

Additional Materials
Committee of the Whole
Followed by
Regular Planning Commission Meeting

Assembly Chambers
6:00pm
Meeting Date: March 12, 2024

Committee of the Whole

1. **Presentation:** Blueprint Downtown Area Plan

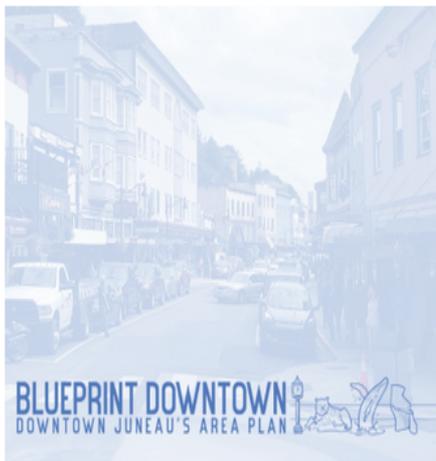
Regular Planning Commission Meeting

1. **USE2023 0019:**
 - a. Presentation: Attachment A Redacted
2. **USE2024 0002:**

Presentation: Alaskan Kush

Blueprint Downtown Memo

- Plan is ready for public review
- Steering committee, visioning, and community engagement
- Plan is a tool for the Planning Commission
- Community Development Role
- Planning Commission Role and Next Steps
- Set PC Public Hearing: April 26



Blueprint Downtown Area Plan

Draft Blueprint Downtown Area Plan

The mission of Blueprint Downtown is 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.

You may find a copy of the current Draft Blueprint Downtown Area Plan at any CBJ Public Library, the Community Development Department, the City Clerk's Office, as well as the link above.

SEND YOUR COMMENTS ON THE PLAN TO: blueprintdowntown@juneau.org



Steering Committee Members & Minutes

Visioning Process Report

How You Can Participate

Frequently Asked Questions (FAQ)

Steering Committee

At its public hearing on October 23, 2018, the CBJ Planning Commission approved 13 people for the Blueprint Downtown Steering Committee. The Blueprint team would like to thank all those that applied to be on the Steering Committee – it was a difficult task to select those chosen out of the many excellent applications. Committee Members are:

Betsy Brenneman, Kirby Day, Daniel Glidmann, Michael Heumann, Laura Martinson, Iris Matthews, Karena Perry, Jill Ramiel, Patty Ware, Ricardo Worl, Tahlia Gerger, Student Representative, Nathaniel Dye, Planning Commission Liaison, Former Member Wayne Jensen, Former Member Meilani Schijvens, Former Student Representative Lily Otsea, Former Chair Christine Woll



BLUEPRINT DOWNTOWN

DOWNTOWN JUNEAU'S AREA PLAN



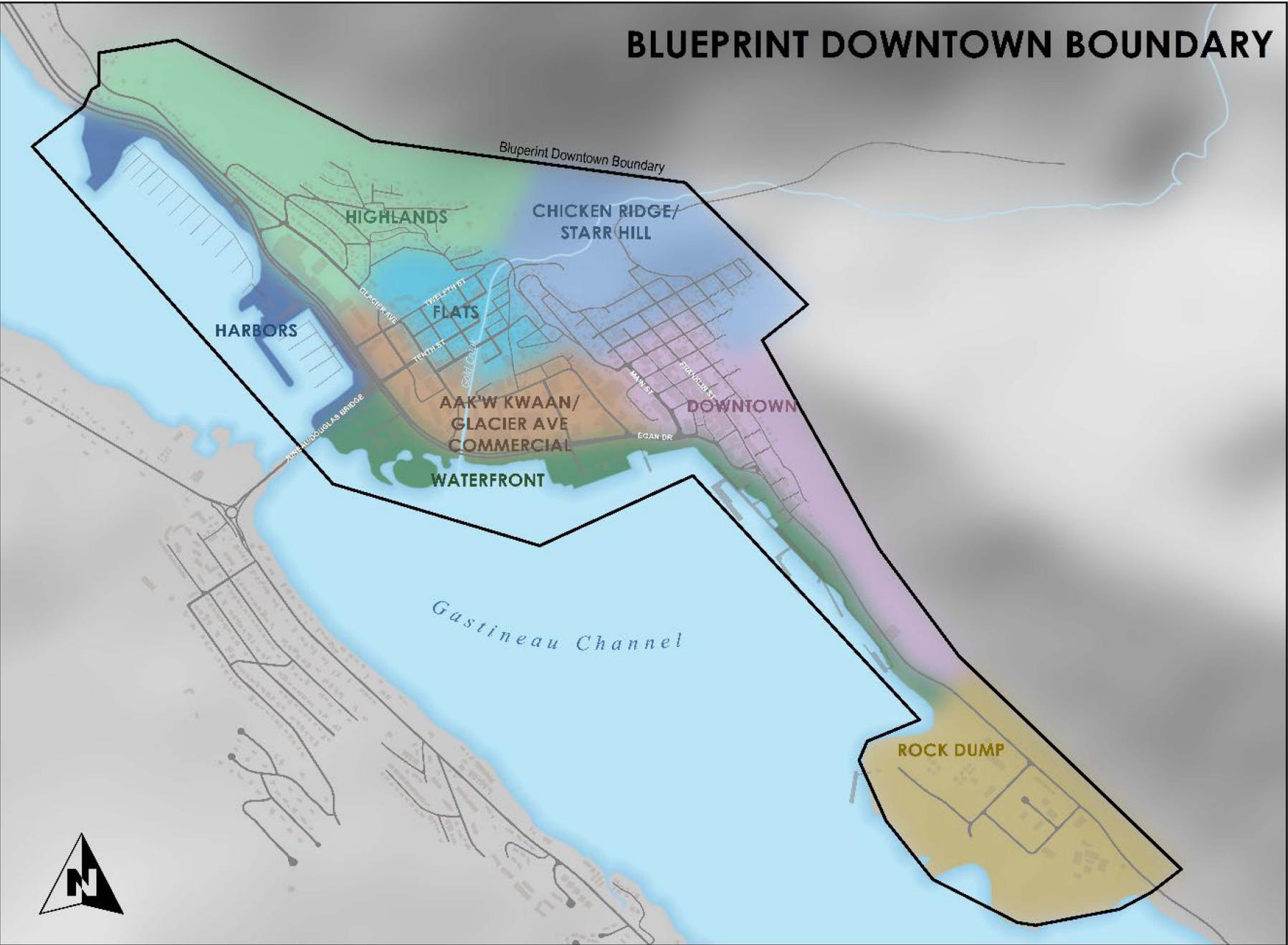
Blueprint Downtown

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.

A major goal is to provide **strategic direction for development and growth**, while embracing livability and a sense of place, as well as maintaining quality of life for residents.



BLUEPRINT DOWNTOWN BOUNDARY



Community Outreach & Engagement

41 Steering Committee Meetings & Visioning Process

- Nine focus areas
- 300+ public participants at three public meetings
- 900 Unique interactions:
 - Street interviews
 - Gallery Walk/Street Pop-Ups
 - Theme-based walking tours
- 2019 Most Innovative Award – AK Chapter of the American Planning Association



Relevant Plans

35 plans & studies reviewed and incorporated into Blueprint

- 1997 Capital City Vision Project
- 2004 Long Range Waterfront Development Plan
- 2009 Juneau Non-motorized Transportation Plan
- 2010 Downtown Parking Management Plan
- 2012 Willoughby District Area Plan
- 2013 Comprehensive Plan
- 2015 Economic Development Plan
- 2016 Main Street Technical Report
- 2018 Juneau Energy Strategy
- 2020 Historic and Cultural Preservation Plan



Goals & Iconography



MORE HOUSING OF ALL TYPES

Downtown is a great place to live with diverse housing options, services, and amenities that will stimulate commerce and community and create an 18/365 downtown.



DIVERSE, WELL-MANAGED TOURISM

Tourism is managed in a way that addresses concerns of downtown residents and industry. Focused efforts to bring independent and business travelers to Juneau will diversify the sector and expand the season.



A DOWNTOWN FOR EVERYONE

Juneau's diversity is celebrated by offering services, a range of mobility options, activities, goods, and amenities that appeal to all ages, backgrounds, and incomes.



STRONG AND STABLE ECONOMY

Year-round economic vitality is stimulated by more residents, diverse businesses downtown, increased activity and programming, improved access, greater safety, and enhanced aesthetics. Private and public sector investment is coordinated and leveraged to catalyze desired development.



SAFE AND WELCOMING

The safety of downtown is improved by incentivizing housing of all types, including vulnerable populations, reducing crime through environmental design, programming that draws people downtown.



A DESTINATION WITH A SENSE OF PLACE

Downtown is a vibrant, appealing place that generates excitement and interest with seating, lighting, activities, clear and logical connections, where amenities destinations, housing, retail, offices, parks and natural resources are linked. Walking and bicycling are prioritized.



Top Five Priorities for Action



- Housing
- Tourism Management
- Year-round vitality
- Downtown point person
- Complete the Seawalk and Harborwalk.



Blueprint for Action

GOALS	ACTIONS	ANTICIPATED IMPLEMENTING PARTNER(S)	WHEN (ON-GOING, NEAR, MID, LONG)	CHAPTER(S)	RELEVANT PLAN(S)
	<p>Expand investment downtown:</p> <ul style="list-style-type: none"> • Develop stronger partnerships between government, non-profit and for profit developers; • Examine road blocks to public/private partnerships and joint developments of housing, mixed use, parking structures, and/or land leases and take steps to eliminate them; • Develop opportunities to use outside funding to support downtown investment. 	Housing Office, CDD, EPW, JEDC, DBA, JCC	On-going	3 & 4	HAP, JCP
	<p>Create a “Downtown Clean and Safe” program that focuses on the following services:</p> <ul style="list-style-type: none"> • Regular sidewalk cleaning; • Additional trash pickup; • Graffiti removal; • Block watches; • Coordinate and communicate with local police officers and safety ambassadors ; • CPTED practices. 	JPD, JEDC, DBA, JCC	Near	3 & 5	



Measuring Success

- Number of housing units added, by type, per year
- Number of independent visitors per year (hotel bed tax and convention/conference attendance rates)
- Tourism Best Management Practices Community Hotline Annual Data and Trends
- Applications per year for the 12-year housing tax abatement program, number of new units created, and tax dollars abated
- Parking Use & Community Tourism surveys
- Crime rates

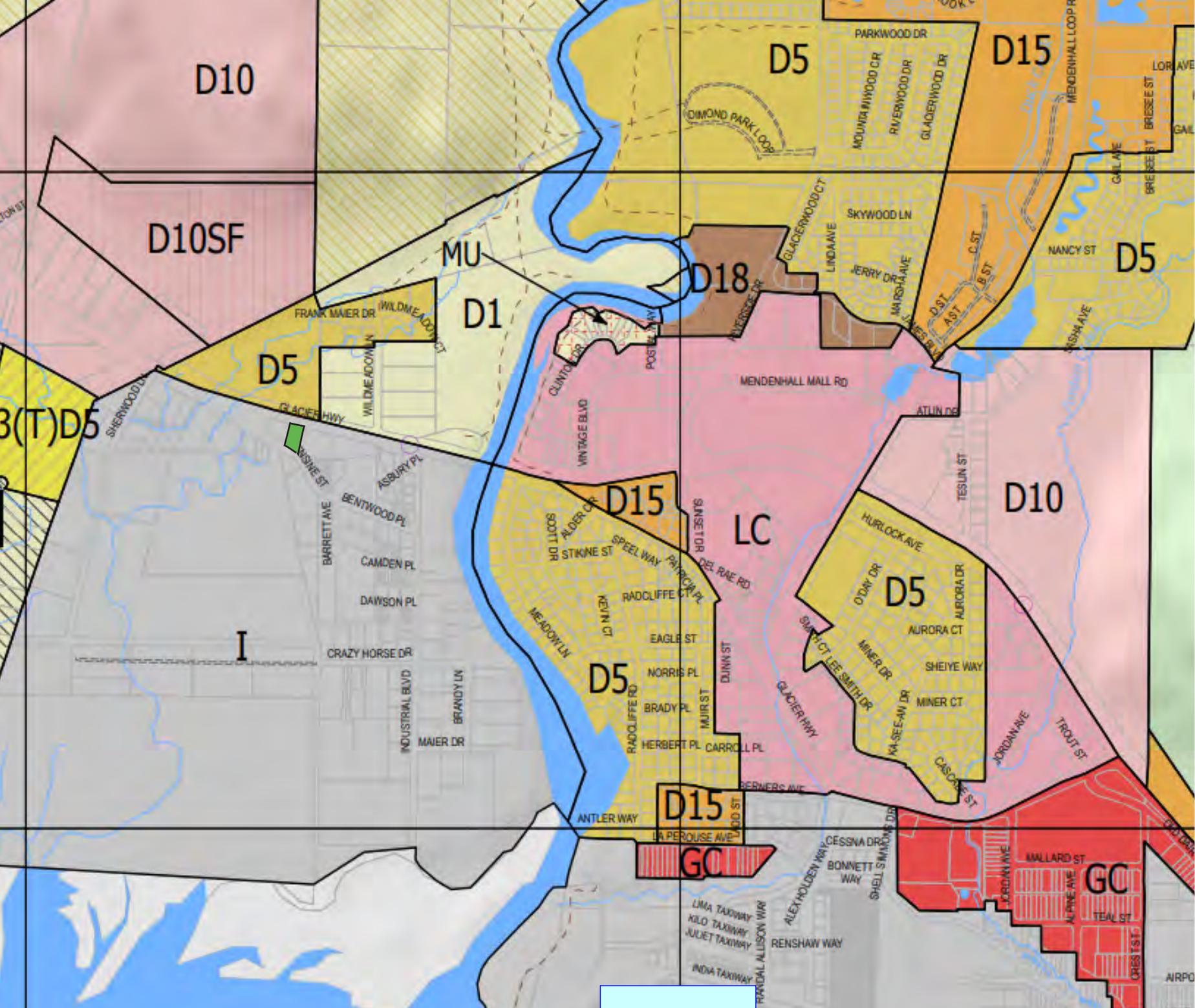
AK VIBES SOCIAL CONSUMPTION CANNABIS LOUNGE



ALASKA
VIBES



ZONING MAP



CONTEXT



GLACIER HIGHWAY

BENTWOOD PLACE

INDUSTRIAL BLVD

MENDENHALL RIVER



785 SF OUTDOOR PATIO

3000 SF COMMERCIAL/
CULTIVATION

NOT FOR CONSTRUCTION



IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

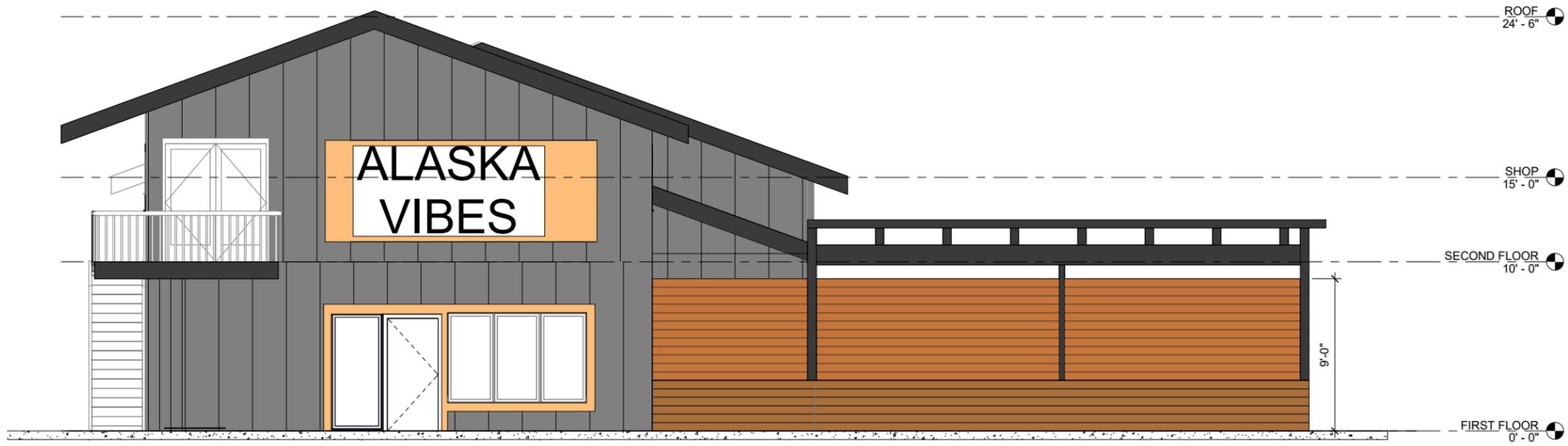
ALASKA VIBES RENOVATION

10011 GLACIER HIGHWAY
JUNEAU, AK

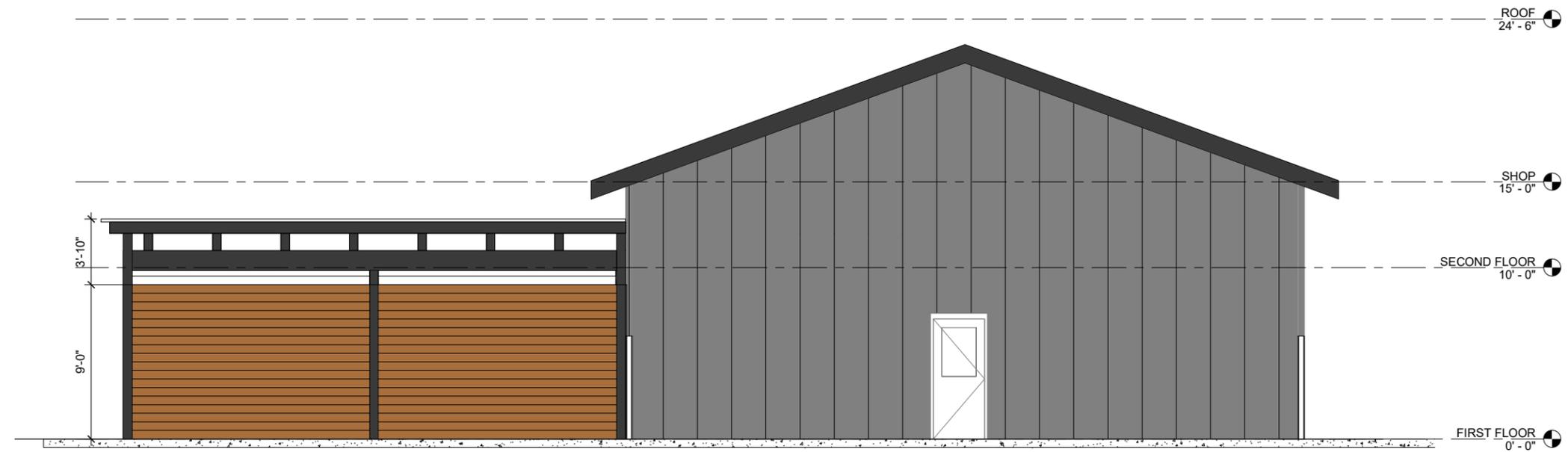
SHEET TITLE:
ELEVATIONS

CHECKED	JB	
DRAWN	SCC	
issue	date	description

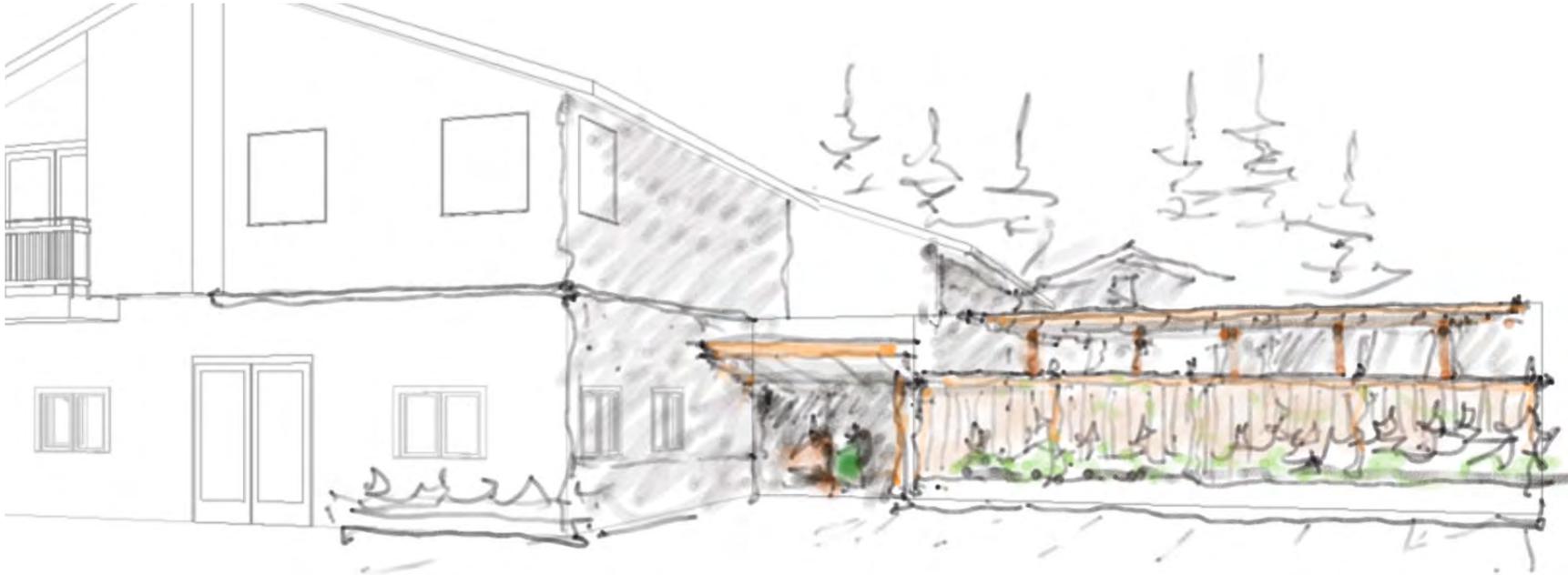
SHEET # **A2.0**
 PLOT DATE 12/07/2023
 ISSUE DATE 12/07/2023



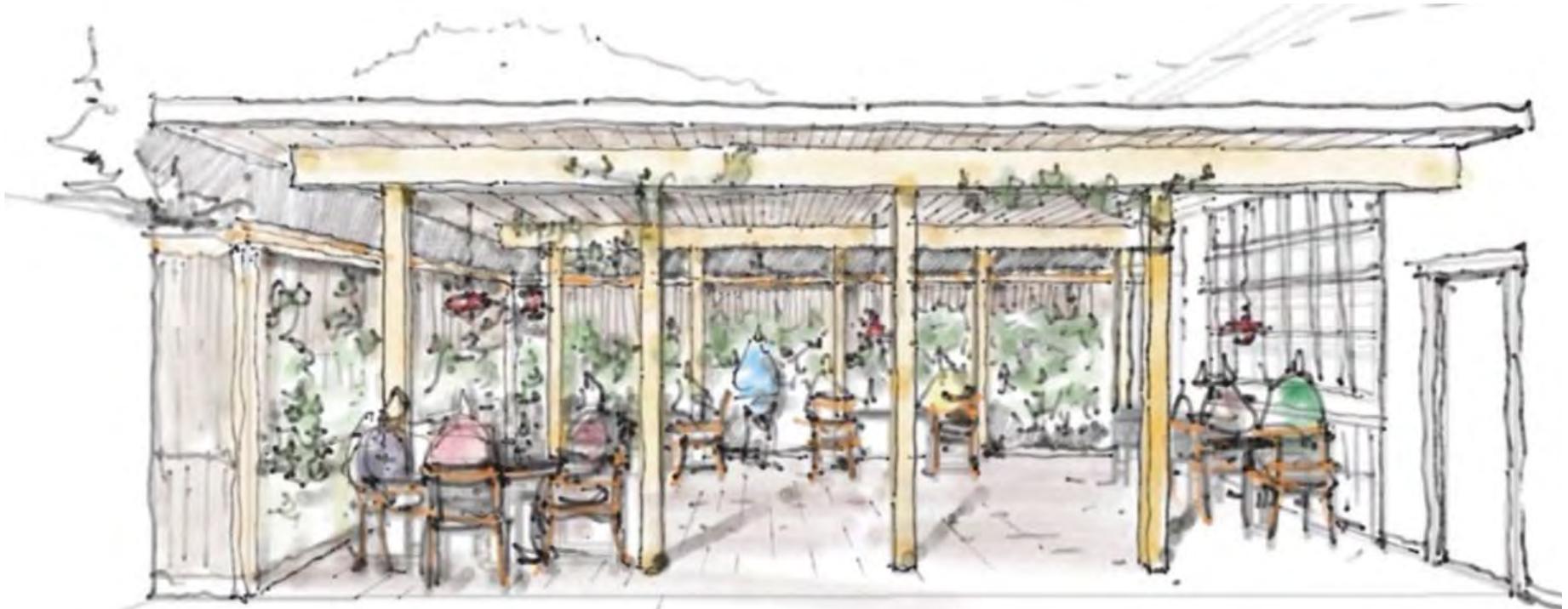
1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



FROM GLACIER HIGHWAY



FROM PET AREA, INSIDE FENCE



6000 SF TOTAL
2500 Cannabis Lounge
1800 Outdoor Consumption Patio
1600 Restaurant



LOWELL CAFE, HOLLYWOOD



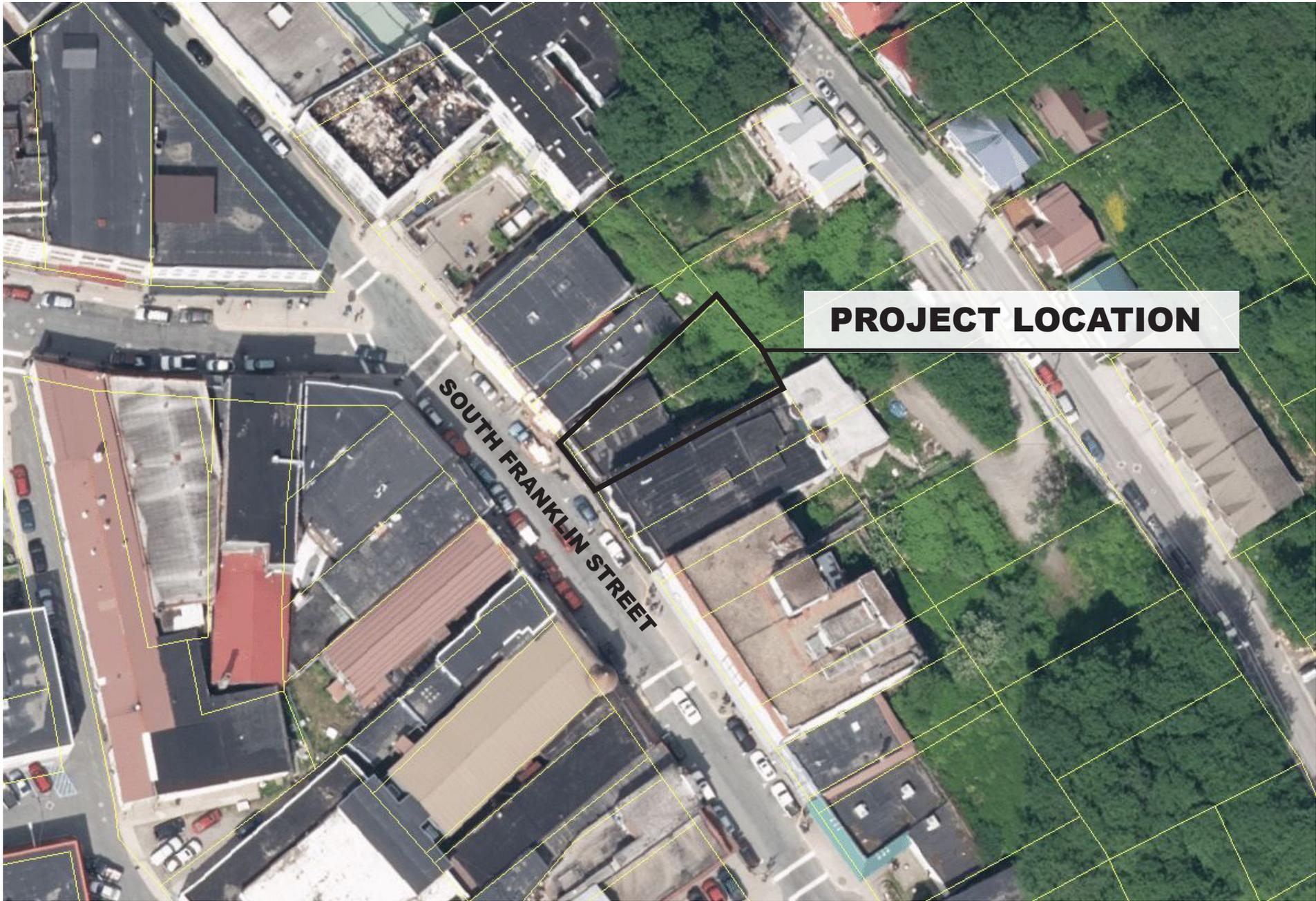


Alaskan Kush Conditional Use Permit Modification



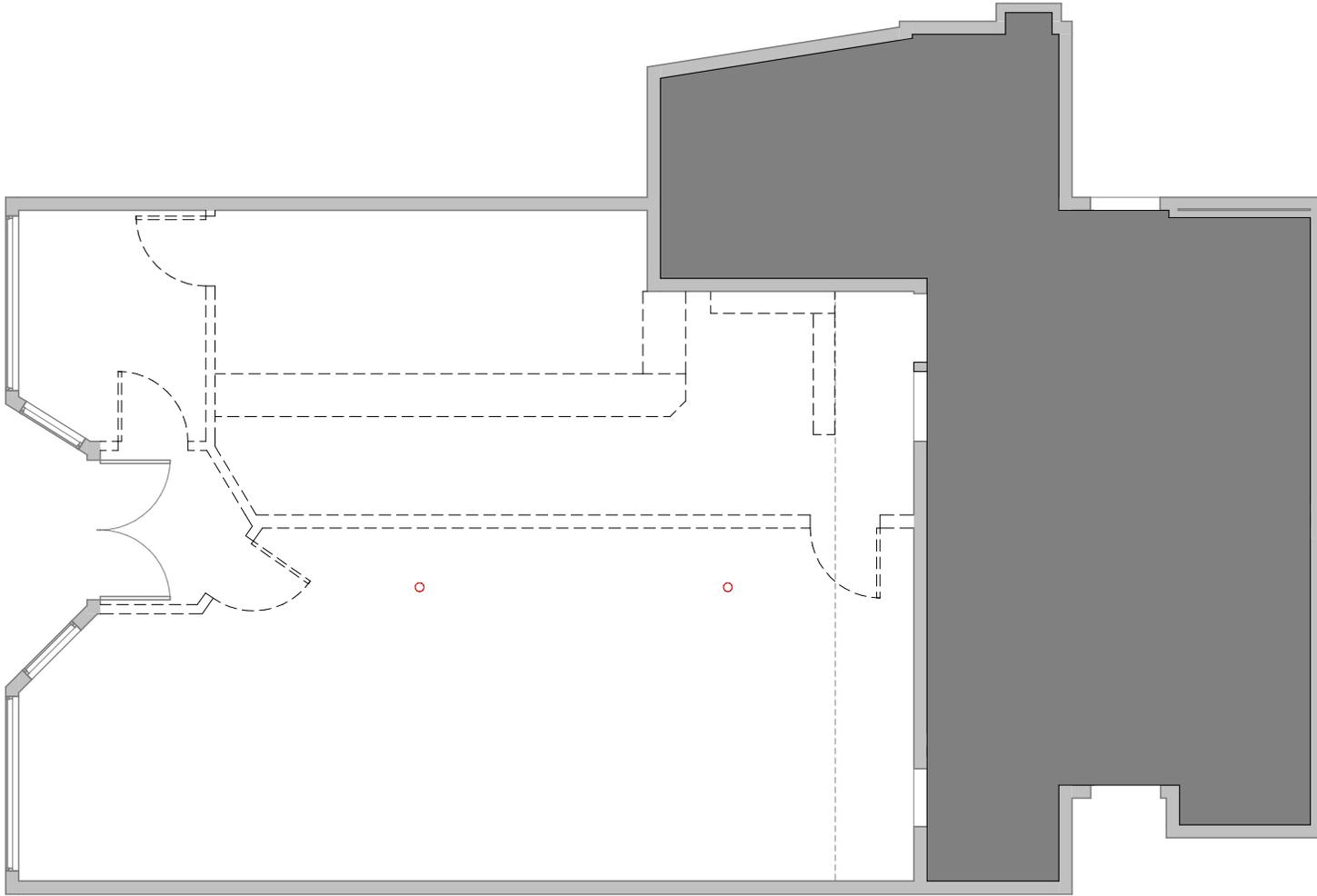
- **Alaskan owned**
- **In operation for 6 years**
- **Hires locals**
- **No complaints from JPD**
- **No complaints from neighbors**





PROJECT LOCATION

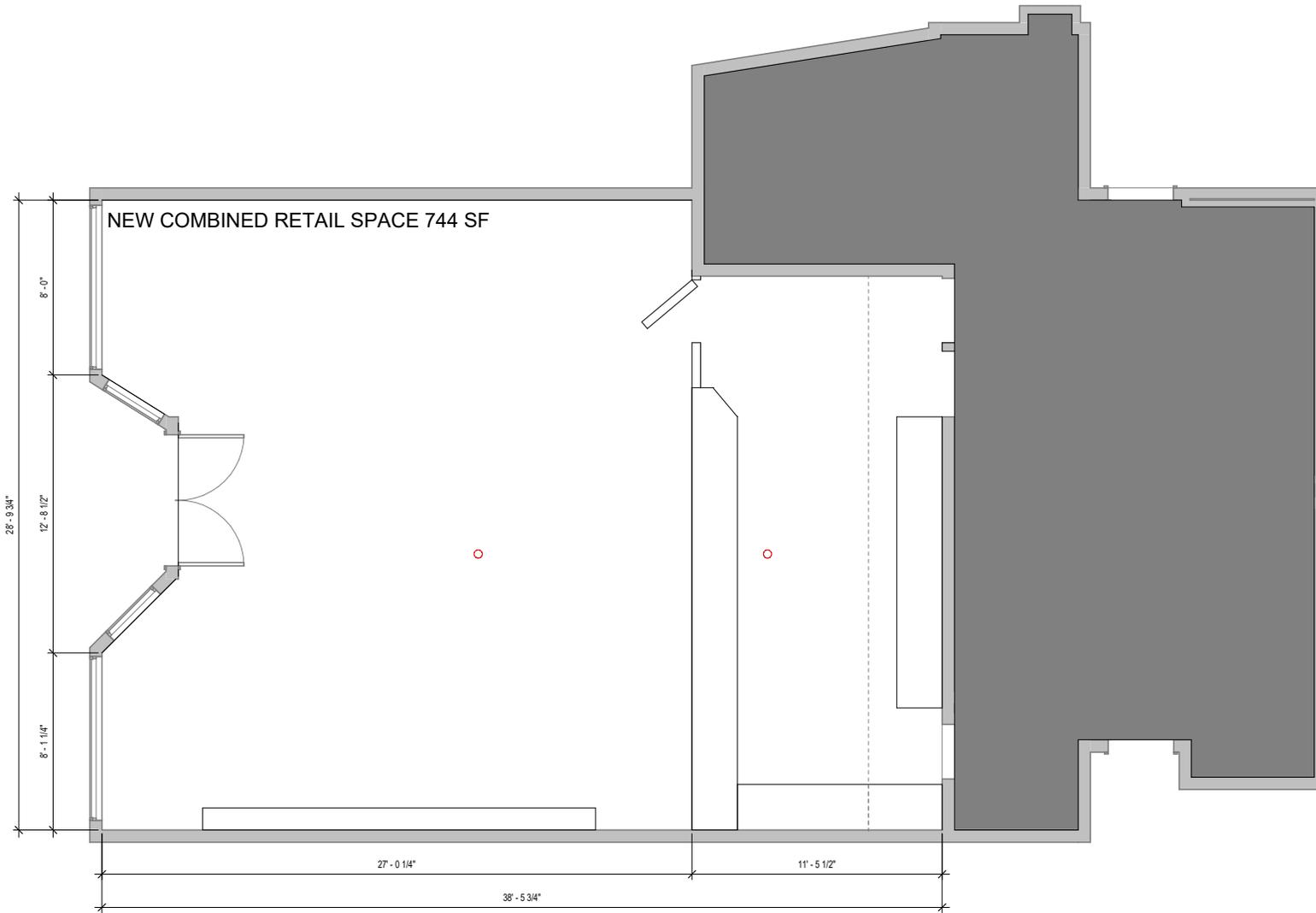
SOUTH FRANKLIN STREET



1 DEMOLITION FLOOR PLAN

3/8" = 1'-0"





1 FLOOR PLAN
3/8" = 1'-0"



Questions?

