



## PLANNING COMMISSION COMMITTEE OF THE WHOLE AGENDA

August 26, 2025 at 7:00 PM

Centennial Hall Ballroom 1 / Zoom Webinar

---

<https://juneau.zoom.us/j/85421744892> or 1-253-215-8782 Webinar ID: 854 2174 4892

### A. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

### B. ROLL CALL

### C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

### D. REGULAR AGENDA

#### 1. Our Juneau, Our Future Comprehensive Plan Update

### E. SUPPLEMENTAL MATERIALS

#### 1. Additional Materials

### F. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, e-mail: [city.clerk@juneau.gov](mailto:city.clerk@juneau.gov).

# **Additional Materials**

## **Planning Commission Committee of the Whole Meeting**

Centennial Hall Ballroom 1

7:00pm

Meeting Date: August 26, 2025

---

**1. Our Juneau, Our Future Comprehensive Plan Update:**

- a. Presentation: Comprehensive Plan and Scenario Planning Overview  
received 8/21/2025.

# Comprehensive Plan and Scenario Planning Overview

## Planning Commission Presentation

City and Borough of Juneau  
Comprehensive Plan Update

---

August 2025



**OUR JUNEAU**

— OUR FUTURE —

---

# Agenda

## 01 Introductions

Get to know the consultant team supporting CBJ in updating the Comprehensive Plan

## 02 Scenario Planning and the Comprehensive Plan

What is scenario planning and how will it be used in the Comprehensive Plan? What are the benefits of scenario planning? How does it work? How can the community participate?

## 03 Project Updates + Activity

What have we learned from engaging with the community? What types of activities have been conducted?



**01**

# **Introductions**

# Who is helping with CBJ's Comprehensive Plan?



The City and Borough of Juneau hired a consultant team to support the development of Juneau's Comprehensive Plan and engage Juneauites in visioning and scenario planning.



# Meet the Consultant Team



Founded in 2017, Cascadia Partners is a land use, economics, scenario planning, and public engagement consulting firm based in Portland, OR. They are the consultant leading comprehensive planning, scenario planning, and public engagement.



SALT is an Alaska Native-owned, women-owned small business with expertise in facilitation, engagement, and design. SALT will be supporting with engagement with the Alaska Native community.



Corvus is an Alaskan landscape architecture and planning firm with offices in Juneau, Anchorage, and Wasilla. As locals who know Juneau, it's people, stories, challenges, and opportunities, Corvus will be supporting with public engagement and visual communications.



DOWL is one of the West's leading firms providing planning, surveying, civil/transportation, engineering and environmental services for more than 60 years. DOWL has maintained an office in Juneau since 1945 with extensive experience completing downtown improvements and other regional projects with CBJ.

# Planning Commission Introductions

- Name
- Favorite restaurant or place to eat in Juneau
- What are some of the key topics that you hope the Comprehensive Plan update will address?



**02**

# **Scenario Planning and the Comprehensive Plan**

# Juneau's Comprehensive Plan Update

---

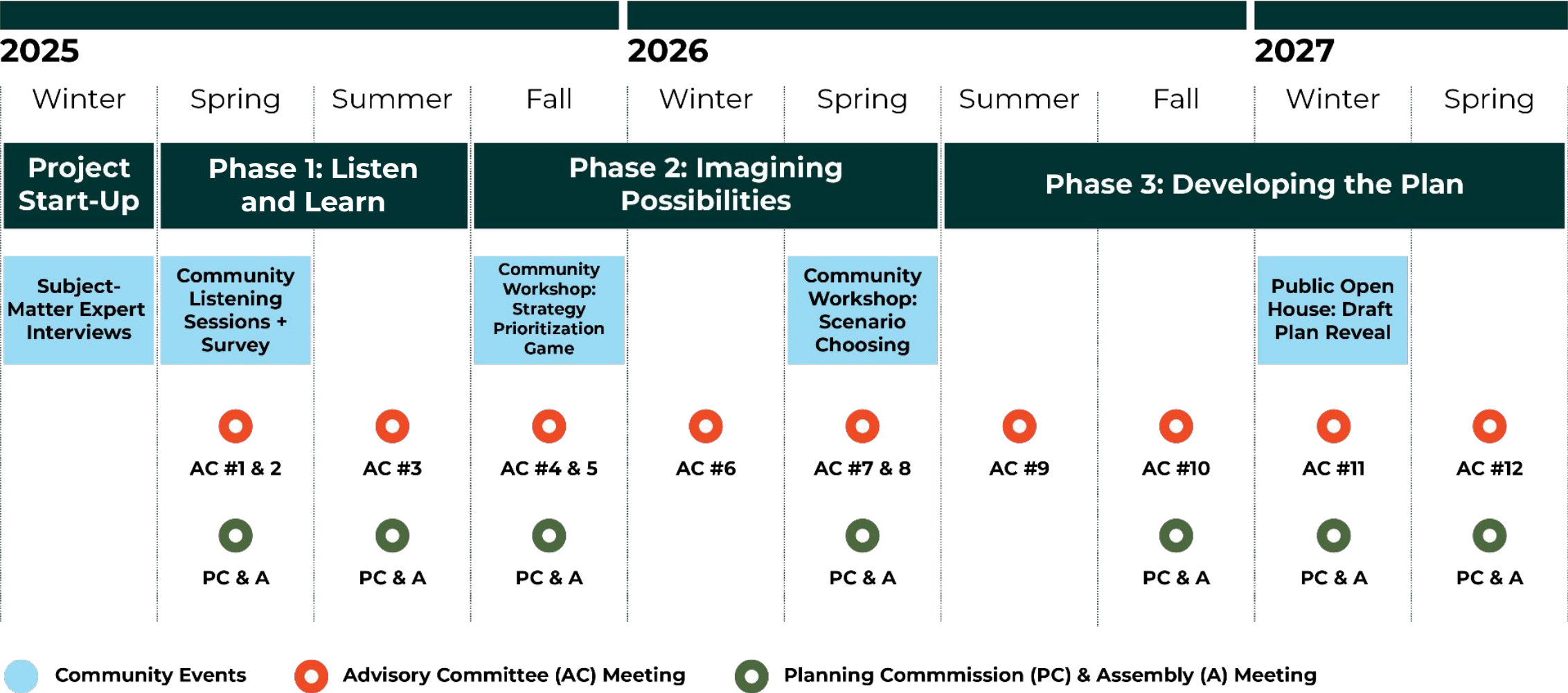
A 20-year roadmap to  
guide growth and  
development in Juneau.



**OUR JUNEAU**

— OUR FUTURE —

# Project Timeline

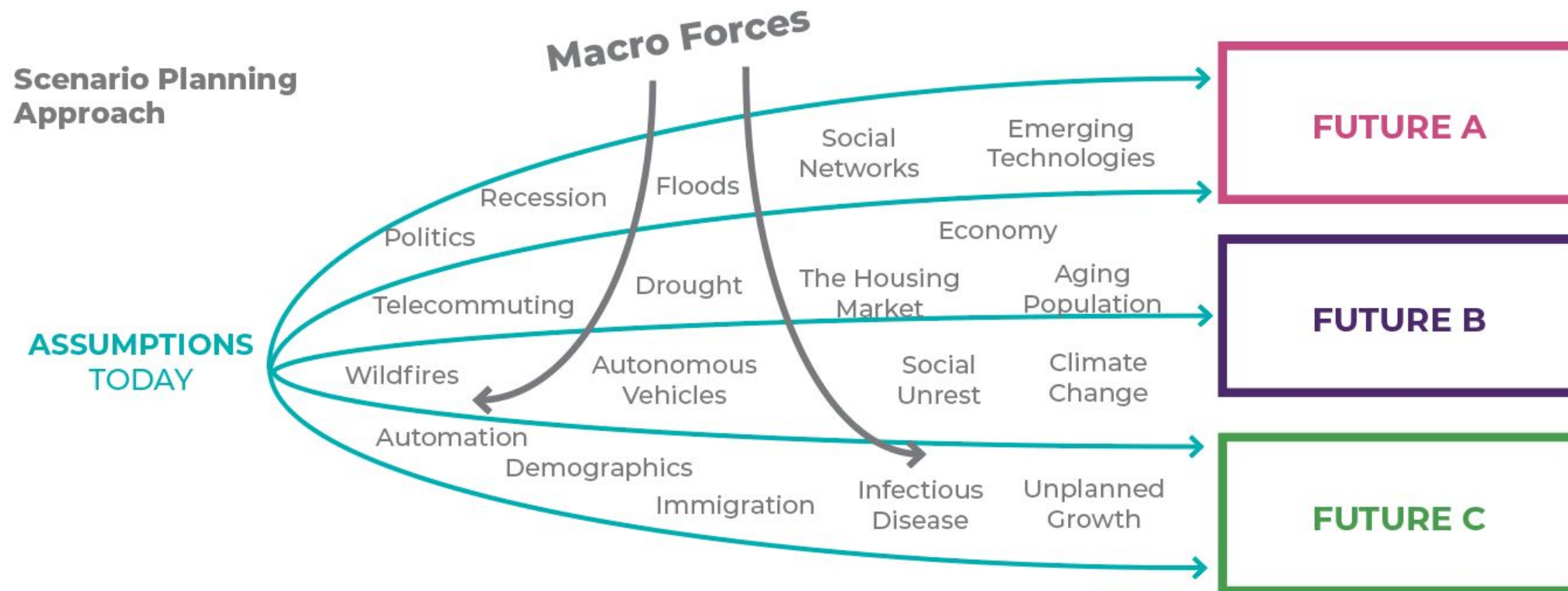


# The “Traditional” Planning Approach



- Assumes past trends will continue
- Misses emerging trends and uncertainties
- Reduces the useful life of a plan
- Puts communities in a disadvantaged position in the future

# The Scenario Planning Approach



# Why include scenario planning in a Comprehensive Planning process?



Raises awareness of emerging trends that may impact the community



Minimizes “blind spots” in the plan and increases its useful life



Focuses discussion on policies that will help the community to manage risk



Provides a reference case for what could happen if policies stay as they are

# Scenario planning helps address emerging issues like...



# How does scenario planning show up in this project?

The public will participate in scenario planning by:

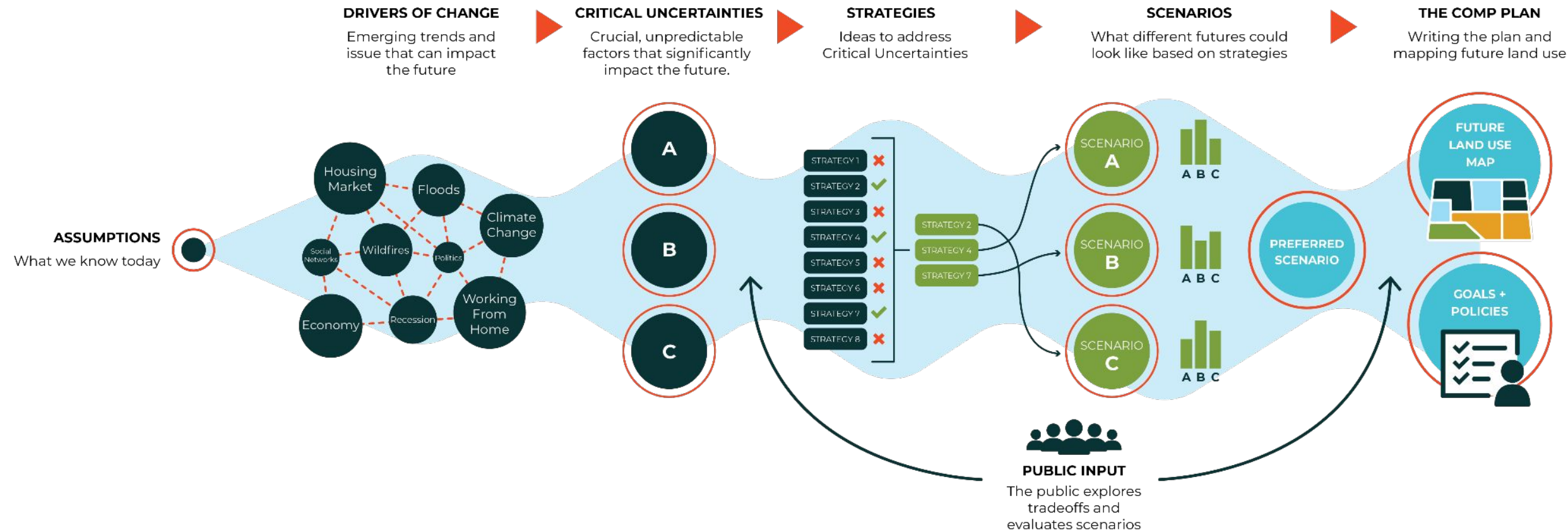
**Exploring tradeoffs** for how different strategies impact different futures



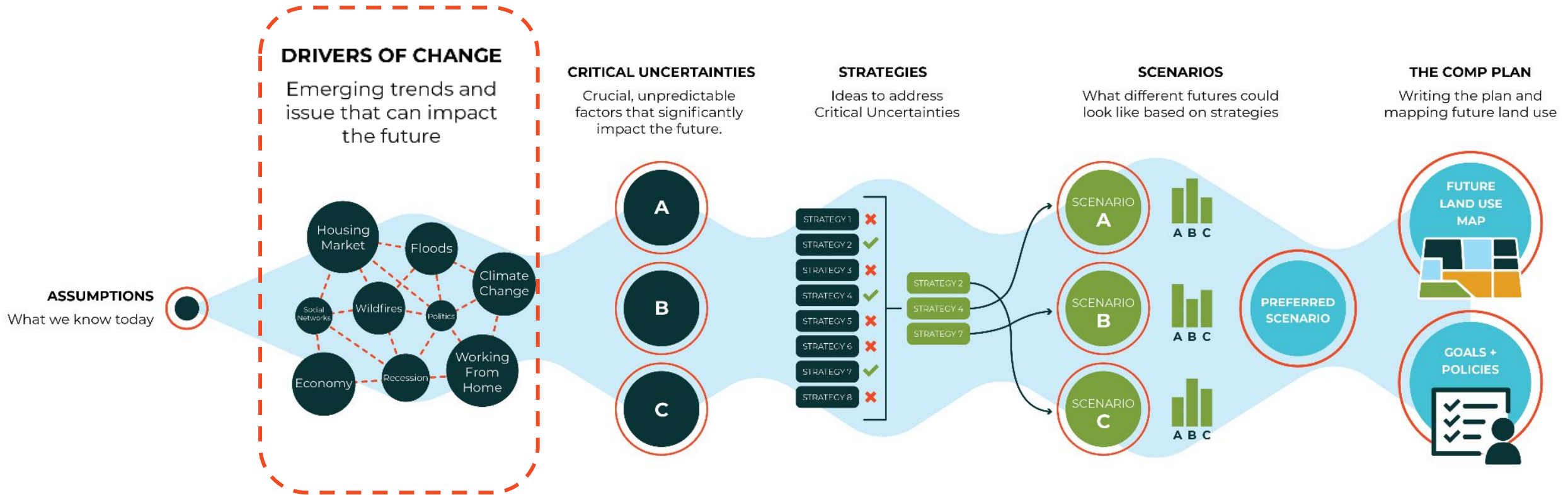
**Evaluating scenarios** that reflect Juneau's vision and goals for the future



# The Scenario Planning Process



# The Scenario Planning Process



# Drivers of Change

Drivers of change are emerging trends that have the potential to significantly influence the future. They can be hard to predict and are not always certain.

Drivers of change can be:

- Economic trends
- Technological advancements
- Regulatory changes
- Social factors
- Environmental changes

## **Who did we talk to?**

**Over 25 local Subject Matter Experts in the following areas:**

- Social
- Technology + Transportation
- Economy
- Environment
- Politics

## Who did we talk to?

### The “Our Juneau” Community Advisory Committee



## **What We Heard - *Top 10 Drivers of Change***

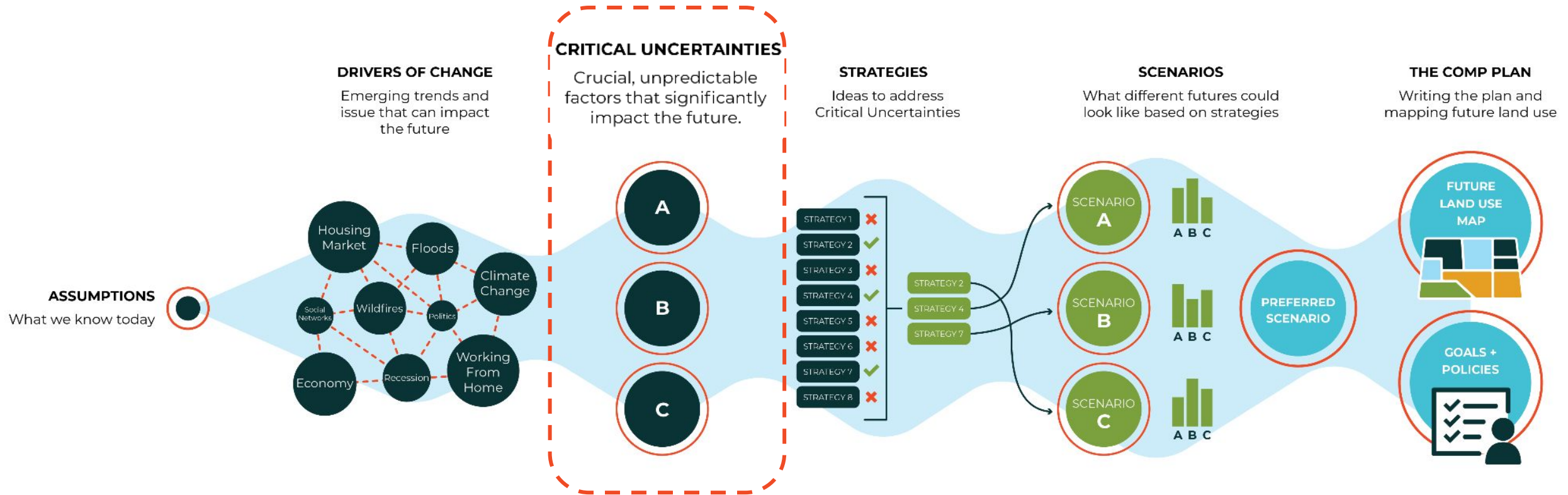
1. State Fiscal Stability and Revenue Sources
2. Population and Migration Trends
3. Housing Affordability and Development Capacity
4. Climate Change and Environmental Hazards
5. Healthcare Access and Aging Population Needs
6. Workforce Recruitment and Retention
7. Tourism and Its Spillover Effects
8. Transportation and Infrastructure Vulnerabilities
9. Federal and State Political Decisions
10. Changing Viability of Traditional Industries

## **What We Heard - *Top 10 Drivers of Change***

1. State Fiscal Stability and Revenue Sources
2. Population and Migration Trends
3. Housing Affordability and Development Capacity
4. Climate Change and Environmental Hazards
5. Healthcare Access and Aging Population Needs
6. Workforce Recruitment and Retention
7. Tourism and Its Spillover Effects
8. Transportation and Infrastructure Vulnerabilities
9. Federal and State Political Decisions
10. Changing Viability of Traditional Industries

**While all 10 Drivers of Change are important and will be considered in the Comp Plan, we want to select 3 Critical Uncertainties that can be used in scenario planning.**

# The Scenario Planning Process



# Critical Uncertainties

- Are external forces (originating outside an organization)
- Necessitate adaptation and transformation
- Are the variables with the greatest potential impact, and their outcomes are unknown

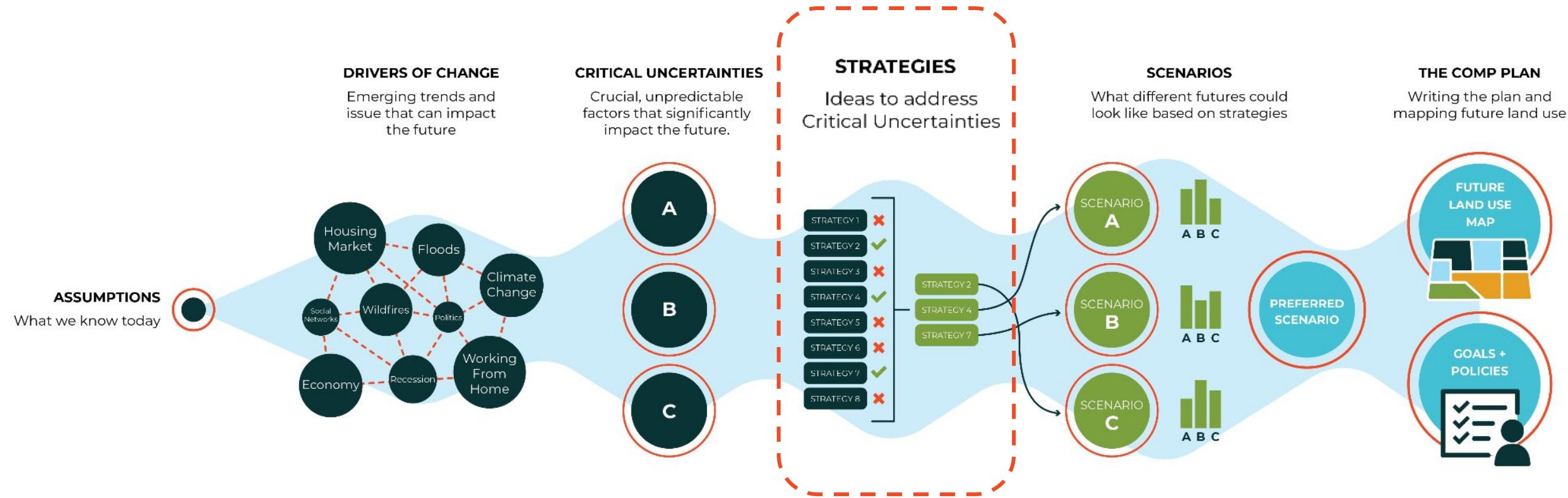
## **Critical Uncertainties for Juneau**

1. Tourism and Its Spillover Effects
2. Federal and State Funding and Policy Decisions\*
3. Climate Change and Environmental Hazards

*\* This is a combination of three Drivers of Change - Transportation and Infrastructure*

*Vulnerabilities, Federal and State Political Decisions, State Fiscal Stability and Revenue Sources*

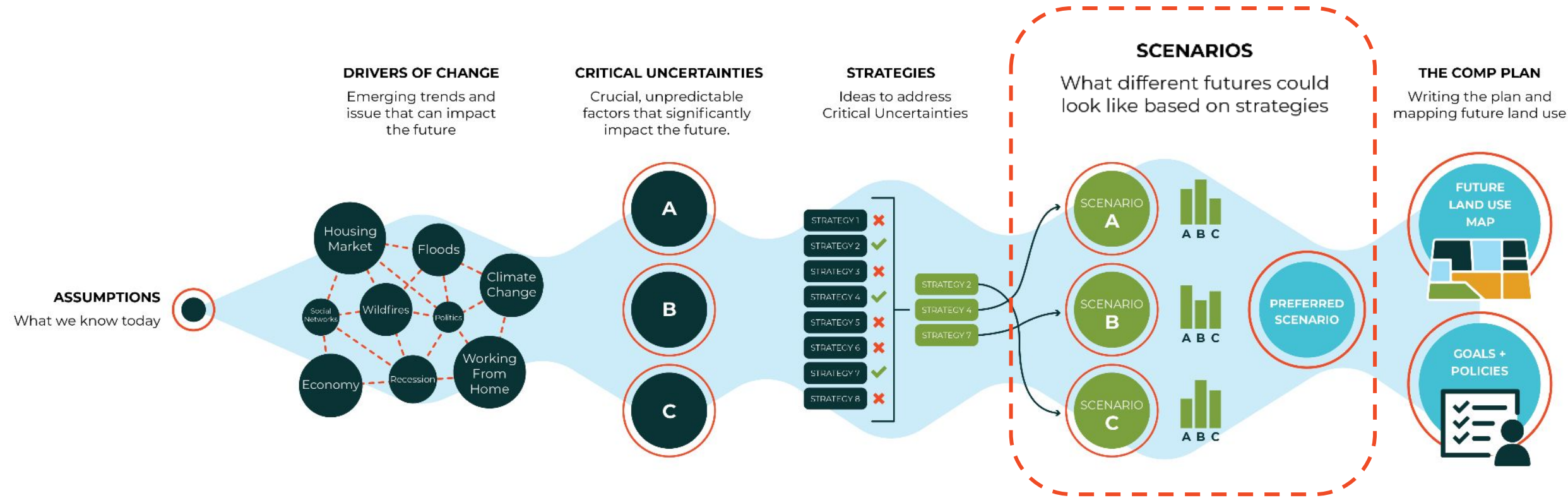
# The Scenario Planning Process



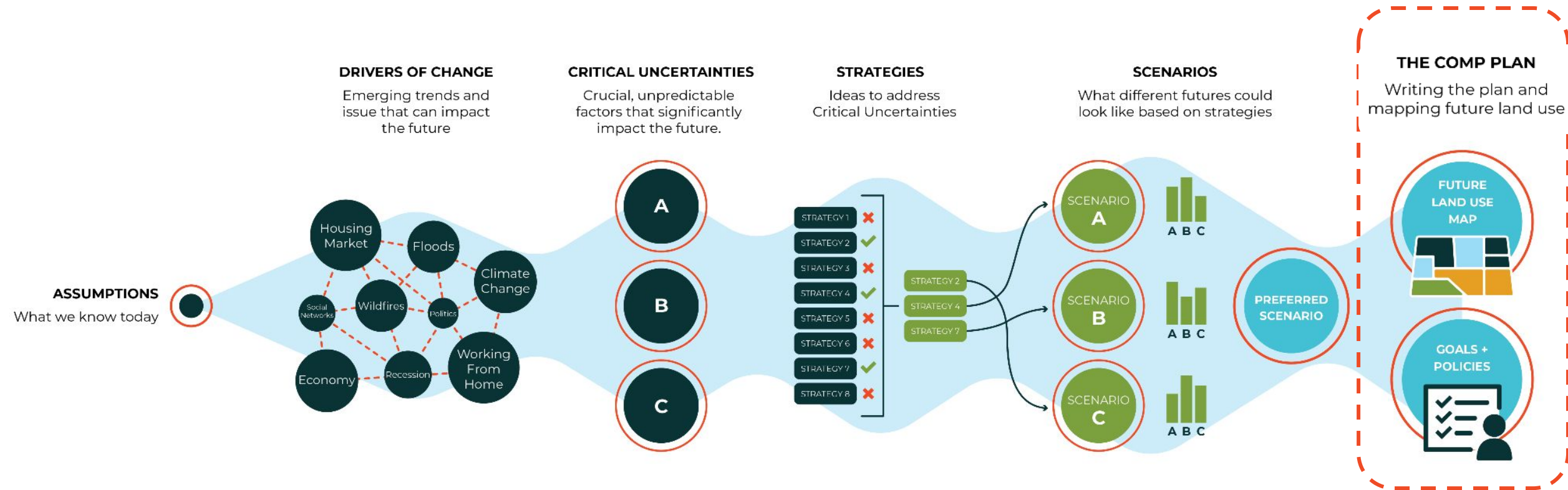
# Resilient Strategies

- A set of policies or actions designed to respond to a range of Critical Uncertainties
- They are resilient because they can perform well in more than one possible future, not just a single predicted outcome.

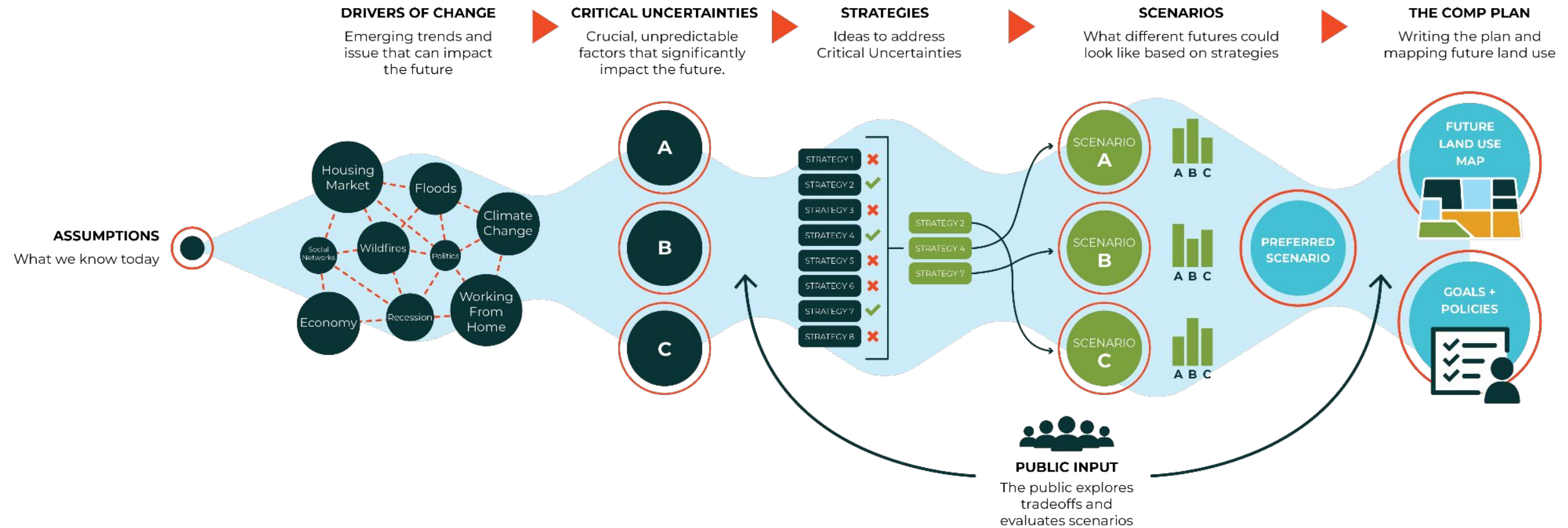
# The Scenario Planning Process



# The Scenario Planning Process



# The Scenario Planning Process



# Questions?



**03**

# **Project Updates + Activity**

## **What has the Project Team Been Up To?**

- Developed project website, branding, and material for Our Juneau, Our Future
- Held various engagement activities and events with the community
- Analyzed current conditions and trends in Juneau
- Spoke with experts in Juneau to inform drivers of change and understand the unique challenges and opportunities

## Phase 1 Engagement Activities



### **Community Listening Sessions**

4 Listening  
Sessions  
held in April



### **Online Community Survey**

Open April-May  
Received 264  
responses



### **Alaska Native, Filipino Community, and Youth Focus Groups**

5 Focus Groups  
held in  
Spring/Summer



### **Advisory Committee**

2 Advisory Committee  
Meetings Held

# What has Engagement Looked Like?





**OUR JUNEAU**  
— OUR FUTURE —

**Our Juneau, Our Future: Guiding Principles Survey**

The City and Borough of Juneau is working on a Comprehensive Plan: Our Juneau, Our Future. The Plan serves as a big-picture guide that helps the city decide how to grow and develop over the next 20 years. The Guiding Principles are the foundational pillars of the Plan's vision that will guide the Plan's goals and actions.

There are six Guiding Principles that were developed from community input gathered during spring of 2025:

- Lifelong Wellbeing and Family Support
- Housing For All
- Resilient, Year-Round Local Economy
- Environmental Protection and Climate Leadership
- Connected Community and Neighborhoods
- Culture and Community Identity

Share your feedback to help determine if these Guiding Principles are capturing the needs and priorities of the community.

[Start](#) Print Guide



## **What are the Top Priorities Heard from the Community in Phase 1?**

1. Family-Friendliness and Youth Support
2. Environmental Stewardship and Climate Action
3. Housing Affordability and Livability
4. A Strong Local Economy and Year-Round Jobs
5. Community Health and Wellbeing
6. Celebrate Juneau's Diverse Culture and Uplift Indigenous Heritage
7. Clean, Beautiful, and Connected Public Spaces
8. Small-Town Character with Thoughtful Growth
9. Responsible Tourism
10. Equitable Civic Engagement and Government Accountability

## Draft Guiding Principles for the Comp Plan

The Guiding Principles are the **foundational pillars** of a vision of the Comprehensive Plan that will guide the Plan's **goals and actions**.

**Lifelong Wellbeing  
and Family Support**

**Housing For All**

**Resilient,  
Year-Round Local  
Economy**

**Environmental  
Protection and  
Climate Leadership**

**Connected  
Community and  
Neighborhoods**

**Culture and  
Community Identity**

## What Engagement is Happening This Week?

1. **Monday:** Community Listening Session on North and West Douglas Topics
2. **Tuesday:** Youth In-Class Activity at Kaḵdigoowu Héen Elementary
3. **Wednesday:** Advisory Committee Meeting #3
4. **Wednesday:** Lunch and Learn with AK Native Community
5. **Thursday:** Open House at Kaḵdigoowu Héen Elementary for Students and Families

Additionally, a **community survey** is live for community feedback on the Guiding Principles.

## **How can the Planning Commission participate?**

1. Attend public meetings and events
2. Attend Advisory Committee meetings when possible
3. Act as "Champions" by sharing project information and soliciting feedback from personal networks
4. Review draft plan and public comments
5. Recommend action to the Assembly

# What does an Engagement Activity look like?

Let's do one of the engagement activities together!

- As part of our engagement with students and their families, we've developed a **time capsule activity** for an open house event
- We will be asking students and their parents and guardians to fill out a “**Dear Future Juneau**” letter
- This is a **fun way to get feedback** on how both children and adults see their future in Juneau and what they want it to look like





# Write a Letter to Yourself When You're All Grown Up!

Imagine it's the year 2045, and you're all grown up. What do you hope Juneau looks like in the future? What do you want to stay the same? What do you hope will change?

| JUNEAU |  |  |  |  |  | 2045 |  |
|--------|--|--|--|--|--|------|--|
|        |  |  |  |  |  |      |  |
|        |  |  |  |  |  |      |  |
|        |  |  |  |  |  |      |  |
|        |  |  |  |  |  |      |  |
|        |  |  |  |  |  |      |  |

**Your task:** Write a letter to your future self or to the people of the future about what you want for Juneau. Fill in the blank your ideas, hopes, and dreams. Have fun and make it your own!

Dear Future Juneau, \_\_\_\_\_ years. \_\_\_\_\_ to see

I've lived \_\_\_\_\_ When I \_\_\_\_\_

One thing \_\_\_\_\_

On this \_\_\_\_\_

To me \_\_\_\_\_

Since \_\_\_\_\_

Dear Future Juneau, I am \_\_\_\_\_ years old.

My name is \_\_\_\_\_ the same.

In 2045, I hope Juneau has \_\_\_\_\_ and \_\_\_\_\_

I want to keep \_\_\_\_\_

We should protect \_\_\_\_\_

I hope people get around by \_\_\_\_\_

I want fun things like \_\_\_\_\_

Juneau is special because \_\_\_\_\_

From, \_\_\_\_\_ (your name)