

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: February 23, 2012

TO: Planning Commission

FROM: Beth McKibben, Senior Planner *BMK*
Community Development Department

FILE NO.: AME2012 0003

PROPOSAL: A Text Amendment to adopt portions of the Willoughby District Land Use Plan as part of the CBJ Comprehensive Plan

The City and Borough of Juneau Code states in CBJ §49.10.170(a) that one of the duties of the Planning Commission is Comprehensive Plan review. Furthermore, CBJ §49.10.170(d) requires the Commission to make recommendations to the Assembly on all proposed amendments to this title, zonings and re-zonings, indicating compliance with the provisions of this title and the Comprehensive Plan.

ATTACHMENTS

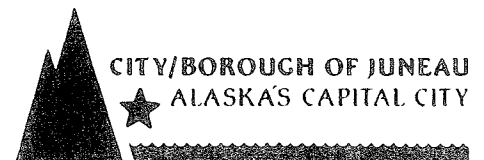
Attachment A Background information on the draft Willoughby District Land Use Plan from Heather Marlow, Manager, Lands and Resources Division

Attachment B Proposed amendments to the draft Willoughby District Land Use Plan by the Title 49 Committee

Attachment C Email from Commissioner Bennett, comments on the draft Willoughby District Land Use Plan

BACKGROUND

The Willoughby District Land Use Plan was prepared in anticipation of several large projects in the area, including the State Library Archive Museum (SLAM) project, improvements to Whittier Street and extension of the Seawalk. This plan is intended be an aspirational blue print for future development of the area. Chapter 5, which is proposed to be adopted as part of the CBJ Comprehensive Plan, makes recommendations for implementation actions such as amendments to the zoning code.



The draft plan developed by a consultant team of Sheinberg and Associates, North Wind Architects, Walker Macy and Kittleson Associates, at the direction of CBJ's Division of Land Management. The plan was presented to the Planning Commission at their regular meeting on August 9, 2011. The Commission referred the plan to the Title 49 Committee for further review and a recommendation for action. Information showing the timeline of the project and comments from the Affordable Housing Commission and Juneau Commission on Sustainability are found in Attachment A. Attachment A was compiled by the Lands and Resources Manager, Heather Marlow specifically for the Title 49 Committee.

The Title 49 Committee met December 13, 2011, December 28, 2011, and January 9, 2012, to discuss the Willoughby District Land Use Plan. At the meeting of January 9, 2012, they made specific recommendations for amendments to the draft plan, primarily Chapter 5, which will be adopted as a part of the Comprehensive Plan. Their recommendations are shown in detail in Attachment B.

Furthermore, comments from Commissioner Bennett, a member of the Title 49 Committee, are included as Attachment C. These comments are broader in scope than the recommendations of the Committee, and warrant some discussion by the entire Commission. The main points of Commissioner Bennett's comments (as determined by staff) are:

- How the area functions today;
- Unique features currently present in the study area, that are valued by the community, are not supported by the draft Plan but instead are discarded;
- How people (primarily the Native community) use the area today and the impacts of proposed changes to that use;
- Thriving local businesses are to be removed from the study area;
- Concern that concepts from Oregon are not appropriate to Juneau.

RECOMMENDATION

Staff recommends that the Commission, based on, previously discussed amendments to the draft plan, recommend adoption by the CBJ Assembly.

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: <u>2/3/12</u>
Project Name <small>(City Staff to Assign Name)</small>		

PROJECT / APPLICANT INFORMATION	Project Description <u>Willoughby District Land Use Plan - a plan to increase and improve housing, mixed-use development, investment and bike/ped/vehicle transportation</u>		
	PROPERTY LOCATION		
	Street Address		City/Zip
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)		
	Assessor's Parcel Number(s)		
	LANDOWNER/ LESSEE		
	Property Owner's Name		Contact Person: Work Phone:
	Mailing Address		Home Phone: Fax Number:
	E-mail Address		Other Contact Phone Number(s):
	LANDOWNER/ LESSEE CONSENT ***Required for Planning Permits, not needed on Building/ Engineering Permits***		
<p>I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.</p>			
X <u>Heather Marlow</u>		Date <u>2/3/12</u>	
X _____		Date _____	
<p>NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.</p>			
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name <u>Heather Marlow</u>		Contact Person: <u>Heather</u> Work Phone: <u>0205</u>	
Mailing Address <u>155 Seward St Juneau 99801</u>		Home Phone: Fax Number:	
E-mail Address <u>heather-marlow@ci.juneau.ak.us</u>		Other Contact Phone Number(s):	
X <u>Heather Marlow</u>		Date of Application <u>2/3/12</u>	

-----OFFICE USE ONLY BELOW THIS LINE-----

STAFF APPROVALS	<input checked="" type="checkbox"/>	Permit Type	**SIGN	Date Received	Application Number(s)
		Building/Grading Permit			
		City/State Project Review and City Land Action			
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
		Variance Case (De Minimis and all other Variance case types)			
		Wetlands Permits			
	Zone Change Application				
	X Other (Describe)		<u>2/3/12</u>	<u>AME 2012 0003</u>	
<p style="text-align: center;">***Public Notice Sign Form filled out and in the file.</p>					
Comments:				Permit Intake Initials	
<p>_____</p> <p>_____</p>				<p style="font-size: 2em;">BM</p>	

Willoughby District Land Use Plan

Project Timeline, Public Participation and Public Meeting Reviews

October 2010 - The project was initiated with a consultant team of Sheinberg Associates, North Wind Architects, Walker Macy and Kittelson Associates.

October thru mid-November 2010 – The consultant team pulled together background information from recently adopted CBJ plans and public project design schematics. They worked with CBJ staff from Community Development, Engineering, Parks & Recreation and Lands Depts, as well as SLAM project staff, to develop opportunities and constraints, as well as initial concept alternatives for land use, infrastructure and planning goals/elements.

November 2010 – Sheinberg Associates conducted 12 one-on-one targeted interviews with land and/or facility owners in the Willoughby District. Discussed plan goals, their property goals/vision, opportunities and constraints of the District.

November 15, 2010 – Sheinberg Associates conducted an afternoon workshop with land and/or facility owners in the District. In addition to the discussion items above, this allowed public and private property owners to share information between one another and for the group to comment on initial goals and concept alternatives for the District.

November 15, 2010 – Sheinberg Associates conducted a public workshop to present initial plan goals and concepts, and facilitated public comment (see attached meeting flyer). Approximately 45 people attended.

November 5 – December 15, 2010 – Project survey posted on CBJ website which received 262 responses. The comments from the November meetings and the survey are summarized in Appendix A of the Plan, pages 82-90.

January 2011 – Presented initial goals and concept alternatives to the PRAC.

February 2011 – Draft plan received for CBJ staff review and comment. Circulated through Community Development, Engineering, Parks and Recreation, Public Works and Lands Depts.

February 2011 – Draft plan delivered to Assembly Lands Committee

May 2011 – Final draft of the Plan presented to Assembly COW and approved for release for public comment.

May 2011 - Final draft of the Plan distributed to land and facility owners within the Willoughby District for comment. No formal comments received but based on personal communications and consultant feedback the Plan was supported.

Mid May thru mid July 2011 – Final draft of the Plan posted on the CBJ website for public comment. Three comments were received.

June 2011 – Public meeting to present final draft of the Plan. Approximately 12 people attended during 80 degree weather. No comments received.

July 2011 – Presented final draft of the Plan to the PRAC, which passed a motion of support to adopt the Plan.

July 2011 – Presented final draft of the Plan to the Affordable Housing Commission, which passed a motion of support to adopt the Plan and submitted a letter of support (attached).

July 2011 – Presented final draft of the Plan to the Juneau Commission on Sustainability, which passed a motion of support to adopt the Plan and submitted a letter of support (attached).

July 2011 – Planning Commission recommended expanding PD-1 parking overlay boundary to match Willoughby District study area boundary. No public comment.

August 2011 – Presented Plan to the Planning Commission for review and recommendation to the Assembly.

September 2011 – Assembly adopted PD-1 parking overlay boundary expansion. No public comment.

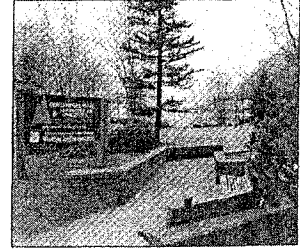
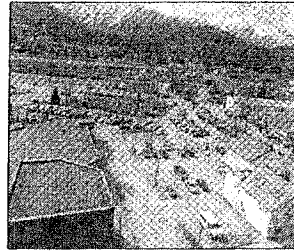
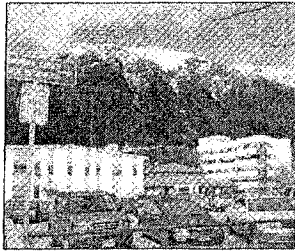
January 2012 – SLAM/DOTPF project team scheduled to present their project design and concepts for off-site infrastructure improvement projects, primarily on CBJ land/facilities and as identified in the Plan, to Assembly COW.

January 2012 – SLAM land use permits scheduled for review by Planning Commission.

Recent Projects and Proposals that have Referenced the Willoughby District Plan

Parking garage to support the Subport Office Building (AMHT)
SLAM (DOT/PF and EED)
New Juneau State Office Building (Administration and DOT/PF)
Grant to expand the JACC (Juneau Arts & Humanities Council)
Marine Park/Merchants Wharf Seawalk segment (CBJ Engineering)
Egan Drive Reconstruct-Whittier to Main (DOT/PF and CBJ)
KTOO Bldg - site landscaping and exterior improvements planning

Willoughby District Land Use Plan



The City and Borough of Juneau is working on a Land Use Plan for the Willoughby District. This area is roughly bounded by Gold Creek, Egan Drive, Willoughby Avenue and Village Street. For decades Juneau residents have envisioned this as the arts, cultural and civic district.

The Willoughby District Land Use Plan will build on direction established in Juneau's Comprehensive Plan.

The Willoughby District Land Use Plan will attempt to bring vitality and cohesiveness to the Willoughby District by defining and improving public walkways, plazas and streets; identifying spaces for street level retail and dining, and continued development of civic, cultural and residential uses.

Ideas for Plan goals include:

- Strengthen this dynamic center for government and legislative activities, public and civic gatherings, cultural and entertainment events, and residential and commercial activity.
- Improve pedestrian connections to, and through, the District.
- Make the area less chaotic and develop a stronger sense of place, design and landscaping.
- Build more residential units.
- Do a better job of coordinating and sharing parking needs and spaces. Increase use of public and non-motorized transportation and use of the nearby Transit Center.
- Provide public space that compliments and enhances the value of the area's private and public buildings and uses.
- Do a better job of interpreting and celebrating area history.
- Strengthen and support the Alaska State Capitol.

Schedule

This is a fast-paced project. Fortunately there is a lot of good work to build upon. The project got underway in early October 2010.

Between October and mid-November the project team is working with the City and Borough of Juneau to develop a series of Concept Alternatives for the Willoughby District. Alternatives will build on existing plans and will present a range of practical elements and options. Initial public comment through an online (or paper) survey, outreach to those who use, live or work in the District, and some community presentations are occurring.

There will be a public workshop on November 15 to present the alternative concepts and get assistance from the community in reviewing the concepts.

Using public input, the final concept will be selected and refined. We hope to have a plan ready to recommend to the CBJ for Planning Commission review by the end of 2010.

Attend the November 15 Public Workshop

There will be a public workshop on **Monday, November 15th, 2010 from 6:30 pm to 8:30 pm** at the Juneau Arts and Cultural Center (JACC) at 350 Whittier Street. At this meeting the District's historic context, area planning goals, and a few development concept alternatives will be presented for community review and discussion.

All are welcome.

Take the Online Survey

Beginning November 1 there will be an online survey available at the website below that will allow the project planning team to begin gathering ideas and opinions from the public.

Visit the Project Website for More Information

Visit the CBJ website at <http://www.juneau.org/> and click the **Hot Topics** link to the Willoughby District Land Use Plan. There, you can:

- Review the latest materials
- Register to receive email updates about the project
- Take the online survey (or download a paper copy), or
- Send in a comment.

For more information, you can contact consulting planners Barbara Sheinberg, AICP, or Zoë Morrison, MCIP, of Sheinberg Associates at: (907) 586-3141 or info@sheinbergassociates.com

Heather Marlow

From: bsheinberg@gci.net on behalf of Barbara Sheinberg [bsheinberg@gci.net]
Sent: Tuesday, October 26, 2010 4:06 PM
To: Heather Marlow
Cc: James Bibb; Ken Pirie; Gary Katsion; Dave Hurley; Zoe Morrison
Subject: Willoughby District Land Use Plan - Lunch Invitation & Project Information
Attachments: Willoughby District Land Use Plan Project Information Sheet.pdf

Heather,

The property owners in the table below received the invitation below and a Project Information Sheet.

I am meeting with CCTHITA President Ed Thomas tomorrow and will likely add a few more property owners after our meeting.

Post cards inviting all property owners to public meeting will go out this week, website live in next 2 days and survey live by end of week or Monday.

Also, I reserved Assembly Chambers for lunch on 15th.

-Barb

The City and Borough of Juneau has hired a consultant team to assist it in completing a Willoughby District Land Use Plan.

Please see the attached information sheet about the project.

The purpose of this email is two-fold:

- First, **to inform you about this project** (please see attached Project Information Sheet), and
- Second, to invite you, as an area landowner, **to attend a lunch meeting with the consultant team on Monday, November 15, from 11:30 am - 1:30 pm at the CBJ Assembly Chambers.** The City will provide lunch.

During the lunch meeting the consultant team will have a chance to review project goals and discuss alternative development concepts with landowners and, most importantly, get your feedback and ideas. **Please let me know if you will be able to join us for lunch.**

There will also be a public meeting during the evening of November 15, from 6:30 -8:30 pm at the Juneau Arts and Cultural Center (JACC), to which you are also invited and welcomed.

Please feel free to email me bsheinberg@gci.net or call (586-3141) with any questions.

On behalf of the whole consultant team, I look forward to working with you.

-Barbara Sheinberg

Nancy DeCherney	Executive Director, JAHC/JACC
Carolyn Morehouse	DOT&PF
Andy Hughes	DOT&PF

12/22/2011

Marcie Menefee	Acting Executive Director, Alaska Trust Land Office
Tim Spernak	Trust Resource Manager, Alaska Trust Land Office
Tanci Mintz	State Leasing & Facilities Manager, Department of Administration
Linda Thibodeau	Director of LAM, Department of Education & Early Development
Bob Banghart	Chief Curator, Alaska State Museum
Kimberly Mahoney	Project Manager, Alaska Department of Transportation and Public Facilities
Joel Sims and Doug Andrew	Prospector Hotel via mail
J. Gary Droubay	President and CEO, Goldbelt, Inc.
Gary Rosenberger	Foodland Complex via mail
Mitch Falk and Lynette Anderson	Bullwinkles, Inc.
Rick Kasnick	Driftwood, Malaspina, Gold Lodge
Johnye Sharp	Frampton & Opinski (Anchorage)
Lorene Palmer	President/CEO, JCVB
Captains Jack and Dawn Smith	Salvation Army bad email- send by mail
Central Council THITA	Edward Thomas

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fax: (907) 586-2331

MEMORANDUM

TO: CBJ Assembly
FROM: Juneau Affordable Housing Commission
DATE: July 15, 2011
SUBJECT: Willoughby District Land Use Plan

The Affordable Housing Commission endorses the Willoughby District Land Use Plan based on the opportunities in the proposal to provide more housing for the residents of Juneau.

The Willoughby Plan indicates a great potential to increase the number of dwelling units in the area from 120 units to approximately 400 units at future build out.

The Commission would like to remind the Assembly that the 2010 Juneau Housing Needs Assessment reports that the community has a *current* need of 343 units to meet a basic threshold that would allow for more availability and affordability of housing in the community.

The Willoughby Plan offers an opportunity to make up some of this deficit and provide affordable, market-rate rental, single-family residences, and other mixed-use options that are all needed in our community.

In a review of the Willoughby Plan, the Commission has a few comments:

- It is important that the City and Borough of Juneau (CBJ) ensure a wide range of housing opportunity in this district, paying close attention to affordable housing options;
- The Commission encourages the CBJ to pursue the financial incentives for the Implementation stage offered in Table 5 (pg. 71), as well as to use other financial instruments that the City may have at its disposal that are not listed;
- A key component of the provision of affordable housing is the ability to mitigate energy costs so the opportunity to provide ground source heating in the Willoughby District is appealing; and
- The Commission encourages the pursuit of public-private partnerships that will be looked upon favorably by state and federal funders and provide the chance for targeted investment into the housing stock in our community.

The Commission looks forward to the adoption of the Willoughby District Land Use Plan and the opportunity to serve as a resource during the Implementation phase. The Commission stands ready to assist the Assembly in investigating other incentives.

Alan Wilson, Chair
Affordable Housing Commission

To: CBJ Division of Lands & Resources
From: Juneau Commission on Sustainability
Date: July 6, 2011

RE: Willoughby District Land Use Plan Comments

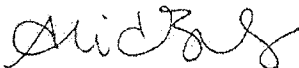
The Juneau Commission on Sustainability (JCOS) is pleased to comment in support of the Willoughby District Land Use Draft Plan.

Of particular interest to the JCOS is the possibility for a district heating and energy distribution project as discussed in Section 4.0 of the Draft Plan. We are encouraged that the plan identifies potential alternative energy sources for the project such as a bio-mass based steam plant or a water-based heat exchange system. The JCOS strongly recommends that the CBJ implement the proposed feasibility study to determine what is the best, most low-impact and sustainable alternative energy source that will benefit both the Willoughby District and the larger community.

The JCOS also supports the key themes that characterize the desired outcomes of the Willoughby District Land Use Plan: (1) the District as the heart of Juneau's civic, arts and cultural campus; (2) enhanced public space; (3) an increase in residential units; (4) a walkable commercial area; and (5) breaking up the "super-blocks" into a grid of "human-scaled" streets and wide sidewalks. Among other things, a sustainable community is one that is well-planned and one where people want to live and work. The Willoughby District Land Use Plan represents the type of development opportunity that can contribute to a sustainable economy and to a high quality of life for Juneau citizens. We look forward to its implementation.

Please feel free to contact us for further information or assistance.

Sincerely,



Alida Bus

Chair, Juneau Commission on Sustainability

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Heather_Marlow@ci.juneau.ak.us

TO: Dale Pernula, Community Development Director

FROM: Heather Marlow, Lands and Resources Manager

DATE: January 27, 2012

SUBJECT: Willoughby District Land Use Plan – Title 49 Committee Review

The Title 49 Committee has reviewed Chapter 5 of the Willoughby District Land Use Plan. The Committee forwarded a recommendation for adoption of Chapter 5 of the Plan to the Planning Commission, with the edits summarized below:

1. The Plan references bonus points in multiple locations. Several edits are needed to accommodate the potential for other regulatory tools, such as an overlay district, or dimensional standard changes, that may be implemented through code amendments to Title 49. These edits are included on:

- Page 39
- Page 41 – Figure 5
- Page 44
- Page 52
- Page 66
- Page 67 & 68 – Table 4

2. One of the primary themes and development goals of the Plan is to create a connected grid of streets and wide sidewalks, to break up the 'super blocks' in this area. During the development phase of the Plan, the consultant team received feedback from the Salvation Army requesting that a new street not be represented through their property (Building 39, Figure 7). The compromise was to include a pedestrian connection instead. The Title 49 Committee supports a street and sidewalk connection in this location, rather than a pedestrian connection, as it forwards the goal of developing a street and sidewalk network. This concept is included on:

- Page 45 – Figure 6 (changing the green identifier to purple)
- Page 48 – Figure 7 and Alternate A (depicting a street and sidewalk south of Capitol Ave rather than a pedestrian connection)
- Page 49 – Figure 8 (if this change is approved for figures 6 & 7, it will apply to Figure 8)

ATTACHMENT B

3. Changes to language selection, to better represent the intent for the Plan to be flexible.

- Page 46
- Page 51 – Table 1 – title change
- Page 59
- Page 60
- Page 64
- Page 65

4. The Committee discussed a desire for particular attention to be given to future development and improvement in and around the Indian Village. During the development phase of the Plan, the consultant meet with Central Council Tlingit Haida Indian Tribes of Alaska and Village Street residents to receive input and feedback on the Plan. The Title 49 Committee supported the idea of doing more involved, in depth work in this neighborhood, such as through a mini-area neighborhood plan.

- Page 74 – Table 6 - addition of a mini-area planning project in the short to medium term