENCOURAGE MIXED USE DEVELOPMENT THAT INTEGRATES RESIDENTIAL, RETAIL AND OFFICE USE IN DOWNTOWN AREAS, SHOPPING CENTERS, ALONG TRANSIT CORRIDORS, AND IN OTHER SUITABLE AREAS.			
29	2013 Comprehensive Plan		10.13 - SOP1 Maintain one or more categories on the Comprehensive Plan Land Use Maps and the Zoning Maps that allow high density residential and retail and office uses as mixed use developments. Provision of public transit services to mixed use developments would justify lower parking requirements, particularly for housing to be occupied by students, seasonal workers, the elderly and/or mobility-impaired persons.			

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30	2013 Comprehensive Plan		10.13 - SOP2 Maintain and improve provisions in the Land Use Code that include performance standards covering building height, site coverage, landscaping, buffering from incompatible uses, access, signage, parking and other design standards in the Mixed Use zones. Maintain and improve design review procedures to assure that proposals for mixed use development are evaluated with regard to site design, building placement, parking, landscaping, exterior lighting, and other factors ensuring privacy and livability of the project residents as well as factors to ensure the project is compatible with, and a good neighbor to, surrounding properties, land uses, and public facilities.			
31	2013 Comprehensive Plan		10.15 - IA1 Acquire or dispose of properties in the downtown area as appropriate to facilitate the development of uses, public and private, that further the goals for the downtown area adopted in this Comprehensive Plan.			
32	2013 Comprehensive Plan		1. Preserve the scale and densities of the older single family neighborhoods in the downtown area, including the Casey-Shattuck "flats" and Star Hill historic districts, Chicken Ridge, Basin Road, Mt. Maria, the Highlands, and the higher density apartments and homes in the vicinity of the Federal Building.			
33	2013 Comprehensive Plan		2. Encourage the retention of existing dwelling units in or near the older residential neighborhoods to avoid exacerbating traffic and parking congestion and to preserve the privacy and quiet of those neighborhoods.			
34	2013 Comprehensive Plan		3. Strengthen and enhance the Capitol Complex in the downtown Juneau area. Provide for orderly expansion of state government facilities in the vicinity of the State Capitol and the State Office Building.			
35	2013 Comprehensive Plan		4. Develop a cooperative agreement with owners and tenants of downtown buildings, as well as their lenders, insurance, legal, design, and construction professionals, for continuing, incremental improvements to those buildings, such as installation of sprinklers, to lessening the threat of structural fires in and near the downtown historic area. Many of the buildings in this area are built with virtually no fire resistant materials, are built too close to their property lines to allow a fire break or room for fire fighters to stop the spread of fire and have openings such as doors, windows and vents in their side walls that would allow fire to spread very quickly to adjacent buildings. Many are built on pilings, leaving a common crawl space that cannot be protected by fire fighters.			
36	2013 Comprehensive Plan		5. Limit development in landslide/avalanche hazard areas; rezone publicly-owned land in those hazard areas as Resource Protection zones.			
37	2013 Comprehensive Plan		6. Preserve view corridors of the compact, historic downtown, as viewed from the Channel toward the historic districts and their mountain backdrop, and preserve views of the Channel, as viewed from public streets in downtown, through height restrictions and building orientation and spacing guidelines along the downtown waterfront.			
38	2013 Comprehensive Plan		7. Preserve public access to the shoreline and waterfront areas. Provide for public access, open space/ natural areas and water-dependent and water-related uses on the downtown waterfront via the seawalk with connections to the existing pedestrian system.			
39	2013 Comprehensive Plan		8. Support the establishment of a Cultural Campus anchored by the Alaska State Museum, the Alaska State Library in the State Office Building, the Convention Center and a new Performing Arts Center at the former National Guard Armory site, inclusive of the area bordered by Gold Creek, Willoughby Avenue, Main Street, and Egan Drive. With Centennial Hall serving as the visitor and convention center and two hotels located within these boundaries, the area is readily accessible both to			

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40	2013 Comprehensive Plan		9. Protect and facilitate access to Mt. Juneau and Mt. Roberts trails.			
41	2013 Comprehensive Plan		10. Promote mixed uses downtown. Encourage small-scale neighborhood-serving retail and personal service businesses and increased multifamily development within the urban center. Encourage housing over ground-floor retail space, Single-Room-Occupancy (SRO) dwellings and/or loft-style housing in downtown.			
42	2013 Comprehensive Plan		11. Encourage use of the downtown waterfront area as a mixed use waterfront serving residential, recreational, tourist, and maritime uses as identified in the CBJ-adopted Long Range Waterfront Plan. Such development should avoid view blockage of the downtown historic district as viewed from Gastineau Channel.			
43	2013 Comprehensive Plan		12. Develop design guidelines for buildings in downtown that create a year-round design aesthetic that is attractive and respects the historic and contemporary urban character of the district, particularly for display window treatments, signage and outdoor lighting of downtown commercial buildings.			
44						
45	2012 Willoughby Plan		Guidelines on Building Design, Orientation and Construction:			
46			<u>Build-to-lines of 0-10ft for buildings instead of minimum setbacks to bring buildings closer to street</u>			
47			<u>Building Height of at Least Two Stories</u> to promote density/mixed-use intensity			
48			<u>Buildings Oriented to the Street, Not Turning Away</u>			
49			<u>Ground-floor Retail, Offices and Residential Above</u>			
50			<u>Building Facades Create Interest for Pedestrians and Enhance the Appearance of the Area.</u>			
51			<u>Parking Located at the Rear, Side or Under Building Instead of in Front.</u>			
52			<u>Hidden Trash Receptacles, Loading Docks, Outdoor Mechanical and Electrical Equipment.</u>			
53			<u>Building Heights and Key Willoughby District Viewsheds</u> [should give] consideration to the orientation and height of buildings is needed to maintain important views, avoid undesired building shadows, and provide for air circulation. Figure 5 depicts Willoughby district key viewsheds and recommends building heights to allow under the CBJ Title 49. [Height limit of 45 ft was adopted].			
54	2012 Willoughby Plan		<u>Mixed Uses.</u> This type of development reduces trip distances to the point where walking, bicycling, and bus trips are much more feasible for a number of different types of trips. Mixed use development adds to neighborhood and urban vibrancy			
55	2012 Willoughby Plan		<u>Terminated Vistas.</u> "Terminated Vistas" is a concept in which a prominent building is placed at the "visual termination" of a street, or, in the case of the Museum, JACC, Centennial Hall, State Office Building, and site 10 (Figure 7), at the end of a large public plaza.			
56	2012 Willoughby Plan		<u>There is great public space here.</u> More public space, restored creeks and streams and pedestrian connections between public spaces and civic buildings characterize this area. Public investment in streets, wide sidewalks with colored bricks or concrete, landscaping, human-scale lighting, visible crosswalks and pedestrian connection to and through the area, public open space, and public art all showcase the area and help spur private sector development.			

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57	2012 Willoughby Plan		<u>Willoughby Avenue</u> . The nature of Willoughby Avenue will change as redevelopment and in-fill occurs. It will become a bustling pedestrian-oriented retail district where the front of buildings and their active 1st floor uses are built to the sidewalk allowing window displays to entice shoppers and walkers inside; an example would be Seward Street. Parking that is appropriately located, new streets, and landscaped sidewalks and pedestrian-scaled lighting described below, will completely change the way the Willoughby District looks and feels. It will also facilitate reinvestment and development of housing and mixed use buildings.			
58						
59	2004 Waterfront Plan		Public Library and Surrounding Area Improvements - Buildout of the northeast corner of the Library Parking Garage with commercial/cultural use. Improvements to sidewalks, pedestrian crossings, signage, landscaping (inclusive of the street edge at the Marine View Building).			
60	2004 Waterfront Plan		Support Utility Enhancements - Extend/upgrade water, electrical and sewer in east subpart to support Phase 2 Subport development.			
61	2004 Waterfront Plan		Expansion/Redevelopment of Marine Park - Phase 2 - Marine Park is expanded to the west to Main Street in the area vacated by Modification of Merchant's Wharf site.			
62	2004 Waterfront Plan		Seawalk Phase 4: Marine Park to Subport - Includes extension of the Seawalk from Marine Park to the Subport			
63	2004 Waterfront Plan		Realignment of the City Tender Dock - The CBJ tender dock is shifted to the western edge of an expanded Marine Park.			
64						
65	Downtown Harbors Master Plan		Expand Marine Service Yard and Infrastructure at Norway Point (\$31.7 million) <ul style="list-style-type: none"> • Phase I: Relocate the Marine Service Yard and grid to Norway Point, and increase the site to 2.5 acres using fill. Install a 150-ton vessel lift and a 120-foot float dock. (\$21.4 million) • Phase II: Expand the Marine Service Yard to 4 acres. (\$3.9 million) • Phase III: Expand the Marine Service Yard to 5.6 acres. Relocate the Yacht Club to Bridge Park. (\$6.3 million) 			
66	Downtown Harbors Master Plan		Harbor Road and Walk (\$15.8 million) Harbor Road linking Harris and Aurora Harbors and Norway Point <ul style="list-style-type: none"> • Improve safety of accessing the waterfront from Egan Drive. • Link harbors with service road to improve safety. • Main driveway access at Fisherman's Terminal. • Road width: 24 to 30 foot. • Eliminate parking on roadway. Consolidate at Harbor gangways. Harbor Walk • 10-15 foot wide waterside pedestrian walk along length of entire project area for pedestrian safety. 			
67	Downtown Harbors Master Plan		Fisherman's Terminal and University of Alaska Southeast (\$34.9 million) <ul style="list-style-type: none"> • New Harbormaster Facility and Uplands Improvements: Two-story, 8,000 square foot harbormaster office and commercial retail building, includes restrooms, laundry facilities, space. New harbormaster maintenance building and service yard. Consolidated parking and direct seafood marketing. (\$14.8 million) • Drive Down Float (\$5.5 million) • Crane Dock Expansion Includes ice house and net shed (\$8.1 million) • Moorage Floats: Replace aging floats with two new 150 foot moorage float. (\$6.5 million) 			

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68	Downtown Harbors Master Plan		<p>Harris Harbor Upland Improvements (\$20.7 million)</p> <ul style="list-style-type: none"> • Uplands lease area expansion • Restrooms • Leasable storage area • Buildings for small professional related maritime related businesses, with housing or businesses on second floor • Food trucks and small retail (coffee shops etc.) • Connection to Bridge Park with roadway and harbor walk • Relocated future community building at Bridge Park via Harbor Walk • Float plane dock to be replaced and also include moorage for visiting yachts and use by Juneau Youth Sailing 			
69						
70	1997 Capital Vision Project		Develop the Subport area, green plaza, not t-shirt shops.			
71	1997 Capital Vision Project		Increase recreational development along waterfront.			
72	1997 Capital Vision Project		Maintain Design Review Board and review standards.			
73	1997 Capital Vision Project		Promote neighborhood associations.			
74	1997 Capital Vision Project		Develop measurable indicators of progress for meeting vision goals.			
75						
76	2019 Historic and Cultural Resources Plan		Action: Engage property owners and the public in a discussion about nominating more of Juneau's historic neighborhoods to the National Register.			
77	2019 Historic and Cultural Resources Plan		Action: Engage property owners and the public in the discussion of creating minimum design standards for Juneau's historic neighborhoods.			
78	2019 Historic and Cultural Resources Plan		Action: Hold a series of meetings with property owners in Juneau's historic neighborhoods to share information about the nomination process and the benefits. If the majority of property owners are interested, the CBJ should pursue a nomination.			
79	2019 Historic and Cultural Resources Plan		Goal 3: Interpretive and education materials accurately discuss the many histories of Juneau's people and places, and are easily accessible to residents and visitors			
80	2019 Historic and Cultural Resources Plan		Action: Develop a comprehensive interpretive plan to guide future interpretation and way-finding development, and ensure the inclusion of the preservation of, and accurate inclusive education on, cultural and historic resources.			
81	2019 Historic and Cultural Resources Plan		Action: Partner with local organizations and businesses to promote events and public art that celebrate Juneau's history and culture. These may include historic-themed pub crawls, cemetery tours, and murals.			

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82	2019 Historic and Cultural Resources Plan		Goal 2: Support preservation partners in pursuit of their preservation goals			
83	2019 Historic and Cultural Resources Plan		Action: Support the Main Street program. Consider technical assistance, funding, or organizational support, as appropriate.			
84	2019 Historic and Cultural Resources Plan		Action: Encourage and assist Travel Juneau, in the marketing of Juneau, as a heritage tourism destination			
85						
86	2015 Economic Development Plan		Action 1-B: Assign a staff member in the CBJ community development department to oversee downtown planning and improvement and to act as a liaison between the downtown neighborhood and city government. This position will also work with JEDC in their downtown revitalization efforts.			
87	2015 Economic Development Plan		Action 1-C: Identify and apply for grant funding to supplement downtown planning.			
88	2015 Economic Development Plan		Ojective 3: Establish a diverse mix of housing units in downtown Juneau's commercial core, with an emphasis on housing in existing infrastructure.			
89						
90	2016 Housing Action Plan		Evaluate time-share or related tourist housing for temporary workers.			