

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN
Steering Committee Meeting
Zoom Webinar Format
Tuesday, March 16, 2021

Steering Committee Members Present:

- | | | |
|--|---|-------------------------------------|
| <input type="checkbox"/> Carole Bookless | <input type="checkbox"/> Rebecca Emblar | <input type="checkbox"/> Liz Smith |
| <input type="checkbox"/> Matt Catterson | <input type="checkbox"/> Arnold Liebelt | <input type="checkbox"/> Linda Snow |
| <input type="checkbox"/> Frank Delaney | <input type="checkbox"/> Robert Sewell | <input type="checkbox"/> Joyce Vick |
| <input type="checkbox"/> H. Erik Pederson, Planning Commission Liaison | | |

Staff Members Present:

- | | |
|--|---|
| <input type="checkbox"/> Allison Eddins, CDD Planner | <input type="checkbox"/> Alexandra Pierce, CDD Planning Manager |
| <input type="checkbox"/> Jill Maclean, CDD Director | |

Agenda Items

- I. Call to order
- II. Approval of Minutes
- III. Public Testimony on Agenda Items – 10 minutes
- IV. Roundtable Discussion on Major Themes from Focus Group Meetings
- V. Review Visioning Exercise document – need input on Plan Elements
- VI. Creating an Equitable Plan – need input on Equity Framework
- VII. Taking a First Stab at a Vision Statement
- VIII. Public Testimony on Non-Agenda Items
- IX. Committee Comment
- X. Adjournment

Next Meeting: TBD
Options include: April 6th
April 20th
May 18th

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Steering Committee Meeting
Zoom Webinar Format
Tuesday, February 16, 2021
DRAFT MINUTES

Steering Committee Members Present:

- Carole Bookless
- Matt Catterson
- Frank Delaney
- Rebecca Embler
- Arnold Liebelt
- Robert Sewell
- Liz Smith
- Linda Snow
- Joyce Vick

Staff Members Present:

- Allison Eddins, CDD Planner
- Alexandra Pierce, CDD Planning Manager

Agenda Items

- I. Call to order
 - Meeting was scheduled to begin at 6:00 pm. A quorum was established and the meeting was called to order at 6:05 pm
- II. Approval of Minutes
 - There were no minutes for the January 27, 2021 meeting.
- III. Public Testimony on Agenda Items – 10 minutes
 - One member of the public was present, Lauren Anderson (Manager of Treadwell Ice Arena). Ms. Anderson was listening as a member of the public and also in a professional capacity. She did not have any comments on agenda items.
- IV. New Member Introductions
 - Liz Smith and Robert Sewell gave brief introductions. Ms. Smith was newly appointed. Mr. Sewell had technical difficulties and was not able to attend the first meeting.
- V. Formal Nominations of Chair and Vice Chair
 - Mr. Liebelt was appointed Chair by unanimous consent.
 - Ms. Vick was appointed Vice Chair by unanimous consent.
- VI. Review and Group Discussion of Public Input
 - Preserving the small scale
 - Efficient and easily accessible transportation of all kinds
 - Maintain historic character
 - Recreation plays a huge role in the community

- Maintain and enhance prosperity in order to keep existing small business and attract new businesses
- Full bike lanes over the bridge
- Many comments on bench road and second crossing
- The community wants to see growth but in a strategic way; growth needs to be sustainable and needs to maintain the existing character of the neighborhoods
- Many of the public comments focused on infrastructure improvements
- Douglas should be a diverse and welcoming place
- Many people support the Treadwell Ice Arena. Big community anchor.
- More green infrastructure
- Growth while maintaining character; certainly don't want to risk losing community anchors like the school, post office, library, Perseverance, etc.
- Pay close attention how growth will impact carrying capacity along roadways and parking requirements
- Would like to see growth concentrated in the Downtown commercial core; that growth should encourage mixed use developments

VII. Survey Discussion

- COVID has changed people's lifestyles so much a new survey would be helpful
- Good way to reach renters
- Staff needs to put a lot of thought into how we will get the word out to everyone – property owners and renters
- Steering Committee will review public input received so far and identify any gaps that may exist. These gaps will help form the survey questions.

VIII. Committee Comment

IX. Adjournment

Next Meeting: March 16, 2021

VISIONING EXERCISE

Below is a summary of a work session between CDD staff and consultants.

Big Themes We Heard From the Public:

- Maintain character of existing neighborhoods
- Embrace history
- Wants specific growth opportunities
- Environmentally friendly infrastructure
- Better vehicular and pedestrian/bike connections

Desirable amenities opposed to meeting all of the community's needs.

Steering Committee:

- Maintaining existing small businesses, creating space for new businesses to come in that serve the community and cater to Douglas residents
- Character is tied to the economic development and stability of their downtown
- Perseverance, skating rink, Savikko, Sandy beach, Harbor are big draws to the area
- Recognizing the potential for businesses that cater to all of Juneau

Items of Note:

- Is COVID going to change the way that people work permanently?
 - Will we see more people working from home on Douglas and will this mean more demand for services?
 - Will we see less traffic congestion as the world turns back to normal?
 - Will we see an increased demand for co-op work opportunities?
- How can we make Douglas more self-reliant?
- (1) Housing diversity, walkable village feel for downtown Douglas
- (2) Multi-family area between downtown Douglas and Cordova area that continues to grow and makes residences concerned about traffic and residents of the single-family areas of West Juneau concerned about increased density
- (3) West Juneau could benefit from more than Breeze Inn/more commercial opportunities?
- Attractive to city van tours or bus tours, bike tours, pedi-cab

Based on Community Input Staff & Consultants brain stormed the following ideas:

Transportation:

- Multi-use greenway corridors that connects neighborhoods and is better connection to downtown – walkable/bikable community
- Transit stop connections & accessibility
- Sidewalks and accessibility
- Where can we make these community connections
- West Juneau “bench road” concept

Downtown Core:

- Increased commercial and mixed-use areas
- Better defined, more pedestrian oriented streetscape
- Dedicating connections to the downtown area – improved bike routes and sidewalks
- Design standards/guidelines – minimal and strategic
 - New zoning district, come with an overlay district, bonus points for incorporating pedestrian friendly traffic calming measures
- Single-family homes in downtown Douglas could benefit from a rezone
 - Current overlay district set to expire in 2022?
- Make zoning match and enhance what is on the ground a little bit better
- Incentivizing a more intensive commercial area that expands what is existing

Harbor:

- Sidewalk along the harbor front, improving the harbor, cleanup the aesthetics
- Small cruise ship tourism? Destination for cycle/city tours?
- See the harbor as a community gathering space

Culture/Tradition/History/Sense-of-Place

- Douglas Indian Village – acknowledge and heal
 - Need to develop a strategy
- Treadwell
- Perseverance

Housing:

- Draw a line between the two camps – these are the principles we want to see in our neighborhood, walkability, new businesses, mixed-use housing, preserve historic single-family neighborhoods, preserving form and character, recognize the inequities in Douglas, raising median income by generating economic opportunities

- Encourage making multi-family by incentives to developing multi-family (in the downtown commercial core?)
 - Proposing new zoning districts, one cohesive zoning district in the downtown commercial core with overlay district – standards that people can use to earn bonus points
 - Preserving the look and feel of the single-family neighborhood while allowing for increase in density – Single family homes are currently allowed to have one accessory apartment in the D5 zoning district. An overlay district could allow existing single-family homes to be converted into triplexes or quadplexes depending on the size of the lot.
- Form-based elements, design guidelines
- Landscape requirement or bonus points, eliminate vegetation cover in favor of landscaping

Taking what we heard from the public, the following Plan Elements were created:

Plan Elements – These will essentially be the chapters of the plan.

- A Connected Community
- A Distinctive Community
- A Green and Prosperous Community
- A Healthy & Active Community Healthy Community
- A Culturally and Artistically Rich Community

What is a connected community?

- A community that is connected through...
 - Transit
 - Walkability & Bikability
 - Non-motorized connections
 - Core areas connected to the greater community
 - Diversity
 - Recreation
 - A greater connection to the waterfront
 - Desirable amenities

What is a distinctive community?

- A community that is distinctive is...
 - A center of community activity
 - Library
 - Interactive
 - A community that embraces its history
 - A place with people that you won't find anywhere else
 - Unique in its identity and character and differs throughout each neighborhood
 - Neighborhood identity/varying identities

- A built environment that supports the community lifestyle
- A destination
- A safe place
- Individual
- Defined by its people and surrounding environment

What is a prosperous and green community? (Do these stay together or do they get broken up)

- A community is green and prosperous by...
 - Power by renewable energy
 - Having more EV charging stations
 - Smart growth technologies (call out box of what smart growth is)
 - Ecological conservation
 - Reduced energy use
 - Multi-modal transportation options
 - Encouraging dense walkable development in the commercial core (mixed-use downtown core)
 - Supporting home-based (live/work) opportunities
 - Intentional growth
 - Diverse small-business opportunities
 - Incentive opportunities (parking reductions)

What is a healthy & active community?

- A community that is healthy and active is...
 - Social interaction and amenities
 - Safe
 - A community with choices
 - Easy neighborhood access to trails
 - Access to the water
 - Access to youth & adult recreation programs
 - Accessible to all community members
 - Accessible recreation options
 - Has available land for community gardens
 - Access to quiet nature settings
 - Indoor recreation opportunities

What is a culturally and artistically rich community?

- A community that is culturally and artistically rich...
 - Supports the places needed for art and expression
 - Ex: Juneau makerspace, art in public places, Perseverance Theater
 - Celebrates traditions, creativity, and cultural values
 - Supports community festivals, arts, and events

- Stimulates and encourages small-scale neighborhood events or public art
- Encourages art and culture programs
- Celebrates, protects, and acknowledges the culture and history

Equity: In 2021, the CBJ Assembly appointed the Systemic Racism Review Committee. This Committee is tasked with, among other things, reviewing zoning and land use ordinances to ensure that we are not inadvertently furthering inequality in our policies and practices. Moving forward, CDD plans will have an equity component.

- Planning for social equity means recognizing planning practices that have had a disparate impact on certain communities and actively working with affected residents to create better community for all.
- CDD is recommending an equity framework similar for the Douglas / West Juneau Plan.
 - The framework will consist of criteria filters that the plan's action items will be run through.
 - The Steering Committee should identify objectives that the criteria aim to achieve.
 - Example Objectives:
 1. Ensure that all residents, no matter their income or background, have access to and feel welcome in our community anchors. (Examples of community anchors are Douglas Library, Treadwell Ice Arena, Perseverance Theatre, Savikko Park and Sandy Beach, as well as neighborhood parks)
 2. Prioritize investment in effective transportation that supports transit-dependent and walking/biking dependent residents.
 3. Acknowledge historical land ownership and original place names where they exist.
 4. Acknowledge the history of Alaska Native displacement in Douglas.
 5. Limit further cultural displacement.
 - The Steering Committee's first step would be creating and approving objectives for the equity matrix.
 - The second step would be to create criteria filters. These should be questions that the Committee asks themselves when drafting the plan's goals and action items.
 - The criteria questions could be as simple or complex as the Committee deems necessary. Simple question could be "Does this action item further the objectives of the equity matrix?"

Resources to better understand the equity issues and how the goals and action items in this plan can help:

<https://juneau.org/index.php?gf-download=2020%2F08%2FOrd2020-32cam-Creating-Systemic-Racism-Review-Committee-Final.pdf&form-id=22&field-id=11&hash=4d95f1a5e4ea5d2dab7a3d4956ab7e1dd3fe5b8c9c8226367a37b175c81d02ec>

<https://allincities.org/toolkit>

<http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/EDIImpPlan042916final.pdf>

Working Table of Contents

- I. Introduction
 - a. Brief History of the Area
 - b. The Planning Process
 - c. Planning Context (why this plan is needed and how it relates to other adopted plans)
 - d. Measuring Our Success
 - e. Implementation (Making It Happen) } [Denver Comp. Plan](#) – pgs. 20 & 22
- II. Equity Framework
 - a. What It Is and Why Its Needed
 - b. Framework Objectives
 - c. Equity Filters
- III. Strong and Authentic Neighborhoods (boundary maps, what makes each neighborhood distinct, active photos, architectural photos)
 - a. Downtown Commercial Core & Douglas Harbor
 - b. Douglas Townsite
 - c. West Juneau
 - d. Cordova
- IV. Plan (Vision) Elements – Douglas will be... (Vision Statement)
 - a. A Connected Community
 - 1. Goals and Action Items with Equity Matrix
 - b. A Distinctive Community
 - 1. Goals and Action Items with Equity Matrix
 - c. A Green and Prosperous Community
 - 1. Goals and Action Items with Equity Matrix
 - d. A Healthy and Active Community
 - 1. Goals and Action Items with Equity Matrix
 - e. A Culturally and Artistically Rich Community
 - 1. Goals and Action Items with Equity Matrix
- V. Implementation Table and Timelines