

# LEMON CREEK AREA PLAN

**Steering Committee Meeting**

April 20, 2017

# Agenda

1. Roll Call (6:00pm)
2. Ground Rules
3. Approve Minutes March 16 and March 30
4. Discuss Motion on Speaking Limits (10 minutes)
5. Discuss Design Workshop Output – Prioritize Items (20 minutes)
6. Discuss and Approve the Neighborhoods & Housing Goal 2 Action 1 (15 minutes)
7. Discuss and Approve the Natural Resources & Recreation Chapter
  1. Discuss the chapter narrative (30 minutes)
  2. Discuss the goals and actions (30 minutes)
8. Public Participation (15 minutes)
9. 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?**

# Public Design Workshop Output

Item	Design Feature or Suggestion	Table 1	Table 2	Table 3	Table 4
1	Provide an improved park or recreational area at lower Lemon Creek, near Egan Drive. Most schemes integrated a park at an intersection with new bike route. Features include parking, some play features, possible ball field, also just nature trails	X	X	X	X
2	Preserve and emphasize the Switzer Creek wetland, stream corridor, and wildlife. Ideas included interpretive materials, raised trails, connections from Marriot Trail	X	X	X	X
3	Build a Lemon Creek Trail, one or both sides of Lemon Creek, extending from upper Davis Avenue to the open wetland area near Egan Drive. (Two studies recommended additional green-buffers, plantings)	X	X	X	X
4	Improve the Marriot Trail, including a strong link to Dzantik'i Heeni Middle School, and extending to upper Davis Street residential areas. Three schemes suggested improvement sufficient for a bike trail with paved surface, and possible lighting	X	X	X	X
5	Provide a new primary bike route as alternative to Glacier Highway. Route would extend from Glacier Highway at Vanderbilt Hill, across wetlands to the tree berm area, then extending parallel to Egan to reach Lemon Creek	X	X	X	X
6	Build a Lemon Creek pedestrian bridge between upper Davis Street and the Commercial district (two crossings were shown in two options)	X	X	X	X
7	Explore and implement bike route(s) from Lemon Creek to downtown Juneau and the Mendenhall Valley including, but not limited to, a bridge crossing over Lemon Creek (water body); extend to Glacier Highway along the Walmart property edge; and extend along Alaway Drive	X	X	X	X

# Public Design Workshop Output

8	Provide recreational trail extension from Lemon Creek under Egan Drive at the Lemon Creek Bridge, extending the trail to the existing Egan Game Refuge pull-out	X	X	X	
9	Provide an improved pedestrian trail from the Vanderbilt Hill area to the trail intersection at Home Depot, possibly making bike-capable	X	X	X	
10	Study and promote a new street connection between Commercial Way and Concrete Way, allowing a direct connection for gravel trucks to get to the asphalt plant without using Anka		X	X	X
11	Study and promote a new street connection between Concrete Way to Short Street, facilitating commercial traffic in the industrial area near the landfill	X			X
12	Emphasize Elementary School and/or residential growth in hillside area northwest of Dzantik'i Heeni School and Pinewood Park			X	X
14	Encourage reuse of the landfill as a park or recreational area upon closure	X		X	
15	Recommend closure of Correctional Center firing range. Suggestion for re-naming correctional center to something other than "Lemon Creek"			X	X
16	Study an upper Lemon Creek road crossing to Davis Street, primarily for emergency response use				X
17	Promote and study new mixed use development in old gravel areas upstream near Costco, emphasize extended pedestrian and bicycle routes		X		



# Neighborhoods & Housing

## Goal & 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. Lemon Creek housing targets will be developed with input from Lemon Creek residents and stakeholders. Lemon Creek Housing targets for various housing types will be equitable to other CBJ neighborhoods. Prior to planning development of CBJ owned lands for housing in Lemon Creek, CBJ will seek input from Lemon Creek residents and stakeholders**

**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: Consider rezoning Area 3 of the CBJ Switzer Lands Residential Development Study, to D10SF**

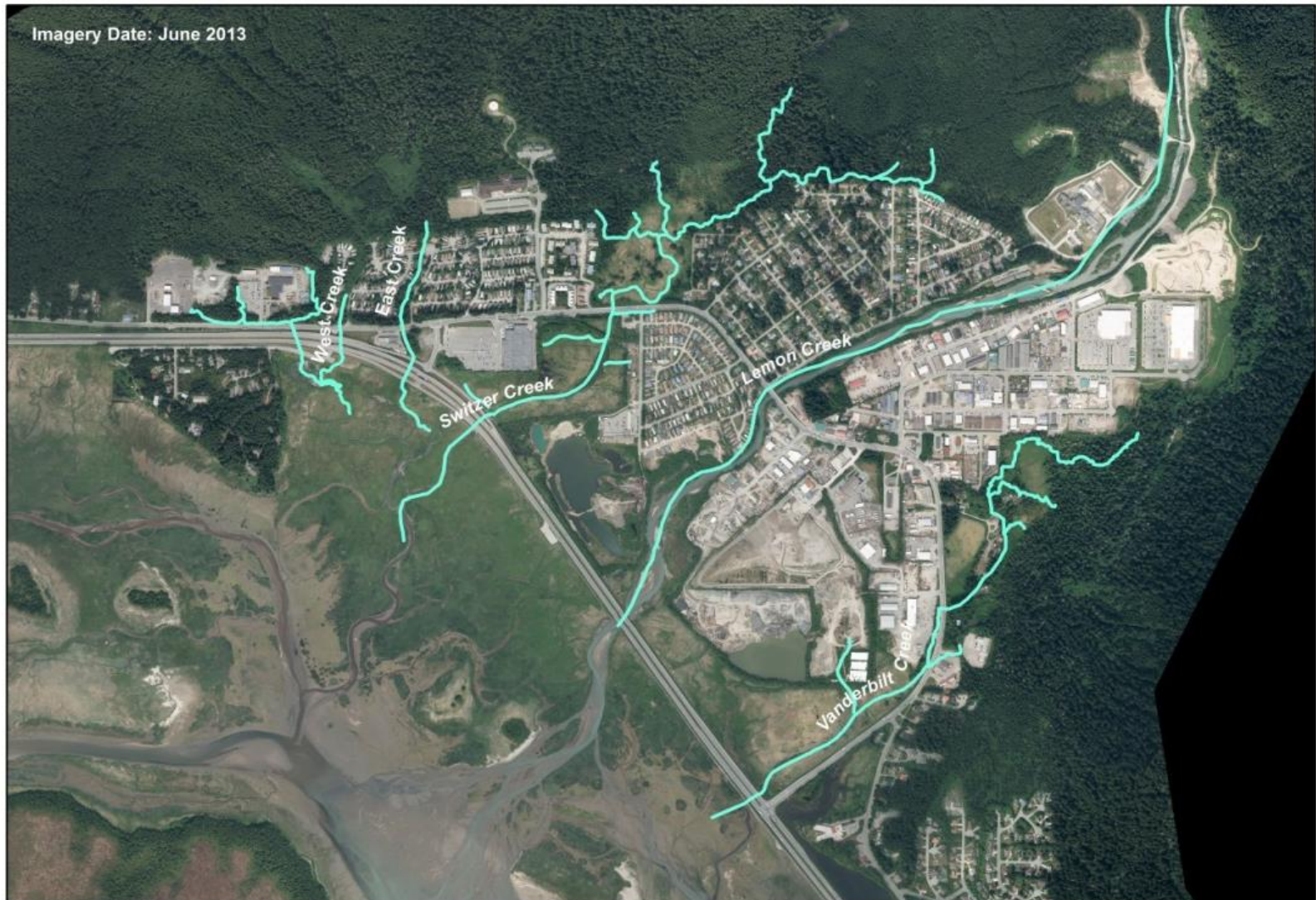
**Action: Consider rezoning Churchill Mobile Park to D10SF**

**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**



# Natural Resources & Recreation



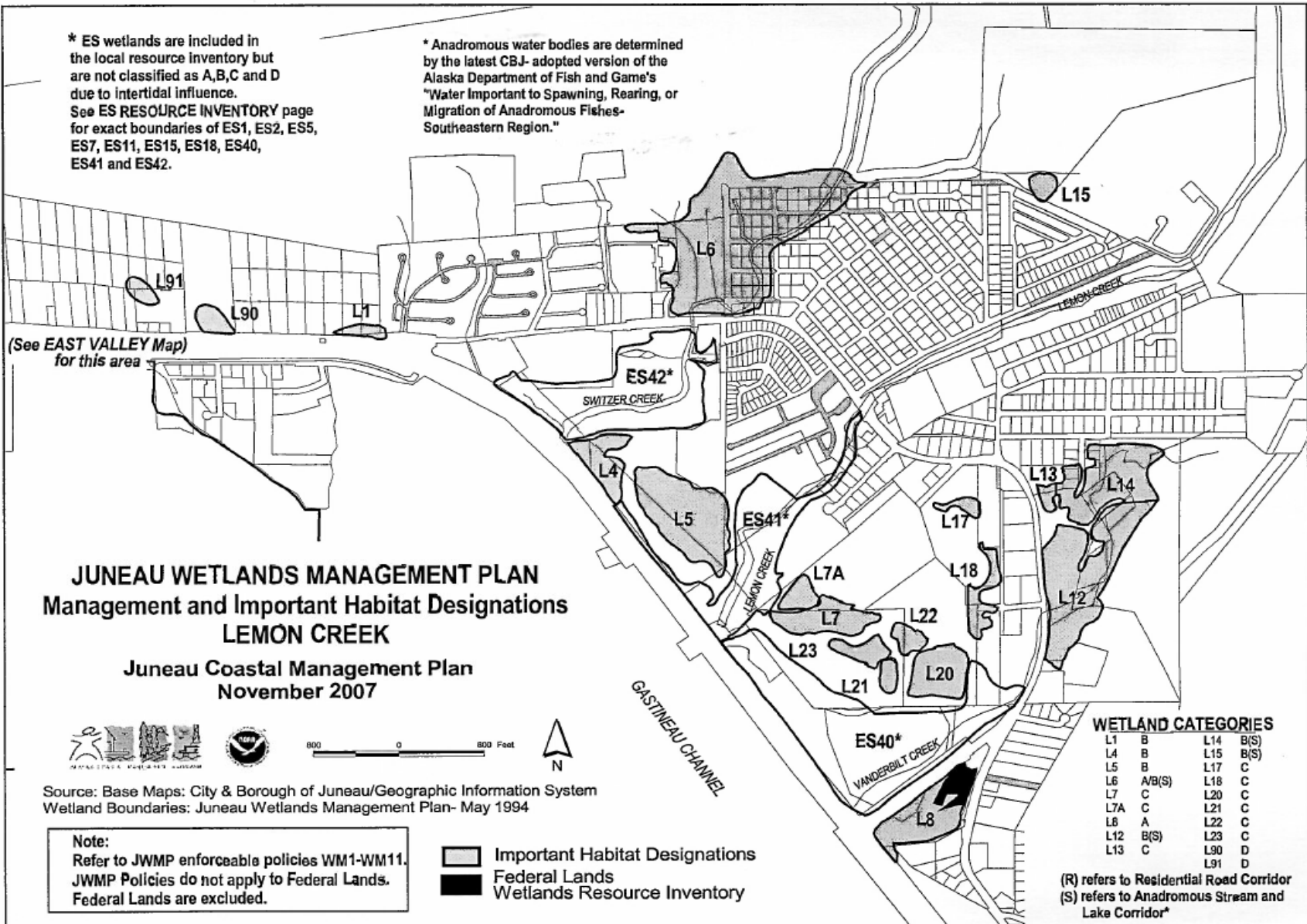
0 0.25 0.5 Miles

**Lemon Creek Vicinity Anadromous Streams**

# Natural Resources & Recreation

\* ES wetlands are included in the local resource inventory but are not classified as A,B,C and D due to intertidal influence.  
See ES RESOURCE INVENTORY page for exact boundaries of ES1, ES2, ES5, ES7, ES11, ES15, ES18, ES40, ES41 and ES42.

\* Anadromous water bodies are determined by the latest CBJ-adopted version of the Alaska Department of Fish and Game's "Water Important to Spawning, Rearing, or Migration of Anadromous Fishes- Southeastern Region."



## JUNEAU WETLANDS MANAGEMENT PLAN Management and Important Habitat Designations LEMON CREEK

Juneau Coastal Management Plan  
November 2007



0 600 Feet



Source: Base Maps: City & Borough of Juneau/Geographic Information System  
Wetland Boundaries: Juneau Wetlands Management Plan- May 1994

**Note:**  
Refer to JWMP enforceable policies WM1-WM11.  
JWMP Policies do not apply to Federal Lands.  
Federal Lands are excluded.

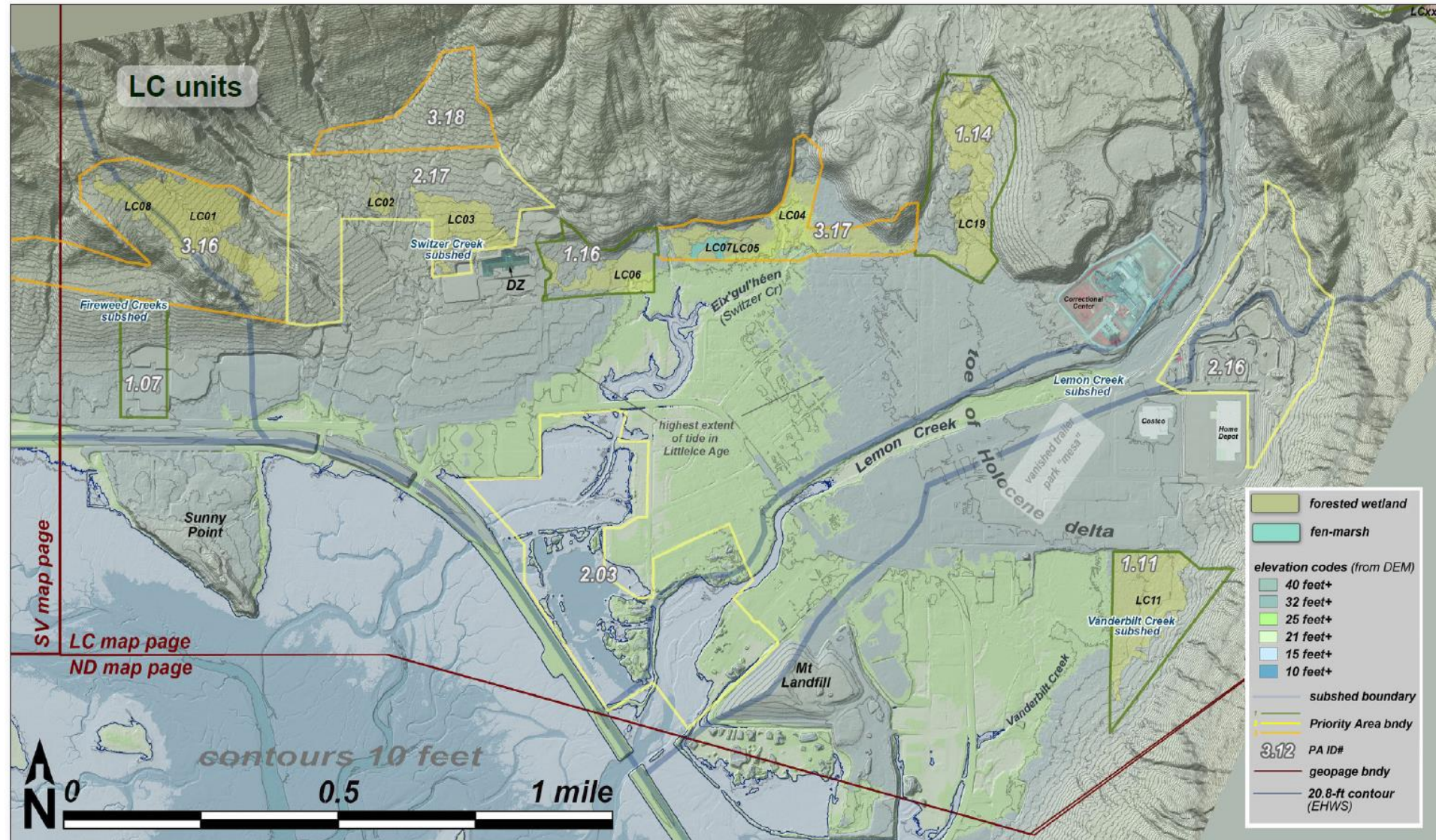
- Important Habitat Designations
- Federal Lands
- Wetlands Resource Inventory

### WETLAND CATEGORIES

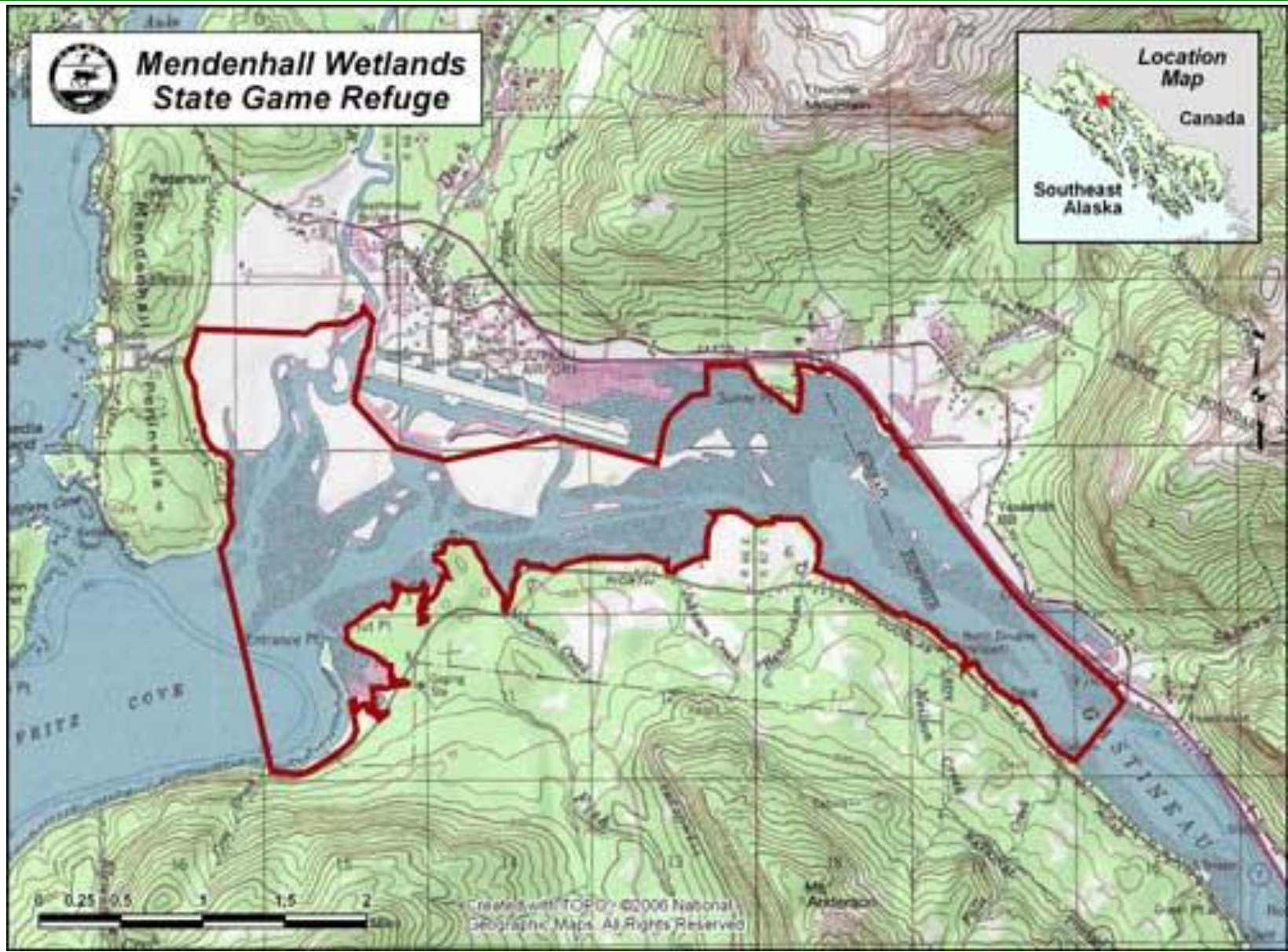
L1	B	L14	B(S)
L4	B	L15	B(S)
L5	B	L17	C
L6	A/B(S)	L18	C
L7	C	L20	C
L7A	C	L21	C
L8	A	L22	C
L12	B(S)	L23	C
L13	C	L90	D
		L91	D

(R) refers to Residential Road Corridor  
(S) refers to Anadromous Stream and Lake Corridor\*

# Natural Resources & Recreation



# Natural Resources & Recreation



# Natural Resources & Recreation

## Goal & Actions

### **GOAL 1: PROTECT AND MAINTAIN LEMON CREEK'S NATURAL RESOURCES**

**Action: Preserve, protect and enhance the Switzer Creek watershed; specifically ensure that Switzer Creek stream buffers remain undisturbed**

**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: Ensure full enforcement of the stream buffer ordinance**

**Action: Ensure adequate stormwater management to reduce pollutants in area streams and wetlands**

**Action: Review 2016 wetland assessments to identify wetlands that should be preserved based on their ecosystem functions**

# Natural Resources & Recreation

## Goal & Actions

### **GOAL 2: PROMOTE RESPONSIBLE USE OF LEMON CREEK'S GRAVEL RESOURCES**

**Action: Ensure that resource extraction does not cause harm to Lemon Creek (water body)**

**Action: Ensure that resource extraction addresses neighborhood harmony concerns**

**Action: Ensure that resource extraction does not cause water pollution or erosion**

**Action: Enforce conditions to limit negative impacts of activity on the surrounding areas, such dust control, street sweeping**

# Natural Resources & Recreation

## Goal & Actions

### **GOAL 3: ENSURE THAT LEMON CREEK HAS QUALITY PARKS AND RECREATIONAL FACILITIES FOR ALL USERS**

**Action: Identify and construct additional parkland in Lemon Creek**

**Action: Improve Davis Meadows and Marriott Loop trails by hardening the trail surfaces or replacing boardwalks in damp areas**

**Action: Repair the viewing platform and trail at Kingfisher Park**

**Action: Promote access to adequate park and trail facilities when reviewing new development**

## Thursdays at 6pm:

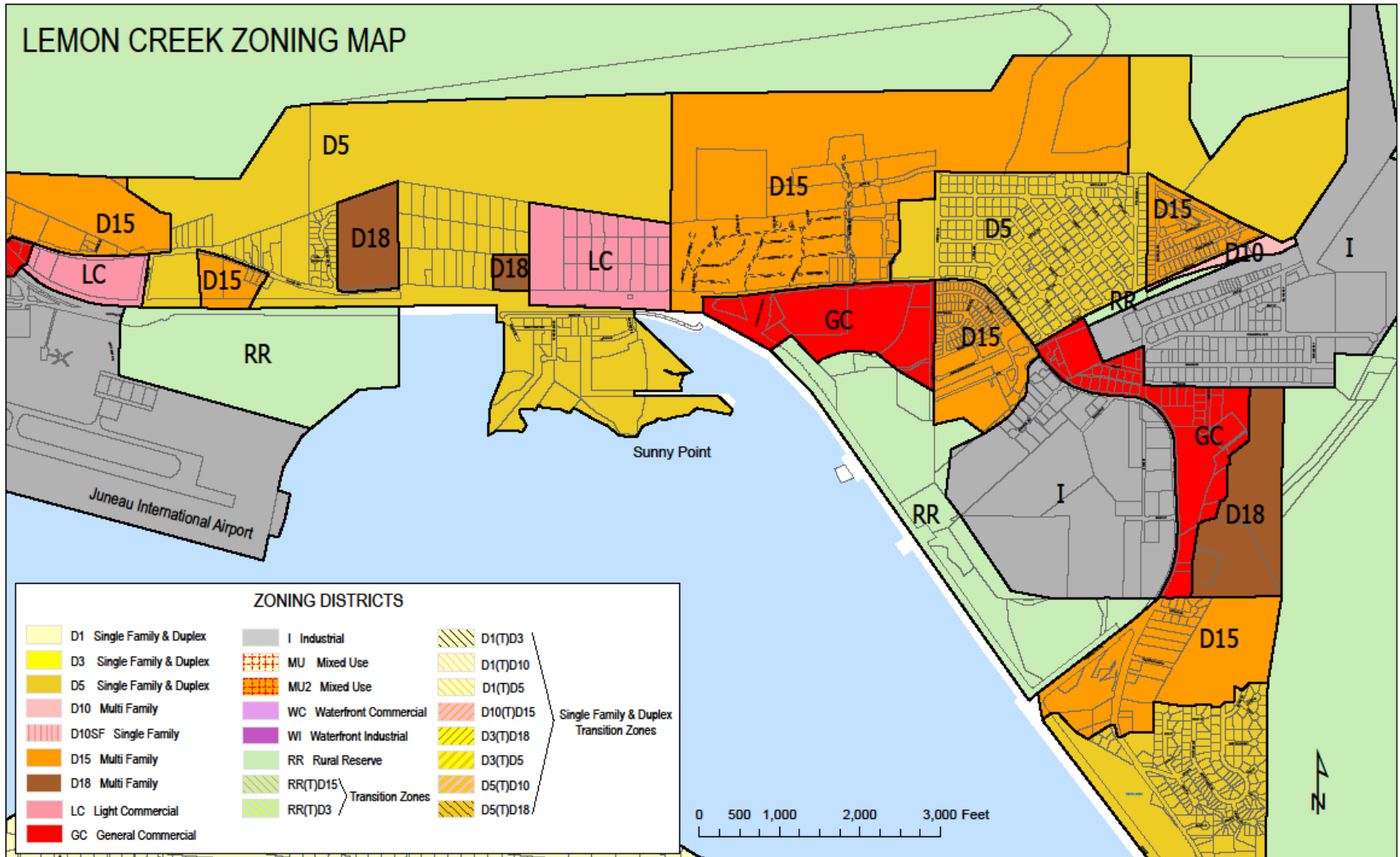
**April 27, 2017      Natural Resources & Recreation**

**May 11, 2017      Economic Development**

**May 18, 2017      Economic Development**



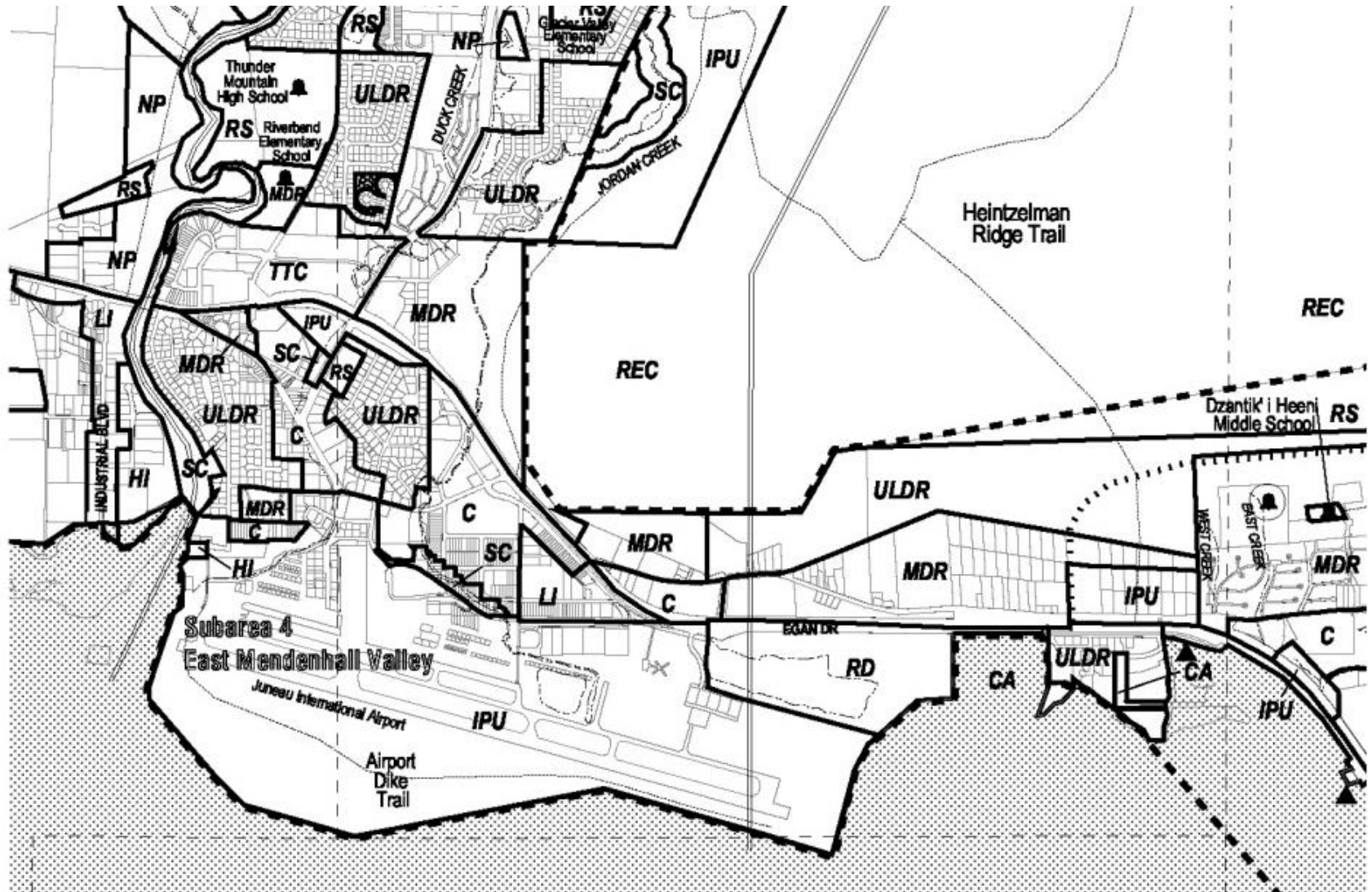
# Zoning Map



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

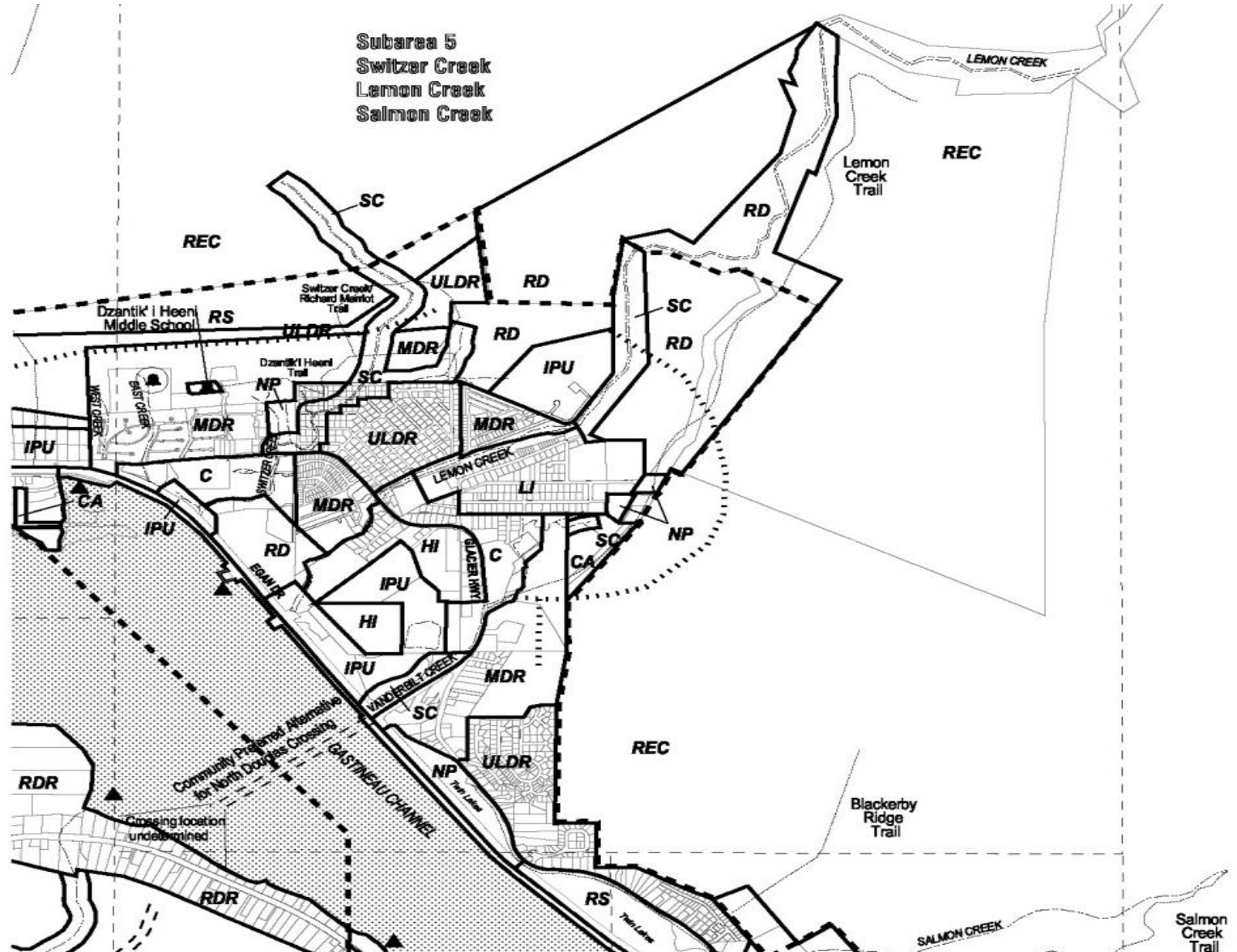
# Comp Plan & Land Use

Map G

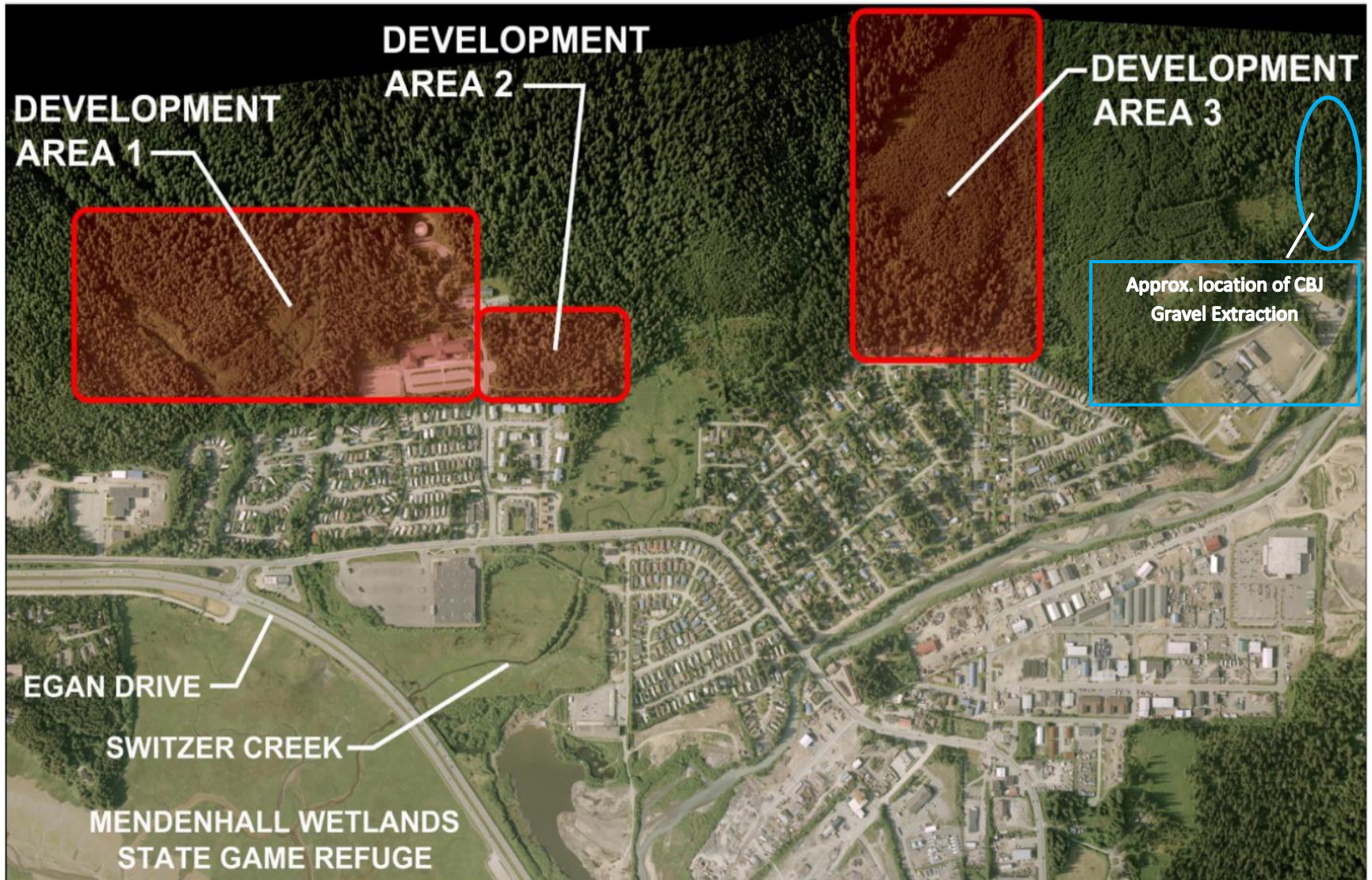


# Comp Plan & Land Use

Map H



# CBJ Switzer Lands Residential Study



**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.