



(907) 586-0715  
CDD\_Admin@juneau.org  
www.juneau.org/CDD  
155 S. Seward Street • Juneau, AK 99801

**DATE:** December 6, 2024

**TO:** Beth A. Weldon, Mayor

**BY:** Scott Ciambor, Planning Manager  
Community Development Department

**THROUGH:** Katie Koester, AICP, City Manager

**FILE NO.:** AME2018 0007

**PROPOSAL:** A Text Amendment to adopt the *Blueprint Downtown Area Plan* as part of the CBJ Comprehensive Plan

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On April 23, 2024, the Planning Commission, at its special public meeting, adopted the analysis and findings listed in the attached memorandum (Attachment B) dated April 16, 2024, and recommended that the City and Borough Assembly adopt staff's recommendation for a text amendment to adopt the Blueprint Downtown Area Plan as presented as an addendum to the CBJ Comprehensive Plan with revisions noted in the staff report.

The Commission added a recommendation to encourage a stronger focus on housing with preference language for projects involving housing downtown.

The Assembly discussed the adoption of the recommended text amendment at the June 3, 2024 Lands, Housing, and Economic Development Committee and the September 9, 2024 Committee of the Whole meeting. After discussion about adoption options, resolution vs. ordinance, the COW passed a motion to direct staff to draft an ordinance to adopt the Blueprint Downtown Area Plan as part of the CBJ Comprehensive Plan, 7-1.

The draft Blueprint Downtown Area Plan may be found online: <https://juneau.org/community-development/blueprint-downtown>.

It is noted that grammatical and formatting errors will be resolved prior to the final printing of the Plan. Staff have noted additional corrections (Attachment A) since the COW meeting to be made to the Plan, including :

- Remove incorrect information in the *Avalanches and Landslides* subsection (pg. 153-154)
  - For more details, see *CDD Agency Comment, Attachment A;*
- Remove incorrect information in the *Floods* subsection (pg. 154-155)
  - For more details, see *CDD Agency Comment, Attachment A; and*
- Remove *Gastineau Avenue By-Pass* subsection (pg. 227-228)
  - For more details, see *Gastineau Avenue By-Pass, Attachment A.*

#### **STAFF RECOMMENDATION**

Staff recommends the Assembly approve an ordinance amending the Comprehensive Plan by adopting the Blueprint Downtown Area Plan with suggested changes.