

# LEMON CREEK AREA PLAN

**Steering Committee Meeting**  
September 20, 2016

- I. Introductions**
- II. Duties of the Steering Committee**
- III. Public Engagement Recap**
- IV. Next Steps**
  - I. Steering Committee Meetings – Set Dates**
  - II. Set the Chapter Order for Review**
  - III. Boundaries**
  - IV. Draft a Vision**
- V. Public Participation**
- VI. Adjournment**

# Steering Committee

Stephen Johnson, Chair

Michael Lukshin, Vice-Chair

Paul Voelckers, Planning Commission Liaison

Tom Chard

Daniel Collison

Wayne Coogan

Sandra Coon

Sam Dapcevich

Susan Erben

Dave Hanna

Mark Pusich

Patrick Quigley

Michael Short

# STRENGTHS

- The number of jobs in the area
- Many people come into Lemon Creek for work
- Costco is a shopping hub that brings people into Lemon Creek from all over CBJ
- Central location
- A few vacant lots remaining in the industrial district
- The land from behind JPD to Wal-Mart is a good location for a park/ball fields, or for tidal mitigation.
- Switzer Creek is well-preserved because the buffer is maintained; has a good head water
- The bio-swell at Radcliffe works really well; could be easily replicated in other parts of Lemon Creek
- Anadromous fish still in Vanderbilt Creek
- Trailheads; King Fisher Park
- The existing wetlands in Lemon Creek are high value and worth protecting
- Central location for the industrial uses, AEL&P, CBJ facilities like recycling center
- Adequate bike lanes

# PUBLIC ENGAGEMENT

- Convenient access for customers and employees; short commute from the Valley; can avoid Downtown traffic
- Lots of flat, industrial land
- Vacant land available for housing development
- Lemon Creek is a shopping hub for Juneau
- Central location
- Affordable housing
- Good mix of owners and renters
- Breeze-In – best lunch in town
- The area is busy with day-time activities
- Many recreational opportunities and trails
- DZ Middle School
- Central location for the industrial uses, AEL&P, CBJ facilities like recycling center
- Adequate bike lanes
- Convenient access for customers and employees; short commute from the Valley; can avoid Downtown traffic
- Lots of flat, industrial land

# WEAKNESSES

- Lack of sidewalks along Shaune Drive; heavy pedestrian activity and a lack of sidewalks is dangerous
- A general lack of pedestrian amenities in the industrial area
- Inadequate bus services to employment locations; the timing of the bus routes makes getting to work on time difficult
- Wal-Mart vacancy
- Difficult to make a left turn onto Anka St. from Shaune Drive
- Dirt and dust from the Lemon Creek mining activity
- Housing in the industrial area restricts industrial uses
- There are few parks in the area; Lemon Creek is underserved
- Many children do not have daily access to a vehicle that could take them to recreational opportunities outside of Lemon Creek.
- More weakness than strengths from a Park and Rec. point of view
- Land fill pollutants
- Traffic (the DOT light at Davis will help)
- Biking between W. Auto and Breeze-Inn is difficult; heavy traffic, gravel and dust
- Dust on the roads
- Not bike-friendly along Glacier Highway
- Zoning is a challenge; increased residential use in a historically industrial area

# PUBLIC ENGAGEMENT

- Making left turns onto Glacier Highway can be difficult, especially at W. Auto and Breeze-Inn
- The location of the sewer utilities in the right-of-way
- Landfill – odor and noise
- Heavy traffic and trucking; Conflict between pedestrians/kids and trucks; truck drivers are not abiding by the traffic laws
- Speed limit along Glacier Highway is too high; people drive faster than the posted speed limit
- Lack of JPD traffic enforcement
- Anka St. has heavy pedestrian traffic but is lacking sidewalks on both sides and has no crosswalks
- Increased traffic along Renninger – DZ Middle School and Jackie St.
- Lack of mixed-use development in the Renninger area; could use small retail and restaurant
- Lack of a community meeting spaces
- It is hard for businesses to attract a good workforce
- Vacant Wal-Mart site; CBJ could work with the property owner to redevelop the site
- Traffic (the DOT light at Davis will help)
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# OPPORTUNITIES

- Examine the bus routes to better serve the retail establishments; for employees and customers
- Wal-Mart site: move City offices; the site could provide amenities for the Lemon Creek workforce, i.e. restaurants, complimentary services for other LC businesses
- Development potential for ATV recreation by Home Depot
- Good location for businesses who want to be located along the creek
- Everything needed for construction is within 5 minutes of Lemon Creek
- Coordinate shipping costs with local shipping companies
- Increase housing density; easy access to job opportunities
- Expand industrial lands and protect what is already there
- Better storm water management along Vanderbilt Creek; restoration opportunity
- Creating green infrastructure around W. Auto, i.e. rain gardens
- Development opportunities south of JPD station and up near Home Depot
- Good development potential along the uphill side of Glacier Highway
- SEAL Trust accretion purchases along Sunny Point and Bicknell property
- Trading CBJ forested lands for wetlands near Egan Drive
- New housing developments could be required to provide parks
- Good locations for new foot trails and bike paths
- Wal-Mart is a good location for re-development with open space
- Hauling materials (gravel) via train instead of trucking it
- Air quality testing
- Extending Short St. to recycle center to provide a 2<sup>nd</sup> access

# PUBLIC ENGAGEMENT

- Round-a-bout at Concrete Way and Glacier Highway
- Creating a bike path that would allow cyclists to avoid most of Glacier Highway; down Anka, cross over Lemon Creek and cut through the neighborhood before connecting back to Glacier Highway somewhere past Switzer Creek
- Constructing a full intersection at Concrete Way and Glacier Highway
- A 2<sup>nd</sup> access to Home Depot/Costco area; this could help keep some of the heavy truck traffic off Glacier Highway
- A bypass for industrial uses
- Good location for businesses
- Recreational opportunities behind Home Depot and Costco
- Program to encourage home owners to increase the curb-appeal of their homes; a mini-grant
- Developing a Lemon Creek Business Association
- Increasing night-time activities
- Partnering with DZ Middle School on the Lemon Creek planning process
- Rebranding Lemon Creek
- Rename the “Lemon Creek” Correctional Center
- Improve bus shelters and bus stops; “Adopt a Bus Stop”
- Potential for mixed use development at the Wal-Mart site
- Hauling materials (gravel) via train instead of trucking it
- Air quality testing
- Extending Short St. to recycle center to provide a 2<sup>nd</sup> access
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- Creating a bike path that would allow cyclists to avoid most of Glacier Highway; down Anka, cross over Lemon Creek and cut through the neighborhood before connecting back to Glacier Highway somewhere past Switzer Creek
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- A bypass for industrial uses

# CHALLENGES

- The landfill impedes economic development; not the best use of waterfront property
- Dependence on oil/State funding on local infrastructure projects
- Access is a challenge for small businesses; poor road maintenance, vehicles parking too close to the street makes it hard to see on-coming traffic
- A lack of export businesses who are bringing money into Juneau
- Lack of port access
- Shipping costs
- Not having a community elementary school
- Impaired waterbodies – Lemon Creek, Vanderbilt Creek
- Addressing storm water impacts along Vanderbilt Creek
- Development along estuaries
- Snow disposal off of Short St. being dumped into wetlands
- Many acres of wetlands have been lost; those remaining are high value
- High value wetlands are zoned for commercial and high density residential
- Lack of public transit

# PUBLIC ENGAGEMENT

- Separation of uses: industrial/commercial vs. residential; bike/pedestrian vs. auto/truck traffic
- Lack of land
- Safe routes for pedestrians and cyclists
- Lemon Creek gets the worst weather in Juneau
- Keeping a tenant in the Wal-Mart building
- Parking requirements for businesses
- Heavy traffic
- Commercial/Industrial uses are restricting recreational uses
- The location and operation of the landfill; needs an incinerator
- The use of seal bombs to scare away the birds from the landfill
- Trash and a lack of code enforcement; area around Church Hill Mobile Home Park
- Redeveloping the Wal-Mart site
- Lack of a business and neighborhood association
- Improving the landfill
- Separation of uses: industrial/commercial vs. residential; bike/pedestrian vs. auto/truck traffic
- Lack of land
- Safe routes for pedestrians and cyclists

- Improve Public Transportation
- Construct New Elementary School
- Build a New Park/Playground
- Relocate the Landfill or Use Less Frequently
- Increase Economic Development
- Redevelop the Wal-Mart Site
- Rename the Lemon Creek Correctional Facility
- Rebrand or Improve the Perception of Lemon Creek



## PATTERNS OF DEVELOPMENT:

- Louis Lund owned a ranch near present day Lund St. where he kept his horses. Lund started the first transport company in Alaska.
- Charles Switzer owned a large dairy farm that was located between Switzer Creek and Fred Meyer.
- Switzer Creek was originally located west of its current location. The creek was re-routed as part of a DOT Glacier Highway project.
- The first home was built on Sunny Point in 1929.
- The Hildre Family owned the first business in Lemon Creek.
- Grant's Plaza was once a large nagoonberry patch.
- From the late 1960s up until the late 1970s a mobile home park was located at the end of Shaune Drive and Jenkins Drive.
- The LDS Church was built in 1971. The original church was destroyed by fire on Christmas Eve 1974 and was re-built the next year.
- The Lemon Creek Correctional Facility has been in its current location since approximately 1975.
- The industrial uses and storage uses picked-up in the 1980s.
- Costco and Home Depot developed in the 1990s.
- Most of the development west of Glacier Highway is fairly new.

# Steering Committee Dates

## **DATES:**

October 13

November 3

December 1

December 15

January 12

January 26

February 9

March 9

March 30

**CHAPTERS/SECTIONS:**

LAND USE

HOUSING

TRANSPORTATION

ECONOMIC DEVELOPMENT

HISTORICAL & CULTURAL RESOURCES

NATURAL & RECREATIONAL RESOURCES

**OTHER:**

INTRODUCTION

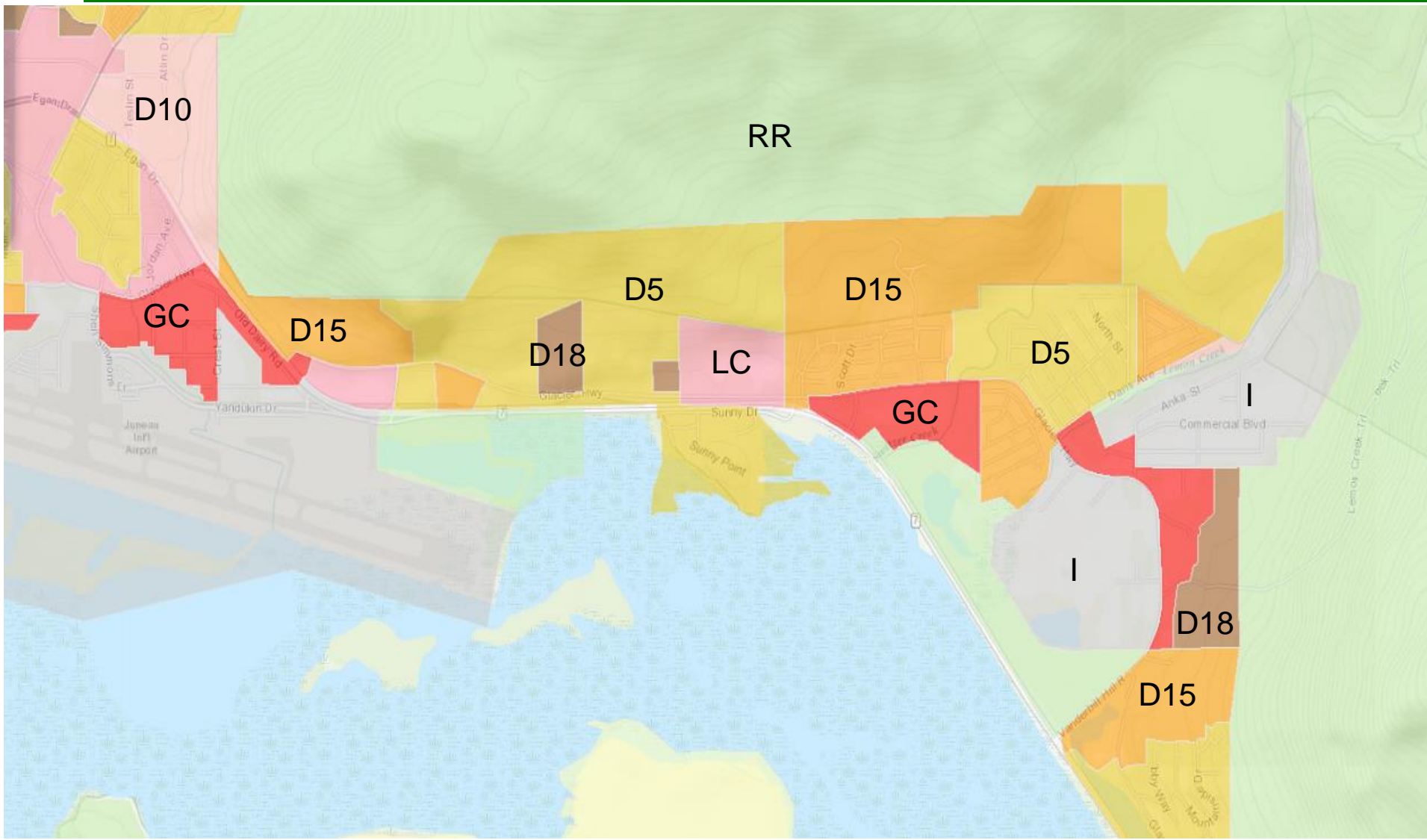
VISION

WORK PLAN

# Draft Boundaries?



# Area Zoning





## **The Lemon Creek Area Plan strives to:**

Create a strong sense of place and local identity – a “mid-town” with safe neighborhoods and quality housing and educational opportunities – a place to live and learn.

Enhance Lemon Creek’s competitiveness as a commercial and industrial service center, with a balanced retail sector, and a broad mix of attractions and employment – a place to work and entertain.

Sustain and protect Lemon Creek’s natural and cultural resources – a place to protect and celebrate.

Expand and make accessible Lemon Creek’s recreational areas, and increase pedestrian and bicycle-friendly amenities – a place to play and connect.