MEMORANDUM

TO: Rod Swope, City Manager

FROM: Heather Marlow, Lands and Resources Manager

DATE: March 22, 2012

SUBJECT: Ordinance 2012-14, Willoughby District Land Use Plan, Chapter 5

The final draft of the Willoughby District Land Use Plan was presented at the Assembly COW in May 2011 and approved for release for public comment. Since that time, Chapter 5 of the Plan has been reviewed and recommended for adoption by the Parks and Recreation Advisory Committee, the Juneau Commission on Sustainability, the Juneau Affordable Housing Commission, and the Planning Commission.

At the Planning Commission public hearing on February 28, 2012, a recommendation was passed to the Assembly to adopt Chapter 5, with amendments, as summarized below. For reference, the recommended amendments to Chapter 5 are also presented in a strike thru format. Furthermore, at the public hearing, the Planning Commission added a recommendation for an additional theme in subsection 5.2, as identified on the attached March 1, 2012, Notice of Recommendation.

List of Attachments

- Willoughby District Land Use Plan, June 2011 – final draft
- Chapter 5, Willoughby District Land Use Plan with Planning Commission amendments presented in strike thru
- March 1, 2012, Planning Commission Notice of Recommendation

Summary of Recommended Amendments to Chapter 5

1. The Plan references bonus points in multiple locations. Several edits are needed to accommodate the potential for other regulatory tools, such as an overlay district, or dimensional standard changes, that may be implemented through code amendments to Title 49. These edits are included on:

   - Page 39
   - Page 41 – Figure 5
2. One of the primary themes and development goals of the Plan is to create a connected grid of streets and wide sidewalks, to break up the 'super blocks' in this area. During the development phase of the Plan, the consultant team received feedback from the Salvation Army requesting that a new street not be represented through their property (Building 39, Figure 7). The compromise was to include a pedestrian connection instead. The Planning Commission supports a street and sidewalk connection in this location, rather than a pedestrian connection, as it forwards the goal of developing a street and sidewalk network. This concept is included on:

- Page 45 - Figure 6 (changing the green identifier to purple)
- Page 48 – Figure 7 and Alternate A (depicting a street and sidewalk south of Capitol Ave rather than a pedestrian connection)
- Page 49 – Figure 8 (if this change is approved for Figures 6 & 8, it will apply to Figure 8)

3. Changes to language selection, to better represent the intent for the Plan to be flexible.

- Page 46
- Page 51 – Table 1 – title change
- Page 59
- Page 60
- Page 64
- Page 65

4. The Commission discussed a desire for particular attention to be given to future development and improvement in and around the Indian Village. During the development phase of the Plan, the consultant met with Central Council Tlingit Haida Indian Tribes of Alaska and Village Street residents to receive input and feedback on the Plan. The Commission supported the idea of doing more involved, in depth work in this neighborhood, such as through a mini-area neighborhood plan.

- Page 74 – Table 6 – addition of a mini-area planning project in the short to medium term