

LEMON CREEK AREA PLAN

Steering Committee Meeting

May 22, 2017

- Roll Call (6:00pm)
- Approval of Minutes May 8, 2017 (3 minutes)
- Public Participation (15 minutes)
- Approve Economic Development Chapter, Goals, Actions (60 minutes)
- Review Order of Upcoming Meeting Dates (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?**

Economic Development Goal & Actions

Goal 1: PROMOTE LEMON CREEK AS A GREAT PLACE TO DO BUSINESS

Action: Support the formation of a Lemon Creek Business Association (LCBA).

Action: Appoint a representative of the LCBA to the Juneau Chamber of Commerce and the Juneau Economic Development Council.

Action: Promote Glacier Highway as a commercial corridor which offers high visibility and a central location that can attract customers and low transportation costs for businesses.

Action: Support industry by reducing the use of short-term permits, such as temporary conditional use permits.

Action: Promote additional barge services for importing / exporting needs

Economic Development Goal & Actions

Goal 2: CREATE THRIVING COMMERCIAL AND INDUSTRIAL AREAS THAT SUPPORT INDUSTRY AND NEIGHBORHOOD BUSINESSES

Action: Advocate that commercially zoned lands remain available for future commercial development.

Action: Advocate that industrially zoned lands remain available for future industrial development.

Action: Review and update the CBJ Title 49 zoning code's Table of Permissible Uses, specifically uses allowed in industrial zones, general commercial zones, and light commercial zones.

Action: Review and update the CBJ Title 49 parking requirements, including requiring parking maximums vs. minimums.

Action: Investigate the feasibility of a new study of the flood hazard area along Lemon Creek and identify gravel extraction work as a measure to control flood waters.

**Action: Site an appropriate location for an earthen disposal facility.
(Suggestion: move to Land Use Chapter instead?)**

Economic Development Goal & Actions

Goal 2: CREATE THRIVING COMMERCIAL AND INDUSTRIAL AREAS THAT SUPPORT INDUSTRY AND NEIGHBORHOOD BUSINESSES

Action: Continue to work towards disposal of the 20+ acres on Anka Street (adjacent to Home Depot) for industrial uses only (refer to the Lands Management Plan).

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

Action: Advocate for intersection improvements at Anka Street.

Action: Require sustainable development practices i.e. best stormwater management practices, buffers, transition zones.

Action: Advocate for infrastructure improvements in the commercial and industrial areas, such as sidewalks, bike paths.

Action: Advocate for economic development incentives, such as tax incentives for developing vacant or underdeveloped land.

GOAL 3: PROVIDE SERVICES AND AMENITIES FOR LEMON CREEK'S WORKFORCE

Action: Improve bike/pedestrian infrastructure in Lemon Creek as a way to improve access to jobs.

Action: Improve Capital Transit bus schedules and routes through Lemon Flats and anchor businesses that support shift work schedules.

Action: Encourage daycare facility(s) in the Lemon Flats area for convenient access for area employees.

Action: Actively recruit new and existing restaurants and food trucks to open locations in Lemon Creek.

Action: Provide passive and active recreational opportunities for the area's workforce.

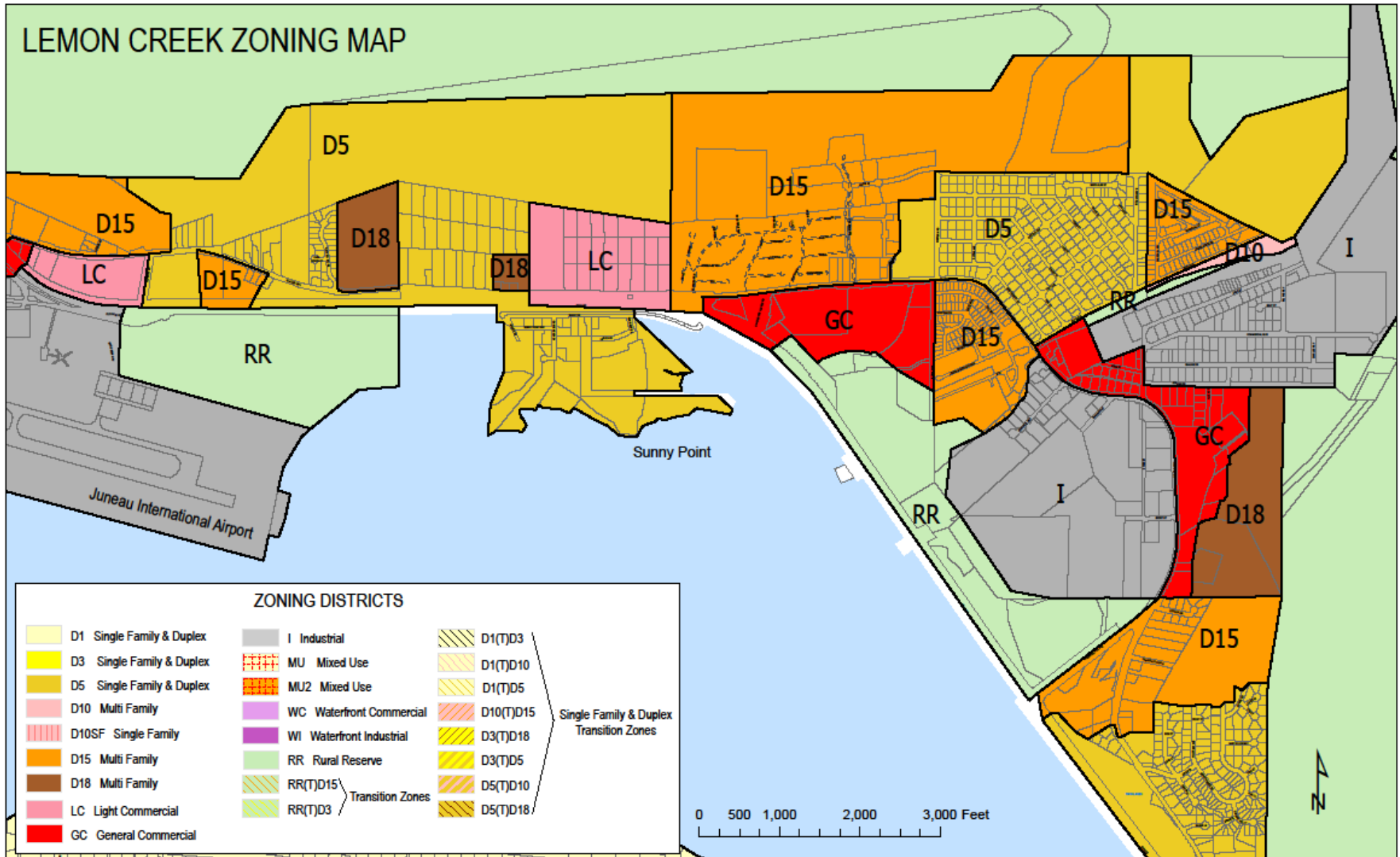
Mondays at 6pm:

June 19, 2017 Draft Lemon Creek Area Plan

Draft Boundaries



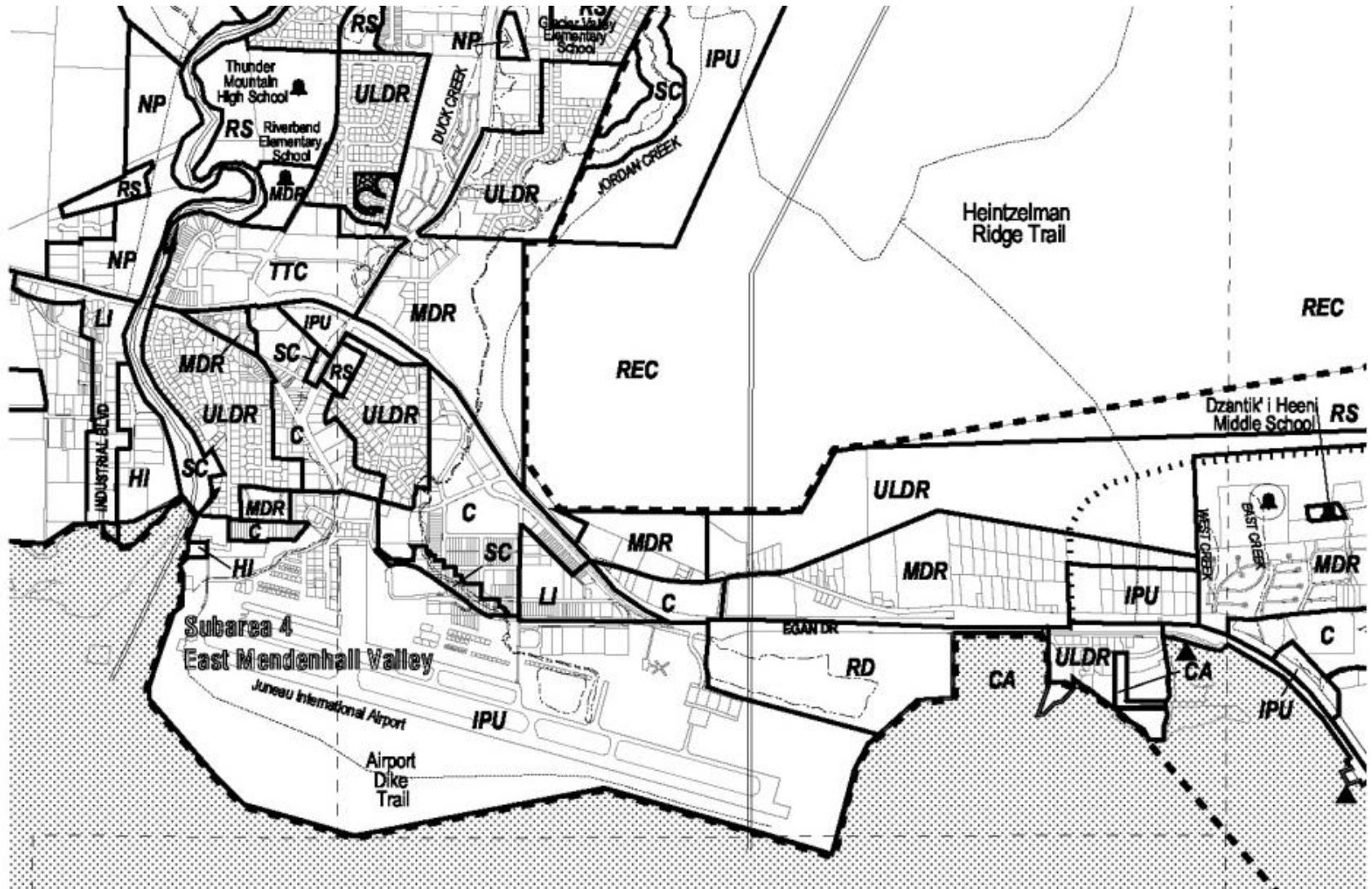
Zoning Map



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

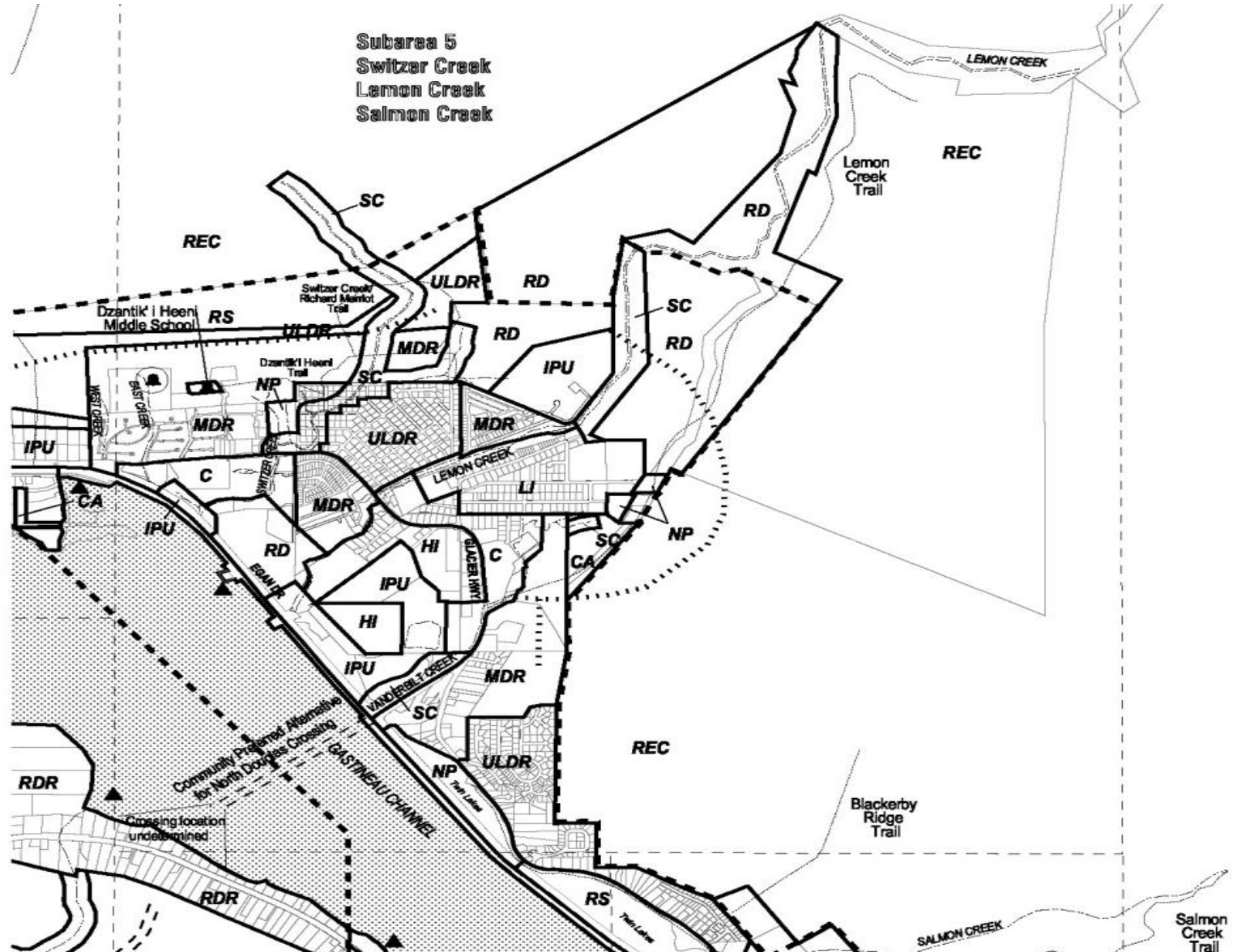
Comp Plan & Land Use

Map G

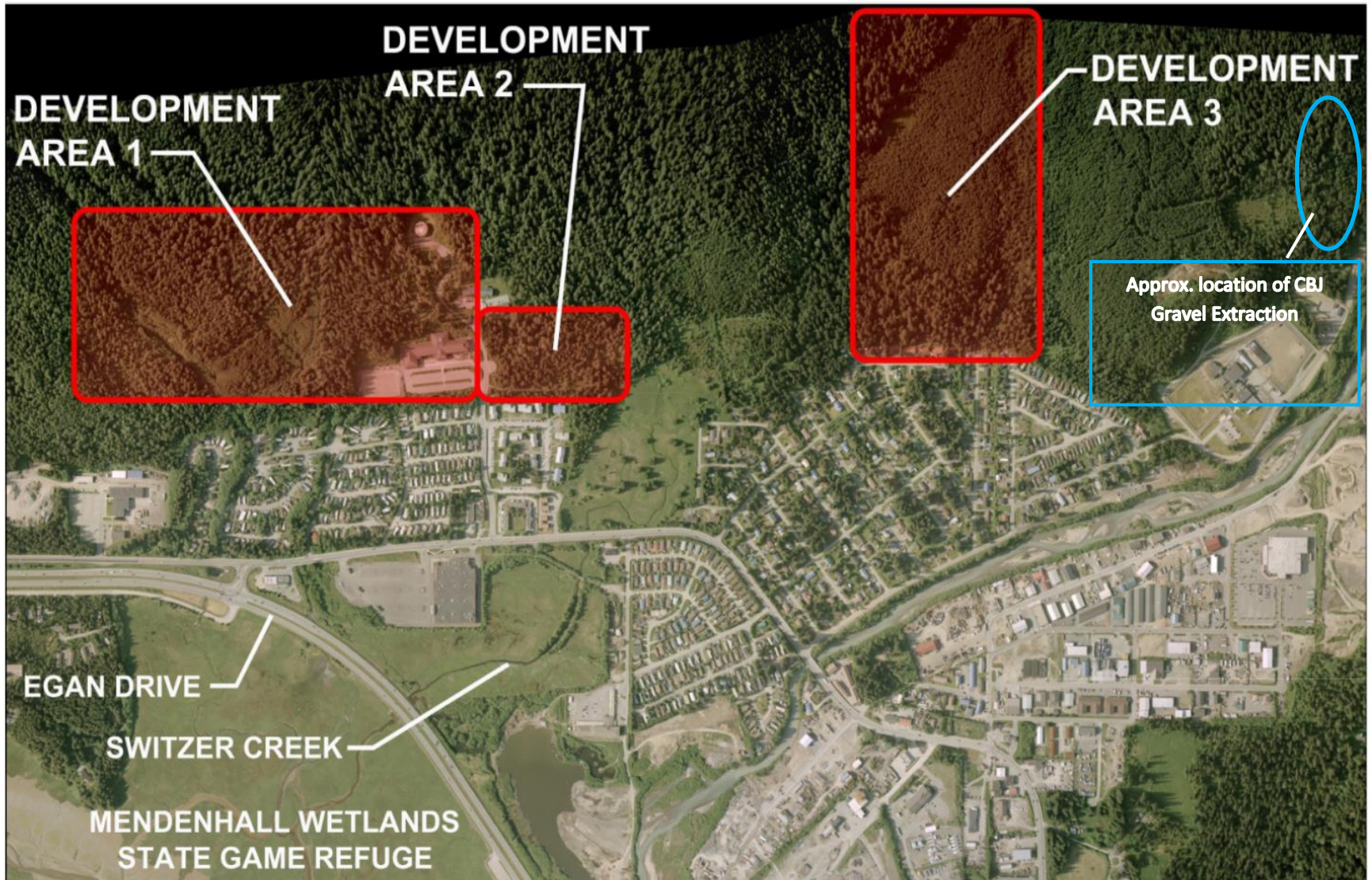


Comp Plan & Land Use

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.