

# LEMON CREEK AREA PLAN

**Steering Committee Meeting**

March 30, 2017

- Roll Call (6:00pm)
- 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)**

## Vision Statement

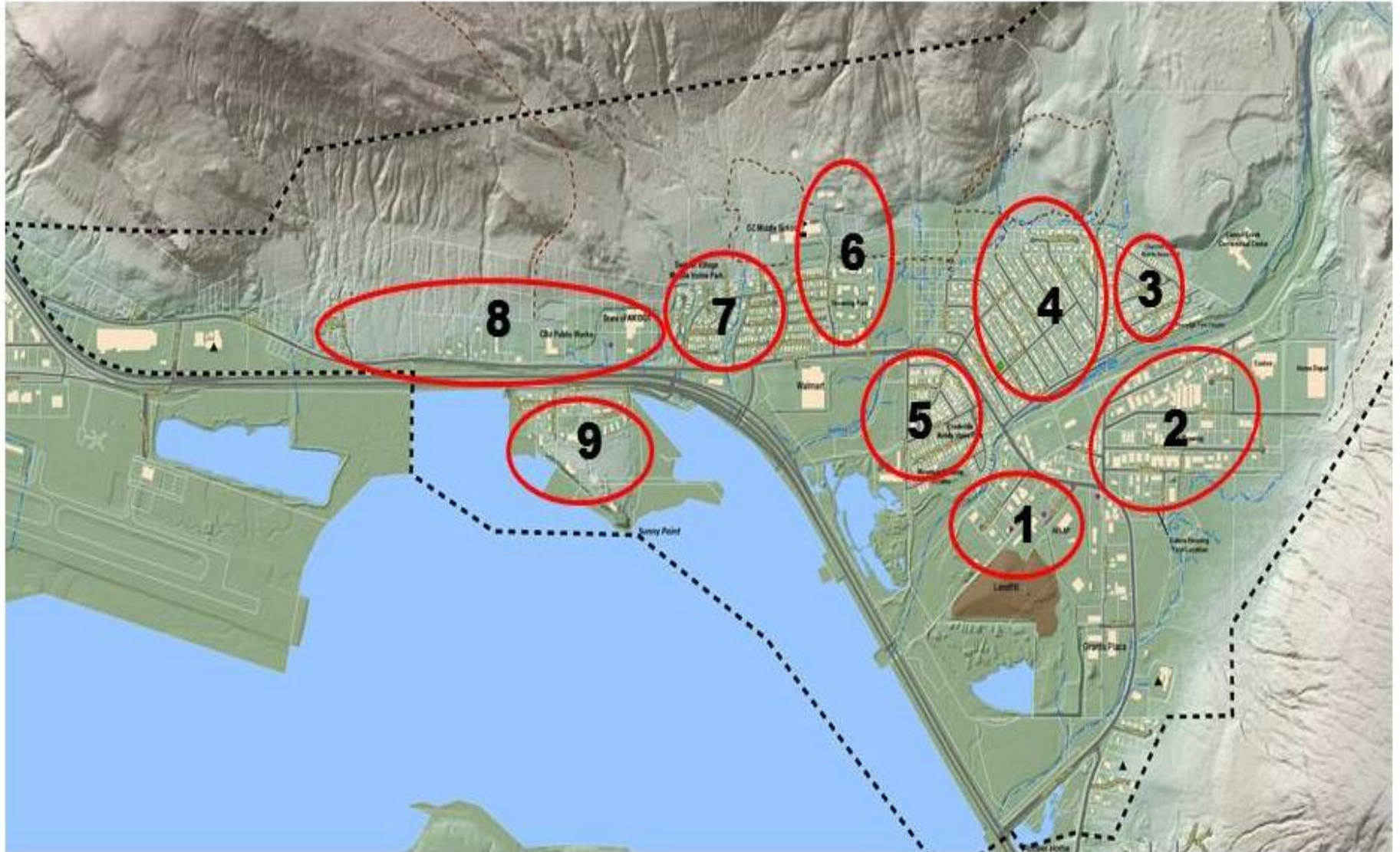
The Lemon Creek Area Plan strives to encourage future development that will protect its cultural and natural resources, provide for quality housing, walkable, bikeable, safe neighborhoods, while sustaining its position as an attractive area for local businesses—Juneau's Midtown.

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.

# Draft Boundaries

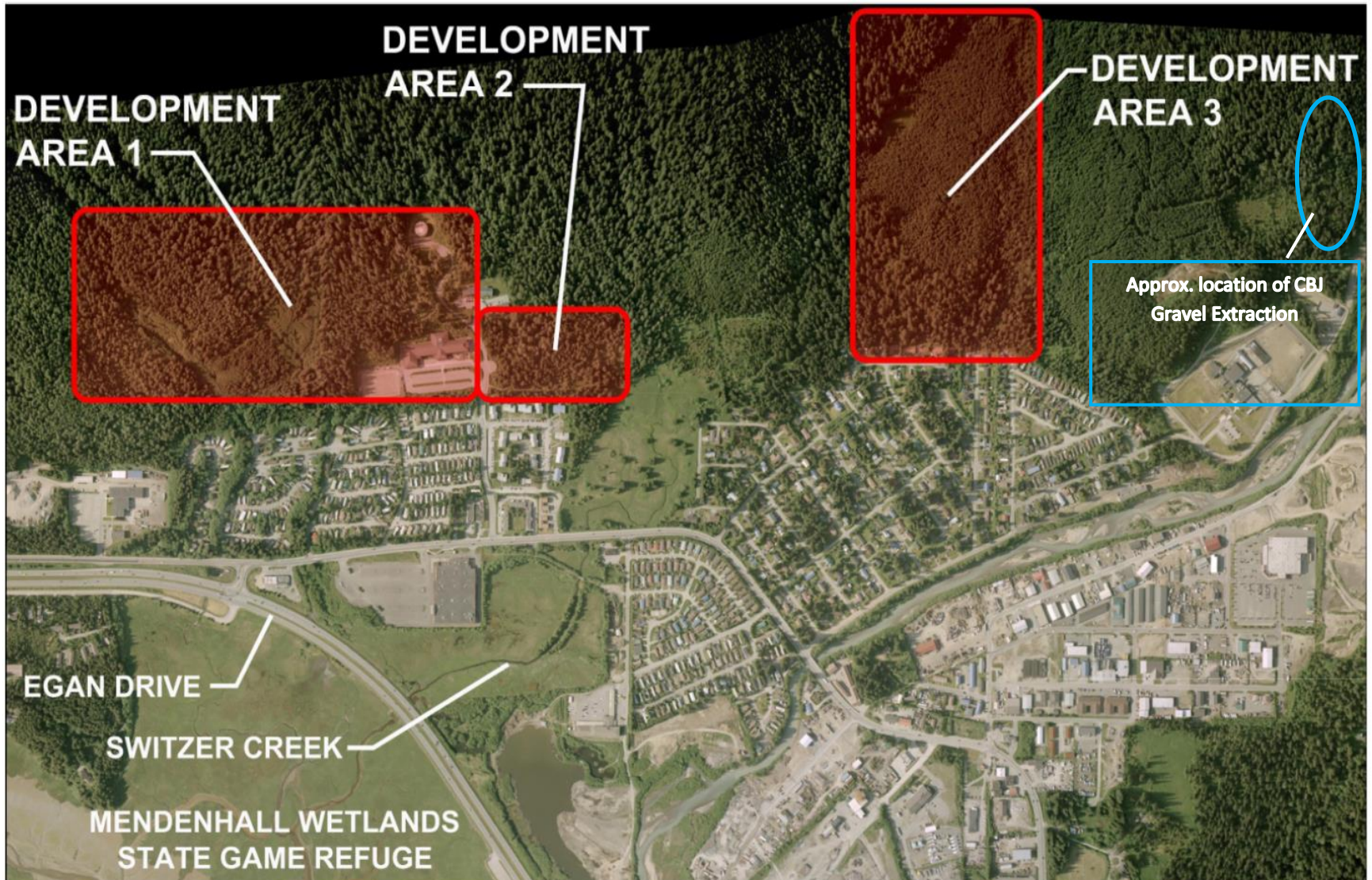


# Draft Boundaries





# CBJ Switzer Lands Residential Study



# Neighborhoods & Housing Goals & Actions

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

**Action: Maximize compatibility between residential and non-residential uses by ensuring appropriate buffers and distance**

**Action: Recognize that the composition of “neighborhoods” may be residential, nonresidential or both, and require buffers and transitional uses that knit neighborhoods together**

**Action: Preserve, protect and enhance neighborhood aesthetics and natural and historic resources, including the Switzer Creek viewshed**

**Action: Consolidate the lots that make up the Switzer Creek area between the Pinewood Subdivision and Gruening Park and permanently protect for open space and recreation**

**Action: Consider rezoning Grants Plaza from Industrial to General Commercial or Light Commercial**

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

# Neighborhoods & Housing Goals & Actions

## **GOAL 2: DESIGNATE BUILDABLE LAND, PARTICULARLY ALONG TRANSIT CORRIDORS, FOR RESIDENTIAL USE AT DENSITIES THAT CAN PRODUCE HOUSING AFFORDABLE TO ALL ECONOMIC GROUPS**

**Action: Develop housing targets for Lemon Creek, as recommended by HAP, consistent with recommended zone changes identified in this Plan**

**Action: Maintain Area 1 of the CBJ Switzer Lands Residential Development Study as D15**

**Action: Maintain Area 2 of the CBJ Switzer Lands Residential Development Study as D15**

**Action: Rezone Area 3 of the CBJ Switzer Lands Residential Development Study, to D10SF**

**Action: Rezone Churchill Mobile Park to D10SF**

**Action: Designate suitable land within one-quarter mile distance from public transit routes as a Transit Oriented Corridor (TOC) overlay zoning district allowing for medium-to high-density housing in wholly residential or mixed use developments**

**Action: Encourage the consolidation and development of the Mental Health Trust properties**

# Neighborhoods & Housing Goals & Actions

## **GOAL 3: ENSURE THAT THE CITY'S HOUSING STOCK IS SAFE AND AVAILABLE FOR OCCUPANCY**

**Action: Consistent with the Housing Action Plan, the CBJ will adopt tools to identify and improve derelict housing stock and properties, i.e. Neighborhood Improvement Grants, Healthy Neighborhoods Grants, code compliance upgrade grants**

**Action: Identify mobile and manufactured home parks and/or subdivisions that may be appropriate for redevelopment ranging from renovated mobile homes to single, duplex, and multi-family housing**

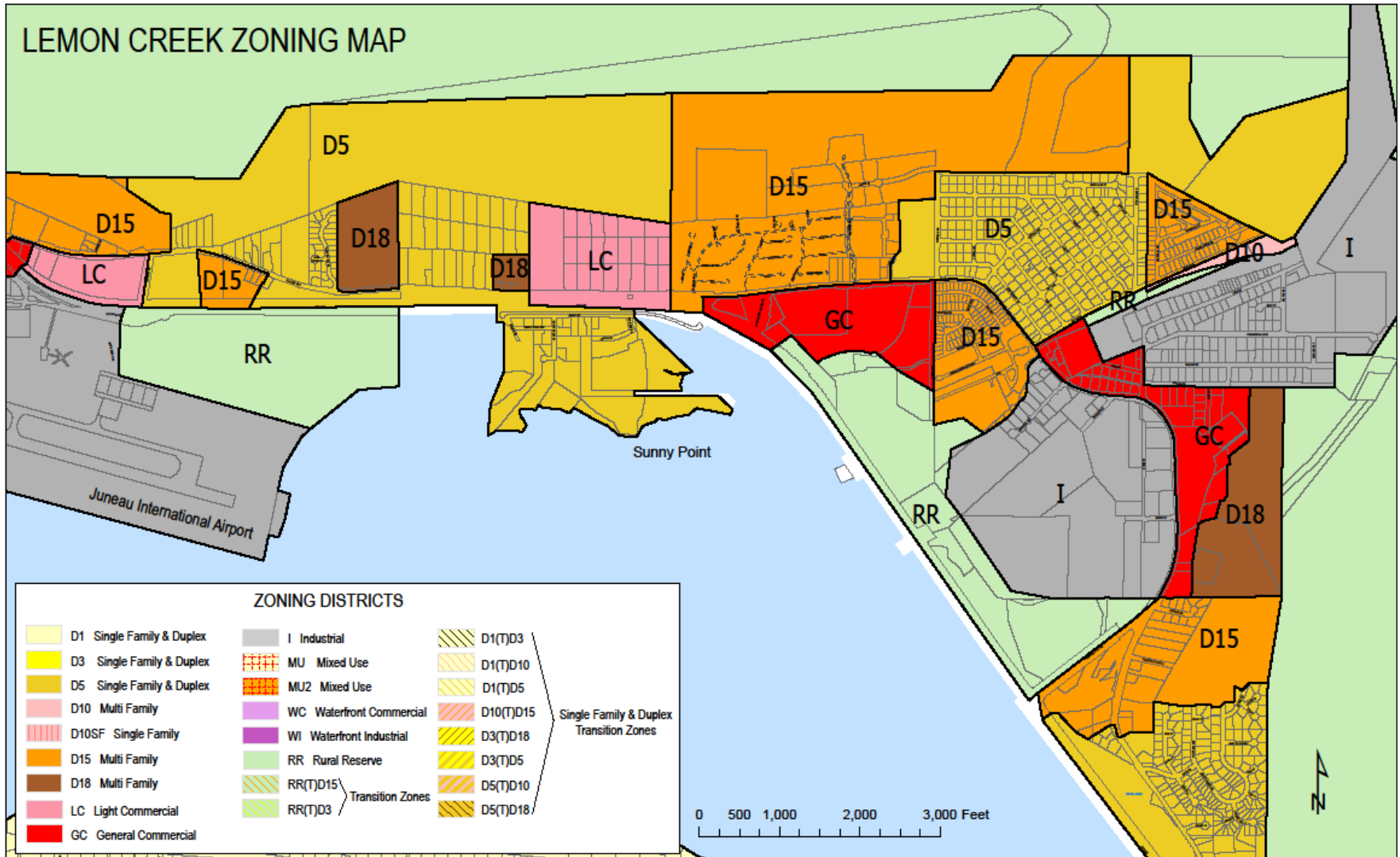
**Action: Explore and implement methods to expand housing options for “work force” housing**

**Action: Make available suitable CBJ-owned lands to transfer to for-profit and/or non-profit residential development that would result in a mix of housing options**

## Thursdays at 6pm:

<b>April 6, 2017</b>	<b>TBD</b>
<b>April 20, 2017</b>	<b>Natural Resources &amp; Recreation</b>
<b>April 27, 2017</b>	<b>Natural Resources &amp; Recreation</b>
<b>May TBD, 2017</b>	<b>Economic Development</b>

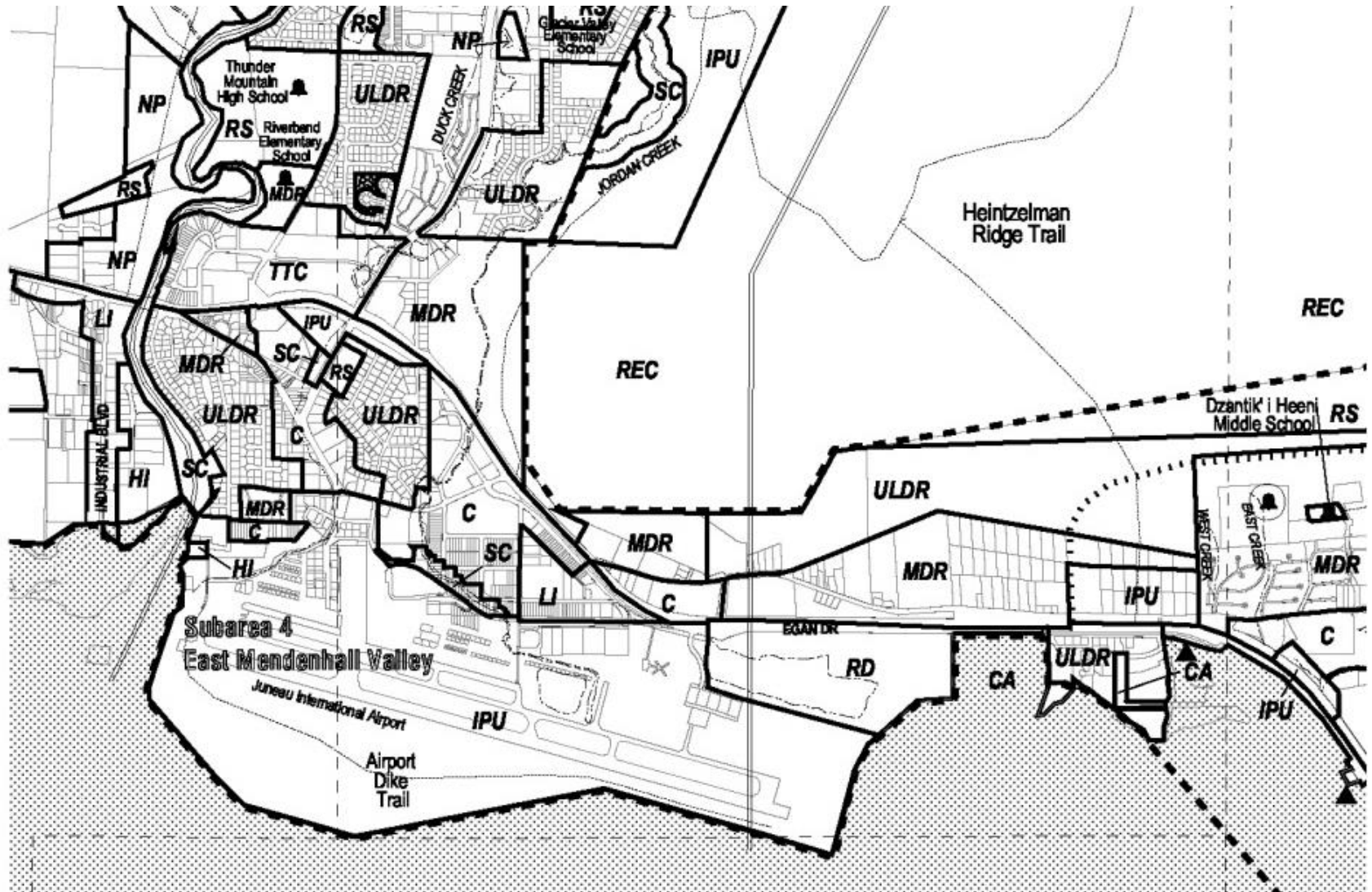
# Zoning Map



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

