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COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Community Development Department

STAFF PERSON/TITLE: Jill Lawhorne, Director

DATE: April 9, 2024

APPLICANT:

TYPE OF APPLICATION: AME 18-07 Blueprint Downtown Area Plan

PROJECT DESCRIPTION:

The draft Blueprint Downtown Area Plan, as submitted by the Steering Committee, is scheduled for a public hearing by the Planning Commission on Tuesday, April 23. If adopted, this plan will be used by decision-making bodies to make informed decisions about development projects and priorities, directly impacting your department.

LEGAL DESCRIPTION:

PARCEL NUMBER(S):

PHYSICAL ADDRESS:

SPECIFIC QUESTIONS FROM PLANNER:

The Planning Commission (PC) will provide a recommendation to the Assembly on the adoption of the Blueprint Downtown area plan. This plan touches many CBJ departments as well as external organizations and does not belong to any one agency. Your input on priorities, corrections/updates, and other feedback will aid the PC in making an informed decision, and increase your organization's understanding of your potential role in implementing various action items.

AGENCY COMMENTS:

CDD recommends that the entire document be reviewed for spelling errors, typos, and incorrect names, as several were identified during agency review of the draft document.

Chapter 4: Land Use, Neighborhoods & Housing, pages 153-154, "Avalanches and Landslides" subsection contains inaccurate information. The following changes are recommended:

- Delete the third paragraph that begins with "Avalanches, or snowslides, and landslides have many similarities" (This explanation is not factually accurate) .
- Delete the fifth and sixth paragraphs that begin with "The need for..." and "In recent years..." and replace with the following:

The need for a detailed avalanche/landslide hazard analysis is documented in the 2013 Juneau Comprehensive Plan and in a 2018 CBJ Assembly resolution. In July 2018, CBJ received a grant from the Federal Emergency Management Agency (FEMA) to update the hazard maps. The updated maps provide a more accurate identification of hazards and will help to promote appropriate land use regulations and ensure public safety. In December 2023, the CBJ Assembly voted to repeal the 1987 hazard maps and to adopt the 2022 avalanche maps with regulations. The 2022 landslide maps were not adopted.

- Delete the last paragraph in this section that begins with "In recent years..." as it is not factually accurate.

AGENCY COMMENTS (CONTINUED):

Chapter 4: Land Use, Neighborhoods & Housing, pages 155, "Floods" subsection

- Delete the last sentence of the first paragraph which states "In the 2020 maps some properties had minor reductions in the flood zone boundary; no properties were added" (not accurate).

Chapter 7: Transportation, Pedestrians & Streetscape, pages 227-228, "Gastineau Avenue By-Pass" subsection

- CDD does not recommend this option due to landslide and avalanche areas along the route.

Chapter 7: Transportation, Pedestrians & Streetscape, Page 247 Action: Evaluate options for a by-pass.

- CDD does not recommend this option due to landslide and avalanche areas along the route.