

SOUTH DOUGLAS AND WEST JUNEAU AREA PLAN

FOCUS GROUP #4 – LAND USE & ZONING

December 10, 2020

COMMUNITY VISIONING EXERCISE

1. THE NEIGHBORHOOD EXPERIENCE

The group was tasked with coming up with one to two words each that describe what they want to experience in South Douglas & West Juneau that relates to land use and zoning.

- Mixed use neighborhoods
- Public access to beaches
- Community sharing experiences
- Walkable - IIII
- Trees/Green - II
- Higher density
- Compatible community
- Expanded boat harbor and launch ramp parking
- Parks around the harbor
- Trail access
- Small and quiet
- Small town feel
- Main Street downtown
- Not cluttered, not busy
- Healthy food options
- Family recreation
- Sage with good vibes
- Coffee house
- Social and simple
- Food, shopping and services
- Educational opportunities

- More trails
- Cottage-like small single family homes
- Bringing nature into the neighborhoods

2: ACTIVITIES & SERVICES

The group was tasked with listing all of the activities, programs, and services that they believe are necessary for effective land use and zoning 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!

- Coffee house
- Trails to beach other than Sandy Beach
- Grocery Store
- Co-op housing
- Community gardens
- Youth Center
- Frequent bus service
- Science Center
- Bodega-style shopping
- Small single family homes
- One large community garden
- Expanded boat harbor and launch ramp parking
- Large boat haul out
- Small businesses on 3rd Street
- Schools
- Bike park
- Green spaces, small parks
- Bike paths
- Multi-use allowing home based business
- Green space around the harbor
- Low density housing
- Designate areas as "No Development Zones"
- Protected land all around Treadwell and Sandy Beach
- Additional access to Treadwell Ditch Trail
- Keep historic character
- Housing clusters with shared facilities like a club house
- Privately owned tidelands
- With expected growth in tourism, we need something to either control it or allow access to areas on a limited basis
- Dis-allow big box stores and industrial tourism
- Limited need to drive to amenities for residents
- Reasonable aesthetically pleasing parking for non-residents
- Continued publicly owned tidelands
- Protect Native resources like burial areas and significant landmarks

- Denser multi-family development in waterfront industrial area
- Small, single family homes in 4th and 5th Street area
- No 6th Street development
- Bench Road
- Extend 5th Street
- 6th Street is the right location for further single family development
- Keep building heights to no more than 2 stories
- Acquire Mayflower Island and include it in Savikko Park
- Continued high density in West Juneau - III
- More walking access for West Juneau
- Fun art/exhibit in the round-about coming into Douglas
- Allow subdividing of homes into more apartments in West Juneau
- Community building in Crow Hill area
- Develop 6th Street for recreational activities
- Community farm

These activities and services were grouped by common themes. The meeting attendees were then asked to choose one of the themes to focus on.

- **More neighborhood scale commercial - (6) (10)**
- Improve parks and recreation amenities - (3)
- Walkable to amenities - (2)
- More compact development (smaller single family homes) in suitable areas - (1)
- Co-op housing/clusters around clubhouses (Planned Unit Developments) - (2)
- High-density development in West Juneau – (6)
- Historic and cultural character – (4)
- Develop 6th Street – (4)

EXERCISE 3: ACTIVITIES & SERVICES II

The group was tasked with choosing the top priority from activity #3 and required to ask the Why's.

MORE NEIGHBORHOOD SCALE COMMERCIAL

THIS ACTIVITY IS IMPORTANT BECAUSE:

1. Improve walkability to amenities
2. Create a center for the community
3. Brings vibrancy
4. Community Feel
5. Retains youth
6. Community sustainability
7. Walkable from majority of residences
8. Don't have to go to Juneau
9. Keeps it local! Reduces the need to travel over bridge and keeps carbon footprint low
10. Fosters sense of community

11. Kids and adults have services they need without having to travel far
12. More walking to shops; less driving
13. Healthy lifestyle
14. Helps build natural social networks

These activities and services were grouped by common themes. The meeting attendees were then asked to choose one of the themes to focus on.

1. **Walkability - 2**
2. Community/social networks - 5
3. Healthy lifestyle - 2
4. Community/economic vitality - 0
5. Reduce traffic (environmentally friendly/sustainable) - 0

WHY IS *WALKABILITY* IMPORTANT?

1. So people can live and work in the same area – 1
2. Gives people a reason to be here – 2
3. Creates jobs – 1
4. **Places to go, people to see, things to do – 5**
5. Connects us to our neighbors – 4
6. Maintains a vibrant middle/working class – 4
7. Welcomes others to the neighborhood – 2

WHY IS *PLACES TO GO, PEOPLE TO SEE AND THINGS TO DO* IMPORTANT?

1. Makes it pleasurable to live in the area – 1
2. Creates sense of community – 3
3. Stimulating – 0
4. Supports friendships and daily life structure – 3
5. **Builds community stability – 5**
6. Gives Douglas back more identity from the mainland - 2

MORE NEIGHBORHOOD SCALE COMMERCIAL ACTIVITIES WILL HELP BUILD COMMUNITY STABILITY.

EXERCISE 5: FUTURE HEADLINE

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

- DOUGLASITES ARE THE HAPPIEST PEOPLE ON EARTH!
- JUNEAITES ARE WELCOMED BACK TO DOUGLAS!
- DOUGLAS HAS GAINED INDEPENDENCE ... AGAIN!
- DOUGLAS MAINTAINS ITS QUIET, WARM, VIBRANT, AND COHESIVE COMMUNITY
- DOUGLAS ACHIEVES STATUS AS THE MOST AFFORDABLE, ZERO CARBON FOOTPRINT, HEALTHIEST NEIGHBORHOOD ON THE ISLAND
- BAR CLOSES IN DOUGALS – THOUSANDS LEFT HOMELESS

NO MATTER WHAT, CHANGE...

- Parking requirements
- Development towards Lucky Me and allow more single family homes
- Lack of structure in neighborhoods
- Sprawling, gravel parking lots around harbor
- Change zoning to disallow industrial tourism in harbor area
- Light commercial/mixed use needs to be affordable for young families... smaller lots
- More mixed use zoning
- Multi-use zoning
- Land/space affordability
- More cross walks on Douglas Highway
- Commercial under residential
- Overpass instead of crosswalks
- Solve drainage problems on John Street
- Commercial zoning in West Juneau
- Second access way; Third Street can't handle traffic
- Appropriate acknowledgement and remediation of burnt Douglas Village (whether return land, build cultural center or something similar; get it figured out)

NO MATTER WHAT, DO NOT CHANGE...

- Treadwell/Sandy Beach surround by forest
- Neighborhood character
- Quite neighborhoods
- Leave 6th Street alone
- Dogs are welcome at Sandy Beach
- Savikko Park and Sandy Beach recreation area
- The small town feeling with an identity not defined by tourism
- Each neighborhood has their own character. But we do have characters (South Douglas vs. Blueberry Hills)
- South Douglas walkable to trails and some amenities
- It's Douglas; not South Douglas
- Increase of liquor/package stores
- Do not bulldoze 6th Street since to do so will cause big surge in population, traffic, noise and anonymity
- South Douglas has a different character than Blueberry Hills
- Keep Louie's

GREAT IDEA?? WHO CAN MAKE THIS HAPPEN? Name any potential partners needed to make your idea successful.

- Small business hub in the Jumbo Gym
- Waterfront boardwalk/non-motorized traffic corridor
- There are a lot of historical artifacts underwater; create access to the water world so people can see the artifacts. My favorite is an old horse drawn fire wagon
- Refurbish Treadwell to allow for both ice rink and roller rink (at least part of the year)
- Come up with an "ideal" suite of commercial business/entities and then support entrepreneurs/organizations, etc. to develop them

- Make downtown Douglas a pedestrian only plaza
- Build staircases along 3rd St. to allow public access to shoreline
- Revitalize/vitalize harbor area
- Build small shop-and-office space along 3rd Street and/or overlooking the channel
- Educational and recreational center based around indoor growing of food, hand-on science, wave pool
- Improve 5th Street Mt. Jumbo Trail
- We haven't done enough with the Douglas Waterfront
- CBJ gondola to mountain top to view out to the east and south and west