


MEMORANDUM

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

DATE: April 6, 2012

TO: Planning Commission

FROM: Ben Lyman, Planner 
Community Development Department

FILE NO.: AME2012 0006

PROPOSAL: A Text Amendment to update the Comprehensive Plan.

The City and Borough of Juneau Code states in CBJ §49.10.170(d) that the Commission shall 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.

BACKGROUND

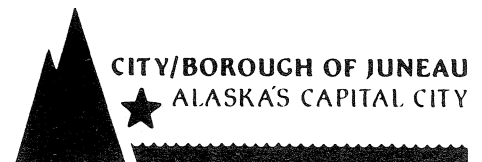
The 2012 Update to the Comprehensive Plan of the City and Borough of Juneau has been considered by the Planning Commission during two meetings in 2012: a March 13 regular meeting and a March 20 Committee of the Whole meeting. Chapters 1 through 4 were reviewed during the March 13 and 20 meetings; although chapters 5, 9, and 12 through 18 were presented to the Planning Commission for review at the March 20 meeting, no discussion of those chapters has taken place to date.

The Land Use Categories in Chapter 10 were discussed by the Planning Commission in relation to AME2012 0002 on February 14, as well as during the March 13 and 20 meetings.

RECOMMENDATION

Staff recommends that the Planning Commission review chapters 5, 9, and 12 through 18 in sequential order. Once preliminary review of these chapters has been completed, Commissioners will be presented with proposed revisions to other chapters to review. After all chapters have been reviewed on a preliminary basis, a Draft Comprehensive Plan will be published for review, after which the Planning Commission will begin a second round of review of the entire document.

If the 2008 Update process is any indication, the review of the Comprehensive Plan Update will be a time-consuming process requiring many Planning Commission meetings. Staff recommends that at least one Committee of the Whole meeting is held each month to work on Comprehensive Plan review, until the Planning Commission's review is complete.



CHAPTER 9. PARKS, RECREATION, TRAILS AND NATURAL AREA RESOURCES

The forms of recreation chosen by residents and visitors in the CBJ are as diverse as the population. Many people choose to recreate in developed parks and facilities, both indoor and outdoor. Others choose to spend time in natural areas where the existence of minimal improved facilities is the most important element. Therefore, planning for the future of parks and recreation facilities involves provision for both organized recreation in urban level facilities, dispersed recreation where improvements are limited to trail systems and, perhaps, destination cabins or, simply, public access to a creek or shoreline. It should be recognized that providing a broad range of recreational experiences involves a cooperative effort between the local, State and Federal government.

In 1996, the CBJ adopted the *Juneau Parks and Recreation Comprehensive Plan*, which identified community needs, issues, recommended parks and natural area improvements and development standards. In 2007, the Parks and Recreation Department (P&RD) updated Chapter Eight of the Plan, which identified recommendations for parks and natural area acquisitions and improvements. From time to time the *Juneau Parks and Recreation Comprehensive Plan* will be updated and amended to keep its policies, guidelines, standards and development plans current and reflective of community needs and desires. That Plan contains specific resource information, development standards and recommended improvements for neighborhoods identified by subarea. Each amendment of the *Juneau Parks and Recreation Comprehensive Plan* is reviewed for consistency with this CBJ Comprehensive Plan and, therefore, should be reviewed and considered when recommending capital improvements and when reviewing building and use permit applications. Reviewers should also consult the following CBJ-adopted plans when developing or reviewing parks, open space/natural areas, trails, recreation facilities, capital improvement plans or permit applications:

1. The 2007 Chapter Eight revision to the Juneau Parks and Recreation Comprehensive Plan;
2. The 1993 Juneau Trails Plan;
3. The 1997 Juneau Non-Motorized Transportation Plan; and
4. The 1986 West Mendenhall Valley Greenbelt Plan.

In planning for the dispersed portion of recreational opportunities, the P&RD has worked closely with the State Division of Parks and Outdoor Recreation, the U.S. Forest Service, the National Park Service, multiple resident groups and individuals to produce the *Juneau Trails Plan*. As a comprehensive evaluation of all the trails in the CBJ area, regardless of land ownership or management authority, this document identifies a wide spectrum of actions from improvement of existing trail conditions to suggestions for construction of new trails or back-country cabins. The general nature of the plan and its long-term look at trail-related issues makes it an appropriate document to include as a companion to this Comprehensive Plan.

There has been substantial commercial use of some public trails and destinations in connection with the CBJ's robust visitor industry. This use has resulted in overcrowded conditions and

greater maintenance costs on some trails. There is a need to regulate this use and mitigate associated adverse impacts in order to protect the resource and the quality of the recreation experience for local residents and visitors alike. The P&RD facilitated a Trails Working Group which, in June 2001, published a report entitled *Commercial Use of Trails, Recommendations by the Trails Working Group* that identified which trails within each subarea should be allowed commercial use and the type of use the trail could accommodate. That report should be updated as needed and reviewed for consistency when considering commercial use permits for CBJ trails.

There continues to be a lack of adequate neighborhood and community parks and facilities in major areas, including the East Mendenhall Valley, Lemon Creek and Switzer Creek areas. While recreational programs are in great demand in the CBJ, the number of facilities to support these programs is insufficient. Planning underway by the P&RD should be coordinated with the CBJ School District, with the involvement of the CDD.

There is an immediate need to acquire, designate, and maintain public access to beaches and shoreline areas.

The Eaglecrest ski area, located on Douglas Island, is an important winter recreational resource to many CBJ families. The management of the facility is seeking ways to provide year-round recreational activities for residents and visitors to make more efficient use of its resources.

The Capital Improvement Program Six-Year Plan includes a prioritized listing of Parks and Recreation, Eaglecrest, and Centennial Hall projects. Funding is provided primarily through the CBJ budget, with occasional state funding through the legislative process. Other sources of funding should continue to be pursued.

Although the CBJ contains a wide variety of outdoor recreational resources, more park and recreational facilities, both indoor and outdoor, should be provided within the urban area. During the community outreach effort of the 2008 Plan Update, residents of all neighborhoods (some for different reasons) supported the following new recreational facilities: a swimming pool in the Valley; a performing arts center; and a dedicated ATV/snowmobile course. The Dimond Park Aquatic Center opened to the public in 2011, fulfilling the identified desire for a Mendenhall Valley pool.

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Parks and Recreation Facilities

POLICY 9.1. IT IS THE POLICY OF THE CBJ TO PROVIDE QUALITY DISPERSED OUTDOOR RECREATIONAL OPPORTUNITIES AND TO ACQUIRE AND DEVELOP SUFFICIENT LOCAL PARKS AND RECREATIONAL FACILITIES IN LOCATIONS CONVENIENT TO ALL AREAS OF THE CBJ. PLACES GIVEN PRIORITY FOR NEW FACILITIES INCLUDE RAPIDLY DEVELOPING AREAS AND CURRENTLY DEVELOPED AREAS THAT LACK ADEQUATE PARKS AND RECREATION FACILITIES.

Standard Operating Procedures

9.1.SOP1 Monitor trends in the CBJ demographics and incorporate activities specifically related to under-served populations.

9.1.SOP2 Pursue interdepartmental, interagency and community planning efforts necessary to protect and enhance recreational opportunities in the CBJ.

9.1.SOP3 Pursue funding for acquisition and development of parks and recreation facilities through traditional funding mechanisms such as the Capital Improvement Program, the state legislative process, and federal funding opportunities. Maximize the use of federal and state matching funds. Investigate creative and innovative funding mechanisms for the acquisition and development of parks, facilities, trails and programs. Explore cooperative management agreements, joint ventures, private/public partnerships or other protocols to facilitate progress.

9.1.SOP4 Cooperate with the School District and Parks and Recreation Department to plan for joint use of neighborhood and community parks, community and school facilities, and sports fields by the students and general public.

9.1.SOP5 Provide outreach programs directly to youth; bring programs to the neighborhoods.

9.1.SOP6 Support and seek to expand resources for Youth Activity Grants and scholarships for this program.

9.1.SOP7 Officially welcome participants and otherwise encourage large regional sporting or athletic events such as the Gold Medal Basketball Tournament.

Development Guideline

9.1.DG1 Ensure that proposed commercial use of public trails and their environs is consistent with the P&RD *Commercial Use of Trails* report.

Implementing Actions

9.1.IA1 CDD staff should work with P&RD staff and interested parties to develop thresholds and standards for construction of playgrounds and trail linkages by developers to serve their proposed new subdivisions and residential developments, taking into account existing facilities within the area, proposed development population play and recreation needs, and size of the proposed development. CDD and the P&RD should work with developers to address neighborhood park needs. P&RD and CDD staff should work cooperatively to monitor commitments by developers of new residential developments that may fulfill a condition of the development. These may include construction of new trails and playgrounds. CDD should work with P&RD to monitor existing community improvements in permitted residential developments.

9.1.IA2 Establish one or more discrete zoning districts in the CBJ Title 49 Land Use Code for CBJ-owned lands dedicated to parks and recreation and natural area uses. These new zoning districts would correspond to the CA (Conservation Area), SC (Stream Protection Corridor), and

NP (Natural Area Park) land use designations of this Plan. Amend the zoning map to place those zoning designations on the CBJ-owned lands dedicated to those uses.

9.1.IA3 Initiate a needs assessment with state, CBJ and Federal agencies to assess recreational needs; of particular concern are the expressed needs for (1) lighted cross-country ski trails where snowmobiles are not permitted; (2) an off-road-vehicle track and trail network, and (3) a performing arts center in Downtown Juneau.

9.1.IA4 Provide a centralized recreation program registration venue at a location that is convenient to residents, that is accessible by all modes of transport, and is provided with adequate parking.

9.1.IA5 The P&RD should participate in the planning for new school development to ensure maximum community recreation utility in the design of community rooms, gymnasiums, playgrounds, and sports fields.

9.1.IA6 Ensure that new facilities, programs, and equipment are designed to meet the needs of the disabled community, and that the facilities provide a variety of services for all people with disabilities.

9.1.IA7 Identify traditional and high quality waterfront access areas, recreational anchorages and beaches, beach trail opportunities, boat launch areas, and waterfront park sites. Coordinate with the CBJ Docks and Harbors, Land & Resources, CDD, and State of Alaska to assure that public access to water is provided.

9.1.IA8 CDD and P&RD should work to permanently protect CBJ's Natural Area Parks and Conservation areas. P&RD should initiate a pilot Forever Wild program.

9.1.IA9 Identify locations within the CBJ that provide good, publicly-accessible night sky viewing opportunities and develop those locations with seating, parking and other facilities and protect those locations from light pollution and intrusion.

9.1.IA10 Complete a camping plan for CBJ that identifies a range of camping facilities including highly developed RV campgrounds, remote cabin sites, and primitive campsites.

9.1.IA11 Investigate the location and number of mini-parks needed in the community and construct new mini-parks as needed.

9.1.IA12 Seek location and construction for an ATV/snowmobile course; one that has a programmed riding course as well as trails.

9.1.IA13 Continue the Commercial Use of Trails Working Group, or an equivalent group, to address commercial activities on CBJ park land.

- 9.1.IA14 Support the establishment of dog parks, per the P&RD Dog Task Force's recommendations.
- 9.1.IA15 Identify all Parks with signage.
- 9.1.IA16 Implement the replacement schedule for playground equipment and include accessible equipment in all new purchases.
- 9.1.IA17 Plan park renovation projects to address changing recreational needs.
- 9.1.IA18 Enhance the beauty and livability of the CBJ by augmenting the CBJ landscaping program.
- 9.1.IA19 Work cooperatively with agencies such as the Alaska State Museum, the Historic Resources Advisory Committee, and Gastineau Channel Historical Society to manage activities at the City Museum, the Last Chance Basin Mining Museum, the University of Alaska Southeast, the Alaska State Museum, and other similar venues.
- 9.1.IA20 Promote development of a performing arts facility that will meet a wide variety of needs.
- 9.1.IA21 Incorporate park lands in developing areas through designation of publicly owned lands, acquisition of private lands, or dedication of lands during the subdivision process.
- 9.1.IA22 Develop a GIS map layer that clearly labels developed or designated open space/natural areas, greenbelts, parks, playgrounds and beach access points.
- 9.1.IA23 Develop parks and recreation facilities, for both urban level and dispersed recreation, based on the CBJ's unique characteristics, needs, and traditions. In developing dispersed recreation opportunities such as fish and wildlife viewing areas and increased sport fishing opportunities, recognize the importance of habitat and sensitive area protection.
- 9.1.IA24 Enact a permit system for commercial use of public lands that includes commercial user fees as part of the funding source for dispersed recreation development and maintenance costs. Consider the cost of operation and maintenance of the resource, when establishing a commercial user fee.
- 9.1.IA25 Encourage development of additional facilities at, and provision of electric energy from the CBJ's existing electrical grid, to the Eaglecrest ski area.
- 9.1.IA26 Consider options for enhancing shoreside recreational fishing opportunities when planning new city parks, docks, trails, infrastructure, and related developments.

Interconnected Trail System

One of the most frequent responses to the community values and opinion surveys conducted as part of this Plan Update was the desire for access to nature in the uplands, forests and the waterways. This access was desired for both human travel and enjoyment and for the health, welfare and sustainability of fish and wildlife. Residents suggested that an un-fragmented trail system located in both developed and undeveloped areas could be sited and designed in such a way as to assure access for fish and wildlife (flora and fauna) from the icefields to the sea, while providing non-motorized trails for local residents and visitors. The fish and wildlife portion of the system could follow the various anadromous fish streams linking the icefield, through the forested areas, to the sea. Those fish and wildlife corridors could be intersected by a regional non-motorized trail system, thereby assuring access to nature for all residents, human and non-human. This dual-purpose recreational trail/fish and wildlife corridor would assure the most critical habitat for fish and wildlife and could be a receiving area for habitat mitigation. Land outside these corridors and this trail system could then be considered "buildable," if properly mitigated.

POLICY 9.2. IT IS THE POLICY OF THE CBJ TO DEVELOP AND MAINTAIN AN INTERCONNECTED NON-MOTORIZED TRAIL SYSTEM THAT IS COMPLEMENTARY WITH, AND MAY BE CONTIGUOUS WITH, UN-FRAGMENTED FISH AND WILDLIFE CORRIDORS ALONG ANADROMOUS FISH STREAMS WITHIN THE ROADED AREA THAT PROVIDES FISH AND WILDLIFE AND HUMAN ACCESS TO THE SEA FROM THE UPLANDS.

Standard Operating Procedures

9.2.SOP1 Consider the impacts of new development on trails identified in the *Juneau Trails Plan* when reviewing Capital Improvement Plans and permit applications. Seek to implement the Plan's recommendations to establish an un-fragmented trail system throughout the roaded area of the CBJ.

9.2.SOP2 Cooperate with the State of Alaska and the U.S. Forest Service to encourage the establishment of recreational and open space/natural areas facilities and areas.

Implementing Actions

9.2.IA1 Working with State and Federal agencies, create a GIS trail map. On the CBJ GIS system, identify un-fragmented fish and wildlife corridors along the adopted CBJ list of anadromous fish streams that extends from the Juneau Icefield and other upland areas to the sea. Within the roaded areas of the CBJ, and when compatible with wildlife passage within the corridors, identify an un-fragmented trail network for non-motorized travel by humans within these wildlife corridors.

9.2.IA2 When reviewing capital improvement plans and building or use permit applications, seek to protect lands necessary to establish and/or maintain the un-fragmented fish

and wildlife corridors and trail network. This may include the dedication of conservation easements or “no build” zones within a development as well as dedication provision of public access through the trail easements.

9.2.IA3 Improve and expand the CBJ trail system to provide an un-fragmented trail system that offers opportunities for a wide range of experiences, safety of the users, and protection of fish and wildlife habitat.

9.2.IA4 Prioritize construction and maintenance of existing trails including: repair of unsafe conditions, repair of resource degradation; enhancements that allow for greater utilization; construction of new trails that provide connections and construction of new trails in anticipation of future needs.

9.2.IA5 Continue partnering with federal, state and local agencies in the maintenance and development of trails through the non-profit organization, Trail Mix, Inc., or its equivalent.

9.2.IA6 Implement the tri-agency *Juneau Trails Plan* and update it as necessary.

9.2.IA7 Implement adopted Non-Motorized Transportation Plan items in subareas, and update as new subdivisions are constructed.

9.2.IA8 Work with the DOT, the CDD, and Engineering Departments and other relevant agencies to ensure that future CBJ construction includes adequate pedestrian and bicycle facilities, and that existing neighborhoods are connected by a network of non-motorized corridors.

9.2.IA9 Support the designation of Federal Transportation Enhancement Funds for trail development, consistent with SAFETEA-LU or other Federal apportionments and allowances.

Natural Areas

Natural, undeveloped areas (formerly referred to as “open space”) are an essential component of the CBJ’s community form and identity. They should be maintained and enhanced. Shoreline areas are a major coastal fish and wildlife habitat, offer a valued view corridor, and can function as valuable natural recreational resources; most are publicly owned. Among the most dramatic, and often visited, locales to enjoy spectacular views of scenic destinations are the Mendenhall Glacier visitor center, the Mount Roberts Tram, and the view of the Mendenhall Glacier from the waterfront roadway from the North Douglas boat launch facility to False Outer Point. These vista points should be preserved and enhanced with low-impact visitor facilities such as parking areas, bike paths and trails.

The West Mendenhall Valley Greenbelt has been established, beach access routes have been identified and signs put in place, and there have been improvements made for recreational access to Echo Cove and Amalga Harbor.

The CBJ should maintain awareness of, and educate the public to, the importance of natural areas in land use and development decisions. Valuable habitat areas within the CBJ require retention of vegetation and water resources. Inadequately regulated development degrades habitat values and scenic resources. The quality of residential developments is enhanced by standards and policies to preserve natural areas. Demand for outdoor recreational opportunities is generated by both resident and visitor populations. Some of the valued community assets most frequently expressed by residents during the Plan Update public opinion survey were (1) preservation of the CBJ's natural beauty and scenery; (2) provision of public access to the water and wilderness areas; and (3) protection of streams and wildlife corridors.

POLICY 9.3. IT IS THE POLICY OF THE CBJ TO PRESERVE AS PUBLIC NATURAL AREAS THOSE PUBLICLY-OWNED LANDS AND SHORELINE AREAS THAT POSSESS IMPORTANT RECREATIONAL, SCENIC, FISH AND WILDLIFE, AND OTHER ENVIRONMENTAL QUALITIES OR ARE SUBJECT TO NATURAL HAZARDS.

Standard Operating Procedures

9.3.SOP1 Designate public areas and sites recommended in the 2007 Update of Chapter 8 of the *Juneau Parks and Recreation Comprehensive Plan* for permanent public access and use. Work toward acquiring privately-owned land through dedication, donation or purchase. Develop legal descriptions and revise the zoning map accordingly.

9.3.SOP2 Acquire land or regulate its use as necessary to protect the public from natural hazards and to preserve sensitive natural resources.

9.3.SOP3 Encourage relevant state agencies to adopt open space/natural areas management policies for State land and tidelands indicated in the *Juneau Parks and Recreation Comprehensive Plan*. Initiate cooperative management agreements proposed in the plan.

Implementing Actions

9.3.IA1 Where regulatory actions are inappropriate, acquire easements through dedication, donation, or purchase of privately-owned streamside lands and other areas indicated in the *Juneau Parks and Recreation Comprehensive Plan*.

9.3.IA2 Revise the Land Use Code to establish a Scenic Corridor/View Overlay District that would be mapped to include the lands designated on the Comprehensive Plan Land Use Maps with the Scenic Corridor/Viewshed (SCV) land use designation.

CHAPTER 12. PUBLIC AND PRIVATE UTILITIES AND FACILITIES

Public facilities--public buildings, water service, sanitary sewer services, earth retention structures, waste reduction, recycling and disposal efforts, and storm drainage systems--are not only important to the health, safety and economic well-being of the CBJ, but they also strongly influence future growth patterns. The development envisioned in this Comprehensive Plan, particularly for new affordable housing and export industries, cannot be realized without the availability of public facilities and services on a timely and efficient basis.

There was rapid growth during the 1982-86 period, largely in the Mendenhall Valley but also in the North Douglas and Lemon Creek areas. In 1987, growth virtually stopped due to a dramatic contraction of the State budget. However, since the late 1980's growth has continued, gathering momentum each year so that by 1995, residential and commercial construction was again robust. Despite flattening of the State budget, this level of construction activity continued through the 1990s due to the presence of the State Capital in Juneau, mining activity and the expansion of tourism. A six-year Capital Improvement Program (CIP) has been a major tool in determining the priority, timing and funding of needed facilities. The CIP is an important tool in funding projects that implement the recommendations in the Comprehensive Plan.

Provision of Public Utilities and Facilities

The CBJ generally funds improvements to the infrastructure through user fees, special assessment districts such as the Local Improvement Districts (LIDS) created to fund sewer service extensions, and sales tax initiatives passed by the voters. The community also receives grants from the State of Alaska and the Federal government, but these latter sources continue to diminish and cannot be relied upon to fund major infrastructure projects. This reinforces the need for careful planning and creative "layering" of financial resources to support the construction, operation and maintenance of public facilities and infrastructure. Public/private partnerships, such as the LIDs, development impact fees, "turnkey" developments (private sector builds a facility and CBJ enters into a long-term lease-to-own agreement) and joint ventures can provide needed and desired public improvements and facilities.

Together with the transportation network and private utility and communications systems, public services and facilities provide the community's "urban glue" and require efficient and timely provision. A full complement of services and facilities to promote the public's health, safety and quality of life is needed to provide adequately for the density and intensity of land uses envisioned in the Urban Service Area and proposed New Growth Areas; this is deemed an adequate "carrying capacity" for these services, and neighborhoods should not be developed beyond the carrying capacity of public infrastructure, utilities and services. This level of service is not necessary in rural areas nor can it be provided there in an economically efficient manner.

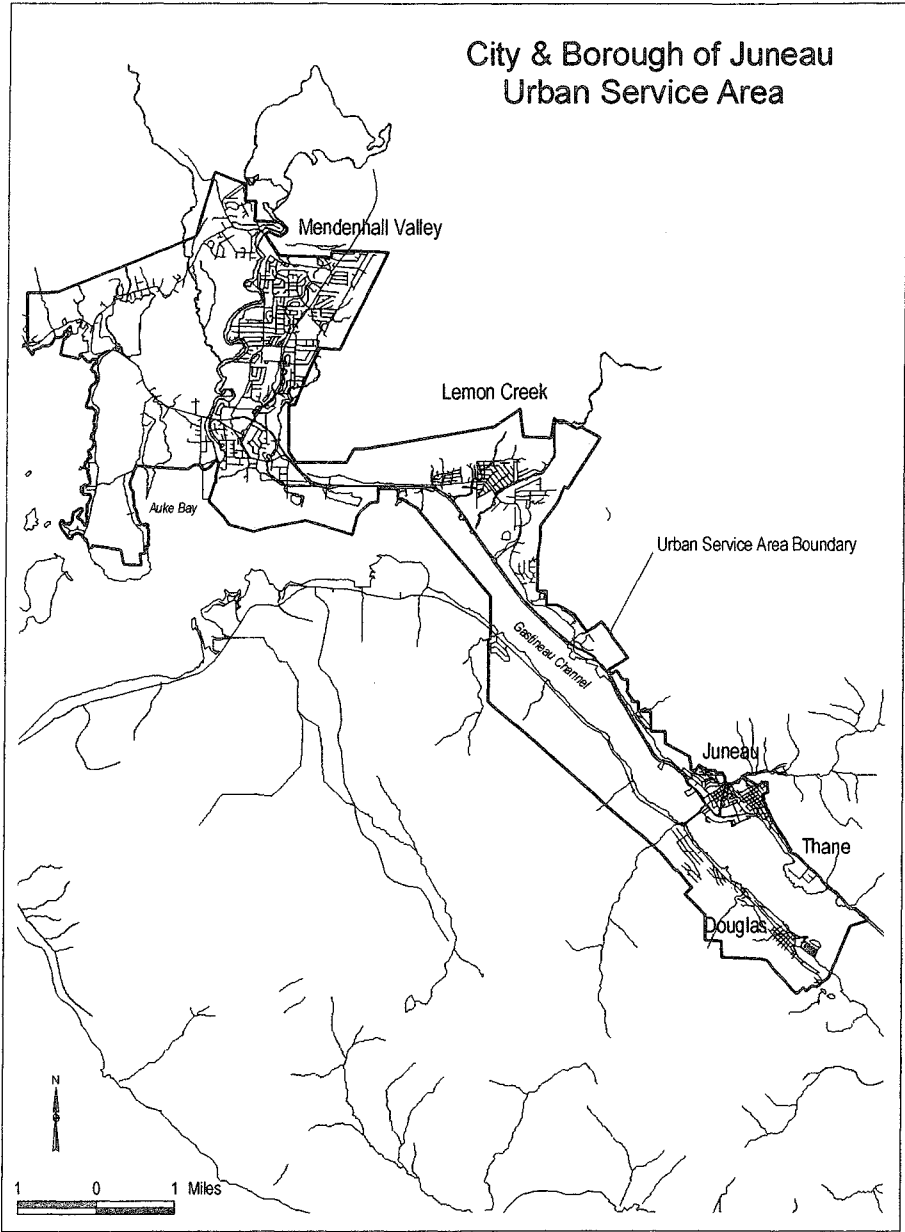
To allocate its scarce resources efficiently, the CBJ must make public investments that meet the greatest need and serve the greatest number of residents; this requires compact development.

POLICY 12.1 IT IS THE POLICY OF THE CBJ TO PLAN FOR THE TIMELY AND EFFICIENT PROVISION OF AN APPROPRIATE LEVEL OF PUBLIC FACILITIES AND SERVICES IN ALL DEVELOPED AND DEVELOPING AREAS WITHIN THE URBAN SERVICE AREA.

Standard Operating Procedures

12.1.SOP1 Maintain an Urban Service Area boundary that defines the limits within which the full range of urban services, such as municipal water and sewer, will be provided. Such municipal services are not to be provided elsewhere. The Urban Service Area boundary is delineated in the Land Use Maps of the Comprehensive Plan.

12.1.SOP2 Utilize the six-year Capital Improvement Program (CIP) that includes a list of projects to be funded during the coming fiscal year as well as those recommended for consideration during the subsequent five years. Annually review all previously unfunded projects and new projects for relevance and consistency with this Plan and extend the CIP an additional year.



Prepared by the City and Borough of Juneau Community Development Department
 July 11th, 2008

CBJ Urban Service Area Boundary Map

PUBLIC WATER, SEWER, STORM DRAINAGE, AND RETAINING WALLS

To support the nature and density of development envisioned in the Urban Service Area, enhance the quality of life, promote public health, and protect the environment, the CBJ should provide adequate water, sewer, storm drainage, roads and earth retention facilities therein.

Water

Fresh, potable water is in short supply elsewhere in the world. On our planet, 97% of all water is salt water. Drinking water supply is shrinking worldwide, distribution facilities are aging and, in many places, are failing, and the price of potable water will increase over time in the global market. In some communities, potable water is more valuable than gold or oil. Juneau's position at the foot of an immense icefield and in the middle of a rain forest is fortunate, a blessing. Our neighbor city, Sitka, has found a way to market its high quality fresh water and share it with the world. We, as a community, should take great care of our resource, should capture and store it before it flows into the sea without harming riparian or marine habitat, should preserve it for future generations, and, perhaps, can even share it with other communities who are not located so fortuitously near fresh, clean water.

Our CBJ water capture, storage and distribution system is a valued utility and we should take great care in managing our clean, high quality water resource and conserve this resource whenever possible.

In addition to long established municipal water systems in Downtown Juneau and Douglas, the area-wide water system serves the Mendenhall Valley, Lemon Creek, Auke Bay to Indian Point, and Douglas Island from the community of Douglas to the Forest Service Boundary near Fish Creek. The system also serves the entire east Mendenhall Valley, Auke Bay, and extends out Glacier Highway to serve the Lena Loop residential area. The water system as designed and installed is not intended to support large demand industrial users. The water supply is not adequate and the distribution system is not adequate for these types of users without substantial additional investment. Those types of industrial uses, such as fish and food processing, are encouraged and should be urged to maximize water conservation and reuse in their operations.

The water system as installed provides sufficient water flows and reservoir capacities in the majority of the community to qualify the community for an ISO rating of five; the best possible rating is a Class 1, the worst is a Class 10 (unprotected). Prior to these improvements in the system, only Juneau and West Juneau could qualify for this rating. The CBJ area-wide water system receives its water from two sources, the Gold Creek Basin/Last Chance Basin and Salmon Creek Reservoir. This Plan places land use protections on watersheds that could serve the Echo Cove and North Douglas New Growth Areas as well as future potable water supplies for the Mendenhall Valley.

Extension of public water to remote locations with correspondingly lower residential density becomes extremely expensive on a per-service basis and should not be pursued.

Sewer

Due to slope and soil conditions, many areas not served by sewer are marginally suitable for on-site septic systems. Due to a lack of resources, the Alaska Department of Environmental Conservation (DEC), which is responsible for local enforcement, does not adequately monitor the installation and maintenance of septic systems.

To prevent potentially serious health problems, sewer service should be available in all new urban development areas. In areas within the Urban Service Area, extension of the existing municipal system is the most economically and technically feasible alternative. In New Growth Areas, located some distance from municipal systems, a packaged or community-wide sewage treatment system would be appropriate. In the early 90's, and at great expense to the CBJ, sewer was extended to the upper west Mendenhall Valley to serve several hundred residences that had been using on-lot disposal with high rates of failure; this was repeated in North Douglas when septic systems failed and soiled the shoreline. Even with homeowners paying into a Local Improvement District, taxpayer subsidies to extend sewer service to outlying areas can represent 80 percent of the costs of sewer line extensions and connections; this should not be repeated.

The Mendenhall Valley Wastewater Treatment Plant was substantially expanded in the 1980's and now has the capacity to treat wastewater from the entire valley area, east and west, as well as the area between the valley and the service area of the Juneau-Douglas Wastewater Treatment Plant located on the Rock Dump. In the early 1990's, a sewage sludge incinerator was completed. This facility reduces sludge from both of the main treatment plants to inert ash that is easily disposed of and eliminates the need to place the much higher volume of unburned hazardous sludge in landfills.

All potential New Growth Areas, as identified in this Plan, may be most feasibly served through the use of self-contained water, sewer and storm drainage facilities. To help decide whether these should be publicly or privately owned and maintained, the CBJ should first determine its future obligation with regard to the development of these areas through the specific New Growth Area Master Planning process and adoption of a specific development plan and timeline.

The Urban Service Area boundary (USAB) indicates the extent to which urban services are to be extended and is shown on the Comprehensive Plan Land Use Maps. The CBJ water system actually extends far beyond the boundary in North Douglas and out Glacier Highway at Auke Nu Cove. As noted above, this was the result of an electoral commitment and represents a deviation from the USAB concept. As the cost of providing these services continues to increase with both inflation and lower service density, it is more important than ever to commit firmly to the USAB concept and resist extension of urban services beyond the boundary.

POLICY 12.2 IT IS THE POLICY OF THE CBJ TO EXTEND PUBLIC WATER, SEWER, STORM DRAINAGE, AND EARTH RETENTION FACILITIES TO ALL AREAS WITHIN THE URBAN SERVICE AREA.

Standard Operating Procedure

12.2.SOP1 Coordinate the provision of public services and facilities to all developed lands within the USAB. Assist private developers outside the USAB to identify State and private sources of sanitary sewer technical information and funding, particularly for New Growth Areas.

Implementing Actions

12.2.IA1 Amend the Land Use Code to specify that no permanent urban service infrastructure, specifically sewer and storm drainage, shall be provided by the CBJ in any location beyond the USAB, and that the CBJ water system will not be extended beyond its 2008 configuration except to serve lands within the USAB. Extensions should only be considered after a decision has been made to expand the Urban Service Area boundary as a Comprehensive Plan Land Use Map amendment.

12.2.IA2 Consider the connection of the Mendenhall and Auke Bay wastewater treatment plants as a top priority, together with extending sewer service to developed lands within the USAB not presently serviced by CBJ sewer.

12.2.IA3 Urge the Alaska Department of Environmental Conservation (DEC) to adequately monitor on-site sewage disposal systems in the CBJ. Provide assistance to the DEC program to identify and monitor existing septic systems or to transfer this function to the CBJ with sufficient resources to enable an adequate transition.

12.2.IA4 Develop plans for overall storm drainage systems, including public provision of a central drainage system within the USAB, and storm/sanitary sewer separation.

12.2.IA5 Develop a water conservation plan for CBJ utility customers.

Electrical Generation and Distribution

With the scarcity of non-renewable fossil fuel, particularly “cheap oil,” the CBJ must plan for the production of energy locally. The community is well-situated to expand its hydroelectric generating system, as well as investigating potential other renewable energy sources such as wind, tidal and biomass. A detailed discussion of energy use, conservation and management can be found in Chapter 6 of this Plan. This section is specifically aimed at the electrical system for the CBJ and is included in this subject section because the system is essential for modern life. Nearly all of the CBJ’s electricity is generated at hydro-electric plants by the private-investor-owned Alaska Electric Light and Power Company (AEL&P). Eighty percent of the electricity is provided from the federally-constructed Snettisham Hydroelectric Facility located 28 air miles southeast of Juneau at the Speel Arm fjord and Crater and Long alpine lakes. AEL&P also generates electricity from hydro-facilities on Salmon Creek, Annex Creek, Gold Creek, and at Lake Dorothy. AEL&P also maintains diesel generators and jet turbine generators as back-up facilities.

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POLICY 12.3 IT IS THE POLICY OF THE CBJ TO ENCOURAGE THE PROVISION OF AN ADEQUATE SUPPLY OF HYDROELECTRIC ENERGY AND OTHER RENEWABLE ENERGY SOURCES TO PROVIDE FOR THE CONTINUED GROWTH AND DEVELOPMENT OF THE COMMUNITY.

Standard Operating Procedure

12.3.SOP1 Encourage the continued development of clean, efficient hydro- and other renewable-source electrical generating facilities to provide for future community needs and to reduce dependence upon the use of fossil fuels for energy.

Development Guideline

12.3.DG1 In reviewing permits for businesses that use heavy energy loads, seek implementation of Best Management Practices that conserve and/or re-use energy loads, minimize the use of fossil fuels, and maximize renewable energy sources in its operations.

Implementing Action

12.3.IA1 Seek to convert CBJ transport vehicles and stationary motors from fossil fuel systems to renewable energy systems.

12.3.IA2 Amend the Title 49 Land Use Code to allow as-of-right the installation of renewable-source electrical generating facilities to residential and commercial structures, provided that they do not obstruct sunlight to adjacent properties or generate unacceptable noise.

12.3.IA3 Consider creation of an ordinance prohibiting covenants and restrictions on private developments that infringe on the ability of property owners to install renewable energy source infrastructure that is appropriately scaled for the development.

Waste

Management of solid and hazardous liquid waste is an essential community service. Assurance that waste management, including disposal, occurs in an aesthetic, safe, convenient, cost-effective, and environmentally sound manner is critical. Local government typically provides solid waste management services, directly with its own personnel, indirectly with one or more contractors, or through a combination of both public and private service provision. In the CBJ, curbside pickup of solid waste as well as landfill operations are conducted entirely by the private sector, while recycling, household hazardous waste disposal, and junked vehicle disposal are conducted by private firms under contract to the CBJ.

Heightened concern about the negative environmental impacts of solid waste landfills have resulted in more stringent federal standards for siting, operating, closing, remediating, and monitoring of landfills. This has resulted in greater care and costs in managing existing landfills and constructing new ones. Nationwide, there is an emphasis on developing integrated waste management systems in which waste reduction, reuse and recycling are preferred over traditional waste disposal options of incineration and landfilling. This is the approach pursued by the CBJ in

the preparation of the *Final Solid Waste Management Strategy for the City and Borough of Juneau* in 2007. Of particular concern by the public are programs that address waste stream reduction and curbside pick-up of recyclable material.

POLICY 12.4 IT IS THE POLICY OF THE CBJ TO FACILITATE THE REDUCTION OF WASTE MATERIALS GENERATED AND DISPOSED BY HOUSEHOLDS AND BUSINESSES THROUGH PROMOTION OF AN AGGRESSIVE SOLID WASTE DIVERSION PROGRAM INCLUDING ACTIVITIES FACILITATING WASTE PREVENTION, REUSE AND RECYCLING.

Development Guideline

12.4.DG1 When reviewing building or use permits for major residential and non-residential developments, ensure that the design of the project incorporates adequate space and facilities in appropriate locations to facilitate separation of recyclable waste materials and access for the pick-up and transfer of those materials to appropriate recycling centers.

Implementing Actions

12.4.IA1 Implement the *Final Solid Waste Management Strategy for the City and Borough of Juneau*, as adopted on November 29, 2007 and amended January 7, 2008.

12.4.IA2 Require companies that do business with the CBJ to implement waste reduction and recycling Best Management Practices (BMPs); these BMPs should be required as qualifications for CBJ purchasing procedures.

12.4.IA3 Create incentives for businesses that implement a waste reduction plan.

12.4.IA4 Consider community service programs, including halfway house correctional programs, as potential human resources for recycling and waste reduction efforts, such as for the sorting of recyclables at a recycling center.

12.4.IA5 Facilitate identification and permitting of a “stump dump” landfill site for near-term use by residential and non-residential builders.

POLICY 12.5 IT IS THE POLICY OF THE CBJ TO PROMOTE EFFICIENT, SAFE, CONVENIENT, COST-EFFECTIVE AND ENVIRONMENTALLY-SOUND METHODS FOR THE DISPOSAL OF SOLID AND HAZARDOUS WASTE.

Development Guideline

12.5.DG1 When reviewing building or use permits for the areas around the candidate landfill sites identified in the October 1993 *Technical Reconnaissance Study for New Landfill Site Selection*, be cognizant of the on- and off-site impacts that could be generated by landfill operations at those sites.

Implementation Actions

12.5.IA1 Implement the *Final Solid Waste Management Strategy for the City and Borough of Juneau*, as adopted on November 29, 2007 and amended January 7, 2008.

12.5.IA2 Identify on the Comprehensive Plan Land Use Maps new locations suitable for burial of human and animal remains in a way that does not consume large land areas. Such new sites may include crematoria and publicly-accessible places to honor loved ones with plaques and similar features, rather than the location of buried remains or stored ashes.

12.5.IA3 Work with regional organizations to develop a regional solid waste authority to deal with solid waste issues region-wide.

CHAPTER 13. COMMUNITY SERVICES

Police Protection

The CBJ Police Department provides full police protection for the CBJ. State Troopers are responsible for search and rescue operations and for response to complaints or offenses that occur at the Lemon Creek Correctional Institute. Violations and complaints related to State of Alaska or Federal fish and game statutes are the responsibility of the Alaska Department of Public Safety.

POLICY 13.1 IT IS THE POLICY OF THE CBJ TO PROVIDE ADEQUATE AND EFFICIENT POLICE PROTECTION FOR THE COMMUNITY.

Standard Operating Procedures

13.1.SOP1 Encourage and support coordination of services between State, Federal, and Local police.

13.1.SOP2 Maintain strategic locations of police and fire facilities to reduce emergency response times to incident locations.

13.1.SOP3 Maintain centralized dispatch of all emergency and essential services.

13.1.SOP4 Improve computerized integration of JPD and CDD and other CBJ departments.

Fire Protection and Emergency Services

Fire protection is a fundamental and basic community service that is one of the first services usually provided in a community and has often been the seed from which other community services have grown. The communities that form the CBJ have a long history of volunteerism in providing fire suppression, rescue services and emergency medical care for its residents; this tradition continues to modern times.

The CBJ Capital City Fire/Rescue (CCFR) department is responsible for the prevention and extinguishment of fire, the protection of life and property against fire, the removal of fire hazards, and the provision of field emergency medical services.

CCFR has five fire stations that have all been constructed since 1979. Each station has different amounts and types of fire apparatus based upon its responsibilities. The Glacier District has the additional responsibility of airport rescue and fire fighting. CCFR is also charged with enforcement of the Fire Code and does so in a review of building permit applications and inspection of construction coordinated with the Community Development Department. The CBJ contracts with the U.S. Forest Service to suppress grass fires. The Insurance Services Office

granted the CBJ Fire Department a protection rating of 5 with an overall Fire Department and combined dispatch capabilities rating of Class 4 for the CBJ.

CCFR provides emergency medical services at the advance life support level. Medical units are stationed at the Juneau and Glacier stations. Paid staff are trained at the paramedic advanced cardiac life support level; volunteer Emergency Medical Technicians (EMTs) are also utilized as an important part of the emergency medical system. Rescue squads are staffed by career and volunteer members. CBJ staff from various departments are trained to form a CBJ Crisis Management Team (CMT). The role of the CMT is to manage a major incident that exceeds the capabilities of the Fire Department and coordinate command and control. The team functions within the scope of the Incident Command System.

POLICY 13.2 IT IS THE POLICY OF THE CBJ TO PROVIDE ADEQUATE AND EFFICIENT FIRE PROTECTION AND FIELD EMERGENCY MEDICAL CARE FOR ALL. IT IS FURTHER THE POLICY OF THE CBJ TO MAINTAIN AN INCIDENT RESPONSE ORGANIZATION TO EFFECTIVELY RESPOND TO LARGE-SCALE EVENTS AND DISASTERS.

Standard Operating Procedures

13.2.SOP1 Provide standardized training, procedures, equipment and response to all fire stations. Enhance training and provide equipment for volunteer teams.

13.2.SOP2 Determine adequate and efficient fire protection by conducting fire hazard analyses, fire flow requirement analyses, and resource requirements.

13.2.SOP3 Review and, when appropriate, recommend changes in the Fire Code to reduce fire hazards and to properly store and dispose of hazardous materials to reduce life and property loss.

13.2.SOP4 Improve and implement a hazardous materials safe storage and disposal, mitigation and response plan.

13.2.SOP5 Coordinate with the CBJ Emergency Services Manager to plan for prevention of and, when necessary, adequate response to disasters and major incidents.

Implementing Actions

13.2.IA1 Develop a plan ~~through the appointed steering committee~~ for the Southeast Regional Fire Training Center to provide extended training programs to the CBJ and the southeast region.

Deleted: 13.2.SOP6. Implement a public fire education program to reduce life and property loss, including a "Firewise" educational outreach effort.¶

13.2.IA2 Complete preparation of a plan, ~~staff a Level A response team and equipment acquisition for emergency response to a hazardous materials incident, per the federal Community Right to Know Act.~~

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13.2.IA3 Develop a plan to sprinkle critical government or public buildings.

Medical and Social Services

The CBJ is a caring community and through skilled professionals and volunteers provides high-quality medical and social services to local and regional residents and visitors. As part of the municipally-owned Bartlett Regional Hospital, the CBJ provides critical care, specialty-medical care, and mental health and chemical dependency treatment centers. Bartlett Regional Hospital, although municipally-owned, is operated by an independent management firm. The Hospital's "Project 2005" capital improvement program will enhance its capabilities in serving the medical needs of northern Southeast Alaska.

The CBJ also provides funding for an array of non-profit social service agencies. These programs target youth in crisis, adults in crisis, the elderly, and other persons needing special care. The CBJ has appointed a Social Services Advisory Board (SSAB) as a way to maintain existing social services through the expertise of a network of non-profit agencies and programs. The SSAB provides funding to agency providers for various priority care activities. The 2007 SSAB priority care activities include programs for (a) children and youth; (b) employment and training; (c) elderly and/or physically or mentally disabled persons; (d) prevention and treatment of the abuse of alcohol or drugs; (e) affordable housing and homelessness; and (f) poverty and the working poor. Continued provision of quality services is an important goal of the CBJ.

Twenty agencies have entered into a Memorandum of Agreement in 2008 to work towards ending homelessness. Additionally, the CBJ and the Alaska Housing Finance Committee are working on a 10-year plan to end homelessness. "Project Homeless Connect" has had two successful years of providing needed items to the homeless including: clothing and personal items while gathering data.

POLICY 13.3 IT IS THE POLICY OF THE CBJ TO PROMOTE QUALITY MEDICAL AND SOCIAL SERVICES IN THE CBJ TO ENSURE THE SAFETY, HEALTH, WELL-BEING AND SELF-SUFFICIENCY OF ITS RESIDENTS.

Standard Operating Procedures

13.3.SOP1 Provide public funds for programs for the indigent and for high risk groups such as youth, the elderly, disabled persons, and homeless persons and families.

13.3.SOP2 Support voluntary Commissions such as the Americans with Disabilities Act (ADA) Committee, the Juneau Commission on Aging, the Juneau Human Rights Commission, the Social Services Advisory Board, the Youth Activities Board and the Juneau Coalition for Youth. Encourage these groups to communicate, coordinate and cooperate among themselves and to provide a common and united voice in administrative, legislative, judicial, and general matters that may affect the professional practices of health care and social service providers and the services received by their constituents.

Implementing Actions

13.3.IA1 Designate adequate CBJ-owned land adjacent to Bartlett Regional Hospital and outside the Salmon Creek Dam hazardous inundation area to accommodate expansion of hospital/support medical facilities.

13.3.IA2 Establish and maintain an integrated near-homeless and homeless client assessment and referral system linking all housing, medical and social service providers, to develop greater efficiencies, client tracking and program funding and evaluation tools.

13.3.IA3 Provide transportation assistance to homeless clients, including high school students, to support transport for job search efforts, to shelter, and for medical and social service care.

13.3.IA4 Establish and maintain a coordinated substance abuse prevention program, and comprehensive treatment, rehabilitation, and recovery programs for Juneau residents.

CHAPTER 14. COMMUNITY EDUCATION AND SERVICES

Schools

Schools are among the most important public services society provides for its residents. Not only are they the centers of learning for our children, they are also important focal points for neighborhood activities. The health and vitality of the community's schools is invariably a clear indicator of the health and vitality of the community itself. In a community values survey conducted for this Plan Update, providing a "quality education from pre-school to University" was ranked second in value, behind "keeping Juneau a safe place to raise a family" and above "maintaining a strong economy with good paying jobs."

~~For the 2011-12 school year, the Juneau School District (JSD) is serving approximately 5,000 students in two high schools, one alternative high school, two middle schools, six elementary schools, a K-6 Charter School, and a district-wide K-12 correspondence program. school. Thunder Mountain High School, opened in fall the of 2008 and serves the Mendenhall Valley area.~~

At its Auke Bay campus, the University of Alaska Southeast (UAS) grants undergraduate and graduate degrees in a variety of fields. Proposed expansion to accommodate a projected 30 percent increase in full-time students will create pressure in the area for additional support services such as affordable housing, restaurants, stores and public transportation.

One of the most important factors influencing the quality of life in a community is a good elementary, secondary, and university educational system. In addition to its role as an important source of jobs and revenue, the University of Alaska Southeast (UAS) offers educational and technical training to the CBJ's population. The University of Alaska Fairbanks (UAF) also offers programs and classes in Juneau. Collectively, UAS and UAF are referred to in this Plan as the University of Alaska (UA), although the University of Alaska Anchorage is part of the UA system and does not offer courses in Juneau.

POLICY 14.1 IT IS THE POLICY OF THE CBJ TO PROVIDE A STRONG SYSTEM OF HIGH QUALITY PUBLIC EDUCATION TO ENABLE ALL STUDENTS TO BECOME WELL EDUCATED, INFORMED RESIDENTS WHO UNDERSTAND AND APPRECIATE DIVERSE CULTURES AND WHO ARE EQUIPPED TO PURSUE FURTHER EDUCATION AND COMPETE SUCCESSFULLY IN THE WORK FORCE.

Standard Operating Procedures

14.1.SOP1 Encourage the Juneau School District to establish high standards for curriculum content and other factors and facilities contributing to a high quality of education for all of the CBJ's students.

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Deleted: is scheduled to open in the fall of 2008 and will serve 800 plus students in the Mendenhall Valley area.

14.1.SOP2 Work closely with the staff of UAS in neighborhood planning efforts for the Auke Bay area that considers the on- and off-site impacts and requirements associated with UAS expansion. This should include impacts on housing and on transit, vehicle, pedestrian and bicycle transportation systems.

14.1.SOP3 Coordinate and cooperate with UAS and UAF (UA) in the development of UA infrastructure, housing, vehicular and pedestrian access, trails, educational and recreational facilities and to the protection and conservation of natural habitat in and around UA facilities that contributes to a successful learning environment.

14.1.SOP4 Incorporate Planning Commission review in the siting of public, parochial and private schools to assure land use compatibility and to encourage the shared use of outdoor play areas and parking resources with nearby residential, cultural or institutional uses.

Development Guidelines

14.1.DG1 Recognize student needs for pedestrian safety and a quiet environment conducive to learning when making land use and transportation decisions. Proposed developments should be reviewed for potential impacts on school capacities and the extent to which the development will create a need for additional school facilities.

14.1.DG2 Ensure that new UAS facilities and educational programs are planned, sited and designed to enhance their availability to the residents of the CBJ. Of particular concern are facilities and educational programs that facilitate CBJ sustainability objectives and long-term economic development goals.

Implementing Actions

14.1.IA1 Continue and strengthen efforts to reduce the drop-out rate of high school students.

14.1.IA2 Work with the Juneau School District and University to ensure that the schools provide basic safety and knowledge education in subject matters that sustain local culture and recreational values such as marine ecology, boat safety, fishing, hunting education and safety, subsistence agriculture and harvesting and similar subjects that facilitate local production or harvesting and consumption of food and fiber.

IA 14.1.IA3 Work with the Alaska Department of Fish and Game, University Extension, United States Soils Conservation Agencies, and local organizations such as Trout Unlimited, 4H, Community Gardens and other relevant groups and agencies to promote community education regarding hunting and fishing skills and ethics, animal husbandry, crop-raising, marketing and bartering systems, home recycling, composting, non-fossil fuel energy systems, water conservation and other energy- and food-independence skills and knowledge.

14.1.IA4 Evaluate existing school facilities for possible expansion if they are determined to need additional outdoor space for physical education. Of particular concern are expansion of

covered playgrounds and other recreation facilities to ensure all-weather outdoor physical exercise and play.

Libraries

The CBJ Public Libraries provide materials and services to help community residents of all ages obtain information to meet their personal, educational, and professional needs. Libraries are a vital component of the community, providing information to businesses, agencies, visitors, and individuals seeking personal and professional growth. The CBJ operates a main library in Downtown Juneau and branches in Downtown Douglas and the Mendenhall Valley.

A 17,000-square-foot main library was opened in December 1988, on the newly-constructed fifth floor of the Marine Park Garage on the Downtown Juneau waterfront. Six thousand additional square feet is available for expansion on that site. This central location is convenient for use of library materials, internet facilities and meeting rooms for Downtown residents, workers and over a million cruise ship guests and crew members.

The Douglas Public Library is located in a combined library/fire station that opened in 1987. Approximately 6,000 square feet is dedicated to the Library and a public meeting room. The Mendenhall Valley Public Library is located in a 7,250 square-foot leased storefront in the Mendenhall Mall. Space and electronic needs in the next ten years will require construction of a new building in the Mendenhall Valley to serve these needs.

The three public libraries are part of the Capital City Libraries cooperative, which includes the Alaska State Library, the University of Alaska Southeast (the Egan Library), and the Juneau-Douglas High School Library. These libraries share an automated circulation and on-line public catalog system. The public is free to use any of the Capital City Libraries with one library card. The Capital City Libraries cooperate in the provision of print and electronic resources to avoid unnecessary duplication and broaden the scope of information available within the community.

Optimum use of on-line networks and cooperative systems is essential in this new electronic age of international connectivity through the Internet. The Juneau Public Libraries provide public access to the Internet, guide users in finding its unique resources, and maintain the on-line information presence that makes the CBJ, as Alaska's Capital City, a destination for Internet users worldwide.

POLICY 14.2 IT IS THE POLICY OF THE CBJ TO FOSTER LITERACY AND TO PROVIDE FREE ACCESS TO LIBRARY FACILITIES AND SERVICES.

Standard Operating Procedures

14.2.SOP1 Identify and pursue local, State and Federal funding sources for library services.

14.2.SOP2 Provide support to the Library such that each library facility provides consistent and reasonable public service hours.

14.2.SOP3 Continue resource-sharing and electronic networking efforts to provide for the most efficient, far-reaching and cost effective library services for the CBJ.

Implementing Action

14.2.IA1 Provide a joint library and community center at a convenient location in the Mendenhall Valley.

CHAPTER 15. CULTURAL ARTS AND HUMANITIES

Residents of the CBJ have shown longstanding support and appreciation of the arts and humanities and the cultural opportunities they provide. As residents of a small city separated from other urban centers, Juneauites have relied upon local resources to promote the arts. The municipality has achieved state and national recognition for the important role played by the arts in community life.

Recognizing that the arts, history and cultural diversity are central to the well-being of its residents, The CBJ has done much to encourage the development of these activities in and around the community. As a State Capital, however, more needs to be done to provide venues that are readily accessible to all, whether local, regional, state, national or international in scope, and in a setting that is befitting a Capital City.

Anchored by the Alaska State Museum, Andrew Hope Hall, the Alaska State Library in the State Office Building, and Capital Community Broadcasting, Inc, the area bordered by Gold Creek, Willoughby Avenue, Main Street, and Egan Drive is developing as a center for cultural activities. With Centennial Hall serving as the visitor and convention center and two hotels located within these boundaries, the area is readily accessible both to locals and visitors. The Downtown Transit Center that opened in December 2010, provides a hub to conveniently access the many activities that are available downtown. Adding a performing arts center to this “cultural campus” would solidify its position, drawing more people to the area and reinforcing the year-round health of the adjacent business district as befits a State Capital.

Deleted: A transit center will be located within walking distance of this area.

The current level of cultural activity exceeds the capacity of existing facilities to provide appropriate places for expression. As the community grows, and as the desire and need for a diversity of cultural and artistic activities and events increases, the need for adequate facilities will become more pressing. Adequate facilities would encourage growth in the arts and humanities as a potentially significant economic as well as cultural element in the Capital City.

The arts industry plays a significant role in the CBJ economy, and with adequate facilities, can play an even greater role. Aside from the potential for direct economic benefits, improvements in the cultural environment would support and enhance the general quality of life for residents and provide additional opportunities for visitors as well.

Another important aspect of the quality of life in the community is the design and aesthetics of the community’s built environment. New construction is an inherent component of a vital and growing community. New structures, both public and private, are almost always significant additions to the visual landscape, and architecture is a significant part of a community’s culture and public identity. Particularly as the Capital City, the CBJ’s built environment should be a positive part of this culture, contributing in its own way, as does the natural environment, to the positive image of our city. To this end, the architectural character of the built environment should be strengthened and enhanced. In the Downtown Historic District, emphasis is well

placed on respecting the historic character of the area. In other visible areas, architecture, urban design, terrain and vegetation should enhance the visual character of the site and environs [related policies are found in the Policy 10.6 section of this Plan pertaining to design review].

POLICY 15.1 IT IS THE POLICY OF THE CBJ TO SUPPORT THE ARTS AS A VITAL ELEMENT OF COMMUNITY LIFE AND TO RECOGNIZE THE IMPORTANT ROLE THAT THE ARTS PLAY IN THE CULTURAL, SOCIAL, AND ECONOMIC WELL-BEING OF THE COMMUNITY. IT IS FURTHER THE POLICY OF THE CBJ TO STRENGTHEN ITS ROLE AS A REGIONAL CULTURAL RESOURCE TO THE COMMUNITIES OF SOUTHEAST ALASKA.

Standard Operating Procedures

15.1.SOP1 Require that at least one percent of the construction, remodeling or renovation costs of a public facility be reserved for public art. Promote the purchase of durable art for the CBJ.

15.1.SOP2 Maintain and further develop the municipal art bank as a collection of art and artifacts that depict the history of the CBJ, its people, fish and wildlife and natural setting. The CBJ should secure a stable source of funding for maintenance and repair of the public art collection in the art bank.

15.1.SOP3 Through the CBJ's designated arts agency, the Juneau Arts and Humanities Council: make funds available to individual artists and arts organizations; sponsor summer weekly concerts in Marine Park; and provide the community with technical assistance, reference and resource material, and rental equipment.

15.1.SOP4 Officially welcome participants, and otherwise encourage large regional artistic, social, and other cultural events such as the biennial Tlingit, Haida and Tsimshian Celebration and the folk, classical, and jazz music festivals.

Implementing Actions

15.1.IA1 Through the Capital Improvement Program, promote the expansion of facilities for a wide variety of cultural activities, including performing and visual arts and neighborhood cultural centers.

15.1.IA2 Promote the development of a Juneau Performing Arts Center in Downtown Juneau to provide venues for live performances, visual arts, receptions, public meetings, and convention-related presentations.

15.1.IA3 Support the concentration of arts, entertainment, dining, museum and cultural activities and venues as a cultural campus that integrates such things as artists workshops, housing, and joint-use parking in the area of Downtown Juneau near the Capitol Complex.

15.1.IA4 Strengthen the CBJ's urban design policies, guidelines, standards and procedures to protect and enhance the CBJ's visual environment, particularly as it relates to and complements the beauty, scale and terrain of the natural environment. Increased public review and scrutiny should be provided for projects having or likely to have a significant visual impact. View corridors should be identified and standards adopted to protect them.

15.1.IA5 Support facilities, institutions, organizations and individual artists that enable the CBJ to maintain its role and stature as the Capital City.

CHAPTER 16. HISTORIC AND CULTURAL RESOURCES

The CBJ has a rich and unique history, dating back thousands of years to the ancestors of the Tlingit Indians who fished, hunted, trapped, and traded throughout the area. Long before the city was founded by Richard Harris and Joe Juneau, the Tlingit Aak'w Kwáan (Small Lake Tribe) arrived near Auke Bay from the Stikine River area, trading with early Russian, American, and English ships. With the discovery of gold and the city's founding in 1880, hundreds of miners, merchants, and laborers flocked to Juneau from all over the world, contributing to both the culture and architecture of the CBJ, much of which still exists today.

The CBJ possesses a wealth of historic resources, and it is in the best interest of the community to identify and preserve these artifacts, structures, and sites that contribute to the historic and cultural diversity of the CBJ. Current (2006) documentation lists 479 buildings that were built before or during the first quarter of the last century. Countless numbers of additional sites and structures await documentation. These resources are part of the community's heritage, and their identification and preservation are paramount in maintaining the CBJ's sense of place in the new millennium.

Over the past twenty five years, the CBJ has been one of the most active communities in Alaska in its historic preservation efforts. As the State Capital, it is appropriate for the CBJ to set an example to the rest of the state in responsible planning, urban design, and the preservation of its heritage and historic and cultural resources.

The existing policy regarding historic preservation, although a basic good start toward recognizing and protecting valuable historic resources, no longer provides the complete protections necessary given the dramatic rise of cruise ship tourism and the resulting pressure on historic resources from the heritage tourism trade. Although heritage tourism has been shown to be an economic asset, and has been identified in a recent local tourism survey as an area of interest and expansion, the CBJ should update and adopt its draft version of the Historic and Cultural Preservation Plan, as well as continually evaluate its existing historic district design standards and update its design review process, in order to better integrate preservation activities into broader community and land use planning efforts. Both serve to foster heritage tourism in the CBJ while helping to protect the fragile resources from the dynamic seasonal tourism market.

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While the greatest density of historic resources is found in the Juneau Downtown Historic District, valuable historic artifacts, buildings, and sites are located throughout the CBJ. The general character of the CBJ as a whole is enhanced by the very existence of these historic neighborhoods, cultural sites, and other resources. Owners of historic buildings should be educated, encouraged, and assisted in the preservation of these important features of the community. In addition, the CBJ should be a role model to the local community by appropriately preserving and maintaining public historic buildings and facilities with care. Furthermore, the

Juneau-Douglas City Museum should be promoted as an important community resource in the preservation, education, and exhibition of community heritage.

POLICY 16.1 IT IS THE POLICY OF THE CBJ TO IDENTIFY, PRESERVE AND PROTECT JUNEAU'S DIVERSE HISTORIC AND CULTURAL RESOURCES, AND TO PROMOTE HISTORIC PRESERVATION AND ACCURATELY REPRESENT JUNEAU'S UNIQUE HERITAGE THROUGH PUBLICATIONS, OUTREACH, AND HERITAGE TOURISM.

POLICY 16.2 IT IS THE POLICY OF THE CBJ TO IDENTIFY HISTORIC RESOURCES WITHIN THE CBJ AND TO TAKE APPROPRIATE MEASURES TO DOCUMENT AND PRESERVE THESE RESOURCES.

Standard Operating Procedures

16.2.SOP1 Inventory historic resources within the identified historic neighborhoods, as well as other areas listed in the Historic and Cultural Preservation Plan.

16.2.SOP2 Encourage and provide incentives to owners of significant historic properties to maintain them in their original character.

16.2.SOP3 Create a local landmarks designation for identified historic resources with significance to local culture or heritage.

16.2.SOP4 Identify appropriate regulatory measures to protect identified historic resources, including but not limited to demolition protection and the issuance of Certificates of Appropriateness for exterior alterations to designated historic structures.

16.2.SOP5 Develop additional local incentives for historic preservation, including tax incentives, low interest loans, and technical assistance.

16.2.SOP6 Limit further degradation to existing historic districts by discouraging development that is inconsistent with historic district development standards.

Implementation Action

16.2.IA1 Publish strengthened design guidelines that will assist historic building owners in planning alterations or new construction within historic neighborhoods and districts while preventing degradation of historic resources.

POLICY 16.3 IT IS THE POLICY OF THE CBJ TO INCREASE PUBLIC AWARENESS OF THE VALUE AND IMPORTANCE OF JUNEAU'S ARCHAEOLOGICAL AND HISTORIC RESOURCES, AND TO EDUCATE, ENCOURAGE, AND ASSIST THE GENERAL PUBLIC IN PRESERVING HERITAGE AND RECOGNIZING THE VALUE OF HISTORIC PRESERVATION.

Standard Operating Procedure

16.3.SOP1 Support and enhance the Juneau-Douglas City Museum as a repository for heritage materials and information held in public trust.

Implementing Action

16.3.IA1 ~~Update and adopt the draft Historic Preservation Plan as an element of the CBJ Comprehensive Plan that sets forth goals and objectives for organizing preservation activities and integrating preservation into broader community and land use planning efforts.~~

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POLICY 16.4 IT IS THE POLICY OF THE CBJ TO PRESERVE AND PROTECT THE UNIQUE CULTURE OF JUNEAU'S NATIVE PEOPLES, INCLUDING BUILDINGS, SITES, ARTIFACTS, TRADITIONS, LIFESTYLES, LANGUAGES AND HISTORIES.

Standard Operating Procedures

16.4.SOP1 Implement programs to educate local residents and visitors to the community about the CBJ's indigenous peoples, through publications, museum outreach, interpretive exhibits, and other measures.

16.4.SOP2 Work with local native groups to build partnerships to identify and preserve significant cultural resources and sites.

POLICY 16.5 IT IS THE POLICY OF THE CBJ TO PROMOTE RESPONSIBLE HERITAGE TOURISM THAT ACCURATELY REPRESENTS JUNEAU'S UNIQUE HISTORY, WHILE PROTECTING THE RESOURCES FROM OVERUSE OR HARM.

Implementing Actions

16.5.IA1 Develop interpretive materials for placement throughout the community that inform locals and visitors about the CBJ's history.

16.5.IA2 Develop training workshops for seasonal tourism providers to encourage the accurate depiction of the CBJ's unique history and diverse ethnic cultural heritage.

CHAPTER 17. COMMUNITY DEVELOPMENT

In addition to providing basic water, sewer and road facilities, the CBJ provides a number of community facilities including schools, libraries, recreational facilities, low and moderate income housing, parking facilities, transit, fire stations, hospital facilities, docks, harbors, roads and seawalks. Current and planned future development projects include expansion of the seawalk, improved port and marina facilities, roads, trails and recreation facilities, further expansion of facilities at the Dimond Park Complex, and for affordable housing projects on selected lands, and joint planning and development of a Capitol Complex with the State. However, current and planned activities are considered complementary to private development. Joint public/private partnerships may facilitate new desired community facilities such as a Downtown Juneau performing arts center and an ATV/snowmobile course.

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Planning and Development Responsibilities

The development of CBJ lands and resources requires specialized knowledge and experience in real estate, management, financial analysis, and public administration; this function is coordinated and managed in the City Manager's Office pursuant to State Law and the CBJ Charter.

POLICY 17.1 IT IS THE POLICY OF THE CBJ TO COORDINATE DEVELOPMENT ACTIVITIES OF THE PRIVATE AND PUBLIC SECTORS FOR PROJECTS THAT ARE CONSISTENT WITH THE COMPREHENSIVE PLAN AND MEET IMPORTANT PUBLIC NEEDS.

CBJ and Selected Lands

In 1959, at the time of statehood, Alaska was granted over 100 million acres of land from the federal government. The state, in turn, transferred thousands of acres to municipalities to provide opportunities for community expansion. This was accomplished through the Municipal Entitlement Act of 1978. The CBJ owns and manages approximately 26,600 acres of land. Over 19,500 of those acres were part of the CBJ's municipal land entitlement from the State of Alaska. Most of this land is remote and contains high-value wetlands and very steep and rough terrain. About 6,150 acres lie within the USAB and, of this, about 3,560 acres are vacant due primarily to the presence of steep slopes, wetlands, the absence of access roads and utilities and, in some cases, the presence of avalanche and landslide hazards. Due to these constraints, only about 350 acres, on five sites of CBJ-owned land within the Urban Service Area boundary (USAB), can be considered "buildable" within the 12 year planning horizon of this Plan. That short- to medium-term time period is contingent upon receiving State and/or Federal funding to build roads to those sites as well as to improve existing congested intersections that would serve those sites' new residents. Notwithstanding those constraints and hurdles to development, the CBJ intends to make as much of its buildable land as is possible available to private for-profit and/or non-profit residential builders for construction of new low- to moderate-income affordable housing. The CBJ will also continue to seek lands for industry to facilitate the retention and expansion of full-

time, year-round employment opportunities that pay a living wage with benefits. Careful evaluation of development potential and market demand for CBJ lands is being undertaken in planning for their efficient and appropriate use.

Other sections of the Comprehensive Plan address community development issues more specifically; these are found in Chapters 4 (Housing Element), 10 (Land Use), 11 (Land Use Maps and Subarea Guidelines) and 18 (Plan Implementation).

POLICY 17.2 IT IS THE POLICY OF THE CBJ TO HOLD CERTAIN LANDS IN THE PUBLIC TRUST, AND TO DISPOSE OF CERTAIN LANDS FOR PRIVATE USE WHEN DISPOSAL SERVES THE PUBLIC INTEREST.

Standard Operating Procedures

17.2.SOP1 Evaluate the use and development potential of all CBJ lands and incorporate appropriate plans for those lands into the CBJ Land Management Plan and Land Disposal Program, which is to be consistent with the Comprehensive Plan. The Land Management Plan serves as the major means of implementing policies and guiding management, development and disposition of selected CBJ lands.

17.2.SOP2 Evaluate the opportunities for joint development of CBJ lands with state and private landholders.

17.2.SOP3 Classify CBJ lands for residential, commercial, industrial, recreation or resource uses, or natural areas, based on the policies, guidelines and land use designations of this Plan.

17.2.SOP4 Base decisions regarding disposal of CBJ lands on demonstrated market demand and evidence that disposal will be in the public interest and, particularly, for projects that would provide affordable housing or that would create jobs that pay a living wage. Coordinate activities with an orderly system for extending and constructing the public facilities and services called for in the transportation/public facilities and services element of the Plan.

17.2.SOP5 Evaluate land not scheduled for immediate disposal for possible interim uses prior to private development.

17.2.SOP6 Enact a general application ordinance that specifies that any use of CBJ lands for commercial gain, other than the passage of commercial vehicles over public streets, must occur under a permit from the CBJ and with payment of a fee.

Development Guideline

17.2.DG1 To the greatest extent practicable, retain shoreline and riparian lands in public ownership. However, where disposal of such lands is deemed by the Assembly to be appropriate, ensure the provision of public access to the shoreline and water including provision of adequate trail head or boat launch areas, and retention of a public access easement along beaches.

Implementing Action

17.2.IA1 Seek to acquire lands located in hazardous areas for open space/natural areas land use designations as well as lands located along riparian habitat for stream protection and greenbelt purposes.

CHAPTER 18. IMPLEMENTATION AND ADMINISTRATION

The policies in this Comprehensive Plan concern the natural and human factors that will influence the CBJ's future growth. They reflect the expressed desire of the residents to build upon the best characteristics of their community and mitigate problems that may arise from uncontrolled development. This Plan and its components are adopted by the Assembly as official and binding policy for actions taken by any CBJ Department, Commission or Board. The key to assuring successful use of the Plan in day-to-day civic affairs is making sure the Plan is available and accessible to those who need to be aware of the policies it contains. Administratively, this is one of the duties of the Community Development Department, which needs to consult the Plan on a regular basis when it carries out its other duties and in the course of working with other CBJ departments and deliberative bodies.

Proper implementation and administration of the Plan depends on a number of other activities as well, not the least of which is to be aware of where the Plan is inadequate to address an issue or where the Plan has unintended consequences. In these cases, the CBJ must consider amending the Plan in the face of new information or unexpected or changed circumstances. For both assuring that actions are consistent with the Plan, and for assuring the Plan is responsive to public needs and changing conditions, the CBJ must:

- Monitor changes in land use, social, economic and environmental conditions and periodically review and update the Plan to reflect these factors;
- Maintain and use procedures to amend the plan to address needs of individual property owners;
- Provide for ongoing resident involvement in the land use decision making process; and
- Coordinate municipal activities with State and Federal agencies with regard to decisions of mutual concern.

The Comprehensive Plan as a Guiding Planning Document

A comprehensive plan provides a rational and consistent policy basis for guiding all future CBJ growth and development decisions. This requires that each land use decision, from the most minor variance to the development of a New Growth Area, be evaluated for its compliance with the policies, guidelines, standards and criteria established in the plan. To ensure this, procedures must be followed to require that routine consultation of the Plan is an integral part of the land use decision making process.

The Plan contains over 100 Policies, each of which may have an associated "Standard Operating Procedure," "Development Guideline," and/or "Implementing Action," which are directives for

how to carry out the policy. As a preliminary matter, the reviewer must determine which Policies are relevant to the subject at hand. Of course, the writers of the Plan cannot envision every sort of proposal that might one day be conceived and analyzed against the Policies. In that vein, such analyses are not conducted on an absolute basis. That is, failure of a proposal to conform to one particular Policy in the Plan does not automatically mean that it is inappropriate if conformance is shown with other policies of the Plan. Thus, the analysis is one of balancing the many relevant policies and looking holistically at the particular situation, site and environs.

POLICY 18.1 IT IS THE POLICY OF THE CBJ TO ESTABLISH THIS COMPREHENSIVE PLAN AS THE PRIMARY POLICY DOCUMENT WITH WHICH TO GUIDE RESOURCE CONSERVATION AND FUTURE GROWTH AND DEVELOPMENT AND TO MANAGE THE PHYSICAL ENVIRONMENT.

Standard Operating Procedure

18.1.SOP1 Evaluate all ordinances, plans, capital improvements and public programs to ensure their consistency with the Comprehensive Plan. For specific land use or permit applications, require the Applicant, whether a public agency or private property owner, to demonstrate compliance to each applicable policy or provide evidence why an exception to a policy is warranted. Incorporate statements regarding compliance/non-compliance with Policies into findings of fact that provide the legal basis for determining approval or disapproval of a development application.

Implementing Actions

18.1.IA1 Base Community Development Department annual budgets on Plan implementation needs and priorities, including the development of GIS-based planning tools; assess staff capacity to prepare Plan implementing actions on a timely basis.

18.1.IA2 Revise, as necessary, zoning, subdivision and other land development ordinances to ensure consistency with the Plan's provisions. Amend the Land Use Code Maps (zoning designation maps), considering them to be the official application of the Comprehensive Plan Maps, to ensure that the zoning designations of specific sites within the CBJ are consistent with the Land Use Map designations of this Plan.

18.1.IA3 Support residents' advisory committees to advise the Planning Commission and CBJ Assembly in related planning matters.

Amendment and Updating

A comprehensive plan is an effective policy instrument only if it is periodically updated to reflect current conditions and needs. The general policy below, which calls for review of the Plan every budget cycle, or two years, will provide the CBJ with opportunities to make important mid-course corrections that respond to identified deficiencies and problems and/or accommodate changing social, economic, and environmental conditions. It is important to highlight the distinction between the Planning Commission's "review" of the Plan, their entertaining a specific

“amendment” to the Plan, and “updating” the Plan. At their discretion, or at the suggestion of CBJ staff or members of the public, the Planning Commission may seek to review and give consideration to an amendment to a land use map designation, or may seek to review a particular Policy, Standard Operating Procedure or Development Guideline for currency, or the Commission may seek to delete or add an Implementing Action to a Policy section. This type of review or amendment should be simply a matter of arranging for one or more public sessions of discussion and examination of the particular specific review or amendment to the Plan. The conclusion of a review session might be that the Plan is holding up well and does not need any change. If an amendment is deemed warranted by the Commission, they would recommend such to the CBJ Assembly for their consideration for adoption.

An update is considered to involve a wholesale review of all preamble text, Policies, SOPs, Development Guidelines, Implementing Actions and Land Use Map Designations, such as occurred in this 2008 update.

POLICY 18.2 IT IS THE POLICY OF THE CBJ FOR THE PLANNING COMMISSION TO UNDERTAKE A GENERAL REVIEW OF THE COMPREHENSIVE PLAN ONCE EVERY TWO YEARS, AND TO MAKE RECOMMENDATIONS TO THE ASSEMBLY TO AMEND IT AS NECESSARY TO REFLECT CHANGING CONDITIONS AND NEEDS AND TO CONSIDER AND ENACT AMENDMENTS TO THE PLAN AND LAND USE MAPS, INCLUDING AMENDMENTS TO THE URBAN SERVICE AREA BOUNDARY, AT ANY TIME THE PLANNING COMMISSION AND ASSEMBLY DETERMINE THAT AMENDMENTS ARE NEEDED.

Implementing Actions

18.2.IA1 Develop procedures to monitor changing conditions and update the CBJ land database as necessary. This may require establishing a data collection system.

18.2.IA2 Prepare a biennial report that:

- A. Indicates public and private development activity in the past period;
- B. Identifies problems and deficiencies in implementing the Plan; and
- C. Describes environmental, economic, social, demographic and other conditions that may necessitate changes and/or amendments to the Plan.

18.2.IA3 Identify all general and site-specific changes, issues and concerns that should be addressed in the biennial review process, after soliciting comments from public officials, State and Federal agencies, property owners, neighborhood and business organizations, and other special interest groups.

18.2.IA4 Establish procedures governing the Comprehensive Plan review process including roles and responsibilities of staff and public officials, nature and extent of resident involvement, and public notice and hearing requirements.

18.2.IA5 Adopt procedures for considering amendments to the Plan initiated by property owners or residents between major updates, providing that one or more of the following factors can be demonstrated that:

- A. The original decision was in error because important information available at the time was not adequately considered;
- B. Changing conditions and/or new information renders the original decision inappropriate; and/or
- C. The proposed change is consistent with other applicable policies of the Comprehensive Plan, other CBJ adopted Plans, and any specific subarea plans that apply to the site/area.

POLICY 18.3 IT IS THE POLICY OF THE CBJ FOR THE PLANNING COMMISSION TO UNDERTAKE A FULL UPDATE OF THE COMPREHENSIVE PLAN AT LEAST ONCE EVERY TEN YEARS AND TO MAKE RECOMMENDATION TO THE ASSEMBLY TO AMEND IT AS NECESSARY.

Implementing Action

18.3.IA1 When the Planning Commission finds, during its general review of the Comprehensive Plan, that the Plan warrants a major update, initiate a major update to the Plan.

Resident Involvement

Efforts to involve residents in the formulation and periodic updating of this Plan ensure that a wide range of community attitudes and interests are reflected in the final product. The process also helps develop an understanding of and support for land use planning. The CBJ should continue to provide residents with a timely and efficient means of receiving information about local land use proposals and participating in a decision making process in a manner appropriate to the level, type and importance of the activity or decision.

POLICY 18.4 IT IS THE POLICY OF THE CBJ TO MAINTAIN AN ONGOING RESIDENT INVOLVEMENT PROGRAM IN RELATION TO LAND USE PLANNING.

Standard Operating Procedures

18.4.SOP1 Encourage media coverage of land use activities; provide ample public notification of public meetings and hearings, allowing residents adequate time to respond to new proposals.

18.4.SOP2 Encourage and facilitate the formation of CBJ-sanctioned neighborhood organizations in areas that lack such representation in order to advise the CBJ of neighborhood and community-wide opinions in land use matters.

- A. Establish procedures for neighborhood organizations including recognition provisions, meeting and notification requirements, and other factors;
- B. Notify neighborhood organizations of proposed land use actions that affect them directly;
- C. Submit texts of proposed ordinances and plans to affected neighborhood associations and allow for timely review and comment;
- D. Provide timely technical assistance to neighborhood associations, including analysis of land use issues, and other appropriate activities; and
- E. Include representatives of neighborhood organizations in the review of capital improvement programs and CBJ budgeting processes.

18.4.SOP3 Sponsor public outreach meetings, workshops, resident advisory committees, and/or resident task forces to advise the CBJ on major issues of community-wide concern such as solid waste disposal, New Growth Area development and Downtown Juneau planning.

18.4.SOP4 Support alternative methods for increasing public participation in the CBJ's decision-making and planning process.

Intergovernmental Coordination

There is a continuing need for coordination between the CBJ and State and Federal agencies, as the latter governments control nearly 80 percent of the CBJ's land area and have major responsibilities for managing/developing coastal and other natural resources. This Plan is an effective guide for future growth and development in the CBJ only with the cooperation of these entities.

POLICY 18.5 IT IS THE POLICY OF THE CBJ TO FACILITATE INTER-GOVERNMENTAL COORDINATION SO THAT DECISIONS AFFECTING LOCAL PLANNING AND DEVELOPMENT ARE RENDERED IN AN EFFICIENT AND CONSISTENT MANNER.

Standard Operating Procedure

18.5.SOP1 Notify appropriate State and Federal agencies of local actions that affect matters within their jurisdiction.

Implementing Actions

18.5.IA1 Establish and maintain intergovernmental agreements with those State and Federal agencies that have local management/development responsibilities: Alaska Departments of Transportation/Public Facilities (DOT) and Environmental Conservation (DEC); the U.S. Forest Service, Bureau of Land Management, and others. Utilize agreements to ensure that these agencies undertake local programs that are consistent with the Comprehensive Plan and Coastal Management Program and that the CBJ is informed of activities in a timely manner.

18.5.IA2 Assign appropriate CBJ personnel as liaisons with these agencies.

The CIP Planning Function

A recurring need in any municipality is planning for the execution of capital improvement projects. The work includes gathering the needs and expectations of operating departments into a unified document that sets priorities and is adopted by the Assembly at the same time as the annual operating budget. In the CBJ's case, the primary document is the Six-Year Capital Improvement Program (CIP), which is republished every year with a new year added at the "outer end" and the past year dropped off. The CIP contains a basic project list, organized by department, which shows each project that has been identified by the operating agency, a scope and estimated cost. Other sections of CIP re-list the projects by type and priority. A given project may change over the years as it advances from low priority status to higher status. This is because increasingly more planning and design consideration is given to a project which the sponsoring department has kept on the list year after year until it is finally carried out.

POLICY 18.6 IT IS THE POLICY OF THE CBJ TO DEVELOP A SIX-YEAR CAPITAL IMPROVEMENT PROGRAM TO IMPLEMENT THE COMPREHENSIVE PLAN BY COORDINATING URBAN SERVICES, LAND USE DECISIONS, AND FINANCIAL RESOURCES AND TO PROVIDE ADEQUATE FUNDING FOR CAPITAL IMPROVEMENTS TO ENSURE THE POLICIES, STANDARD OPERATING PROCEDURES, DEVELOPMENT GUIDELINES, IMPLEMENTING ACTIONS AND SUBAREA GUIDELINES OF THE COMPREHENSIVE PLAN ARE IMPLEMENTED.

Standard Operating Procedures

18.6.SOP1 Prepare an annual Six-Year Capital Improvement Program (CIP). Request that CBJ departments, the public, and policy bodies nominate potential capital improvement projects from a variety of sources including the Comprehensive Plan and suggestions of resident and special interest groups, CBJ officials, advisory commissions, and others.

18.6.SOP2 CDD staff will analyze each CIP project list for conformity with the Comprehensive Plan.

18.6.SOP3 The CIP sponsoring agency should prepare and make public related subsidiary CIP studies, reports and documents.

18.6.SOP4 Maintain active involvement with other governmental sponsors of capital improvements and public works in general to assure that the efforts of those sponsors are compatible with local needs, conditions, and the policies of the Comprehensive Plan.

