

LEMON CREEK AREA PLAN

Steering Committee Meeting

December 1, 2016

- **Roll Call (6:00pm)**
- **Ground Rules (2 minutes)**
- **Approval of Minutes (5 minutes)**
- **Confirm the Area Plan Boundaries (10 minutes)**
- **Discuss & Reach Consensus on Draft Vision (15 minutes)**
- **Reach consensus on the History & Community Character Chapter DRAFT**
 - **Discuss the chapter (15 minutes)**
 - **Discuss goals and actions (20 minutes)**
- **Land Use Chapter DRAFT**
 - **Discuss the chapter (30 minutes)**
 - **Discuss the goals and actions (25 minutes)**
- **Public Participation (15 minutes)**
- **Review Order of Upcoming Chapters, Workshops & Dates (2 minutes)**
- **Adjournment (8:30pm)**

STEERING COMMITTEE MEMBERS:

Stephen Johnson, Chair

Michael Lukshin, Vice-Chair

Paul Voelckers, Planning Commission Liaison

Wayne Coogan

Susan Erben

Mark Pusich

Tom Chard

Dave Hanna

Patrick Quigley

Sandra Coon

Daniel Collison

Michael Short

Sam Dapcevich

- ✓ **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?**

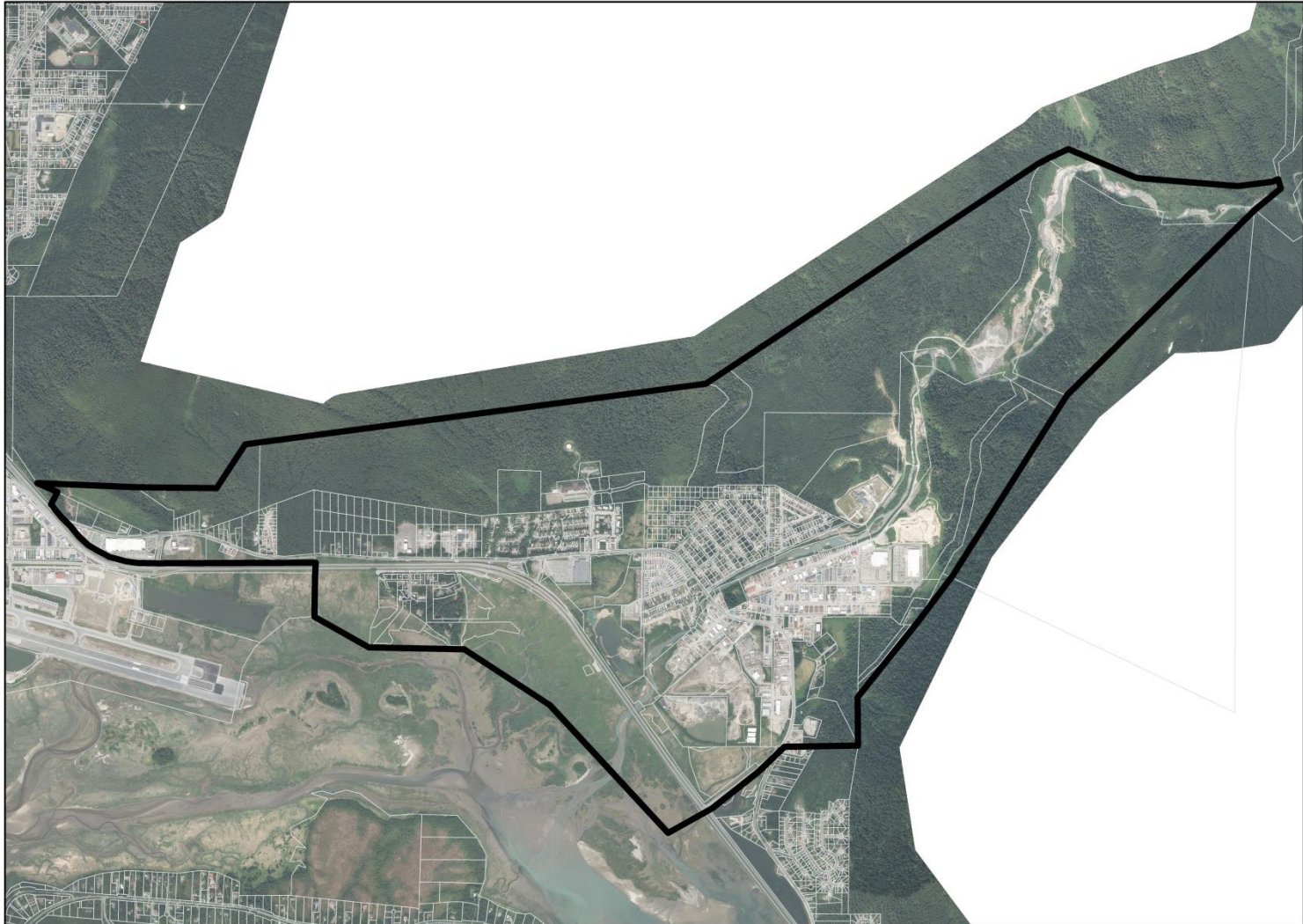
Consensus means everyone agrees, right?

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...

Draft Boundaries

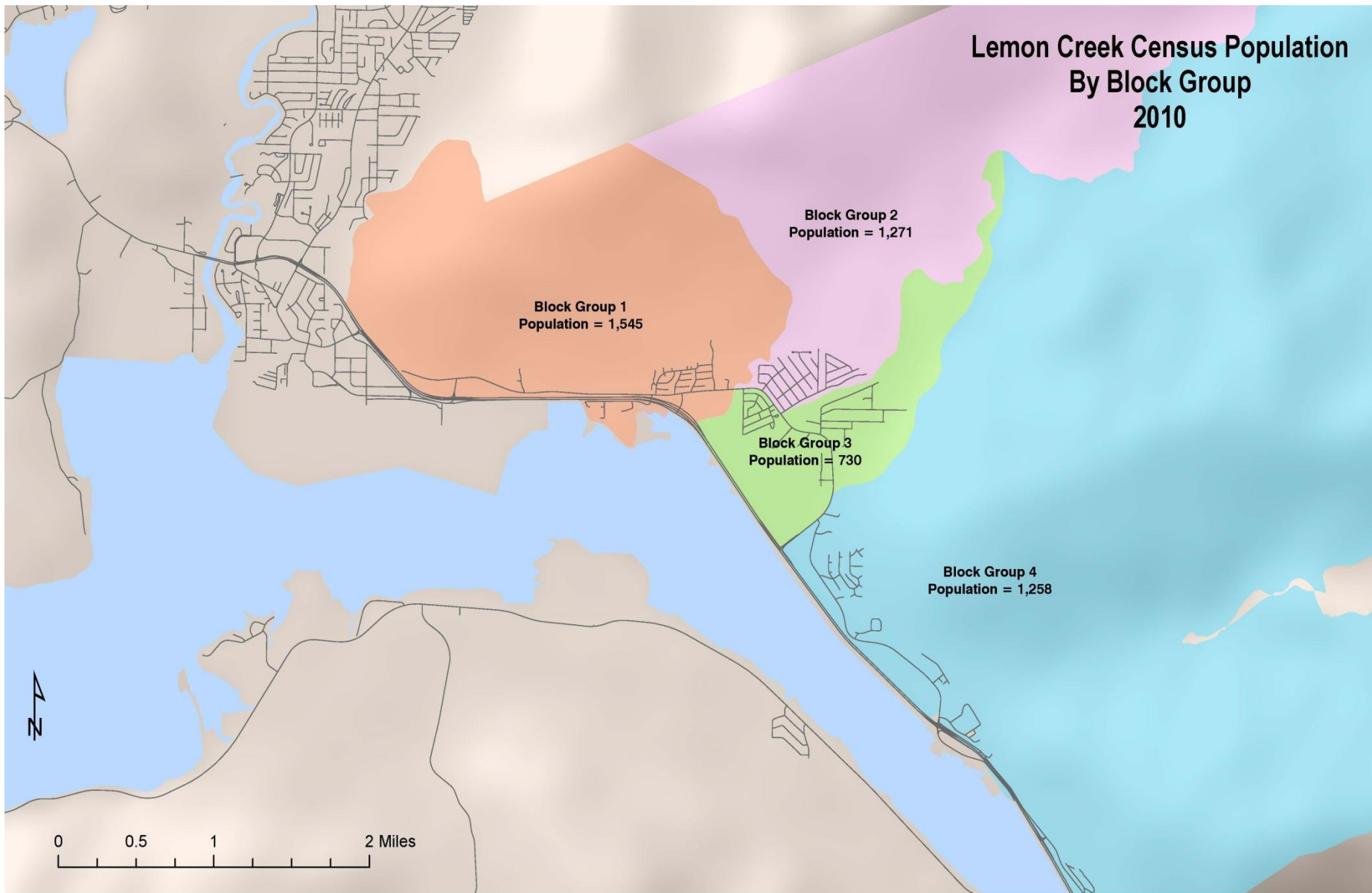


PROPOSED LEMON CREEK PLAN BOUNDARY

0 0.5 1 Miles



Census Tract Draft Boundaries



Vision Statement

Lemon Creek is Juneau’s “*mid-town*”—a safe, welcoming, walkable, and bike-friendly community that serves as the retail hub for the borough. Lemon Creek is a community that fosters complementary development with quality housing, safe neighborhoods, and a broad range of commercial and industrial uses. Lemon Creek is an active and involved community with a citizenry that collectively solves its challenges, strengthens its livability, preserves its natural and recreational resources, and celebrates its heritage—maintaining a vibrant environment for future generations.

We envision a Lemon Creek that preserves its natural and cultural resources, and celebrates its heritage. We pursue a community that fosters complementary development—a “Mid-Town” where shops, services, dining and living opportunities attract locals and visitors to live, work, play, and learn. We are a citizenry that collectively solves its challenges. We seek a safe, welcoming, walkable and bike-friendly community with great connectivity to the rest of the borough. We strive to create a sense of community spirit and cohesion that will be cultivated and promoted. We call for active community participation and leadership to strengthen Lemon Creek’s livability and maintain its stable neighborhoods for future generations.

The Lemon Creek Area Plan strives to:

- **Create a strong sense of place and local identity – a “mid-town” with quality of life, safe neighborhoods and quality housing and educational opportunities – a place to live and learn.**
- **Enhance Lemon Creek’s competitiveness as a commercial service and industrial 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.**
- **Collectively solves it challenges.**

Vision Statement

Lemon Creek is Juneau’s “*mid-town*”—a safe, welcoming, walkable and bike-friendly community that serves as the retail hub for the borough. We are a citizenry that collectively solves its challenges. Lemon Creek is a community that fosters complementary development with quality housing, safe neighborhoods and a broad range of commercial and industrial uses. Lemon Creek is an active and involved community with a citizenry that strengthens its livability, preserves its natural and recreational resources and celebrates its heritage, maintaining a vibrant environment for future generations.

Vision Statement

The Lemon Creek Steering Committee will strive to produce a guideline that encourages future development of Lemon Creek that will protect its cultural and natural resources, allow for walk-able bike-able safe neighborhoods while continuing it's position as an attractive area for local businesses. (D. Hanna)

Lemon Creek is the geographic “mid-town” region of Juneau. It contains a variety of uses including residential, industrial, commercial, recreational and undeveloped. Lemon Creek has both positive and negative attributes; many of the negative are not unexpected in a geographically confined, economically-challenged community. The citizens of Lemon Creek want to collectively pursue ongoing solutions to enhance the livability and functionality of the region while preserving, promoting, and enhancing any positive natural or developed features for future generations. (W. Coogan)

History & Community Character Goals & Actions

Goal 1: Improve Lemon Creek's identity as an area of attractive neighborhoods and distinctive work places...Juneau's Midtown

Action: Ensure that land use decisions and transportation projects promote neighborhoods and create or enhance buffers between different land uses and/or zoning districts.

Action: Develop a neighborhood center that celebrates Lemon Creek

Action: Pursue and foster projects that "knit" Lemon Creek together such as greenways, pedestrian bridges over Lemon Creek, and the creation of public park.

Action: Reinforce a "sense of place" and history by developing "gateways", interpretive signage, and other landmarks.

History & Community Character Goals & Actions

Goal 2: Make Lemon Creek An Attractive Place to Live, Work and Visit

Action: Revive the Lemon Creek Neighborhood Association

Action: Promote community-wide events and activities for residents, such as a farmers market, holiday celebrations, community gardens, neighborhood potlucks, events etc.

Action: Seek to rename the Lemon Creek Correctional Center to reflect its' role as a regional facility.

Action: Research and develop a Speaker's Series (a group of people who are subject matter experts who can conduct workshops, seminars or give small speeches on key topics that relate to Lemon Creek).

Action: Research the possibility of a Citizen Neighbor Helping Neighbor program that will promote connections between people within the community as well as create community pride and stewardship

Action: Develop opportunities for interpretive signage or other landmarks to celebrate Lemon Creek's historical and cultural heritage.

History & Community Character Goals & Actions

Goal 3: Recognize Lemon Creek's Cultural Diversity (combination of the previous Goals 2 & 3)

Action: Collaborate with representatives of local historical/cultural organizations to ensure the protection of Lemon Creek's historical and cultural resources.

Action: Promote public art in both public and private developments by encouraging developments to incorporate artwork, such as sculpture, fountains, murals, or other visual displays, into their projects.

Action: Coordinate with representatives of local historical/cultural organizations to follow appropriate mitigation, preservation, and recovery measures in the event such resources could be impacted by development.

Action: Seek opportunities to undertake a historical survey of Lemon Creek in order to develop and maintain a more extensive inventory of historical structures and resources.

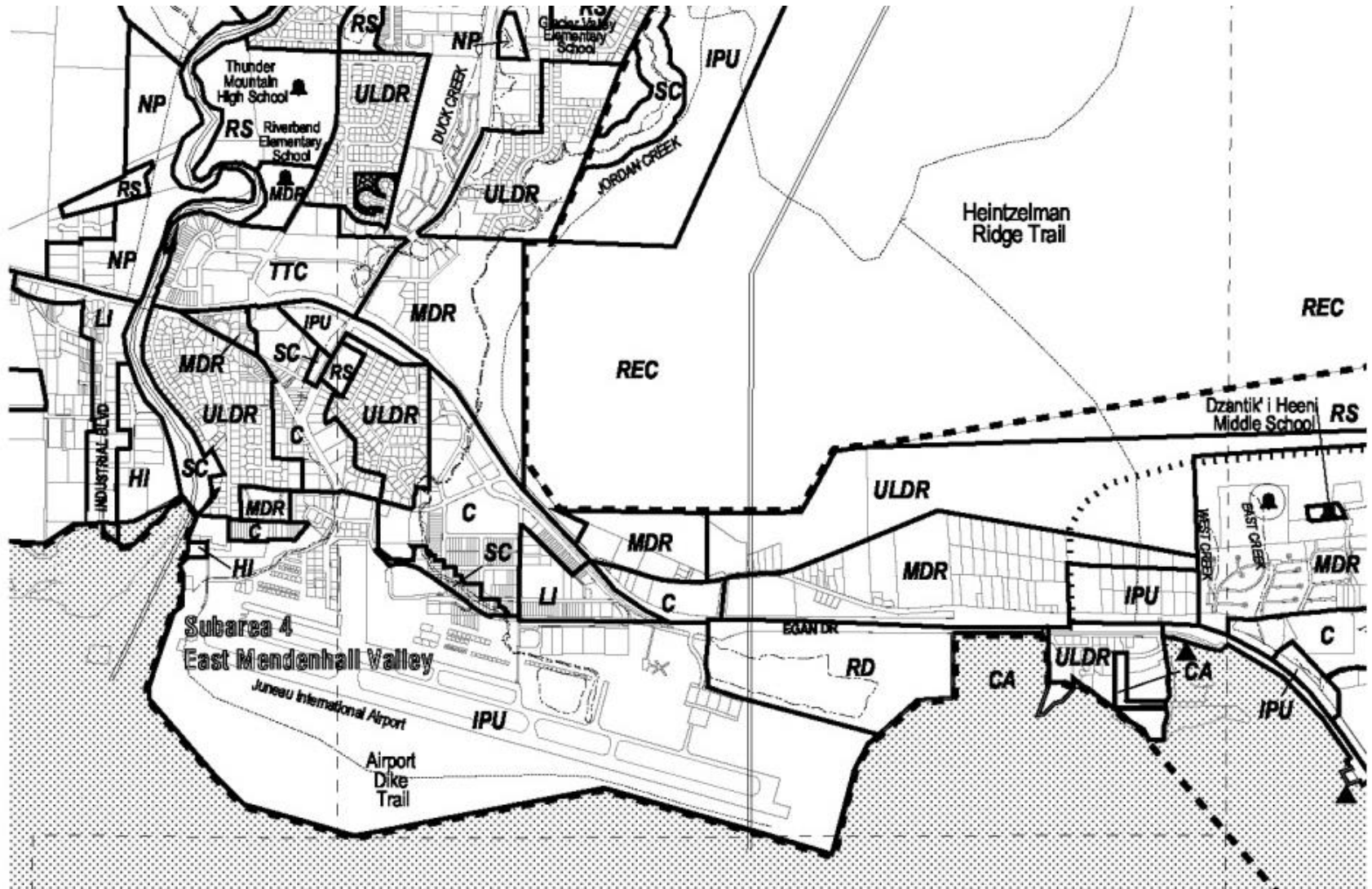
- 1. What is a comprehensive plan?***
- 2. What is land use?***
- 3. What land uses does the Comprehensive Plan identify in Lemon Creek?***
- 4. What is zoning?***

Comprehensive planning is a process that determines community goals and aspirations in terms of community development. A comprehensive plan is a local government's guide to a community's physical, social, and economic development.

Comprehensive plans are not meant to serve as land use regulations in themselves; instead, they provide a rational basis for local land use decisions with a twenty-year vision for future planning and community decisions.

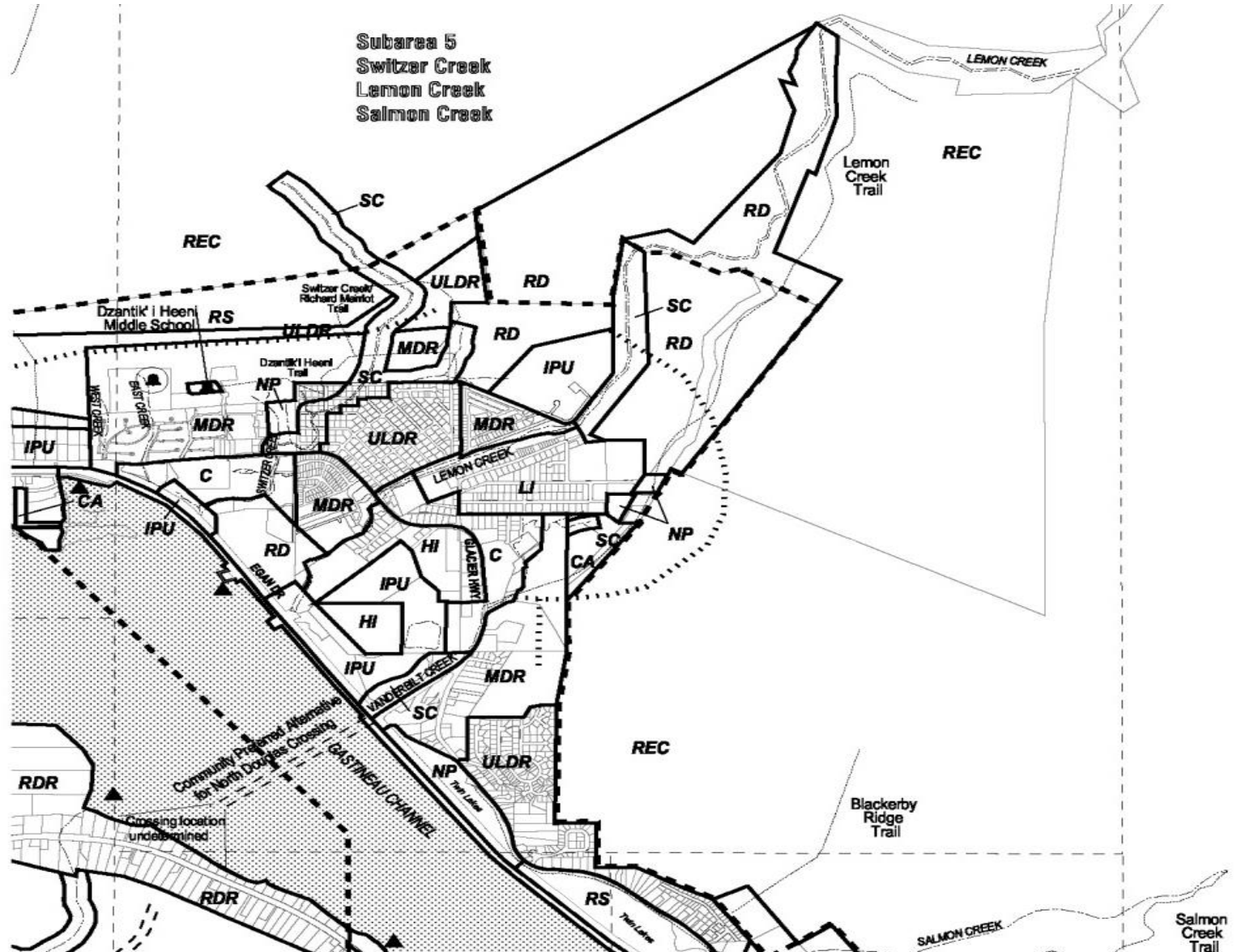
Comp Plan & Land Use

Map G



Comp Plan & Land Use

Map H



What is land use?

Land use documents **how people are using the land**,
whereas,

Land cover indicates the **physical land type**.

Examples of Land Use:

- Housing
- Office Buildings
- Ball fields
- Parking lots
- Docks & moorings
- Landfill

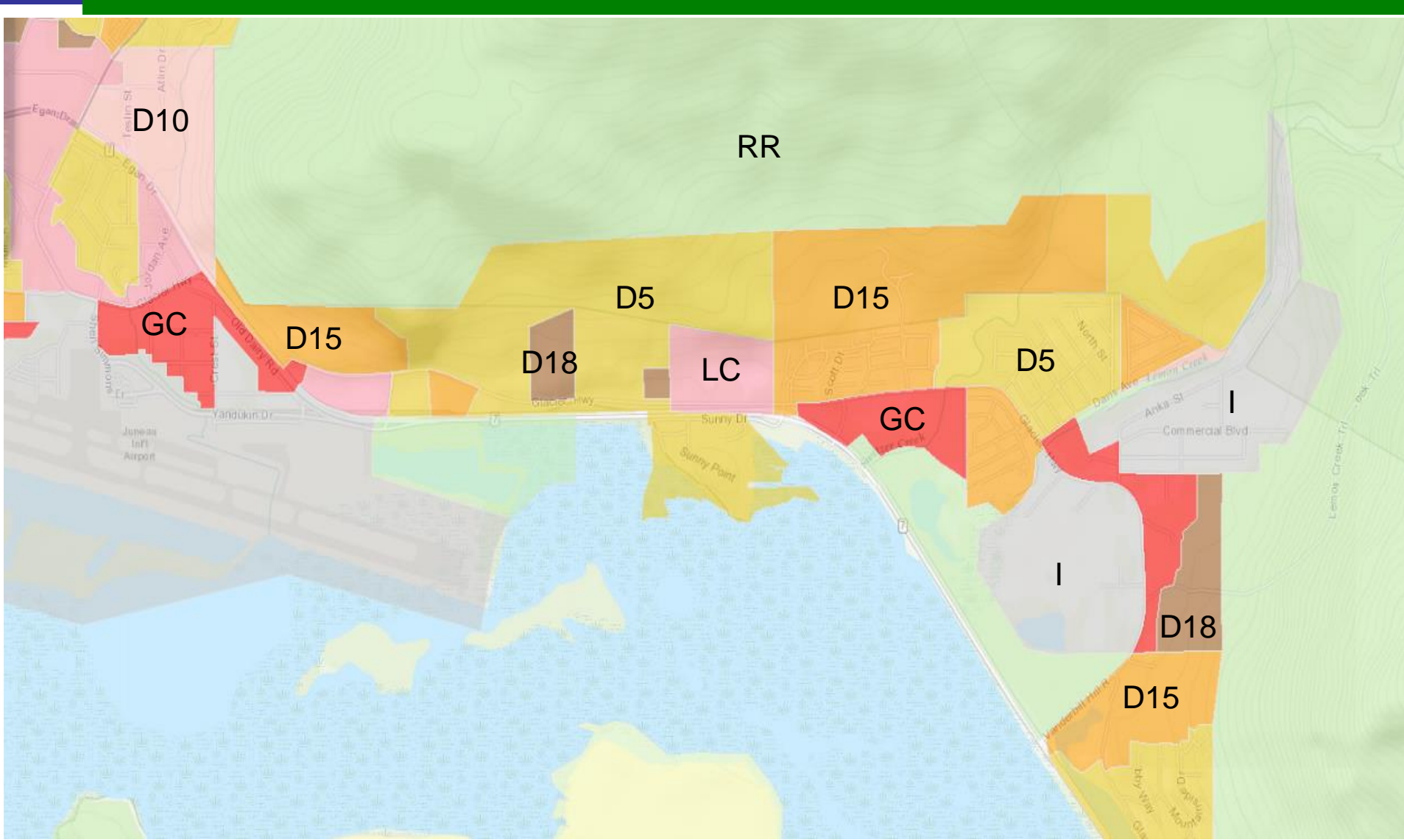
Examples of Land Cover:

- Open water –
streams, lakes,
oceans, glaciers
- Forests
- Wetlands

What is zoning?

The act of setting rules for the use of land and the types of structures that can be built on it.

Lemon Creek Zoning



Zoning

Zoning District	Intended to Accommodate	Sample of Uses (* = may require a CUP)
RR	Lands primarily in public ownership managed for the conservation and development of natural resources and future community growth.	Recreation cabins, lodges and small seasonal recreational facilities may be allowed; SF dwellings; duplex; mobile parks*; manufacturing*; landfill*;
D5	Primarily single-family and duplex at a density of 5 dwelling units per acre – served by public services	SF, commonwall, duplex, accessory apts., child/adult daycare*; home occupation; offices*; assisted living*; day animal services*; educational/recreational
D10	Primarily multi-family residential at a density of 10 units per acre	Multi-family dwellings (8 or less = minor dev.; 9 or more CUP); mobile home parks*; offices*; small restaurants*; day animal services is not allowed
D15	Primarily multi-family residential at a density of 15 units per acre	Multi-family dwellings (8 or less allowed; 9 or more CUP); mobile home parks*; light manufacturing*; healthcare clinics*
D18	Primarily multi-family residential at a density of 18 units per acre (mid-rise type development)	Multi-family dwellings (8 or less allowed; 9 or more CUP); mobile home parks*; light manufacturing*; healthcare clinics*

Zoning

Zoning District	Intended to Accommodate	Sample of Uses (* = may require a CUP)
Mixed Use (MU)	A mix of appropriate commercial and residential uses	Reflects the existing downtown development pattern; multi-family residential is allowed and encouraged
Mixed Use 2 (MU2)	Same as MU w/greater emphasis on residential	A range of residential development types is allowed at a density of up to 80 units per acre.
General Commercial (GC)	Most commercial uses; most permitted outright	Residential dev. is allowed in mixed use and single use developments;
Light Commercial (LC)	Commercial dev. that is less intensive than that permitted in GC. Primarily located next to residential areas	Many of the same uses as General Commercial, but they require a CUP
Industrial (I)	Industrial activity – manufacturing, processing, repairing & assembling goods	SF dwelling as a owner/caretaker residence; storage*; marijuana retail/testing/cultivation*; research lab; manufacturing/processing*; storage; waste management; vet and animal clinics; crematorium; landfill

Goal 1: IMPLEMENT NEW ZONING THAT PROMOTES AND GUIDES DEVELOPMENT

Action: Promote mixed-use zoning as a business and neighborhood development tool for underutilized sites i.e. the former Walmart location and Grant's Plaza

Action: Encourage sustainable development practices i.e. best stormwater management practices

Action: Advance sustainable land use practices through zoning i.e. conservation zoning, inclusionary zoning, mixed-use zoning

GOAL 2: IDENTIFY AND DEVELOP WASTE MANAGEMENT STRATEGIES

Action: Identify an appropriate future location(s) for the landfill or transfer facility

Action: Seek public/private partnerships to enable relocation of the landfill or transfer facility

Action: Decrease reliance on a landfill by fostering a borough-wide recycling program

Action: Promote permitting that minimizes impacts of development projects on neighborhoods

Goal 3: PROMOTE A MIXED-USE ENVIRONMENT TO ENSURE A VIBRANT COMMUNITY AND QUALITY NEIGHBORHOODS

Action: Provide a variety of housing choices in residential portions of mixed-use buildings

Action: Keep residential neighborhoods intact while allowing for industrial and commercial growth in strategic areas

Action: Monitor and enforce compliance with applicable building and health codes to ensure a safe and attractive housing stock

Thursdays at 6pm:

TENTATIVE

December 15, 2016	Land Use...Neighborhoods & Housing
January 12, 2017	Neighborhoods & Housing
January 26, 2017	Transportation
February 23, 2017	Economic Development
March 16, 2017	Natural Res./Recreation

Thursday, December 15, 2016 at 6pm
Gruening Park Rec Hall