

MEMORANDUM

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

DATE: October 11, 2012
TO: Planning Commission
FROM: Ben Lyman, Planner
Community Development Department
FILE NO.: AME2012 0006
PROPOSAL: A Text Amendment of Title 49 and of the Comprehensive Plan for the 2012 Update.



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 a series of meetings in 2012: this memorandum accompanies Chapter 10, Land Use, and Chapter 11, Land Use Maps, with draft changes recommended by staff and as requested by Planning Commissioners. Initial Planning Commission review of these chapters was postponed pending the Assembly's decision on Ordinance Serial No. 2012-31 (Ord. 2012-31), which has been adopted by the Assembly and is now effective. This ordinance amended the text of CBJ 49.75.120 – Restrictions on rezonings, to read:

Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezoning requests which are substantially the same as a rezoning request rejected within the previous 12 months shall not be considered. **A rezoning shall only be approved upon a finding that the proposed zoning district and the uses allowed therein are in substantial conformance with the land use maps of the comprehensive plan.** (emphasis added to new language)

This change allows the Planning Commission and the Assembly to consider all information available, including the zoning districts listed in the Land Use Code, as well as to review existing development and land use in the subject area in addition to reviewing the Comprehensive Plan Land Use Maps when considering rezoning requests. This enables the Planning Commission and Assembly to create transitions between incompatible land uses, such as applying a buffer of medium-density residential zoning between higher-density commercial or mixed-use zones and adjacent low-density residential zones, even when the Land Use Maps of the Comprehensive



Plan show a mixed-use designated area adjacent to a low-density residential area with no transition between. Any zone change request will be vetted through the public process, so this change will enable the Planning Commission and Assembly to make better use of the tools that are available to them to ensure that the purpose and intent of the Land Use Code is upheld.

Many of the recommended changes to text within the Comprehensive Plan staff considers “routine” in nature; that is, they update statistics or dates as necessary, change formatting or consistently-used text (i.e. replacement of the acronym “CBJ” with more descriptive, context-specific terms such as “Juneau,” “borough”, or “community”), mention recently-adopted or completed draft plans or studies, or update the text to reflect changes in state or federal policy or law.

The maps attached to this memorandum have been updated to reflect changes to the text; please note that due to formatting, file compatibility, and file conversion problems, the page numbers of the text and maps are not necessarily consistent or sequential; staff continues to work to address this problem.

DISCUSSION

The only change that is recommended to the boundaries on the maps themselves at this time is to Map S, where the New Growth Area was reduced in size in response to the recent purchase of Hilda Creek properties by the Southeast Alaska Land (SEAL) Trust. As SEAL Trust has purchased these properties with mitigation money from the Juneau International Airport Runway Safety Area expansion project, they are now in conservation status and are not appropriate for inclusion in the New Growth Area. This change is shown in Attachment A, not in the maps that are located within Chapter 11, due to file type incompatibility (this will be resolved prior to publishing the final plan).

Several changes are recommended to the labels used on the Land Use Maps; the identically-named Mixed-Use land use designation (Comprehensive Plan) and zone (Title 49) and the General Commercial land use designation and zone has resulted in confusion in the past, and is intended to be rectified by re-naming these and other land use designations.

Transitional map designations are proposed to be eliminated in the Comprehensive Plan Land Use Maps, but not within the zoning maps. The Land Use Maps are planning documents that are by definition aspirational in nature, and towards which infrastructure development and land use controls should be designed to lead. Zoning maps, on the other hand, are regulatory and reflect actual conditions on the ground or at least a set of uses that are appropriate for that zone. That is, an area currently not served by public sewer, but to which a sewer extension is planned, might be designated RLDR(T)MDR (Rural Low-Density Residential Transitioning to Medium-Density Residential after sewer extension) in the 2008 Comprehensive Plan. The corresponding zoning for this area might be D3(T)D10 (Single-family/duplex development at three residential units per acre transitioning to multifamily residential at ten units per acre). By eliminating the RLDR(T) portion of the current designation and keeping the MDR designation, only confusion has been eliminated: the Comprehensive Plan Land Use Maps still indicate that this area is designated for

medium-density residential development, and a zone change to an appropriate zone would be consistent with that designation once sewer service is provided, which is a requirement of the transition zoning regardless.

Two new Overlay District maps are also proposed at this time: the Transit Oriented Corridor Map and the Affordable Housing Overlay District Map. Although these overlay districts are described in the currently-adopted 2008 Comprehensive Plan, no maps showing these districts were adopted in that plan. In order to adopt zoning overlay districts that correspond to these districts, maps showing their potential boundaries must be adopted into the Comprehensive Plan. Adopting these maps will allow the creation of these overlay zones in the Land Use Code, with appropriate development standards, bonus procedures, and other pertinent requirements or concessions.

RECOMMENDATION

Staff recommends that the Planning Commission review and discuss Chapter 10, Land Use, as well as review Chapter 11, Land Use Maps. Staff recommends that the Planning Commission become familiar with the land use designations and the overlay district concepts before beginning any discussion of the map boundaries. Only after all commissioners understand the designations available for use should the commission's attention turn to the maps themselves and any needed amendments thereto.

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. Staff requests that the Planning Commission commit to a review schedule to the best of its ability.

CHAPTER 10. LAND USE

Land use policies implement important decisions relating to community form, housing, economic and community development, natural resource protection and hazards prevention. They also are the basis for the land use maps in Chapter 11. In this chapter, land use policies are divided into two major categories: residential, and commercial/industrial. Policies for natural areas, recreation, and parks appear in the preceding Chapter 9 and Guidelines for those resources are also found in the discussion of Subareas in Chapter 11.

These policies should guide the CBJ government in adopting appropriate regulatory measures, making consistent land use decisions, and investing in public facilities for residential and commercial/industrial development. CBJ Title 49, the Land Use Code, which incorporates zoning standards, regulations, maps and permit processes, and the CBJ Capital Improvement Plan-Program (CIP) are the primary means of implementing these policies. Through the CIP, the CBJ government can plan for and develop the necessary public facilities and services—roads, sewers, utilities, schools and others—in a timely and orderly manner. Land use policies should assist the CBJ government in its efforts to provide a variety of housing, to pursue opportunities for suitable residential and economic development and redevelopment, and to promote conservation and rational development of natural resources.

RESIDENTIAL USE OF LAND

[Please also see Chapter 3, Community Form, and Chapter 4, Housing Element, of this Plan]

Residential Land Availability and Density

A substantial revision of land zoned for residential uses was accomplished in 1987 to bring the zoning map into conformance with the 1984 *Comprehensive Plan*. ~~The A new re-zoning process should be conducted~~ CBJ government should continue to conduct re-zoning processes to reflect the ~~more modest changes to~~ land use designations and densities recommended in this 2008-2012 update. Most specifically, higher density residential developments along public transit routes are needed to satisfy affordable housing needs, to make the most efficient use of a limited amount of buildable land, and to provide public services efficiently therein.

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Availability of lands for residential use should continue to be monitored and adequate public service and facilities provided to accomplish the objectives of assuring safe, sanitary and affordable housing for all income levels and household types in the CBJcommunity.

~~IT IS THE POLICY OF THE CBJ~~ TO FACILITATE AVAILABILITY OF SUFFICIENT LAND WITH ADEQUATE PUBLIC FACILITIES AND SERVICES FOR A RANGE OF HOUSING TYPES AND DENSITIES TO ENABLE THE PUBLIC AND PRIVATE SECTORS TO PROVIDE AFFORDABLE HOUSING OPPORTUNITIES FOR ALL CBJ-JUNEAU RESIDENTS.

Standard Operating Procedures

10.1.~~SOP - SOP~~1 Monitor land use designations to ensure sufficient land available to meet current and projected needs for residential development in areas with existing or projected municipal water and sewer service, arterial access, public transit service, and other adequate public facilities and services.

10.1.~~SOP - SOP~~2 Designate sufficient land on the Comprehensive Plan Land Use Maps and zoning maps to provide for a full range of housing types and densities desired by ~~CBJ-resident~~ households. Provide choices in residential neighborhood character such that residents can choose to live in urban, suburban and rural residential settings and neighborhoods.

10.1.~~SOP - SOP~~3 Prepare and implement a Capital Improvement Program for sewer service, transit service, roads, bridges, traffic intersection improvements and other public facilities and services to serve:

~~A. (a) Existing residential areas;~~

~~B. A(b) areas with potential for in-fill development;~~ and

~~C. Q(e) other areas within the CBJ's Urban Service Area that may be suitable for immediate (within the next five years) residential development with sufficient densities to produce low or moderate income affordable housing.~~

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10.1.~~SOP - SOP~~4 Use ~~the~~ CBJ-~~owned~~ lands as an important means of providing sufficient land for low- to moderate-income affordable residential development while ensuring that the new, affordable units remain so long-term. Implement the CBJ Land Management Plan, which phases disposal of such lands in accord with projected needs and bases their use on applicable policies of the *Comprehensive Plan*, such as housing, economic development, natural resource protection, hazard abatement, natural areas, community gardens and parks.

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Implementing Actions

10.1.~~IA - IA~~1 Identify CBJ-owned lands that are suitable to release for development of affordable housing and develop a procedure, by grant, lottery or sale, to convey this land to a residential builder who would produce the affordable housing as soon as possible after necessary infrastructure is in place.

10.1.~~IA - IA~~2 Identify, with neighborhood participation, development plans, densities and design parameters of development projects suitable for CBJ-owned buildable sites identified per 10.1.~~IA - IA~~1 and re-zone the land with performance standards to assure its development according to the recommended design and densities.

10.1.~~IA - IA~~3 Identify, design, fund and complete the construction of capital improvements needed to facilitate the development of affordable housing on CBJ-~~owned~~ lands.

10.1.~~IA - IA~~4 ~~Investigate, and amend the Land Use Code if necessary, to bring it into compliance with federal law, including the Religious Land Use and Institutionalized Persons Act. As part of this amendment, reduce the regulatory burden for small institutions that will have minimal effects on their neighbors, while ensuring that the negative effects of all institutions on neighboring properties are mitigated appropriately.~~ *[Reserved]*

~~IT IS THE POLICY OF THE CBJ~~ TO ALLOW ~~GREATER~~ FLEXIBILITY AND A WIDER RANGE OF CREATIVE SOLUTIONS IN RESIDENTIAL AND MIXED USE LAND DEVELOPMENT WITHIN THE URBAN SERVICE AREA.

Implementing Actions

10.2-~~IA-IA1~~ Continue to R revise the Land Use Code to define and allow, where appropriate, a variety of housing types and to facilitate their location in suitable locations. A diverse mix of housing types should be accommodated and facilitated in the ~~CBJ-community~~ including, but not limited to, small Single Room Occupancy (SRO) units or their equivalent compact living unit type; loft housing; live-work units; artist studio housing in commercial or industrial structures; float homes, houseboats, and live-a-boards; panelized, modular, “kit,” and manufactured homes on permanent foundations; and other types of housing suitable to diverse ~~CBJ~~ residents’ lifestyles and budgets.

10.2-~~IA-IA2~~ Review the existing multifamily zoning districts along transit corridors to increase density limits, reduce parking requirements for residential units, decrease lot sizes, and to allow a wider range of housing types including modular or manufactured homes, accessory apartments, live/work units, loft-style dwellings, and co-housing types.

10.2-~~IA-IA3~~ Seek the adoption of State and/or CBJ ordinances, regulations and operating procedures necessary to facilitate the redevelopment of underdeveloped properties, obsolete or substandard developments, or otherwise constrained or blighted lands located within the Urban Service Area for higher-density housing or mixed use projects, particularly those lands located within transit corridors that ~~c~~would provide affordable housing.

10.2-~~IA-IA4~~ Revise the Land Use Code to allow small-scale renewable energy facilities, such as solar panels and wind turbines, as well as green houses for household food production on individual lots. Small-scale energy conservation, water conservation and subsistence farming facilities should be supported on residential lots and in residential neighborhoods throughout the ~~CBJ~~borough.

Residential Location

This Comprehensive Plan provides criteria for locating various densities of residential land use in the land use plan maps and guides future decisions related to these matters.

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~~IT IS THE POLICY OF THE CBJ~~ TO FACILITATE RESIDENTIAL DEVELOPMENTS OF VARIOUS TYPES AND DENSITIES THAT ARE APPROPRIATELY LOCATED IN RELATION TO SITE CONDITIONS, SURROUNDING LAND USES, AND CAPACITY OF PUBLIC FACILITIES AND TRANSPORTATION SYSTEMS.

Standard Operating Procedures

10.3-~~SOP-SOP1~~ Designate various categories of residential density on the Comprehensive Plan Land Use Maps and the Land Use Code maps based on evaluation of the following criteria:

- A. Physical site conditions including slope, areas of natural hazard, wetlands, watershed value, and/or high value natural resources;
- B. Access and capacity of adjacent streets and intersections. Arterial streets should have limited, and controlled, access from local or collector streets;
- C. Availability of public facilities and services, especially municipal water and sewer systems and, for low- to medium-income affordable housing or high-density residential development, proximity to public transit;
- D. ~~CoWithin the Urban Service Area,~~ compatibility of the proposed development various zoning districts and land use designations with the scale and massing of surrounding neighborhoods with regard to building height and orientation, but not necessarily with regard to similar density ~~as the surrounding or adjacent neighborhood~~, as the CBJ seeks to make the most efficient use of residentially-buildable lands;
- E. Potential of specific sites to accommodate the proposed density including size and shape of property and adequacy of internal circulation, parking, screening and privacy; and/or,
- F. Distance from incompatible land uses that may generate offensive or nuisance off-site impacts to ~~the~~ new residential development, including noise, dust, fumes, malodors and/or heavy truck traffic.

Avoiding Residential Land Use Conflicts

A major concern expressed by Juneau residents ~~of the CBJ~~ is the need to protect the character of existing neighborhoods from incompatible uses. Their primary concern is to minimize the intrusion of heavy traffic on neighborhood streets and avoid conflicts related to parking congestion, noise, glare, loss of privacy and other factors associated with higher intensity uses.

POLICY 10.4 ~~IT IS THE POLICY OF THE CBJ~~ TO MINIMIZE CONFLICTS BETWEEN RESIDENTIAL AREAS AND NEARBY RECREATIONAL, COMMERCIAL, OR INDUSTRIAL USES THAT WOULD GENERATE ADVERSE IMPACTS TO EXISTING RESIDENTIAL AREAS THROUGH APPROPRIATE LAND USE LOCATIONAL DECISIONS AND REGULATORY MEASURES.

Development Guidelines

10.4.~~DG~~ DG1 New development ~~in the USAB~~, particularly in-fill development on vacant land within established neighborhoods, should be designed in such a way as to promote compatibility in scale and massing as the adjacent or nearby built environment and should ensure privacy, light and air to adjacent homes. Density alone should not be considered as a criterion for determining neighborhood harmony within the Urban Service Area provided that:

- A.(1) Light, air and privacy is assured to adjacent residential occupants;
- B.(2) Parking for the subject project is screened or hidden from view from public streets and from adjacent residential neighbors; and,
- C.(3) Project-serving roads and intersections are improved to a Level of Service D or better. When these criteria are met, higher density development is encouraged.

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10.4-~~DG~~-DG2 When a developer extends public or private utilities and infrastructure, such as sewer service, roads or electrical lines, to a particular parcel or development, care should be taken to ensure that adjacent lands and infrastructure that would be affected by the new development are adequately improved by the developer to accommodate the proposed project's traffic as well as new traffic or use anticipated by the growth-inducing impacts of such services or infrastructure extensions. For example, when a water or sewer main or road is extended to a property, it should be sized to serve development at a similar scale and density on ~~the~~ adjoining properties.

Implementing Actions

10.4-~~IA~~-IA1 Seek to reduce or eliminate conflicts between medium or high density residential uses in established low density residential neighborhoods by encouraging the design of higher density housing to be compatible in scale, massing and orientation with the adjacent, lower-density housing and to hide or screen the parking behind or within the structure(s).

10.4-~~IA~~-IA2 Maintain and consider enhancing Title 49 Land Use Code requirements for buffering and screening between residential and commercial/industrial uses and careful review of site development plans. Great care should be taken to incorporate design features, materials and good neighbor operating practices into the non-residential development permit in order to mitigate potential adverse noise, dust, odor and glare impacts to adjacent residential neighbors. Such operating practices should be incorporated as conditions of any permit for a non-residential land use located within 200 feet of a residential use or neighborhood.

10.4-~~IA~~-IA3 Consider establishing a new Noise Notification Overlay District that encompasses lands near enough to be affected by uses known to generate nuisance noise, such as: gravel extraction areas, landfill sites, outdoor shooting ranges, airports and heliports. Within this overlay district, property owners should be required to notify prospective tenants and/or purchasers of the presence of these land uses and their potential noise impacts. Also consider amending Title 19, the Building Code, to require adequate noise mitigation in building design and construction within this overlay district.

10.4 - IA4 Encourage mixed-use waterfront development that minimizes view obstruction of existing development and/or important viewsheds.

Comment [bs137]: Suggested by Commissioner Bennett

Neighborhood Facilities

It is essential that adequate public facilities be available to support planned and needed residential development in the CBJ and to assure that high quality neighborhoods are maintained and established. Both the private and public sectors are responsible for providing such facilities. It is also important to provide land or space for convenient shopping, ~~and services~~, and public spaces such as parks, playgrounds, and community gardens within walking distance of new neighborhoods to reduce consumption of fossil fuels and our contribution to climate change.

POLICY 10.5 ~~IT IS THE POLICY OF THE CBJ~~ THAT RESIDENTIAL DEVELOPMENT PROPOSALS, OTHER THAN SINGLE-FAMILY RESIDENCES, MUST BE LOCATED

WITHIN THE URBAN SERVICE AREA BOUNDARY OR WITHIN A DESIGNATED NEW GROWTH AREA. APPROVAL OF NEW RESIDENTIAL DEVELOPMENT PERMITS DEPENDS ON THE PROVISION OR AVAILABILITY OF NECESSARY PUBLIC AMENITIES AND FACILITIES, SUCH AS ACCESS, SEWER, AND WATER.

Standard Operating Procedures

- | 10.5-~~SOP~~-~~SOP~~1 Encourage public/private partnerships in the development of new subdivisions with roads, intersections, separated pedestrian and bicycle pathways/trails, water and sanitary sewer systems that meet adopted CBJ standards.
- | 10.5-~~SOP~~-~~SOP~~2 Maintain the provisions in the Land Use Code that require developers to provide for access, facilities, and services prior to final plat approval.
- | 10.5-~~SOP~~-~~SOP~~3 Amend the Land Use Code to allow appropriate urban densities in areas served by community sewer and water systems, being cognizant of the desire to maintain the rural, suburban or urban character of the existing surrounding neighborhoods.
- | 10.5-~~SOP~~-~~SOP~~4 Encourage the location and design of small-scale commercial developments that provide convenient shopping and personal services within or near residential neighborhoods. The building and parking siting and design should ensure mitigation of noise, light and glare, odor and litter impacts to adjacent residential neighborhoods. Any neighborhood-commercial development should be accessible via improved pedestrian and bicycle routes and should provide secure and dry bicycle racks.

Implementing Actions

- | 10.5-~~IA~~-~~IA~~1 Develop a Capital Improvement Plan to extend facilities and services to areas within the Urban Services Area planned for medium to high density residential development. Priority for capital improvements for road access, municipal water and sewer services should be given to land areas that can accommodate the densities that support affordable housing units (minimum 10 units per acre) or to properties on which affordable housing projects are proposed.
- | 10.5-~~IA~~-~~IA~~2 Develop infrastructure that supports low- and moderate-income affordable housing developments on municipally-owned lands.

Residential Project Design

CBJ residents support measures that will assure the development of high quality, livable neighborhoods. To accomplish this, regulatory measures and incentives are needed to encourage or require, where necessary, developers to use high-quality site design procedures. Title 49, the CBJ Land Use Code, has many requirements intended to achieve this assurance. Maintenance and enhancement of these requirements will increase physical amenities; protect open space/natural areas; shelter residential areas from adverse impacts of major streets or incompatible land uses; provide for sustainable, energy-efficient transportation opportunities; and improve traffic safety.

POLICY 10.6 ~~IT IS THE POLICY OF THE CBJ~~ TO REQUIRE NEW RESIDENTIAL DEVELOPMENTS TO MEET MINIMUM CRITERIA FOR OVERALL SITE DESIGN INCLUDING PROVISION OF LIGHT, AIR AND PRIVACY.

Implementing Actions

10.6-~~IA~~-IA1 Continue existing incentives and develop additional incentives to encourage and reward excellence in site design and provision of amenities or facilities, particularly those related to preservation of natural terrain and vegetation, building orientation to maximize energy efficiency and privacy, and screening the parking in medium-to-high density developments. These incentives may include lower permit fees and/or permit expediting services.

10.6-~~IA~~-IA2 The CDD should improve the development review process to require all applications for major residential developments, including major subdivisions, to provide detailed site information at the pre-application stage of review that identifies existing on-site slopes, soil characteristics, natural hazards, drainage channels, locations of old growth trees, access to streets and public utilities, and existing buildings or historic resources, along with the proposed building(s) pads, lot configuration(s), drainage systems, and new road configurations. This pre-application review would focus the site and project analysis and would expedite the review process once the application is made.

10.6-~~IA~~-IA3 The CDD should work with the CBJ Parks and Recreation Department to establish within the Land Use Code a set of criteria for the provision of active play areas in multifamily residential developments, along with development standards for developers to adhere to in constructing, maintaining, and replacing those facilities.

10.6-~~IA~~-IA4 Amend the Land Use Code to ensure that development proposals are evaluated with regard to site design, including:

Aa. Preservation of anadromous fish streams, high-value wetlands, natural terrain features, and historic resources;

Bb. Provision and/or retention of buffers between residential and commercial or industrial uses, and between high- and low-density residential uses to ameliorate noise, glare, and to otherwise reduce negative impacts associated with conflicting land uses in proximity to one another;

cC. Safe and convenient circulation for autos, pedestrians, and bicycles;

Dd. Building placement that respects the terrain, maximizes light, air, and energy efficiency, as well as protecting the privacy of neighbors; and,

Ee. Consideration of compatibility factors related to surrounding land uses and public facilities.

COMMERCIAL AND INDUSTRIAL USE OF LAND

Commercial and Industrial Land Availability

The City and Borough's~~CBJ's~~ distance from national markets, size of the labor force, lack of land-route access and the resulting costs of importing raw materials, as well as the limited

amount of renewable natural resources to market to the outside world all impose serious limits to the growth of manufacturing and distributive industrial activities within the community. However, the provision of land for commercial office, retail and tourism-related developments has allowed ~~the CBJ~~ Juneau businesses to capture a large share of the local market for retail goods and services, thereby reducing the “leakage” of disposable income to the outside world. Juneau ~~The CBJ~~ also serves as a regional destination for goods and services from residents and business operators living in neighboring towns and villages. The community's CBJ's historic sites, cultural diversity, natural habitats and scenic beauty have strengthened Juneau's position as a major tourist destination, particularly for eco-tourism, outdoor adventure tours and historic destinations. These resources provide the community CBJ with a comparative advantage over other destinations in the sState for these shopping, service, and tourism dollars, resulting in local employment and tax revenues to support public services and infrastructure.

Commercial and industrial uses in the borough CBJ range from neighborhood-scale retail to resource extraction heavy industries (minerals, sand and gravel). Commercial fisheries, food processing (seafood and beer) and construction industries maintain a strong presence, although nearly every business sector reports that the lack of affordable housing stymies attraction and retention of employees and, therefore, expansion of their businesses.

About 40 percent of local employment consists of government workers, including local, State and Federal agencies, the school district, and the University of Alaska Southeast (UAS). Water-dependent fisheries, transport, shipping, marine-support businesses and recreational or eco-tourism businesses remain important activities in the CBJ. Downtown Juneau remains an important destination for visitors, for local entertainment, ceremonial gatherings and meetings, arts and cultural events, as well as for dining and shopping. The airport area and the area east of the juncture of the Mendenhall River and Egan Drive Glacier Highway are major centers of retail activity. Smaller commercial centers or nodes can be found in Douglas, Lemon Creek, Salmon Creek, and Auke Bay.

The community CBJ seeks to balance its economy by supporting its government, service, retail and tourism industries while strengthening and facilitating the expansion of its research and export industries (e.g., such as food processing, manufacturing, and mineral extraction). To do so, the CBJ government ~~we~~ must designate sufficient vacant land to meet future demand for commercial, personal and business services, and institutional, cultural, artistic, and industrial activities. Determination of location and size of commercial and industrial districts should be based on the spatial needs and locational criteria of each sector, as well as the characteristics and features of available ~~the~~ vacant land. Typically, retail and office centers seek locations with access to, and visibility from, major thoroughfares. Public transit services should be provided to major employment and shopping areas. Manufacturing and food processing industry seeks flat, dry land located some distance from residential uses yet near roads with heavy load-carrying capacities. Unfortunately, about half of the industrially-zoned lands within the Urban Service Area are or contain wetlands and are largely unsuitable for development. Unfortunately, too, the search for buildable lands conducted for the 2008 ~~this~~ Plan Update identified very little potential industrial land suitable for development in the short-term; lands found to be suitable for development in the near future include current and former gravel extraction areas.

| POLICY 10.7 ~~IT IS THE POLICY OF THE CBJ~~ TO DESIGNATE ON LAND USE AND ZONING MAPS, AND TO PROVIDE SERVICES TO, SUFFICIENT VACANT LAND WITHIN THE URBAN SERVICE AREA APPROPRIATELY LOCATED TO ACCOMMODATE FUTURE COMMERCIAL AND INDUSTRIAL USES.

Standard Operating Procedure

| 10.7:~~SOP - SOP~~1 Review local economic indicators and conduct periodic surveys and analyses of the space needs of commercial and industrial sectors in ~~Juneau the CBJ~~ and, when appropriate, allocate sufficient land and infrastructure to support the expansion and/or relocation needs of those sectors of the economy.

Development Guidelines

| 10.7:~~DG - DG~~1 In drafting ordinances and resolutions, the CBJ ~~government~~ should favor basic industry, locally-based, and/or independent businesses that would provide employment for local residents over other businesses that would not provide those resources, to the extent allowed by law.

| 10.7:~~DG - DG~~2 When designating land for heavy and light industrial uses on the Comprehensive Plan Land Use Maps and the Land Use Code zoning maps, evaluate the sites based on the following criteria:

- A. Physical site conditions: Industry needs flat, dry land with soils that can sustain heavy loads;
- B. Access and capacity of adjacent streets with consideration for heavy-load-carrying capacity and wide turning radii to accommodate large truck turning movements;
- C. Distance from sensitive receptors, such as homes, schools and hospitals, to potential off-site impacts generated by industry including noise, dust, fumes, odors and nighttime light glare;
- D. ~~In areas suitable for heavy industry, based on the above criteria,~~ residential, retail, office, personal service and similar ~~traffic-generating non-industrial~~ uses should not be permitted within heavy industrial districts although light industry such as building contractors, repair services, storage yards and similar business and household services; would be compatible with heavy industrial uses;
- E. In areas suitable for light industry but not for heavy industry due to proximity to sensitive receptors, retail, office, bars and restaurants, and personal services uses would be compatible uses; and
- F. Residential uses, other than caretaker units, should be ~~discouraged-prohibited~~ in industrial zones.

| 10.7:~~DG - DG~~3 Ensure adequate infrastructure for projected commercial and industrial development through the Capital Improvement Program and transportation planning.

| 10.7:~~DG - DG~~4 The Industrial Boulevard industrial area should remain in light and heavy industrial use rather than convert to, or be incrementally encroached upon by, retail, office or residential uses.

Implementing Actions

- | 10.7-~~IA-IA~~1 Maintain and improve design review procedures to ensure that proposals for commercial (retail, office and institutional) development are evaluated with regard to site design, building placement, parking, landscaping, exterior lighting, screening and buffers, signage and other factors related to surrounding properties, land uses and public facilities.
- | 10.7-~~IA-IA~~2 Identify and protect from land use conflicts potential sites for light industrial and heavy industrial uses.
- | 10.7-~~IA-IA~~3 Designate land for community-scale food production, processing, and distribution. [see also 10.11-~~IA-IA~~3]

Regional Trade, Medical Services and Visitor-Destination Uses

An important economic engine for ~~Juneau~~~~the CBJ~~ is the attraction of regional, state, national and international visitors to the ~~borough~~~~CBJ~~. Although the ~~CBJ~~~~community~~ hosts a robust summer-season cruise ship visitor industry that bolsters the CBJ's sales tax revenues, this sector does not provide full-time, year-round employment for local residents; ~~the seasonal cruise industry while it does~~ heavily impacts residential and commercial rents, recreational destinations, roadway ~~congestions~~, and the level of noise in downtown and neighborhoods. In response, business operators within the visitor industry have instituted a volunteer "Tourism Best Management Practices" program to control and minimize adverse noise, traffic, air and water quality impacts of their industry.

~~Many cruise ship destinations throughout the Southeast offer the same T-shirt shops and jewelry stores, often operated by the same company at each port of call; this dilutes the authenticity and uniqueness of our town to visitors. When supporting new visitor destinations in the CBJ, care should be taken to ensure that the destinations or activities reflect an "authentic" Juneau experience, rather than a false, contrived or "Disneyland-esque" type of experience for visitors.~~ Ensuring the authenticity of Juneau, as characterized by its natural habitats, beautiful scenery, cultural richness, and history will strengthen our comparative advantage as a premier destination in the visitor industry.

Many residents and business operators from small towns and villages within the Southeast Region make monthly or quarterly visits to ~~the Juneau~~~~CBJ~~ to purchase goods and services that are not found within their home towns. This regional trade is an important year-round market for local retail and service businesses as ~~well as~~ medical service providers. Facilitating this visitor and regional trade is vital to achieving a balanced economy in the ~~community~~~~CBJ~~.

POLICY 10.8 ~~IT IS THE POLICY OF THE CBJ~~ TO ENCOURAGE AND STRENGTHEN JUNEAU'S POSITION AS A REGIONAL TRADE CENTER FOR SOUTHEAST COMMUNITIES.

Standard Operating Procedure

10.8.~~SOP - SOP~~1 Facilitate regional trade by allowing wholesale and retail trade centers and hotels and motels ~~in and~~ near marine and aviation transportation hubs such as the airport and barge and ferry terminals.

Comment [bsl38]: The airport is zoned Industrial, which does not allow hotels and motels. This is not, therefore, a Standard Operating Procedure as written.

Implementing Action

10.8 - IA1 Implement public transit service to and from the Alaska Marine Highway System ferry terminal.

Comment [bsl39]: Suggested as a new SOP by Commissioner Bennett, this is more appropriate as an Implementing Action.

~~POLICY 10.9~~ ~~IT IS THE POLICY OF THE CBJ~~ TO ENCOURAGE AND STRENGTHEN JUNEAU'S POSITION AS AN INTERNATIONAL VISITOR DESTINATION BY PROTECTING THE RESOURCES AND ASSETS THAT MAKE IT ATTRACTIVE TO VISITORS, INCLUDING ITS NATURAL ENVIRONMENT, SCENIC BEAUTY, CULTURAL DIVERSITY, HISTORIC RESOURCES AND DIVERSITY OF ACTIVITIES AND EXPERIENCES. VISITOR DESTINATIONS SHOULD CONVEY AUTHENTIC JUNEAU WILDERNESS, RECREATION, HISTORY AND CULTURAL ARTS EXPERIENCES WHILE PROTECTING THOSE RESOURCES FROM OVERUSE AND DEPLETION.

Standard Operating Procedure

10.9 - SOP1 Cooperate with state and local museums, cultural venues, the Juneau Arts and Humanities Council, the Juneau Convention and Visitor's Bureau, and Centennial Hall staff to publicize and promote authentic Juneau and Alaska experiences and opportunities for visitors.

Comment [bsl40]: Suggested by Commissioner Bennett as a new IA, this is more appropriate as an SOP.

Development Guideline

10.9.~~DG - DG~~1 When reviewing permits for visitor destinations and related tourism industry activities, identify and seek to mitigate off-site impacts.

Implementing Actions

10.9.~~IA - IA~~1 Investigate and potentially adopt regulatory tools to encourage the development and operation of year-round businesses and commercial visitor destinations, especially those that would provide authentic ~~CBJ-regionally-made~~ goods and services in prominent locations within the development.

~~10.9.IA - IA2~~ The CBJ should ~~conduct analyses of potential measures that can strengthen the retail, personal service, food and beverage service, entertainment and cultural offerings and other commercial operations for the Downtown Juneau area, and particularly within the Downtown Historic District, which would convey the unique style and character of the CBJ, and its historic and cultural roots, to cruise ship passengers.~~

~~10.9.IA3~~ The ~~CDD~~Community Development, Parks and Recreation, and Lands Departments should identify potential sites for new or expanded recreational vehicle parks, campgrounds and related facilities and appropriately designate those lands for those uses on the Comprehensive Plan Land Use Maps.

Neighborhood Commercial Uses

The community~~CBJ~~ recognizes the need for appropriate small-scale commercial development to serve neighborhoods. The Land Use Code contains specific provisions to allow small-scale commercial retail establishments to be located in residential areas. There are a number of locations in the CBJ borough where additional such “Mom and Pop” stores would be appropriate to provide convenience goods and services for nearby residents to walk or cycle to patronize.

POLICY 10.10 _____ ~~IT IS THE POLICY OF THE CBJ~~ TO ENCOURAGE SMALL-SCALE NEIGHBORHOOD CONVENIENCE COMMERCIAL USES IN APPROPRIATE AREAS IN NEW NEIGHBORHOODS AND WITH APPROPRIATE OPERATING MEASURES WITHIN EXISTING NEIGHBORHOODS.

Development Guideline

10.10-~~DG~~-DG1 Maintain provisions in the Land Use Code for neighborhood commercial developments such as convenience grocery stores, including standards and limitations governing permitted uses, hours of operation and that mitigate potential adverse impacts such as traffic, safety, noise, litter, glare and loss of privacy to adjacent residential uses.

10.10 - DG2 Maintain and improve design review procedures to assure that proposals for neighborhood commercial development are evaluated with regard to site design, building placement, parking, landscaping, exterior lighting, and other factors related to surrounding properties, land uses and public facilities. Secure, dry bicycle racks or storage facilities should be provided at these sites.

Comment [bsl41]: This text was part of 10.10 – DG1, and although the two are closely related, DG1 applies to operational controls and the text moved to DG2 applies to design.

Resource-Based Industrial Development

In addition to government and tourism, the area’s natural resources, predominantly in the forms of minerals and seafood, are also important local economic resources. It is important to promote the long-term economic benefits of developing these resources while mitigating any negative impacts of such development on the natural and built environment. Mineral extraction is not a sustainable resource activity; once it is harvested, extracted or depleted, it cannot be renewed. However, abandoned mines and gravel pits can be of recreational or habitat value if properly remediated prior to re-use. When extracting mineral resources, care should be taken to avoid damage to nearby or downstream recreational, scenic, or fish and wildlife habitat that is vital to other basic ~~CBJ~~ industries, such as tourism or fisheries.

Commercial fisheries depend upon careful management of land and maritime resources, particularly the quality of headwaters, upland spawning and rearing habitats, associated watersheds and wetlands, and conveyance water bodies linking upland habitat to the sea. The protection of these resources and the provision of associated maritime support businesses and facilities, such as docks, harbors, vessel and gear repair facilities, marine gear sales and supply outlets, and seafood processing and shipping facilities is essential to sustain the commercial fishing industry.

POLICY 10.11 ~~IT IS THE POLICY OF THE CBJ~~ TO FACILITATE THE CAREFUL DEVELOPMENT OF ECONOMICALLY-VALUABLE NATURAL RESOURCES WHILE AVOIDING, MINIMIZING, AND/OR MITIGATING ADVERSE ENVIRONMENTAL AND/OR ECONOMIC IMPACTS TO OTHER ~~LOCAL OR REGIONAL-CBJ~~ BUSINESS SECTORS.

Standard Operating Procedures

~~10.11.SOP-SOP1~~ Work with State and Federal agencies to promote natural resource development that is compatible with the policies contained in this Plan.

Comment [bsl42]: This SOP may belong in the Economic Development chapter (5).

~~10.11.SOP-SOP2~~ Maintain close coordination in the review process for State permit activities that affect land and habitat ~~within the borough boundaries~~CBJ.

Development Guideline

~~10.11.DG-DG1~~ When reviewing permits for resource extraction and harvesting activities, identify and seek to mitigate off-site impacts that may affect fish and wildlife habitat ~~or and~~ air and water quality necessary to sustain other economic sectors or subsistence activities in the ~~CBJ~~community.

Implementing Actions

~~10.11.IA-IA1~~ Formulate management plans for resource-related activities such as sand and gravel extraction, mining and timber harvesting on CBJ-owned lands. These plans should include measures to avoid or mitigate off-site impacts to adjacent and downstream neighborhoods and habitat and should include plans for remediation and reuse of the land after depletion of the resource.

~~10.11.IA-IA2~~ Review Land Use Code provisions regarding timber harvesting. Consider exerting jurisdiction over logging areas larger than 10 acres, adopting regulations to guide timber harvesting, and clarifying the Code to distinguish between land clearing and timber harvest and to establish when logging operations require land use permits.

~~10.11.IA-IA3~~ Review Land Use Code provisions regarding home-based, small-scale and medium-scale agriculture and harvesting of flora. Encourage such activities to use careful soil and water management practices, non-invasive and non-synthetic fertilizers and pesticides to assure sustainability over the long-term. [see also ~~10.7.IA-IA3~~]

~~10.11.IA-IA4~~ Encourage the use of CBJ-owned land for sustainable harvesting of natural products to develop value-added products in cottage industries ~~to support the local economy~~.

Waterfront Commercial and Industrial Development

Because of the ~~CBJ's~~community's dependence upon waterborne transportation and commerce, careful development of waterfront areas for commercial/industrial uses is critical to the area's continued economic vitality. Adequate docks and harbors are ~~critical to~~imperative for the ~~CBJ's~~community's future economic health. This subject is discussed more specifically in the

discussion of the Seafood and Commercial Fishing Industry in the “Port Facilities” sections of Chapters 5 and 8 of this Plan. The CBJ government should identify and reserve waterfront areas that are appropriate for such facilities based on their physical suitability and access to transportation modes on land and water. The CBJ government should also undertake measures to protect important shoreline fish and wildlife habitat and other sensitive coastal resources.

At least as important as waterfront facilities is the maintenance and protection of the waterway serving those facilities. Juneau is fortunate to have several protected port and harbor areas, but obstacles to maritime travel also exist and must be acknowledged. Although it is considered a navigable waterway by the federal government, the CBJ government does not consider Gastineau Channel navigable within the boundaries of the Mendenhall Wetlands State Game Refuge, as this portion of the channel is only navigable at high tides for a short period of time, and even then it is impossible for large vessels. The federal classification of this waterway as navigable requires the protection of an above-water area free and clear of obstructions that is equal to the unobstructed area under the Juneau-Douglas Bridge, which makes the design and construction of a North Douglas Crossing much more difficult and expensive than it would be if this channel were not so designated.

Comment [bsi43]: Relocated from 10.12 – DGI

POLICY 10.12 ~~IT IS THE POLICY OF THE CBJ~~ TO DESIGNATE AND RESERVE WATERFRONT LAND WITH ADEQUATE SERVICES AND IN APPROPRIATE LOCATIONS FOR WATER-DEPENDENT RECREATION, PUBLIC ACCESS AND COMMERCIAL/INDUSTRIAL ACTIVITIES WHILE PROTECTING IMPORTANT FISH AND WILDLIFE HABITAT AND OTHER COASTAL RESOURCES.

Standard Operating Procedures

10.12.~~SOP - SOP~~1 As part of a careful planning analysis of the uses of ~~CBJ~~ shoreline areas, designate lands on the Comprehensive Plan Land Use Maps that are suitable for water-dependent uses such as new or expanded ~~CBJ~~ docks, harbors and port facilities, marine drayage facilities, cruise ship facilities, recreation and tourism boat facilities, marine fuel depots, fisheries gear and vessel repair facilities, ice plants, landing and loading facilities, marine gear sales and service outlets, and public access to the water and shoreline facilities. Designate these areas as Waterfront Marine Commercial (MWC) or Waterfront Commercial/Industrial (WCI) lands on the Land Use maps in this Plan, and as appropriate zones in the Land Use and Zoning mMaps, at and prohibit non-water-dependent uses such as office or non-maritime-related commercial uses within those districts. Allow residences above water-dependent uses in MWC-designated lands, and prohibit permanent residences other than caretaker units in WCI-designated lands. Assure public access to the shoreline and waters for passive and active recreation uses.

10.12.~~SOP - SOP~~2 Within the Capital Improvement Program (CIP), identify special infrastructure needs for port and water-dependent development.

10.12.~~SOP - SOP~~3 Maintain and improve design review procedures to assure that proposals for waterfront development are evaluated with regard to site design, building placement, protection of view corridors from the sea and to the sea, exterior lighting, public access, water quality, and other factors related to surrounding properties, land uses and public facilities.

Development Guideline

10.12-DG-DG1 Deep water ports and navigable waters are valued assets and are critical to the sustainability of our economy and the livability of Juneau. New development along the shoreline should ensure that deep water navigable lanes for barges, the Coast Guard, commercial fishing vessels, research vessels, and other marine vessels critical to the local economy are protected from encroachment from incompatible land uses or physical obstructions.

~~Although it is considered a navigable waterway by the Federal government, the CBJ does not consider Gastineau Channel navigable within the boundaries of the Mendenhall Wetlands State Game Refuge, as this portion of the channel is only navigable at high tides for a short period of time, and even then it is impassible for large vessels. The Federal classification of this waterway as navigable requires the protection of an above-water area free and clear of obstructions that is equal to the unobstructed area under the Juneau-Douglas Bridge, which makes the design and construction of a North Douglas Crossing much more difficult and expensive than it would be if this channel were not so designated.~~

Implementing Action

~~10.12 - IA1 Work with the state and federal governments to remove the navigable waterway designation from that portion of Gastineau Channel that cannot reasonably be navigated.~~

~~10.12 - IA2 Work with other southeast Alaska communities to support regional economic development goals and to minimize unnecessary duplication of waterfront services and infrastructure where possible.~~

Comment [bs144]: Added to replace the second half of 10.12 – DG1, which was moved to the introduction of this section.

Comment [bs145]: Suggested by Commissioner Bennett

Mixed Use Development

Downtown Juneau is the government, employment, tourism, historical and cultural center of the ~~CBJ~~ community as well as a residential neighborhood and commercial area. A strong ~~d~~Downtown commercial area is critical to ~~the CBJ's~~Juneau's social and economic vitality. Downtown Juneau, however, has seen the historic mix of small retail and residential uses eroded and, in some cases, replaced by tourist-oriented and government office use. Downtown Juneau near the cruise ship docks has become heavily congested during the summer months with visitor-oriented retail uses. As the cruise ships leave port in the evening, there is little opportunity for passengers to support restaurants, arts or entertainment activities in ~~the d~~Downtown. During the summer tourist season, government workers leave ~~d~~the Downtown after work to escape congestion and ~~d~~Downtown businesses are left to cater to low-wage seasonal workers and local young adults; these groups are not capable, by themselves, of sustaining a vibrant and diverse business community. At the end of the summer tourist season, many of the tourist-oriented businesses close shop and ~~d~~the Downtown seems deserted ~~during the tourism off season~~. The Downtown is in need of a greater proportion of residential uses to support a 24-hour, year-round community. This can be achieved by encouraging and facilitating mixed uses. Introducing year-round cultural destinations, an arts and entertainment district, and housing above, behind, and next to shops would create a vibrant, year-round community. This community should be walkable, with transit, bikes and walking as the primary means of intra-city travel.

Mixed use development is also seen as an avenue to implement several *Comprehensive Plan* policies, notably those pertaining to compact development, energy efficiency/sustainability,

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efficient transit services, and affordable housing. Locations outside of the ~~d~~Downtown core that are suitable for mixed use development include ~~d~~Downtown Douglas, the village center of Auke Bay near the University, and areas in and around shopping malls and near major employment centers. It should be noted that in mixed use areas around the airport, owners should be required to notify prospective tenants and buyers of aircraft noise impacts.

POLICY 10.13 ~~IT IS THE POLICY OF THE CBJ~~ TO PROVIDE FOR AND ENCOURAGE MIXED USE DEVELOPMENT THAT INTEGRATES RESIDENTIAL, RETAIL AND OFFICE USE IN DOWNTOWN AREAS, SHOPPING CENTERS, ALONG TRANSIT CORRIDORS, AND IN OTHER SUITABLE AREAS.

Standard Operating Procedures

10.13.~~SOP - SOP~~1 Maintain ~~a one or more~~ categories on the Comprehensive Plan Land Use Maps and the Zoning Maps that allows high density residential and retail and office uses as mixed use developments. Provision of public transit services to mixed use developments would justify lower parking requirements, particularly for housing to be occupied by students, seasonal workers, the elderly and/or mobility-impaired persons.

10.13.~~SOP - SOP~~2 Maintain and improve provisions in the Land Use Code that include performance standards covering building height, site coverage, landscaping, buffering from incompatible uses, access, signage, parking and other design standards in the Mixed Use zones. Maintain and improve design review procedures to assure that proposals for mixed use development are evaluated with regard to site design, building placement, parking, landscaping, exterior lighting, and other factors ensuring privacy and livability of the project residents as well as factors to ensure the project is compatible with, and a good neighbor to, surrounding properties, land uses, and public facilities.

Implementing Actions

10.13.~~IA - IA~~1 Rezone the land areas so designated in this Plan for appropriate mixed use designations.

10.13.~~IA - IA~~2 Establish development standards and design guidelines for new mixed use developments patterned on the Transit Oriented Development guidelines cited in Chapter 3 of this Plan.

10.13.~~IA - IA~~3 Conduct an area plan for the Auke Bay community to create an attractive, pedestrian-oriented marine mixed use village that promotes affordable housing and accommodates the space and livability needs and objectives of residents, University students and faculty, recreational enthusiasts, fishermen and women, business operators, property owners, and area fish and wildlife.

10.13.~~IA - IA~~4 Conduct an area plan for ~~d~~Downtown Douglas to protect and guide the redevelopment of an attractive, pedestrian-oriented marine and mixed use town that promotes affordable housing and accommodates the space and livability needs and objectives of residents,

recreational enthusiasts, fishermen and women, business operators, property owners, and area fish and wildlife.

Public Uses

POLICY 10.14 TO RESERVE SUFFICIENT LANDS TO SUPPORT THE DEVELOPMENT OF PUBLIC FACILITIES THAT ARE ANTICIPATED TO BE NEEDED BY THE COMMUNITY IN THE FORESEEABLE FUTURE, INCLUDING RIGHTS-OF-WAY, SCHOOL SITES, PARKS, STREAM CORRIDORS, AND OTHER PUBLIC FACILITIES.

Comment [bsl46]: Drafted by staff in response to 10-9-12 discussion with Planning Commission

Standard Operating Procedure

10.14 - SOP1 Review potential land acquisitions and their proposed use for consistency with the Comprehensive Plan, and only seek acquisition of those properties that can be developed as desired in a manner that is consistent with the Comprehensive Plan.

Comment [bsl47]: Drafted by staff in response to 10-9-12 discussion with Planning Commission

Implementing Action

10.14 - IA1 Amend the Land Use Code to create new overlay zoning districts for development bonus eligibility, such as transit-oriented development (TOD or TOC), and for parks and stream corridors, ~~for~~ view corridors (View Corridor Protection Overlay District), and for Noise Notification Overlay Districts; ~~and~~ map those districts on the appropriate properties.

POLICY 10.154 IT IS THE POLICY OF THE CBJ TO RESERVE SUFFICIENT LANDS AND FACILITIES TO SUPPORT THE STATE CAPITAL FUNCTIONS IN DOWNTOWN JUNEAU, INCLUDING THE PROVISION OF ADEQUATE TRANSPORTATION, HOUSING, COMMERCE, COMMUNICATIONS SERVICES, CULTURAL AND ENTERTAINMENT ACTIVITIES AND OTHER SUPPORT SERVICES.

Standard Operating Procedure

~~10.154.SOP - SOP1~~ Identify land areas on the Comprehensive Plan Land Use Maps for a Capitol Complex in ~~d~~Downtown Juneau that would include adequate land to accommodate a Capitol building and associated office space, meeting rooms, presentation halls, transit services, parking facilities, telecommunications systems and facilities for remote testimony, media services, housing, commerce, entertainment, ~~and~~ cultural activities, and dining services.

Implementing Action

10.15 - IA1 Acquire or dispose of properties in the downtown area as appropriate to facilitate the development of uses, public and private, that further the goals for the downtown area adopted in this Comprehensive Plan and its additions as listed in the Land Use Code, CBJ 49.05.200.

Comment [bsl48]: Drafted by staff in response to 10-9-12 discussion with Planning Commission.

CHAPTER 11. ~~COMPREHENSIVE PLAN~~ LAND USE MAPS

The Comprehensive Plan Land Use Maps, generally called the “Comprehensive Plan Maps” or “Land Use Designation Maps”, display land use designations for various subareas of the ~~borough~~ CBJ. The Comprehensive Plan Maps translate the policies of the preceding chapters into specific land use designations for residential, commercial, industrial, natural areas, resource protection and institutional/public uses.

The land uses shown are expressed in a range of development intensities. All new zoning or re-zoning designations are required to be substantially consistent with the Comprehensive Plan Maps. In some cases, the Comprehensive Plan Map will provide a range of densities that can be allowed, which means that the corresponding zoning classification could be one of several selections within that range. For example, an “Urban Low Density Residential” (ULDR) Comprehensive Plan Land Use designation describes residential development with densities ranging from one to six dwelling units per acre. At the time of the drafting of this update, ~~T~~there are four Land Use Code residential zoning district designations that fall within this density range, and which could ~~then~~ be chosen as consistent with the *Comprehensive Plan*.

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In considering re-zoning requests, the Planning Commission and Assembly should aim to promote the highest and best use of the land under consideration: in some cases, the highest and best use may be increased density or more intensive use of the land; in other cases, the highest and best use may be preservation in an undisturbed state for purposes of habitat preservation, flood control, or providing a buffer between development and areas subject to natural hazards.

Additionally, the Planning Commission and Assembly must consider the existing development in and adjacent to the area of the proposed re-zone, as well as available infrastructure, neighborhood harmony, and the vision of a community composed of walkable, transit-oriented community centers that transition smoothly to single-use areas such as residential neighborhoods or industrial areas. The Comprehensive Plan Maps are not drawn at a scale, or with sufficient detail, to be considered hard and fast boundaries between land use designations in most cases; instead, zoning designations should provide for a finer-grain application of zoning controls on individual properties than the Comprehensive Plan Maps are capable of providing.

Encompassing over 3,000 square miles, the CBJ is difficult to depict unless its components are broken down into more easily mapped and displayed units. Thus, a study area was drawn from within the ~~CBJ~~borough. The study area was in turn divided into subareas. The primary presentation of land use and related policies appear in Chapters 4 (Housing), 5 (Economic Development) and the Subarea Maps and related Guidelines described later in this Chapter.

Methodology and Criteria

The Comprehensive Plan Maps were prepared after analyzing each subarea in terms of its relationship to the existing community form, adopted policies, existing natural resources, habitat

value, development patterns, suitability for additional development, and other characteristics. The steps taken to prepare the subarea maps are discussed below.

Vacant and potentially buildable land was located in each subarea and physical development constraints such as steep slopes and wetlands were evaluated. Road access, intersection capacity, utilities, adjacent land uses and existing development patterns were also analyzed. In most cases, existing patterns were reinforced with a compatible designation on the subarea maps. Most publicly-owned land within sensitive areas was designated for very low density development or resource conservation in accordance with the Natural Resource and Hazards policies described in Chapter 7 of this Plan. Designation of residential land was based on the level of existing or planned urban services, the pattern of existing subdivision(s), and compatibility with adjacent land uses.

For each subarea, the designated intensity of future development was determined in large part by whether the subarea is located in the Urban Service Area, rural areas, or New Growth Areas. For example, a key determinant for the use of land in the ~~d~~Downtown Juneau and ~~d~~Downtown Douglas areas are their characteristically urban form. The Lemon Creek, Switzer Creek, and East Mendenhall Valley areas are, overall, characteristically suburban in scale, form and density, although there are areas of high density apartments and manufactured home parks therein. Small areas around the University and Auke Bay share urban form and densities. The area west of the Mendenhall River, however, is rural in character although it is provided sewer service that, typically, warrants a suburban or urban density of development. Likewise, North Douglas is in the process of being provided sewer service that warrants denser residential development. Areas that are planned for sewer service are designated ~~transition areas that so as to allow appropriate re-zoning to higher residential densities;~~ when services and road improvements are provided, ~~should be rezoned to allow increased density of development.~~ The more remote roaded areas of Thane and Out the Road are rural and are not proposed for municipal water or sewer service within the ~~12-year~~ planning horizon of this Plan.

Commercial uses were generally designated in or adjacent to existing commercial areas if the latter are accessible to major population centers. Water-dependent commercial uses were designated for shoreline areas characterized by adequate services and marine access. Mixed Use or "Urban" style development was designated in areas near existing shopping areas, along transit corridors, in ~~d~~Downtown Juneau and Douglas and the village center of Auke Bay, based on existing development patterns, access and location.

Industrial districts were designated according to the type of industrial use therein or based on the location criteria of industrial businesses. Due to the incremental, yet significant, encroachment of commercial retail, office and service uses into industrially-zoned districts in Lemon Creek and near the airport, these areas were re-designated from industrial use to ~~heavy commercial~~ light industrial use. Other lands that had previously been designated for future park use near the airport (an abandoned sand and gravel pit) and for resource development in Lemon Creek (an active gravel pit) were designated for Resource Development; these areas are expected to be available for development in the long-term.

Waterfront areas were designated for water-dependent development, mixed with compatible commercial and residential uses, provided that public access to the water and valued view corridors are preserved.

The public/institutional designations reflect existing uses. In downtown Juneau they allow for expansion and redesign of municipal facilities and the State Capitol Complex. Public shoreline access is considered to be an important land use. The Comprehensive Plan Maps indicate existing public shoreline access points. The locations of potential small boat harbors are shown, as are potential roadway corridors.

Descriptions of Land Use Categories

The following descriptions should guide the development of Land Use Code zoning district permissible land uses, development standards and guidelines. These descriptions are intended to describe the overall character of development for each land use category and are not intended to be firm or restrictive definitions, such as with zoning district permitted and conditional uses. The Community Development Department (CDD), Planning Commission and the Assembly will use these descriptions of the character of the land use categories and zones to guide their formation of the zoning regulations for each. These land use categories and their uses reflect cultural values and economic and societal needs and, over time, the *Comprehensive Plan* descriptions of land use categories will change to reflect changing values and circumstances. Rezoning requests should be considered carefully by the CDD, Planning Commission, and Assembly in light of the existing character of the neighborhood, the community's vision for the area as it is described by the land use categories shown on the Comprehensive Plan Land Use Maps, and the particular dimensional standards and uses permitted in the adopted zoning designations available for use at that time.

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Conservation Area (CA). Conservation Areas consist of CBJ-owned Parks and Recreation Department-managed lands with recognized high value environmental qualities that are set aside for the protection and management of the natural environment with recreation, such as fishing, hiking and non-motorized boating, as a secondary objective. These may be non-anadromous fish watercourses or areas adjacent to anadromous fish streams that have been designated Stream Protection Corridors (SC), greenbelts, or high value wetlands. No development should be permitted other than structures, roads and trails necessary for the maintenance and protection of the resources or for managed public access for education and passive recreation purposes. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities.

Only the existing RR zoning district fits CA-designated lands, but this district allows resource extraction activities and other types of development that should be prevented in CA-designated lands. A new zoning designation that would reflect the sensitive nature of CA-designated lands could be adopted into the Land Use Code and then be applied to these lands.

Stream Protection Corridor (SC). On CBJ-owned lands, a SC-Stream Protection Corridor designation serves to protect anadromous fish streams and their tributaries from development that could cause pollution, erosion, depletion of groundwater infiltration or otherwise could degrade the stream corridor and its biological functions. Upon first designation, a 200 foot wide

Comment [bsl49]: This designation may be more appropriate shown on its own map set (similar to the hazards, watersheds, and SCV maps), as it is an overlay designation that is essentially placed on top of other designations.

corridor on both sides of the bank would be included within the designated corridor along anadromous fish water bodies included within the Alaska Department of Fish and Game Inventory adopted by the CBJ Assembly. However, this “base” designation should be revised and the length and breadth of the specific corridor should be determined by a scientific/biological assessment of the functionality and habitat value of the particular stream segment; the width and length of the protected corridor may be more or less than the 200-foot base protection zone. No development should be permitted other than passive, non-motorized trails, their support systems and, under special circumstances, roads and parking areas necessary for the maintenance and protection of the resources therein or to facilitate managed non-motorized public access for education and passive recreation activities. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities. The CBJ should retain ownership of these lands.

On publicly-owned lands that are not owned by the CBJ, a SC-Stream Protection Corridor designation is fixed at 200 feet from the ordinary high water mark of the shorelines of the anadromous fish creeks, streams, and lakes listed in the most recently CBJ-adopted Alaska Department of Fish and Game (ADF&G) inventory of anadromous fish streams.

Only the existing RR zoning district fits SC-designated lands, but this district allows resource extraction activities and other types of development that should be prevented in SC-designated lands. A new zoning designation that would reflect the sensitive nature of SC-designated lands could be adopted into the Land Use Code and then be applied to these lands.

Natural Area Park (NP). Natural Area Parks are CBJ-owned lands characterized by areas of natural quality designed to serve the entire community by providing fish and wildlife habitat, open space/natural areas, access to water, and opportunities for passive and dispersed recreation activities. No development should be permitted other than structures, roads and trails necessary for the maintenance and protection of the resources or for managed public access for education and passive recreation purposes; this may include parking areas, educational kiosks, cabins, rest stations and similar convenience services for the recreational enthusiast. These lands should be zoned to prevent residential, commercial, and industrial development, as well as resource extraction activities. The CBJ should retain ownership of these lands.

Only the existing RR zoning district fits NP-designated lands, but this district allows resource extraction activities and other types of development that should be prevented in NP-designated lands. A new zoning designation that would reflect the sensitive nature of NP-designated lands could be adopted into the Land Use Code and then be applied to these lands.

Recreational Service Park (RS). Recreation Service Parks include CBJ-owned lands with parks developed for active recreation, ~~and~~ programmed use, and/or community gardens, ~~and may be a single use or activity area. Examples include Bonnie Brae mini park, Chicken Yard neighborhood park, Savikko community park, Community Gardens, Eaglecrest, and the Hank Harmon Rifle Range. The Kaxdigoowu Heen Trail is part of a Recreation Service Park. An All-Terrain Vehicle (ATV) riding park would be an appropriate use of lands under this designation.~~ Recreation, parking, playgrounds and fields, ski lifts, All-Terrain Vehicle (ATV) riding parks, rifle ranges, operations and maintenance-related structures ~~and activities~~ are typical possible uses ~~or~~ components of RS-designated lands. These lands should be zoned to prevent residential,

commercial, and industrial development, as well as resource extraction activities beyond those accessory to park ~~infrastructure~~ development. The CBJ should retain ownership of these lands.

Although existing RS-designated lands are found in many different zoning districts, the existing RR zoning district generally fits RS-designated lands best, except that the RR zone allows resource extraction activities and other types of development that should be prevented in RS-designated lands. In some cases, the type of recreation or programmed use proposed for a property would not be allowed in the RR zoning district, and D-1 or other zoning designations may be a better fit for the property. A new zoning designation that would reflect the sensitive nature of RS-designated lands could be adopted into the Land Use Code and then be applied to these lands. However, as many of the existing RS-designated lands are smaller than the minimum area required for a unique zone, these lands must remain in zone that surrounds or abuts them. Therefore, RS-designated lands may be found in RR, D-1, D-3, D-5, D-10SF, D-10, D-15, D-18, WC, MU, and MU2 zoning districts. Any new residential, mixed-use, or commercial zoning district that is adopted into the Land Use Code could also include RS-designated lands.

Recreational Resource (REC). Land primarily under federal or state management for a range of resources, such as timber, minerals, fish and wildlife and recreation uses, including recreation cabins. Uses may include small-scale, visitor-oriented, and/or seasonal recreational facilities. These lands should be zoned to prevent residential, commercial, and industrial development.

Only the existing RR zoning district fits REC-designated lands, but this district allows resource extraction activities and other types of development that should be prevented in REC-designated lands. A new zoning designation that would reflect the sensitive nature of REC-designated lands could be adopted into the Land Use Code and then be applied to these lands.

Watershed (WS) Watershed lands are in natural, largely undisturbed states that provide, or could in the future provide, water supplies for domestic water consumption. Any development within WS-designated lands should be designed and/or use Best Management Practices to avoid negative impacts to water quality.

Watersheds are overlay land use designations that transcend other land use designation boundaries. Although any zoning district could be overlaid by the WS land use designation, only the existing RR zoning district fits WS-designated lands, but this district allows resource extraction activities and other types of development that should be prevented in WS-designated lands. A new zoning designation that would reflect the sensitive nature of WS-designated lands could be adopted into the Land Use Code and then be applied to these lands.

Hazard Area (HA) Hazard Area lands have characteristics that could pose hazards to the general public and, therefore, development therein should be prohibited or, if allowed, should be designed and operated in such a way as to ameliorate any adverse impacts associated with the identified hazard. Examples of hazardous lands include areas with moderate to high potential for avalanche or mass-wasting/landslide events. Lands within Hazard Area designations may be zoned for a mix of zoning districts, most particularly the same district as the surrounding lands. CBJ-owned lands in hazard areas should be retained in CBJ ownership.

Hazard areas are overlay land use designations that transcend other land use designation boundaries. Although any zoning district could be overlaid by the HA land use designation, residential densities should be kept low unless substantial effort to protect residents is made in project design and construction.

Scenic Corridor/Viewshed (SCV) This designation is suitable for CBJ-owned and other public lands whose views of, or whose near and/or distant views from the locale, are deemed as spectacular and/or represent a significant and important representation of the visual character of the CBJ. The views of, or from, the designated SCV land area toward public vista points or viewsapes:

1. demonstrate a scenic view of great natural beauty, a spectacular landscape, an important historic building or site;
2. provide views of the aurora borealis, sea, harbors, or of a cityscape that is a “signature” viewscape of the CBJ; and,
3. is valued by residents and visitors alike and conveys the CBJ-Juneau area as a special place.

Lands within the scenic corridor or viewscape should be protected from visual intrusion or obstructions from structures, night light and glare, invasive flora, and/or other similar elements that would diminish the visual prominence of the viewscape. Lands within SCV designations may be zoned for a mix of zoning districts, most particularly the same district as the surrounding lands; however, any new zoning request or rezoning application should identify specific view corridors that would be protected by any new development therein. Land uses that do not require view-blocking structures should be permitted, such as public vista plazas and seating areas, community gardens, boat launch facilities, fishing areas or utility poles.

Scenic Corridors/Viewsheds are overlay land use designations that transcend other land use designation boundaries. Although any zoning district could be overlaid by the SCV land use designation, individual projects should be reviewed for potential impacts to SCV-designated lands. The Land Use Code should include provisions that allow staff and/or the Planning Commission to deny or conditionally approve projects that might negatively impact SCV-designated lands or the viewscape therefrom.

Institutional and Public Use (IPU). Lands that are in public ownership and dedicated for a variety of public uses, such as the University of Alaska Southeast; local, State and Federal government uses; and for such public facilities as community gardens, schools, libraries, fire stations, treatment plants, and public sanitary landfills. Included are potential sites for future boat harbors, schools, parks, farmers markets, publicly-supported arts events, permitted arts or food-service kiosks or sales activities, parking facilities and road and public transit system easements. Also included are public aircraft facilities.

The public use of these lands will vary widely, so IPU-designated lands can be under any zoning district, with the uses thereon appropriate for that zone as regulated in the Table of Permissible Uses (CBJ 49.25.300); the zone of any particular public use should be the same district as the surrounding or abutting lands. The public use of these lands can be accommodated by any appropriate zoning district, most particularly the same district as the surrounding lands.

Transit Corridors (TC). Bus Rapid Transit (BRT) Corridors, fixed guideway Transit Corridors, or other major transit routes, including land for common carrier passenger transportation service

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~~that is available to any person who pays a prescribed fare and that operates on established schedules along designated routes with specific stops. Park & Ride parking facilities and other off-site parking facilities may also be accommodated within Transit Corridors. Transit Corridors can be expected to support Affordable Housing, Transit-Oriented Corridor, and Transit-Oriented Development overlay zoning districts.~~

Resource Development (RD). Land to be managed primarily to identify and conserve natural resources until specific land uses are identified and developed. Such specific uses may include, where appropriate, resource extraction and development, recreational and visitor-oriented facilities, and residential uses. The area outside the study area of this *Comprehensive Plan* is considered to be designated Resource Development.

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~~The existing RR zoning district fits RD-designated lands. A new zoning designation that would reflect the intent of RD-designated lands could be adopted into the Land Use Code and then be applied to these lands. After available resources have been extracted from these lands, they should be re-designated and re-zoned.~~

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

~~The RR and D-1 zoning districts are appropriate zones for the RDR land use designation.~~

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

~~The RR, D-1, and D-3 zoning districts are appropriate zones for the RLDR land use designation~~

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

~~The RR, D-1, D-3, and D-5 zoning districts are appropriate zones for the ULDR land use designation. The Convenience Store overlay zone is also appropriate for ULDR-designated lands.~~

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

The D-5, D-10SF, D-10, D-15, and D-18 zoning districts are appropriate zones for the MDR land use designation. The Convenience Store, Affordable Housing, and Transit Oriented overlay zones are also appropriate for MDR-designated lands.

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

Only the existing D-10SF zoning district is an appropriate zone for the MDR/SF land use designation. The Convenience Store, Affordable Housing, and Transit Oriented overlay zones are also appropriate for MDR-designated lands. A new zoning designation that would allow single-family development at densities of up to 20 units per acre could be adopted into the Land Use Code and then be applied to these lands.

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

Comment [bsi50]: This designation does not appear on any of the maps.

The D-18 zoning district is the only existing zoning district that is appropriate in this land use designation. New zoning designations that allow residential densities within the range of 18 to 60 units per acre with limited commercial uses permitted as regulated in the Table of Permissible Uses (CBJ 49.25.300) could be adopted into the Land Use Code and then be applied to these lands.

Mixed Use (MU)Urban (U). These lands are characterized by high density residential and non-residential land uses in downtown areas and around shopping centers, the University, major employment centers and public transit corridors, as well as other areas suitable for a mixture of retail, office, general commercial, and high density residential uses at densities ranging from at 18 or more to 60-residential units per acre. Residential and non-residential uses could be combined within a single structure, including off-street parking. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land.

Comment [bsi51]: Although the “MU” designation caused confusion due to the existence of an MU zoning district, staff is not comfortable with the currently-proposed “Urban” designation, either. This term is too strong for most of the areas described, and is likely to alienate residents who do not want to live in an urban environment. It may be more appropriate to call these areas by another name, such as: Community Center/Central Community; Walking District; Convenience District; Main Street District; Core; or other.

The LC, GC, WC, MU, and MU2 zoning districts are all appropriate in this land use designation. New zoning designations that allow residential densities of 18 or more units per acre could be adopted into the land use code and then be applied to these lands.

Marine Mixed Use (M/MU). These lands are characterized by high density residential and non-residential land uses in areas in and around harbors and other water-dependent recreational or commercial/industrial areas. Suitable locations include Auke Bay, Downtown Juneau, Downtown Douglas, and the waterfront areas of the West Douglas and Echo Cove New Growth Areas when Master Development Plans are developed. Typically, neighborhood-serving and marine-related retail, marine industrial, personal service, food and beverage services, recreational

services, transit and transportation services should be allowed and encouraged, as well as medium- and high-density residential uses at densities ranging from 10 to 60 residential units per acre. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land. Float homes, live-a-boards, and house boats, if necessary services (such as sewer) are provided to berthing locations, are appropriate for these areas.

The LC, GC, WC, MU, and MU2 zoning districts are all appropriate in this land use designation. New zoning designations that allow residential densities within the range of 10 to 60 units per acre as well as commercial uses could be adopted into the land use code and then be applied to these lands.

Transit Corridors (TC). Transit Corridors are areas where overlay districts and development bonuses provide incentives for increased residential densities and mixed-use, walkable, transit-oriented development. Benefits extended to properties within Transit Corridors may include lower parking requirements, taller building height restrictions, greater lot coverage limits, and other regulatory relaxations determined to be appropriate for the areas. Transit Corridors extend ¼ mile from transit routes identified as eligible for Transit Corridor overlay or bonus application. Transit Corridor overlay and bonus benefits are lower than for Transit Oriented Nodes or Transit Oriented Corridors.

Transit Oriented ~~Development~~ Corridor (TOCD~~(TOD)~~). These lands are located with one-quarter mile of a bus transfer point, express bus stop, or along a major bus route with short headways and long service hours. This area is characterized by high density residential and non-residential land uses in ~~d~~owntown areas, in or near shopping centers, near the University and major employment centers. Residential and non-residential uses could be combined within a single structure, including off-street parking. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land. Park & Ride parking facilities and other off-site parking facilities may also be accommodated within TOC-designated lands.

Transit Oriented Corridor is an overlay land use designation that transcends other land use designation boundaries. Although any zoning district could be overlaid by the TOC land use designation, the TOC designation indicates that uses should be mixed and residential densities high (18 to 60 or more dwellings per acre) in any underlying land use designation or zoning district. High-density Residential (18 units per acre or more), Commercial (GC, LC, and WC) as well as Mixed-Use (MU and MU2) zoning districts are all appropriate within TOC-designated lands. Transit Oriented Corridor-designated lands may also be designated as Affordable Housing Overlay zoning districts or other bonus-eligible areas.

Benefits extended to properties within Transit Oriented Corridors may include lower parking requirements, taller building height restrictions, greater lot coverage limits, and other regulatory relaxations determined to be appropriate for the areas.

Transit Oriented Corridor bonuses and overlay areas may require design features identified in Chapter 3 of this plan to be incorporated in projects for bonuses or other regulatory benefits.

Transit Oriented Corridor overlay and bonus benefits are lower than for Transit Oriented Nodes and higher than for Transit Corridors.

Transit Oriented Node (TON). These lands are located with one-half mile of a bus transfer point, express bus stop, or around a major bus stop on a route with short headways and long service hours. This area is characterized by high density residential and non-residential land uses in downtown areas, in or near shopping centers, near the University and major employment centers. Residential and non-residential uses should be combined within a single structure, including off-street parking. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land. Park & Ride parking facilities and other off-site parking facilities may also be accommodated within TON-designated lands.

Transit Oriented Node is an overlay land use designation that transcends other land use designation boundaries. Although any zoning district could be overlaid by the TON land use designation, the TON designation indicates that uses should be mixed and residential densities high (30 to 60 or more dwellings per acre) in any underlying land use designation or zoning district. High-density Residential (30 units per acre or more), Commercial (GC, LC, and WC) as well as Mixed-Use (MU and MU2) zoning districts are all appropriate within TON-designated lands. Transit Oriented Node-designated lands may also be designated as Affordable Housing overlay zoning districts or other bonus-eligible areas.

Benefits extended to properties within Transit Oriented Nodes may include lower parking requirements, taller building height restrictions, greater lot coverage limits, and other regulatory relaxations determined to be appropriate for the areas.

Transit Oriented Node bonuses and overlay areas require design features identified in Chapter 3 of this plan to be incorporated in projects for bonuses or other regulatory benefits. Transit Oriented Node overlay and bonus benefits are higher than for Transit Oriented Corridors and Transit Corridors. Overlay and bonus benefits are highest within ¼ mile of the transit stop identified as the node center but available at lower levels within ½ mile of the node center.

~~Transition Area (T). Predominately undeveloped or low density residential areas within the Urban Service Area boundary that do not yet have public sewer, water, or other specified improvements. A transition area is shown as a lower density classification that would undergo a transition (T) to the specifically named higher density classification once the needed improvements are made.~~

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

~~The LC, GC, WC, MU, and MU2 zoning districts are all appropriate in the C land use designation. New zoning designations that allow residential densities within the range of 18 to 60~~

units per acre as well as commercial uses could be adopted into the land use code and then be applied to these lands. Affordable Housing and Transit Oriented overlay districts and density-bonuses are also appropriate for lands in this designation.

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

The WI and I zoning districts are both appropriate in the LI land use designation.

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

The RR, I, and WI zoning districts are all appropriate in the IND land use designation. A new zoning district that allowed fewer commercial uses than the I zone does currently could be adopted into the land use code and then be applied to these lands.

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

The WC and WI zoning districts are appropriate in the MC land use designation. A new zoning district that allowed up to 18 dwelling units per acre when accompanied by water-dependent uses could be adopted into the land use code and then be applied to these lands.

Waterfront Commercial/Industrial (WCI). Land to be used for water-dependent heavy commercial and industrial uses such as marine transportation terminals, large or small boat marinas, boat repair, shipyards, marine freight handling areas, fish buying and processing plants,

ice plants, marine hatcheries, and marine parks. Residential uses would not be allowed in Waterfront Commercial/Industrial Districts, with the exception of caretaker units.

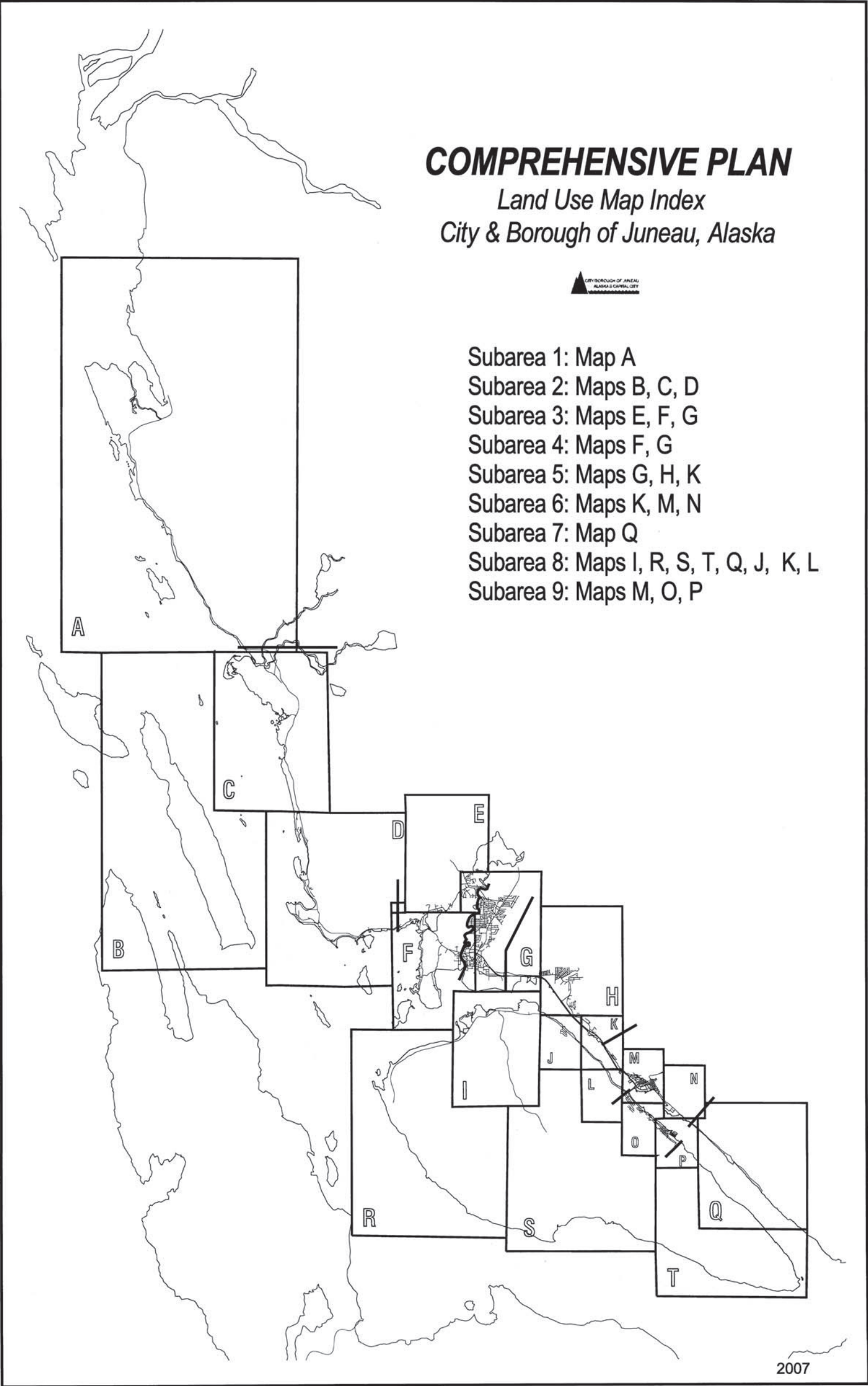
| Only the existing WI zoning district fits WCI-designated lands.

Subarea Maps and Subarea Guidelines and Considerations

The Subarea Maps section describes subarea land use on maps and with text. It lists the particular guidelines and considerations that should influence land use decisions for the Subareas. Resources and hazards are shown for each subarea and are intended to be informational. For each subarea there is also a discussion of factors that will influence the future direction of the subarea. Finally, guidelines for future subarea planning, including capital improvements and permit review considerations that ~~have~~ emerged from the 2008is Comprehensive Plan uUpdate process, are listed.

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The nine subareas are shown on the Land Use Map Index.



Map A

Berners Bay

Subarea 1
Eagle River to Berners Bay

LYNN CANAL

Point Bridget State Park

Cedar Lake Trail

Point Bridget Trail

MAB ISLAND NP

Bridget Cove

Yankee Cove

BENJAMIN ISLAND

RALSTON ISLAND

Subarea 2
Lena Cove to Eagle River

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City & Borough of Juneau
Alaska's Capital City
Adopted October 20th, 2008
Ordinance No. 2008-30

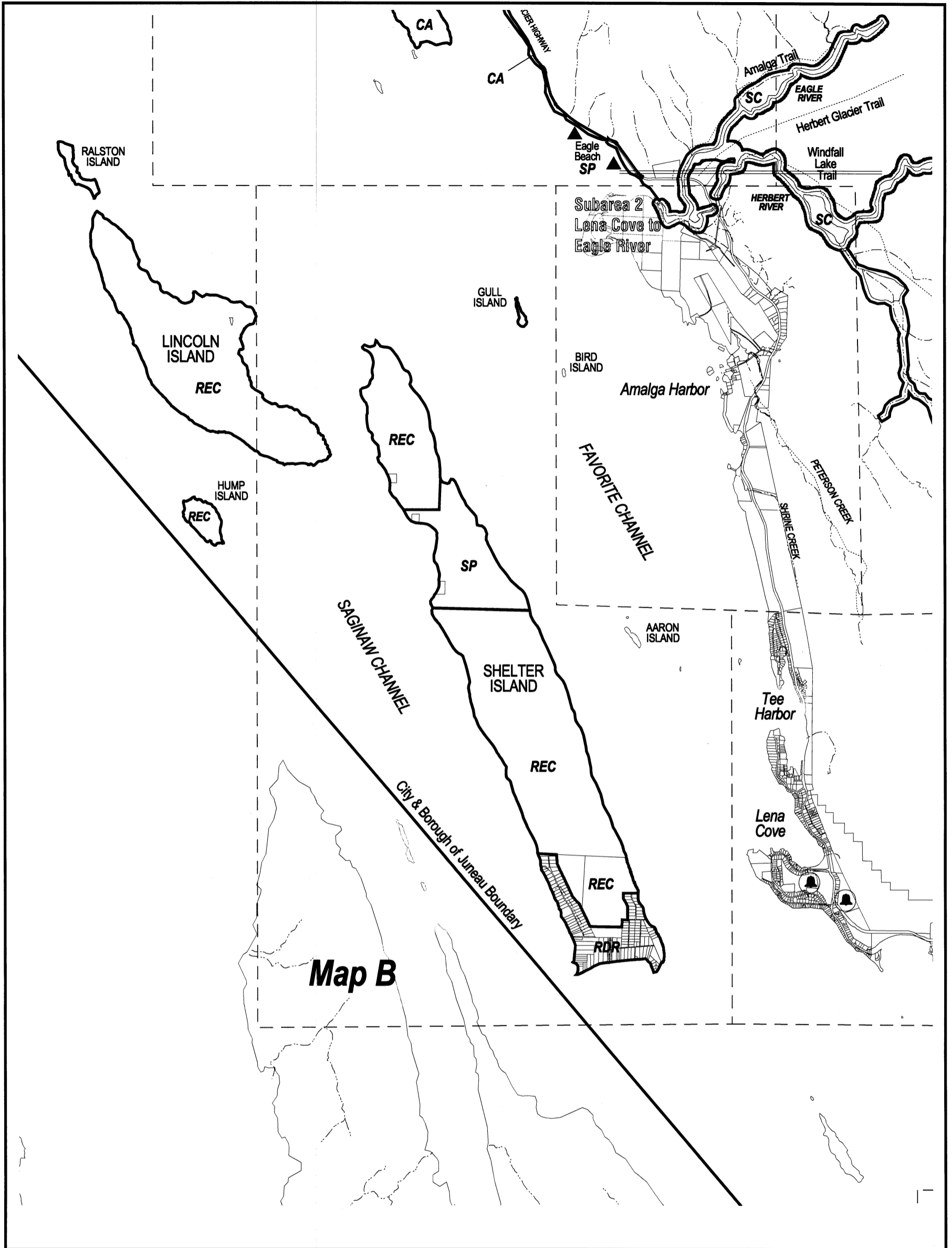
- NATURAL RESOURCE**
- REC** Recreational Resource
 - RD** Resource Development
 - SP** State Park
 - NP** CBJ Natural Area Park
 - RS** CBJ Recreational Service Park
 - CA** CBJ Conservation Area
 - SC** Stream Protection Corridor
- COMMERCIAL INDUSTRIAL**
- C** Commercial
 - MC** Marine Commercial
 - WCI** Waterfront Commercial Industrial
 - LI** Light Industrial
 - HI** Heavy Industrial

- RESIDENTIAL**
- RDR** Rural Dispersed Residential
 - RLDR** Rural Low Density Residential
 - ULDR** Urban Low Density Residential
 - MDR/SF** Medium Density Residential- Single Family
 - MDR** Medium Density Residential
 - HDR** High Density Residential
 - U** Urban
 - MMU** Marine Mixed Use
- PUBLIC**
- IPU** Institutional and Public Use
 - Existing School
 - Potential School Location
- ROADS TRAILS**
- Potential Arterial (alignment not specific)
 - Potential Road (alignment not specific)
 - Trails

- OTHER**
- New Growth Areas
 - Mendenhall Wetlands
 - State Game Refuge
 - Subarea Boundary
 - Urban Service Area
 - Beach Access
 - Streams

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.

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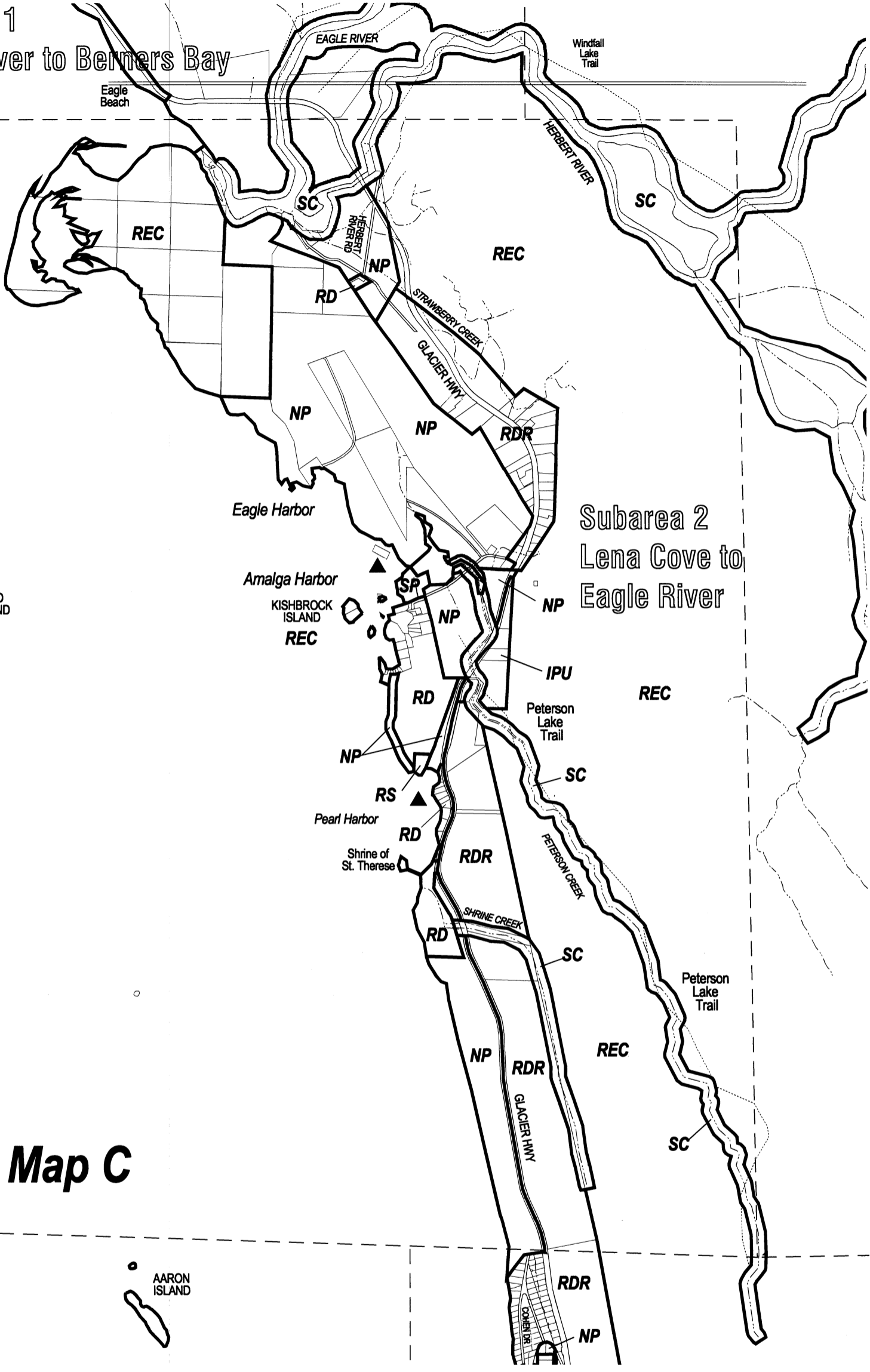
NATURAL RESOURCE	REC	Recreational Resource	RESIDENTIAL	RDR	Rural Dispersed Residential	OTHER		New Growth Areas	Urban Service Area Beach Access Streams
	RD	Resource Development		RLDR	Rural Low Density Residential			Mendenhall Wetlands	
	SP	State Park		ULDR	Urban Low Density Residential			State Game Refuge	
	NP	CBJ Natural Area Park		MDR/SF	Medium Density Residential- Single Family			Subarea Boundary	
	RS	CBJ Recreational Service Park		MDR	Medium Density Residential				
	CA	CBJ Conservation Area		HDR	High Density Residential				
	SC	Stream Protection Corridor		U	Urban				
COMMERCIAL INDUSTRIAL	C	Commercial	IPU	Institutional and Public Use					
	MC	Marine Commercial		Existing School					
	WCI	Waterfront Commercial Industrial		Potential School Location					
	LI	Light Industrial		Potential Arterial (alignment not specific)					
	HI	Heavy Industrial		Potential Road (alignment not specific)					
ROADS TRAILS				Trails					

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NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.

Subarea 1
Eagle River to Berners Bay

Subarea 2
Lena Cove to
Eagle River



Map C

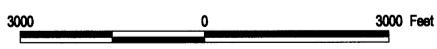
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	RD	Resource Development
	SP	State Park
	NP	CBJ Natural Area Park
	RS	CBJ Recreational Service Park
	CA	CBJ Conservation Area
	SC	Stream Protection Corridor
COMMERCIAL INDUSTRIAL	C	Commercial
	MC	Marine Commercial
	WCI	Waterfront Commercial Industrial
	LI	Light Industrial
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RESIDENTIAL	RDR	Rural Dispersed Residential	
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	MDR	Medium Density Residential	
	HDR	High Density Residential	
	U	Urban	
	MMU	Marine Mixed Use	
	PUBLIC	IPU	Institutional and Public Use
			Existing School
		Potential School Location	
ROADS TRAILS		Potential Arterial (alignment not specific)	
		Potential Road (alignment not specific)	
		Trails	

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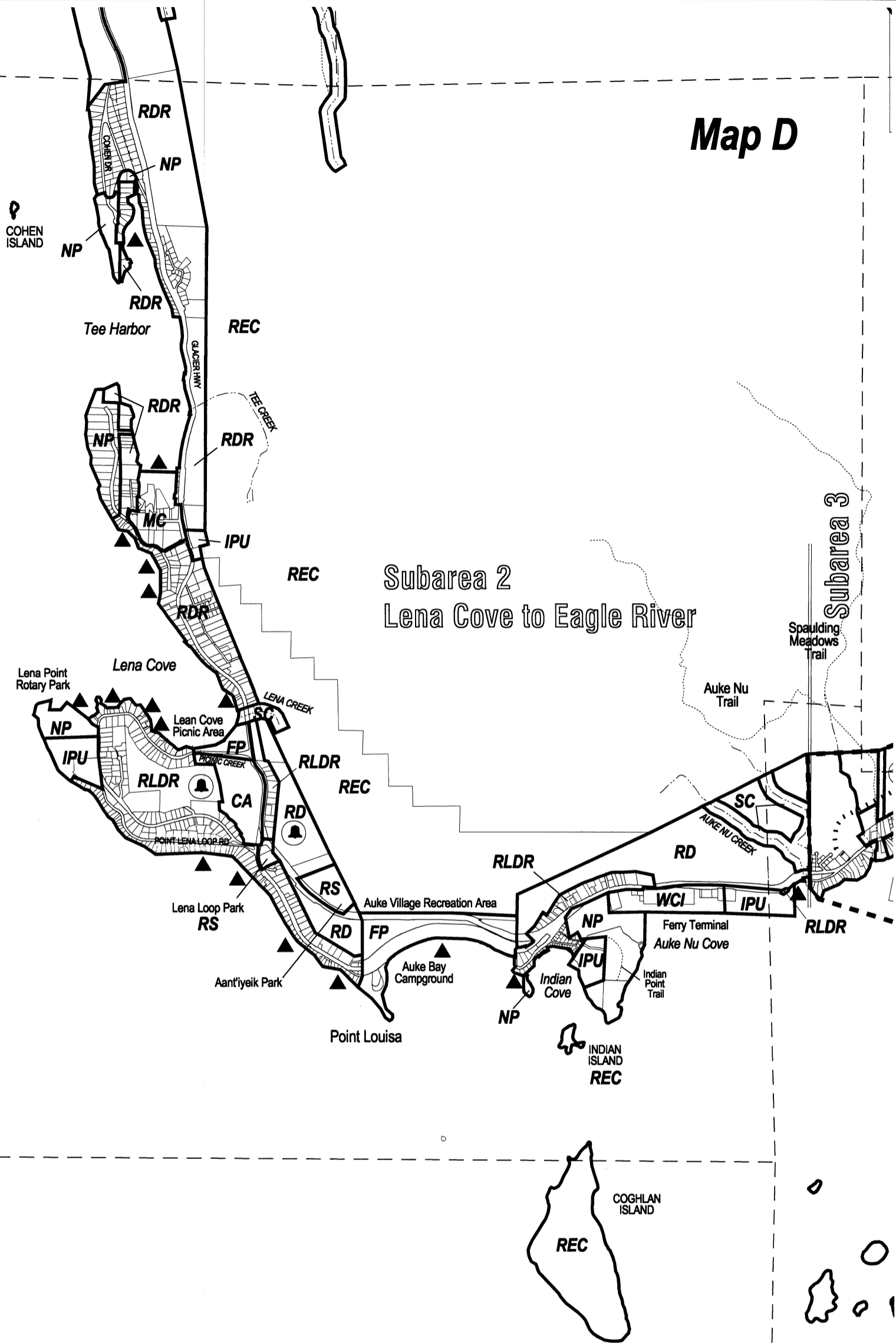
	New Growth Areas		Urban Service Area
	Mendenhall Wetlands		Beach Access
	State Game Refuge		Streams
	Subarea Boundary		

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.



Map D

Subarea 2 Lena Cove to Eagle River



NATURAL RESOURCE	REC	Recreational Resource
	RD	Resource Development
	SP	State Park
	NP	CBJ Natural Area Park
	RS	CBJ Recreational Service Park
	CA	CBJ Conservation Area
COMMERCIAL INDUSTRIAL	C	Commercial
	MC	Marine Commercial
	WCI	Waterfront Commercial Industrial
	LI	Light Industrial
	HI	Heavy Industrial

RESIDENTIAL	RDR	Rural Dispersed Residential	
	RLDR	Rural Low Density Residential	
	ULDR	Urban Low Density Residential	
	MDR/SF	Medium Density Residential- Single Family	
	MDR	Medium Density Residential	
	HDR	High Density Residential	
	U	Urban	
	M/MU	Marine Mixed Use	
	PUBLIC	IPU	Institutional and Public Use
			Existing School
		Potential School Location	
ROADS TRAILS		Potential Arterial (alignment not specific)	
		Potential Road (alignment not specific)	
		Trails	

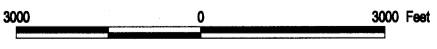
**City & Borough of Juneau
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City & Borough of Juneau
Alaska's Capital City

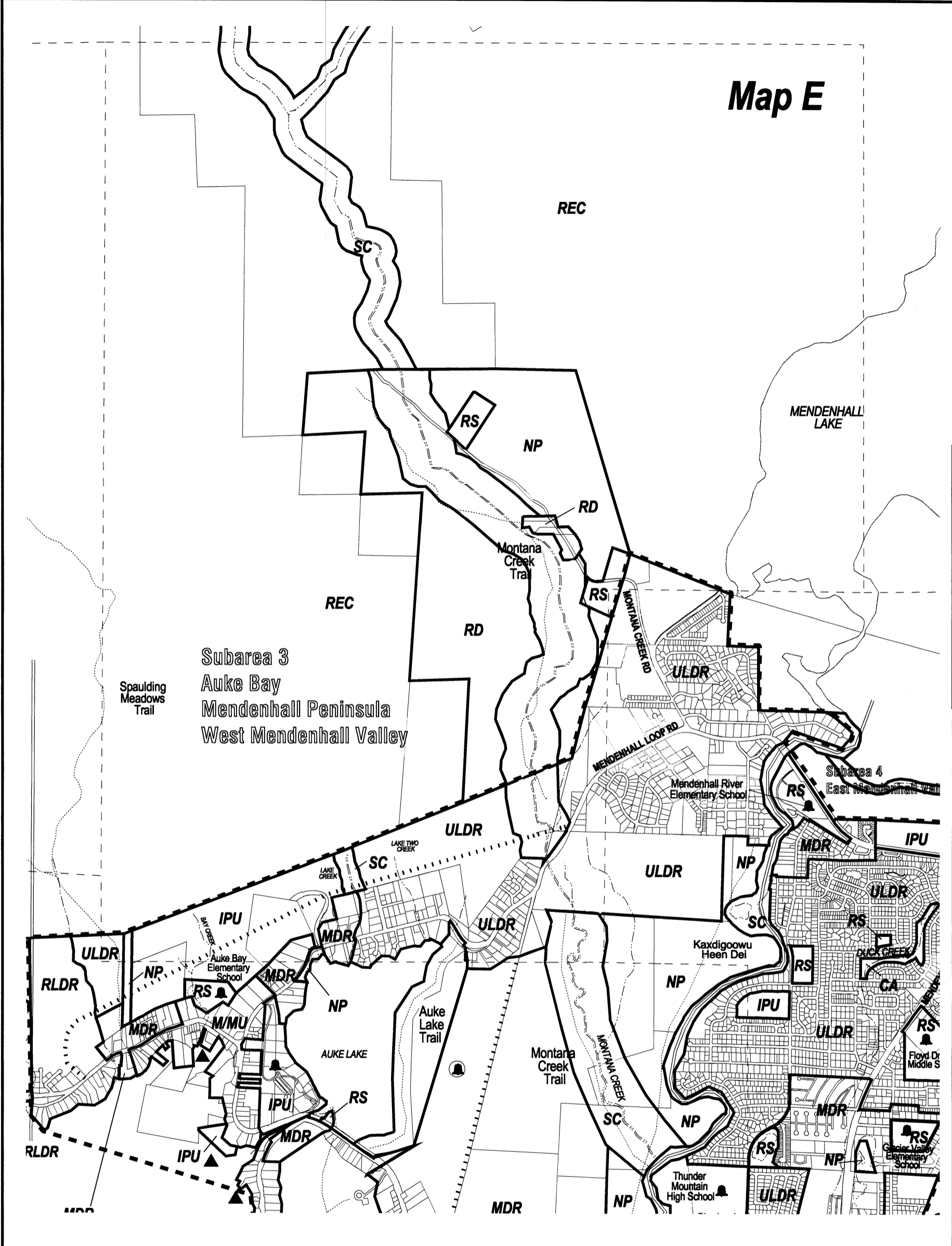
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	New Growth Areas		Urban Service Area
	Mendenhall Wetlands		Beach Access
	State Game Refuge		Streams
	Subarea Boundary		

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.



Map E



Subarea 3
Auke Bay
Mendenhall Peninsula
West Mendenhall Valley

Subarea 4
East Mendenhall

- | | | |
|-----------------------|------------|----------------------------------|
| NATURAL RESOURCE | REC | Recreational Resource |
| | RD | Resource Development |
| | SP | State Park |
| | NP | CBJ Natural Area Park |
| | RS | CBJ Recreational Service Park |
| | CA | CBJ Conservation Area |
| COMMERCIAL INDUSTRIAL | C | Commercial |
| | MC | Marine Commercial |
| | WCI | Waterfront Commercial Industrial |
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- | | | | |
|--------------|---------------|---|------------------------------|
| RESIDENTIAL | RDR | Rural Dispersed Residential | |
| | RLDR | Rural Low Density Residential | |
| | ULDR | Urban Low Density Residential | |
| | MDR/SF | Medium Density Residential- Single Family | |
| | MDR | Medium Density Residential | |
| | HDR | High Density Residential | |
| | U | Urban | |
| | M/MU | Marine Mixed Use | |
| | PUBLIC | IPU | Institutional and Public Use |
| | | | Existing School |
| | | Potential School Location | |
| ROADS TRAILS | | Potential Arterial (alignment not specific) | |
| | | Potential Road (alignment not specific) | |
| | | Trails | |

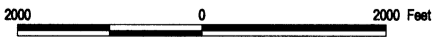
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COMPREHENSIVE PLAN**

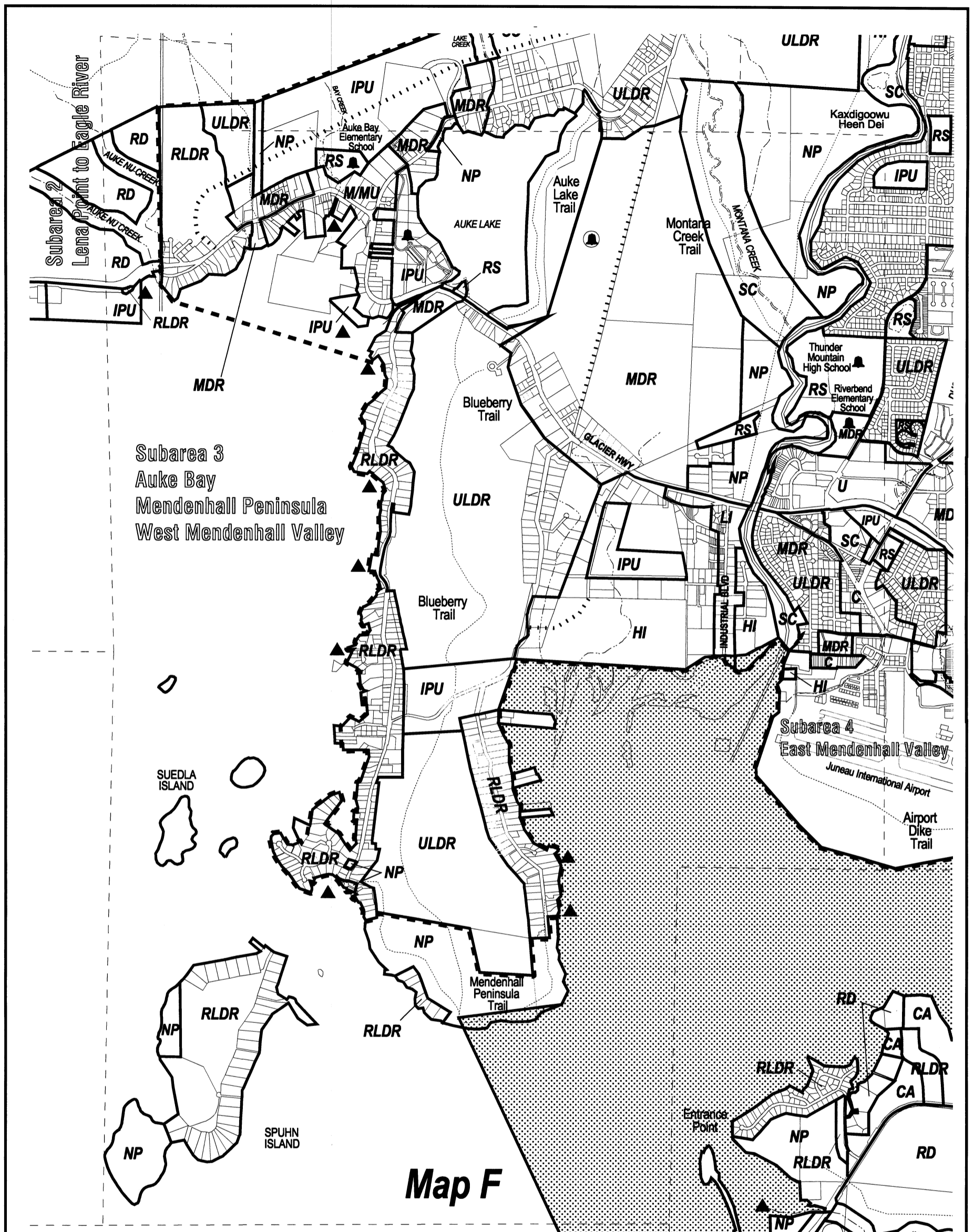
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|--|---------------------|--|--------------------|
| | New Growth Areas | | Urban Service Area |
| | Mendenhall Wetlands | | Beach Access |
| | State Game Refuge | | Streams |
| | Subarea Boundary | | |

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.





Subarea 3
Auke Bay
Mendenhall Peninsula
West Mendenhall Valley

Subarea 4
East Mendenhall Valley

Map F

- | | | |
|-----------------------|------------|----------------------------------|
| NATURAL RESOURCE | REC | Recreational Resource |
| | RD | Resource Development |
| | SP | State Park |
| | NP | CBJ Natural Area Park |
| | RS | CBJ Recreational Service Park |
| | CA | CBJ Conservation Area |
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| COMMERCIAL INDUSTRIAL | C | Commercial |
| | MC | Marine Commercial |
| | WCI | Waterfront Commercial Industrial |
| | LI | Light Industrial |
| | HI | Heavy Industrial |

- | | | | |
|--------------|---------------|---|------------------------------|
| RESIDENTIAL | RDR | Rural Dispersed Residential | |
| | RLDR | Rural Low Density Residential | |
| | ULDR | Urban Low Density Residential | |
| | MDR/SF | Medium Density Residential- Single Family | |
| | MDR | Medium Density Residential | |
| | HDR | High Density Residential | |
| | U | Urban | |
| | MMU | Marine Mixed Use | |
| | PUBLIC | IPU | Institutional and Public Use |
| | | | Existing School |
| ROADS TRAILS | | Potential Arterial (alignment not specific) | |
| | | Potential Road (alignment not specific) | |
| | | Trails | |

**City & Borough of Juneau
COMPREHENSIVE PLAN**

City & Borough of Juneau
Alaska's Capital City

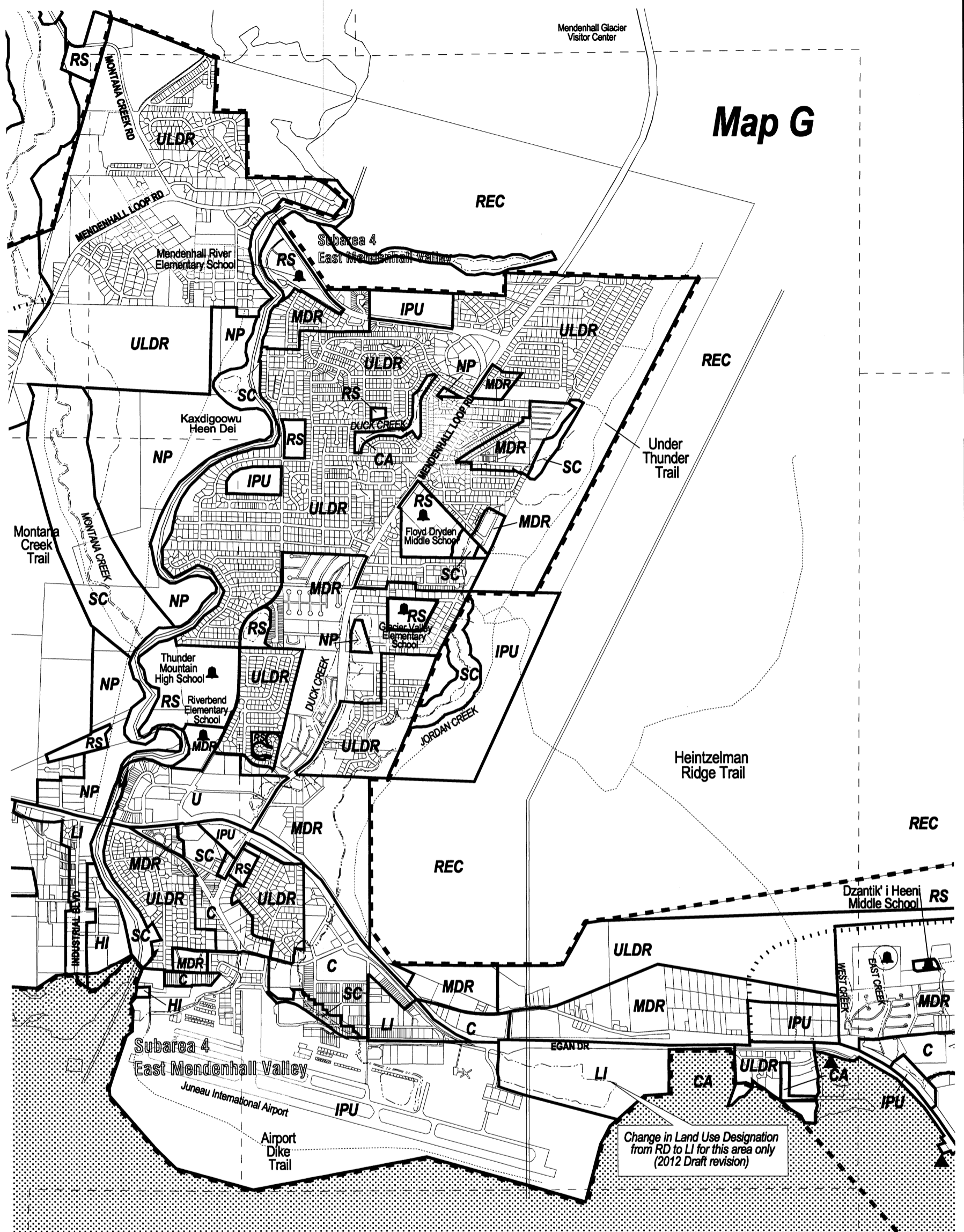
Adopted October 20th, 2008
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|-------|--|---------------------|--|--------------------|
| OTHER | | New Growth Areas | | Urban Service Area |
| | | Mendenhall Wetlands | | Beach Access |
| | | State Game Refuge | | Streams |
| | | Subarea Boundary | | |

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.

2000 0 2000 Feet

Map G



- | | | |
|-----------------------|------------|----------------------------------|
| NATURAL RESOURCE | REC | Recreational Resource |
| | RD | Resource Development |
| | SP | State Park |
| | NP | CBJ Natural Area Park |
| | RS | CBJ Recreational Service Park |
| | CA | CBJ Conservation Area |
| COMMERCIAL INDUSTRIAL | SC | Stream Protection Corridor |
| | C | Commercial |
| | MC | Marine Commercial |
| | WCI | Waterfront Commercial Industrial |
| | LI | Light Industrial |
| | HI | Heavy Industrial |

- | | | | |
|--------------|---------------|---|------------------------------|
| RESIDENTIAL | RDR | Rural Dispersed Residential | |
| | RLDR | Rural Low Density Residential | |
| | ULDR | Urban Low Density Residential | |
| | MDR/SF | Medium Density Residential- Single Family | |
| | MDR | Medium Density Residential | |
| | HDR | High Density Residential | |
| | U | Urban | |
| | M/MU | Marine Mixed Use | |
| | PUBLIC | IPU | Institutional and Public Use |
| | | | Existing School |
| | | Potential School Location | |
| ROADS TRAILS | | Potential Arterial (alignment not specific) | |
| | | Potential Road (alignment not specific) | |
| | | Trails | |

City & Borough of Juneau
COMPREHENSIVE PLAN
 City & Borough of Juneau
 Alaska's Capital City
 Adopted October 20th, 2008
 Ordinance No. 2008-30

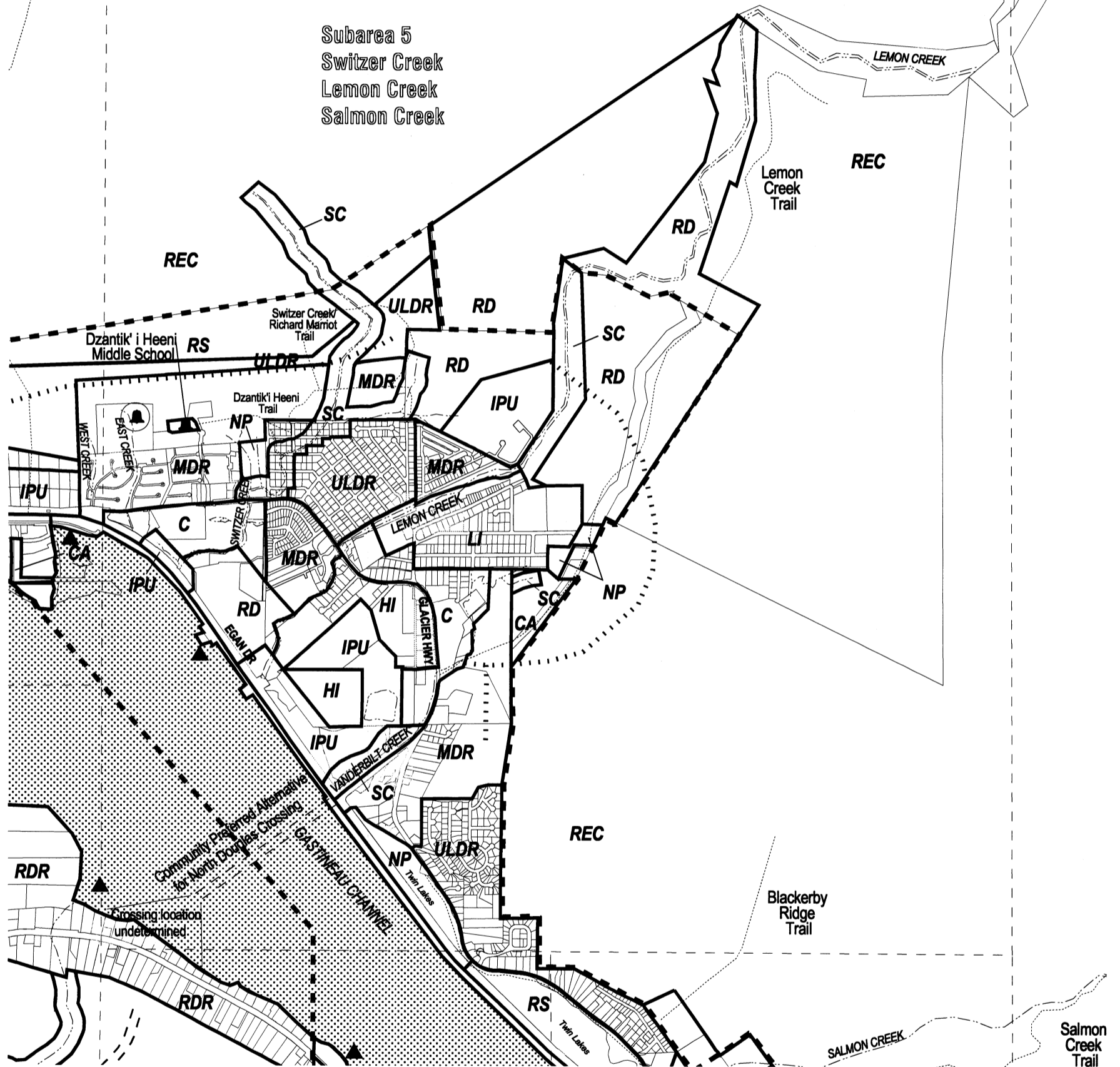
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|--|---------------------|--|--------------------|
| | New Growth Areas | | Urban Service Area |
| | Mendenhall Wetlands | | Beach Access |
| | State Game Refuge | | Streams |
| | Subarea Boundary | | |

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.

2000 0 2000 Feet

Map H

Subarea 5
Switzer Creek
Lemon Creek
Salmon Creek



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Alaska's Capital City
Adopted October 20th, 2008
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- | | | |
|-----------------------|------------|----------------------------------|
| NATURAL RESOURCE | REC | Recreational Resource |
| | RD | Resource Development |
| | SP | State Park |
| | NP | CBJ Natural Area Park |
| | RS | CBJ Recreational Service Park |
| | CA | CBJ Conservation Area |
| | SC | Stream Protection Corridor |
| COMMERCIAL INDUSTRIAL | C | Commercial |
| | MC | Marine Commercial |
| | WCI | Waterfront Commercial Industrial |
| | LI | Light Industrial |
| | HI | Heavy Industrial |

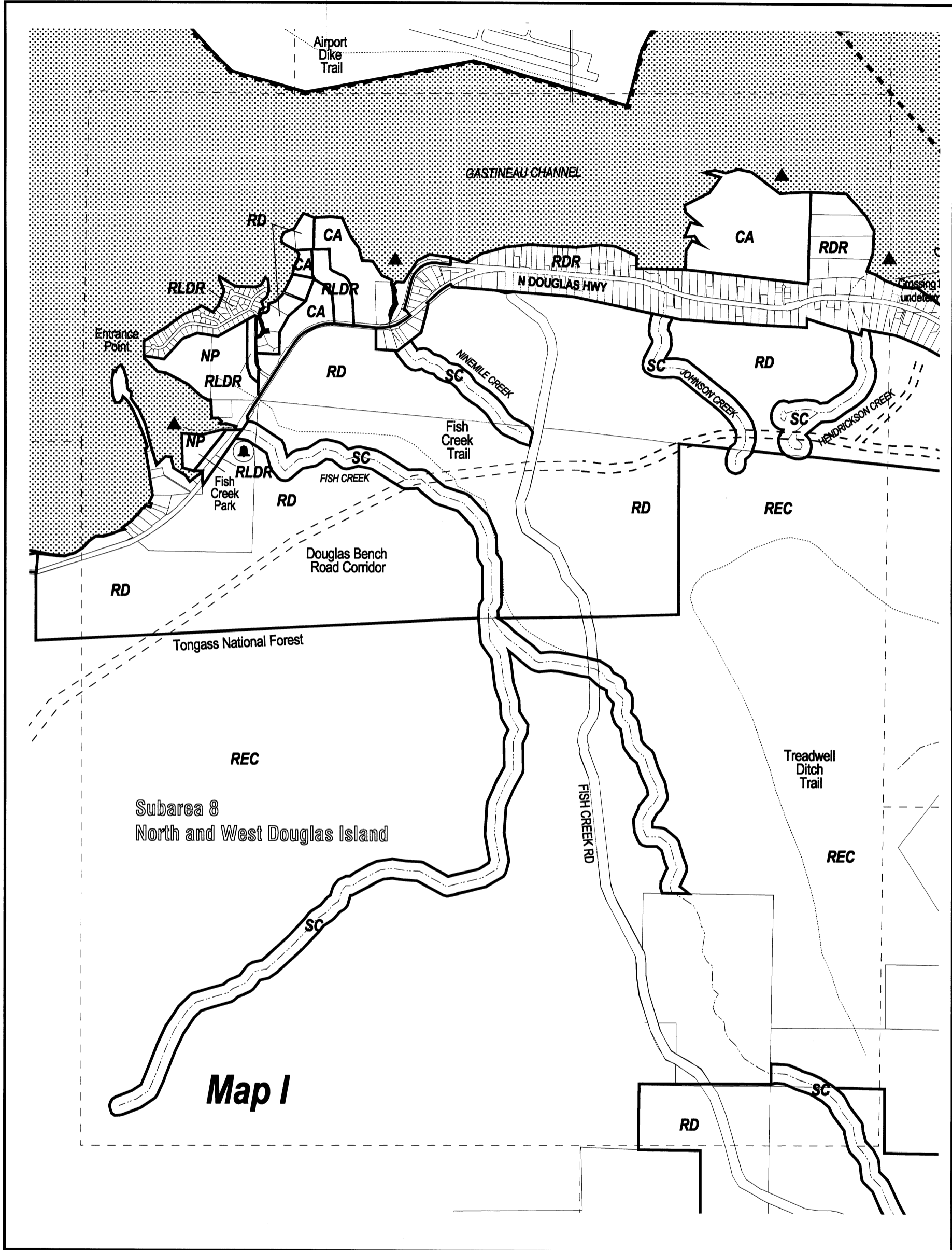
- | | | |
|-------------|---------------|---|
| RESIDENTIAL | RDR | Rural Dispersed Residential |
| | RLDR | Rural Low Density Residential |
| | ULDR | Urban Low Density Residential |
| | MDR/SF | Medium Density Residential- Single Family |
| | MDR | Medium Density Residential |
| | HDR | High Density Residential |
| | U | Urban |
| PUBLIC | M/MU | Marine Mixed Use |
| | IPU | Institutional and Public Use |

- | | | |
|--------|--|---|
| ROADS | | Potential Arterial (alignment not specific) |
| | | Potential Road (alignment not specific) |
| TRAILS | | Trails |

- | | | | | |
|--------------|--|---------------------|--|--------------------|
| OTHER | | New Growth Areas | | Urban Service Area |
| | | Mendenhall Wetlands | | Beach Access |
| | | State Game Refuge | | Streams |
| | | Subarea Boundary | | |

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.

2000 0 2000 Feet



Map I

- NATURAL RESOURCE**
- REC** Recreational Resource
 - RD** Resource Development
 - SP** State Park
 - NP** CBJ Natural Area Park
 - RS** CBJ Recreational Service Park
 - CA** CBJ Conservation Area
 - SC** Stream Protection Corridor
- COMMERCIAL INDUSTRIAL**
- C** Commercial
 - MC** Marine Commercial
 - WCI** Waterfront Commercial Industrial
 - LI** Light Industrial
 - HI** Heavy Industrial

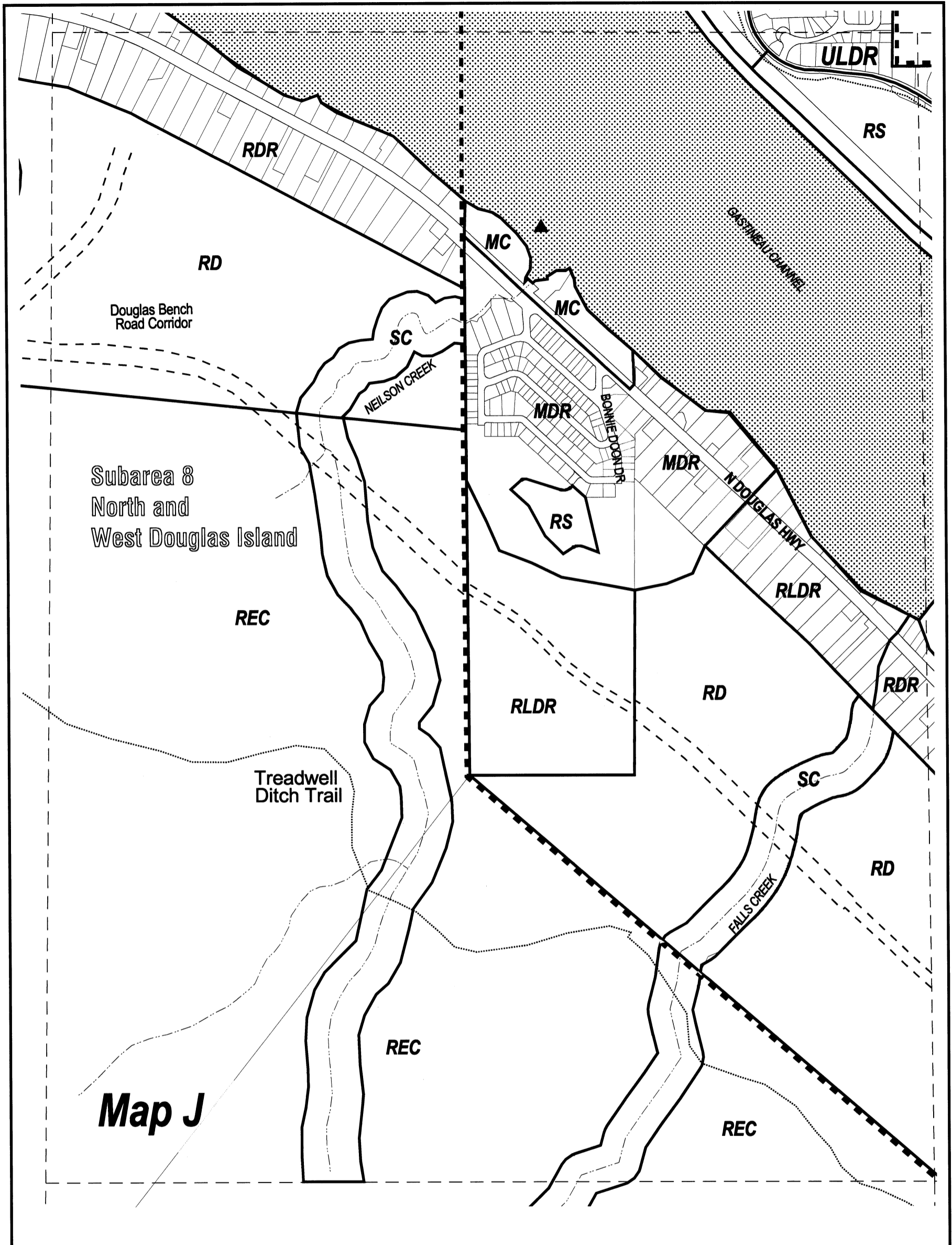
- RESIDENTIAL**
- RDR** Rural Dispersed Residential
 - RLDR** Rural Low Density Residential
 - ULDR** Urban Low Density Residential
 - MDR/SF** Medium Density Residential- Single Family
 - MDR** Medium Density Residential
 - HDR** High Density Residential
 - U** Urban
 - M/MU** Marine Mixed Use
- PUBLIC**
- IPU** Institutional and Public Use
 - Existing School
 - Potential School Location
- ROADS TRAILS**
- Potential Arterial (alignment not specific)
 - Potential Road (alignment not specific)
 - Trails

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- OTHER**
- New Growth Areas
 - Mendenhall Wetlands
 - State Game Refuge
 - Subarea Boundary
 - Urban Service Area
 - Beach Access
 - Streams

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.

2000 0 2000 Feet



Map J

**City & Borough of Juneau
COMPREHENSIVE PLAN**

City & Borough of Juneau
Alaska's Capital City

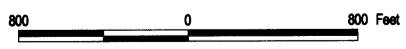
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Ordinance No. 2008-30

- NATURAL RESOURCE**
- REC** Recreational Resource
 - RD** Resource Development
 - SP** State Park
 - NP** CBJ Natural Area Park
 - RS** CBJ Recreational Service Park
 - CA** CBJ Conservation Area
 - SC** Stream Protection Corridor
- COMMERCIAL INDUSTRIAL**
- C** Commercial
 - MC** Marine Commercial
 - WCI** Waterfront Commercial Industrial
 - LI** Light Industrial
 - HI** Heavy Industrial

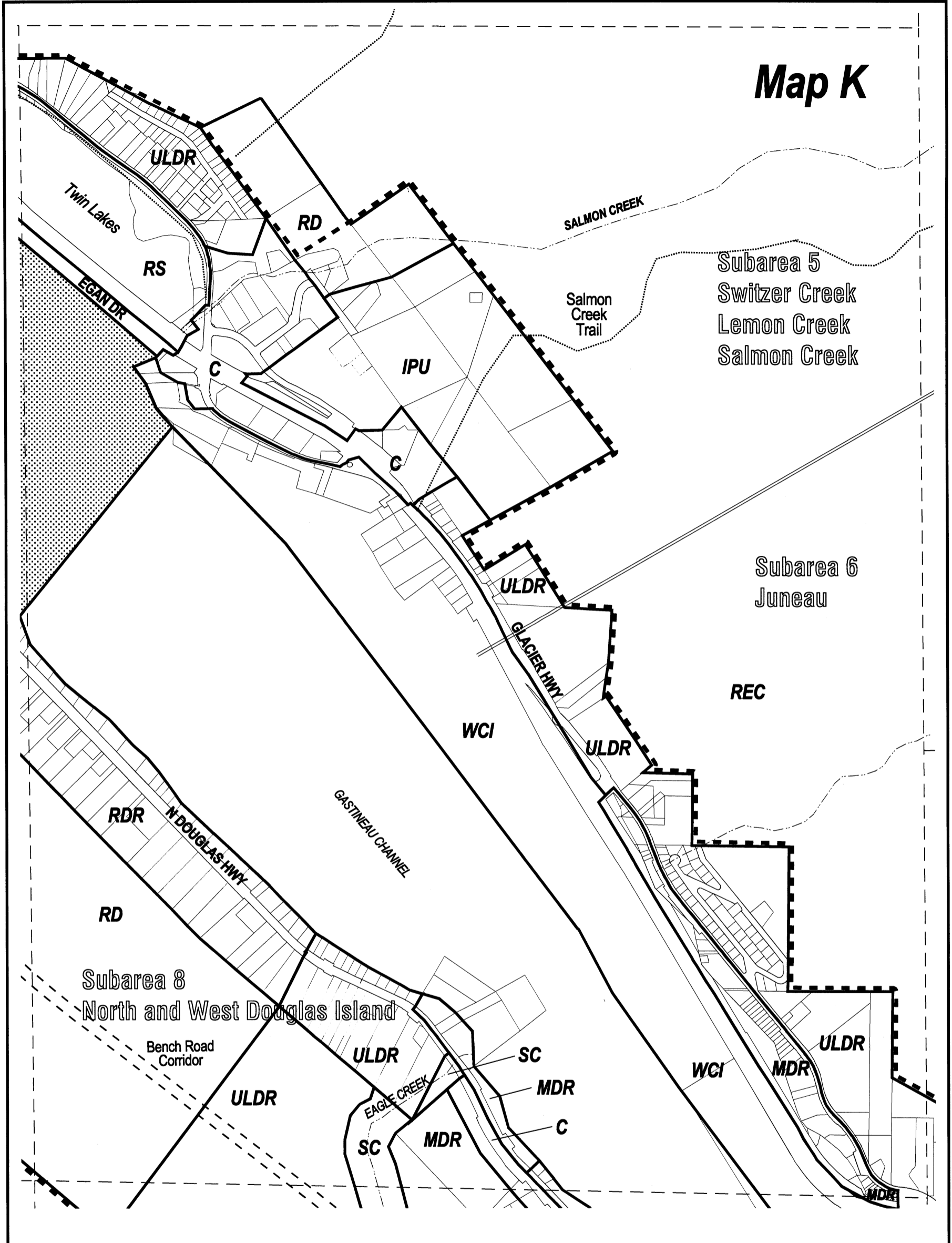
- RESIDENTIAL**
- RDR** Rural Dispersed Residential
 - RLDR** Rural Low Density Residential
 - ULDR** Urban Low Density Residential
 - MDR/SF** Medium Density Residential- Single Family
 - MDR** Medium Density Residential
 - HDR** High Density Residential
 - U** Urban
 - MMU** Marine Mixed Use
- PUBLIC**
- IPU** Institutional and Public Use
 - Existing School
 - Potential School Location
- ROADS TRAILS**
- Potential Arterial (alignment not specific)
 - Potential Road (alignment not specific)
 - Trails

- OTHER**
- New Growth Areas
 - Mendenhall Wetlands
 - State Game Refuge
 - Subarea Boundary
 - Urban Service Area
 - Beach Access
 - Streams

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.



Map K



Subarea 5
Switzer Creek
Lemon Creek
Salmon Creek

Subarea 6
Juneau

Subarea 8
North and West Douglas Island

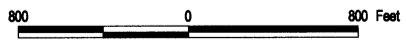
City & Borough of Juneau
COMPREHENSIVE PLAN
City & Borough of Juneau
Alaska's Capital City
Adopted October 20th, 2008
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- NATURAL RESOURCE**
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- RESIDENTIAL**
- RDR** Rural Dispersed Residential
 - RLDR** Rural Low Density Residential
 - ULDR** Urban Low Density Residential
 - MDR/SF** Medium Density Residential- Single Family
 - MDR** Medium Density Residential
 - HDR** High Density Residential
 - U** Urban
 - MMU** Marine Mixed Use
- PUBLIC**
- IPU** Institutional and Public Use
 - Existing School
 - Potential School Location
- ROADS TRAILS**
- Potential Arterial (alignment not specific)
 - Potential Road (alignment not specific)
 - Trails

- OTHER**
- New Growth Areas
 - Mendenhall Wetlands
 - State Game Refuge
 - Subarea Boundary
 - Urban Service Area
 - Beach Access
 - Streams

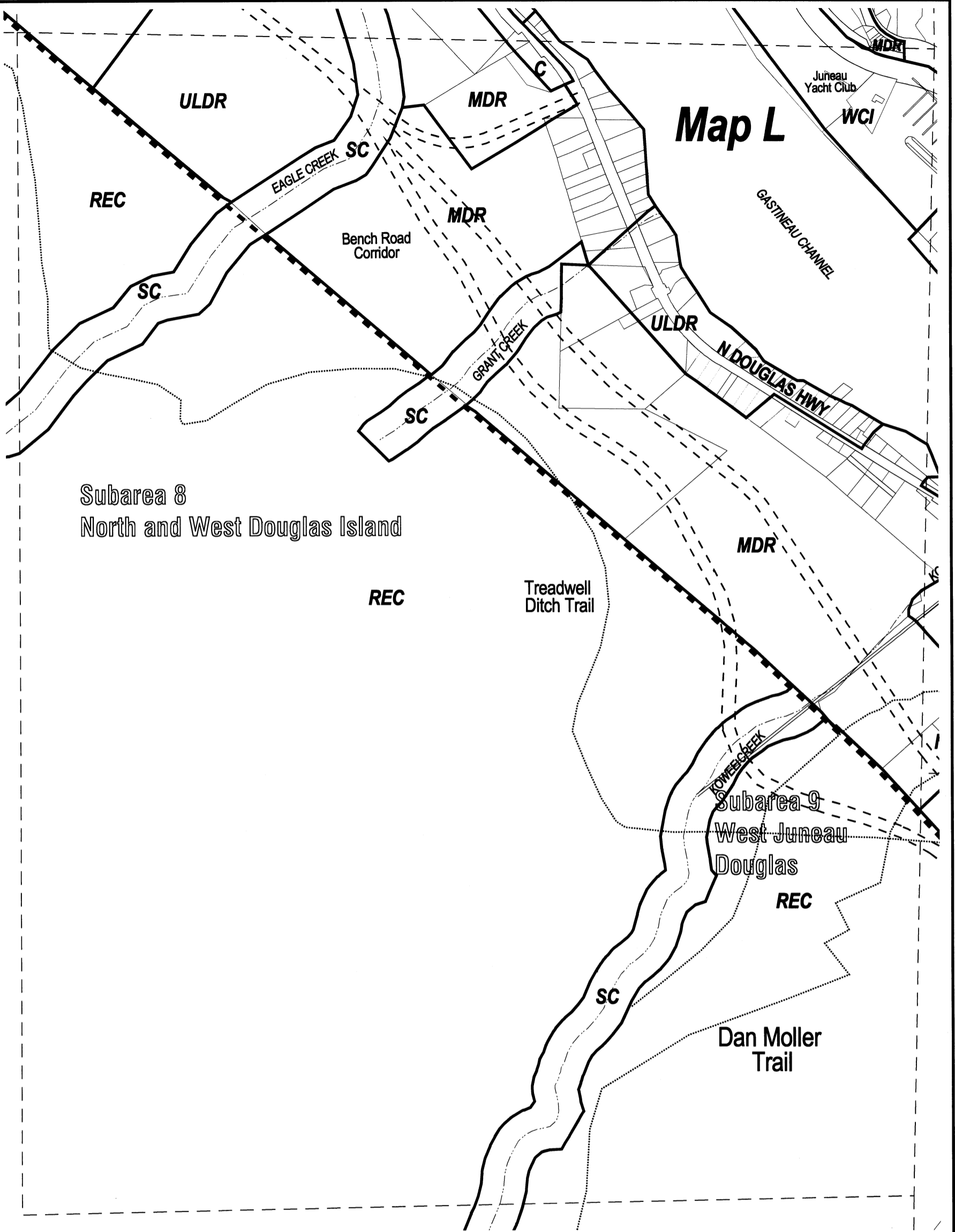
NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.



Map L

Subarea 8
North and West Douglas Island

Subarea 9
West Juneau
Douglas



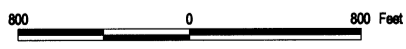
NATURAL RESOURCE	REC	Recreational Resource
	RD	Resource Development
	SP	State Park
	NP	CBJ Natural Area Park
	RS	CBJ Recreational Service Park
	CA	CBJ Conservation Area
	SC	Stream Protection Corridor
COMMERCIAL INDUSTRIAL	C	Commercial
	MC	Marine Commercial
	WCI	Waterfront Commercial Industrial
	LI	Light Industrial
	HI	Heavy Industrial

RESIDENTIAL	RDR	Rural Dispersed Residential	
	RLDR	Rural Low Density Residential	
	ULDR	Urban Low Density Residential	
	MDR/SF	Medium Density Residential- Single Family	
	MDR	Medium Density Residential	
	HDR	High Density Residential	
	U	Urban	
	MMU	Marine Mixed Use	
	PUBLIC	IPU	Institutional and Public Use
			Existing School
		Potential School Location	
ROADS TRAILS		Potential Arterial (alignment not specific)	
		Potential Road (alignment not specific)	
		Trails	

City & Borough of Juneau
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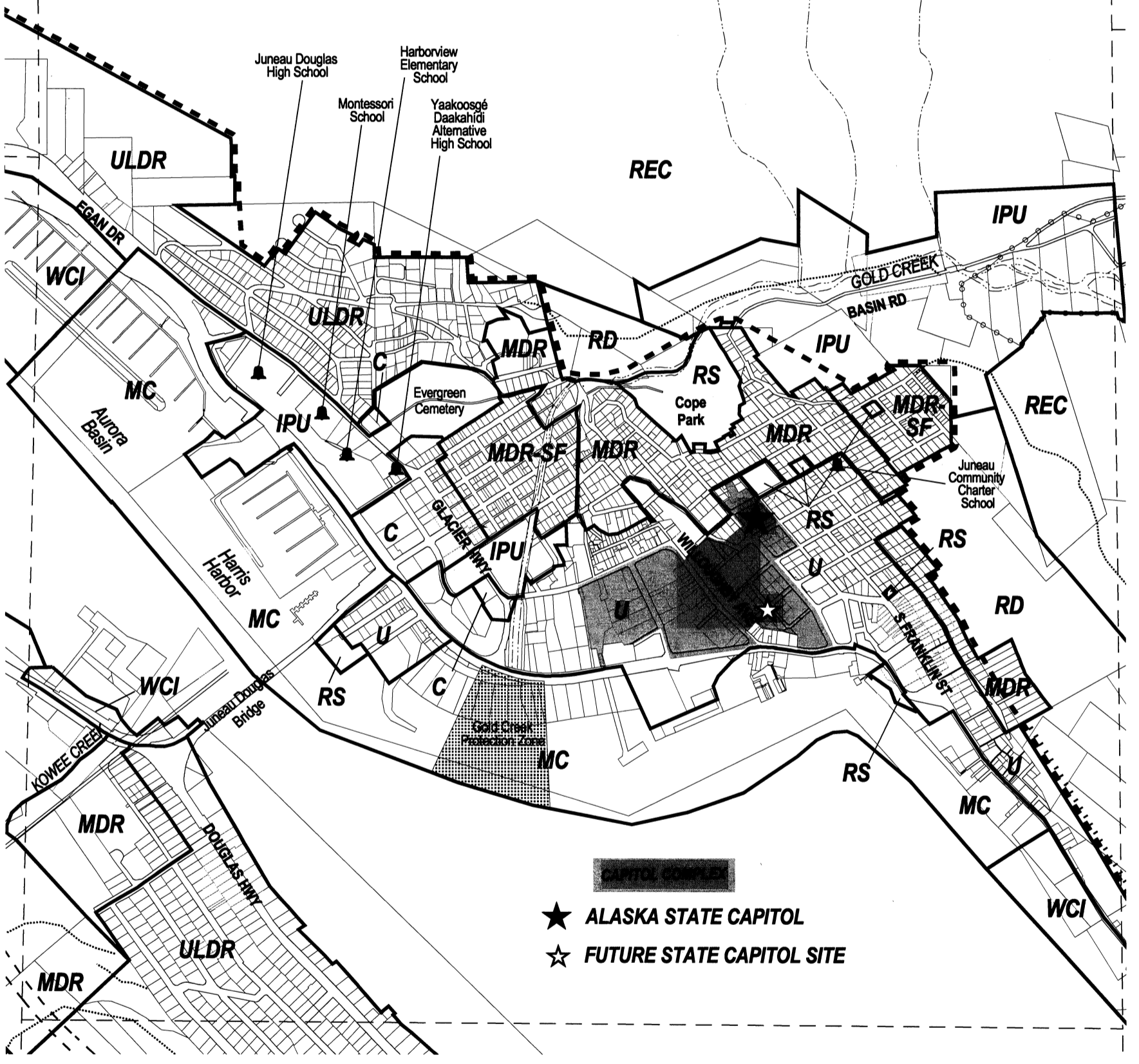
OTHER		New Growth Areas		Urban Service Area
		Mendenhall Wetlands		Beach Access
		State Game Refuge		Streams
		Subarea Boundary		

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.



Map M

Subarea 6
Juneau



★ ALASKA STATE CAPITOL
☆ FUTURE STATE CAPITOL SITE

NATURAL RESOURCE	REC	Recreational Resource	RESIDENTIAL	RDR	Rural Dispersed Residential	OTHER		New Growth Areas	Urban Service Area Beach Access Streams
	RD	Resource Development		RLDR	Rural Low Density Residential			Mendenhall Wetlands State Game Refuge	
	SP	State Park		ULDR	Urban Low Density Residential			Subarea Boundary	
	NP	CBJ Natural Area Park		MDR/SF	Medium Density Residential- Single Family				
COMMERCIAL INDUSTRIAL	RS	CBJ Recreational Service Park	MDR	Medium Density Residential	PUBLIC		Institutional and Public Use	<p>NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.</p>	
	CA	CBJ Conservation Area	HDR	High Density Residential			Existing School		
	SC	Stream Protection Corridor	U	Urban			Potential School Location		
	C	Commercial	MMU	Marine Mixed Use			Potential Arterial (alignment not specific)		
	MC	Marine Commercial				Potential Road (alignment not specific)			
	WCI	Waterfront Commercial Industrial				Trails			
	LI	Light Industrial							
	HI	Heavy Industrial							

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City & Borough of Juneau
Alaska's Capital City
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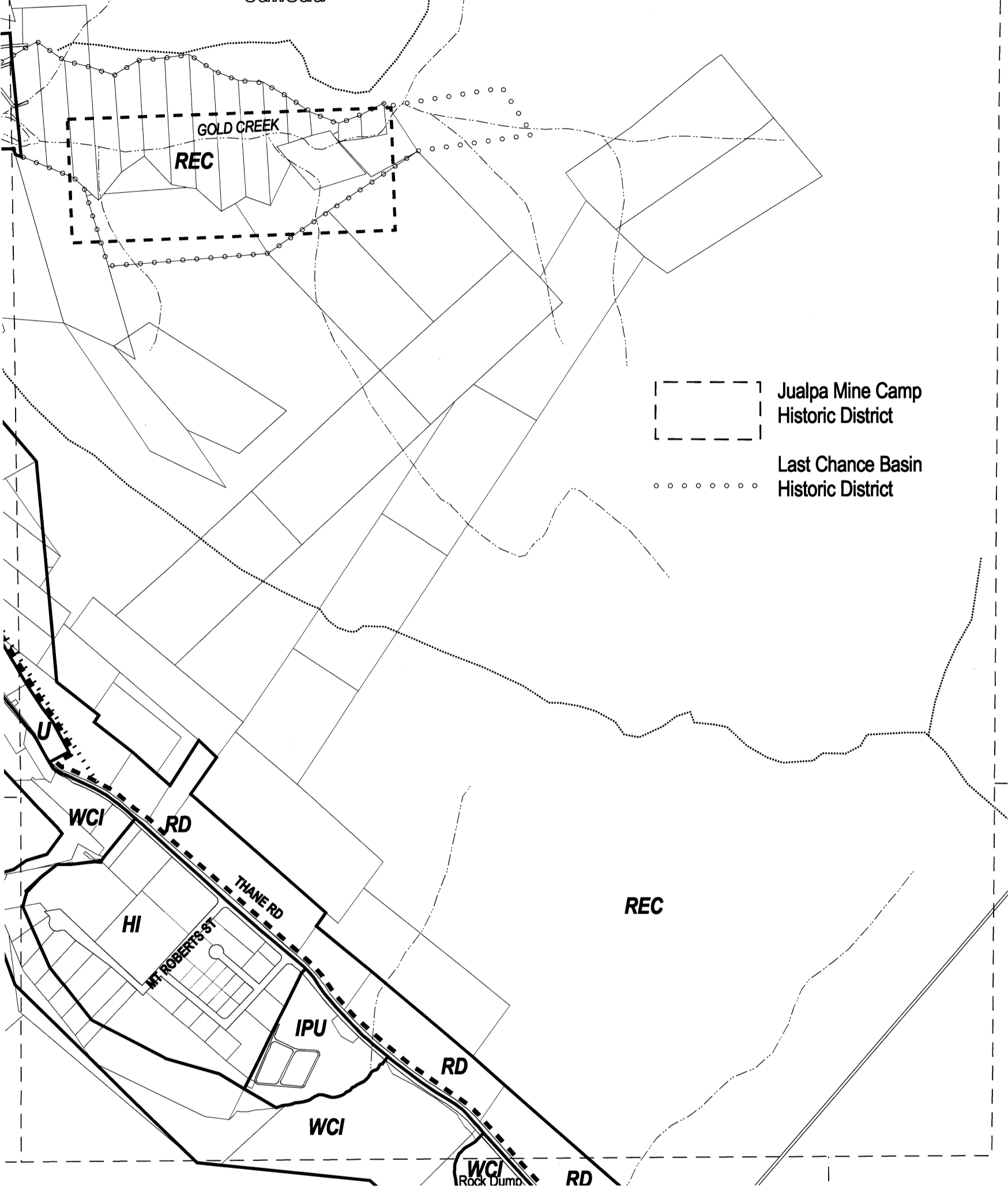
Map N

Subarea 6
Juneau






GOLD CREEK

REC

-  Jualpa Mine Camp Historic District
-  Last Chance Basin Historic District




- | | | |
|------------------------------|------------|----------------------------------|
| NATURAL RESOURCE | REC | Recreational Resource |
| | RD | Resource Development |
| | SP | State Park |
| | NP | CBJ Natural Area Park |
| | RS | CBJ Recreational Service Park |
| | CA | CBJ Conservation Area |
| | SC | Stream Protection Corridor |
| COMMERCIAL INDUSTRIAL | C | Commercial |
| | MC | Marine Commercial |
| | WCI | Waterfront Commercial Industrial |
| | LI | Light Industrial |
| | HI | Heavy Industrial |

- | | | |
|---------------------|---|---|
| RESIDENTIAL | RDR | Rural Dispersed Residential |
| | RLDR | Rural Low Density Residential |
| | ULDR | Urban Low Density Residential |
| | MDR/SF | Medium Density Residential- Single Family |
| | MDR | Medium Density Residential |
| | HDR | High Density Residential |
| | U | Urban |
| PUBLIC | IPU | Institutional and Public Use |
| |  | Existing School |
| |  | Potential School Location |
| ROADS TRAILS |  | Potential Arterial (alignment not specific) |
| |  | Potential Road (alignment not specific) |
| |  | Trails |

City & Borough of Juneau
COMPREHENSIVE PLAN

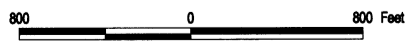
City & Borough of Juneau
Alaska's Capital City

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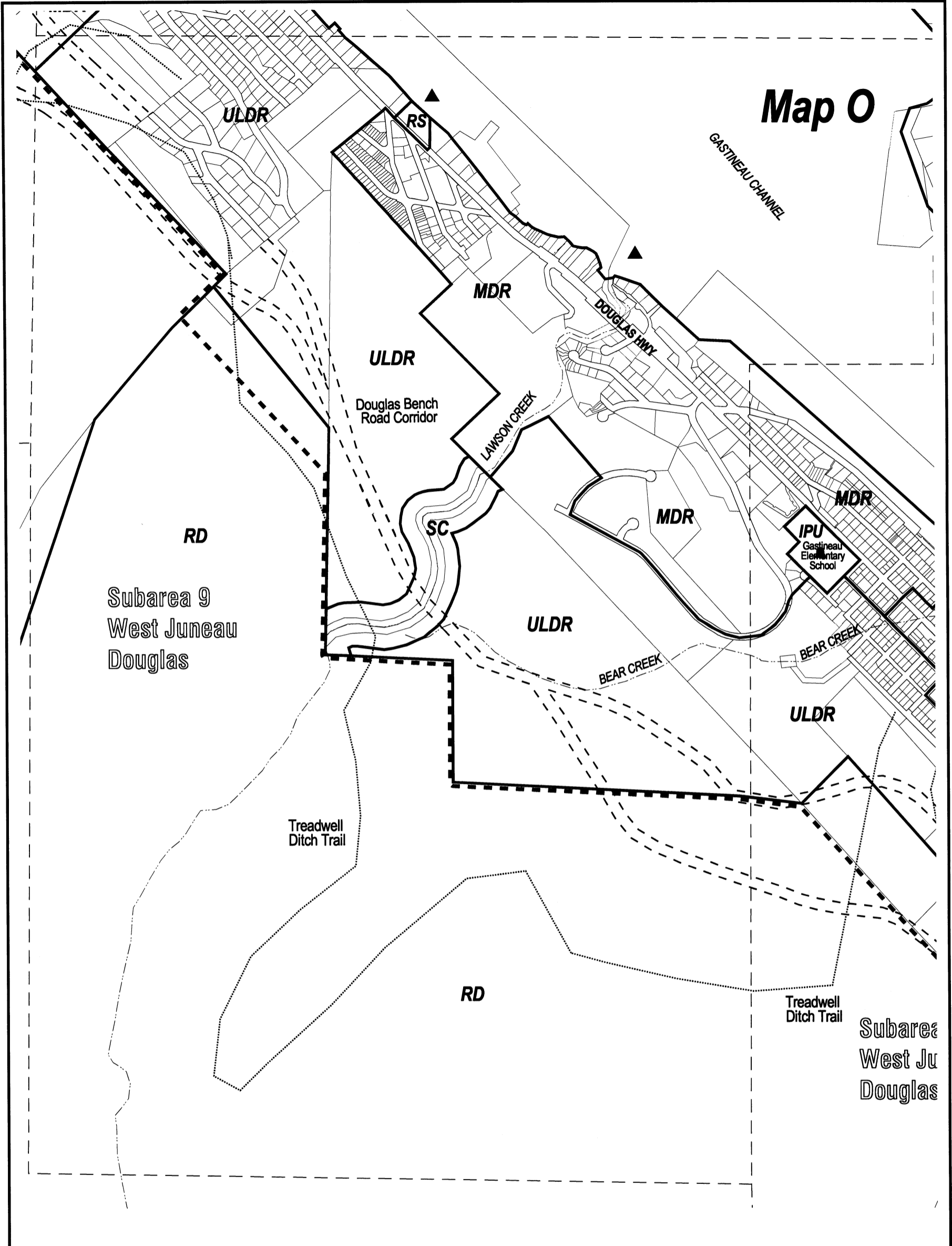


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|--------------|---|---------------------|---|--------------------|
| OTHER |  | New Growth Areas |  | Urban Service Area |
| |  | Mendenhall Wetlands |  | Beach Access |
| |  | State Game Refuge |  | Streams |
| |  | Subarea Boundary | | |

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.



Map 0



Subarea 9
West Juneau
Douglas

Subarea
West Ju
Douglas

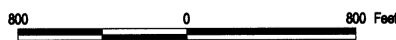
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|-----------------------|------------|----------------------------------|
| NATURAL RESOURCE | REC | Recreational Resource |
| | RD | Resource Development |
| | SP | State Park |
| | NP | CBJ Natural Area Park |
| | RS | CBJ Recreational Service Park |
| | CA | CBJ Conservation Area |
| COMMERCIAL INDUSTRIAL | C | Commercial |
| | MC | Marine Commercial |
| | WCI | Waterfront Commercial Industrial |
| | LI | Light Industrial |
| | HI | Heavy Industrial |

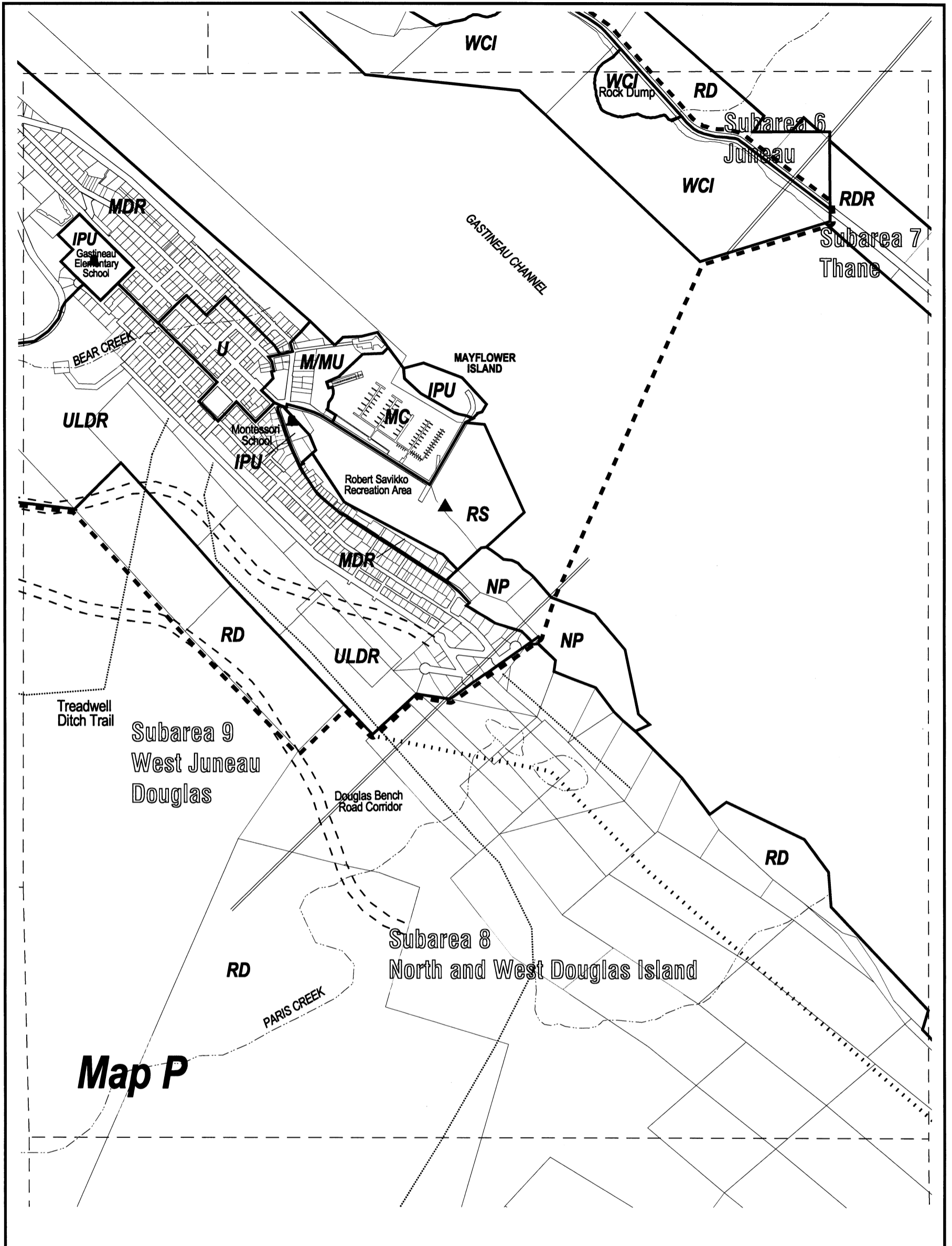
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|--------------|---------------|---|------------------------------|
| RESIDENTIAL | RDR | Rural Dispersed Residential | |
| | RLDR | Rural Low Density Residential | |
| | ULDR | Urban Low Density Residential | |
| | MDR/SF | Medium Density Residential- Single Family | |
| | MDR | Medium Density Residential | |
| | HDR | High Density Residential | |
| | U | Urban | |
| | M/MU | Marine Mixed Use | |
| | PUBLIC | IPU | Institutional and Public Use |
| | | | Existing School |
| | | Potential School Location | |
| ROADS TRAILS | | Potential Arterial (alignment not specific) | |
| | | Potential Road (alignment not specific) | |
| | | Trails | |

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COMPREHENSIVE PLAN
City & Borough of Juneau
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|--|---------------------|--|--------------------|
| | New Growth Areas | | Urban Service Area |
| | Mendenhall Wetlands | | Beach Access |
| | State Game Refuge | | Streams |
| | Subarea Boundary | | |

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.





Map P

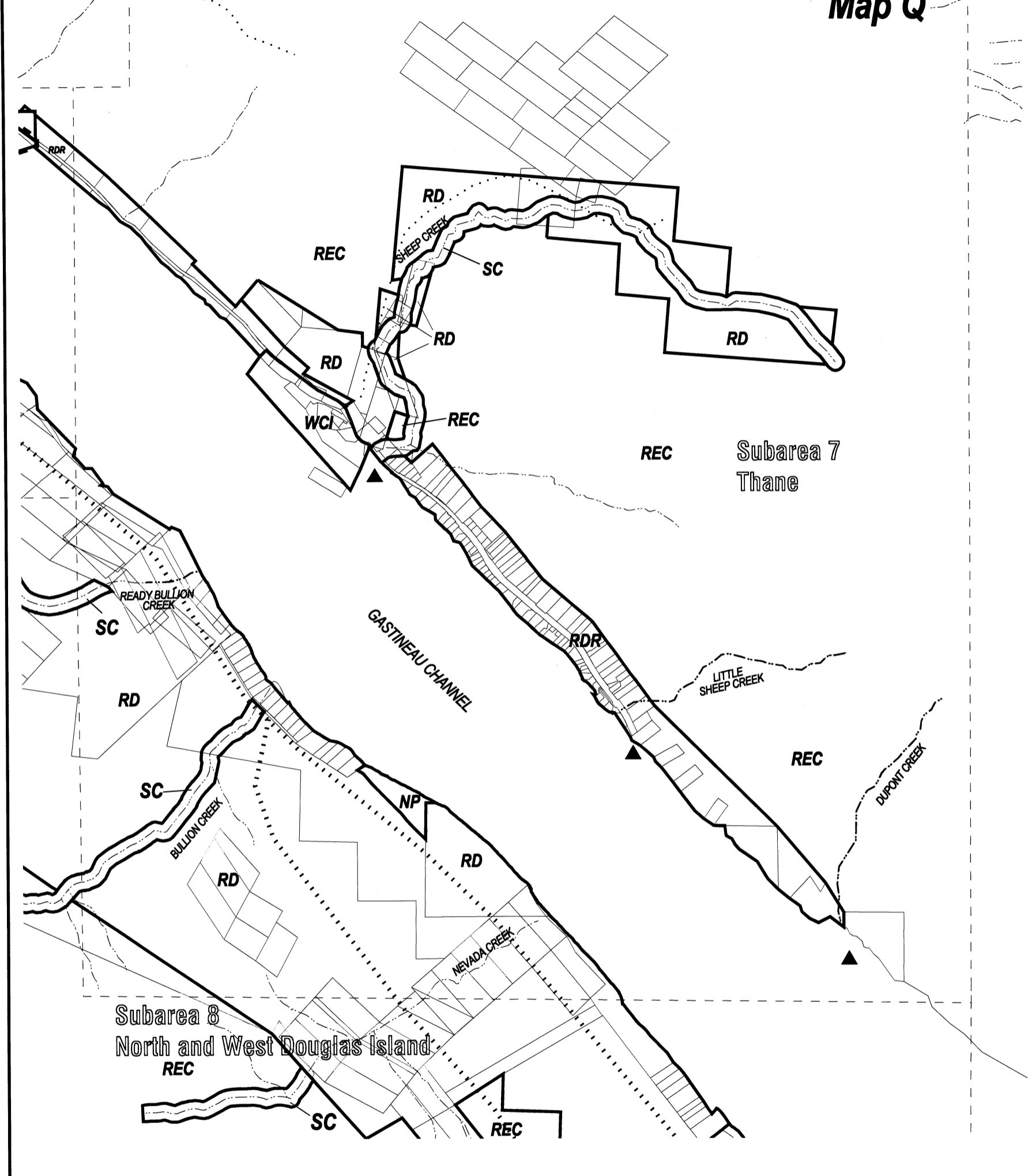
NATURAL RESOURCE	REC Recreational Resource	RESIDENTIAL	RDR Rural Dispersed Residential	OTHER	New Growth Areas	Urban Service Area
	RD Resource Development		RLDR Rural Low Density Residential		Mendenhall Wetlands	Beach Access
	SP State Park		ULDR Urban Low Density Residential		State Game Refuge	Streams
	NP CBJ Natural Area Park		MDR/SF Medium Density Residential- Single Family		Subarea Boundary	
COMMERCIAL INDUSTRIAL	RS CBJ Recreational Service Park	MDR Medium Density Residential	HDR High Density Residential			
	CA CBJ Conservation Area	U Urban	M/MU Marine Mixed Use			
	SC Stream Protection Corridor	IPU Institutional and Public Use	IPU Existing School	Potential School Location		
		MC Marine Commercial	Potential School Location	Potential Arterial (alignment not specific)		
	WCI Waterfront Commercial Industrial	Potential School Location	Potential Road (alignment not specific)			
	LI Light Industrial	Trails				
	HI Heavy Industrial					

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NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.

Clark Peak

Map Q

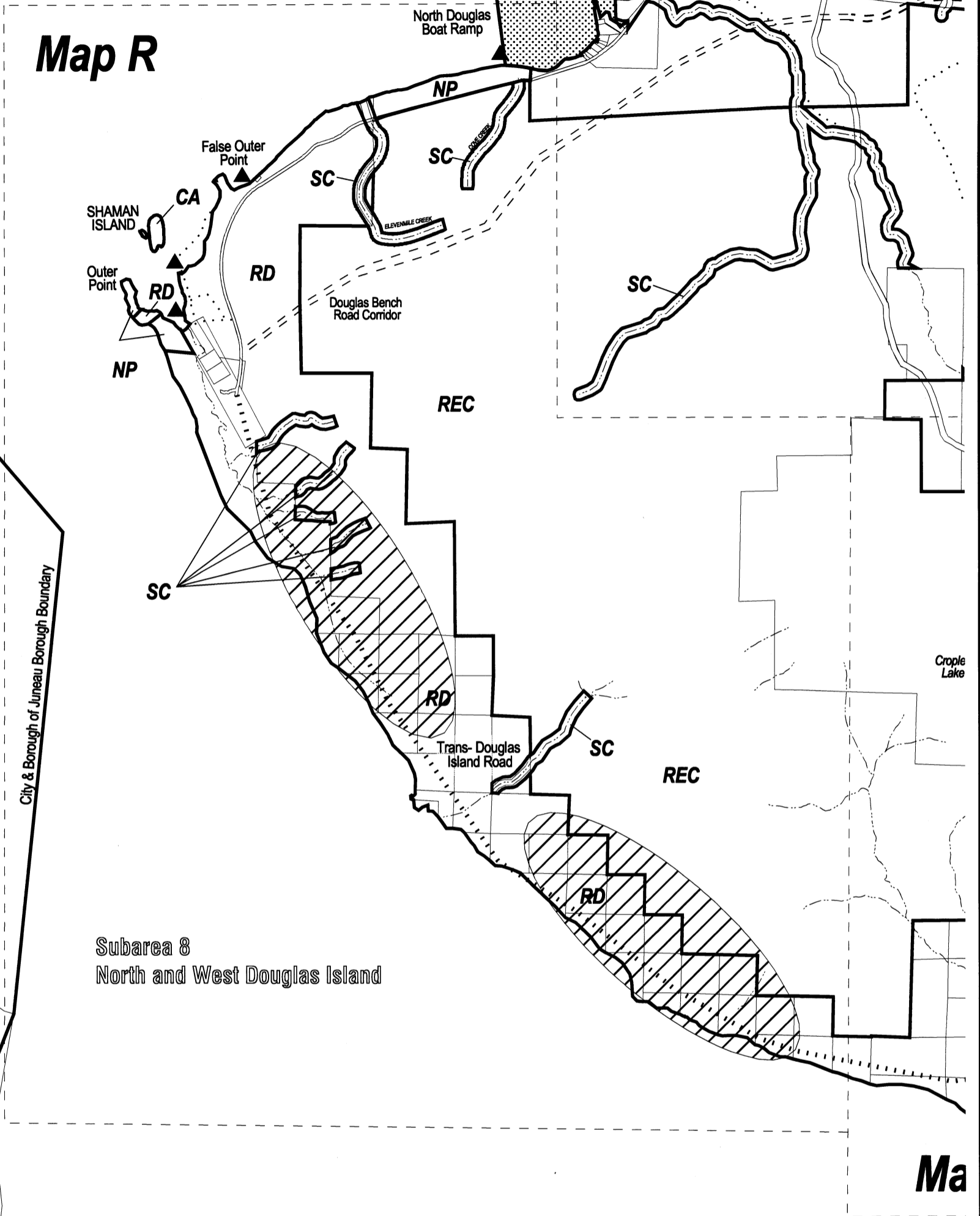


NATURAL RESOURCE	REC	Recreational Resource	RESIDENTIAL	RDR	Rural Dispersed Residential	OTHER		New Growth Areas	Urban Service Area Beach Access Streams
	RD	Resource Development		RLDR	Rural Low Density Residential			Mendenhall Wetlands	
	SP	State Park		ULDR	Urban Low Density Residential			State Game Refuge	
	NP	CBJ Natural Area Park		MDR/SF	Medium Density Residential- Single Family			Subarea Boundary	
	RS	CBJ Recreational Service Park		MDR	Medium Density Residential				
COMMERCIAL INDUSTRIAL	CA	CBJ Conservation Area	HDR	High Density Residential					
	SC	Stream Protection Corridor	U	Urban					
	C	Commercial	MMU	Marine Mixed Use					
	MC	Marine Commercial	IPU	Institutional and Public Use					
	WCI	Waterfront Commercial Industrial		Existing School					
	LI	Light Industrial		Potential School Location					
	HI	Heavy Industrial		Potential Arterial (alignment not specific)					
				Potential Road (alignment not specific)					
				Trails					

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NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.

Map R



Ma

- | | | |
|-----------------------|------------|----------------------------------|
| NATURAL RESOURCE | REC | Recreational Resource |
| | RD | Resource Development |
| | SP | State Park |
| | NP | CBJ Natural Area Park |
| | RS | CBJ Recreational Service Park |
| | CA | CBJ Conservation Area |
| | SC | Stream Protection Corridor |
| COMMERCIAL INDUSTRIAL | C | Commercial |
| | MC | Marine Commercial |
| | WCI | Waterfront Commercial Industrial |
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| | HI | Heavy Industrial |

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|--------------|---------------|---|
| RESIDENTIAL | RDR | Rural Dispersed Residential |
| | RLDR | Rural Low Density Residential |
| | ULDR | Urban Low Density Residential |
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| | MDR | Medium Density Residential |
| | HDR | High Density Residential |
| | U | Urban |
| PUBLIC | M/MU | Marine Mixed Use |
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| | | Existing School |
| ROADS TRAILS | | Potential Arterial (alignment not specific) |
| | | Potential Road (alignment not specific) |
| | | Trails |
| | | Potential School Location |

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|-------|--|---------------------|--|--------------------|
| OTHER | | New Growth Areas | | Urban Service Area |
| | | Mendenhall Wetlands | | Beach Access |
| | | State Game Refuge | | Streams |
| | | Subarea Boundary | | |

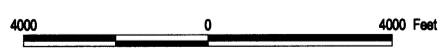
City & Borough of Juneau
COMPREHENSIVE PLAN

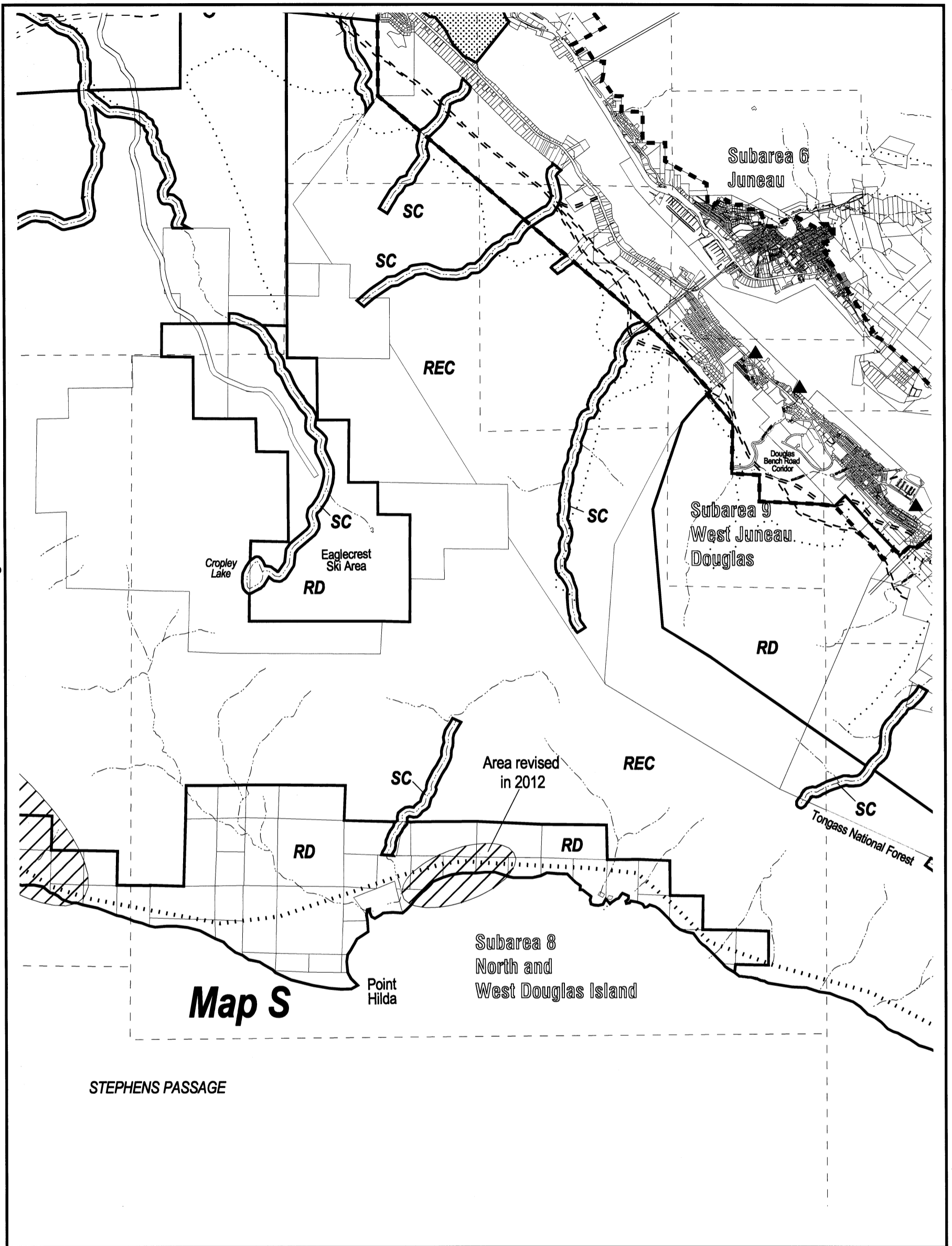
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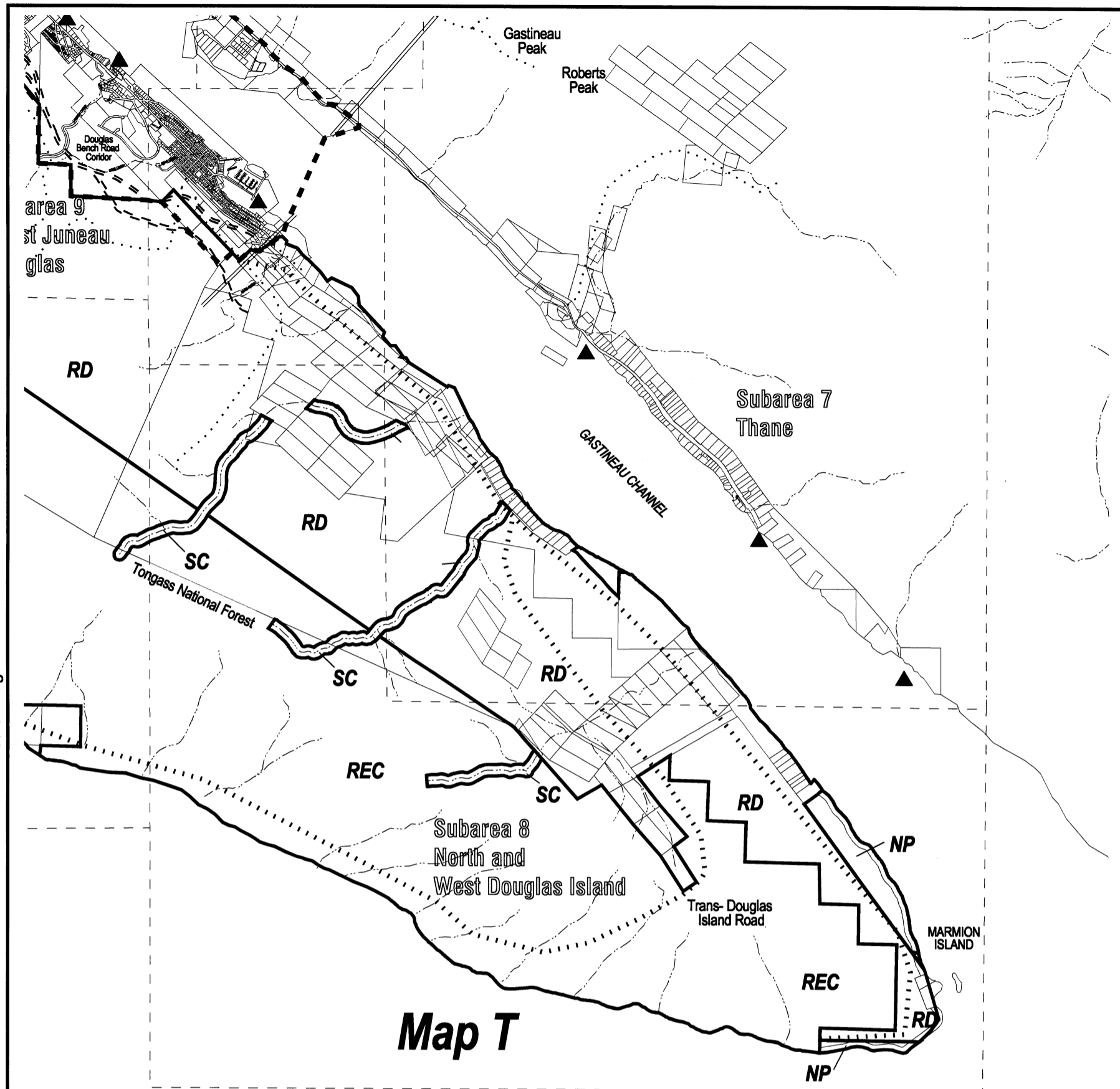




NATURAL RESOURCE	REC	Recreational Resource	RESIDENTIAL	RDR	Rural Dispersed Residential	OTHER		New Growth Areas		Urban Service Area	
	RD	Resource Development		RLDR	Rural Low Density Residential			Mendenhall Wetlands			Beach Access
	SP	State Park		ULDR	Urban Low Density Residential			State Game Refuge			Streams
	NP	CBJ Natural Area Park		MDR/SF	Medium Density Residential- Single Family			Subarea Boundary			
	RS	CBJ Recreational Service Park		MDR	Medium Density Residential						
COMMERCIAL INDUSTRIAL	CA	CBJ Conservation Area	HDR	High Density Residential							
	SC	Stream Protection Corridor	U	Urban							
	C	Commercial	M/MU	Marine Mixed Use							
	MC	Marine Commercial	IPU	Institutional and Public Use		Existing School					
	WCI	Waterfront Commercial Industrial		Potential School Location							
	LI	Light Industrial	PUBLIC		Potential Arterial (alignment not specific)						
	HI	Heavy Industrial			Potential Road (alignment not specific)						
			ROADS TRAILS		Potential Road (alignment not specific)						
					Trails						

City & Borough of Juneau
COMPREHENSIVE PLAN
 City & Borough of Juneau
 Alaska's Capital City
 Adopted October 20th, 2008
 Ordinance No. 2008-30

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.



- NATURAL RESOURCE**
- REC** Recreational Resource
 - RD** Resource Development
 - SP** State Park
 - NP** CBJ Natural Area Park
 - RS** CBJ Recreational Service Park
 - CA** CBJ Conservation Area
 - SC** Stream Protection Corridor
- COMMERCIAL INDUSTRIAL**
- C** Commercial
 - MC** Marine Commercial
 - WCI** Waterfront Commercial Industrial
 - LI** Light Industrial
 - HI** Heavy Industrial

- RESIDENTIAL**
- RDR** Rural Dispersed Residential
 - RLDR** Rural Low Density Residential
 - ULDR** Urban Low Density Residential
 - MDR/SF** Medium Density Residential- Single Family
 - MDR** Medium Density Residential
 - HDR** High Density Residential
 - U** Urban
 - M/MU** Marine Mixed Use
- PUBLIC**
- IPU** Institutional and Public Use
 - Existing School
 - Potential School Location
- ROADS TRAILS**
- Potential Arterial (alignment not specific)
 - Potential Road (alignment not specific)
 - Trails

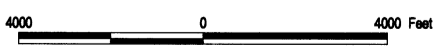
City & Borough of Juneau
COMPREHENSIVE PLAN

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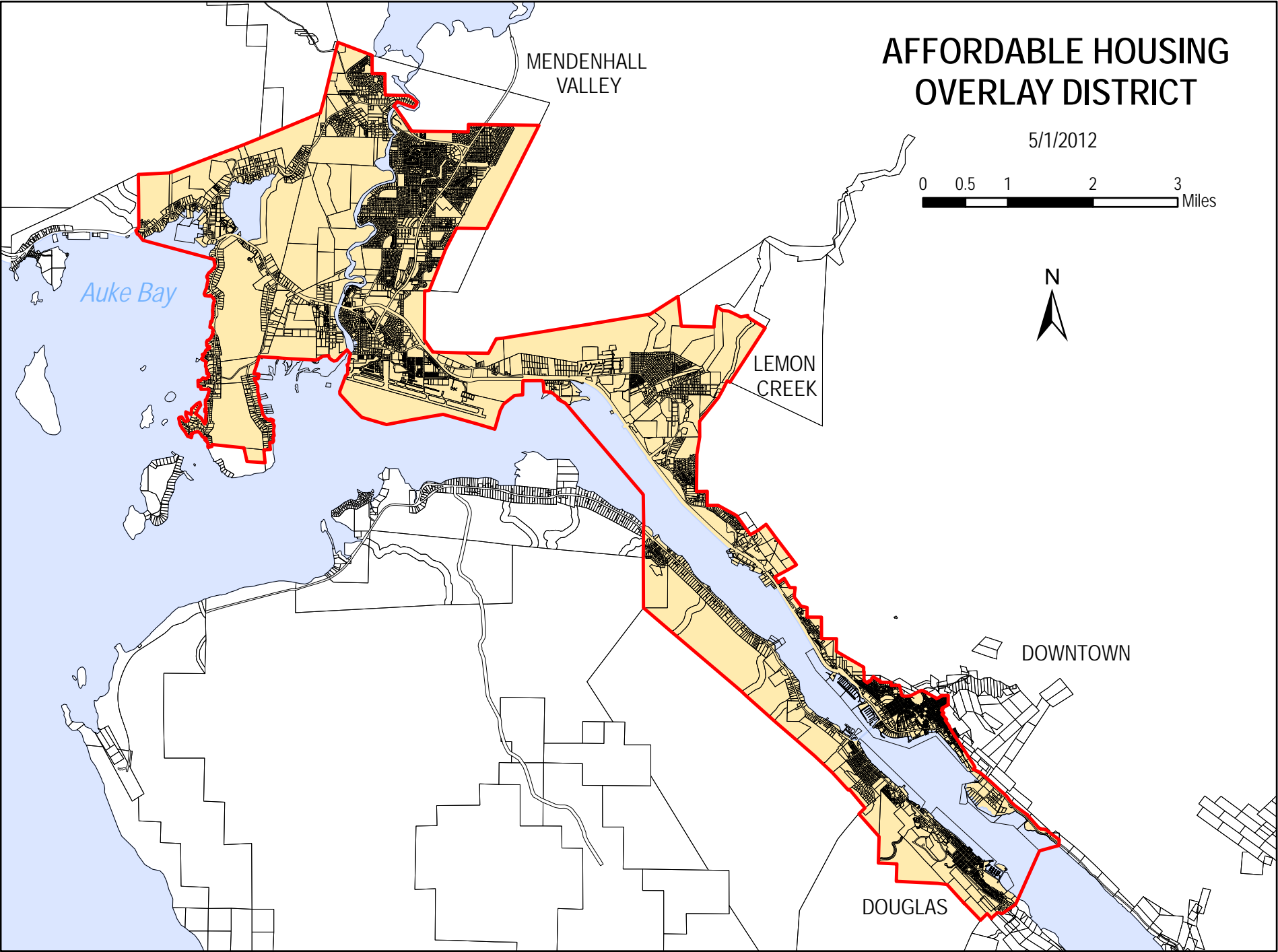
- OTHER**
- New Growth Areas
 - Mendenhall Wetlands State Game Refuge
 - Subarea Boundary
 - Urban Service Area
 - Beach Access
 - Streams

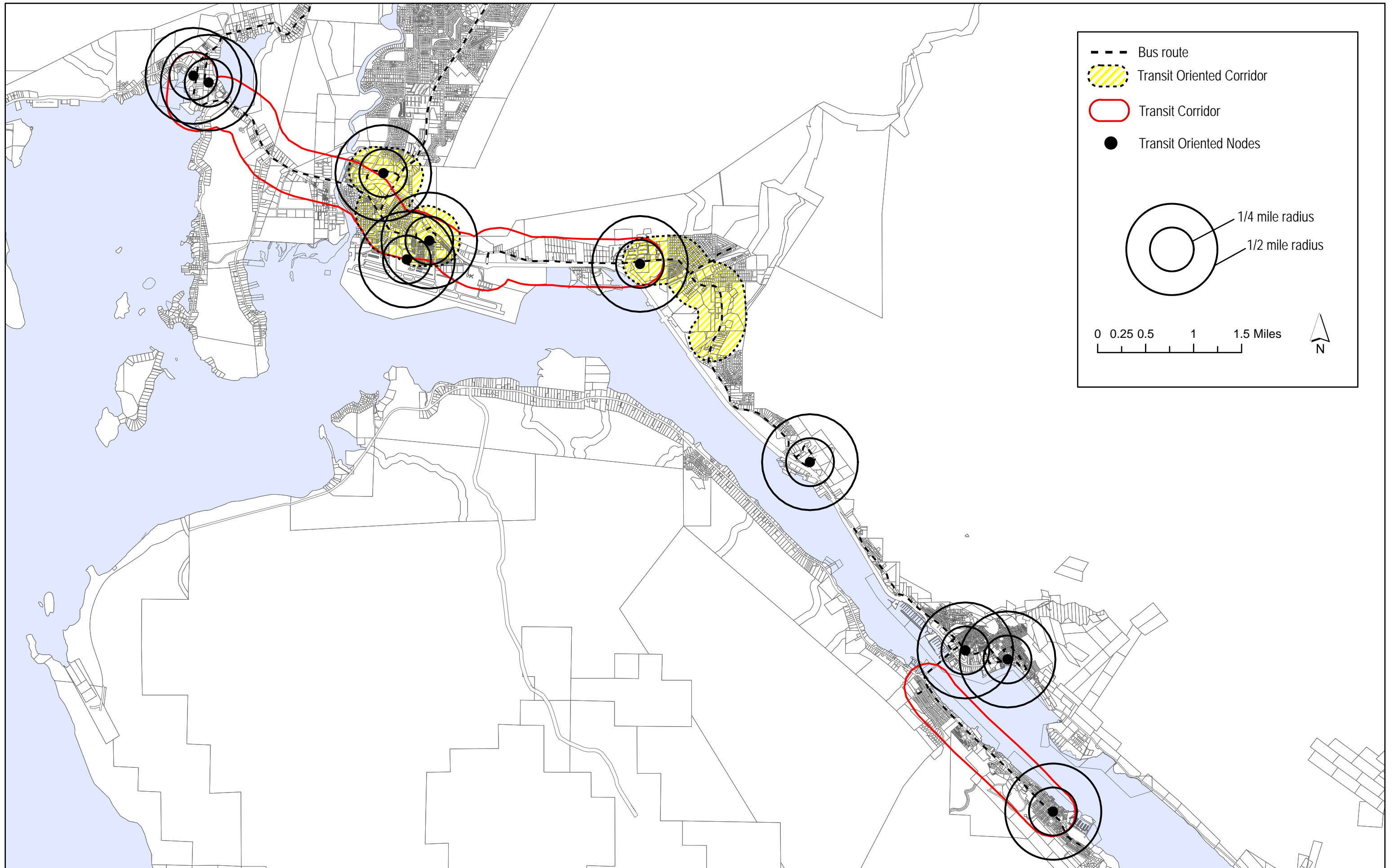
NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION.






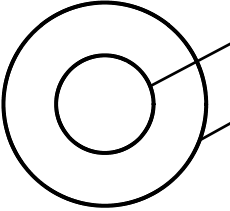
AFFORDABLE HOUSING OVERLAY DISTRICT


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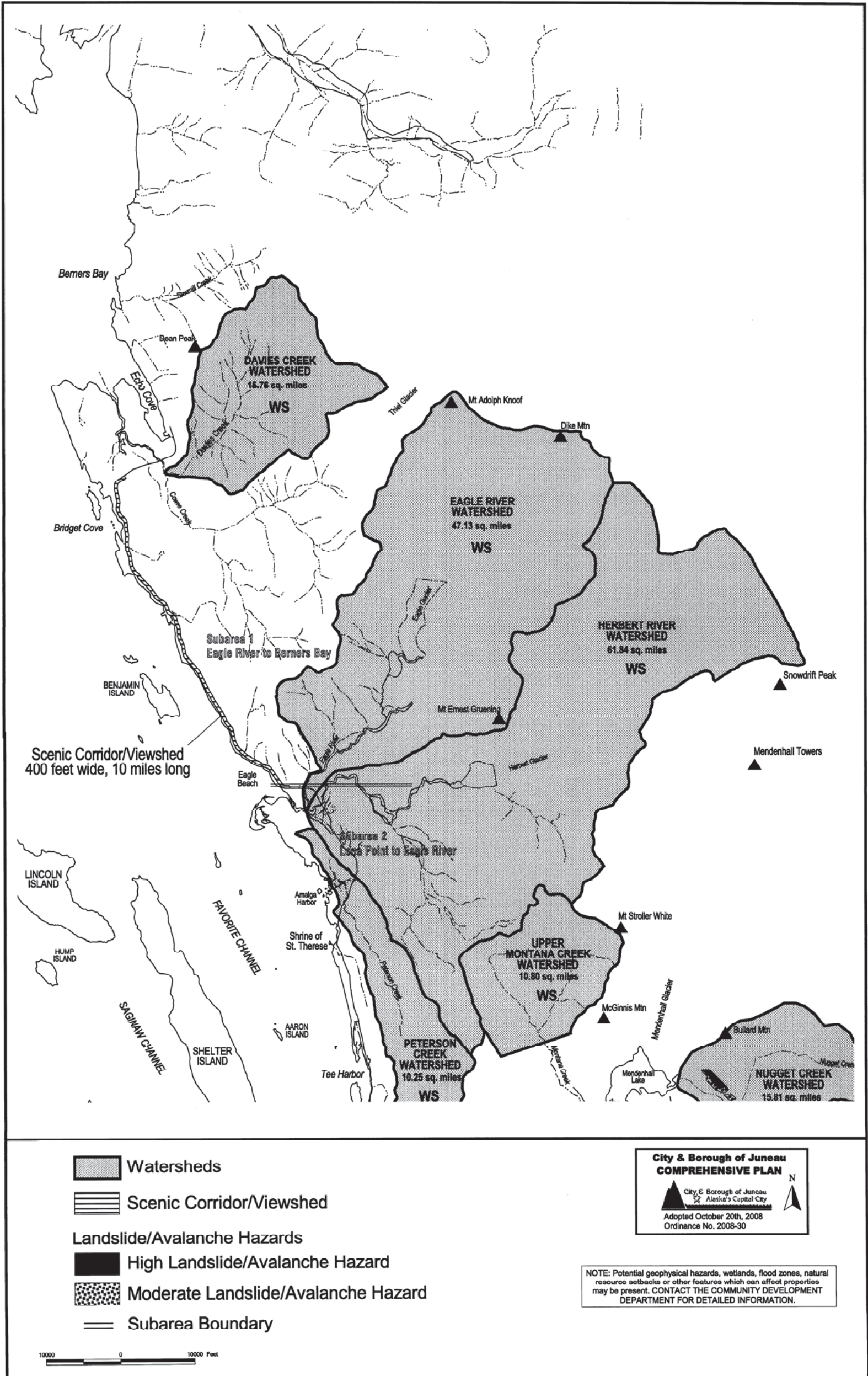




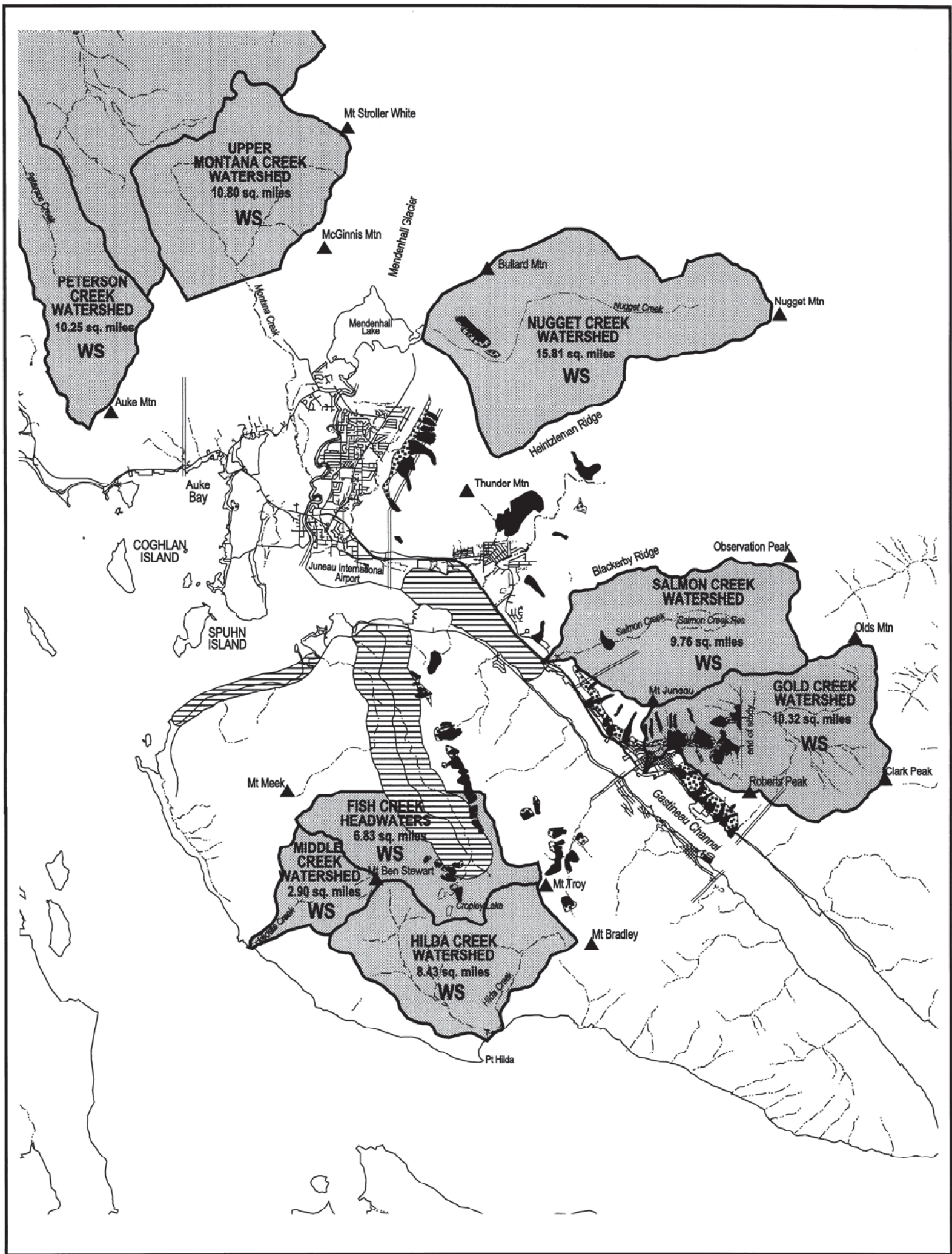
- - - Bus route
 Transit Oriented Corridor
 Transit Corridor
 Transit Oriented Nodes


 1/4 mile radius
 1/2 mile radius

0 0.25 0.5 1 1.5 Miles 



Watershed, Scenic Corridor/Viewshed, and Hazard Map 1 of 2



-  Watersheds
-  Scenic Corridor/Viewshed
- Landslide/Avalanche Hazards**
-  High Landslide/Avalanche Hazard
-  Moderate Landslide/Avalanche Hazard
-  Subarea Boundary

10000 0 10000 Feet

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Prepared by: Community Development Department

Watershed, Scenic Corridor/Viewshed, and Hazard Map 2 of 2

Subarea 1: Eagle River to Berners Bay (Map A)

Community Form: Rural, with a New Growth Area

Natural Resources and Hazards:

Type	General Location
Wildlife (Eagles Nests, Sea Lion Haul Out & Rookery, Herring Spawning areas)	Echo Cove, Lynn Canal Shorelines, Bridget Cove, North Island, Mab Island, Benjamin Island
Stream and Lakeshore Corridors	Cowee, Davies, Peterson, and unnamed Creeks; Eagle and Herbert Rivers
Watersheds	Herbert River, Davies Creek & Eagle River
Gravel and Mineral Resources	Gravel in the Eagle and Herbert River corridors, delta/estuary area; Juneau Gold Belt with mining claims and the Kensington Mine on the northwest shore of Berners Bay
Wetlands/Tidelands	Eagle/Herbert River estuary, Echo Cove, Bridget Cove, Point Bridget, Yankee Cove
Hazards	Flooding: Cowee and Davies Creeks, Eagle River, Herbert River, Peterson Creek, and coastal areas
Scenic Corridor/Viewshed	On CBJ-owned lands upland of Glacier Highway from Bridget Cove to Eagle Beach (approximately 10 miles), a 400-foot-wide area
Historic and Cultural Resources	Subarea-wide, Sentinel Island Lighthouse, petroglyphs in Berners Bay

Guidelines and Consideration for Subarea 1:

1. Preserve valuable publicly-owned lands, including Lynn Canal shorelines areas, as public open space/natural areas, recreation areas, fish and wildlife habitat and scenic corridors with public access.
2. Recognize that Pacific herring are an important indicator and keystone species, and that commercial harvest of this species could be an economic boon to the CBJ if herring populations recover to a level capable of supporting commercial fisheries. Further, as a

keystone species upon which other species depend, a healthy and abundant herring population will have an economic ripple effect on other commercial fisheries and tourism. There is, therefore, special concern for the conservation and protection of herring spawning areas located along the east shoreline of Lynn Canal, especially near Bridget Point, Echo Cove, and in Berners Bay.

3. Recognize that there is a special concern for the conservation and protection of Stellar Sea Lion habitat around Benjamin Island, pursuant to the National Marine Fishery Service *Stellar Sea Lion Recovery Plan*. It is recommended that only research scientist teams visit land on Benjamin Island and that no tourist vessel or recreational vessel approaches the island closer than 1000 yards, per the Recovery Plan.
4. Support the New Growth Area development, including a mixture of residential, recreational and water-related uses, in Echo Cove.
5. With the exception of the Echo Cove New Growth Area, limit residential and non-residential development to very low densities and rural-character development within the subarea to protect sensitive habitat therein.
6. Recognize Berners Bay and the river systems that feed it as important fish and wildlife habitat, recreation and scenic areas that experience significant local and visitor use. Identify and adequately protect a series of un-fragmented fish and wildlife corridors along anadromous fish streams from the uplands to Lynn Canal. If a high traffic road and/or rail facility is proposed within this subarea, provide an adequate wildlife crossing to assure safe passage of wildlife from the uplands to the sea along each anadromous fish stream crossed by the road or railway.
7. Develop a comprehensive, interagency plan for Tee Harbor to Berners Bay that recognizes, protects and enhances fish and wildlife habitat as well as the multiple recreational, educational and scenic resources found in that area.
8. The *Parks and Recreation Comprehensive Plan*, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements. Those recommendations include: (a) enhance the Auke Recreation Area Dive Park; (b) enhance Aantiyeik Park to include a community garden, play structures, restrooms, landscaping, picnic shelters and, in addition to the disc golf course, a BMX trail should be considered; (c) develop cooperative recreation agreements with the Boy Scouts organization for greater public access; (d) develop Sunshine Cove and Bridget Cove for overnight recreation use; (e) plan for recreation in the Echo Cove area and beyond the proposed New Growth Area; (f) connect trails or create loop hiking experiences; (g) encourage the U.S. Forest Service to repair Cowee and Davies trails; (h) protect stream corridors and establish a 200 foot stream buffer on CBJ-owned lands that are not designated for disposal in the *1999 CBJ Land Management Plan* on each side of the following creeks: Bridget, Cowee, Davies and any newly-accessible creeks resulting from a new public road; (i) designate a 400-foot fish and wildlife habitat and view shed protection buffer east (upland) of the road on CBJ-owned

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lands, as indicated on the Subarea Map; (j) evaluate development of an integrated hiking trail between Point Bridget and Point Bishop and provide historical trail and site information to the public; (k) develop a management plan for CBJ lands at Bridget Cove to complement recreational opportunities on the state holdings at Bridget State Park; (l) develop and widely distribute “leave no trace” Best Management Practices (BMPs) brochures or pamphlets to independent users as well as commercial eco-tourism and recreational tourism users of public lands to ensure that users adhere to the BMPs and respect fish and wildlife habitat and, particularly, to ensure water quality of anadromous [fish](#) streams and their riparian habitat.

9. Ensure that any extension of Glacier Highway to a Ferry Terminal located at or near the mouth of the Katzehin River, or beyond, for access to the Kensington Mine or points north is designed to provide year-round, energy-efficient safe passage.
10. Identify historic and cultural resources within the subarea. Projects that may impact historic resources identified within this subarea are to be reviewed by the Historic Resources Advisory Committee (HRAC) prior to issuance of a permit. Where new historic or cultural resources are discovered or identified, the Juneau-Douglas City Museum should be contacted immediately for documentation and technical assistance toward preservation and/or curating of the resource. The demolition or removal of historic resources should be avoided and should only occur when no other option for its preservation or relocation to a suitable site exists.
11. Identify, develop and protect public access places to view the aurora borealis. Establish “dark sky” outdoor lighting codes for the rural and remote areas of the CBJ to protect views of the stars from nighttime glare.

Subarea 2: Lena Cove to Eagle River, Including Shelter Island (Maps B, C, & D)

Community Form: Rural

The Rural Dispersed Residential (1 dwelling per acre) and Rural Low Density Residential (1 to 3 dwellings per acre) designations predominate in this Subarea, primarily due to the absence of both public water and public sewer in the area; there are no plans to provide or extend sewer service to this area; nor are there plans to extend water service north of Cohen Drive. The lands in the Auke Nu/Point Lena area were designated Rural Low Density Residential (1 to 3 dwellings per acre) primarily because of the established development pattern therein.

Natural Resources and Hazards:

Type	General Description
Wildlife (Eagle nests, Herring spawning areas)	Lena Cove, Tee Harbor, Shelter Island, Amalga Harbor, Shrine of St. Therese
Stream and Lakeshore Corridors	Peterson Creek, Shrine Creek, Lena Creek, Tee Creek
Watersheds	Peterson Creek, Herbert River
Gravel and Mineral Resources	Herbert River
Hazards	Flooding: Peterson Creek, Strawberry Creek, all coastal areas
Cultural and Historic Resources	Subarea-wide, Shrine of St. Therese, Auk Rec and Indian Point areas

Guidelines and Considerations for Subarea 2:

1. Preserve shoreline areas in public ownership as fish and wildlife habitat and public open space/natural areas with public access to the water.
2. Identify and protect a series of un-fragmented fish and wildlife habitat corridors along anadromous fish streams from the uplands to the Lynn Canal.
3. Where appropriate, continue rural residential development.
4. Encourage development of boat launch facilities at South Tee Harbor.
5. The *Parks and Recreation Comprehensive Plan*, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements for this subarea. Those recommendations are listed in Subarea 1 and include: (a) enhance the Lena Loop Park as a neighborhood park with play areas, dog parks, restrooms and additional parking; (b)

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enhance Lena Point Park with trail parking, trail improvements, benches and interpretive signs; (c) Continue Tee Harbor to Berner's Bay cooperative management; (d) implement the Master Plan for Amalga Meadows area; and (e) protect stream corridors and establish a 200 foot stream buffer on CBJ-owned lands that are not designated for disposal in the 1999 CBJ Land Management Plan on each side of Peterson Creek and Shrine Creek.

6. The subarea is not served by the public sewer system, and is outside of the Urban Service Area boundary. [Since municipal services are not to be provided outside of the urban service area boundary,](#) there is little likelihood of public sewer reaching the subarea.
7. Identify historic and cultural resources within the subarea. Projects that may impact historic resources identified within this subarea are to be reviewed by the Historic Resources Advisory Committee (HRAC) prior to issuance of a permit. Where new historic or cultural resources are discovered or identified, the Juneau-Douglas City Museum should be contacted immediately for documentation and technical assistance toward preservation and/or curating of the resource. The demolition or removal of historic resources should be avoided and should only occur when no other option for its preservation or relocation to a suitable site exists.
8. Investigate the potential costs and benefits of constructing an access road to existing private properties and disposing of some CBJ-owned properties on Pt. Stephens.

Subarea 3: Auke Bay, Mendenhall Peninsula, & West Mendenhall Valley (Maps E, F, & G)

Community Form: Urban for Auke Bay.
Suburban portions of the West Mendenhall Valley that are serviced by both sewer and water.
Transition from rural to urban in the remainder of the West Mendenhall Valley.
Rural on the Mendenhall Peninsula.

Land use designations on the Subarea map range from open space/natural areas to industrial. Transition (T) designations predominate, indicating that higher density development will be considered once public sewer is available and intersections are improved to LOS D or better. Greenbelts are shown for Mendenhall River, Montana Creek, and Auke Lake.

Natural Resources and Hazards:

<u>Type</u>	<u>General Location</u>
Wildlife (Eagle nests, Herring spawning areas)	Auke Bay, Auk Nu Cove, Mendenhall Peninsula, Mendenhall Wetlands State Game Refuge
Stream and Lakeshore Corridors	Auke Nu Creek, Weydelich Creek, Bay Creek, Lake Creeks, Montana Creek, Mendenhall River, Auke Lake, Jordan Creek, Duck Creek
Impaired Water Body	Pederson Hill Creek (aka Casa Del Sol Creek)
Wetlands/Tidelands	West Mendenhall Valley, Spuhn Island, Mendenhall Peninsula, Mendenhall Wetlands State Game Refuge, Montana Creek, Auke Nu Cove
Gravel and Mineral Resources	Montana Creek basin, Mendenhall River corridor, North side of Auke Lake
Hazards	Flooding: Montana Creek, West Mendenhall Valley, all coastal areas. Airport Airspace: see FAA 7460 Contours Map and Airport Airspace Drawing (FAR 77 Surfaces), pages 129-130.
Watershed	Montana Creek(above the roaded area)
Historic and Cultural Resources	Subarea-wide

Guidelines and Considerations for Subarea 3:

1. Conduct an area plan or neighborhood plan for the Auke Bay area that would address residential and non-residential uses in the vicinity of the cove, harbor and University with the goal of creating a Marine Mixed Use, transit and pedestrian-oriented village in Auke Bay. Marine Mixed Use land uses could include: Water-related recreation, eco-tourism, commercial fisheries, sport fisheries, marine-related research and aquaculture, and other private and public use of the waters; shoreline and inland areas of Auke Bay including the University of Alaska Southeast (UAS) campus, student and faculty housing, neighborhood-commercial needs, transportation systems, habitat protection, educational facilities, careful urban design, and viewscape protection measures. This study should address the needs of and should include the participation of all stakeholders including property owners, residents, business operators, University administration, student and faculty, the Alaska Department of Transportation and Public Facilities, all relevant CBJ Departments and Divisions, NOAA staff and researchers and residents of neighborhoods who regularly traverse the Auke Bay area.
2. Protect and provide for continued water-dependent development at the Ferry Terminal and in Auke Bay. Identify suitable areas for float homes, boat houses, and/or live-aboards as affordable housing options; this may include dedicated portions of the harbor for these residences. Adopt design guidelines and development standards for the proposed Auke Bay neighborhood plan and Marine Mixed Use District.
3. Encourage high-density, transit-oriented residential and/or mixed use developments in the Auke Bay “village” area and around the University, particularly for student and faculty affordable housing.
4. Preserve valuable public tidelands, shorelines, creek and stream corridors as fish and wildlife habitat and public open space/natural areas. Acquire land for greenbelts along the Mendenhall River and Montana Creek stream corridors. Identify and protect a series of un-fragmented fish and wildlife habitat corridors along anadromous [fish](#) streams from the uplands to the sea.
5. Protect CBJ-owned lands located within 500 feet of each side of the ordinary high water line of Montana Creek from its juncture with the Mendenhall River to its headwaters, in accordance with the scientific analysis of the special functions of Montana Creek’s values conducted by the Juneau Chapter of Trout Unlimited and published in November of 2006.
6. When removing trees for development, care should be taken to consider downwind effects and to mitigate against off-site blow down of trees on down-wind properties.
7. Encourage UAS and private property owners to dedicate new public rights-of-way to create an interconnected Auke Bay neighborhood street system.

8. Provide for additional medium- to high- density residential development on CBJ lands within the Mendenhall Peninsula when served with utilities, roads, and other infrastructure and urban services, where high-value wetlands, steep slopes or hazard areas are not present, and where incompatible uses are not present such as within the flight-safety zone of the airport. All prospective tenants and owners of new dwelling units therein should be advised of the aircraft noise associated with the nearby airport operations.
9. Encourage in-fill, small house development in the West Mendenhall Valley. However, in doing so in the West Valley, continue to protect wetlands, avoid flood hazards and provide buffer vegetation and open space/natural areas for privacy and to maintain the rural character of the West Valley community. Encourage clustering of the small cottage and bungalow houses on larger parcels to maximize the land left in a natural state to assure privacy and provide a visual and sound buffer from existing adjacent lower density residential development. New in-fill development should: (1) Preserve as much of existing wooded areas as is practical; (2) design new building forms to mimic adjacent rural development in scale and massing while increasing density; (3) place parking out of view of the street; and (4) incorporate other appropriate building siting, orientation and design techniques to maintain the rural character of the West Valley. In new subdivisions on large parcels, encourage mixed density developments, such as duplex, accessory dwellings and multi-family units interspersed in suitable locations within the development.
10. Prohibit new residential development on CBJ-owned property abutting the outdoor shooting range. Identify the noise contours for the outdoor shooting range and establish a Noise Notification Overlay District encompassing that area and within which any new development must disclose to potential tenants or buyers the locations, hours of operation and types of noise emanating from the shooting ranges.
11. Provide for expansion of the UAS campus, including student and faculty housing and athletic facilities.
12. Allow development of in-fill residential development, such as apartments, condominiums, efficiency or Single-Room-Occupancy (SRO) units, and loft-style housing within new and existing shopping centers.
13. The *Parks and Recreation Comprehensive Plan*, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements for this subarea. Those recommendations include: (a) develop a cultural park at Auke Cape/Indian Point that would include trails, interpretative panels and other low-impact structures; (b) Plan for the future non-motorized use of the Montana Creek area from its juncture with the Mendenhall River to its upper reaches; (c) pursue a location and funding for a second Mendenhall River pedestrian bridge; (d) reserve trail corridors allowing for loop trails between Montana Creek and the Mendenhall Greenbelt; (e) reserve stream and trail corridors on CBJ-owned land behind Windfall Avenue; (f) reserve trail corridors recommended in the West Mendenhall Greenbelt Plan; (g) develop a Master Plan for the Auke Lake area; (h) develop a master plan for trail connections around Auke Lake; (i)

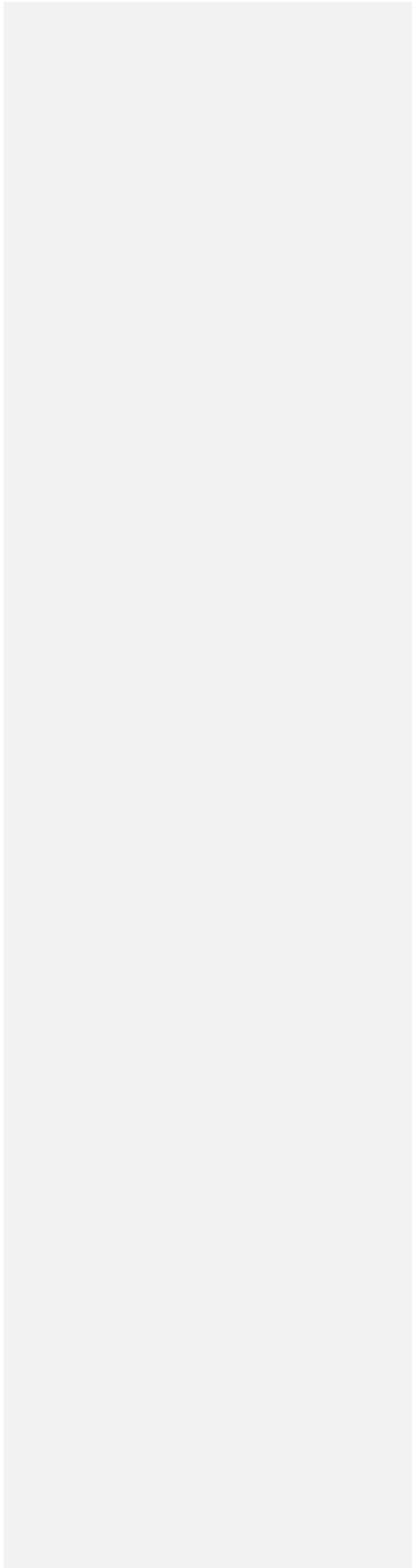
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develop a trail from Auke Bay Elementary School to Spaulding Meadows Trail; (j) provide direct and safe access to the Auke Bay park and shelter across from Auke Bay School; (k) reserve a trail corridor on the Mendenhall Peninsula; (l) define and improve the non-motorized trail from the end of the private driveway at Smugglers Cove to the end of Engineer's Cutoff, creating a trail around the end of the Mendenhall Peninsula; (m) review river bank modification projects upstream of West Mendenhall Valley Greenbelt and Brotherhood Park; (n) review connection routes with DOT at Brotherhood Bridge; (o) light the trail at Kaxdigoowu Heen Trail for year-round use; (p) create a neighborhood park for the subarea; (q) investigate the feasibility of creating cross-country running and skiing loops on CBJ land; (r) identify and protect fish and wildlife habitat and game travel corridors; (s) continue to acquire Greenbelt properties along Montana Creek and the Mendenhall River; (t) retain trail access to Spaulding Meadows and to beaches; and (u) acquire high-value University of Alaska Southeast (UAS) wetlands and designate as Open space/natural areas.

14. The sewer system ~~should be~~ being expanded to include the industrial area in the southerly part of the West Valley. ~~It should also be extended and~~ to the Pederson Hill area. It should also be extended and to other areas around the University to accommodate higher density, affordable student and faculty housing. Extend municipal water and sewer service to all properties within the Urban Service Area boundary.
15. Pederson Hill Creek (aka Casa Del Sol Creek) is listed as an impaired water body by the Alaska Department of Environmental Conservation (DEC) and, therefore, careful review of future development proposals that could affect the volume, velocity, cleanliness, and overall water quality of this creek and its watershed and tributaries is warranted.
16. Consider the transportation improvements recommended in Chapter 8 of this Plan. Investigate the feasibility of a roadway extending from Glacier Highway and running east of Auke Lake through the Pederson Hill area to the Mendenhall Back Loop Road; this may be designed as a collector street serving development of the Pederson Hill area and could also be considered as a possible bypass of the Auke Bay area.
17. Encourage beautification and buffering along major roadways.
18. Identify scenic view corridors as seen from public vista points and preserve them through building height restrictions, building massing and orientation restrictions as conditions of a rezoning, subdivision easements and careful building spacing requirements.
19. Identify historic and cultural resources within the subarea. Projects that may impact historic resources identified within this subarea are to be reviewed by the Historic Resources Advisory Committee (HRAC) prior to issuance of a permit. Where new historic or cultural resources are discovered or identified, the Juneau-Douglas City Museum should be contacted immediately for documentation and technical assistance toward preservation and/or curating of the resource. The demolition or removal of historic resources should be

avoided and should only occur when no other option for its preservation or relocation to a suitable site exists.

20. Work with DOT to provide sidewalks, bicycle paths, and/or trails separated from the road travelway along existing and newly-constructed arterial and collector roadways to provide safe and efficient access and to reduce pedestrian and bicycle/motor vehicle conflicts.



Subarea 4: East Mendenhall Valley & Airport (Maps F & G)

Community Form: Suburban/Urban

Natural Resources and Hazards:

Type	General Location
Wildlife (Eagle Nests)	Airport vicinity, Mendenhall Wetlands State Game Refuge
Stream and Lakeshore Corridors	Mendenhall River, Duck and Jordan Creeks
Wetlands/Tidelands	Nugget Creek, Mendenhall Wetlands State Game Refuge
Gravel and Mineral Resources	Mendenhall River corridor, upper part of valley
Impaired Water Bodies	Duck Creek, Jordan Creek
Hazards	Flooding: Mendenhall River, Duck Creek, Jordan Creek, all coastal areas. Avalanches and Landslides: Thunder Mountain. Airport Airspace: see FAA 7460 Contours Map and Airport Airspace Drawing (FAR 77 Surfaces), pages 129-130.
Watershed	Nugget Creek with a potential hydroelectric source at Nugget Falls
Cultural and Historic Resources	Subarea-wide

Guidelines and Considerations for Subarea 4:

1. Maintain the density of existing neighborhoods while encouraging in-fill development of low- to moderate-income affordable housing.
2. Provide for increased community commercial development close to existing commercial areas in the lower valley.
3. Encourage airport expansion in the area designated in the Airport Master Plan. Maintain adjacent publicly owned wetlands and tidelands for public open space/natural areas or resource protection, unless required for aviation or public safety purposes. The CBJ should facilitate Airport Management Plans to meet FAA regulations regarding Runway Safety Areas (RSA) and other similar safety measures.
4. Utilize CBJ-selected lands for high-density residential development, recognizing constraints of sensitive areas.

5. Maintain public access to the Mendenhall Wetlands State Game Refuge (MWSGR) along the airport dike.
6. Duck Creek and Jordan Creek are listed as impaired water bodies by the Alaska Department of Environmental Conservation (DEC) and, therefore, careful review of future development proposals that could affect the volume, velocity, cleanliness, and overall water quality of these creeks and their watersheds and tributaries is warranted. The CBJ should support community efforts to educate and, perhaps, regulate snow removal and storage practices as described in 7.7-~~DG~~-DG1 in Chapter 7 of this Plan.
7. Seek new industrial zoning districts to compensate for the encroachment of existing industrial districts by retail, office and other non-industrial commercial uses. Designate the industrial districts that have visual connection from and vehicular access to major thoroughfares and that have already been encroached upon by retail and office uses as heavy commercial/light industrial districts within which industry may remain and non-industrial commercial uses can expand. In other industrial districts, prohibit retail, office, residential and other non-industrial or non-Public uses.
8. Expand the Mixed Use District in the Mendenhall Mall vicinity that would incorporate general commercial uses, high density residential use and public transit services. Make the most efficient use of parking by incorporating housing over a garage with retail shops wrapping around the ground floor. Student or senior housing within the Mall or over the garage should not be required to provide parking spaces.
9. Consider the transportation improvements for this subarea discussed in Chapter 8 of this Plan and provide for pedestrian and bicycle access to schools, parks and shopping areas.

The CBJ Area Wide Transportation Plan identifies ten priority improvements for the Mendenhall Valley/Nugget Mall and Airport area, none of which have been included in the 2006 to 2008 State Transportation Improvement Plan (STIP) funding. As such, local support for improved capacity of the transportation system will be needed to accommodate new development. Such new development should focus on medium-to-high density residential, commercial and employment centers that can be largely serviced by public transit. A Transit Oriented Corridor with transfer stations at the Malls and/or the Airport should be able to accommodate this new, compact in-fill development.

10. The East Mendenhall Valley is entirely serviced by public sewer and water systems. Future replacement of aging utilities will be required.
11. Drainage problems exist in the central East Mendenhall Valley. Incremental additions to a storm drain system are being made or are in the planning stages. Therefore, adopt a set of overall guidelines that address the treatment and placement of runoff.
12. The *Parks and Recreation Comprehensive Plan*, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements. Those recommendations

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include: (a) Continued development of the Under Thunder trail corridor at the base of Thunder Mountain; (b) completion of Dimond Park; (c) development of a Mendenhall Valley swimming pool; (d) a pedestrian/bicycle trail from Dimond Park to the Airport Dike trail; (e) assured access to the Airport Dike Trail and a connector trail from the airport to that trail; (f) acquisition of parcels along Duck Creek; (g) establishment of a stream corridor along Duck Creek just south of Berner's Avenue; (h) establishment of a 200 foot wide greenbelt along Jordan Creek where it traverses CBJ owned property, with the exception of that portion of the creek lying within the Juneau International Airport's property, for which the setback should be determined on a case-by-case basis, consistent with 7.3.DG - DG2 and the Airport Manager's recommendation; (i) acquisition of Smith/Honsinger parcel outside of the pond area for natural area and scenic corridor conservation; (j) develop a community garden site; and (k) review the area for suitability for mini-parks. Work with the FAA to ensure that these projects do not negatively affect flight safety due to impacts on bird habitat.

13. Identify historic and cultural resources within the subarea. Projects that may impact historic resources identified within this subarea are to be reviewed by the Historic Resources Advisory Committee (HRAC) prior to issuance of a permit. Where new historic or cultural resources are discovered or identified, the Juneau-Douglas City Museum should be contacted immediately for documentation and technical assistance toward preservation and/or curating of the resource. The demolition or removal of historic resources should be avoided and should only occur when no other option for its preservation or relocation to a suitable site exists.
14. Protect historic trails and sites at the Mendenhall Glacier area.
15. Coordinate all development within the sphere of influence of Duck and Jordan Creeks with the Alaska Department of Environmental Conservation (DEC) to ensure that development meets the guidelines of the creek restoration plan, called the TMDL Document.
16. Study geophysical hazards in this subarea and adopt an amended Hazard Area overlay map following the completion of that study.

Subarea 5: Switzer Creek, Lemon Creek, & Salmon Creek (Maps G, H, & K)

Community Form: Suburban/Urban

Natural Resources and Hazards:

Type	General Location
Wildlife (Eagle Nests)	Vanderbilt Hill, Lemon Creek and Switzer Creek
Stream and Lakeshore Corridors	Lemon, Switzer, and Vanderbilt, Salmon, and unnamed Creeks
Wetlands/Tidelands	Mendenhall Flats, Lower Lemon Creek, Switzer Creek, Vanderbilt Creek
Gravel and Mineral Resources	Lemon Creek, Hidden Valley
Impaired Water Bodies	Jordan Creek, Lemon Creek, Vanderbilt Creek
Flooding	Lower Lemon Creek/Switzer Creek, all coastal areas
Hazard Area	Flooding: Salmon Creek Dam Inundation Area. Landslide and Avalanche: Thunder Mountain, Upper Lemon Creek Valley
Watershed	Upper Salmon Creek
Cultural and Historic Resources	Subarea-wide

Guidelines and Considerations for Subarea 5:

1. Conduct a neighborhood plan for the Lemon Creek and Switzer Creek areas to (1) address livability concerns for residential areas, (2) accommodate the land use and transportation needs of commercial and industrial uses, (3) address recreational and natural/conservation area needs, (4) identify transportation improvements, especially pedestrian- and bicyclist-related safety improvements, and (5) reduce incompatible uses and minimize or mitigate adverse impacts of such incompatible uses related to air quality (noise, dust, fumes, odors), public safety and natural resource protection.
2. Provide for additional medium- to high density residential development in areas with access to arterial roadways from collector streets. Encourage the efficient use of land by allowing non-family housing, such as for students, single-adults or seniors, in mixed use districts within shopping centers or malls. Increase building height limits and decrease or eliminate parking requirements for such residential developments where adequately served by public transit.
3. Restrict residential development in areas where off-site impacts of sand and gravel extraction operations, such as noise, dust, heavy truck traffic, would adversely affect

residents unless it were assured that residents of the proposed housing would not be so adversely affected, such as for transition or temporary housing.

4. Provide a safe pedestrian and bicycle circulation system in the Lemon Creek and Switzer Creek areas, per the ~~CBJ~~ *Area Wide Transportation Plan, the 2009 Non-Motorized Transportation Plan, the Safe Routes to Schools plan,* and Chapter 8, ~~Transportation, Chapter~~ of this Plan.
5. Protect access to Lemon Creek Trail, Salmon Creek historic Trail and Heintzleman Ridge Trail.
6. Encourage the construction and/or retention of a buffer and initiation of a beautification effort along all major roads.
7. Reserve wetlands and tidelands in public ownership for fish and wildlife habitat and open space/natural areas.
8. Designate CBJ-owned areas outside the Salmon Creek Dam inundation hazard area for Bartlett Regional Hospital expansion hospital and related medical facilities.
9. Allow for expansion of State office complex facilities adjacent to existing offices within public/institutional land use designation areas west of Switzer Creek but not along shoreline areas.
10. Identify sufficient land to accommodate commercial and industrial uses. Adjust the boundary between commercial and industrial lands in the Vanderbilt-to-Lemon Creek area to account for current conditions and market demands. Provide additional buildable land for heavy industry and prohibit higher intensity uses, such as retail, office and residential uses, within the heavy industrial areas.
11. Renninger Road serves a CBJ school and water reservoir and an affordable rental housing development and could further be used to access other CBJ lands suitable for development of affordable housing.
12. Jordan Creek, Lemon Creek and Vanderbilt Creek are listed as impaired water bodies by the Alaska Department of Environmental Conservation (DEC) and, therefore, careful review of all future development proposals that could affect the volume, velocity, cleanliness, and overall water quality of these creeks and their watersheds and tributaries is warranted. Coordinate all development within the sphere of influence of Jordan, Lemon and Vanderbilt Creeks with DEC to ensure that development meets the guidelines of the creeks' restoration plans, called the TMDL Document.
13. The *Parks and Recreation Comprehensive Plan*, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements. Those recommendations include: (a) construction of a coastal trail along Egan Drive or along the "inside" or north

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side of Egan Drive, connecting Sunny Point to neighborhoods to the east and west; (b) Upgrade the Dzantik'i Heeni (DZ) Middle School and the Switzer Creek/Richard Marriott trail; (c) construct a covered basketball court/play area at Dzantik'i Heeni Middle School; (d) reserve a stream corridor on Switzer Creek; (e) resolve Lemon Creek Trail issues; (f) develop an All-Terrain-Vehicle (ATV) or Off-Highway Vehicle (OHV) course in the Upper Lemon Creek area; (g) develop a trail from the Sunny Point intersection to the Pioneer's Home intersection and along the Pioneer's Home marsh with an accessible viewing platform for bird watchers; (h) protect access to the Heintzleman Ridge trail; (i) review the area for suitability for mini-parks; (k) establish a community garden area; (l) study the Lemon Creek area for suitable park sites; and, (m) continue ADA improvements at Twin Lakes.

14. Identify historic and cultural resources within the subarea. Projects that may impact historic resources identified within this subarea are to be reviewed by the Historic Resources Advisory Committee (HRAC) prior to issuance of a permit. Where new historic or cultural resources are discovered or identified, the Juneau-Douglas City Museum should be contacted immediately for documentation and technical assistance toward preservation and/or curating of the resource. The demolition or removal of historic resources should be avoided and should only occur when no other option for its preservation or relocation to a suitable site exists.
15. Since views of the water are a highly-rated value by residents, buildings in the (WCI)-designated areas should be situated or oriented to retain views of the water between buildings.

Subarea 6: Juneau (Maps K, M, & N)

Community Form: Urban

The Juneau Subarea is a mixed use community with land use designations in the core ~~d~~Downtown area ranging from the rural Resource Development (RD), to Recreation Resource (REC) on the steep northern edges of the core area and tiering down the slopes to the Channel with the more urban Medium Density Residential (MDR), Medium Density Residential/Single Family (MDR/SF), Urban Low Density Residential (ULDR), Mixed Use (MU), General Commercial (GC), Institutional and Public Use (IPU) and Waterfront Commercial (WC) districts. ~~A Transit Corridor extends about one-quarter mile from Egan Drive with express bus service connecting Auke Bay and the Downtown.~~

East of the core area toward Thane are Mixed Use (MU), Resource Development (RD), Industrial (I), Waterfront Commercial, Waterfront Commercial/Industrial (WCI), Institutional and Public Use (IPU), and Rural Dispersed Residential (RDR) districts. The ~~d~~Downtown area includes special overlay districts, including parking districts, an historic district, a Waterfront District that is the subject of the adopted Long Range Waterfront Master Plan, along with Landslide and Avalanche Hazard Zone designations.

Natural Resources and Hazards:

Type	General Location
Wildlife (Eagles and bears)	Six eagle nests around d Downtown Juneau (2006)
Stream and Lakeshore Corridors	Gold Creek upstream from Cope Park
Wetlands/Tidelands	Gold Creek Tidelands
Hazards	Flooding: Gold Creek, all coastal areas. Landslide/Avalanche: Mt. Juneau, Mt. Roberts, Gold Creek Basin, Last Chance Basin
Watershed	Gold Creek/Last Chance Basin
Historic and Cultural Resources	Subarea-wide

Guidelines and Considerations for Subarea 6:

1. Preserve the scale and densities of the older single family neighborhoods in the ~~d~~Downtown area, including the Casey-Shattuck “flats” and Star Hill historic districts, Chicken Ridge, Basin Road, Mt. Maria, the Highlands, and the higher density apartments and homes in the vicinity of the Federal Building.

2. Encourage the retention of existing dwelling units in or near the older residential neighborhoods to avoid exacerbating traffic and parking congestion and to preserve the privacy and quiet of those neighborhoods.
3. Strengthen and enhance the Capitol Complex in the ~~d~~Downtown Juneau area. Provide for orderly expansion of state government facilities in the vicinity of the State Capitol and the State Office Building.
4. Develop a cooperative agreement with owners and tenants of ~~d~~Downtown buildings, as well as their lenders, insurance, legal, design, and construction professionals, for continuing, incremental improvements to those buildings, such as installation of sprinklers, to lessening the threat of structural fires in and near the ~~d~~Downtown historic area.

Many of the buildings in this area are built with virtually no fire resistant materials, are built too close to their property lines to allow a fire break or room for fire fighters to stop the spread of fire and have openings such as doors, windows and vents in their side walls that would allow fire to spread very quickly to adjacent buildings. Many are built on pilings, leaving a common crawl space that cannot be protected by fire fighters.

Loss of the downtown historic district in a fire would have significant negative impact to the aesthetics and economy of the CBJ, as one of its key tourist attractions is the historic character of ~~d~~the Downtown. A fire could spread through these wooden buildings very quickly and, despite the best efforts of fire fighters, probably could not be controlled.

5. Limit development in landslide/avalanche hazard areas; rezone publicly-owned land in those hazard areas as Resource Protection zones.
6. Preserve view corridors of the compact, historic ~~d~~Downtown, as viewed from the Channel toward the historic districts and their mountain backdrop, and preserve views of the Channel, as viewed from public streets in ~~d~~the Downtown, through height restrictions and building orientation and spacing guidelines along the downtown waterfront.
7. Preserve public access to the shoreline and waterfront areas. Provide for public access, open space/natural areas and water-dependent and water-related uses on the ~~d~~Downtown waterfront via the seawalk with connections to the existing pedestrian system.
8. Support the establishment of a Cultural Campus anchored by the Alaska State Museum, the Alaska State Library in the State Office Building, the Convention Center and a new Performing Arts Center at the former National Guard Armory site, inclusive of the area bordered by Gold Creek, Willoughby Avenue, Main Street, and Egan Drive. With Centennial Hall serving as the visitor and convention center and two hotels located within these boundaries, the area is readily accessible both to residents and visitors, and has some stature as the heart of our State's culture. Adding a performing arts center to this "campus"

would solidify its position, drawing more people to the area and reinforcing the year-round health of the adjacent business district.

9. Protect and facilitate access to Mt. Juneau and Mt. Roberts trails.
10. Promote mixed uses downtown. Encourage small-scale neighborhood-serving retail and personal service businesses and increased multifamily development within the urban center. Encourage housing over ground-floor retail space, Single-Room-Occupancy (SRO) dwellings and/or loft-style housing in ~~the~~ Downtown.
11. Encourage use of the downtown waterfront area as a mixed use waterfront serving residential, recreational, tourist, and maritime uses as identified in the CBJ-adopted Long Range Waterfront Plan. Such development should avoid view blockage of the ~~d~~Downtown historic districts as viewed from ~~Gastineau~~the Channel.
12. Develop design guidelines for buildings in ~~the~~ Downtown that create a year-round design aesthetic that is attractive and respects the historic and contemporary urban character of the district, particularly for display window treatments, signage and outdoor lighting of ~~d~~Downtown commercial buildings.
13. Provide additional parking and fast, mass transit opportunities, per the ~~d~~Downtown subarea guidelines and implementation actions identified in ~~the Transportation~~Chapter 8 of this Plan, Transportation, and in the Willoughby District Land Use Plan. Develop a parking management component of a Downtown Juneau Transportation Management Program that could include the following elements:
 - A. Establish a covered walkway network throughout ~~the~~ Downtown.
 - B. Establish a parking policy that will guide planners in determining the amount of parking that should be provided for specific uses ~~d~~Downtown.

The CBJ government should re-examine the parking requirement for development of residential units and for tourist-oriented uses in ~~the~~ Downtown.

In addition to the Fee-In-Lieu-of-Parking program, the CBJ government should provide alternatives, such as participation in a coordinated Downtown Transportation Management Program, for ~~d~~Downtown developers whose proposals do not meet on-site parking requirements. Provisions should be added to accommodate use of parking structures, shuttles, and other means to meet the parking need. However, ensure that these programs do not induce property owners to demolish historic structures to make way for higher intensity uses or taller structures.

- C. Modifications in the current management of the existing parking supply, such as shared daytime and nighttime and week-day and week-end parking, should be made

to make parking more accessible to patrons of area cultural arts or commercial businesses and for area residents.

- D. Development of additional parking supply: construction of centralized parking structures should be phased in and reevaluated on a case-by-case basis. Surface lots can be established on a temporary basis to act as place-holders for potential future structures and provide additional parking while a centralized structure is being developed and the initial use of the structure evaluated.
- E. Management of downtown parking should be centralized, though still coordinated with other CBJ ~~d~~Departments, ~~to coordinate for~~ all aspects of the parking program. The parking program should be continually-monitored to determine how programs are working. ~~Developing a~~The management of the downtown parking a-program is an on-going process that ~~will-needs~~ continuous review and revision. The CBJ ~~government~~ needs to involve the ~~s~~State and ~~f~~Federal governments in shared development of solutions, since parking demand created by ~~s~~State and ~~f~~Federal offices are a major factor in ~~d~~Downtown parking shortfalls.
- F. The CBJ should continue its efforts to develop a convenient transportation terminal near ~~d~~the Downtown. The terminal should provide a transfer station for mass and rapid public transit where commuter busses, and possibly a light rail system would connect to shuttle busses for localized distribution. Commuters may park their automobiles at the terminal, and catch a shuttle to the downtown core.
- G. Other methods suggested to ease the parking problem downtown include construction of a light rail or similar system between the valley and town, supplemented with fast, efficient, localized shuttles; and development of high-density mixed use, but predominantly residential, areas that would provide the opportunity for people to live near their work, shopping and recreation needs, thereby significantly reducing or eliminating the need for a private vehicle altogether.
- H. Another suggestion related to parking is to eliminate the parking requirement for certain affordable high-density dwelling units in the downtown core area, such as the small, Single Room Occupancy (SRO) units, other student housing, senior housing and/or seasonal worker housing whose occupants are likely not to own vehicles. This would facilitate the development of affordable housing downtown that, in turn, would create a more dynamic, 24-hour downtown and would free up rental housing elsewhere in the ~~C~~Bjborough. This concept may not work for all types of dwelling units developed in ~~d~~the Downtown, such as loft housing, family-size housing or artist housing whose occupants are more likely to own vehicles; those developments may participate in the ~~d~~Downtown Fee-in-Lieu of Parking program established in 2006.

Comment [bs152]: Commissioner Bennett suggests deleting this paragraph. Staff suggests that this paragraph speaks to the long-established desire to have a transit stop/transfer point near the Tenth and Egan intersection with a shuttle to downtown destinations, and that this need has not been met with the Downtown Transportation Center, which requires all transit vehicles and vehicles that will be parked to enter the downtown core.

14. The *Parks and Recreation Comprehensive Plan*, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements. Those recommendations include: (a) advertise and schedule public use of the Terry Miller Legislative Affairs Building that is consistent with the office use therein; (c) implement the Cope Park Master Plan; (d) retain the Last Chance Basin in its undeveloped condition and allow for year-round recreation use where there are no avalanche hazards; (e) assist with the stabilization of historic buildings in Last Chance Basin; (f) support construction of a bicycle and pedestrian lane along Thane Road; and (g) designate a downtown community garden site on CBJ property.
15. Consider establishment of an alternative local roadway from Egan Drive in ~~d~~Downtown Juneau to the industrial barge terminal and Thane Road that by-passes the South Franklin/Cruise Ship Terminal area.
16. Consider mechanisms to encourage and allow ~~vehiele-less~~ residential development on Gastineau Avenue by eliminating the parking requirement for uses, that is, uses whose occupants or visitors would travel by walking, bicycling or by public transit.
17. Identify historic and cultural resources within the subarea. Projects that may impact historic resources identified within this subarea are to be reviewed by the Historic Resources Advisory Committee (HRAC) prior to issuance of a permit. Where new historic or cultural resources are discovered or identified, the Juneau-Douglas City Museum should be contacted immediately for documentation and technical assistance toward preservation and/or curating of the resource. The demolition or removal of historic resources should be avoided and should only occur when no other option for its preservation or relocation to a suitable site exists.
18. Assure a Gold Creek Protection Zone, as shown on Map M, and within which no structures or activities shall be allowed except as needed by the U.S. Coast Guard for its purposes or as allowed by the Alaska Department of Fish and Game for habitat maintenance and enhancement.
19. When considering applications for building permits for commercial uses within the ~~d~~Downtown Juneau area, consider the potential noise impacts of mechanical equipment or patrons on adjacent residential uses. It may be appropriate to establish a noise ordinance for the ~~d~~Downtown Juneau subarea where case-by-case analysis, conditions of permits and enforcement activities are not practical to solve noise problems.

Subarea 7: Thane (Maps P & Q)

Community Form: Rural

Designations on the Subarea map are primarily Rural Dispersed Residential-RDR (one dwelling unit per acre) along Thane Road, and Recreation Resource-REC inland of the RDR corridor. There is a Waterfront Commercial/Industrial area west of the Sheep Creek beach area.

Natural Resources and Hazards:

Type	General Location
Wildlife (Eagle Nests)	9 eagle nests along shoreline (in 2006)
Stream Corridors	Sheep Creek, DuPont Creek
Habitat	Sheep Creek Valley
Gravel Resource	Sheep Creek
Hazards	Flooding: Lower Sheep Creek, all coastal areas. Avalanche/Landslide: Numerous chutes along Thane Road
Cultural and Historic Resources	Alaska-Juneau and Alaska-Gastineau Mines

Guidelines and Considerations for Subarea 7:

1. Allow for continued Rural Dispersed Residential development along the existing Thane Road corridor, provided that, in new developments, sanitary septic systems can be adequately monitored by the property owner and assurances provided to the CBJ that these systems will remain in adequate working condition for the useful life of the permitted use on the property. Failed septic systems should not be “bailed out” by extension of municipal sewer service unless residential densities of at least ten (10) units per gross acre are provided to the subject property. Lands to which sewer service is to be provided must be included within the Urban Service Area boundary.
2. Recognizing the growth potential of Thane and areas south of Thane, it is important to also recognize the limitations of Thane Road. When reviewing development permit applications, consider that the Thane Neighborhood Association (TNA) describes Thane Road as “in terrible condition: humped in the middle, falling off the cliff on the channel side in several places, full of pot holes and dips, narrow, with no shoulders. Drivers tend to crowd the middle of the road, which can be quite dangerous if the vehicle is a wide-bodied, slow-moving tour bus with extended side view mirrors that encroach even further into the opposite lane. This dangerous condition is compounded by the popularity of Thane Road as a jogging/walking/biking route.” Several portions of Thane Road are being

reconstructed as this 2012 Update is drafted, and those portions of the road will have many of the safety concerns listed above removed; other portions of the road are not being reconstructed, however, and most of the portions being reconstructed will still not have shoulders after the project is completed. Safety concerns will remain in this corridor, especially for bicyclists, pedestrians, and runners.

Any substantial increase in traffic to the area, either associated with new residential development or increased commercial recreational/tourism use of the area, should be accompanied by the provision of a separated pedestrian and bicycle pathway or widened shoulder. Furthermore, school buses should be provided pull-outs or other facilities to allow buses to pull out of the travel lane to allow other vehicles to pass after children have safely crossed the street.

Thane Road is a State ROW, the CBJ has no authority to upgrade this road; the CBJ government should work with DOT to address these safety concerns.

3. Thane Road has become an important transportation corridor with development of the Rock Dump area and tourist destinations around Sheep Creek. Therefore, the CBJ government should encourage DOT to make reconstruction of Thane Road a high priority and, at the least, the development of separated pedestrian and bicycle paths along Thane Road from Mt. Roberts Street to Sheep Creek beach is essential. However, such a separated pathway may need to take the form of a shoreline trail, boardwalk or pathway, due to limitations in rights-of-way easements along the road and steep terrain thereon.
4. Maintain non-motorized recreational access to the Sheep Creek basin, creek and beach areas while minimizing impacts to the existing recreational and fish and wildlife habitat values of the area. Install, maintain and enforce motorized vehicle barriers to access points to area trails and beaches.
5. Identify historic and cultural resources within the subarea. Projects that may impact historic resources identified within this subarea are to be reviewed by the Historic Resources Advisory Committee (HRAC) prior to issuance of a permit. Where new historic or cultural resources are discovered or identified, the Juneau-Douglas City Museum should be contacted immediately for documentation and technical assistance toward preservation and/or curating of the resource. The demolition or removal of historic resources should be avoided and should only occur when no other option for its preservation or relocation to a suitable site exists.

Subarea 8: North & West Douglas Island (Maps I, J, K, L, Q, R, S, & T)

Community Form: Predominantly Rural.
Urban near the Douglas Bridge.
 Two New Growth Areas in West Douglas.

Natural Resources and Hazards:

<u>Type</u>	<u>General Location</u>
Wildlife (Eagles Nests)	25 eagle nests along North Douglas shoreline and 60 along West Douglas shoreline (2006 data)
Stream and Lakeshore Corridors	Eagle, Peterson, Fish, Grant, Falls, Neilsen, Hendrickson, Johnson, Ninemile, and Hilda Creeks
Wetlands/Tidelands	Shoreline between Fritz Cove and Kowee Creek (including the Mendenhall Wetlands State Game Refuge), along and above North Douglas Highway
Gravel and Mineral Resource	Small area on lower Fish Creek, area near Juneau-Douglas Bridge, Eagle Creek area
Hazards	Flooding: Lower Fish Creek, Lower Peterson Creek, all coastal areas. Landslide/Avalanche: Hendrickson Creek, Upper Fish Creek, and various hillside areas, including the vicinity of Eaglecrest Ski Area
Watershed	Upper Fish and Hilda Creeks
Cultural and Historic Resources	Treadwell ditch, Cropley Lake, 3 rd Cabin area (Dan Moller trail/Kowee Creek)
Scenic Corridor/Viewshed	One-quarter mile each side of Fish Creek Rd.; Water side of North Douglas Highway from Fish Creek Park to False Outer Point Beach Access
Adopted Subarea Plans	West Douglas Concept Plan, Land Use Chapter 6

Recognizing the growth potential of both North and West Douglas, it is important to also recognize the limitations of North Douglas Highway. North Douglas Highway is a two-lane, paved minor arterial roadway with no sidewalk, separated pedestrian pathway or bicycle lane, operated and maintained by the State Department of Transportation/Public Facilities (DOT). It is also a local access residential street with over 500 private driveways accessing directly to the road. This creates dangers to the local users and those passing through to recreation destinations. Any substantial increase in traffic to the area, either associated with new residential development

or increased commercial recreational/tourism use of the area, should be accompanied by the provision of separated pedestrian and bicycle pathways on each side of the road. Furthermore, school buses should be provided pull-outs or other facilities to allow buses to pull out of the travel lane to allow other vehicles to pass after children have safely crossed the street.

Portions of West Douglas Island are designated as New Growth Areas and can accommodate over 2,000 new residential units along with commercial, industrial and recreational facilities. All utilities and services would need to be provided and self-contained within these New Growth Areas once road access is assured. These New Growth Areas are intended for phased development in accordance with the West Douglas Concept Plan, Chapter 6.

North Douglas Highway is accessed solely by the Juneau-Douglas Bridge. Vehicle traffic at the intersection of the bridge landing at ~~10th~~ Tenth Street and Egan Drive exceeds its design capacity in the morning commute peak period of from around 7:30 AM to 8:30 AM (snow conditions extend this peak period to from around 7:00 AM to 8:30 AM). A new roundabout/traffic circle was installed at the Island terminus of the Juneau-Douglas Bridge that has increased the traffic flow of that intersection to a level of service (LOS) C or better; however the mainline terminus of the bridge at ~~10th~~ Tenth Street and Egan Drive is at a LOS E or F in the morning peak period during the 7 to 9 AM commute. In 2006, about half the motorists traveled straight across Egan Drive or turned right, indicating that they work in dDowntown Juneau. It is likely that residents of new housing on Douglas Island will have the same employment and commute patterns. Even if all the new residents commute by public transit, the current capacity of the Juneau-Douglas Bridge terminus at ~~10th~~ Tenth Street and Egan Drive cannot accommodate these additional vehicle trips and the traffic volume capacity must be expanded and/or staggered work hours for dDowntown Juneau government workers must be mandated and enforced.

A December 2002 DOT report recommended several options for expanding capacity and improving the LOS on the Juneau-Douglas Bridge. The existing roundabout at the Douglas Island terminus was recommended and implemented. The CBJ-accepted improvements to the mainland terminus at ~~10th~~ Tenth Street and Egan Drive have not been funded by DOT. Further analysis of potential improvements to the mainland terminus of the bridge may be needed, along with community understanding of the need for the improvements, and community cooperation to fund and build them.

Along with the Juneau-Douglas Bridge improvements, a North Douglas crossing of Gastineau Channel is needed to accommodate new development in the West Douglas New Growth Area. Douglas Island has the most buildable land in the CBJ (more flat and dry than is available on the mainland) and it is essential to provide a second bridge to Douglas Island in order to ease the CBJ's critical housing crisis. Careful analysis of the location and configuration of the North Douglas terminus, or "landing," of this new bridge is needed, along with a careful analysis of the ways in which traffic to and from West Douglas is conveyed. The conveyance of traffic to new development in North Douglas or West Douglas may be accomplished in the long-term by road and light rail or heavy rail facilities and, therefore, the right-of-way for transport should be wide enough to accommodate fixed-guideway, motorized and non-motorized transport. The analysis of transport systems to North and West Douglas from a new bridge landing should be conducted in conjunction with a neighborhood planning effort for North Douglas. See also the transportation discussion for Douglas Island in Chapter 8 of this Plan, and the Community-

Preferred Alternative location for the North Douglas Crossing identified in the 2007 *North Douglas Crossing Public Involvement Project* and Resolution 2415(am), Vanderbilt Hill.

Guidelines and Considerations for Subarea 8:

1. In the near term, conduct a neighborhood plan for North Douglas to address current and anticipated neighborhood issues such as traffic, transit, pedestrian and bicycle safety, residential uses, densities and utilities, parks, open space, access to water bodies, community gardens, neighborhood-serving commercial uses, and recreational uses for local and CBJ residents as well as regional and international visitors. This plan should incorporate engineering, costs and environmental assessments and findings of a North Douglas bridge landing. This transportation analysis of the bridge and West Douglas traffic conveyance should be combined with the comprehensive North Douglas subarea planning effort that should address transportation, utilities, in-fill housing, recreation and open space/natural areas, and public safety issues in a community-wide, holistic approach. The North Douglas Crossing was not received favorably by the public in the 2010 voting on a ballot proposition to fund construction of the crossing, however, the language on the ballot specified one location in particular, and did not explain the long history of this project or its importance to Juneau's future. A new bridge landing in North Douglas should be carefully designed to avoid a physical separation of the North Douglas community, while preserving its rural character.
2. In its current condition, the northwest, west and southern areas of Douglas Island are in a natural, undeveloped state. Portions of the northwest island provide a recreational resource for the whole community. In addition to Eaglecrest, there are miles of shoreline and many acres of unimproved park area. A unique feature is a mile-long stretch of waterfront roadway from the North Douglas boat launch facility to False Outer Point. This corridor offers a world class vista of the Mendenhall Glacier, Mendenhall Peninsula and small islands. This area should be designated a scenic corridor both locally and with the State DOT. No obtrusive structures should be built on the water-side of the road and any development within this view corridor should assure the preservation of these views and should enhance the open space/natural areas, public access and non-motorized pathways along the corridor. With the exception of boat launch facilities at the boat harbor, no permanent structures associated with commercial activities should be permitted along the shore side of the road from Cove Creek to False Outer Point.
3. The un-roaded shoreline on the west side of Douglas Island has development potential, both for urban residential use and for port development. The westerly shoreline is owned almost entirely by the Goldbelt Corporation and the land immediately upland is owned by the CBJ. Goldbelt has considered any number of development scenarios. A West Douglas Conceptual Plan was published in May 1997 and Chapter 6 of that Plan was adopted as an element of the CBJ Comprehensive Plan in 2007. This Plan encourages and facilitates the development of a New Growth Area in West Douglas when water, sewer and road infrastructure are available and adequate to serve the new development. New development

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should preserve shoreline and streamside areas in public ownership as open space/natural areas with public access points.

4. Unless and until municipal water and sewer services are provided to the North Douglas area, continue to allow for rural residential densities along the North Douglas Highway corridor and maintain the Resource Development land use designation for upland areas. Where municipal water and sewer service are provided, more efficient use of this land should be encouraged. Residential densities should be increased when, and where, roads, terrain, transit and other public services would provide the carrying-capacity for the additional residential population. However, the areas designated ~~RD (T)~~-MDR but and not currently provided municipal sewer service should remain ~~RD~~-in zoning designations that limit development to very low densities until municipal water and sewer service are provided and driveway access, roadway capacity, and intersection capacities and facilities serving that property meet the livability standard of a Level of Service D or better.
5. The *Parks and Recreation Comprehensive Plan*, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements. Those recommendations include: (a) implement the 2002 *Fish Creek Park Master Plan*; (b) develop a master plan for recreation lands from Fish Creek to Point Hilda in North and West Douglas; (c) support construction of separated bicycle and pedestrian pathways along North Douglas Highway; (d) work with the North Douglas golf course developer to allow for cross country ski and walking use of the course with lighted trails for winter use; (e) develop a community park on West Douglas; (f) develop a neighborhood park in North Douglas that includes both passive and active recreation areas; (g) develop a community garden in the North Douglas area; (h) retain a trail corridor on CBJ lands beyond North Douglas; (i) consider acquisition of private land at Outer Point for public recreation use; and (j) coordinate recreational and maintenance activities at Eaglecrest.
6. Protect access to the Treadwell Ditch Trail and beach trails and support improvements to trails as recommended by Trail Mix.
7. Retain an easement for a bench road and trail corridor on CBJ lands around the perimeter of the Island (a trans-island road and trail system). As development proceeds near Peterson Creek, the CBJ should actively pursue development of a trail corridor that begins at the current end of the North Douglas Highway to the new development.
8. Prevent development within the Fish Creek Road scenic corridor, which is represented by a one-quarter mile distance from the Fish Creek Road right-of-way on each side of the road. No structures, other than utilities, shall be permitted therein. Minimize to the greatest extent practicable, intersecting driveways and other vehicular access points on Fish Creek Road from North Douglas Highway to Eaglecrest Lodge.
9. Retain Fish Creek Park as designated recreational open space/natural areas and restrict any development adjacent to the park, other than non-motorized access trails or bridges, which would adversely impact the valuable estuarine habitat and recreational use of the area.

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10. On CBJ-owned lands, maintain a 200 foot stream buffer on each side of Fish Creek-

On CBJ-owned lands that are not designated for disposal in the *1999 CBJ Land Management Plan*, maintain 200 foot stream buffers on each side of the following waterbodies: Peterson Creek, Eleven Mile Creek, Middle Creek, and Hilda Creek. This buffer zone or setback may be adjusted or altered, on a case-by-case basis, when a scientific analysis of the specific function(s) of the particular creek's value(s) finds that the setback should be more, based on its functional value(s). The setback from Peterson Creek as it passes through the land included within the CBJ Totem Creek Golf Course Lease Agreement, as outlined in existing (*expired*) permits, may be less than suggested here *if that project is proposed again*, provided that the water quality of the creek is not impaired by non-native pesticides or fertilizers, sediments or other materials, and the riparian habitat of the creek is not impaired by invasive species.

11. As much as is practical and efficient, coordinate recreational and maintenance activities and shared use of facilities and equipment and coordinate management activities with the Eaglecrest Facility and programs. Many of the facilities at Eaglecrest can serve both skiers and non-skiers and both winter and off-season recreational activities and events. Shared use and year-round use of the Eaglecrest facilities and lands should be encouraged and facilitated.
13. Identify historic and cultural resources within the subarea. Projects that may impact historic resources identified within this subarea are to be reviewed by the Historic Resources Advisory Committee (HRAC) prior to issuance of a permit. Where new historic or cultural resources are discovered or identified, the Juneau-Douglas City Museum should be contacted immediately for documentation and technical assistance toward preservation and/or curating of the resource. The demolition or removal of historic resources should be avoided and should only occur when no other option for its preservation or relocation to a suitable site exists.
14. When reviewing development proposals for Douglas Island, ensure that the site layout and circulation system configuration proposed minimizes direct vehicular access onto North Douglas Highway and does not obstruct or harm potential roadway access to an upland bench road to West Douglas or non-motorized access to a trans-island trail system, including the Treadwell Ditch Trail.
15. The West Douglas Concept Plan, Chapter 6, Land Use section has been adopted as an element of the CBJ *Comprehensive Plan*. Development within these New Growth Areas is subject to a master development plan to be adopted by the Assembly. Each subarea in these New Growth Areas may be planned in phases, consistent with the general guidelines in Chapter 6 of the West Douglas Concept Plan.

- ~~16. Conduct an area plan or neighborhood plan for the Downtown Douglas area that would address residential and non-residential uses in the vicinity of the harbor and town center~~

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~~with the goal of creating a Marine Mixed Use, transit and pedestrian-oriented community. Marine Mixed Use land uses could include: Water-related recreation, eco-tourism, commercial fisheries, sport fisheries, marine-related research and aquaculture, and other private and public use of the waters and shoreline, inland areas of housing, neighborhood commercial needs, transportation systems, habitat protection, educational facilities, careful urban design, and viewscape protection measures. This study should address the needs of and should include the participation of all stakeholders including property owners, residents, business operators, the Alaska Department of Transportation and Public Facilities, and all relevant CBJ Departments and Divisions.~~

Subarea 9: Douglas & West Juneau (Maps M, O, & P)

Community Form: Urban in dDowntown Douglas and West Juneau
Rural south of dDowntown Douglas

Natural Resources and Hazards:

Type	General Location
Wildlife (Eagles Nests)	8 eagle nests in Douglas and South Douglas (2006 data)
Stream and Lakeshore Corridors	Kowee, Bear, Lawson, Bullion, Ready Bullion, and Nevada Creeks
Wetlands/Tidelands	Mouth of Kowee and Lawson creeks, along the shoreline south of downtown Douglas, and on the bench above Douglas Highway.
Cultural and Historic Resources	Downtown Douglas, Treadwell mine complex, Douglas cemeteries

Guidelines and Considerations for Subarea 9:

1. Provide for additional medium- to high- density residential development in areas with access to arterials and served by municipal sewer and water and adequate road and intersection capacity (to Level of Service D or better).
2. Maintain the requirement for a bridge to the transition area on upper Cowee-Kowee Creek as a condition of zoning transition, to divert traffic away from Cordova Street. Work with property owners on both sides of the creek to finance and construct the appropriate bridge design, through a Local Improvement District or other similar financial mechanism.
3. The *Parks and Recreation Comprehensive Plan*, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements. Those recommendations include: (a) develop a plan for the interpretation of the Treadwell Mine area from the parking lot to the cave-in; (b) complete a Master Plan for Savikko Park; (c) retain neighborhood access to Mt. Jumbo/Bradley trail; (d) reserve the meadows behind Crow Hill for cross country skiing; (e) develop Homestead Park as a beach access site; (f) develop the Treadwell Ditch Trail for a variety of uses.
4. Preserve publicly-owned, undeveloped shoreline areas for public open space/natural areas.
5. Assure public access to Treadwell Ditch, Dan Moller and Mt. Jumbo/Bradley trails and, where appropriate, to area beaches.

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6. A Marine Mixed Use District designation is shown for a portion of ~~d~~Downtown Douglas. This designation reflects the current pattern of commercial development and will allow higher density residential development. The zoning for this area should reflect this land use designation.

The commercial core of ~~d~~Downtown Douglas includes an auto repair shop, gas/convenience store, bars, restaurants and personal service shops. Major public buildings include the Post Office, Douglas Fire Station/Library, Gastineau Elementary School, Mt. Jumbo Gym/service center, and the historic Mayflower School. The Perseverance Theater is a significant and unique cultural facility.

7. There are several parcels of private land that could be further developed into multifamily structures as well as some CBJ-owned parcels above Crow Hill that should be developed into medium-to-high density, low- to moderate- income affordable housing when sewer and roadway capacities can adequately (LOS D or better) serve the new development.

8. Future development in North Douglas, West Juneau or ~~d~~Downtown Douglas will require improvements to the ~~10th-Tenth~~ Street and Egan Drive intersection and may require additional traffic capacity on the Juneau-Douglas Bridge. These two congestion points limit additional residential development on Douglas Island and impede the CBJ's progress in promoting and facilitating the construction of affordable housing.

The Cordova Street and Douglas Highway intersection has been the subject of many studies. These studies have documented the obvious: A problem currently exists during the weekday morning peak travel period for motorists seeking to turn left onto Douglas Highway from Cordova Street. The traffic problem is likely to get worse as West Juneau is further developed. The Juneau-Douglas Bridge has limited capacity for a number of reasons. A traffic circle was installed at the North Douglas Highway terminus of the Juneau-Douglas Bridge; this increased the capacity and lessened congestion from Cordova Street and southbound traffic from north of the Bridge area, however, the design capacity at the ~~10th-Tenth~~ Street and Egan Drive intersection continues to function at unacceptable congested Levels of Service E and F in the peak week day morning periods. The CBJ should work with DOT to upgrade the ~~10th-Tenth~~ Street and Egan Drive intersection as a top priority.

9. Identify historic and cultural resources within the subarea. Projects that may impact historic resources identified within this subarea are to be reviewed by the Historic Resources Advisory Committee (HRAC) prior to issuance of a permit. Where new historic or cultural resources are discovered or identified, the Juneau-Douglas City Museum should be contacted immediately for documentation and technical assistance toward preservation and/or curating of the resource. The demolition or removal of historic resources should be avoided and should only occur when no other option for its preservation or relocation to a suitable site exists.

10. The Treadwell historic area and trail, although a significant local resource for heritage tourism, should be protected from overuse.
11. Conduct an area plan or neighborhood plan for the downtown Douglas area that would address residential and non-residential uses in the vicinity of the harbor and town center with the goal of creating a Marine Mixed Use, transit and pedestrian-oriented community. Marine Mixed Use land uses could include: Water-related recreation, eco-tourism, commercial fisheries, sport fisheries, marine-related research and aquaculture, and other private and public use of the waters and shoreline; inland areas of housing, neighborhood-commercial needs, transportation systems, habitat protection, educational facilities, careful urban design, and viewscape protection measures. This study should address the needs of and should include the participation of all stakeholders including property owners, residents, business operators, the Alaska Department of Transportation and Public Facilities, and all relevant CBJ Departments and Divisions.

Watersheds (Watershed, Scenic Corridor/Viewshed, & Hazard Area Maps 1 & 2)

Community Form: Predominantly Rural, with some Scenic Corridors/Viewsheds and Hazards Areas in Urban and Suburban areas.

Guidelines and Considerations for Watersheds:

1. Protect watershed areas to assure an adequate supply of clean, safe drinking water.
2. Identify and protect historic resources.
3. Maintain the *Watershed Control and Wellhead Protection Program–Gold Creek Source* (1994) as well as the 1994 *Last Chance Basin Land Management Plan* (LCBLMP).
4. The Gold Creek watershed is one of two water sources supplying the CBJ's drinking water. The protection of the water supply in the watershed is the highest priority. Therefore, only those activities that can demonstrate compliance with watershed protection objectives should be allowed in the Basin. Any permits issued for use of CBJ land above the wellheads should contain conditions to assure protection of the watershed.
5. The 1994 update of the LCBLMP, a component of the *Comprehensive Plan*, contains the following objectives for land use activities in the Last Chance Basin:
 - A. Protect the high quality of the municipal water supply obtained from Last Chance Basin's vital water resource;
 - B. Encourage and enhance resident and visitor appreciation of Last Chance Basin's rich historical heritage;
 - C. Maintain the wild, natural, and scenic qualities of Last Chance Basin; and
 - D. Encourage and enhance resident and visitor enjoyment of casual recreational opportunities in Last Chance Basin. Consider the objectives of the Plan when reviewing capital improvements or permit applications affecting the watershed.
6. There is increasing pressure to operate tourist related services in Last Chance Basin and the Gold Creek watershed. The CBJ must work toward controlling tourist-related services in the Last Chance Basin to protect the watershed, transportation facilities and the quiet and privacy of the abutting residential neighborhoods. Therefore, the CBJ should:
 - A. Monitor the impacts of tourism to the area. The impacts to water quality and of the increased traffic on Basin Road should be analyzed in determining the carrying capacity of the area;
 - B. Use a permit and fee system for tourist use of CBJ property that would support required maintenance of road, trails and historic resources and enforcement activities;

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C. Allow small-scale commercial activity on a case-by-case basis under a permit and fee structure, provided that no permanent structures or physical facilities are provided.

7. The historic buildings in Last Chance Basin are a valuable resource and offer a glimpse into the past development of the community. Therefore the CBJ should (a) maintain an awareness that significant historic buildings and artifacts in the Basin will further deteriorate unless they are maintained; (b) devise an acceptable form of access so that a historic interpretive center may be developed; motor vehicle access should avoid the use of Basin Road; (c) encourage and assist, if possible, interim efforts of the Gastineau Channel Historical Society to maintain and stabilize historic structures and artifacts; and (d) restore vehicular access for emergency access to the site of the historic mining buildings at the Compressor Building level for the purpose of maintaining and preserving these historic facilities while ensuring the protection of the watershed from vehicular-related pollutants to the soil or groundwater.
8. The existing Gold Panning operation is allowed to operate under the provisions of the LCBLMP. The operator should, however, be encouraged to ultimately relocate this operation out of the Gold Creek wellhead recharge area.
9. Vandalism and illegal dumping has increasingly become a problem in Last Chance Basin. In the winter, a severe avalanche hazard exists. Therefore, prohibit vehicular access to the Basin between midnight and 7am in the summer, and prevent vehicular access altogether in the winter. Signs should be posted informing people of the hours of access and that the gate will be locked during certain hours.
10. The *Parks and Recreation Comprehensive Plan*, Chapter 8, recommends a number of parks, trail, community garden and stream corridor improvements. Those recommendations include: (a) retain the Last Chance Basin in its undeveloped condition and allow for year-round recreation use where avalanche hazards are not present; and (b) assist with the stabilization of historic buildings in Last Chance Basin.
11. Identify historic and cultural resources within the subarea. Projects that may impact historic resources identified within this subarea are to be reviewed by the Historic Resources Advisory Committee (HRAC) prior to issuance of a permit. Where new historic or cultural resources are discovered or identified, the Juneau-Douglas City Museum should be contacted immediately for documentation and technical assistance toward preservation and/or curating of the resource. The demolition or removal of historic resources should be avoided and should only occur when no other option for its preservation or relocation to a suitable site exists.

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