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MEMORANDUM

DATE: February 2, 2024
TO: Mandy Cole, Chair, Planning Commission
FROM: Scott Ciambor, Planning Manager
SUBJECT: Long-Term Planning Update: Comprehensive Plan, Blueprint Downtown, South Douglas West Juneau Area Plan

CDD recently added staff to the long-term planning team to assist with completing two small area plans and to update the Comprehensive Plan (Minta Montalbo, Forrest Courtney).

This memo provides details on the role of the Planning Commission in long-term planning efforts and a status update for each project.

ROLE OF THE PLANNING COMMISSION

Two sections of Title 49 (Appendix A) cover the Comprehensive Plan's purpose and the Planning Commission's duties in the Comprehensive Plan review process.

- Section 49.05.200 (b) notes that “The comprehensive plan adopted by the assembly by ordinance contains the policies that guide and direct public and private land use activities in the City and Borough.”
- Section 49.10.170 (a) notes that “The commission shall undertake a general review of the comprehensive plan two years after the adoption of the most recent update and shall recommend appropriate amendments to the assembly. Proposed map changes shall be reviewed on a neighborhood or community basis as directed by the planning commission.”

Blueprint Downtown and the South Douglas West Juneau (SDWJ) plan are considered small area plans that would need to be adopted by Assembly Ordinance. If adopted, the plans would become additions to the Comprehensive Plan. There have been 14 such additions to date.

A graphic from Blueprint Downtown (Appendix B) provides an excellent visual on policy plans and implementation for the City and Borough of Juneau.

BLUEPRINT DOWNTOWN AREA PLAN

Blueprint Downtown aims to create a long-term area plan for the Downtown Juneau Area that reflects current public desires and incorporates past work from relevant existing plans.

The [draft Blueprint Downtown Area Plan](#) is finalized and posted to the CDD website. Land Use, Neighborhoods, and Housing are covered in Chapter 4.

CDD staff are preparing to bring the draft Plan to the Commission for review and discussion and would like feedback on this tentative schedule:

- February 27, 2024: Introduction at Planning Commission
- March 26, 2024: Planning Commission - Discussion and Review

Staff requests Commissioner comments and questions by March 12, 2024.

COMPREHENSIVE PLAN

CBJ's Comprehensive Plan (Comp Plan) is a long-range planning tool designed to guide growth and development while protecting Juneau's natural resources. The Comp Plan has not been updated since 2013, and plans for a full rewrite are underway.

CDD staff are preparing to issue a Request for Proposals related to the Comp Plan update. This project is envisioned as a 2-3 year process of research, public input, analyses, and policy recommendations reflecting the principles and vision expressed by the community.

The Planning Commission will receive periodic presentations to receive information and provide feedback. The Commission will review the draft Comp Plan update and make recommendations to the Assembly.

Funding for the Comp Plan update will be included in the FY25 budget request.

SOUTH DOUGLAS WEST JUNEAU AREA PLAN

The South Douglas West Juneau (SDWJ) Area Plan will provide a community-driven vision, policy guidance, and recommended actions for the area for the next 20 years.

The plan has entered the preliminary writing stage, with CDD staff synthesizing content from community meetings beginning in 2020 and mapping exercises held last spring.

CDD staff are preparing to return to the Steering Committee with mapped visualizations of their priorities and direction for the Cordova Steet, West Juneau, Downtown Harbor & Commercial, and Downtown Douglas focus areas.

Once the SDWJ Area Plan is in a draft format, it will be presented to the Steering Committee for review before being submitted to the Planning Commission for further input.