

LEMON CREEK AREA PLAN

Steering Committee Meeting

January 12, 2017

- **Roll Call (6:00pm)**
- **Ground Rules (2 minutes)**
- **Approval of Minutes (NEXT MEETING)**
- **Housing & Neighborhoods Chapter**
 - **Discuss the chapter (30minutes)**
 - **Discuss the goals and actions (45 minutes)**
- **Public Participation (15 minutes)**
- **Review Order of Upcoming Chapters, Workshop & Date (3 minutes)**
- **Adjournment**

STEERING COMMITTEE MEMBERS:

Stephen Johnson, Chair

Michael Lukshin, Vice-Chair

Paul Voelckers, Planning Commission Liaison

Wayne Coogan

Susan Erben

Mark Pusich

Tom Chard

Dave Hanna

Patrick Quigley

Sandra Coon

Daniel Collison

Michael Short

- ✓ **Dignify others**
- ✓ **Be open and honest**
- ✓ **Everyone participates**
- ✓ **All perspectives are of value**
- ✓ **One conversation at a time**
- ✓ **Focus on ideas and issues, not individuals and behaviors**
- ✓ **Seek to understand and then to be understood**
- ✓ **Other?**

Consensus means everyone agrees, right?

NO, it means....

- I had the opportunity to share my opinions**
- I agree that the decision was arrived at fairly and openly**
- I will support the decision (even if it is not my preferred choice)**

Parking Lot...

Draft Boundaries



0 500 1,000 2,000 3,000 4,000 Feet



- ▲ Church
- Communication tower
- ⌘ School

- - - Trail
- Building
- Park

- Parcel
- Anadromous stream

- ⌘ Proposed plan boundary

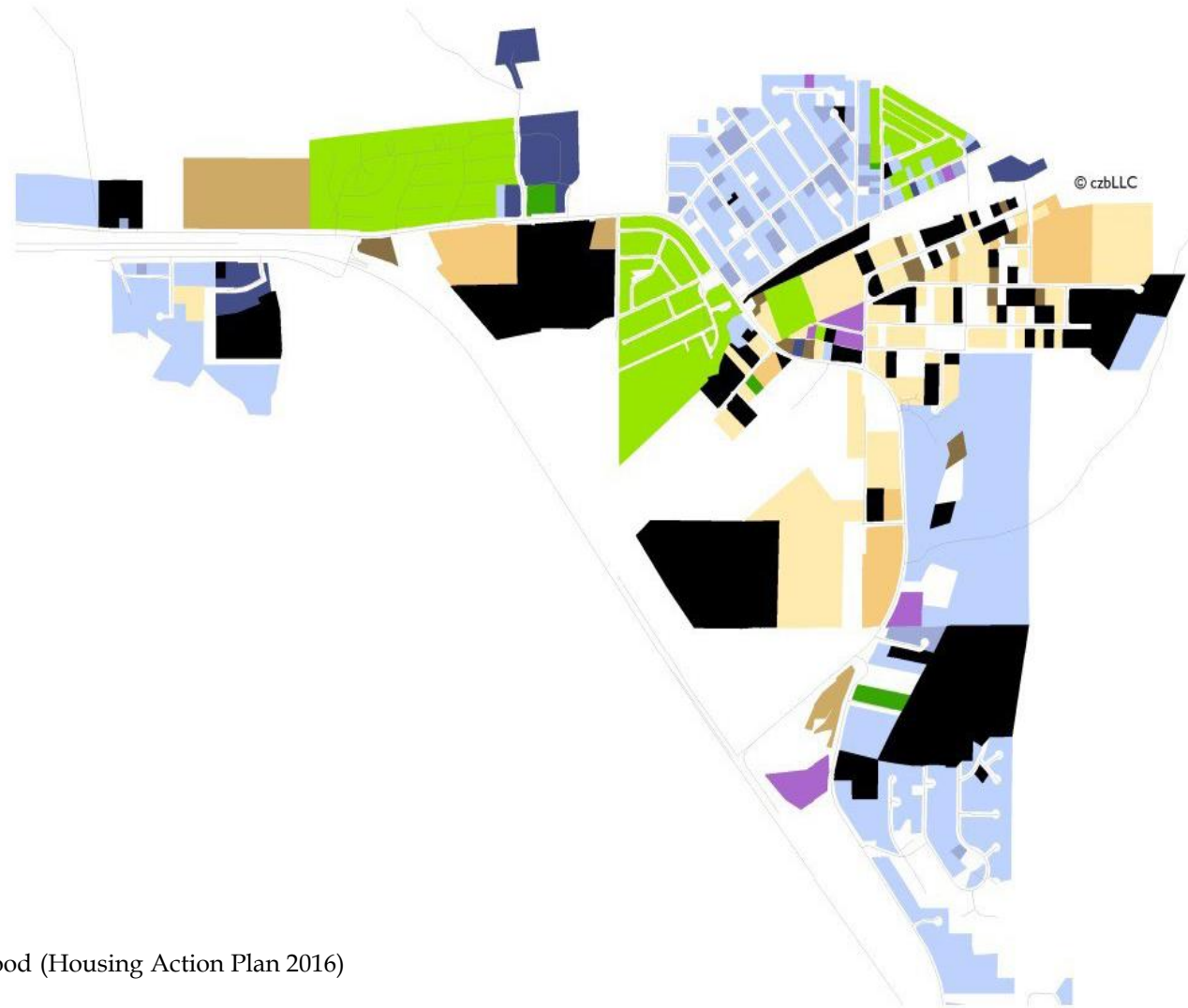
Neighborhood Map



Property Map

Property Type

- Hotel
- Entertainment
- Medical
- Miscellaneous Commercial
- Retail
- Office
- Mixed Use
- Mobile Home
- Condo - Land
- Single-family
- Townhouse, Du-, Tri-, Fourplex
- Multifamily
- Group Quarters, Hotel/Apts.



Property type map for Lemon Creek neighborhood (Housing Action Plan 2016)

TO FACILITATE THE PROVISION AND MAINTENANCE OF SAFE, SANITARY AND QUALITY HOUSING FOR CBJ RESIDENTS.

Action: Develop a strategic plan to address dilapidated housing with incentives to either demolish or rehabilitate this housing, standards for evaluating degree of damage and potential for rehabilitation and mechanisms to encourage or force compliance for the public health and safety of CBJ citizens.

Action: Monitor the inventory of all types of housing and should focus efforts, funding and resources on producing the types of housing that have not yet reached a sufficient supply to meet demand.

Action: Seek and facilitate new housing production, for all types, at an annual rate that mimics the growth rate of new households in Juneau, in order to maintain adequate choice of residence type, location, and cost.

Action: Conduct an analysis of inclusionary affordable housing zoning standards and requirements that could be suitable for application in the borough.

Action: Explore and develop methods to foster participation by private developers in the creation of affordable and workforce housing.

Action: Create a program of seminars where private parties and developers can be trained in permitting procedures and the CBJ building and development permitting process for all types of residential developments. Include in this program, when possible, training by staff from other relevant permitting agencies such as DEC, the U.S. Army Corps of Engineers (Corps), and ADOT&PF.

Action: Explore and implement methods to expand permanent housing options for “work force” housing.

Goals & Actions

TO DESIGNATE ON LAND USE MAPS AN ADEQUATE SUPPLY OF BUILDABLE LAND WITHIN THE LEMON CREEK STUDY AREA, AND PARTICULARLY ALONG TRANSIT CORRIDORS, FOR RESIDENTIAL USE AT DENSITIES THAT CAN PRODUCE HOUSING AFFORDABLE TO ALL ECONOMIC GROUPS.

Action: Designate an adequate amount of vacant land for residential development on the Comprehensive Plan Land Use Maps.

Action: Designate suitable land within one-quarter mile distance from public transit routes as a Transit Oriented Corridor (TOC) overlay zoning district within which medium-to high-density housing in wholly residential or mixed use developments and lesser parking requirements would be allowed.

Goals & Actions

TO FACILITATE THE PRESERVATION AND REHABILITATION OF EXISTING HOUSING STOCK.

Action: Report, on an annual basis, the inventory of housing stock and vacancy rates in Lemon Creek, new housing permit review and construction activity, and any loss of housing due to demolition, abandonment and conversion of dwelling units to non-residential use or, to the extent possible to track, to non-year-round occupancies.

Action: Investigate ways to encourage property owners to maintain habitable rental dwelling units in residential use.

Action: Identify and inventory substandard housing, including pre-1976 mobile homes that do not comply with HUD standards of habitability, and pursue strategies to rehabilitate or replace these units with safe, sanitary, and HUD-compliant units.

Action: Identify mobile or manufactured home parks or subdivisions that may be in need of replacement or restoration.

Action: Inventory, assess, and make available suitable CBJ-owned lands within the Lemon Creek to transfer to for-profit and/or non-profit residential development corporations that would result in new construction of low- and moderate-income affordable housing. Strategies may include development of mixed income housing with higher priced homes subsidizing lower-priced homes set-aside for low and moderate-income households. Strategies may also include land trades and land trust agreements.

Thursdays at 6pm:

January 12, 2017

Neighborhoods & Housing

TENTATIVE

January 26, 2017

Neighborhoods & Housing

Transportation & Public Facilities

February 23, 2017

Transportation & Public Facilities

Economic Development

March 16, 2017

Economic Development

Natural Res./Recreation

Date: SATURDAY, FEBRUARY 4, 2017

Location: DZ Middle School – The Commons

Time: 9am to noon-ish

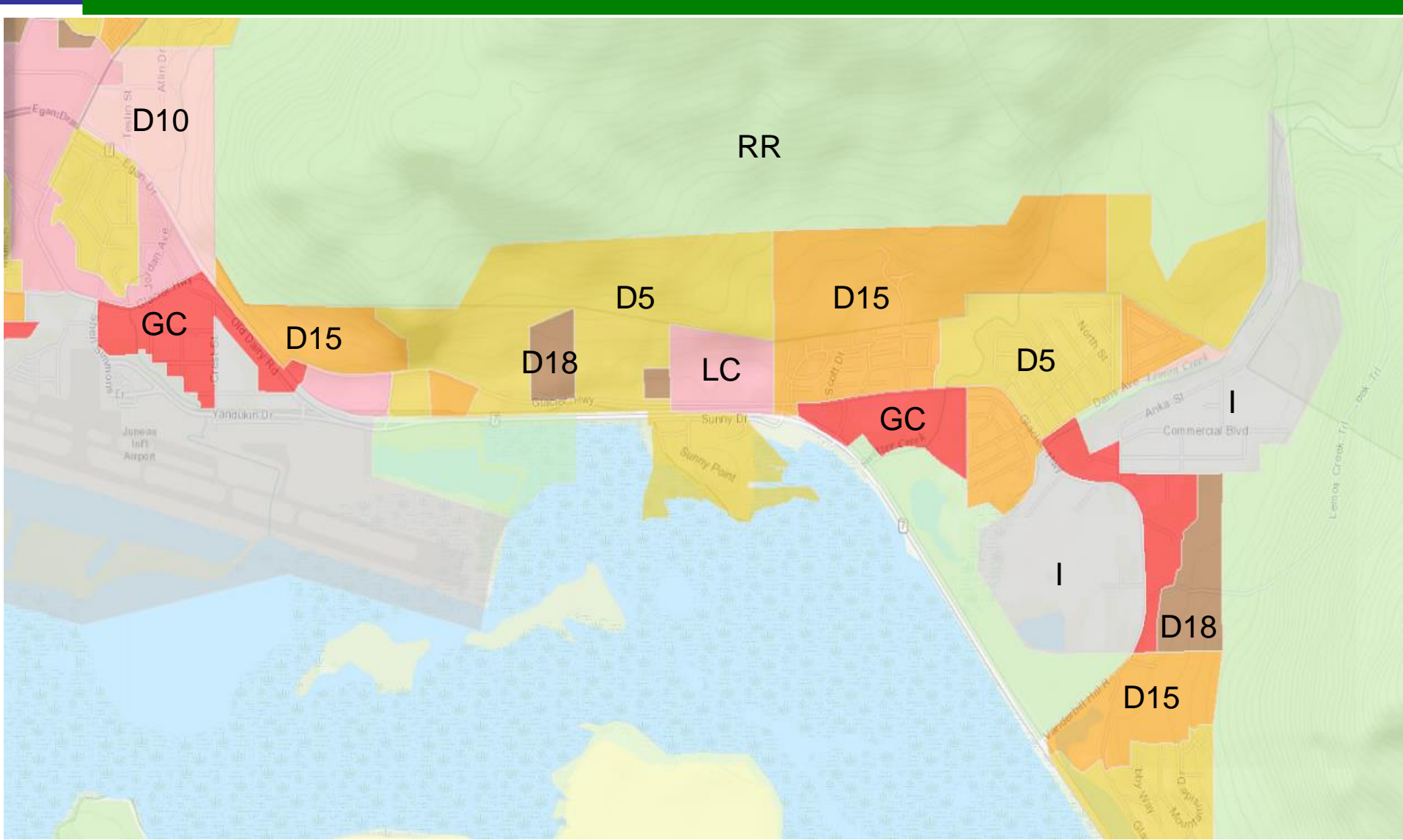
Subject:

MRV Architects and the CBJ Community Development will facilitate discussion on potential park, bike/ped connectivity in Lemon Creek, including drawing, sketching and laying out ideas with the community.

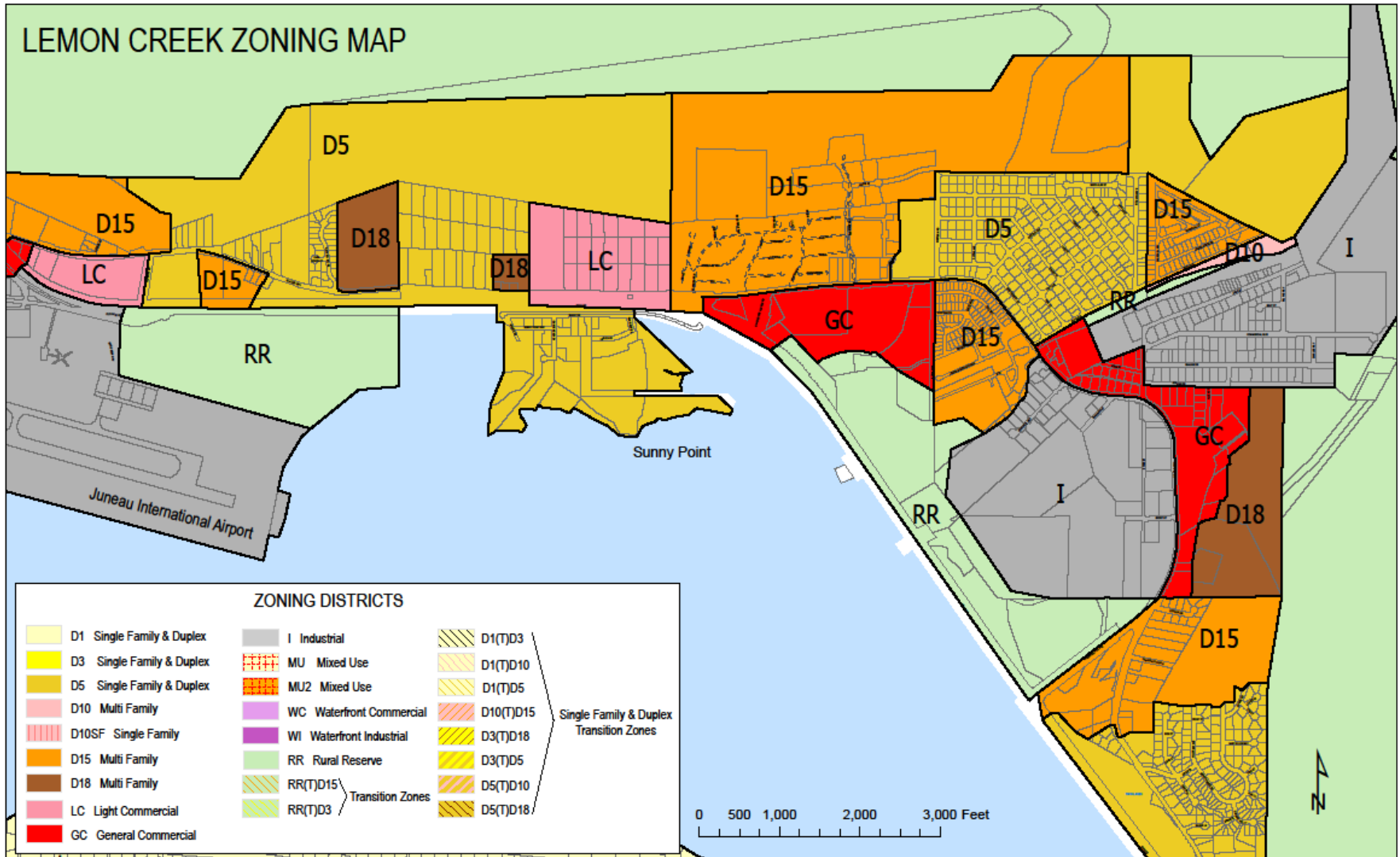
Public forum – all are welcome.

Thursday, January 26, 2017 at 6pm
Gruening Park Rec Hall

Lemon Creek Zoning



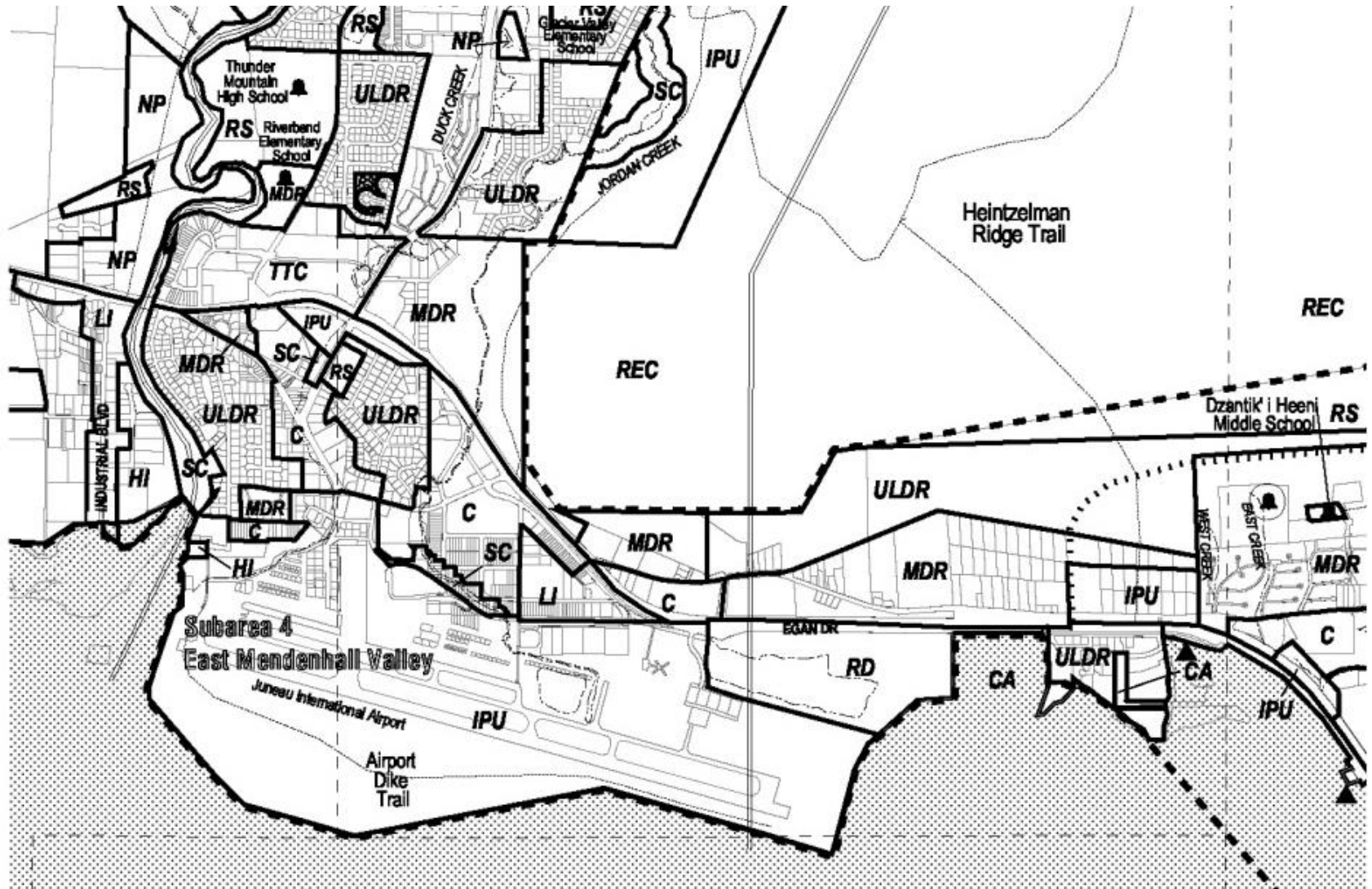
Zoning Map



Note: This is not an adopted zoning map. This is for general reference only.

Comp Plan & Land Use

Map G



Comp Plan & Land Use

Map H

