

LEMON CREEK AREA PLAN

Steering Committee Meeting

December 15, 2016

Agenda

- **Roll Call (6:00pm)**
- **Ground Rules (2 minutes)**
- **Approval of Minutes (5 minutes)**
- **Confirm the Area Plan Boundaries (10 minutes)**
- **Discuss and Reach Consensus on the Draft Vision Statement (15 minutes)**
- **Reach consensus on Land Use Chapter, Goals and Actions**
 - **Discuss the chapter (10 minutes)**
 - **Presentation by CBJ Public Works – RecycleWorks**
 - **Discuss the goals and actions (45 minutes)**
- **Public Participation (15 minutes)**
- **Review Order of Upcoming Chapters, Workshop & Date (3 minutes)**
- **Adjournment**

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

- ✓ **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?**

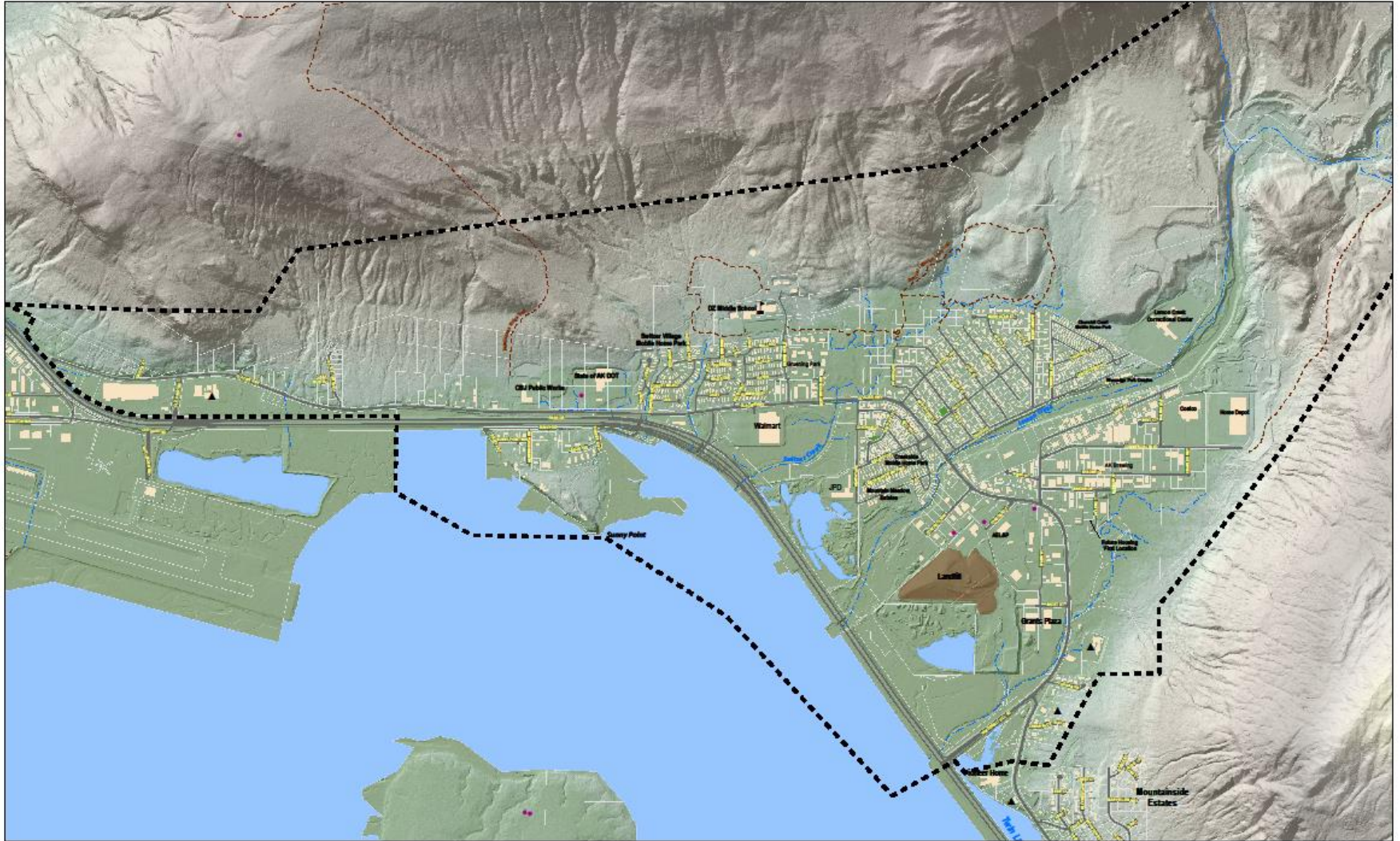
Consensus means everyone agrees, right?

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



0 500 1,000 2,000 3,000 4,000 Feet



- ▲ Church
- Communication tower
- ⌘ School

- Trail
- Building
- Park

- Parcel
- Anadromous stream

- ⌘ Proposed plan boundary

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)

Steering Committee voted to combine and condense these two statements , and keep it positive.

Vision Statement

Lemon Creek is the “mid-town” region of Juneau with a wide variety of uses. It is a geographically confined region with many attributes--some undesirable. The citizens of Lemon Creek wish to collectively pursue ongoing solutions to enhance the livability and functionality of the region while preserving, promoting, and enhancing the positive natural and developed features. – W. Coogan

The Lemon Creek Area Plan strives to encourage community based future development that will protect, enhance and develop its cultural and natural resources to provide for walkable, bike-able, safe and aesthetically pleasing neighborhoods while sustaining its position as an attractive area for local businesses. – P. Quigley

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, bike-able, 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.

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

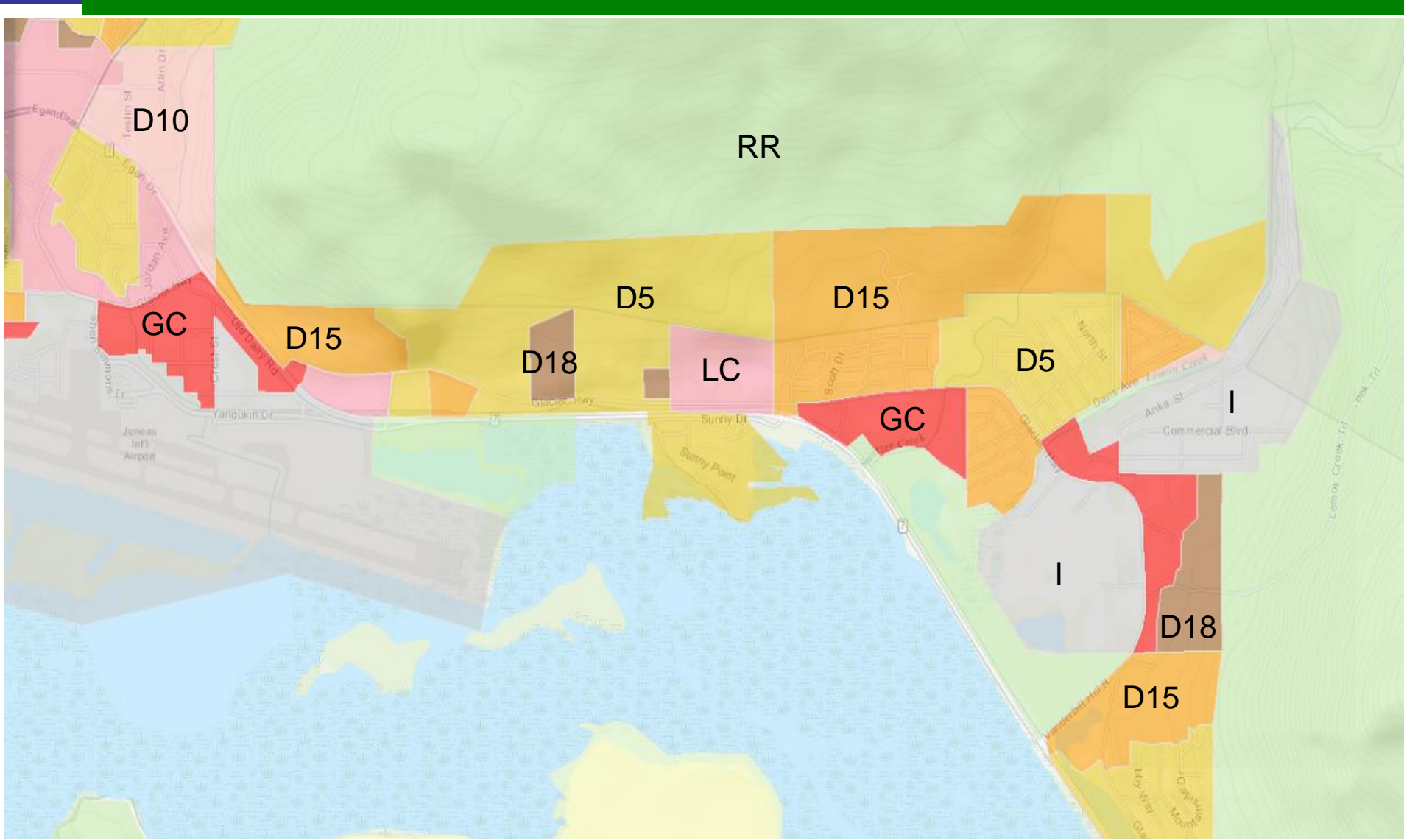
Examples of Land Cover:

- 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

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

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

Thursdays at 6pm:

January 12, 2017

Neighborhoods & Housing

TENTATIVE

January 26, 2017

Neighborhoods & Housing

Transportation & Public Facilities

February 23, 2017

Transportation & Public Facilities

Economic Development

March 16, 2017

Economic Development

Natural Res./Recreation

Date: SATURDAY, FEBRUARY 4, 2017 (tentative)

Location: TBD

Time: 9am to noon-ish

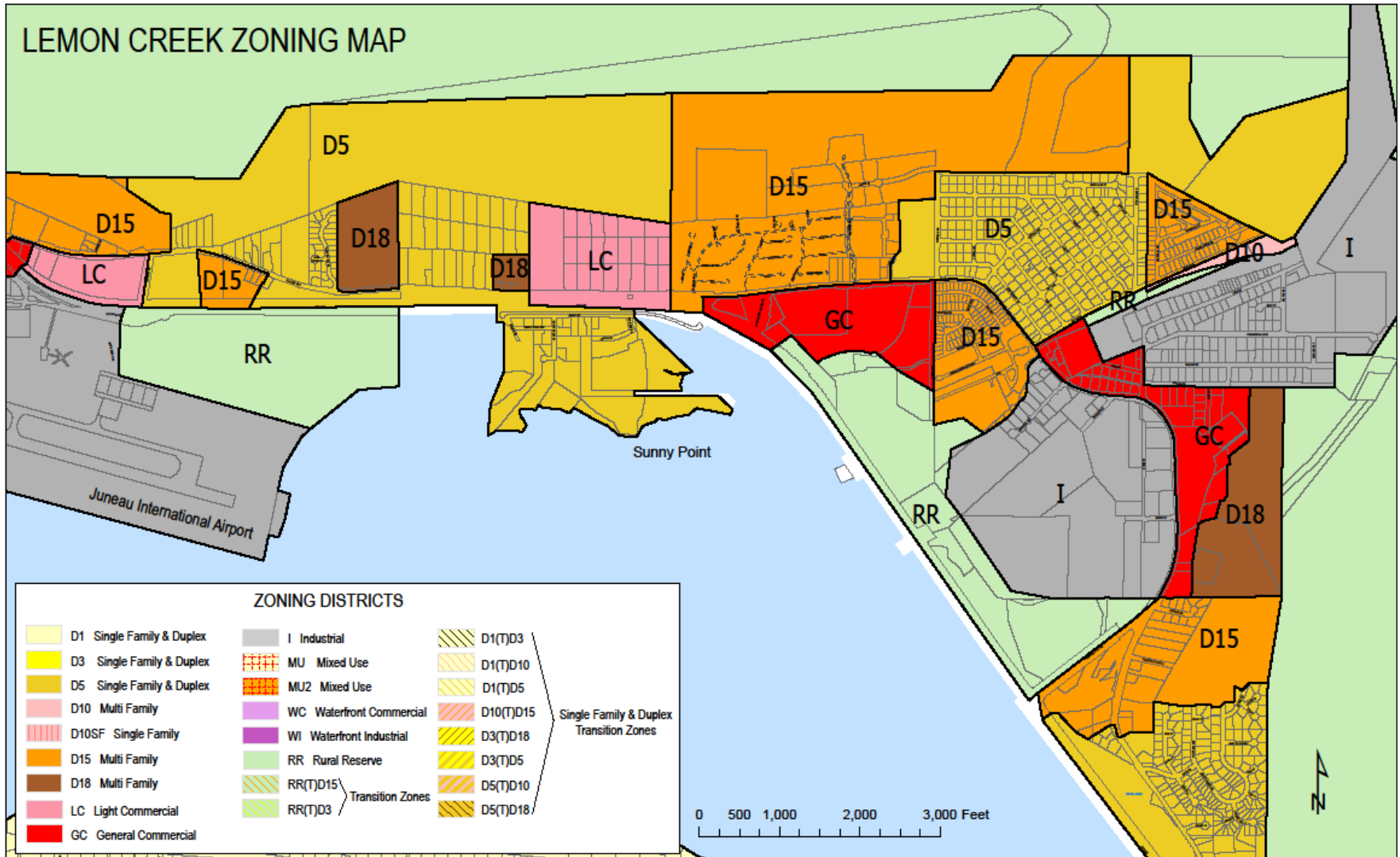
Subject:

MRV Architects and the CBJ Community Development will facilitate discussion on potential park, bike/ped connectivity in Lemon Creek, including drawing, sketching and laying out ideas with the community.

Public forum – all are welcome.

Thursday, January 12, 2017 at 6pm
Gruening Park Rec Hall

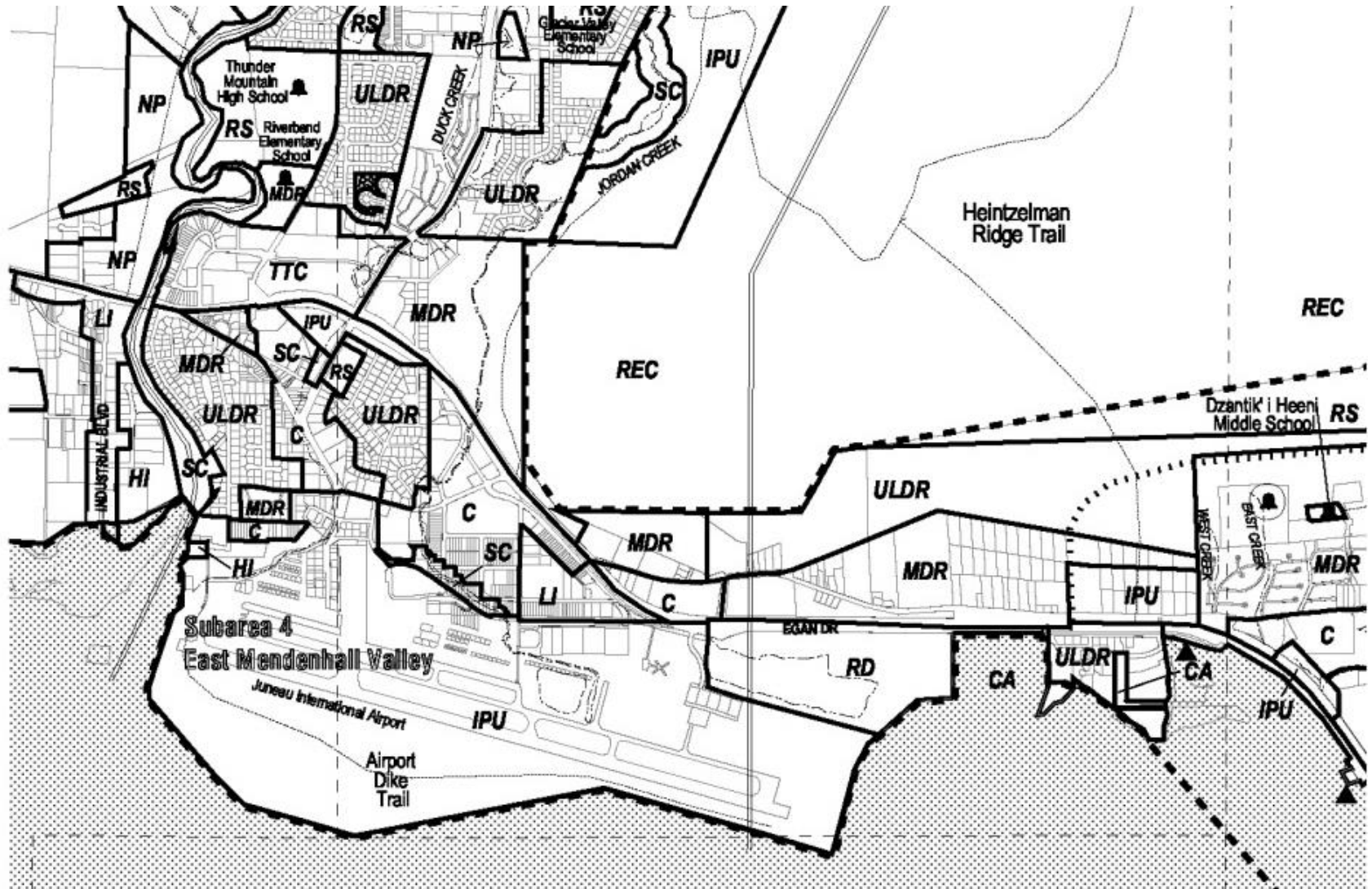
Zoning Map



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

