



# TITLE 49 ADVISORY AD HOC COMMITTEE AGENDA

April 9, 2026 at 12:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/86964237460> or 1-253-215-8782 Webinar ID: 869 6423 7460

**A. CALL TO ORDER**

**B. 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!*

**C. ROLL CALL**

**D. APPROVAL OF AGENDA**

**E. APPROVAL OF MINUTES**

1. **March 17, 2026 T49 Advisory Ad Hoc Committee Meeting Minutes - Draft**

**F. AGENDA TOPICS**

1. **Table of permissible uses (TPU) and definitions. Staff will be seeking opinions and suggestions related to the categories within the TPU, the proposed definitions, and the principal or conditional status for each use across each zoning district.**

**G. STAFF REPORTS**

**H. COMMITTEE MEMBER COMMENTS AND QUESTIONS**

1. **Open discussion on Title 49 rewrite, including process, public engagement, and specific questions with project staff**

**I. NEXT MEETING DATE - TO BE DETERMINED**

**J. SUPPLEMENTAL MATERIALS**

1. **Title 49 rewrite webform comments**
2. **Information Item: Juneau Futures Comprehensive Plan Workshop and Survey - Findings**

**K. ADJOURNMENT**

ADA accommodations available upon request: contact the Clerk's Office (907)586-5278 or [city.clerk@juneau.gov](mailto:city.clerk@juneau.gov) at least 36 hours prior to a meeting, to request ADA arrangements.



## TITLE 49 ADVISORY AD HOC COMMITTEE

**DRAFT - MINUTES**

March 17, 2026 at 12:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/86964237460> or 1-253-215-8782 Webinar ID: 869 6423 7460

### A. CALL TO ORDER

Chairperson Greg Smith called the meeting to order at 12:05pm

### B. LAND ACKNOWLEDGEMENT – Read by Erik Pedersen

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!*

### C. ROLL CALL

**Committee Members Present:** Deputy Mayor Greg Smith, Erik Pedersen, Rich Harris, Corey Baxter, Bill Heumann (arrived at 12:43pm)

**Committee Members Absent:** Maggie McMillian, Lorraine DeAsis

**Staff Present:** Rob Dumouchel, Special Projects Planning Manager; Breckan Hendricks, Municipal Clerk

### D. APPROVAL OF AGENDA – Approved

### E. APPROVAL OF MINUTES

#### 1. January 7, 2026 T49 Ad Hoc Committee Meeting Minutes – Draft

Minutes approved without objection

### F. AGENDA TOPICS

#### 1. Staff Seeking Opinions, Experiences, & Suggestions related to topics below. Proposed update concepts will be provided for discussion:

1. Parking
2. Drive-Throughs
3. Outdoor Lighting
4. Outdoor Storage
5. Home Occupation (home-based businesses)

Mr. Dumouchel provided a brief presentation on the agenda topics, giving a quick overview of each issue, an outline of the staff proposal, policy questions for the committees, and followed each section of the presentation with time for committee discussion.

**Parking:** Mr. Dumouchel laid out a proposal that would remove minimum parking requirements for non-residential uses, set residential minimums at one space per use outside of the no parking required area, and would retain dimensional standards for parking but update the relevant code language. Mr. Pedersen asked clarifying questions about the

proposal and noted he liked the concept but had some hesitations about how it would work in real life. Mr. Pedersen also brought up potential issues with ADA parking spaces that had been discussed by the Planning Commission when the no parking required area was created.

Mr. Baxter discussed examples of projects that did not proceed due to parking requirements in the past. He wants to see CBJ to be able to compromise on the total number of parking spots required for developments to avoid having projects fail to proceed due to parking in the future. Mr. Dumouchel reminded the committee of the flexibility provisions discussed at the previous committee meeting that are under development, he also explained some existing parking reduction methods available in code today that could help relieve parking issues. Mr. Smith also recalled a project that failed to proceed due to parking and reflected that since creating a no parking required area downtown he hasn't heard complaints directly related to it and was curious if any analysis has been conducted to quantify any impacts.

Mr. Harris asked if the city has information on the capacity of the parking garages and how often they are utilized. Mr. Dumouchel did not have that information available but offered to reach out to Parks & Recreation for an update. Mr. Harris voiced concerns about increased development downtown further impacting parking, but echoed concerns about projects failing to proceed due to parking requirements. Mr. Harris agreed with Mr. Baxter that increased flexibility on parking standards would be a good idea.

Mr. Smith asked further questions related to residential parking minimums and the proposal to reduce them to one per dwelling. Mr. Smith asked about dimensional standards and Mr. Dumouchel indicated that he believes they are appropriate and that he wants to improve the language in code but not modify the intent or standards. Mr. Pedersen agreed that the parking dimensions have not been a problem at the Planning Commission level.

At the request of Mr. Smith, Mr. Dumouchel did an overview of the parking code (CBJC 49.40) to highlight parking alternatives and reductions.

Mr. Pedersen brought up a parking issue related to subdivisions to flag for future review. Mr. Harris spoke further to that issue and also supported lowering the minimum parking requirements for residential as it has been a barrier to development in the past.

**Drive-Throughs:** Mr. Dumouchel presented a proposal that would define drive-throughs, remove them from the table of permissible uses because they are always accessory to a primary use, set stacking distances (5 spaces for restaurants and 3 spaces for everything else), and basic standards to reduce potential safety and nuisance conditions (point speakers away from adjacent properties and rights-of-ways; screen to reduce headlight glare on other properties or rights-of-way; no crossing of pedestrian ways unless no reasonable alternative exists). Mr. Dumouchel asked for opinions on the need for conditional use permits related to drive-throughs.

Mr. Pedersen indicated that he didn't see this as a big problem, but sees the benefit of ensuring we account for glare and other nuisances. Regarding conditional use permits, the committee supported allowing drive-throughs to proceed with director-level approval if they meet a basic set of standards and the primary use does not require a conditional use permit.

**Outdoor Lighting:** Mr. Dumouchel proposed a basic framework for lighting to reduce nuisance conditions. The proposed framework would define relevant terms; require

outdoor lighting to be shielded, aimed downward, and not at neighboring properties, wildlife habitat, waterbodies, and rights-of-way; set light trespass at .1 footcandles at the property line; prohibit motion-activated lights triggered by off-property movement; require dimming of lights in commercial areas after hours, and set a maximum height for outdoor lights.

Mr. Heumann was not supportive of the maximum height limit. Mr. Pedersen indicated that he liked the idea of a light trespass standard but didn't know if .1 footcandles is appropriate or not. Regarding height, Mr. Pedersen thought that the light trespass rules would remove the need to get specific with heights, etc. because the main issue would be solved already. Mr. Smith also thought that was a logical approach.

**Outdoor Storage:** Mr. Dumouchel stated a desire to find a framework that sets very basic nuisance avoidance requirements but indicated that he's had a very hard time structuring something that would be appropriate for Juneau. So far, his proposal includes removing storage from the table of permissible uses to instead handling storage via temporary and accessory use provisions; he also wants to more firmly define junkyard conditions and include that in the table of permissible uses to help code enforcement handle these conditions. Mr. Dumouchel laid out a number of questions related to common storage provisions in other codes and asked the committee for feedback as to what they would be interested in pursuing.

Mr. Heumann has found this to be a very problematic thing over the years and that enforcement is lacking. Mr. Harris had questions about current Title 49 standards to which Mr. Dumouchel answered that there are virtually none. Mr. Harris acknowledged that while there is not a big desire to regulate storage, it does become a big problem when a yard gets out of control. Mr. Pedersen brought up issues of storing commercial fishing items, RVs, and other large items. The committee had consensus that egregious storage of junk should be prohibited but could not agree on how to describe what the tipping point would be to become a junkyard.

**Home Occupation:** Mr. Dumouchel described a two-tiered framework for the modernization of Juneau's home occupation regulations which are currently very restrictive. Tier one home occupations would meet basic standards and require no permitting. Tier two home occupations would exceed tier one standards and require Planning Commission review.

Mr. Pedersen supported the proposal but suggested increase from one-nonresident employee to two employees. Mr. Smith asked clarifying questions about current home occupation requirements and Mr. Dumouchel explained the existing definition and the way that it would prohibit many existing home occupations if strictly applied.

**2. Preview of concepts for Table of Permissible Uses (TPU) reorganization and related definitions**

Mr. Dumouchel gave a brief introductory overview of the transformations being developed for the TPU. This will be the main topic of discussion at the next meeting of the Committee.

**G. STAFF REPORTS**

None

**H. COMMITTEE MEMBER COMMENTS AND QUESTIONS**

**1. Open discussion on Title 49 rewrite, including process, public engagement, and specific questions with project staff**

Mr. Smith alerted the committee to the inclusion of a Title 49-related objective within the 2026 Assembly Goals.

**I. NEXT MEETING DATE - TBD**

**J. SUPPLEMENTAL MATERIALS**

**1. Title 49 rewrite webform comments**

Mr. Smith let the committee know that more comments were received after the publishing of the packet and those will be brought forward at the next meeting.

**K. ADJOURNMENT**

There being no further business to come before the committee, meeting adjourned at 1:35pm

ADA accommodations available upon request: contact the Clerk's Office (907)586-5278 or [city.clerk@juneau.gov](mailto:city.clerk@juneau.gov) at least 36 hours prior to a meeting, to request ADA arrangements.

# Current vs. Draft TPU Categories with Definitions

**This document is a working draft.** It is organized by the proposed top categories for a reorganized Table of Permissible Uses (TPU). The tables show proposed uses alongside the current code uses that most closely align with them, an example of the table structure is below.

MU3 and NC districts are highlighted in dark grey to indicate that there are zero parcels currently holding that designation.

Where relevant, tables are followed by existing code footnotes for reference. No footnotes are currently proposed for the new TPU.

Draft definitions for the new use categories are included below the tables.

**Note:** This document is intended to support discussion only. It is not final, and all content remains subject to change before any formal package is prepared for consideration by the Planning Commission and Assembly.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
New Use, Large	C	C	X	X	X	X	X	X	C	C	X	X	X	X	X	X	P
New Use, Small	C	X	X	X	X	X	X	X	C	C	X	X	X	X	X	X	P
Legacy Use 1	3								3	3							3
Legacy Use 2	3	3AB							3	3							3

P = Principally Permitted  
 C = Conditionally Permitted  
 X = Not Permitted

# Agriculture and Natural Resources

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Commercial agriculture, small	P	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	C
Commercial agriculture, large	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C
Wild animal rehabilitation facilities without a visitor component	3	3	3	3					3	3					3N		3
Horseback riding stables, dog team yards	3	3							3	3							3
Commercial agricultural operations - Excluding farm animals	1,3	1,3	3	3	3	3	3	3	3	3			3	3			1,3
Commercial agricultural operations - Including farm animals	1,3	3															1,3
Commercial agricultural operations - Stabling of farm animals	3	3	3	3					3	3							1,3
Nurseries, commercial greenhouses – Nonretail sales	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1	1V	1V					1
Kennel	3	3							3	3							1,3

N = Use must be water-dependent, water-related, or water-oriented

V = Primarily intended for rooftop locations in urban areas

*Commercial agriculture* means operations which may include commercial farming, crop production, horticulture, animal raising, dog team yards, animal stabling, and animal boarding (i.e. kennels). May include accessory uses for packing, processing, treating, and storing crops on site. Excludes community gardens, urban agriculture, indoor hydroponic gardens, marijuana cultivation and processing, fishing, mariculture, aquaculture, and slaughterhouses and animal product processing uses (see heavy commercial and manufacturing uses)

*Commercial agriculture, large* means a commercial agriculture operation covering more than 4 acres.

*Commercial agriculture, small* means a commercial agriculture operation covering less than 4 acres.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Marijuana cultivation, small	C	C	X	X	X	X	X	X	C	C	X	X	X	X	X	X	P
Marijuana cultivation, large	C	X	X	X	X	X	X	X	C	C	X	X	X	X	X	X	P
Commercial agricultural operations - Marijuana cultivation (500 square feet or more under cultivation)	3								3	3							3
Commercial agricultural operations - Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3AB							3	3							3

AB = Use is prohibited in the urban service area but allowed outside the urban service area. An owner or manager must live on site.

*Marijuana cultivation facility* means an entity that cultivates, prepares, and packages marijuana and sells marijuana to retail marijuana stores, to marijuana product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers.

*Marijuana cultivation, large* means a marijuana cultivation facility with 500 square feet or more under cultivation.

*Marijuana cultivation, small* means a marijuana cultivation facility with less than 500 square feet under cultivation.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Natural Resource Extraction	C	C	C	X	X	X	X	X	X	X	X	X	X	X	C	C	C
Mining operations	2,3K	3	3												3N	3N	2
Sand and gravel operations	3	3	3						3	3					3N	3N	3
Silviculture and timber harvesting	3	3															3
Spring water bottling	3	3			3	3	3	3	3	3				3			1,3

Allowable use permits (2) only apply to mining

K = See special use regulations, chapter 49.65, article I. Mining operations are a conditional use in the urban mining district and an allowable use in the rural mining district.

N = Use must be water-dependent, water-related, or water-oriented

*Natural resource extraction* means an operation conducting mining operations, sand and gravel operations, silviculture and timber harvesting, or spring water bottling.

*Mining operations* means the development, construction or reclamation of a mine, including associated infrastructure, or the exploitation or extraction of a mineral commodity from its occurrence on or in the earth, or the operation of a mine. The term "mining operation" includes open pit mining, placer mining and underground mining, and the disposal of refuse, tailings or waste rock from any such operation. The term "mining operation" also includes transporting, concentrating, milling, evaporating and other on-site processing. The term "mining operation" does not include off-site smelting, refining, cleaning, preparing, transportation or other surface operations not conducted on the affected surface.

*Sand and gravel operations* means the excavation, removal, or other extraction of stone, sand, gravel, clay or other natural deposits and formations, including the processing of the materials. Does not include the use of materials for the manufacturing of asphalt, concrete, or similar processes requiring the incorporation of significant substances from off the site (see manufacturing, heavy)

*Silviculture and timber harvesting* means the management and cultivation of forests, as well as the cutting and removal of timber or other solid wood forest products for commercial purposes together with all of the work incidental to the harvest including construction and maintenance of roads, fuel breaks, fire breaks, stream crossings, landings, skid trails, beds for the falling of trees, and fire hazard abatement. Excludes harvest areas less than two acres and the removal of timber required to access to a legal building site when such cutting or removal is approved as part of the building permit.

*Spring water bottling* means the collection, treatment, and bottling of water supplied by a natural flow which rises to the surface of the earth, including water from an artesian well.

# Coastal Dependent

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Harbor and marina facilities	C	C	C	X	X	X	X	X	C	C	C	C	C	C	C	C	C
Marine freight facilities	C	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X
Marine passenger facilities	C	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X
Marine fuel, water sanitation	3T														1,3	1,3	1,3
Marine commercial facilities including fisheries support, commercial freight, passenger traffic	3														3	3	
Moorage – Public, commercial	3	3	3						3	3	3	3	1,3	1,3	1,3	1,3	1,3

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

*Harbor and marina facilities* means facilities that predominantly provide moorage for boats and other watercraft. Excludes marine passenger facilities for cruise ships and ferries.

*Marine passenger facilities* means facilities related to the transportation of marine passengers via cruise ship, ferry, and other commercial vessels.

*Marine freight facilities* mean facilities related to marine freight operations to include docks, cranes, storage, and vehicle parking.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Commercial fishing facilities	C	C	C	X	X	X	X	X	C	C	C	C	C	C	C	C	C
Seafood processing	3T														3	1,3	1,3
Marine fuel, water sanitation	3T														1,3		
Marine commercial facilities including fisheries support, commercial freight, passenger traffic	3														3	3	
Aquaculture	3	3	3						3	3	3	3	1,3	1,3	1	1	3

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

*Commercial fishing facilities* means facilities related to commercial fishing, aquaculture, and mariculture to include hatcheries and related facilities, seafood processing plants and support facilities, marine industrial and commercial facilities, aquaculture facilities, and floating upwelling systems.

## Commercial – Sales and Service

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Automotive fuel and service stations	C	X	X	X	X	X	X	X	C	P	C	C	C	C	C	C	P
Motor vehicle repair and maintenance, including body work										3							1
Automotive fuel station	3T								3	1							1
Car wash									3	1							1

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

*Automotive fuel and service stations* means buildings and premises where automotive fuel, supplies, and equipment are sold; where automotive servicing and parts replacement may be conducted; and where vehicles may be washed and detailed. Common accessory uses include small retail shops and restaurants.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Boat repairs and maintenance	C	X	X	X	X	X	X	X	X	C	X	X	X	X	P	P	P
Boat repairs and maintenance	3T									3					1	1	1

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

*Boat repairs and maintenance* means facilities where boats are maintained, repaired, and/or stored.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Boat sales or rental	C	X	X	X	X	X	X	X	C	P	X	X	X	X	P	P	P
Boat sales or rental	3T								3	1					1	1	1

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

*Boat sales or rental* means facilities where boats and other watercraft are sold or made available to rent.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
General commercial, small	C	X	X	X	X	X	X	X	P	P	P	P	P	P	C	C	C
General commercial, large	C	X	X	X	X	X	X	X	P	P	P	P	X	X	C	C	C
Sales and Rental Goods, Merchandise or Equipment - With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods - Miscellaneous									1	1	1	1	1	1	3N	3N	3
Sales and Rental Goods, Merchandise or Equipment - With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods – Marine merchandise and equipment									1,3	1,3	1,3	1,3	1	1	1,3	3N	3
Storage and display of goods with greater or equal to 5,000 square feet and/or 20 percent of the gross floor area of outside merchandising of goods									1,3	1,3	1,3	1,3			3N	3N	3
Nurseries, commercial greenhouses – Retail sales	3	3	3	3	3	3	3	3	1,3	1	1V	1V	1,3	1,3			1
Veterinary clinic	3	3	3						3	1,3	3	3	3	3	1N3N	1N3N	1
Day animal services, grooming, walking, day care	3	3	3	3	3				3	3	3	3	1,3	1,3			1,3
Drop off and pickup only, no onsite laundry or dry cleaning process								1,3	1,3	1,3	1,3	1,3	1,3	1,3	1N3N	1N3N	1,3
Funeral home	3	3	3	3	3	3			1,3	1	3	3	1,3	1,3			

N = Use must be water-dependent, water-related, or water-oriented

*General commercial* means an indoor commercial establishment that provides goods and services to the general public which involves frequent visits by customers. Includes retail stores where merchandise is stored and displayed for sale, banks, funeral parlors, customer-serving dry cleaners and laundromats (but not commercial laundry), household item repairs, veterinary clinics and dog groomers (with no overnight boarding), tattoo/piercing parlors, hair salons, nail salons, health spas, customer-serving print shops, and other similar uses. Excludes places of employment that do not provide on-site services directly to customers (see offices), facilities that provide medical services, establishments primarily focused on indoor recreation, primarily serve alcohol, or primarily sell prepared food and/or beverages.

*General commercial, large* means a general commercial establishment that is more than 10,000 square feet

*General commercial, small* means a general commercial establishment that is 10,000 square feet or less

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Marijuana retail store	C	X	X	X	X	X	X	X	C	C	C	C	C	C	C	C	C
Marijuana retail store	3								3	3	3	3	3	3	3	3	3

*Marijuana retail store* means an entity that purchases marijuana from marijuana cultivation facilities, purchases marijuana and marijuana products from marijuana product manufacturing facilities, and sells marijuana and marijuana products to consumers

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Offices, small	X	C	C	C	C	C	C	C	P	P	P	P	P	P	P	X	X
Offices, medium	X	X	X	X	X	C	C	C	P	P	P	P	P	P	P	X	X
Offices, large	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	P
Offices of not more than 1,000 square feet		3	3	3	3	3	3	3	1	1	1	1	1	1	1N		
Offices greater than 1,000 but not more than 2,500 square feet						3	3	3	1	1	1	1	1	1	3N		
Offices greater than 2,500									1,3	1,3	1,3	1,3	1,3	1,3	1N3N		3S

N = Use must be water-dependent, water-related, or water-oriented

S = Limited to lots directly fronting on Glacier Highway West of Industrial Boulevard.

*Offices* means places of employment occupied by a business providing professional services. Includes offices for accountants, architects, insurance agents, attorneys, engineers, real estate agents, artist studios, and other similar professions. Excludes businesses that provide regular service to frequent walk-in customers (See general commercial), medical offices (see medical offices and clinics), governmental offices (see government facility), and art galleries that are primarily intended to display saleable art and attract retail sales (see general commercial/retail – indoor). Office space that is incidental and subordinate to a principal use is not considered an “office” use. For example, administrative offices at a manufacturing facility are not considered a separate or stand-alone office use.

*Offices, large* means an office of more than 2500 square feet.

*Offices, medium* means an office of 1000 to 2500 square feet.

*Offices, small* means an office of less than 1000 square feet.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Restaurants, small	C	X	X	X	X	C	C	C	P	P	P	P	P	P	P	X	P
Restaurants, large	C	X	X	X	X	X	X	X	P	P	P	P	P	P	P	C	C
Drinking establishments	X	X	X	X	X	X	X	X	C	P	C	C	C	C	C	C	C
Mobile food service																	
Small restaurants, less than 1,000 ft2 without drive through service	3T					3	3	3	1	1	1	1	1	1	1N		3
Restaurants, bars without drive through service	3T								1,3	1	1,3	1,3	1,3	1,3	1N3N	3N	3
Restaurants, coffee stands with drive through service									1,3	1		3			1N3N	3N	3
Seasonal open air food service without drive through	3								1,3	1	1,3	1,3	1,3	1,3	1N3N	3N	

N = Use must be water-dependent, water-related, or water-oriented

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

*Restaurants* mean establishments where food and beverages may be consumed on the premises, taken out, or delivered which includes sit-down restaurants, cafes, cafeterias, coffee shops, delicatessens, fast-food restaurants, sandwich shops, pizza parlors, snack bars, and sites intended to host mobile food services (i.e., food truck courts). Restaurants do not include catering services and ghost kitchens that do not sell food or beverage for on-site consumption, or establishments that primarily serve alcoholic beverages (see drinking establishments).

*Restaurants, small* means a restaurant less than 1000 square feet.

*Restaurants, large* means a restaurant 1000 square feet or greater.

*Drinking establishments* means an establishment like bars, clubs, lounges, breweries, and distilleries primarily serving alcoholic beverages for consumption on the premises which may also include food, recreation, or entertainment services that are incidental to the consumption of such beverages.

*Mobile food service* means a self-contained food service establishment that is designed to be readily moveable from location to location, without being permanently affixed to any site or permanently connected to any water or sewer utility service.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Vehicle sales and rental	X	X	X	X	X	X	X	X	C	P	C	C	X	X	X	X	C
Motor vehicle, mobile home sale or rental									1,3	1,3	3	3					1,3

*Vehicle sales and rental* means retail or wholesale businesses that sell, rent, and repair automobiles such as cars, trucks, motorcycles, scooters, and recreational vehicles.

# Industrial

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Crematorium	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P
Crematorium	3																1,3

*Crematorium* means a facility that reduces human remains via processes such as cremation, alkaline hydrolysis, or other methods allowed by state and federal law.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Heavy commercial	C	X	X	X	X	X	X	X	X	C	X	X	X	X	C	P	P
Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot	1,3	3								1,3					1N3N	1N3N	1
Day animal services, grooming, walking, day care	3	3	3	3	3				3	3	3	3	1,3	1,3			1,3
Full service onsite laundry and/or dry cleaning									3	1,3	3	3	1,3	1,3	3N	1N3N	1,3

N = Use must be water-dependent, water-related, or water-oriented

*Heavy commercial* means a commercial establishment providing goods and services to other businesses and/or engaged in heavy commercial activities that could impact neighboring properties. Includes contractor supply businesses, building contractors, large equipment repair, heavy equipment storage, pipe yards, commercial dry cleaning/laundry services, security services, custodial services, business-serving printers, taxi and delivery services, private ambulance dispatch services, property maintenance contractors, plumbing supply stores, dog kennels and day care, dry boat storage, warehouses, self-storage facilities, and other similar businesses. Products and services may be provided to the general public only on a limited, secondary basis

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Manufacturing, light	C	X	X	X	X	X	C	C	P	P	C	C	C	C	P	P	P
Manufacturing, heavy	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C
Marijuana product manufacturing facility	C	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	P
Light manufacturing	3T						3	3	1,3	1,3	1,3	1,3	1,3	1,3	1N3N	1N3N	1,3
Medium manufacturing	3T									3	3	3			3N	1N3N	1,3
Heavy manufacturing	3T	3Q														3N	3
Marijuana product manufacturing facility	3AC									3	3						3

N = Use must be water-dependent, water-related, or water-oriented

Q = Must be in conjunction with an approved state or municipal public road construction project, and must be discontinued at the completion of the project. Road construction by private parties for subdivision development is excluded except as provided in this title. Rock crushed on-site must be used on-site. Crushing shall be limited to 8:00 a.m.—5:00 p.m. unless the director authorizes otherwise.

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

AC = Use is prohibited within 1,000 feet of recognized neighborhood association established in accordance with CBJ chapter 11.35.

*Manufacturing, heavy* means the processing and/or fabrication of materials having the potential to produce noise, dust, glare, odors, or vibration beyond the owner's property line or that may be offensive or obnoxious on adjacent properties. This category includes uses that require storage of large volumes of volatile, highly flammable, toxic, noxious, or explosive substances.

*Manufacturing, light* means the processing and/or fabrication of materials or products where no process involved will produce noise, vibration, air pollution, fire hazard or noxious emission that will disturb or endanger neighboring properties.

*Marijuana product manufacturing facility* means an entity that purchases marijuana; manufactures, prepares, and packages marijuana products; and sells marijuana and marijuana products to other marijuana product manufacturing facilities and to retail marijuana stores, but not to consumers.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Waste Management	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C
Sanitary landfill	3																3
Recycling operations - Sorting, storage, preparation for shipment occurring outside an enclosed structure																1N	1

N = Use must be water-dependent, water-related, or water-oriented

*Waste management* means a site for landfill facilities, solid waste transfer stations, recycling operations, junk yards, commercial compost operations, and other methods of sorting, storing, and processing waste products.

*Commercial compost operations* means a facility that collects and stores organic waste to turn into compost. Excludes households and businesses composting their own organic waste on-site.

*Junkyard* means a lot or portion of a lot which is used for the purpose of the outdoor storage, handling, dismantling, wrecking, keeping, or sale of more than two unregistered, discarded, wrecked, or abandoned airplanes, appliances, vehicles, boats, building and building materials, machinery, equipment, or parts thereof, including scrap metals, wood, lumber, plastic, fiber, or other tangible materials

*Landfill* means a site for solid waste disposal.

*Recycling operations* means a facility that receives, sorts, stores and/or processes recyclable materials.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Research and development	C	X	X	X	X	X	X	X	P	P	C	C	C	X	P	P	P
Marijuana testing facility	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	P
Research, laboratory uses	3T								1,3	1,3	1,3	1,3	1,3		1N3N	1N3N	1,3
Marijuana testing facility	3								3	3	3	3					3

N = Use must be water-dependent, water-related, or water-oriented

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

*Research and development* means a facility for research and development by scientists, engineers, and others into the design and testing of natural resources; electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components; and products in advance of product manufacturing. This use classification includes assembly of related products from parts produced off site, where the manufacturing activity is secondary to the research and development activities. Excludes marijuana testing facilities.

*Marijuana testing facility* means an entity that analyzes and certifies the safety and potency of marijuana.

## Public and Semi-Public

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Airport	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C
Airport	3																1,3
Heliports, helipads	3									3					3N	3N	3

N = Use must be water-dependent, water-related, or water-oriented

*Airport* means facilities for the takeoff and landing of airplanes and helicopters and other associated uses which may include runways, helipads, aircraft hangars, public terminal buildings, parking lots and structures, air freight terminals, baggage handling facilities, public transportation facilities, fueling facilities, aircraft maintenance, storage, airport operations, air traffic control, retail and food sales, airport administrative facilities, and communications facilities.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Cemetery	C	C	C	C	C	C	C	C	C	C	X	X	X	X	X	X	X
Cemetery	1,3	3	3	3	3	3	3	3	3	3							

*Cemetery* means an establishment primarily engaged in operating sites and structures reserved for the interment of human or animal remains.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Civic institution, small	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	C	P
Civic institution, large	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Churches, synagogues, temples	3T	3	3	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1,3	1N3N	3N	1,3
Libraries, museums, art galleries	3T	3	3	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1,3	3N		
Social, fraternal clubs, lodges, union halls, yacht clubs	3T								1,3	1,3	1,3	1,3	1,3	1,3	1N33N	3N	1,3
Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	3	3							3	3		3			3N		3
Visitor, cultural facilities related to features of the site	3	3							3	3	3	3	3	3	3N		

N = Use must be water-dependent, water-related, or water-oriented

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

*Civic institution* means institutions that support and contribute to the cultural development of the community and provide community-serving programs and services on-site. Includes libraries, museums, performing arts centers, aquariums, zoos, environmental education centers, non-profit art centers and galleries, botanical gardens, visitor centers, cultural facilities, non-commercial places of assembly (religious facilities, social clubs, union halls, yacht clubs, etc.) and other similar uses. Excludes government facilities.

*Civic institution, large* means civic institutions larger than 5000 sq ft in floor area.

*Civic institution, small* means civic institutions with less than 5000 sq ft in floor area.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Colleges and trade schools	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Trade, vocational schools, commercial schools	3T								3	3	3	3	3		3N	3N	3
Colleges, universities	3T	3	3	3	3	3	3	3	3	3	3	3	3	3	3N	3N	3

N = Use must be water-dependent, water-related, or water-oriented

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

*Colleges and trade schools* means institutions of higher education which grant degrees and professional certificates such as junior colleges, technical and trade schools, and universities. Excludes personal instructional facilities and tutoring services.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Day care facility, small	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X
Day care facility, large	C	C	C	C	C	C	C	C	C	P	P	P	P	C	X	X	X
Child; 12 or fewer children under the age of 12	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
Adult; 12 or fewer people, 12 years and older	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
Day care centers						3	3	3	1,3	1,3	1,3	1,3	1,3	1,3			
Child care centers	3	3	3	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1,3			

*Day care facility* means a facility that provides nonmedical care and supervision of children or adults for periods of less than 24 hours. Includes nursery schools, day nurseries, childcare centers, infant day care centers, cooperative day care centers, adult day programs, and similar uses. Day care facilities may be operated in conjunction with a school or church facility, or as an independent land use

*Day care facility, large* means a day care facility serving more than 12 people.

*Day care facility, small* means a day care facility serving 12 people or less.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Government facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Elementary and secondary schools including associated grounds and other facilities		3	3	3	3	3	3	3	3	3	3	3	3	3			
Libraries, museums, art galleries	3T	3	3	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1,3	3N		
Correctional facilities	3	3	3	3	3	3	3	3	3	3	3	3					
Fire, police, ambulance	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3N	3N	1,3
Post office	3	3	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	3N	3N	1,3
Public works facility	3	3	3	3					3	3							1,3

A government facility may be considered in any zone district through a conditional use permit process – this would partially negate the need for CSPs under 49.15.580

N = Use must be water-dependent, water-related, or water-oriented

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

*Government facilities* means a facility operated by a governmental agency providing services to the general public. Includes governmental offices, elementary and secondary schools, public recreational facilities, public libraries, community centers, public meeting spaces, civic auditoriums, fire stations, police stations, dispatch facilities, post offices, correctional facilities, vehicle storage, and other similar facilities. Excludes military facilities, parks and playgrounds (see parks and playgrounds), public utilities (see public utility), and airports.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Transit facility	X	X	C	C	C	C	C	C	C	C	C	C	C	C	C	X	C
Transit center			3	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1,3	3		1,3
Transit station		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

*Transit facility* means a building or facility adjacent to an area where two or more Capital Transit vehicles stop for the purposes of layover, transfer, or route termination. A transit facility will typically include one or more of the following: information kiosk, vending, snack shop, break room, police substation, bike storage lockers or racks, indoor waiting area, covered platform, private restrooms, public restrooms, and other amenities supporting transit operations. Excludes enclosed and unenclosed transit stops along the right-of-way.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Utilities, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities, major	C	C	C	C	C	C	C	C	C	C	X	X	C	C	C	C	C
Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored - Snow storage basin - Neighborhood, less than 1/2 acre	3	3	3Z	3Z	3Z	3Z	3Z	3Z	3Z	1			3Z	3Z	3Z	1	1
Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored - Snow storage basin - Area wide, over 1 acre	3	3Z	3Z							3Z						3	3
Minor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Intermediate	3	3	3	3	3	3	3	3	3	1,3	3	3	3	3	1,3	1	1
Major	3	3	3	3	3	3	3	3	3	3			3	3	3	3	3

*Utilities* means all structures involved in the generation, transmission or distribution of electricity, gas, steam, water, sewage, or telecommunications.

*Utilities, major* means utilities that produce noise, dust, glare, odors, light, glare or vibration that may be offensive or obnoxious on adjacent properties.

*Utilities, minor* means utilities which do not produce noise, vibration, air pollution, fire hazard, glare or noxious emission which will disturb or endanger neighboring properties. This category includes most underground utilities.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Hospital	X	X	X	X	X	X	X	X	C	C	C	C	X	X	X	X	X
Hospital									3	3	3	3					

*Hospital* means facilities providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors. May include facilities for the takeoff and landing of helicopters

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Medical offices and clinics, small	X	X	X	X	X	X	C	C	P	P	P	P	P	P	X	X	X
Medical offices and clinics, large	X	X	X	X	X	X	X	X	C	C	C	C	C	C	X	X	X
Health care clinics, other medical treatment facilities providing out-patient care							3	3	1,3	1,3	1,3	1,3	1,3	1,3			

*Medical offices and clinics* means a facility where patients are admitted for examination and medical treatment by one or more physicians, dentists or psychologists and where patients are not usually lodged overnight.

*Medical offices and clinics, large* means medical offices and clinics of more than 5000 square feet.

*Medical offices and clinics, small* means medical offices and clinics of 5000 sq feet or less.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Military facilities	C	C	C	X	X	X	X	X	C	C	X	X	X	X	C	C	C
Military reserve, National Guard centers	3	3	3						3	3					3N	3N	3

N = Use must be water-dependent, water-related, or water-oriented

*Military facilities* means operational facilities operated by a military organization (Army, Air Force, Navy, Marines, Space Force, or Coast Guard). May include offices, storage of equipment and ammunition, housing for military members, maintenance shops, and other uses required by the military for their operations.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Parking lots and structures	X	X	X	X	X	X	X	X	C	P	C	C	C	C	X	X	P
Automobile parking garages or parking lots not related to a principal use on the lot									3	1	1,3	1,3	1,3	1,3			1
Park and ride not associated with transit station	3	3	3	3	3	3	3	3	1	1	3	3		3			1

The park and ride is not reflected in the “parking lots and structures” use table as this type of parking is more likely to be an accessory use to something else

*Parking lots and structures* means surface lots and structures offering parking when such use is not incidental to another on-site activity. Includes park and ride facilities.

*Park and ride* means a parking and loading facility where commuters are provided space to park vehicles and to board transit vehicles. A park and ride facility may be located with a transit center or transit station.

# Residential

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Single-unit dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Single-family detached, one dwelling per lot	1	1	1	1	1	1	1	1	1	1	1	1					
Single-family detached, two dwellings per lot	1	1	1														

*Single-unit dwelling* means a dwelling unit that is designed for occupancy by one household. A single-unit dwelling may be collocated on a lot with another dwelling, attached to an accessory dwelling unit (where permitted), or attached to other single-unit dwellings on abutting lots through common walls (i.e., a townhouse).

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Two-unit dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X
Duplex	1	1	1	1		1	1	1	1	1	1	1			1		
Common wall – two dwelling units				1	1	1	1	1									

*Two-unit dwelling* means a residential building containing two dwelling units, both of which are located on a single parcel (also referred to as a “duplex”). The dwelling units are attached and may be located on separate floors or side-by-side. Excludes accessory dwelling units.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Multi-unit dwelling	X	X	X	X	C	P	P	P	P	P	P	P	P	P	C	X	X
Multifamily dwellings						1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	3		
Common wall – Three or more dwelling units					1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3			

*Multi-unit dwelling* means three or more attached dwelling units (i.e., triplex, fourplex, etc.) on a single lot, three or more detached dwelling units on a single lot, or three or more attached dwelling units on separate lots (i.e., townhouses). Includes units side-by-side, units stacked vertically, and one or more units occupying the same site as non-residential uses (mixed-use development). Common types of multi-unit residential include condominiums, townhouses, detached residential units, and apartment buildings. Excludes single-unit dwellings and two-unit dwellings with accessory dwelling units.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Shared housing, small	C	C	C	C	C	P	P	P	P	P	P	P	P	P	C	X	X
Shared housing, large	C	C	C	C	C	C	C	C	C	C	P	P	C	C	C	X	X
Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1	1	1,3	1,3	3N		
Single room occupancies with private facilities						1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3		

N = Use must be water-dependent, water-related, or water-oriented

*Shared housing* means shared living quarters with or without separate kitchen or bathroom facilities for each room or unit, offered for rent to permanent or semi-transient residents for long-term occupancy (30 days or more). Includes rooming and boarding houses, single-room occupancy housing, dormitories, convents and monasteries, and other types of organizational housing. Excludes commercial lodgings, bed and breakfast inns, short term residential rentals, non-medical care housing, and medical care housing.

*Shared housing, large* means a shared housing facility with more than five rentable rooms

*Shared housing, small* means a shared housing facility with five or less rentable rooms.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Non-medical care housing, small	C	C	C	C	C	C	P	P	P	P	P	P	P	P	X	X	X
Non-medical care housing, large	C	C	C	C	C	C	C	C	C	P	P	P	P	P	X	X	X
Child care residence, 6 to 9 children under 18 years of age		3	3	3	3	3	3	3	3	3	3	3	3	3			
Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1	1	1,3	1,3	3N		

N = Use must be water-dependent, water-related, or water-oriented

*Non-medical care housing* means a residential facility that provides non-medical social and personal care for residents. Includes residential care facilities for the elderly, facilities for individuals with disabilities, alcoholism or drug abuse recovery or treatment facilities, supportive housing, transitional housing, and other similar facilities

*Non-medical care housing, large* means a non-medical care housing facility with 6 or more residents.

*Non-medical care housing, small* means a non-medical care housing facility with 5 or less residents.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Medical care housing, small	X	C	C	C	C	C	C	C	P	P	P	P	P	P	X	X	X
Medical care housing, large	X	C	C	C	C	C	C	C	C	C	C	C	C	C	X	X	X
Assisted living		3	3	3	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3			
Sobering centers									3	3	3	3					

*Medical care housing means* a residential facility, licensed as a skilled nursing facility by the State of Alaska, that provides 24-hour medical, convalescent or chronic care to individuals who are unable to care for themselves by reason of advanced age, chronic illness, or infirmity. Excludes facilities providing non-medical social and personal care to residents (see non-medical care housing)

*Medical care housing, large means* a medical care housing facility with 6 or more residents

*Medical care housing, small means* a medical care housing facility with 5 or less residents

# Tourism, Recreation, and Entertainment

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Cinemas and theaters, small	C	X	X	X	X	X	C	C	P	P	P	P	P	P	C	X	C
Cinemas and theaters, large	X	X	X	X	X	X	X	X	C	P	P	P	C	C	C	X	C
Indoor activity conducted entirely within building or substantial structure - Theaters seating for 200 or fewer	3T						3	3	1	1	1	1	1,3	1,3	3N		3
Indoor activity conducted entirely within building or substantial structure - Theaters seating from 201 to 1,000									3	1	1	1	1,3	1,3	3N		3
Indoor activity conducted entirely within building or substantial structure - Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people										3	3	3			3N		

N = Use must be water-dependent, water-related, or water-oriented

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

*Cinemas and theaters* means facilities for the indoor display of motion pictures or live performances such as plays, music, and standup comedy.

*Cinemas and theaters, large* means cinemas and theaters with 200 seats or more.

*Cinemas and theaters, small* means cinemas and theaters with less than 200 seats.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Commercial lodging, small	C	C	X	X	X	X	X	X	P	P	P	P	P	P	C	C	X
Commercial lodging, large	C	C	X	X	X	X	X	X	C	C	C	C	C	C	C	C	X
Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1	1	1,3	1,3	3N		
Hotels, motels	3								1,3	1,3	1,3	1,3	1,3	1,3	3N	3N	
Resort, lodge	3	3															

N = Use must be water-dependent, water-related, or water-oriented

*Commercial lodging* means a commercial establishment providing overnight accommodations to guests for 30 consecutive calendar days or less. Commercial lodging establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests and the general public. Includes hotels, motels, hostels, resorts, lodges, and other similar commercial establishments. Does not include short term residential rentals, RV parks or campgrounds.

*Commercial lodging, large* means a commercial lodging with more than five rentable rooms.

*Commercial lodging, small* means a commercial lodging with five or less rentable rooms.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Indoor commercial recreation, small	X	X	X	C	C	C	C	C	P	P	P	P	P	P	X	X	C
Indoor commercial recreation, large	X	X	X	C	C	C	C	C	C	C	C	C	C	C	X	X	C
Indoor activity conducted entirely within building or substantial structure - Bowling alleys, billiard, pool halls									1,3	1,3	1,3	1,3	1,3	1,3			3
Indoor activity conducted entirely within building or substantial structure - Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges				3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1,3			3

*Indoor commercial recreation* means a privately-owned commercial facility providing indoor recreation, amusement, and entertainment services. Includes video arcades, tabletop gaming, escape rooms, bowling alleys, skating rinks, indoor pickleball courts, indoor mini-golf, indoor batting cages, physical fitness centers, and other similar uses. Excludes businesses primarily devoted to serving alcoholic beverages (drinking establishments) or primary devoted to selling prepared food and/or non-alcoholic beverages (see restaurants) for consumption by guests on the premises.

*Indoor commercial recreation, large* means an indoor commercial recreation facility greater than 10,000 square feet.

*Indoor commercial recreation, small* means an indoor commercial recreation facility less than 10,000 square feet.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Indoor shooting range	C	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	C
Outdoor shooting range	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C
Indoor activity conducted entirely within building or substantial structure - Indoor shooting range	1,3									3							3
Outdoor activity conducted outside enclosed buildings or structures - Shooting ranges	3																3

*Shooting range, indoor* means a facility located entirely within an enclosed building that is designed for the safe practice of shooting with firearms or archery equipment

*Shooting range, outdoor* means an outdoor facility, which may include enclosed or semi-enclosed structures, that is designed for the safe practice of shooting with firearms or archery equipment.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Motorized vehicle racing tracks	C	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	C
Off-highway vehicle park	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C
Outdoor activity conducted outside enclosed buildings or structures - Automobile, motorcycle racing tracks; off- highway vehicle parks	3									3							3

*Motorized vehicle racing track* means an indoor or outdoor facility designed for motorized vehicles like go-karts, automobiles, dirt bikes, and motorcycles to race in competitive events, train skills, or drive recreationally. Facilities typically include seating for spectators.

*Off-highway vehicle park* means a facility used for the recreational operation of off-highway vehicles such as all-terrain vehicles (ATVs), motorcycles, four-wheel drive vehicles, and snowmachines

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Outdoor commercial recreation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X	C
Outdoor activity conducted outside enclosed buildings or structures - Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3	3	3	3	3	3	3	3	3	1,3			1,3	1,3	3N		3
Outdoor activity conducted outside enclosed buildings or structures - Miniature golf courses, skateboard parks, water slides, batting cages	3	3	3	3	3	3	3	3	3	1,3	3	3	1,3	1,3	3N		3

N = Use must be water-dependent, water-related, or water-oriented

*Outdoor commercial recreation* means a privately-owned commercial facility providing outdoor recreation, amusement, and entertainment services. Includes commercial batting cages, outdoor swimming pools, driving ranges, tennis courts, golf courses, miniature golf, bicycle pump tracks, and other similar uses. Excludes motorized vehicle racing tracks, off-highway vehicle parks, outdoor shooting ranges, and public parks and playgrounds

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Outdoor entertainment	X	X	X	X	X	X	X	X	X	C	C	C	X	X	C	X	X
Indoor activity conducted entirely within building or substantial structure - Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people										3	3	3			3N		

N = Use must be water-dependent, water-related, or water-oriented

*Outdoor entertainment* means predominantly spectator uses, conducted in open or partially enclosed or screened facilities. Typical uses include sports stadiums and arenas, racetracks, amphitheaters, and drive-in theaters

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Parks and playgrounds, small	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	X
Parks and playgrounds, large	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X
Natural area parks																	
Outdoor activity conducted outside enclosed buildings or structures - Parks with improved facilities, not approved in conjunction with a major subdivision - Capacity for up to 20 people	1T	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3N	
Outdoor activity conducted outside enclosed buildings or structures - Capacity for more than 20 people	3T	3	3	3	3	3	3	3	3	3	3	3	3	3	3N	3N	

N = Use must be water-dependent, water-related, or water-oriented

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

*Natural area park* means a lot owned by a government and characterized by areas of natural quality designed to serve the entire community by providing fish and wildlife habitat, open space/natural areas, access to water, and opportunities for passive and dispersed recreation activities. Development is prohibited except for structures, roads, and trails necessary for public use, education, maintenance, and protection of the resource.

*Parks & playgrounds* means public spaces that may include playground equipment, gardens, landscaping, outdoor recreation facilities (i.e., athletic fields, picnic areas, tennis courts, pickleball courts, basketball courts, golf courses, seasonal ice rinks, etc.), and other similar outdoor facilities.

*Parks & Playgrounds, large* means parks & playgrounds with capacity over 20 people.

*Parks & Playgrounds, small* means parks & playgrounds with capacity for less than 20 people.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Recreational vehicle parks and campgrounds	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Recreational vehicle parks	3F	3F	3F														
Campgrounds	1,3	3															

If an RV park is ok, a campground should also be ok

F = See special use regulations for recreational vehicles, chapter 49.65, article IV. This use allowed by service area designation not zoning district.

*Recreational vehicle parks and campgrounds* means establishments where two or more recreational vehicle spaces or camp sites are rented, or held out for rent, for overnight stays for thirty days or less. Recreational vehicle parks and campgrounds may provide additional services such as bathrooms, recreational facilities, and restaurants.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Trams, gondolas, and zip lines	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Outdoor activity conducted outside enclosed buildings or structures - Aerial conveyances and appurtenant facilities	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3N	3N	3

*Trams, gondolas, and zip lines* means aerial conveyances which include aerial trams, gondolas, ziplines, and other systems for transporting people from one point to another point above the ground. Appurtenant facilities include supporting infrastructure such as stations, towers, and related equipment necessary for operation of the aerial conveyance.



City and Borough of Juneau  
 City & Borough Manager's Office  
 155 Heritage Way  
 Juneau, Alaska 99801  
 Telephone: 586-5240 | Facsimile: 586-5385

TO: Ad Hoc Title 49 Advisory Committee  
 FROM: Rob Dumouchel, Special Project Planning Manager  
 DATE: 27MAR26  
 RE: Title 49 Webform Comment Overview

This memo is intended to give a brief overview of recent webform comments. The full comments have been included in meeting packets as they have become available.

Date Received	Topic(s) of Concern	Staff Comments
8JAN26	Suggested modification of lot coverage definition in 49.25.440	The proposed change appears to be a reasonable solution to consider for improving the language related to this topic and will be considered as we work through updates to dimensional standards and related topics.
23JAN26	Agriculture-related – suggested code for miniature horses	The topic of urban agriculture was discussed at 13FEB25 committee meeting as a potential Phase 1 Wave 2 (P1W2) topic. Research has been conducted in advance of phase 2.
23JAN26	Agriculture-related – suggested code for quail/poultry	The topic of urban agriculture was discussed at 13FEB25 committee meeting as a potential Phase 1 Wave 2 (P1W2) topic. Research has been conducted in advance of phase 2.
23JAN26	Agriculture-related – suggested code for goats and sheep	The topic of urban agriculture was discussed at 13FEB25 committee meeting as a potential Phase 1 Wave 2 (P1W2) topic. Research has been conducted in advance of phase 2.
23JAN26	Noise – suggested code for dog barking issues	This is likely best sited within Title 36, not Title 49.
23JAN26	Agriculture-related – suggested code for chickens/roosters	The topic of urban agriculture was discussed at 13FEB25 committee meeting as a potential Phase 1 Wave 2 (P1W2) topic. Research has been conducted in advance of phase 2.
23JAN26	Agriculture-related – suggested code for poultry	The topic of urban agriculture was discussed at 13FEB25 committee meeting as a potential Phase 1 Wave 2 (P1W2) topic. Research has been conducted in advance of phase 2.

13FEB26	49.45.130(c), 3-day sign permit turn-around	I agree that the 3-day window is too short, some sign permits will be more complicated in nature and require a longer period for review. This will likely be modified when Chapter 49.45 Signs is updated.
3MAR26	Challenges with nonconforming situation reviews	This issue was flagged by staff and I have been investigating ways to improve the situation. Talks with the project attorney on this topic are ongoing.
3MAR26	Improvement to vegetative cover rules	An update to this code was initiated in 2020 but never made it to the Assembly for a vote. That work has been collected and will be reviewed for possible inclusion into the Phase 1.5 draft of Title 49.
3MAR26	Mobile food vendors – the lack of code related to this topic makes it difficult to review and approve	This is an interesting use that could fall in between being a primary, accessory, or temporary use. I’ve written mobile food vendor code for another city; I’ll see if that could be relevant here. More research required.
3MAR26	Clarification for art installations and sculptures	Upon reviewing T49, it is not very clear how to handle the placement of public art or how to differentiate between signs and art. This is good feedback for the update to Chapter 49.45 Signs
3MAR26	Request for clarifications regarding art versus “commercial connotation” in the zoning code	Similar to the comment above, the differentiation between art and commercial displays is unclear. This has First Amendment implications and will be carefully considered in the rewrite of Chapter 49.45 Signs.
17MAR26	Cottage housing – commentor suggests removal	The cottage housing section of code has already been flagged for deletion in the working draft of the T49 rewrite. When the phase 1.5 draft is sent to the Assembly, it will not have that section included.

## Rob Dumouchel

---

**From:** domadmin@juneau.org  
**Sent:** Tuesday, March 3, 2026 2:56 PM  
**To:** Rob Dumouchel  
**Subject:** New submission from Manager - Title 49 Suggestions

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

### Specific Chapter/Section of Title 49

49.30 Nonconforming Situations

### What is the issue/problem/inefficiency/opportunity within this chapter/section?

NCCs are incredibly time consuming, especially due to the fact that there is oftentimes missing information. We have internally discussed the potential for an amnesty policy. How can we change this section to make NCCs less frequent and time-consuming?

### How would you propose improving Title 49 relevant to this submittal?

see above

### Name

Kathryn Oberlin

### Email

[kathryn.oberlin@juneau.gov](mailto:kathryn.oberlin@juneau.gov)

## Rob Dumouchel

---

**From:** domadmin@juneau.org  
**Sent:** Tuesday, March 3, 2026 2:49 PM  
**To:** Rob Dumouchel  
**Subject:** New submission from Manager - Title 49 Suggestions

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

### Specific Chapter/Section of Title 49

49.50 Article III Vegetative Cover

### What is the issue/problem/inefficiency/opportunity within this chapter/section?

"A minimum percent by area of each development site shall be maintained with live vegetative cover according to the following table."

We need a clearer definition of what is considered vegetative cover beyond "live."

We need to include that either A) min. veg. cover must be met prior to CO or B) min. veg. cover will "take care of itself" due to Juneau being in a rainforest and the quick growth of moss.

### How would you propose improving Title 49 relevant to this submittal?

Specify this code section for Juneau. If moss grows quickly enough to not make min. veg. cover a concern, then the code should reflect that.

### Name

Kathryn Oberlin

### Email

[kathryn.oberlin@juneau.gov](mailto:kathryn.oberlin@juneau.gov)

## Rob Dumouchel

---

**From:** domadmin@juneau.org  
**Sent:** Tuesday, March 3, 2026 2:40 PM  
**To:** Rob Dumouchel  
**Subject:** New submission from Manager - Title 49 Suggestions

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

### Specific Chapter/Section of Title 49

TPU/Mobile Food Vendors

### What is the issue/problem/inefficiency/opportunity within this chapter/section?

there is a lack of code around mobile vendor regulations

### How would you propose improving Title 49 relevant to this submittal?

- setback requirements
- where can they be parked?
- should there be limitations on how long they can stay parked somewhere?
- what are the zoning concerns?

### Name

Kathryn Oberlin

### Email

[kathryn.oberlin@juneau.gov](mailto:kathryn.oberlin@juneau.gov)

## Rob Dumouchel

---

**From:** domadmin@juneau.org  
**Sent:** Tuesday, March 3, 2026 2:27 PM  
**To:** Rob Dumouchel  
**Subject:** New submission from Manager - Title 49 Suggestions

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

### Specific Chapter/Section of Title 49

N/A

### What is the issue/problem/inefficiency/opportunity within this chapter/section?

There is not sufficient code regard artwork/art installations/sculptures.

### How would you propose improving Title 49 relevant to this submittal?

- process outlined for art review (size, setbacks, height, etc.)
- when does it require a building permit?
- where is the line between sign and art?

### Name

Kathryn Oberlin

### Email

[kathryn.oberlin@juneau.gov](mailto:kathryn.oberlin@juneau.gov)

## Rob Dumouchel

---

**From:** domadmin@juneau.org  
**Sent:** Tuesday, March 3, 2026 2:21 PM  
**To:** Rob Dumouchel  
**Subject:** New submission from Manager - Title 49 Suggestions

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

### Specific Chapter/Section of Title 49

49.25

### What is the issue/problem/inefficiency/opportunity within this chapter/section?

flagging this for review

### How would you propose improving Title 49 relevant to this submittal?

- more reasonable timeline
- clarity about what is considered artwork and what is considered commercial connotation
- generally needs updated to be more specific and modern

### Name

Katie Oberlin

### Email

[kathryn.oberlin@juneau.gov](mailto:kathryn.oberlin@juneau.gov)

## Rob Dumouchel

---

**From:** domadmin@juneau.org  
**Sent:** Tuesday, March 17, 2026 12:54 AM  
**To:** Rob Dumouchel  
**Subject:** New submission from Manager - Title 49 Suggestions

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

### Specific Chapter/Section of Title 49

49.15.770

### What is the issue/problem/inefficiency/opportunity within this chapter/section?

I believe that the exterior design standards in this section are arbitrary and add unnecessary cost/planning steps to a great, affordable development option.

I have built many esthetically pleasing small cabins and homes that wouldn't have met the standards for facade, roof, or window without a few thousand extra in construction cost.

Complication of exterior finish, trim, and cladding also add to long term maintenance and replacement cost.

Most Juneau neighborhoods aren't architecturally sophisticated and cottage developments with simpler designs wouldn't detract from them.

Architectural or landscape concerns should be be addressed in the already required standards of the underlying zoning district.

We are in a housing crisis and the city shouldn't dictating be aesthetics unless for historical preservation.

### How would you propose improving Title 49 relevant to this submittal?

Removal of the 49.15.770 in it's entirety

### Name

Oliver Price

### Email

[Tongassoliver@gmail.com](mailto:Tongassoliver@gmail.com)

# Our Juneau, Our Future

## Juneau Futures

### Findings from Workshops and Survey

City and Borough of Juneau  
Comprehensive Plan Update

---

March 19, 2026



**OUR JUNEAU**

— OUR FUTURE —

---

# Contents

- 01** Outreach Overview
- 02** Approach and Methods
- 03** Development Areas
- 04** Actions
- 05** Future Uncertainty
- 06** Findings Summary
- 07** Appendix



**01**

# Outreach Overview

# Juneau Futures Workshops

Participants were asked:

- Where should Juneau grow?
- How should Juneau grow?
- What does Juneau need to do to prepare for the future?



# Participants Plan For The Future

Workshop participants invested in **development areas and the actions** they felt were most important for those areas.

They were **allocated a limited resource pool**, requiring them to prioritize and invest only in the development areas and actions they deemed most critical.



# Two Ways to Participate

---

Workshops and surveys offered different experiences, but asked similar questions.

## Group Workshops

1. Select **development areas**
2. Invest in **actions**
3. Receive a **future condition**
4. **Adjust** for the future

## Individual Survey

1. Identify liked and disliked **development areas**
2. Identify liked and disliked **actions**
3. **Reflect** on potential futures

# Slightly Different Approaches

---

## Group Workshops

### Facilitated:

Groups were guided by facilitators who could answer questions to help reach consensus

### Deep dive:

Groups considered tradeoffs and levels of investment

### Dynamic Future:

Groups had to adjust to various possible future conditions

## Individual Survey

### Independent:

Individuals took the survey independently and had to consult a prepared guide to answer questions

### High level:

Individuals considered both preferred and nonpreferred options

### Future Possibilities:

Individuals considered what future conditions might be likely

# Diverse Participation

---

## Workshops

- **14** workshops hosted
- **335** participants
- Nov 2025 - Jan 2026

## Survey

- **300** responses received
- Oct 2025 - Jan 2026

## Communities reached:

- General Public
- Alaska Native Leadership and Stakeholders
- Juneau Economic Development Council (JEDC)
- Chamber of Commerce
- Planning Commission
- CBJ Leadership
- Juneau Assembly
- Juneau-Douglas High School
- UAS Students, Staff, and Faculty



# Approach & Methods

# Translating the Results

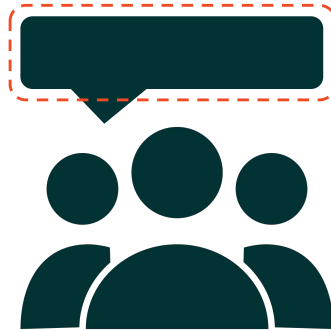
---

To translate workshop and survey results we look at responses in a few ways:



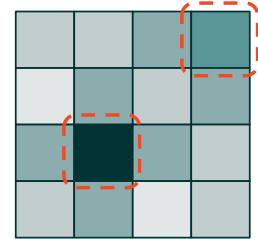
**Quantitative**

What were the most popular options?



**Qualitative**

Why were those options chosen?

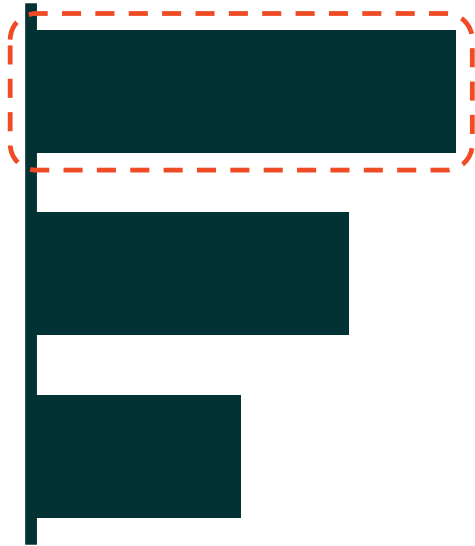


**Comparative**

Where were options chosen together?

# Identifying Popular Choices

---



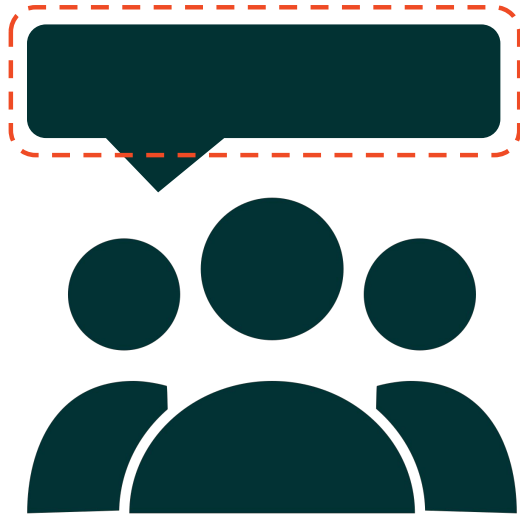
## Quantitative Analysis

Quantitative analysis identifies how frequently each option was selected.

This process involves comparing the number of times each option was selected.

# Understanding the Reasoning

---



## Qualitative Analysis

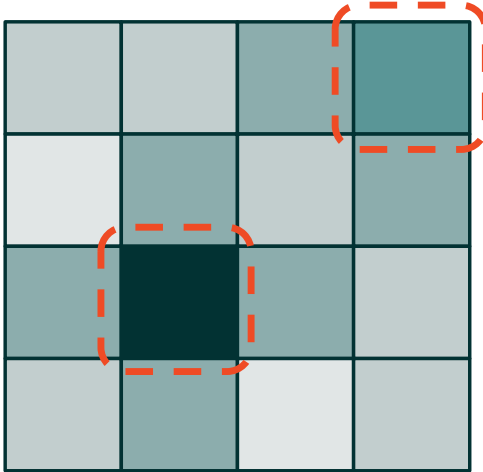
Qualitative analysis identifies why respondents chose the options they did.

This process involves reviewing the discussion notes from the workshops and the write in answers from the survey.

# Finding the Patterns

---

## Comparative Analysis



Comparative analysis identifies where options were chosen together and is particularly important where respondents are able to select more than one option.

This process involves setting up a matrix that shows hotspots where respondents frequently chose options together.

# Distilling Findings

---



Analyzing qualitative, quantitative, and comparative data together can paint a holistic understanding of how respondents approached building their future Juneau.

This goes deeper than just looking at the most popular options, it identifies themes, patterns, and varied approaches.



**03**

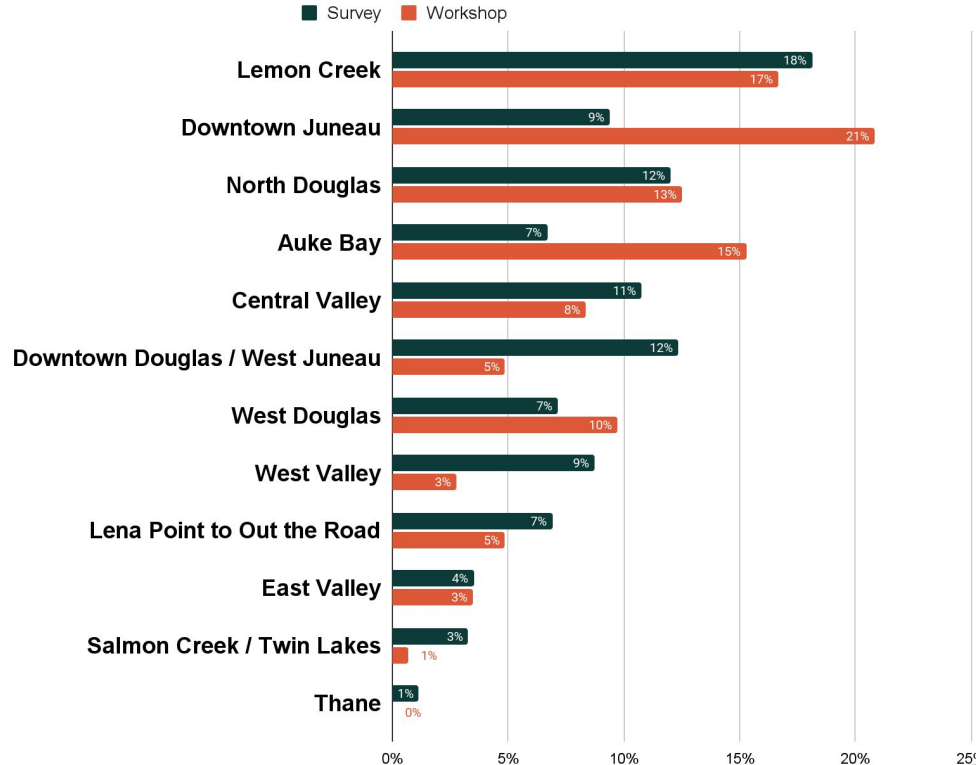
# **Key Takeaways: Development Areas**

# Where Should Juneau Grow?

## Survey & Workshop Results

Respondents were able to vote for multiple development areas. This chart shows what percent of all votes cast went to each individual development area with n being the total number of votes cast for all development areas combined.

Survey n= 883  
Workshop n= 144

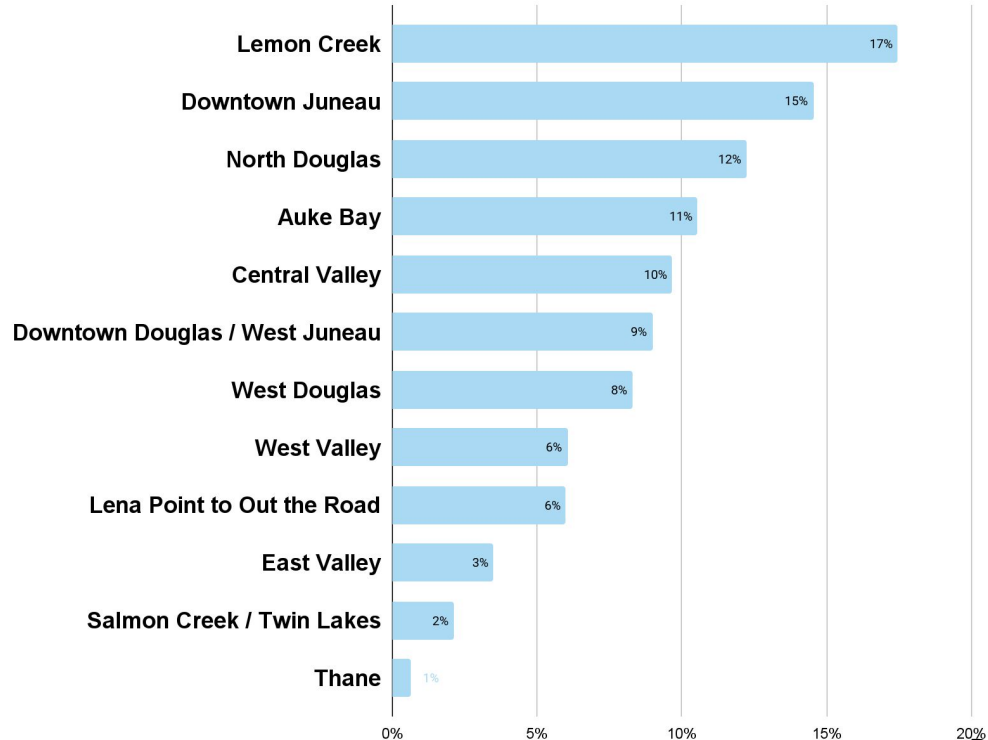


# Where Should Juneau Grow?

## Combined Results

The survey captured individual respondents choices while the workshop captures group input. This chart weights the workshop responses to the average group size and merges the data sets. It shows what percent of all votes cast went to each individual development area with n being the total number of votes cast for all development areas combined.

Combined Weighted Average  
n= 1027



# Themes in Selected Development Areas

The following themes represent patterns in the development areas that respondents chose to invest in. They represent:

- The **top selected** areas
- The areas that were often **selected together**
- The **reasons behind** the area selections

# Invest Centrally

Downtown Juneau and Lemon Creek were popular development areas with many participants expressing interest in building activity in and around central Juneau

"Investing in downtown, transportation, and affordable housing will help buffer the impacts of less federal support by maintaining the community as a desirable destination"



# Invest in Established Neighborhoods

Mendenhall Valley, particularly Central and West Valley, were frequently selected due to their quantity of existing residents. Many respondent chose their development areas based on proximity to current residents

“Investments should focus on infill and areas with existing infrastructure.”



# Invest in Multiple Centers

Auke Bay and Lemon Creek were among the most selected development areas, often due to their proximity to residential or economic development and their potential to accommodate growth

“Should focus on [Lemon Creek] that has needed more services for a period of time already.”

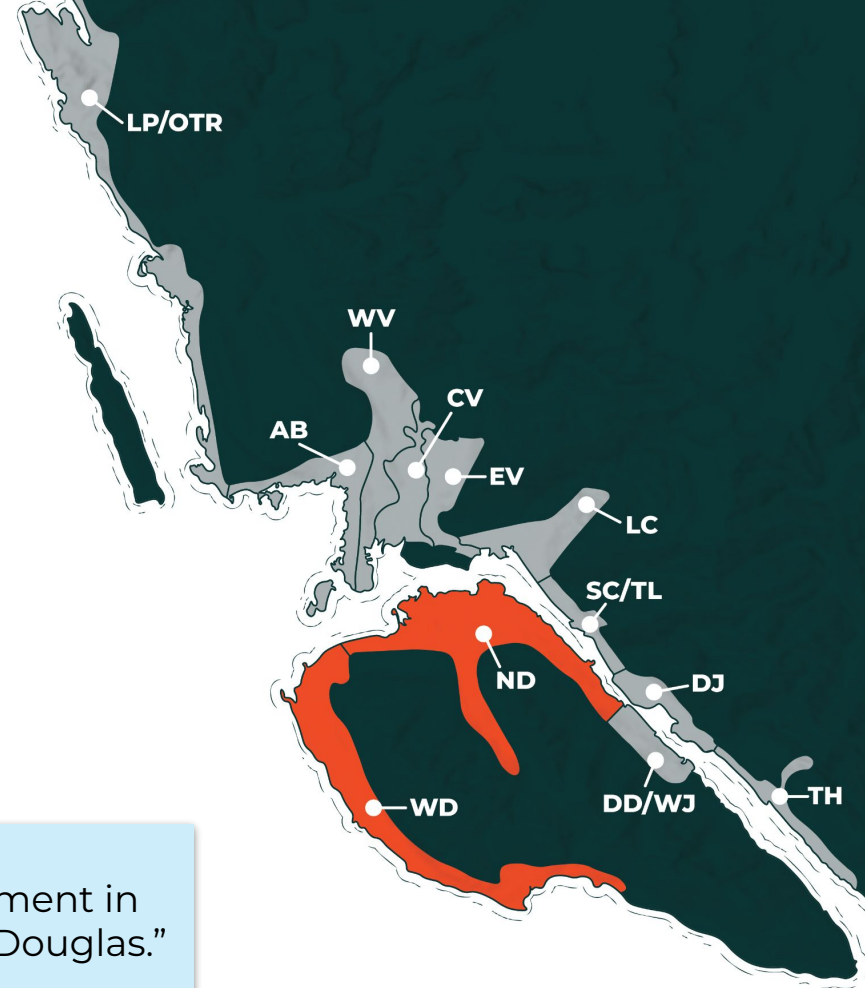
“[Auke Bay] has a lot of opportunities as an alternative community center.”



# Invest on Available Land

Developing on Douglas Island, particularly North Douglas, was popular due to available and undeveloped land and to serve as a gateway for future activity

“North Douglas is the next logical step for development in the next 20 years, and then we can focus on West Douglas.”



# Points of Consideration

---

These points frequently came up when respondents were choosing which development areas to invest in.

- Investment in areas with **existing infrastructure** could go farther.
- Investment should be focused first on **where people are**.
- Investment should be located in areas that can support community **housing needs**.
- Investment in areas with **fewer natural hazards** will be safer and longer lasting.



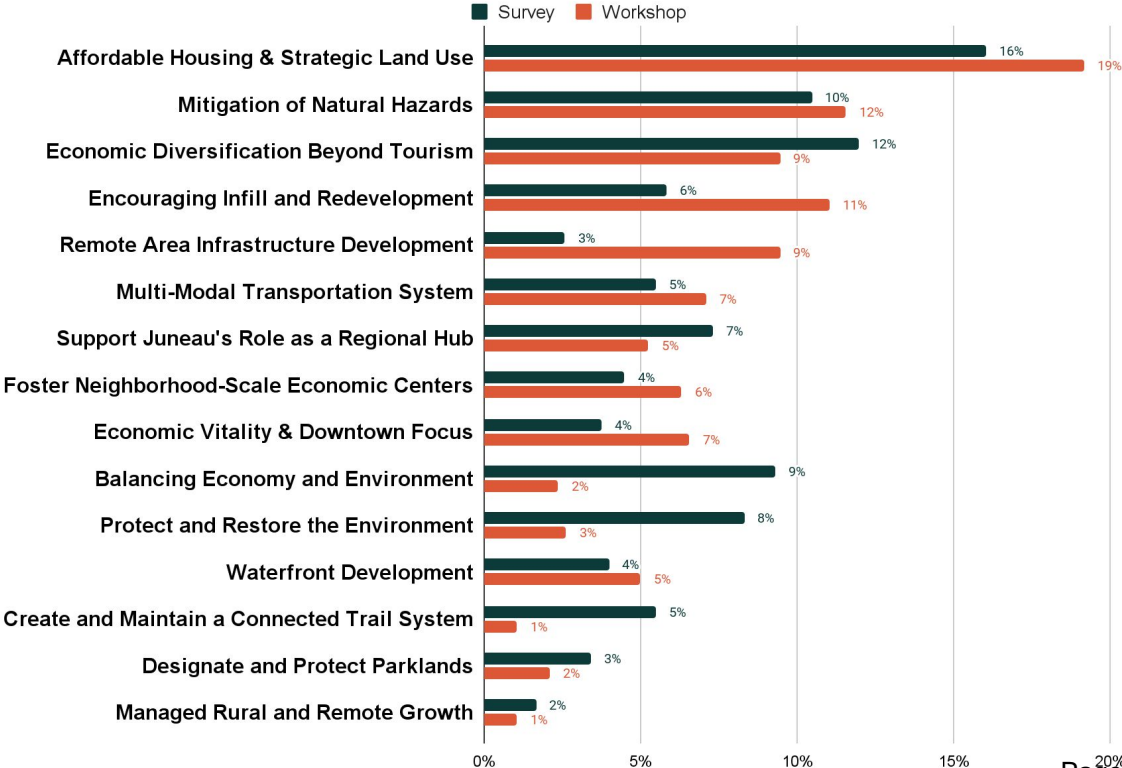
# Key Takeaways: Actions

# How Should Juneau Grow?

## Survey & Workshop Results

Respondents were able to vote for multiple actions and workshop respondents were able to cast multiple votes for a single action. This chart shows what percent of all votes cast went to each individual action with n being the total number of votes cast for all actions combined.

Survey n= 1204  
Workshop n= 381

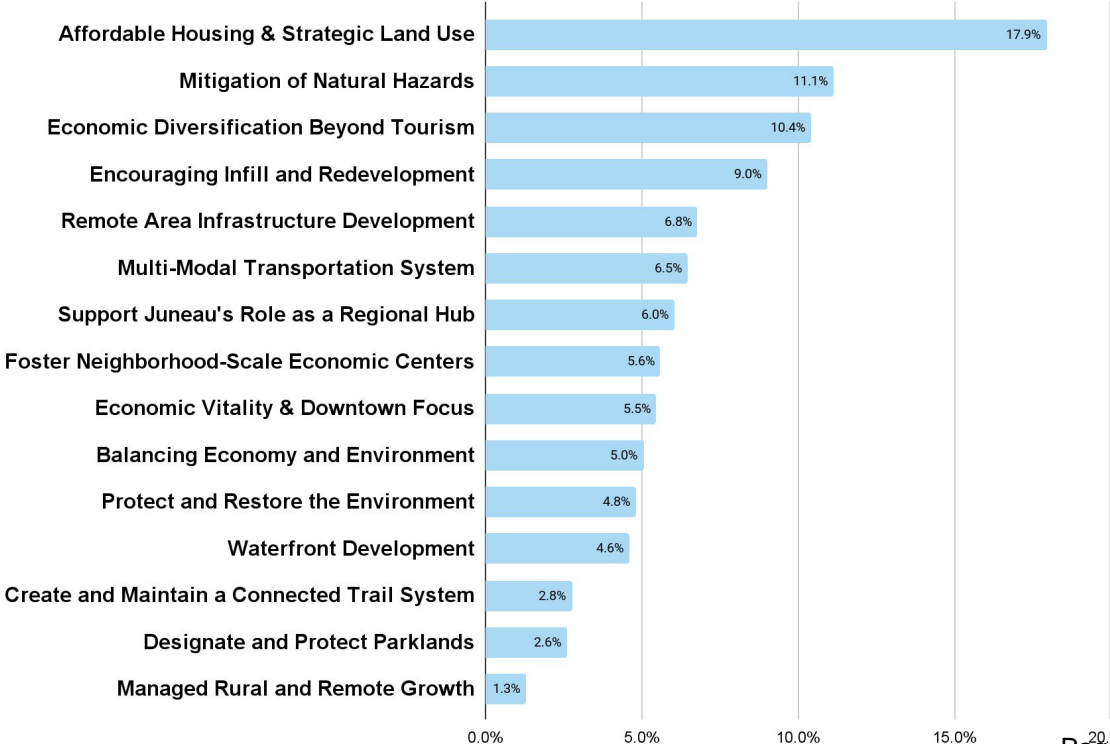


# How Should Juneau Grow?

## Combined Results

The survey captured individual respondents choices while the workshop captures group input. This chart weights the workshop responses to the average group size and merges the data sets. This chart shows what percent of all votes cast went to each individual action with n being the total number of votes cast for all actions combined.

Weighted Average  
n= 1585



# Themes in Selected Actions

The following themes represent patterns in the actions that respondents chose to invest in. They are derived from looking at:

- The **top selected** actions
- The actions that were often **selected together**
- The **reasons behind** the action selections

# Housing is Key

Housing was the most important issue for many participants. While approaches differed, it is clear that Juneau needs more housing solutions

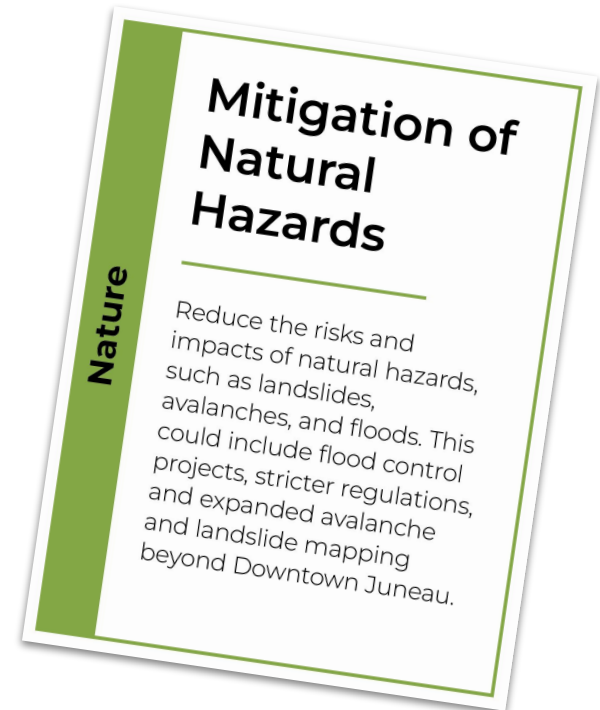


“Everything connects to housing.”

# Mitigate Hazards

Ensuring a future that is resilient in the face of hazards such as flooding and avalanches was a common priority among participants. Mitigating natural hazards was particularly popular action

“Protecting the Valley from future flooding is critical”



# Diversify Juneau's Economy

Economic strength and stability was an important value to many participants. There were many approaches, but it was agreed that the solution should extend beyond tourism

“Year round, well-paid, jobs in diverse economic sectors are the singular most important, foundational need for any community.”



# Points of Consideration

---

These points frequently came up when respondents were choosing which actions to invest in.

- Investment should **prioritize community needs**. The selected actions should improve livability for residents, particularly in regards to housing and infrastructure.
- Investment should be **future thinking**. The selected actions should ensure a resilient future, both environmentally and economically.
- Investment should **address current struggles**. Selected actions should provide support where it is urgently needed, such as through mitigating natural hazards.



**05**

# **Key Takeaways: Future Uncertainty**

# Testing Against Future Uncertainty

Once participants had put together their plan for how Juneau should grow, they tested **how it would hold up in the future.**



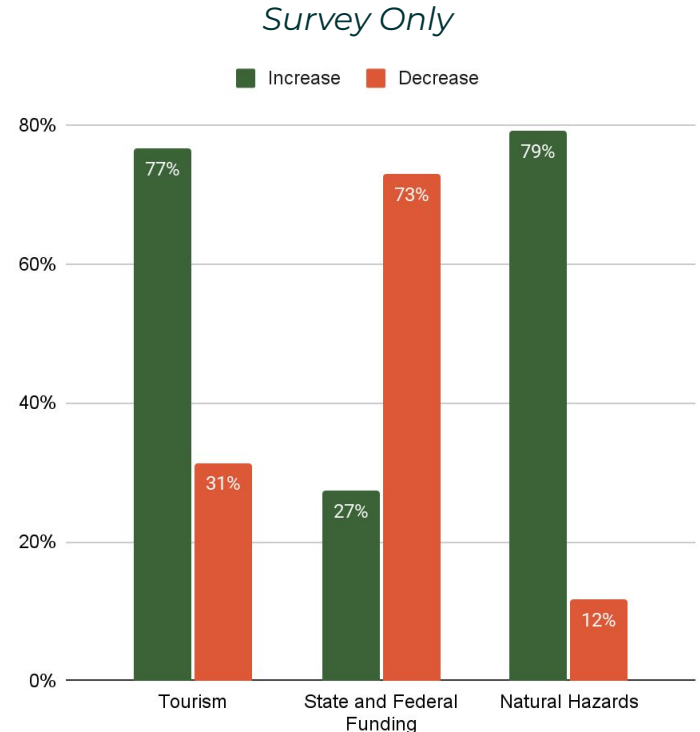
The future conditions participants had to consider were a potential increase or decrease in **tourism, funding, or natural hazards.**



# Prepare for Change

When asked which potential futures they could see happening in Juneau, survey respondents said:

- **Tourism** will likely **increase**
- State and Federal **funding** will likely **decrease**
- The frequency and severity of **natural hazards** will likely **increase**



# Future Informed Selections

In the workshops, groups rolled the dice for a future condition after making their initial selections in Round 1.

They then adjusted their selections to prepare for that future in Round 2.



# Responding to Potential Futures

*What planning choices do we make if funding increases OR decrease?*

**+**  
**Increase**

**Federal & State Funding**

Additional funding increases the amount of strategies you can afford.

Gain three tokens.

You may adjust your token placements.

## Increase in Funding

Groups used extra tokens to bolster **Affordable Housing, Economic Diversification, and Infill Development.**

**-**  
**Decrease**

**Federal & State Funding**

A decrease in funding lowers the amount of strategies you can afford.

Lose three tokens.

You may adjust your token placements.

## Decrease in Funding

Groups primarily divested from **Remote Area Infrastructure** and **Waterfront Development**, viewing them as non-essential "luxuries" without federal support.



# Responding to Potential Futures

*What planning choices do we make if natural hazards increase OR decrease?*

**+**  
**Increase**

**Natural Hazards**

The frequency and intensity of natural hazards increase.

If you have not already, you must now place three tokens on the "Mitigation of Natural Hazards" Action Card.

You may adjust your token placements.

## Increase in Natural Hazards

This was often described as a "no-brainer" trigger to move tokens into **Mitigation of Natural Hazards**, sometimes at the expense of parkland or affordable housing.

**-**  
**Decrease**

**Natural Hazards**

The frequency and intensity of natural hazards decrease.

Gain one token for each token you have on the "Mitigation of Natural Hazards" Action Card.

You may adjust your token placements, but don't remove any tokens that were previously placed on the "Mitigation of Natural Hazards" card.

## Decrease in Natural Hazards

This rare positive roll allowed groups to pivot resources toward **Remote Area Infrastructure** and **Waterfront Development** to encourage expansion.



# Responding to Potential Futures

*What planning choices do we make if tourism increase OR decrease?*

**+**  
**Increase**

**Tourism**

With an influx of tourism, the economy grows.

Gain one token.

You may adjust your token placements.

## Increase in Tourism

Rather than doubling down on tourism infrastructure, many groups used the extra resources to fund **Economic Diversification Beyond Tourism** to protect the community from seasonal volatility.

**-**  
**Decrease**

**Natural Hazards**

The frequency and intensity of natural hazards decrease.

Gain one token for each token you have on the "Mitigation of Natural Hazards" Action Card.

You may adjust your token placements, but don't remove any tokens that were previously placed on the "Mitigation of Natural Hazards" card.

## Decrease in Tourism

Participants reacted by removing tokens from **Remote Growth** and **Multi-modal Transit**, choosing instead to focus on the core "year-round" economy.



# Response Strategies

---

Workshop participants' reactions to potential futures were characterized by a **shift toward resilience and economic protectionism**, moving tokens to mitigate risks or capitalize on unexpected windfalls.





# Findings Summary

# Where to Grow

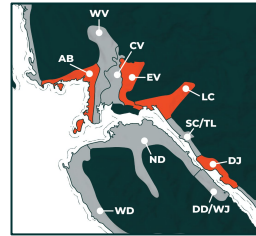
Participants had many ideas for where Juneau should locate future growth, such as:



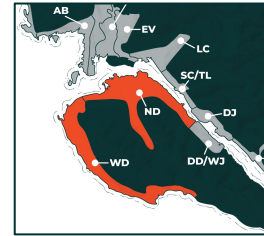
Invest Centrally



Invest in Neighborhoods



Invest Multiple Centers



Invest on Available (Undeveloped) Land

No matter the strategy, growth should consider existing investment, current residents, housing needs, and hazard risk.

# How to Grow

---

Participants had many ideas for how Juneau should handle future growth, such as:



Housing



Hazard  
Mitigation



Economic  
Diversification

No matter the strategy, growth should prioritize residents, be future thinking, and address the current community needs.

# A Prepared Growth Plan

---

By aligning development with the community's stated priorities and investment choices, Juneau can craft a growth plan that is both responsive and resilient. This dual approach ensures the plan reflects local values while remaining prepared for economic volatility and natural hazards.



**07**

# **Appendix - Detailed Data Analysis Findings**

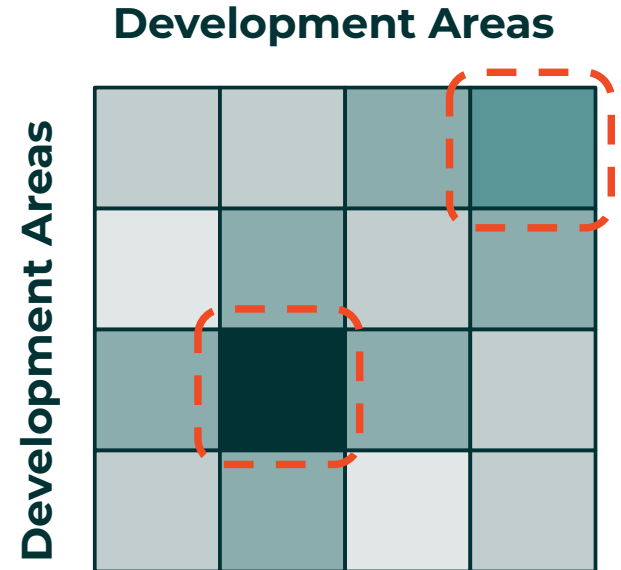
Frequently Selected Development Areas	Discussion Themes & Sentiments
Downtown Juneau	Seen as the vital "Hub" for elders and the face of the Capital City. The Struggle: challenged by absentee landlords and housing that is in disrepair. Priority for infill and revitalization.
Lemon Creek	Identified as having "mid-town" potential, with the best opportunity for "flat land" and "denser housing". The Barriers: Needs to overcome the "stigma" of the landfill and industrial uses. Need for more amenities like parks to increase livability.
Central Valley	A "non-negotiable" area for protecting existing assets (2,000+ homes and commercial/retail centers) from flooding. Participants varied in their opinions of incentivizing development here, many felt that the City should be focusing only on "hazard mitigation" for existing residents, while others felt it was a still an opportunity area for new housing and jobs.
North & West Douglas	An "expansion" area that sparked debate: some saw it as prime for housing and potential expansion of the tourism economy, others wanted it left as a largely undeveloped natural area. Consensus around the need for infrastructure like roads, emergency services, and a second channel crossing, if development is to occur. Agreement that expansion into this area will require significant investment.
Auke Bay	Viewed as a "Community Center" alternative to Downtown for Valley/Out the Road residents. Anchored by the University (UAS). Some tension noted regarding "upscale" perceptions compared to the Valley.
Lena Point / Out the Road	Heavily contested. Some saw it as an opportunity for housing but acknowledge it requires expensive infrastructure expansion, similar to West Douglas. Others called for it to be preserved in its natural state to and prevent "urban sprawl".

# Where Locations Were Selected Together

---

**Respondents were able to select multiple development areas.**

Correlation tables show how frequently development areas were chosen together.



# Correlated Development Areas

	Downtown Juneau	Downtown Douglas / West Juneau	Lemon Creek	East Valley	Central Valley	West Valley	Auke Bay	North Douglas	West Douglas	Lena Point to Out the Road	Salmon Creek / Twin Lakes	Thane
Thane	0.3%	0.2%	0.2%	0.1%	0.1%	0.0%	0.0%	0.2%	0.1%	0.3%	0.1%	0.6%
Salmon Creek / Twin Lakes	0.9%	0.4%	1.1%	0.3%	0.5%	0.4%	0.5%	0.5%	0.6%	0.2%	2.1%	
Lena Point to Out the Road	2.4%	0.8%	2.2%	0.1%	1.4%	1.3%	1.2%	3.4%	2.1%	6.0%		
West Douglas	3.9%	1.7%	5.2%	0.6%	1.6%	1.1%	2.1%	4.2%	8.3%			
North Douglas	6.1%	3.1%	6.6%	0.3%	2.9%	2.1%	3.6%	12.2%				
Auke Bay	6.2%	2.6%	7.0%	1.1%	3.5%	1.4%	10.5%					
West Valley	2.0%	2.1%	2.7%	0.9%	2.9%	6.1%						
Central Valley	4.1%	2.9%	5.4%	1.2%	9.7%							
East Valley	1.6%	0.6%	1.9%	3.5%								
Lemon Creek	8.1%	5.7%	17.5%									
Downtown Douglas / West Juneau	4.1%	9.0%										
Downtown Juneau	14.5%											

**Ex: N. Douglas x N. Douglas**  
Percent of all development area votes where North Douglas was selected

**Ex: Lemon Creek x Auke Bay**  
Percent of all development area votes where both Auke Bay and Lemon Creek were selected

# Correlated Development Areas

	Downtown Juneau	Downtown Douglas / West Juneau	Lemon Creek	East Valley	Central Valley	West Valley	Auke Bay	North Douglas	West Douglas	Lena Point to Out the Road	Salmon Creek / Twin Lakes	Thane
Thane	0.3%	0.2%	0.2%	0.1%	0.1%	0.0%	0.0%	0.2%	0.1%	0.3%	0.1%	0.6%
Salmon Creek / Twin Lakes	0.9%	0.4%	1.1%	0.3%	0.5%	0.4%	0.5%	0.5%	0.6%	0.2%	2.1%	
Lena Point to Out the Road	2.4%	0.8%	2.2%	0.1%	1.4%	1.3%	1.2%	3.4%	2.1%	6.0%		
West Douglas	3.9%	1.7%	5.2%	0.6%	1.6%	1.1%	2.1%	4.2%	8.3%			
North Douglas	6.1%	3.1%	6.6%	0.3%	2.9%	2.1%	3.6%	12.2%				
Auke Bay	6.2%	2.6%	7.0%	1.1%	3.5%	1.4%	10.5%					
West Valley	2.0%	2.1%	2.7%	0.9%	2.9%	6.1%						
Central Valley	4.1%	2.9%	5.4%	1.2%	9.7%							
East Valley	1.6%	0.6%	1.9%	3.5%								
Lemon Creek	8.1%	5.7%	17.5%									
Downtown Douglas / West Juneau	4.1%	9.0%										
Downtown Juneau	14.5%											

**Central**

## Invest Centrally:

Respondents selected Downtown Juneau, Downtown Douglas, Lemon Creek, and Valley areas together, supporting a pattern in respondent's interest in investing in central locations.

# Correlated Development Areas

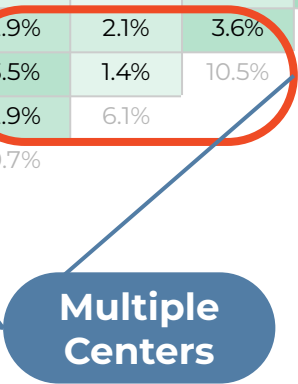
	Downtown Juneau	Downtown Douglas / West Juneau	Lemon Creek	East Valley	Central Valley	West Valley	Auke Bay	North Douglas	West Douglas	Lena Point to Out the Road	Salmon Creek / Twin Lakes	Thane
Thane	0.3%	0.2%	0.2%	0.1%	0.1%	0.0%	0.0%	0.2%	0.1%	0.3%	0.1%	0.6%
Salmon Creek / Twin Lakes	0.9%	0.4%	1.1%	0.3%	0.5%	0.4%	0.5%	0.5%	0.6%	0.2%	2.1%	
Lena Point to Out the Road	2.4%	0.8%	2.2%	0.1%	1.4%	1.3%	1.2%	3.4%	2.1%	6.0%		
West Douglas	3.9%	1.7%	5.2%	0.6%	1.6%	1.1%	2.1%	4.2%	8.3%			
North Douglas	6.1%	3.1%	6.6%	0.3%	2.9%	2.1%	3.6%	12.2%				
Auke Bay	6.2%	2.6%	7.0%	1.1%	3.5%	1.4%	10.5%					
West Valley	2.0%	2.1%	2.7%	0.9%	2.9%	6.1%						
Central Valley	4.1%	2.9%	5.4%	1.2%	9.7%							
East Valley	1.6%	0.6%	1.9%	3.5%								
Lemon Creek	8.1%	5.7%	17.5%									
Downtown Douglas / West Juneau	4.1%	9.0%										
Downtown Juneau	14.5%											

**Neighborhoods**

**Invest in Neighborhoods:** Respondents selected areas in the Valley, Auke Bay, Lemon Creek, and Downtown together, supporting a pattern in respondent's interest in investing in established neighborhoods.

# Correlated Development Areas

	Downtown Juneau	Downtown Douglas / West Juneau	Lemon Creek	East Valley	Central Valley	West Valley	Auke Bay	North Douglas	West Douglas	Lena Point to Out the Road	Salmon Creek / Twin Lakes	Thane
Thane	0.3%	0.2%	0.2%	0.1%	0.1%	0.0%	0.0%	0.2%	0.1%	0.3%	0.1%	0.6%
Salmon Creek / Twin Lakes	0.9%	0.4%	1.1%	0.3%	0.5%	0.4%	0.5%	0.5%	0.6%	0.2%	2.1%	
Lena Point to Out the Road	2.4%	0.8%	2.2%	0.1%	1.4%	1.3%	1.2%	3.4%	2.1%	6.0%		
West Douglas	3.9%	1.7%	5.2%	0.6%	1.6%	1.1%	2.1%	4.2%	8.3%			
North Douglas	6.1%	3.1%	6.6%	0.3%	2.9%	2.1%	3.6%	12.2%				
Auke Bay	6.2%	2.6%	7.0%	1.1%	3.5%	1.4%	10.5%					
West Valley	2.0%	2.1%	2.7%	0.9%	2.9%	6.1%						
Central Valley	4.1%	2.9%	5.4%	1.2%	9.7%							
East Valley	1.6%	0.6%	1.9%	3.5%								
Lemon Creek	8.1%	5.7%	17.5%									
Downtown Douglas / West Juneau	4.1%	9.0%										
Downtown Juneau	14.5%											



**Invest in Multiple Centers:**  
 Respondents selected, Auke Bay, Lemon Creek, and Downtown, and the Valley together, supporting a pattern in respondent's interest in investing in multiple centers.

# Correlated Development Areas

	Downtown Juneau	Downtown Douglas / West Juneau	Lemon Creek	East Valley	Central Valley	West Valley	Auke Bay	North Douglas	West Douglas	Lena Point to Out the Road	Salmon Creek / Twin Lakes	Thane
Thane	0.3%	0.2%	0.2%	0.1%	0.1%	0.0%	0.0%	0.2%	0.1%	0.3%	0.1%	0.6%
Salmon Creek / Twin Lakes	0.9%	0.4%	1.1%	0.3%	0.5%	0.4%	0.5%	0.5%	0.6%	0.2%	2.1%	
Lena Point to Out the Road	2.4%	0.8%	2.2%	0.1%	1.4%	1.3%	1.2%	3.4%	2.1%	6.0%		
West Douglas	3.9%	1.7%	5.2%	0.6%	1.6%	1.1%	2.1%	4.2%	8.3%			
North Douglas	6.1%	3.1%	6.6%	0.3%	2.9%	2.1%	5.6%	12.2%				
Auke Bay	6.2%	2.6%	7.0%	1.1%	3.5%	1.4%	10.5%					
West Valley	2.0%	2.1%	2.7%	0.9%	2.9%	6.1%						
Central Valley	4.1%	2.9%	5.4%	1.2%	9.7%							
East Valley	1.6%	0.6%	1.9%	3.5%								
Lemon Creek	8.1%	5.7%	17.5%									
Downtown Douglas / West Juneau	4.1%	9.0%										
Downtown Juneau	14.5%											

Available Land

**Invest on Available Land:** Respondents selected North Douglas, West Douglas, and Lena Point together, supporting a pattern in respondent's interest in investing in undeveloped or underdeveloped land.

# Correlated Development Areas

	Downtown Juneau	Downtown Douglas / West Juneau	Lemon Creek	East Valley	Central Valley	West Valley	Auke Bay	North Douglas	West Douglas	Lena Point to Out the Road	Salmon Creek / Twin Lakes	Thane
Thane	0.3%	0.2%	0.2%	0.1%	0.1%	0.0%	0.0%	0.2%	0.1%	0.3%	0.1%	0.6%
Salmon Creek / Twin Lakes	0.9%	0.4%	1.1%	0.3%	0.5%	0.4%	0.5%	0.5%	0.6%	0.2%	2.1%	
Lena Point to Out the Road	2.4%	0.8%	2.2%	0.1%	1.4%	1.3%	1.2%	3.4%	2.1%	6.0%		
West Douglas	3.9%	1.7%	5.2%	0.6%	1.6%	1.1%	2.1%	4.2%	8.3%			
North Douglas	6.1%	3.1%	6.6%	0.3%	2.9%	2.1%	3.6%	12.2%				
Auke Bay	6.2%	2.6%	7.0%	1.1%	3.5%	1.4%	10.5%					
West Valley	2.0%	2.1%	2.7%	0.9%	2.9%	6.1%						
Central Valley	4.1%	2.9%	5.4%	1.2%	9.7%							
East Valley	1.6%	0.6%	1.9%	3.5%								
Lemon Creek	8.1%	5.7%	17.5%									
Downtown Douglas / West Juneau	4.1%	9.0%										
Downtown Juneau	14.5%											

Available Land

Multiple Centers

Neighborhoods

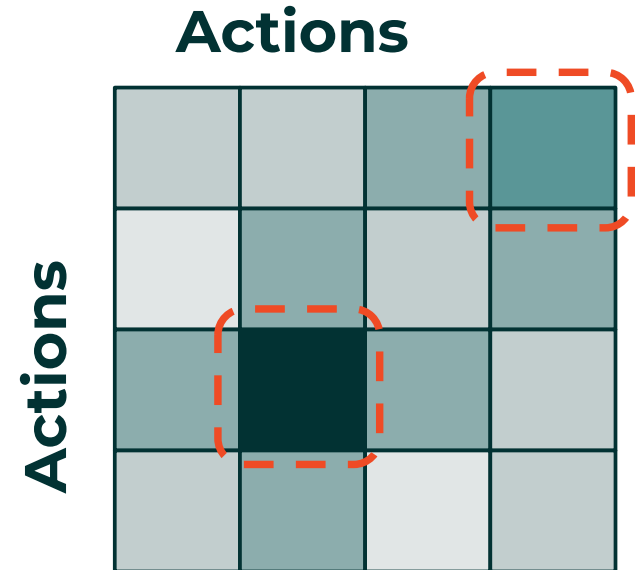
Central

# Where Actions Were Selected Together

---

**Respondents were able to select multiple actions.**

Correlation tables show how frequently development areas were chosen together.



# Correlated Actions

	Protect & Restore the Environment	Mitigation of Natural Hazards	Balancing Economy & Environment	Waterfront Development	Designate & Protect Parklands	Affordable Housing and Strategic Land Use	Economic Vitality & Downtown Focus	Support Juneau's Role as a Regional Hub	Economic Diversification Beyond Tourism	Foster Neighborhood Scale Economic Centers	Encouraging Infill & Redevelopment	Managed Rural & Remote Growth	Multi-Modal Transportation System	Remote Area Infrastructure Development	Create & Maintain a Connected Trail System
Create & Maintain a Connected Trail System	1.3%	1.6%	1.1%	0.6%	0.6%	2.7%	0.5%	0.7%	1.7%	0.9%	1.4%	0.2%	1.0%	0.3%	2.8%
Remote Area Infrastructure Development	0.6%	3.7%	1.1%	1.4%	0.4%	6.4%	2.2%	2.1%	2.9%	2.5%	3.1%	0.8%	1.5%	6.8%	
Multi-Modal Transportation System	2.0%	5.1%	1.8%	1.5%	1.4%	7.4%	2.0%	2.3%	4.3%	2.6%	4.3%	0.4%	6.5%		
Managed Rural & Remote Growth	0.2%	1.4%	0.6%	0.2%	0.2%	1.4%	0.0%	0.9%	0.8%	0.4%	0.8%	1.3%			
Encouraging Infill & Redevelopment	1.8%	5.9%	1.5%	2.3%	1.5%	10.0%	3.1%	2.3%	5.4%	3.2%	9.0%				
Foster Neighborhood Scale Economic Centers	1.6%	3.9%	1.5%	1.5%	0.6%	7.3%	1.7%	1.3%	3.5%	5.6%					
Economic Diversification Beyond Tourism	2.5%	6.1%	2.9%	2.6%	1.7%	10.5%	2.7%	4.4%	10.4%						
Support Juneau's Role as a Regional Hub	1.2%	3.5%	2.3%	1.6%	0.6%	6.1%	1.5%	6.0%							
Economic Vitality & Downtown Focus	1.0%	3.0%	0.7%	2.3%	0.1%	5.7%	5.5%								
Affordable Housing and Strategic Land Use	3.9%	9.5%	3.7%	4.0%	2.2%	17.9%									
Designate & Protect Parklands	1.1%	2.1%	0.6%	0.4%	2.6%										
Waterfront Development	0.7%	2.6%	0.8%	4.6%											
Balancing Economy & Environment	1.9%	2.8%	5.0%												
Mitigation of Natural Hazards	2.8%	11.1%													
Protect & Restore the Environment	4.8%														

**Ex: Infill & Redev x Infill & Redev** Percent of investment that went to Encouraging Infill & Redevelopment

**Ex: Waterfront Dev x Mitigation of Natural Hazards** Percent of investment where both Waterfront Development and Mitigation of Natural Hazards were selected

# Correlated Actions

	Protect & Restore the Environment	Mitigation of Natural Hazards	Balancing Economy & Environment	Waterfront Development	Designate & Protect Parklands	Affordable Housing and Strategic Land Use	Economic Vitality & Downtown Focus	Support Juneau's Role as a Regional Hub	Economic Diversification Beyond Tourism	Foster Neighborhood Scale Economic Centers	Encouraging Infill & Redevelopment	Managed Rural & Remote Growth	Multi-Modal Transportation System	Remote Area Infrastructure Development	Create & Maintain a Connected Trail System
Create & Maintain a Connected Trail System	1.3%	1.6%	1.1%	0.6%	0.6%	2.7%	0.5%	0.7%	1.7%	0.9%	1.4%	0.2%	1.0%	0.3%	2.8%
Remote Area Infrastructure Development	0.6%	3.7%	1.1%	1.4%	0.4%	6.4%	2.2%	2.1%	2.9%	2.5%	3.1%	0.8%	1.5%	6.8%	
Multi-Modal Transportation System	2.0%	5.1%	1.8%	1.5%	1.4%	7.4%	2.0%	2.3%	4.3%	2.6%	4.3%	0.4%	6.5%		
Managed Rural & Remote Growth	0.2%	1.4%	0.6%	0.2%	0.2%	1.4%	0.0%	0.9%	0.8%	0.4%	0.8%	1.3%			
Encouraging Infill & Redevelopment	1.8%	5.9%	1.5%	2.3%	1.5%	10.0%	3.1%	2.3%	5.4%	3.2%	9.0%				
Foster Neighborhood Scale Economic Centers	1.6%	3.9%	1.5%	1.5%	0.6%	7.3%	1.7%	1.3%	3.5%	5.6%					
Economic Diversification Beyond Tourism	2.5%	6.1%	2.9%	2.6%	1.7%	10.5%	2.7%	4.4%	10.4%						
Support Juneau's Role as a Regional Hub	1.2%	3.5%	2.3%	1.6%	0.6%	6.1%	1.5%	6.0%							
Economic Vitality & Downtown Focus	1.0%	3.0%	0.7%	2.3%	0.1%	5.7%	5.5%								
Affordable Housing and Strategic Land Use	3.9%	9.5%	3.7%	4.0%	2.2%	17.9%									
Designate & Protect Parklands	1.1%	2.1%	0.6%	0.4%	2.6%										
Waterfront Development	0.7%	2.6%	0.8%	4.6%											
Balancing Economy & Environment	1.9%	2.8%	5.0%												
Mitigation of Natural Hazards	2.8%	11.1%													
Protect & Restore the Environment	4.8%														

**Economy**

**Housing**

**Nature**

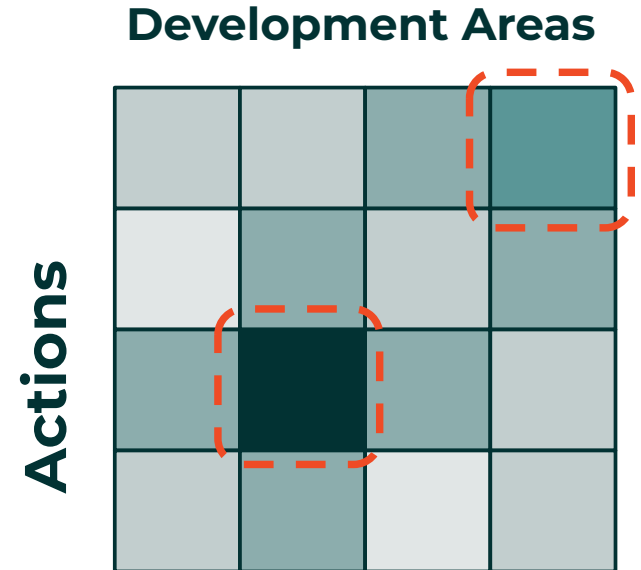
Housing, economy, and nature were the the most popular options across the board, regardless of what actions were chosen with them.

# Actions Selected in Each Development Area

---

**Actions were chosen at with different development areas at varying rates.**

Correlation tables show how frequently actions were selected when each development area was also selected.



# Actions by Development Areas

	Downtown Juneau	Downtown Douglas / West Juneau	Lemon Creek	East Valley	Central Valley	West Valley	Auke Bay	North Douglas	West Douglas	Lena Point to Out the Road	Salmon Creek / Twin Lakes	Thane
Protect & Restore the Environment	2.2%	1.9%	3.6%	0.8%	1.9%	0.6%	2.0%	1.3%	1.4%	0.6%	0.4%	0.2%
Mitigation of Natural Hazards	6.2%	2.9%	7.4%	1.1%	5.1%	0.8%	6.5%	3.4%	3.6%	1.8%	0.6%	0.0%
Balancing Economy & Environment	2.1%	1.9%	3.0%	0.8%	1.8%	0.8%	1.3%	1.8%	1.7%	0.9%	0.5%	0.1%
Waterfront Development	2.7%	1.2%	2.4%	1.0%	1.3%	0.2%	2.0%	1.6%	1.7%	0.9%	0.2%	0.1%
Designate & Protect Parklands	1.4%	0.8%	1.9%	0.6%	0.7%	0.4%	1.1%	0.9%	1.0%	0.3%	0.4%	0.0%
Affordable Housing and Strategic Land Use	11.0%	5.2%	11.4%	2.3%	6.0%	2.1%	7.7%	6.8%	6.3%	3.4%	1.0%	0.2%
Economic Vitality & Downtown Focus	5.1%	1.5%	2.3%	0.8%	1.7%	0.5%	2.3%	2.0%	2.2%	0.9%	0.2%	0.2%
Support Juneau's Role as a Regional Hub	3.0%	1.5%	3.3%	0.5%	1.9%	0.5%	2.2%	2.5%	2.1%	1.3%	0.5%	0.1%
Economic Diversification Beyond Tourism	5.9%	3.1%	6.1%	2.1%	3.4%	0.8%	3.4%	3.6%	3.4%	2.2%	0.6%	0.2%
Foster Neighborhood Scale Economic Centers	3.3%	1.0%	3.8%	1.0%	1.1%	0.5%	3.3%	2.5%	1.4%	1.4%	0.3%	0.0%
Encouraging Infill & Redevelopment	6.3%	1.9%	6.6%	1.3%	2.8%	0.8%	5.1%	2.9%	2.8%	1.2%	0.7%	0.0%
Managed Rural & Remote Growth	0.5%	0.0%	0.5%	0.1%	0.5%	0.1%	0.7%	0.5%	0.5%	0.2%	0.2%	0.0%
Multi-Modal Transportation System	4.4%	1.9%	4.4%	1.3%	2.2%	0.6%	2.8%	2.4%	1.9%	0.6%	0.4%	0.0%
Remote Area Infrastructure Development	4.5%	0.6%	2.8%	0.0%	1.2%	0.7%	3.1%	4.4%	3.5%	3.0%	0.2%	0.1%
Create & Maintain a Connected Trail System	1.4%	0.7%	1.8%	0.5%	1.1%	0.3%	0.9%	0.5%	1.1%	0.5%	0.0%	0.0%