

Business and Economic Development Focus Group

In Attendance –Lemon Creek Small Business Owners, Juneau Economic Development Council, CBJ
Community Development Department

S.W.O.T. Analysis

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

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

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

THREATS:

- 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

10 YEARS FROM NOW WHAT WOULD YOU LIKE TO SEE IN LEMON CREEK:

- New elementary school