

SOUTH DOUGLAS AND WEST JUNEAU AREA PLAN

FOCUS GROUP #2 – HOUSING

March 11, 2020

DEFINE HOUSING

HOUSING NEEDS

- Housing for mixed age use
- Low density – same as now (Douglas)
- Tiny housing area
- Mixed (similar to what we have)
- Mixed with commercial
- Quality construction
- Incorporates economic, environmental, and social consideration when being designed, planned, and maintained
- Landlords needing to make updates in order to find tenants
- Housing built by contractors willing (or required) to outline how they will preserve existing residential (minimize impacts of new development on existing)
- Costs

MAINTAIN THE SENSE OF COMMUNITY

- Meets the demands and 'blends in'
- Cohesive neighborhoods
- Maintain culture and community
- Keeps character of neighborhoods
- Appropriate density for neighborhoods
- 'Healthy Housing' that which fits with the 'community life'

SUSTAINABILITY

- Sustainable (x2)
- Energy efficient
- Green

MIX OF HOUSING TYPES

- Affordable for different income levels/family sizes
- Affordable supply for all incomes
- Choices
- Adaptable – able to accommodate essentials to any situations

AMENITIES

- Aesthetic
- Adequate space
- Supported by infrastructure (roads, drainage)
- Views

WHY WHY WHY EXERCISE

GROUP #1 (JOHN, JOYCE, LINDA, AMY, DARRYL, BERNADINE)

EXERCISE 2: THE NEIGHBORHOOD EXPERIENCE

The group was tasked with writing down up to four words that describe what they want to experience in South Douglas & West Juneau that relates to Housing.

- Mix-Age
- Tribal government office building
- Safe
- Choices
- Remodeled
- Traffic friendly
- Low-density
- Walkable (x2)
- Senior friendly
- Mixed-use
- Attractive
- Eco-friendly
- Affordable (x2)
- Business friendly
- Friendly neighborhood

EXERCISE 3: ACTIVITIES & SERVICES

The group was tasked with listing (one per post-it note) all of the activities, programs, and services that they believe make up housing for the South Douglas and West Juneau neighborhood. The group was asked to think outside of the box and to list anything that came up!

- Affordable transportation
- More housing
- Another bridge
- Sidewalks (x2)
- Energy conservation programs
- Public transit
- Communal housing options promoted
- Access to recreation
- Rental competition
- More land to be developed
- Traffic studies
- Douglas Indian Association tribal government
- Mixed-use zone

- Adequate utilities and land

EXERCISE 4: ACTIVITIES & SERVICES II

The group was tasked with choosing one of the top priorities from activity #3 and required to ask the 4 why's.

- *Adequate Utilities and Land*

THIS ACTIVITY IS IMPORTANT BECAUSE:

1. Supported utilities
2. Lower density
3. More business opportunities

WHY IS THIS IMPORTANT?

- To keep Douglas alive.

WHY IS THIS IMPORTANT?

- Tlingit traditional territory.

WHY IS THIS IMPORTANT?

- Our roots.

EXERCISE 5: FUTURE HEADLINE

The group was tasked with developing a future headline for South Douglas and West Juneau for March 3, 2035.

- *Douglas is the place to live!*

EXERCISE 6: KEY INSIGHTS

The group was tasked with writing down the three main insights or pieces of advice that were discussed throughout the group exercise.

1. Mixed-use zoning
2. Develop infrastructure
3. Honor history of the area

THE TERRIBLE TWOS (NORTON, CAROLE, ROBERT, AMANDA, DANIEL)

EXERCISE 2: THE NEIGHBORHOOD EXPERIENCE

The group was tasked with writing down up to four words that describe what they want to experience in South Douglas & West Juneau that relates to Housing.

- Expansive
- Respectful
- Community Feel
- Renovations
- Sustainable-quality green size
- Infill
- Cultural
- Match the growth of community life only
- Safe routes/roads
- Low density
- Peaceful
- Intentional
- Three designations – Downtown Douglas, Transition (Larson), West Juneau
- Energy efficient
- Walkability
- Visually appealing
- Mixed residential with commercial (coffee shop, artist studios)

EXERCISE 3: ACTIVITIES & SERVICES

The group was tasked with listing (one per post-it note) all of the activities, programs, and services that they believe make up housing for the South Douglas and West Juneau neighborhood. The group was asked to think outside of the box and to list anything that came up!

- Walkable neighborhood – something to walk to
- Outdoor recreation opportunities – trails
- Green space, green space, green space
- Speed bumps
- Dog park
- Anything with handicap access
- Mixed use – residential /commercial/industrial
- Playgrounds
- Zoo
- Community safety and integration
- 2nd transit corridor
- Slow and low traffic flow
- Established bridge bike lane
- Entertainment

- Cooperative housing opportunities (small group living communities)

EXERCISE 4: ACTIVITIES & SERVICES II

The group was tasked with choosing one of the top priorities from activity #3 and required to ask the 4 why's.

- *Cooperative Housing Opportunities*

THIS ACTIVITY IS IMPORTANT BECAUSE:

- Sense of community.

WHY IS THIS IMPORTANT?

- Sense of belonging.

WHY IS THIS IMPORTANT?

- Human nature.

WHY IS THIS IMPORTANT?

- Safety and oneness.

EXERCISE 5: FUTURE HEADLINE

The group was tasked with developing a future headline for South Douglas and West Juneau for March 3, 2035.

- THRIVING CO-OP COMMUNITY INVITES JUNEAU TO FIRST CELEBRATION
- NEW HOUSING DEVELOPMENTS VOTED MOST TASTEFUL IN COMMUNITY
- DOUGLAS VOTED BETTER THAN STARR HILL

EXERCISE 6: KEY INSIGHTS

The group was tasked with writing down the three main insights or pieces of advice that were discussed throughout the group exercise.

1. Communities that interact with one another
2. Tasteful and intentional housing growth
3. Sense of neighborhood through diversity

THE SUPER DUPERS (REBECCA, JON, ARNOLD, DARREN, CAROL)

EXERCISE 2: THE NEIGHBORHOOD EXPERIENCE

The group was tasked with writing down up to four words that describe what they want to experience in South Douglas & West Juneau that relates to Housing.

- Greenbelt with trail access
- Don't make housing for the sake of making housing
- Small quality homes with gardens
- Durable efficient kid-friendly housing with rentals
- Permaculture – informed design
- Friendly to healthy lifestyles
- Mix of low, medium, and high end
- Community feel
- Community conscious
- Slow or now change
- New housing affordable to millennials
- Energy efficient with our 2040 zero emission goal
- Safe housing (ex: construction and crime)

EXERCISE 3: ACTIVITIES & SERVICES

The group was tasked with listing (one per post-it note) all of the activities, programs, and services that they believe make up housing for the South Douglas and West Juneau neighborhood. The group was asked to think outside of the box and to list anything that came up!

- Multi-housing on busy road. Family housing on quiet roads
- Walking and biking paths (not on roads)
- Hiking and biking paths
- Central commercial areas
- Well placed bear proof garbage cans
- Community events
- 'Light' on lighting
- Based around services (schools/retail events/infrastructure)

EXERCISE 4: ACTIVITIES & SERVICES II

The group was tasked with choosing one of the top priorities from activity #3 and required to ask the 4 why's.

- *Based Around Services*

THIS ACTIVITY IS IMPORTANT BECAUSE:

- For housing – location, location, location

WHY IS THIS IMPORTANT?

- It determines your quality of life

WHY IS THIS IMPORTANT?

- Because community is important

WHY IS THIS IMPORTANT?

- Leads to a healthy life

EXERCISE 5: FUTURE HEADLINE

The group was tasked with developing a future headline for South Douglas and West Juneau for March 3, 2035.

- DOUGLAS RESIDENTS SAY 'MY NEIGHBORHOOD IS MY HOME'

EXERCISE 6: KEY INSIGHTS

The group was tasked with writing down the three main insights or pieces of advice that were discussed throughout the group exercise.

1. Retain sense of community
2. Diversity in housing
3. Housing build around services 'one stop shop'

CRITERIA FOR HOUSING

- Encourage improvements and updates in existing homes/units
- Housing in 25% family with elementary kids, 25% seniors, 25% working
- Require contractors to interface with existing residents before/during/after development
- The 'Old Town Site' retains 'large percentage' of single-unit buildings
- Be aware of its foundations just as much as its neighbors
- Have adequate (90%) infrastructure to support supply
- By 2040, all housing will be 100% sustainable
- First appropriately address and make whole the Taku clan and Douglas Village property issue (since burned down)
- 50% SF small homes, 20% cooperative, 10% multi-dwelling
- Not negatively impact traffic flow
- Have available affordable land with infrastructure (transportation, utilities, etc.)
- Preserve sense of community as measured by survey data and sales data
- 'Any' development of housing must 'fit' with the Douglas 'Community'
- Infrastructure – 5 minutes to bridge
- Housing where handicap people could get in the house
- Continue to build new housing units – ten per year
- Represent a diverse community as measure by survey data
- Add more single family/attached housing less than \$350K
- Develop new zoning that includes cooperative housing models
- Retain its sense of community

TRENDS IN HOUSING

- Encourage transportation options (sidewalks, bike paths, public transport, traffic flow, parking, etc.) (3-5 years)
- We need to develop an expanse on community input on contrast with the average worker (public advertise) Example: 'Chalkboard' downtown (2 years)
- Make sure that the houses that were built in 1970's are asbestos free
- Constant progress 'ecological improvements' ex: electric car plug-ins, heat pumps
- Health and recreational infrastructure
- All new housing will be 100% sustainable (zero carbon)
- Small housing but not packed in tight
- Need to make this dovetail with our 66 page energy plan (zero emissions by 2040) (heat pumps)
- Senior cooperative housing
- More diverse neighborhoods
- Housing that is walking distance to places in downtown Douglas
- More mixed zoning types to encourage greater diversity
- Intentional and tasteful development
- Weatherize older homes to reduce heating costs... resulting in more discretionary spending (2 years)
- To beware of 'growth for its own sake'; also, always ask 'growth for what?'

WE VALUE EXERCISE

- Single <2k sq. ft. housing over high density
- Respectful contractors over disrespectful ones
- Affordability over large homes
- Community over rampant development
- Opportunities/diversity (people, economic, size, etc.) over sameness
- Diverse affordable housing (not just condo blocks) over glitz/big lots
- Sustainable infill, cooperatives, green quality over quick, cheap band-aid
- Quality over quantity
- Purpose over profit
- Community interest over personal interest
- Open minds over stubborn thoughts
- Community belonging over unbridled growth
- Walkability over traffic pressures
- Small businesses over 'Big-Box' anything
- Local residents over transients (ex: cruise industry seasonals)
- Honesty over sugarcoating
- Integrity over blame
- Honest talk over feelings
- Development over stagnation
- Single family over high density
- Beach access over beach ownership
- Quiet over loudspeaker events/sports center
- Slow and quality over fast and poorly built
- Current neighborhood over more housing
- Less bright white lights over false sense of security 'safety'
- Low density over high density
- Slow growth over boom growth
- New condos over single family homes
- Higher rent vacancy over more of a landlord's market
- View lots over tall buildings
- Remodeled over existing options
- Information over living like a mushroom
- Neighborhood that promotes physical wellness over neighborhoods that haven't planned for physical wellness

NO MATTER WHAT, MAKE SURE TO...

- Not build housing simply for the sake of building it. It must fill specific needs in specific areas. CBJ stay involved. Don't give private developers 100% control.
- Listen to Douglas community people
- Include greenspace, businesses, walkability
- Require developers to interface with existing residents before, during, and after construction
- Encourage increase density over building new housing block
- Listen to all community members
- Work together with Douglas Indian Association
- There is a large premium on retaining the 'Douglas of Community'. Do not wreck it by 'sub-division growth'
- Not to create a mudslide situation to establish homes down below
- Encourage attached (duplex) housing options and places that have accessory apartments
- Include tribal consultation

NOT MATTER WHAT, DON'T...

- Develop 6th street
- Build any more high density, low income, housing adjacent to neighborhoods
- Blanket the place with high density housing – don't neglect mixed use for livability
- Over develop
- Give bids without contingencies to work with existing residents
- Let Coogan buy Douglas
- Make new lots available that cost so much that the construction and lot push the home over \$350K. That is out of reach for many young buyers.
- Stop planning/discussion of new housing development as a result of nimbyism, and traffic on Douglas Highway
- Value growth (# of units) over Douglas sense of community, ex: its cohesion and safety, and sense of belonging
- Hold onto city land until it has to be sold extra cheap or giving away
- Take input at face value – forget those without voices for our community
- Put in a bunch of high-density apartments on 6th street
- Put in high-rise, high density units surrounded by asphalt
- Cover every spare space removing every green area and cut down all trees which you consider an inconvenience or danger.
- Create tourist attractions

GREAT IDEA

INCENTIVES FOR HOUSING IMPROVEMENTS

- Property tax breaks for energy efficient improvements to current homes such as putting in heat pumps, insulation, etc.

SAFETY INCENTIVES ALONG ROAD

- Have playground-like devices along road to keep kids on sidewalks

COMMUNITY COHESION

- Sense of belonging; neighborly feel; spontaneous social interaction

WHO CAN MAKE THIS HAPPEN?

- Careful 'community planning' not just 'more buildings'

MIXED ZONE WITH LIGHT COMMERCIAL

- Coffee

A PROGRAM TO ENCOURAGE IMPROVEMENTS OF EXISTING BUILDINGS

- Tax rebate or funding for financial assistance

WHO CAN MAKE THIS HAPPEN?

- City, energy conservation programs, federal programs

SENIOR HOUSING

- Cluster of small ground single level cottages for independent seniors who shouldn't do stairs... small lanai or outdoor patio.

RESIDENT FEEDBACK

- Allow a space/forum for residents to provide feedback as developments progress

WHO CAN MAKE THIS HAPPEN?

- CBJ IT, CBJ Planners, Douglas Residents

COOPERATIVE HOUSING

- Either large house with many residents and common room or small houses with common outdoor space

WHO CAN MAKE THIS HAPPEN?

- City and developers and residents banding together

VIBRANT DOWNTOWN

- Encourage growth/development of homes and commercial business in order to create a more active Douglas downtown community.

WHO CAN MAKE THIS HAPPEN?

- Developers (residential and commercial)
- State (small business incentives)
- Community (create events and cohesion)