

LEMON CREEK AREA PLAN

Steering Committee Meeting

March 16, 2017

- Roll Call (6:00pm)
- Approval of Minutes (3 minutes)
 - February 23, 2017
- Approve Transportation & Infrastructure Chapter, Goals and Actions (10 minutes)
- Discuss and Approve the Neighborhoods & Housing Chapter
 - Discuss the chapter narrative (30 minutes)
 - Discuss the goals and actions (30 minutes)
- Public Participation (15 minutes)
- Review Order of Upcoming Chapters (3 minutes)
- Adjournment

STEERING COMMITTEE MEMBERS:

Stephen Johnson, Chair

Michael Lukshin, Vice-Chair

Paul Voelckers, Planning Commission Liaison

Tom Chard

Daniel Collison

Wayne Coogan

Sandra Coon

Susan Erben

Dave Hanna

Mark Pusich

Patrick Quigley

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...

Vision Statement

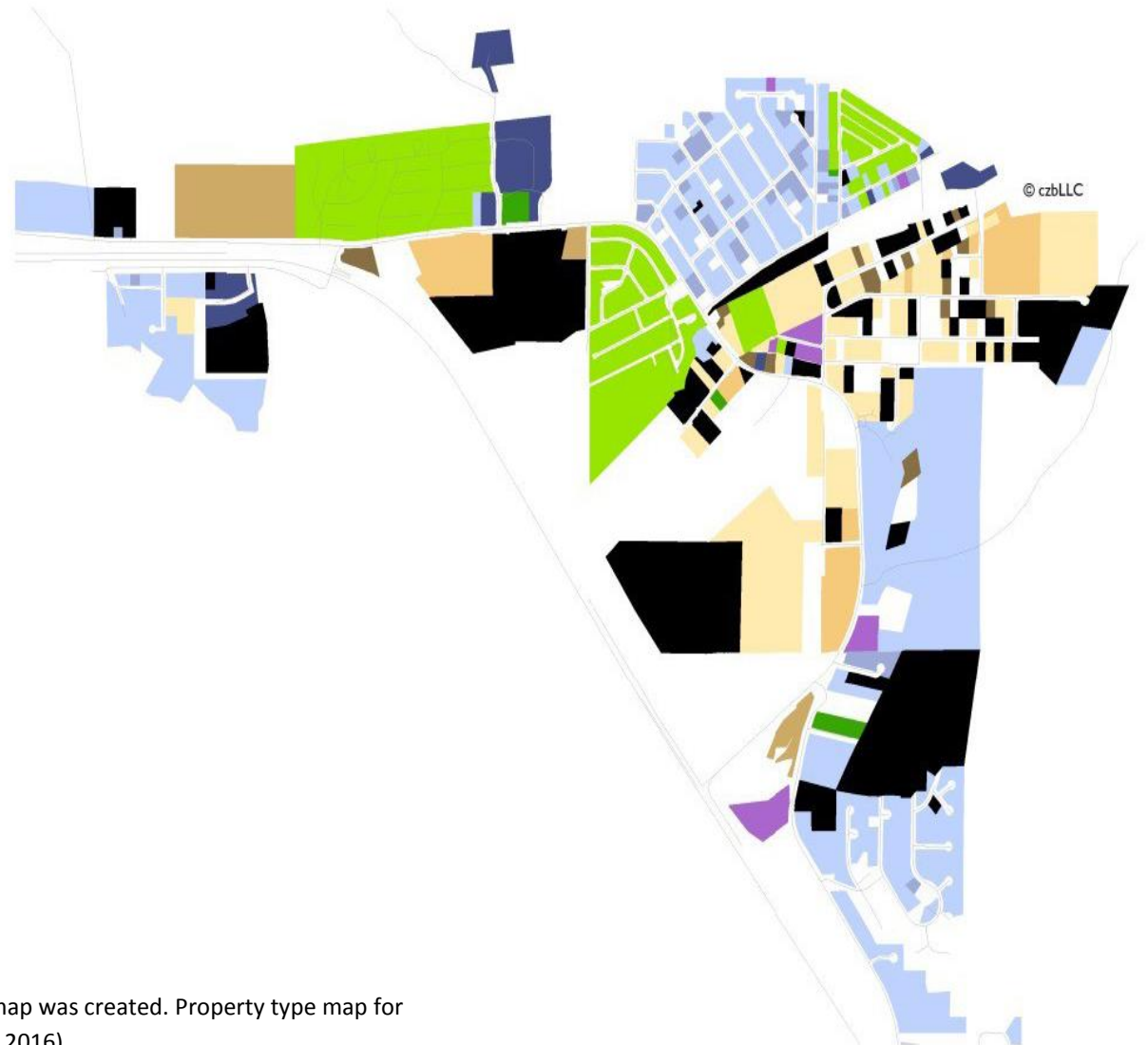
The Lemon Creek Area Plan strives to encourage future development that will protect its cultural and natural resources, provide for quality housing, walkable, bikeable, safe neighborhoods, while sustaining its position as an attractive area for local businesses—Juneau’s Midtown.

The community of Juneau will use the plan to pursue ongoing solutions to enhance the livability and functionality of the area, while preserving, promoting, and enhancing positive features and economic growth for future generations.

Property Types

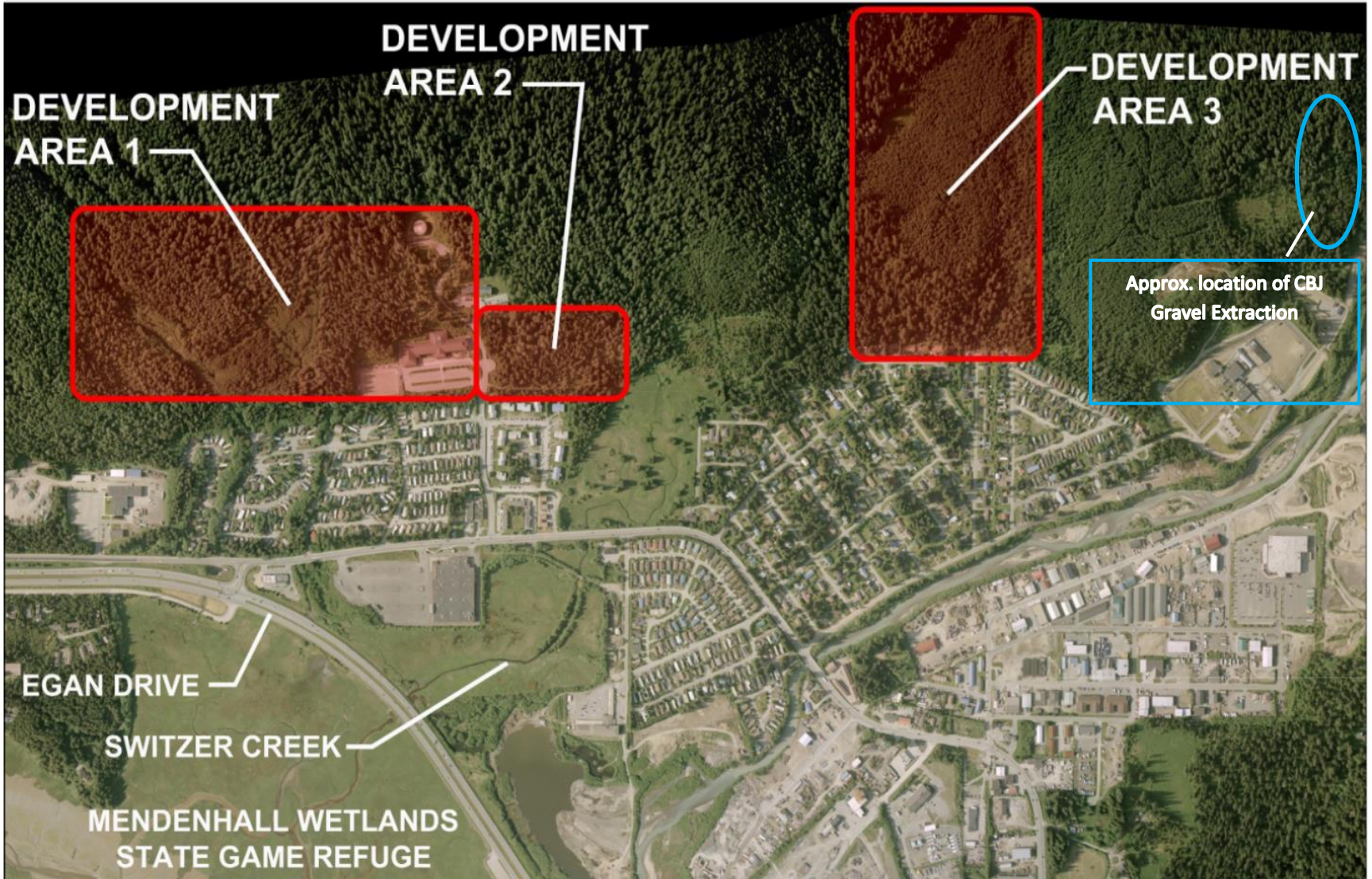
Property Type

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



Note: Black parcels were vacant at the time the map was created. Property type map for Lemon Creek neighborhood (Housing Action Plan 2016)

CBJ Switzer Lands Residential Study



Goal 1: EXPLORE POTENTIAL MULTI-MODAL ACCESS ROUTES THROUGHOUT THE STUDY AREA

Action: Undertake an update to the Lemon Flats Second Access Study completed in 2007

Action: Fund an industrial/commercial traffic impact study to better understand the uses and traffic patterns of the Lemon Creek FLats area

Action: Investigate potential access to undeveloped lands

Action: Advocate for improvements to the Fred Meyer's and Egan Drive intersection

Action: Advocate for the extension of Glacier Highway to Egan Drive at McNugget intersection

GOAL 2: DEVELOP A SEPARATED / DEDICATED BIKE PATH (REFER TO APPENDIX X – CHARETTE OUTPUT/DESIGN AND THE AREA-WIDE TRANSPORTATION PLAN)

Action: Investigate grant or funding source to complete analysis of impacts on wetlands

Action: Identify potential routes and parcels necessary to construct the path(s)

Action: Collaborate with private property owners to develop easements as necessary to construct the path(s)

Transportation Goals & Actions

Goal 3: PROMOTE SAFE PEDESTRIAN, BICYCLE, AND TRANSPORTATION CONNECTIONS (REFER TO APPENDIX X – CHARETTE OUTPUT/DESIGN)

Action: Enhance pedestrian/recreational linkages connecting the residential neighborhoods to Dzantik'i Heeni Middle School

Action: Advocate for pedestrian, bicycle, and if warranted, an emergency vehicle access only across Lemon Creek connecting the neighborhoods to the commercial uses

Action: Advocate for DOT&PF's plan for Glacier Highway's pedestrian and bicycle improvements in the Lemon Creek Area

Action: Advocate for intersection improvements at Davis Street and Glacier Highway

Action: Advocate for an extension of the bus route to serve the Costco / Home Depot area

Action: Ensure that all bus stops have enclosed bus shelters

Goal 4: REDUCE THE IMPACTS OF INDUSTRIAL AND COMMERCIAL USES IN THE LEMON CREEK AREA

Action: Reduce impacts of dust by enforcing the application of dust control methods on industrial and commercial lots

Action: Reduce impacts of dust on surrounding uses, bicyclists, and pedestrians by requiring and enforcing dust control methods on industrial and commercial vehicles

Neighborhoods & Housing Goals & Actions

GOAL 1: CREATE VIABLE, SAFE AND DIVERSE NEIGHBORHOODS THAT WORK TOGETHER

Action: Maximize compatibility between residential and non-residential uses

Action: Preserve, protect and enhance neighborhood aesthetics and natural and historic resources

Action: Recognize and encourage that the composition of “neighborhoods” may be residential, nonresidential or both

Action: Encourage the formation of neighborhood organizations to increase involvement of residents, owners and businesses that focus on creating healthy and livable neighborhoods

Action: Promote neighborhood safety and united by encouraging neighborhood involvement in crime prevention and elimination

Neighborhoods & Housing Goals & Actions

GOAL 2: 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.

Neighborhoods & Housing Goals & Actions

GOAL 3: TO FACILITATE THE PRESERVATION AND REHABILITATION OF EXISTING HOUSING STOCK.

Action: Report 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: Encourage property owners and landlords 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 appropriate for redevelopment.

Neighborhoods & Housing Goals & Actions

GOAL 3: TO FACILITATE THE PRESERVATION AND REHABILITATION OF EXISTING HOUSING STOCK.

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.

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

Upcoming Meetings

Thursdays at 6pm:

March 30, 2107

Economic Development

April 6, 2017

Economic Development

April 20, 2017

Natural Resources & Recreation

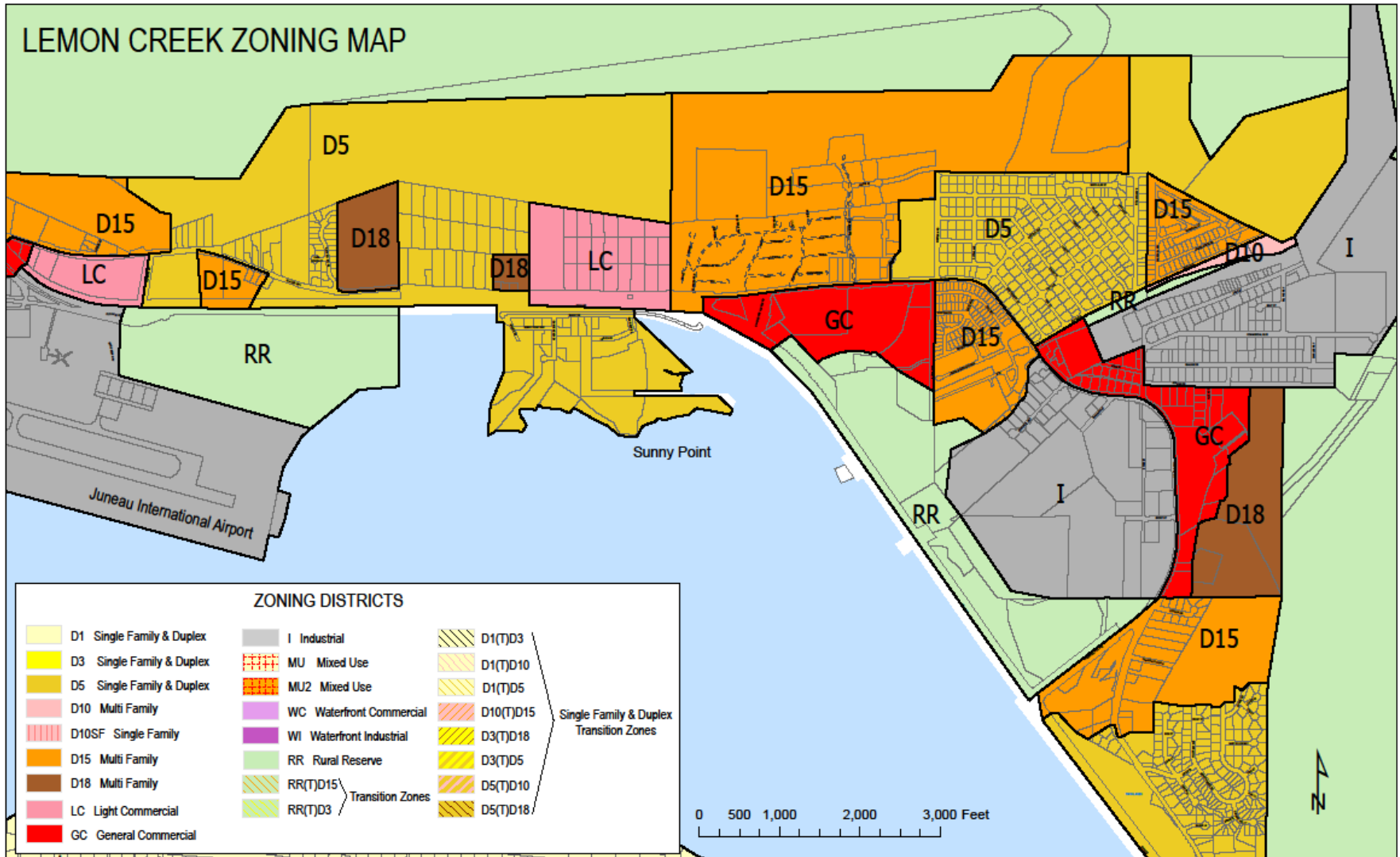
April 27, 2017

Natural Resources & Recreation

May 11, 2017

Draft Plan

Zoning Map



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

Comp Plan & Land Use

Map G

