



# South Douglas/West Juneau Area Plan – Land Use & Zoning

Virtual Neighborhood Meeting

December 10, 2020

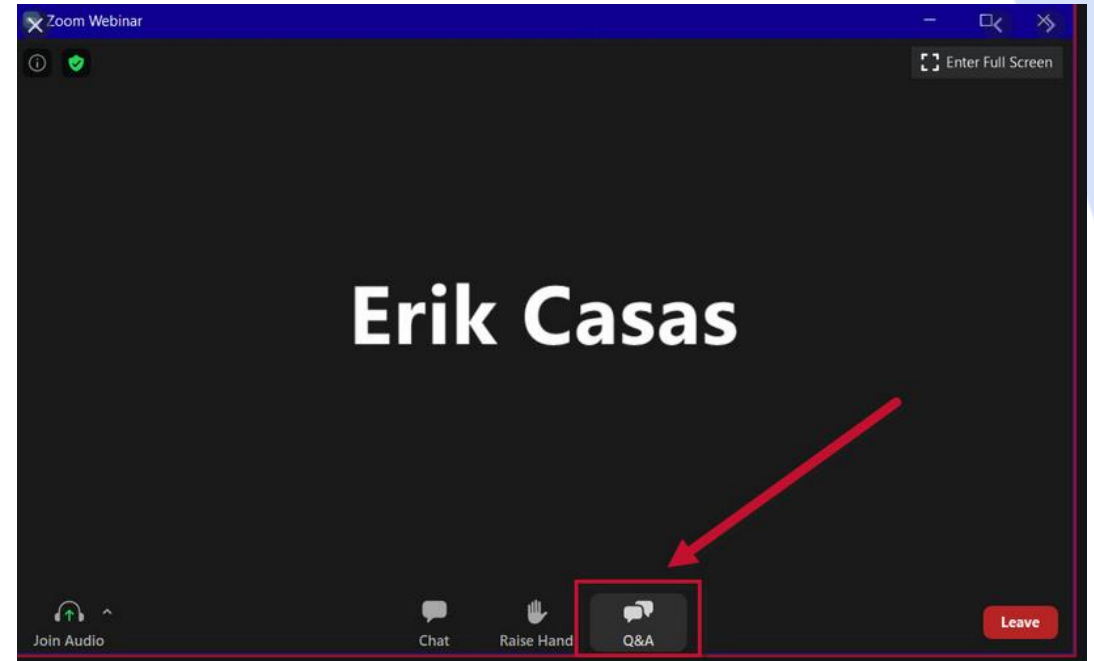
# Tonight's Discussion

- I. Welcome & Project Overview
- II. Land Use & Zoning 101
- III. General Characteristics
- IV. Overview of Tonight's Exercises
- V. Visioning for the Future
- VI. Questions & Next Steps



# Rules of Conduct

- During the presentation type your questions into the Q&A. We will answer questions at the end of the presentation.
- If you are calling in, press \*9 to raise your hand and we will call on you.



<https://juneau.org/community-development/douglas-west-juneau>



**Transportation & Infrastructure**

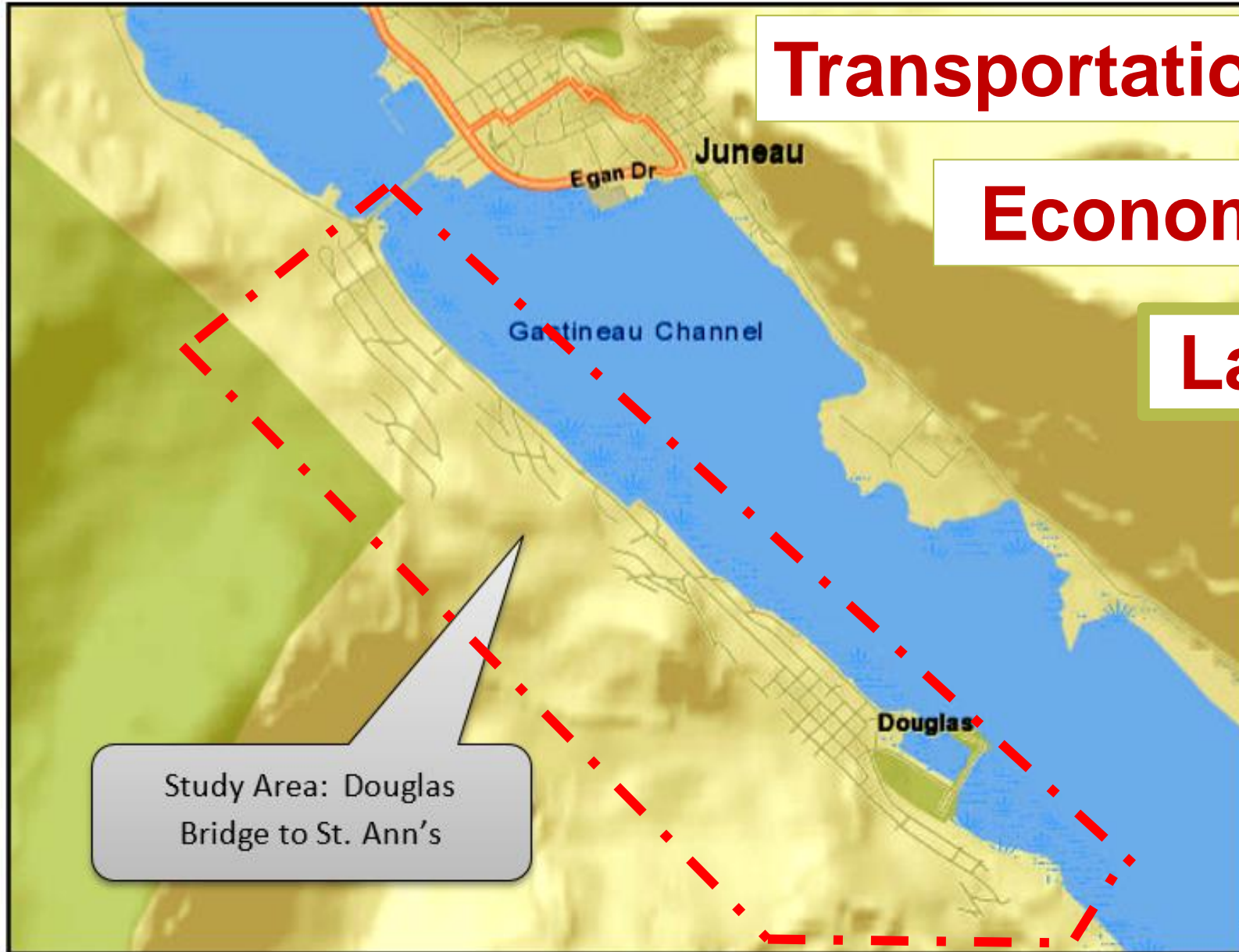
**Economic Opportunities**

**Land Use & Zoning**

**Arts & Culture**

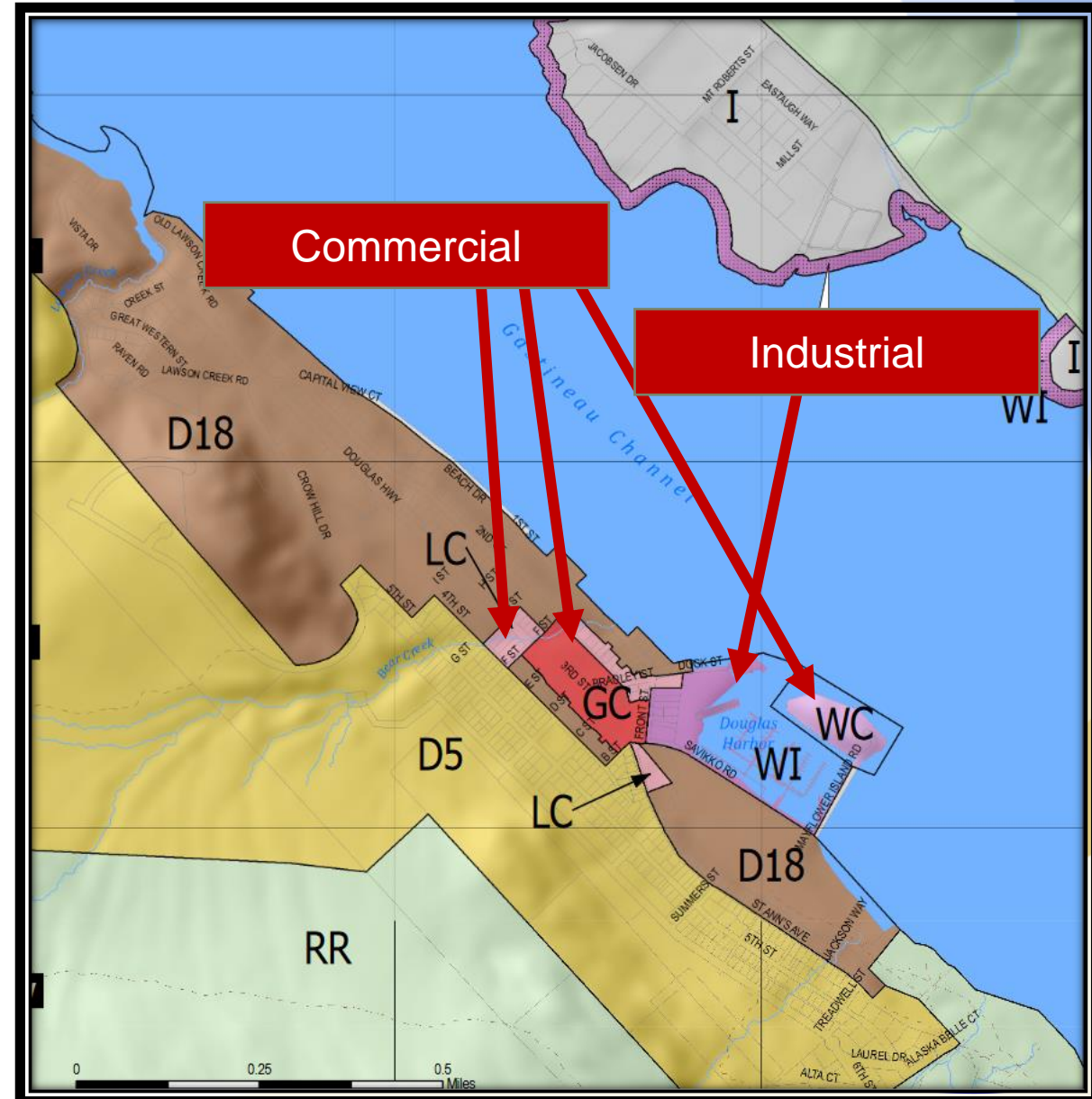
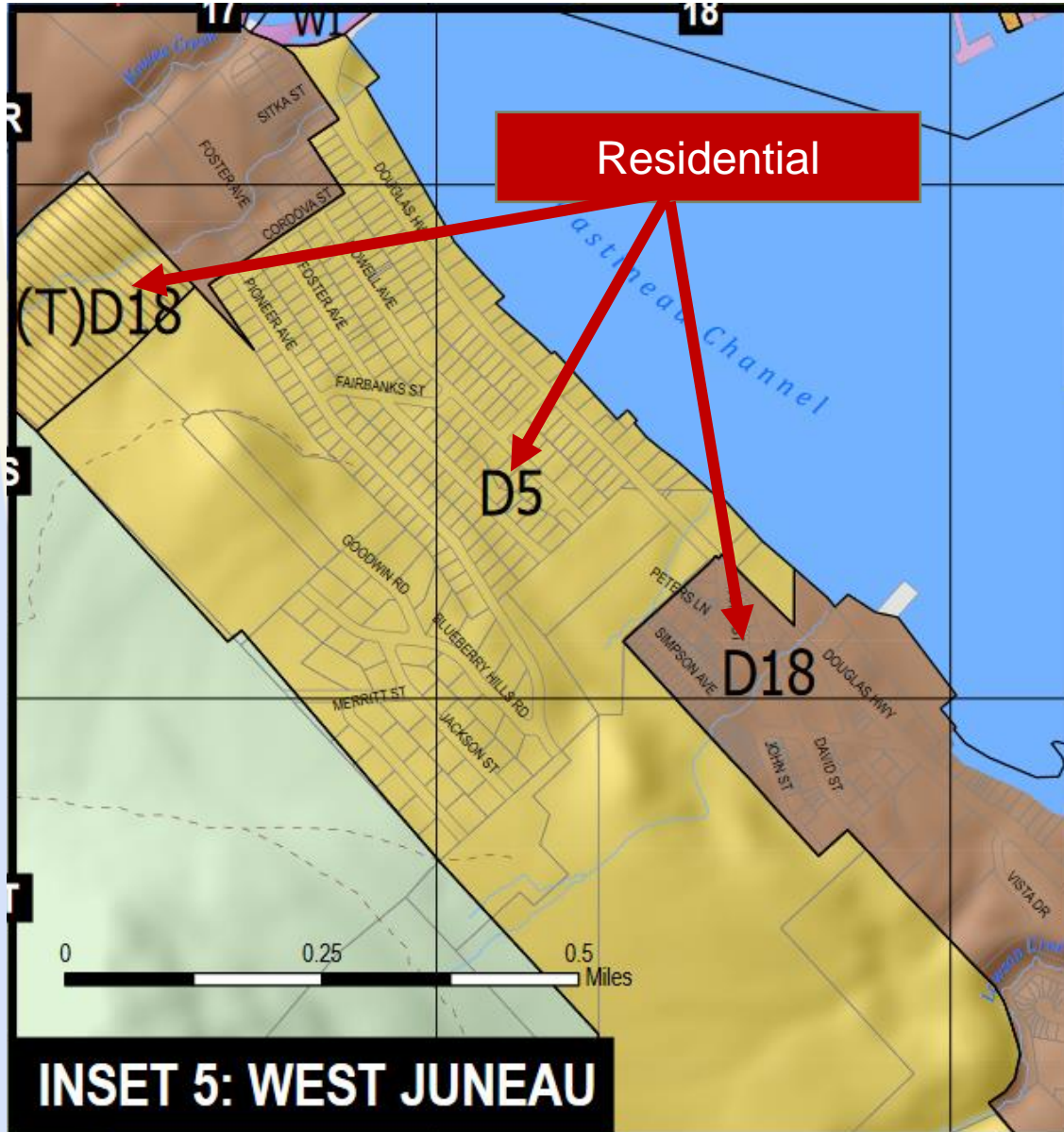
**Recreation**

**Housing**



Study Area: Douglas  
Bridge to St. Ann's

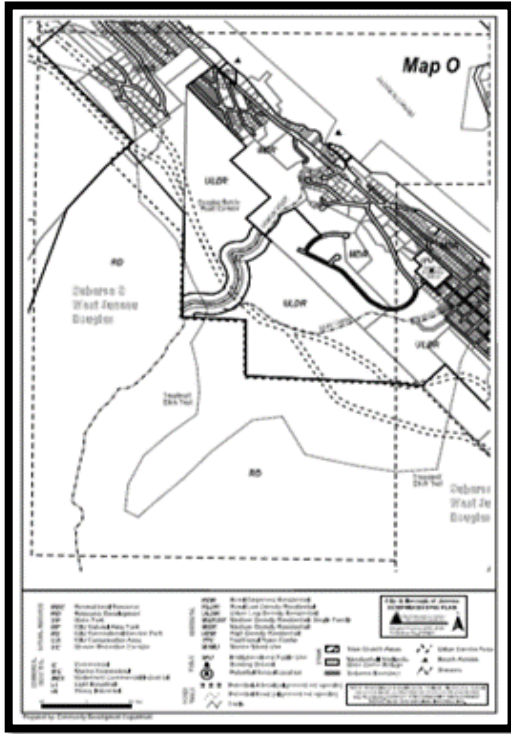
# West Juneau and Douglas Zoning Districts



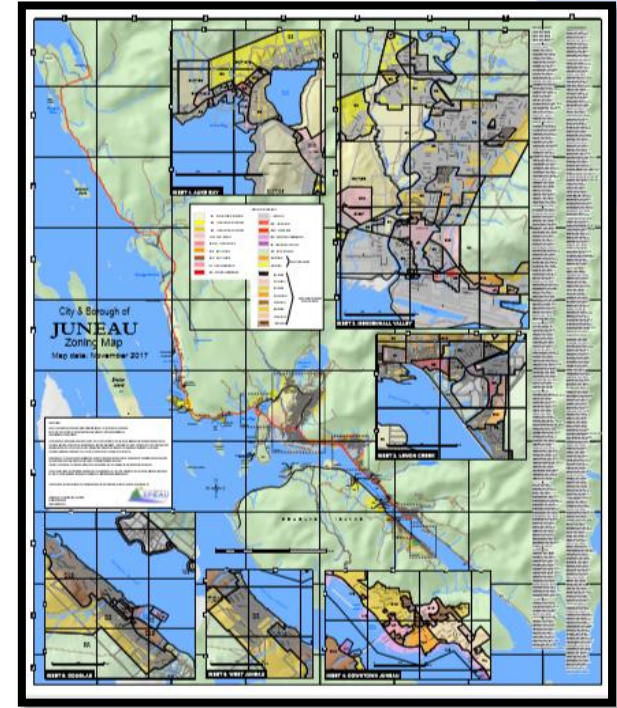


**Where does zoning come from?**

Comprehensive Plan Map



Zoning Map



Area Plan



# Land Use & Zoning

## Examples of broad policies in the Comprehensive Plan

CHAPTER 3 COMMUNITY FORM: Policy 3.2 – To promote compact urban development within the urban service area to ensure efficient utilization of land resources and to facilitate cost effective provision of community services and facilities while balancing protection of natural resources, fish and wildlife habitat and scenic corridors.

Chapter 10 LAND USE: Policy 10.2 – To allow flexibility and wide range of creative solutions in residential and mixed use land development within the urban service area.

**How can these policies be applied in South Douglas / W. Juneau?**



# Residential – Low Density – Single Use



Larger lots



Larger setbacks

What else do we see?

- Wide roads
- Street trees
- Separated sidewalk
- Car dependent



# Residential – Medium Density – Single Use



Small narrow lots



Larger setbacks

What else do we see?

- Common wall dwelling units
- Homogeneous architecture
- Sidewalks on one side
- Car dependent



# Residential – Medium Density – Single Use

What else do we see?

- Narrower roads
- On-street parking
- No sidewalks
- Older neighborhood
- Walking distance to commercial





# Residential – High Density – Single Use



Landscaping



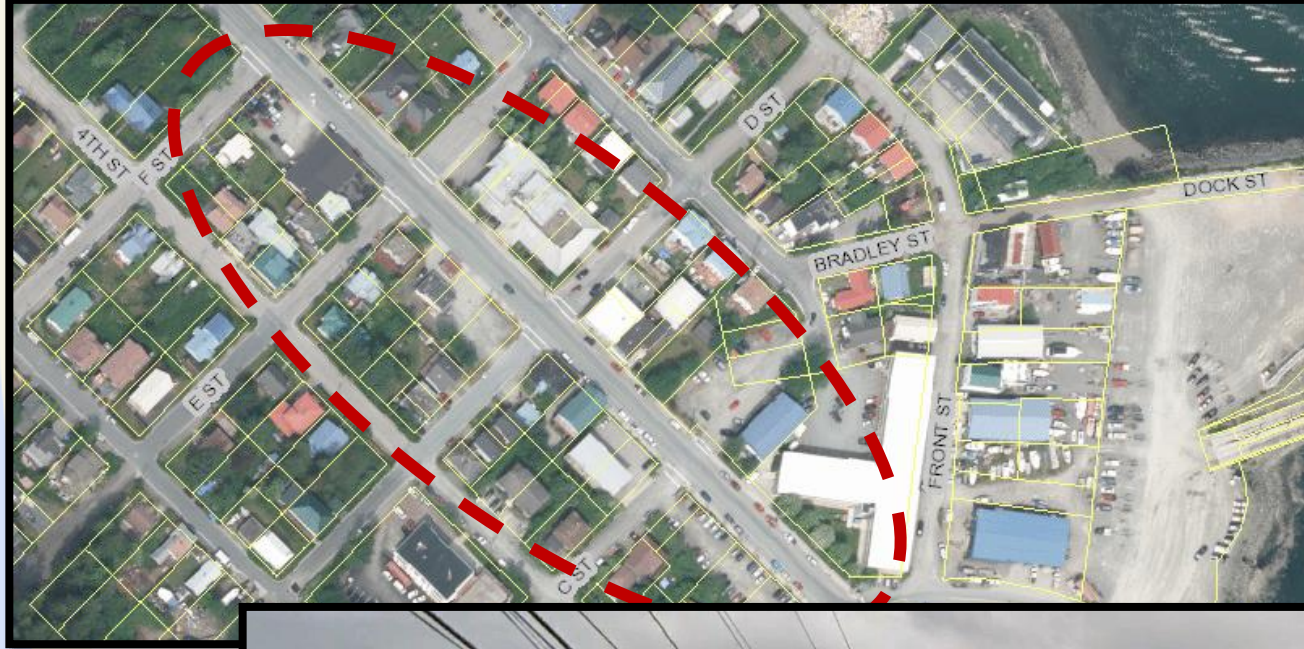
Shared Parking



Large Lots



# Commercial District



- Small Lots
- Shared Parking Lots
- On-Street Parking
- Small Setbacks
- Mix of commercial and residential
- Sidewalks on both sides





# Waterfront Industrial



- Larger Lots
- Mix of industrial, commercial and some residential
- Waterfront related
- No sidewalks



# Visioning for the Future

What comes to mind when you envision Douglas' ideal community character?

With this ideal in mind, what do you think the land use and zoning priorities should be?

What actions or projects are necessary to make this ideal a reality?

What new ideas and opportunities can you think of?



# Visioning for the Future

Three Exercises:

1. Why, Why, Why?
2. No Matter What.....
3. Great Idea



# Next Steps

Steering Committee will hold first meeting in January 2021.  
These meetings will be virtual and open to the public.

Contact: Allison Eddins

[Allison.Eddins@Juneau.org](mailto:Allison.Eddins@Juneau.org)

586-0758

# Visioning for the Future

# Questions and Ideas?