

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN
Steering Committee Meeting
Zoom Webinar Format
Tuesday, June 29, 2021

Steering Committee Members Present:

- | | | |
|--|---|-------------------------------------|
| <input type="checkbox"/> Carole Bookless | <input type="checkbox"/> Rebecca Embler | <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. Public Testimony on Non-Agenda Items – 10 minutes
- V. Land Use and Zoning Discussion in relation to Cordova Street and West Juneau Sub-Areas
 - a. Identify Opportunities and Constraints for both Sub-Areas (reminder to keep the Plan Elements in mind – Connected, Distinctive, Sustainable and Future Focused, Prosperous, Healthy and Active, Culturally and Artistically Rich)
- VI. Committee Comment
- VII. Adjournment

Next Meeting:
Tuesday, July 6th

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN
Steering Committee Meeting
Zoom Webinar Format
Tuesday, June 15, 2021
DRAFT MINUTES

Steering Committee Members Present:

P Carole Bookless	P Rebecca Emblar	P Liz Smith
P Matt Catterson	P Arnold Liebelt	A Linda Snow
A Frank Delaney	P Robert Sewell	P Joyce Vick
P H. Erik Pederson, Planning Commission Liaison		

Staff Members Present:

P Allison Eddins, CDD Planner	A Alexandra Pierce, CDD Planning Manager
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Agenda Items

- I. Call to order – called to order at 5:06pm
- II. Approval of Minutes – minutes approved with minor changes
- III. Public Testimony on Agenda Items – 10 minutes – No public testimony
- IV. Public Testimony on Non-Agenda Items – 10 minutes – No public testimony;
 - Before getting into the next agenda item Mr. Liebelt shared with the Committee his desire to slightly change the role of Chair at future committee meetings. Mr. Liebelt will continue to see to the formalities such as calling the meeting to order, taking role, etc. Staff will lead the plan element discussions and assist Mr. Liebelt in assuring topic stay on track and everyone has the opportunity to add input. Mr. Liebelt asked for committee feedback. The committee agreed that Mr. Liebelt had done a fine job as chair but understand why he would like to make some changes to the role. The committee members had no objections to the change.
- V. Review Sub-Area Boundaries
 - The committee mostly agreed with the boundaries.
 - Ms. Emblar asked about the area of north of Capital View Court and questioned whether or not it belonged in the West Juneau focus area.
 - Staff's reasoning for including the area in West Juneau had to do with the larger lot development pattern that is similar to West Juneau lots fronting on Glacier Highway.
 - The boundaries are not set and are up for debate and this and future meetings.
 - The committee would like to see a new sub-area for the harbor and Savikko Park areas.
 - Staff will create new boundaries to include these new areas – the Douglas Recreation Area.
 - The committee agreed that the goals and recommended actions for these areas should be complimentary to Docks and Harbors and Parks and Recreation's future plans.
- VI. Opportunities and Constraints in Sub-Areas

- The discussion began with the Cordova Street focus area.
- Mr. Sewell noted the development pattern differences between this area and the area around Downtown Douglas.
- Mr. Liebelt agreed and suggested that these differences reflected the diverse priorities of the residents and reminded the committee that this area plan is for the benefit of all residents within the study area.
- Staff informed the committee that there is development interest in the Cordova Street focus area. The issue that developers run into is traffic congestion along Cordova. Any new development will likely be contingent upon access north of the bridge. The Cordova area is also in need of greater street connectivity to the West Juneau area.
- Two large lots in particular are prime locations for road connectivity. The lots are owned by private land owners and, so far, have not been interested in granting CBJ an easement for the existing walking path. This area also has an informal mountain bike trail that leads to Treadwell Ditch Trail. CBJ Parks and Recreation has been working with the property owners to create some formal easement agreement.
- Ms. Vick mentioned that this area could be good location for a community garden.
- The committee discussed opportunities for expanded commercial uses in the Cordova area. Currently there is Breeze Inn, a small insurance office and a bed and breakfast. Current zoning would not permit new commercial uses except in the Convenience Store Overlay District where Breeze Inn currently sits.
- There was some discussion about the possibility of Douglas having a full service grocery store however current market forces would make that a challenge.
- Ms. Bookless noted the popularity of co-op grocery stores in other communities and wondered if that would be something the community would support.
- The discussion then moved to West Juneau.
- Ms. Bookless mentioned beach access as being a community priority. She suggested that a 20 year plan should include plans for a seawalk similar to Juneau.
- The committee discussed with the help of staff and PC Liaison Pederson opportunities to expand beach access utilizing CBJ owned land.
- Ms. Embler suggested that follow up discussion around opportunities and constraints in sub-areas should focus on the plan elements that the committee identified.
- The committee agreed with this idea.

VII. Committee Comment -

- The next meeting dates were set for June 29th and July 6th.

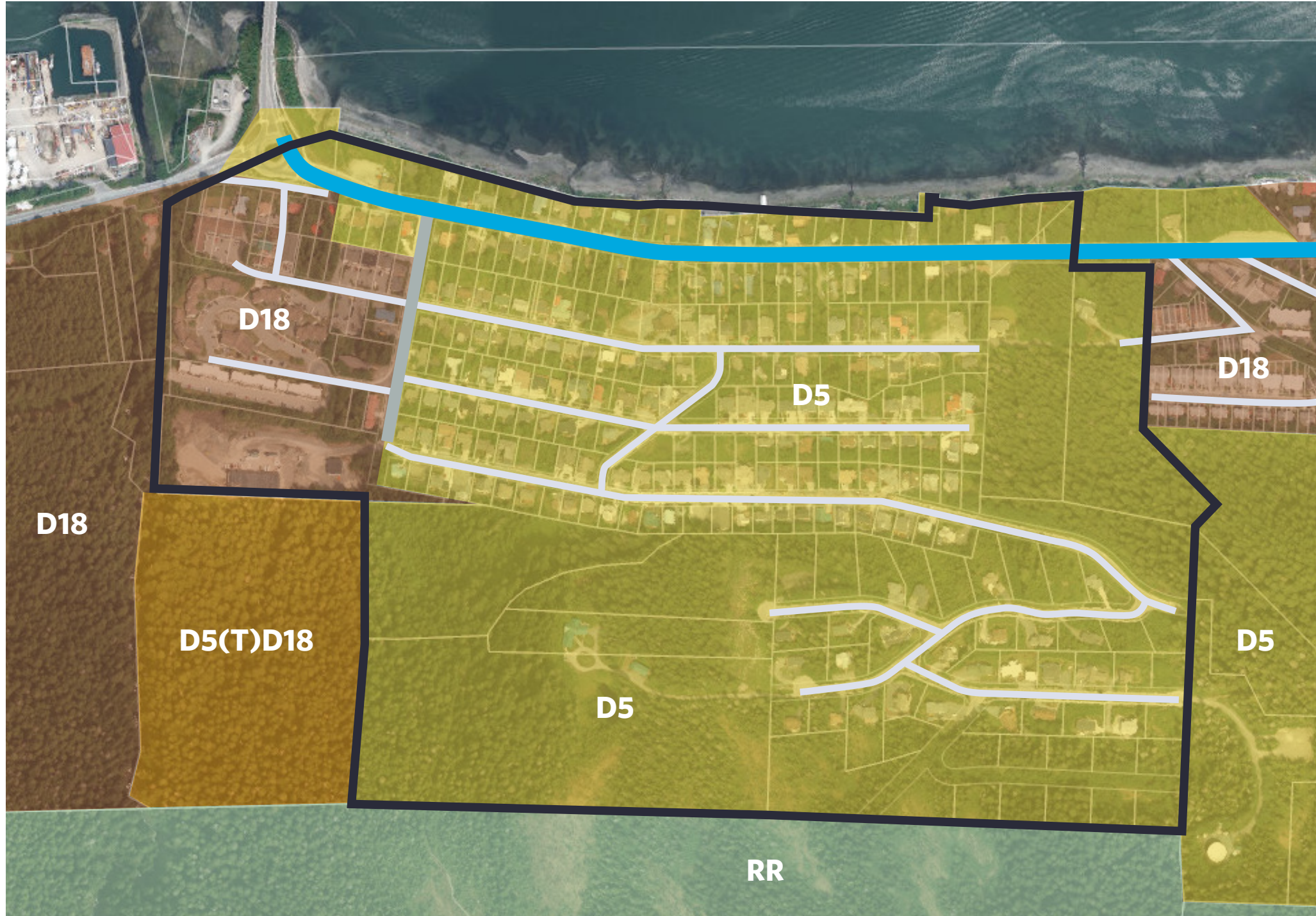
VIII. Adjournment-

- Meeting adjourned at 6:20pm

Next Meeting:

June 29th

July 6th



OPPORTUNITIES

- More commercial opportunities?
- Improve connections with adjacent neighborhoods and downtown core
- Is there potential for mixed-use in this neighborhood?

CONSTRAINTS

- Traffic congestion

EXISTING CONDITIONS

CURRENT ZONES

- **D5 Single-Family/Duplex:** intended to accommodate primarily single-family and duplex residential development at a density of five dwelling units per acre. D-5 zoned lands are located in the urban service boundary and are served or can be served by public water and sewer.
- **D18 Multi-Family:** intended to accommodate primarily multifamily development at a density of 18 dwelling units per acre. This is a high density multifamily zoning district intended to accommodate midrise-type development.

ROAD CLASSIFICATIONS

- Major Collector
- Minor Collector
- Local



OPPORTUNITIES

- Increasing density in specific areas - how do we do this without losing the look and feel of a single-family neighborhood? Form based elements, design guidelines, etc.
- Incentivize multi-family development

CONSTRAINTS

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EXISTING CONDITIONS

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