

File Nos. 220489 & 220490.

FN 220489. A substitute ordinance relating to the Second Amendment to the General Planned Development, GPD, known as Arena Master Plan to allow changes to the zoning standards for Block 3 of the GPD and adjacent lands, located on the west side of North Vel R. Phillips Avenue, north of West State Street, in the 4th Aldermanic District.

FN 220490. A substitute ordinance relating to the change in zoning from General Planned Development, GPD, to a Detailed Planned Development, DPD, known as Block 3-Arena Master Plan, Phase 1 for development of a music venue and associated elements on a portion of 1001 North Vel R. Phillips Avenue, on the west side of North Vel R. Phillips Avenue, north of West State Street, in the 4th Aldermanic District.

File Nos. 220489 & 220490.



File Nos. 220489 & 220490. Site context.



View from W State St looking northeast



View from W State St looking north

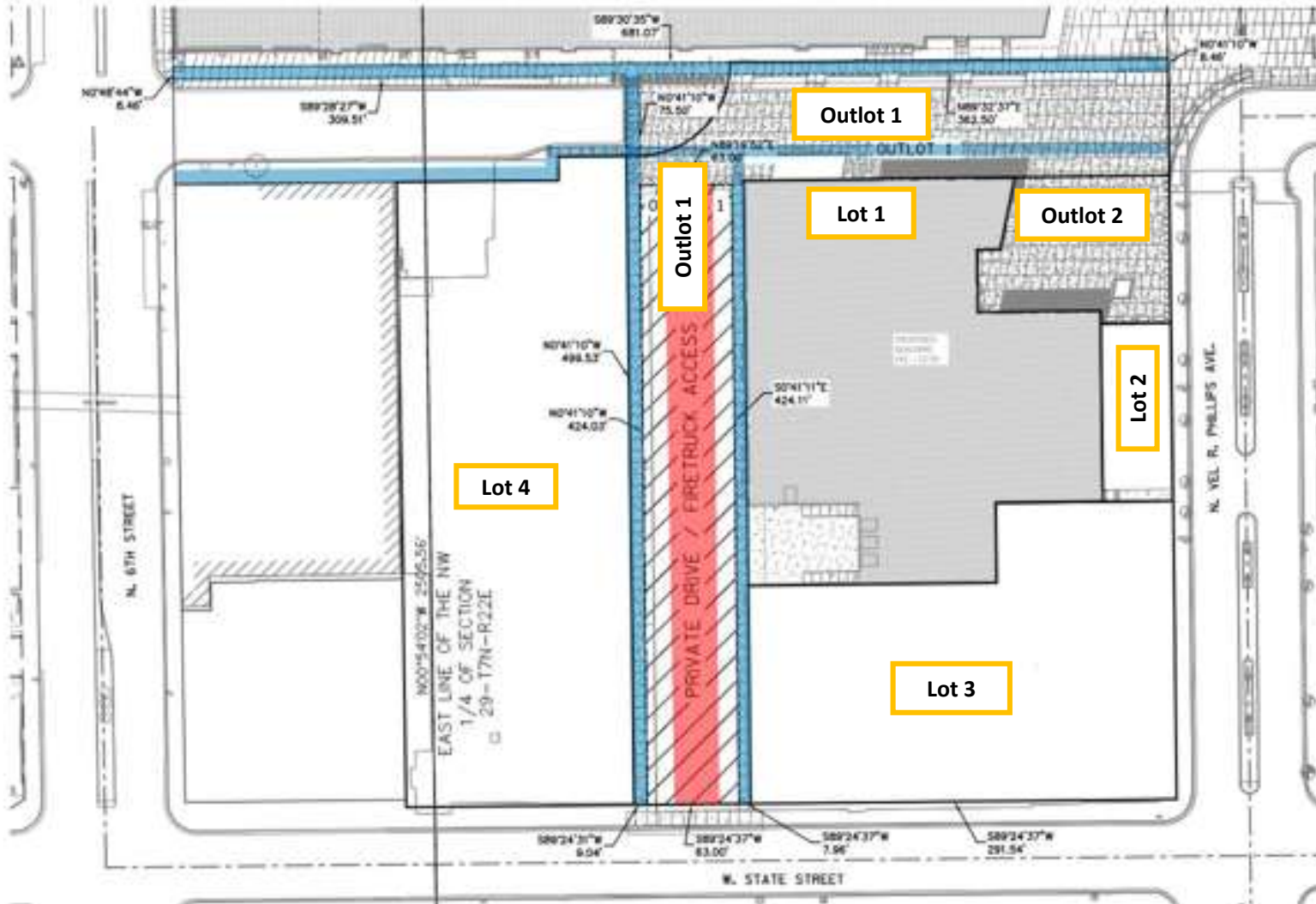


View from W Highland Ave looking west

Original Parcel Configuration

Pedestrian Access
Pursuant to separate documents

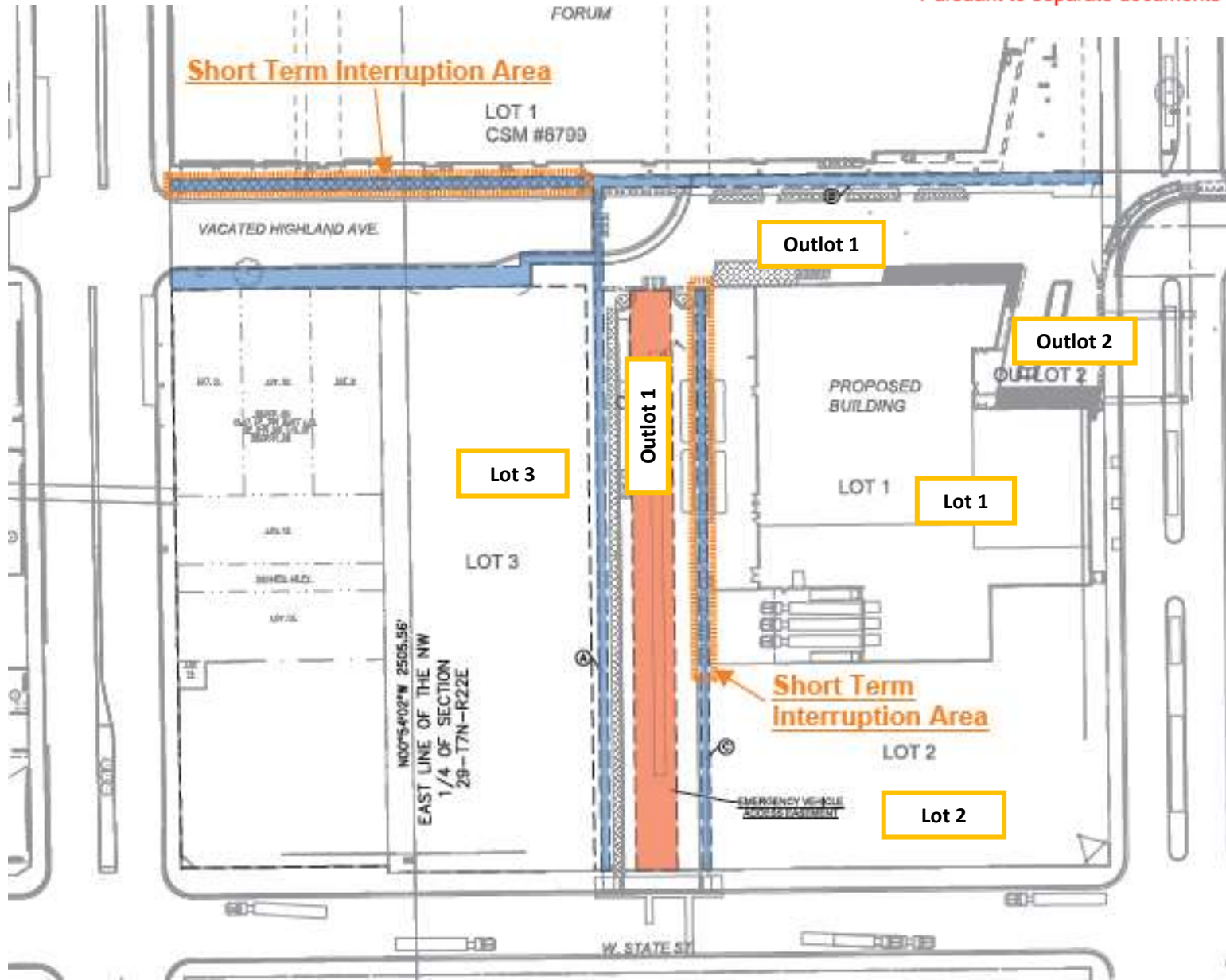
Emergency Vehicle Access Easement
Pursuant to separate documents



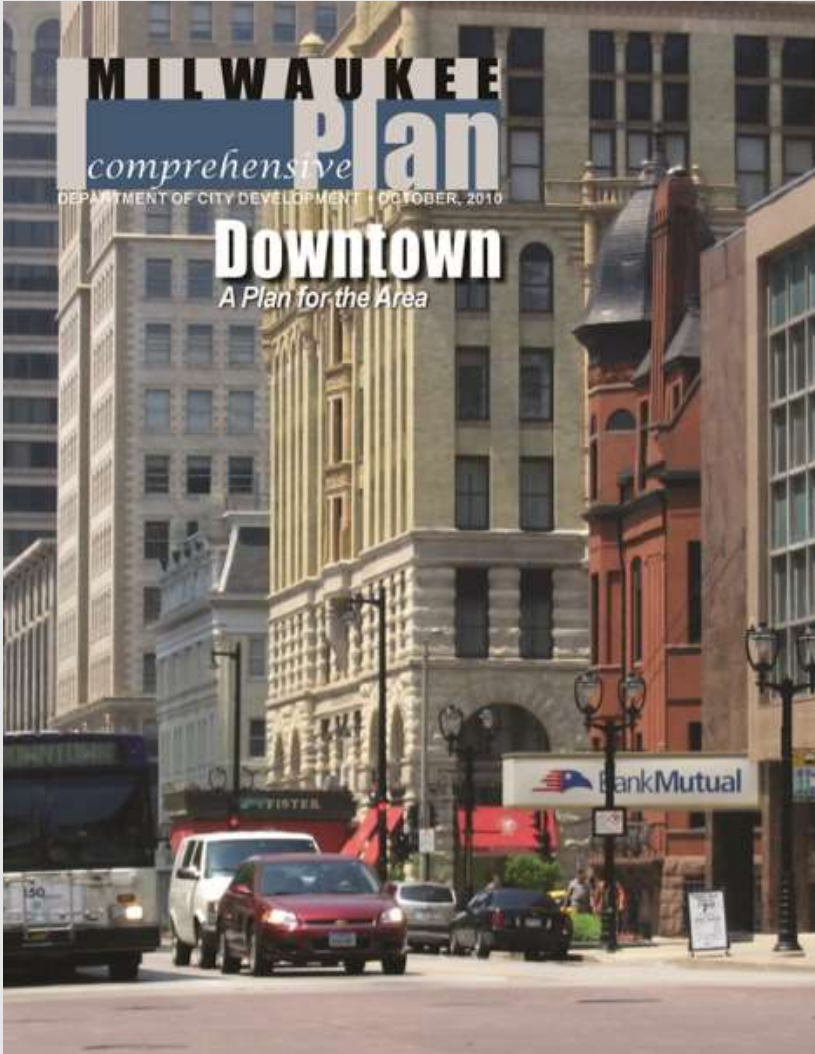
Updated Parcel Configuration

Pedestrian Access
Pursuant to separate documents

Emergency Vehicle Access Easement
Pursuant to separate documents



File Nos. 220489 & 220490. Consistency with the Comprehensive Plan.



Downtown Area Plan

- “Encourage new entertainment uses to complement the existing corridor of large venue sites by locating[them] primarily along Old World Third and 4th Street south of Juneau.”
- Efforts to reconnect the street grid should be made; if motor vehicle connections are not possible, pedestrian connections should be made at a minimum.
- The proposal is consistent with the GPD zoning, which was previously determined to be in compliance with the recommendations of the Downtown Plan.