

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN
Steering Committee Meeting
Zoom Webinar Format
Tuesday, June 1, 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. Review Sub-Area Maps
- VI. Land Use and Zoning Discussion in relation to Sub-Areas
 - a. Opportunities and Constraints in each sub-area
- VII. Committee Comment
- VIII. Adjournment

Next Meeting: TBD
Options include:
Tuesday, June 15th
Tuesday, June 29th

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN
Steering Committee Meeting
Zoom Webinar Format
Tuesday, May 4, 2021
DRAFT MINUTES

Steering Committee Members Present:

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

H. Erik Pederson, Planning Commission Liaison

Staff Members Present:

P Allison Eddins, CDD Planner **P** Alexandra Pierce, CDD Planning Manager

Jill Maclean, CDD Director

Agenda Items

- I. Call to order – Meeting was called to order at 5:05pm
- II. Approval of Minutes – Minutes were approved without changes.
- III. Public Testimony on Agenda Items – No members of the public were present.
- IV. Review Plan Elements – quick review
 - A hierarchy was created and redundancies were eliminated.
 - Ms. Snow suggested that the plan elements are missing the safe and efficient transportation connections between Douglas and the rest of Juneau. Motorized transportation in general was missing.
 - Ms. Snow wants to add "safe and efficient motorized transportation between Juneau and Douglas".
 - Mr. Delaney recommended "Neighborhoods connected to each other and the rest of Juneau through transit options".
 - Ms. Bookless mentioned that just making sure we have motorized and non-motorized connections and we can address the details later.
 - The committee agreed and also decided to remove some of the duplications.
 - Mr. Liebelt and Mr. Delaney mentioned that under "Distinctive Community" the voice is not consistent and should be corrected.
 - Staff will clean up the language and make it consistent and less redundant.
 - There was conversation about "Douglas' topography....". Mr. Liebelt and Mr. Catterson both said that it was more of a fact and not necessarily something that should be included as something that makes Douglas distinctive; it could describe all of Juneau.
 - Ms. Bookless felt strongly that it should remain.

- Mr. Liebelt mentioned that some of these factual statement will be included in an introductory section of the Plan.
- Ms. Snow said that it is more of description and not an action item like the other items.
- Ms. Embler said that just some re-wording could help and she likes the word "celebrate". She finds value in keeping them.
- Mr. Delaney said that the Committee needs to determine what this section is about. Is it about what makes a community distinctive or is about what makes Douglas specifically distinctive?
- Ms. Pierce said that we could flesh this out later and as the Committee develops more detail we will have a better idea of what this section should be.
- The Committee agreed with Ms. Pierce's suggestion.
- The Committee felt that "What is a Sustainable and Future Focused Community" is the most solid of the Plan Elements sections. The last bullet should be deleted.
- There were no comments for "A Healthy and Active Community".

V. Begin Drafting a Vision Statement

- Ms. Bookless likes the Wallingford examples with bullet statements. The Committee agreed.
- Ms. Embler's suggestion was breaking out what Ms. Vick wrote into bullets.
- Mr. Liebelt reminded the Committee that the vision will not be finalized tonight. The Committee can re-visit the Vision Statement.
- Staff will clean up the draft Vision Statement and have a version ready for the Committee to review for the next meeting.

VI. Public Testimony on Non-Agenda Items – No members of the public present. Mr. Liebelt asked for this section to be moved to the top of the agenda.

VII. Committee Comment – Ms. Vick said that we have a good start with the Vision Statement.

VIII. Adjournment – 6:24pm

Next Meeting: TBD

Options include:

May 18th

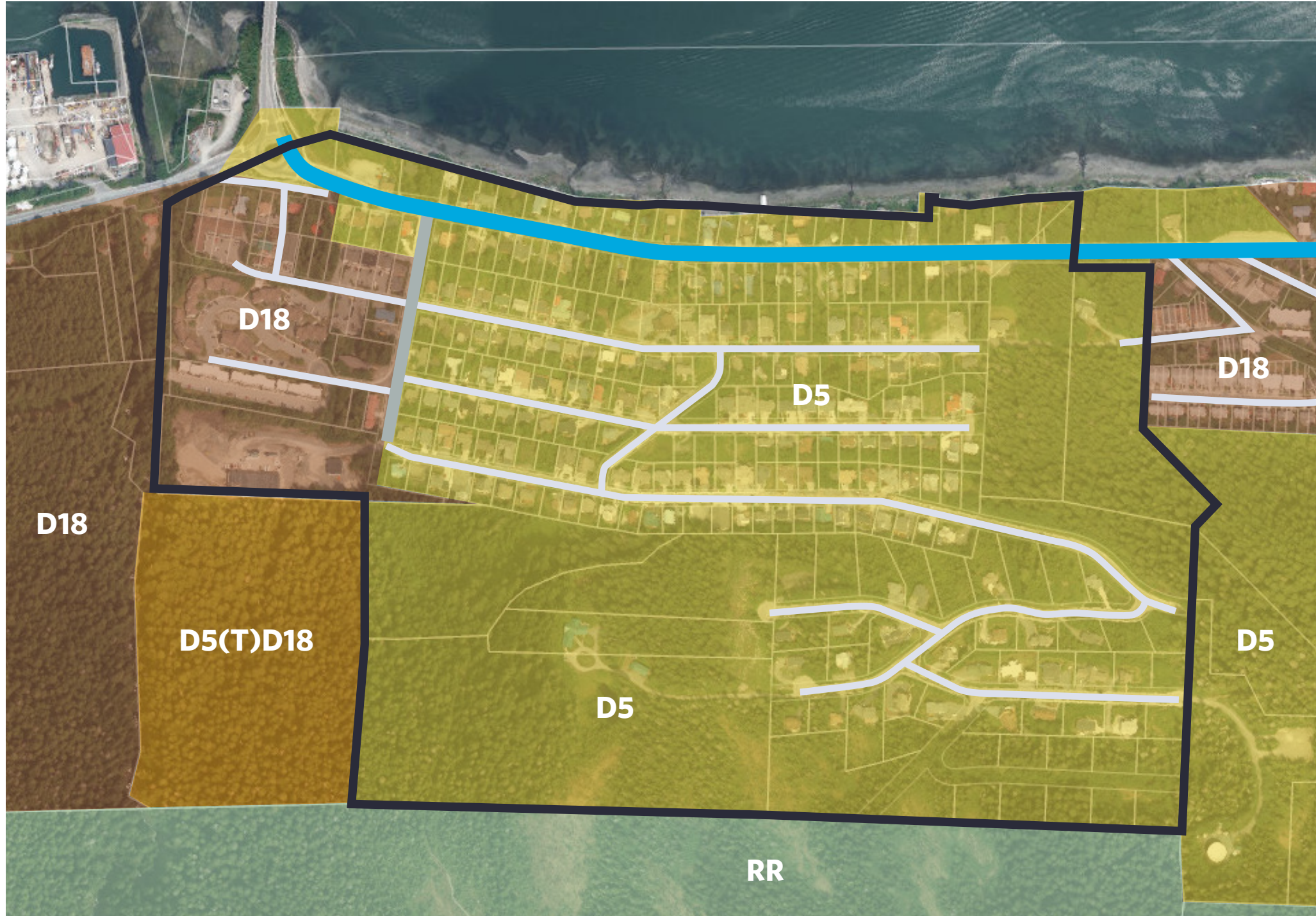
June 1st

DOUGLAS & WEST JUNEAU AREA PLAN | FOCUS AREAS



OPPORTUNITIES

- Multi-use greenway corridors connecting neighborhoods and connecting to downtown
- Accessibility to community services and bus stops
- Zoning matches land uses
- Housing diversity



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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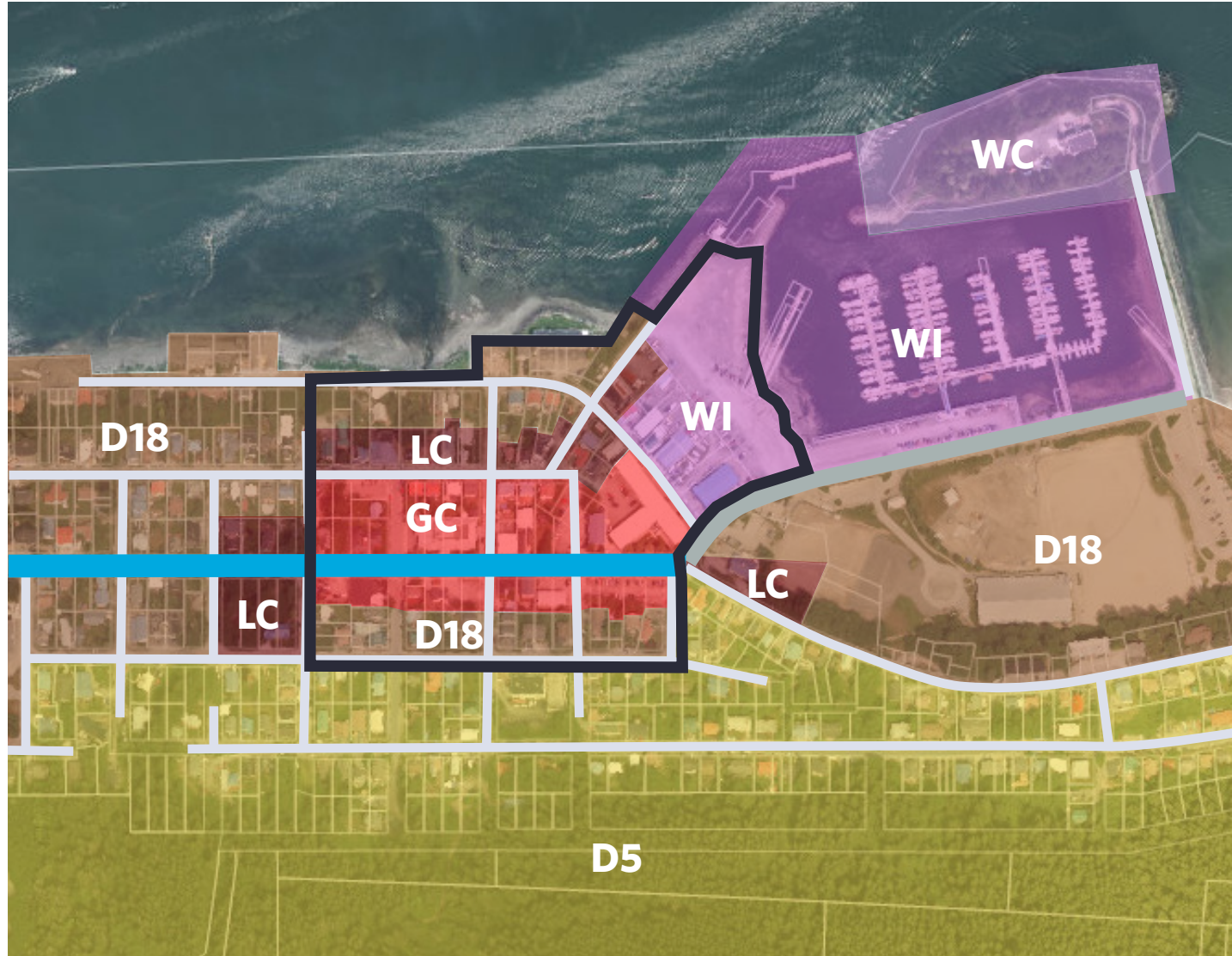
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OPPORTUNITIES

- Increased commercial and mixed use areas - incentives
- better defined pedestrian oriented streetscapes
- Dedicated connections - improved bike routes, sidewalks, etc.
- Design standards/guidelines - minimal and strategic
- Improve harbor to be a destination - waterfront boardwalk, restaurants, community gathering space
- Connections to tourism

CONSTRAINTS

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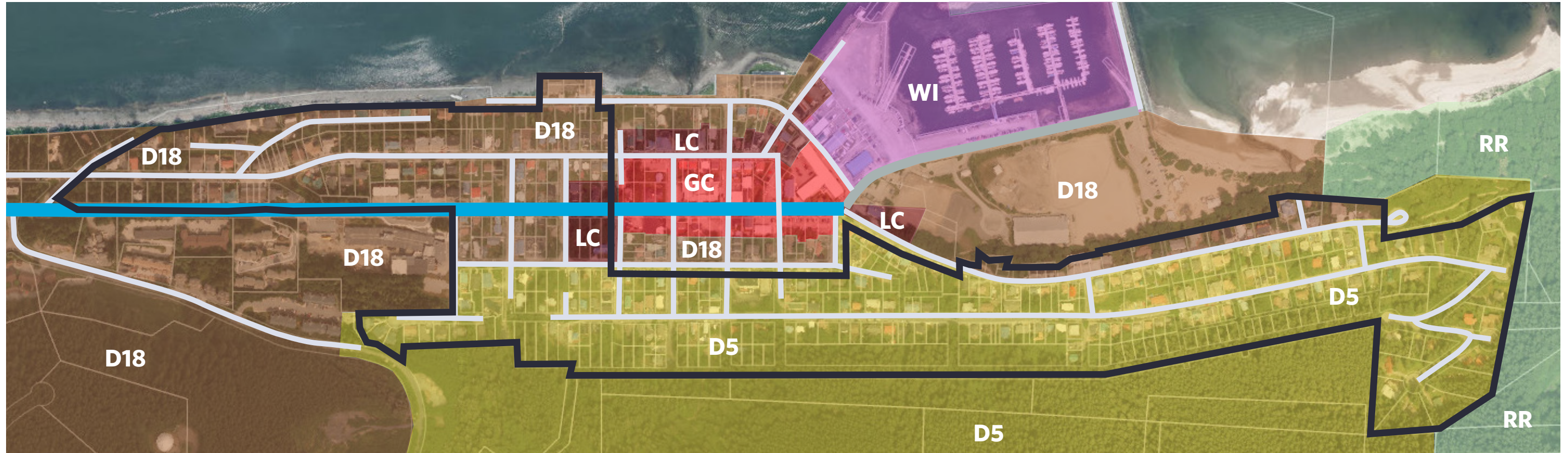
EXISTING CONDITIONS

CURRENT ZONES

- **LC Light Commercial:** intended to accommodate commercial development that is less intensive than that permitted in the general commercial district. Light commercial districts are primarily located adjacent to existing residential areas. Although many of the uses allowed in this district are also allowed in the GC, general commercial district, they are listed as conditional uses in this district and therefore require commission review to determine compatibility with surrounding land uses. A lower level of intensity of development is also achieved by stringent height and setback restrictions. Residential development is allowed in mixed- and single-use developments in the light commercial district.
- **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.
- **GC General Commercial:** intended to accommodate most commercial uses. Commercial activities are permitted outright in the zone except for those few uses that are listed as conditional uses to ensure compatibility. Residential development is allowed in mixed- and single-use developments in the general commercial district.
- **WI Waterfront Industrial:** intended for industrial and port uses which need or substantially benefit from a shoreline location. In addition, many of the uses that are allowed in the WC, waterfront commercial district, are also allowed in the WI, waterfront industrial district. Residential uses are limited to caretaker residences in the waterfront industrial district.

ROAD CLASSIFICATIONS

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OPPORTUNITIES

- Higher density housing, needs rezoning - current overlay district set to expire in 2022

CONSTRAINTS

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