



Steering Committee Meeting Agenda May 20, 2021, 6 p.m.

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Agenda

- I. Roll Call**
- II. Approval of Minutes**
 - a. May 6, 2021 Draft Minutes**
- III. Public Participation**
- IV. Steering Committee Updates**
- V. Rock Dump**
- VI. Vision Statement**
- VII. Committee Comments**
- VIII. Adjournment**

Next Meeting Dates: June 10, 2021



**Blueprint Downtown Steering Committee Meeting Agenda
Zoom Webinar & Telephonic**

February 20, 2020, 6:00 p.m.

Steering Committee Members Present:

Betsy Brenneman	Kirby Day
Daniel Glidmann	Ricardo Worl
Patty Ware	Iris Matthews
Nathaniel Dye (Planning Commission Liason)	

Steering Committee Members Absent:

Karena Perry, Chair	Laura Martinson
Michael Heumann	

Staff:

Beth McKibben, Project Manager
Alexandra Pierce, Planning Manager
Scott Ciambor, Chief Housing Officer

Assembly Members:

Loren Jones

I. Roll Call

Mr. Day filled in as Chair. The meeting was called to order at 6:07 p.m.

II. Approval of Minutes

a. March 18, 2021 DRAFT minutes, Blueprint Downtown Steering Committee Meeting

MOTION: By Ms. Brenneman to approve the March 18, 2021 minutes with clarification to discussion about nightly short term rentals. Ms. Ware seconded.

The motion passed with no objection.

b. April 4, 2021 Draft Minutes, Blueprint Downtown Steering Committee Meeting

MOTION: By Ms. Ware to approve the April 4, 2021 minutes. Ms. Brenneman seconded.

The motion passed with no objection.

c. April 15, 2021 Draft Minutes, Blueprint Downtown Steering Committee Meeting

MOTION: By Ms. Brenneman to approve the April 15, 2021 minutes. Ms. Ware seconded.

Blueprint Downtown Steering Committee Work Session May 20, 2021

Rock Dump:

The Visioning report includes the following actions related to the future of the Rock Dump:

- Explore options, such as a West Douglas deep water port and a second crossing, to reduce industrial truck traffic crossing through Downtown.
- In the long term, relocate AML and industrial truck traffic to an area outside of the Downtown Franklin Street bottleneck.
- Relocate/Rezone Rock Dump industrial area to reduce through-traffic

This topic has been discussed multiple times by the Steering Committee. Initially, the Committee recommended rezoning the Rock Dump and moving the industrial uses when an alternative deep water port is available. During the initial discussion, one of the reasons raised for this recommendation was maintaining a working waterfront; currently, there is no alternative location for some of the industrial uses, such as AML. In later discussions, it was suggested that one way to initiate change in the area is to rezone it now. There are pros and cons to this approach. There are several things to keep in mind as the Committee discusses this topic. The Comprehensive Plan speaks strongly to the need to maintain industrial land and to minimize conflicts between land uses. If the area was rezoned in the near future, before an alternative deep water port is available, land uses that might not be harmonious with some of the existing uses may be introduced to the area. Residential developments in Douglas have historically complained about AML activities, primarily noise and lights. Large truck traffic is associated with the barge and waste water treatment plant; this may be a safety concern to passenger vehicles and pedestrians, both of which may increase with changes in land use. Alternatively, introducing these conflicts could spur evaluation of a second crossing and deep water port. The draft plan discusses the Rock Dump in the Land Use chapter (attachment B).

Vision Statement:

At the December 16th and January 30th meetings the committee agreed to put aside the discussion on the vision statement. The committee should vote on whether to reopen discussion on the vision statement. Below are Betsy's and Iris' suggested edits:

~~Maintain and strengthen~~ Downtown Juneau *is maintained and strengthened* as a vibrant, safe and accessible place to live, work, *learn*, play, *create* and explore. As home to *Alaska's capital* ~~the Capitol~~, ~~d~~Downtown Juneau is a dynamic center of *g*Government and is welcoming and appealing to residents, visitors, innovators and investors. Its unique heritage and history, access to natural beauty, *arts and culture*, and urban amenities, provide opportunities for investment, *creativity* and sustainable growth.

BLUEPRINT DOWNTOWN

DOWNTOWN JUNEAU'S AREA PLAN



*Downtown Juneau is a vibrant and welcoming place to live, work, play, invest, and explore. "or
"Juneau's downtown core is a highly desirable place to live, work, play, raise a family and own
a business"*

Next Steps:

The revised action table and Chapter 2 text will come back to the Committee for review. The actions in the individual chapters will be updated to be consistent. The master implementation table will be organized, and the columns for chapter(s), page(s), proposed implementing partner, and cost will be filled out. The priority projects will be determined. Whether or not to include metrics, and if so which, will be decided.

Attachment A

ROCK DUMP

The area known as the “Rock Dump” is located at the southern end of the Blueprint Downtown planning area and is Juneau’s industrial deep water port. Most goods arriving in Juneau are offloaded at the Rock Dump and trucked to businesses throughout the Borough. In addition to marine industrial assets, the area also includes a private cruise ship dock, a diversity of businesses, warehouse space, boat condominiums, and several fitness facilities. The area known as the “Little Rock Dump,” located just south of the Rock Dump, is outside the Blueprint Downtown study area.

History – The area is built on mine tailings from the Alaska Juneau Gold Mining, which was at one point the largest gold mine in the world. After the mine shut down in 1945 the area was vacant for many years. At one time it was the site of an ad-hoc golf course and an impromptu ATV track. In the early 1980s the mounds of tailings were graded to accommodate the current development.

Housing – The Rock Dump is zoned Industrial (I) and Waterfront Industrial (WI). These zoning districts do not allow residential uses. A single caretaker unit may be allowed as an accessory use to an industrial use. In general, residential uses are not compatible with industrial uses. Areas held for industrial use are intended to accommodate land uses that generate noise, odors, and dust, and have other impacts to the surrounding area. The Comprehensive Plan has many policies in place about the need to retain industrially zoned land throughout the borough. At such time as an alternate industrial area and deep water port is developed, it may be reasonable to revise the Comprehensive Plan Land Use Maps and rezone the area to allow housing and other mixed uses. Until then industrial uses should continue to have priority.

Land Use –The primary difference between the two zoning districts for the Rock Dump is that WI focuses on and prioritizes land uses that are “water dependent” or “water related.” The LRWP envisions this area continuing as an economic engine and logistics point for Juneau by preserving and continuing waterfront dependent and industrial uses. This plan also recommends removing tourism-related retail as a permissible use in this area, although the plan supports tourism-related retail as an accessory use to the existing cruise ship dock (AJ Dock/UNOCAL). The plan also calls for continued operation of the CBJ wastewater treatment facility with buffering and screening. The end of the Seawalk is planned for the area of the AJ Dock. The plan recommends a transition to a recreation corridor that would run along seaward of the uplands, connecting to the Little Rock Dump.

Placemaking – In general placemaking isn’t encouraged in Industrial Areas to maintain safety of the general public and those working in the area. There are placemaking opportunities where passengers disembark at the AJ Dock, along the Seawalk, along the envisioned recreation corridor along the southern edge of the Rock Dump. This area is one of the first views of Juneau that millions of visitors see.

The motion passed with no objection.

III. Public Participation

None.

IV. Steering Committee Updates

None.

V. Topic

Chapter 5, "A Safe and Welcoming Downtown" - Discussion on unsheltered population, text and actions. Ms. McKibben provided a brief overview of the memo, where additional language is proposed in the text of the plan and draft actions to be considered for addition to the plan. She introduced Scott Ciambor, CBJ Chief Housing Officer.

Mr. Ciambor provided an overview of the current programs in place that focus on the needs of the unsheltered population, and the work of the Mayor's Task Force on Homelessness. The newest program is a street outreach program.

Ms. Brenneman noted the last two actions in the memorandum are her favorites. She also likes the concept of a "clean and safe" program that is mentioned in the text. Ms. Brenneman would re-arrange the order of the actions and combine a few. She also wondered about the success of the second phase of Housing First. The plan needs actions that address the public perception of downtown, which includes more public education and outreach explaining what work is being done.

Ms. McKibben explained what a "clean and safe" program is, and that there is one in Anchorage. She also stated it is already in the draft action table. She suggested it could be complimentary to the outreach program under way.

Mr. Ciambor explained the "ven diagram" of outreach programs underway. He also said that Olympia Washington has a "clean team" that similar to the "clean and safe" program discussed in the Blueprint Plan. There are individuals who have access to housing that choose to stay downtown, and the outreach programs encourage them to use their housing.

Ms. Mathews asked for clarification on the last action in the memo. What would the action be to strengthen the relationship.

Mr. Ciambor explained this is a recommendation from the Mayor's task force. The intent is for a more structured partnership between CBJ and the Juneau Coalition on Homelessness.

The internet connection was "unstable" and Mr. Ciambor and Ms. McKibben were sometimes able to participate. Assembly member Loren Jones provided, through staff, a link to the April 12, 2021 Assembly packet briefing the Assembly on housing and homelessness.

Ms. Mathews suggested there should be a stronger focus on prevention.

Mr. Ciambor stated prevention is usually rental assistance, screening, and guiding the unsheltered to housing alternatives.

Ms. Brenneman agreed with Ms. Mathews and suggested that Mr. Ciambor can work to reword the action(s) to focus more on prevention.

Mr. Dye asked how the recommended actions on the unsheltered is specific to this downtown area plan, and maybe it is a borough wide issue.

Ms. Mathews said this plan must address the issue because during the visioning process it was a priority by the public and the focus groups.

Mr. Dye that with the Glory Hall moving out of downtown the problem may be more perception than reality and it is important to frame it in a way that is specific to downtown.

Ms. Brenneman can a homeless person who sets up a camp in a bus shelter (for example) be evicted. Also, can homeless people who are wanted for crimes elsewhere be extradited.

Mr. Ciambor stated he is not an expert on laws. There is a statewide database and there are good demographics on the unsheltered, and its improving annually. Privacy requires strict rules and training for those using the database. A vulnerable person can be identified by name. Tlingit and Haida is adding transitional housing for those coming out of prison, which is a group that is typically unable to find housing.

Mr. Worl asked if it is possible to put the unsheltered to work through a "clean and safe" program as a way to help them gain pride and ownership over the community.

Mr. Ciambor said that Glory Hall has run work programs over time and could report on the success.

Ms. Brenneman asked which of suggested actions would be most helpful to the work programs/partnerships. She noted there is a long list of actions and that the committee is working to winnow the list down.

Mr. Ciambor said the Mayor's Task Force recommendations cover most of the list. He isn't sure, they're all important. He said affordable housing is really important.

Ms. Brenneman suggested the group think about what is important for the long term.

Ms. Ware agrees there is some duplication and opportunity to combine some of the bullets to reduce the duplication without losing the spirit. She noted her concern about the size of the plan. She offered to send staff her thoughts about how to collapse the bullets.

Ms. McKibben reminded the committee that the plan strongly speaks to adding more housing of all types for all ages and all incomes.

Mr. Day asked if the safe summer campground is complete.

Mr. Ciambor confirmed that is it, including lockers and water, with a schedule for outreach.

The bullet can be removed.

Ms. McKibben asked the committee what they think about including a list of all the current programs/service could be added to the body of the plan in a "call out" box as one way of educating the committee about all the work that is being done.

Mr. Day and Ms. Brennen said they thought it is a good idea.

Ms. Brenneman suggested a recommended action more community outreach educating the broader community about what is being done, share the successes as a way of changing the perception of downtown.

Mr. Day asked if sleep off usually has more than one person working.

Mr. Ciambor said they do have full coverage, and the incident Mr. Day experienced was a "one off".

Mr. Day, attachment A asked about the boundaries for the information about crime.

Ms. McKibben clarified there is a map that shows the study area of the crime information.

Mr. Day asked if there is a waiting list for a room. He noted concern with people sleeping downtown who may have housing and that the housing is not being used and could be available to someone who might use it.

Mr. Ciambor it is hard to know for the particulars of this situation. It is important to stress that there are up to 24 service providers and its coordinate information. The agencies are focused on providing services and less focus on collecting and tracking data. This is one of the primary recommendations from the Mayor's Task Force and is a common problem nationwide.

Ms. Mathews notes that providing the information to the community is a important part of messaging.

Mr. Ciambor explained that the tracking system in Alaska was not functioning and there was training coordinated entry in place 2018 great strides have been made in entering and collecting data.

Mr. Glidman left the meeting at 7. No quorum.

Ms. McKibben reminded the committee that Ms. Ware offered work on consolidating the unsheltered recommendations, and told the committee that anyone else willing to do so may. She would then work with the CBJ Housing office to be sure the revised recommendations work and will then incorporate them into the master implementation table to be reviewed rather than schedule another meeting to just to discuss this topic.

VI. Rock Dump

The remaining committee members informally discussed next steps, why staff has requested additional discussion on the Rock Dump.

VII. Vision Statement

Ms. Brenneman expressed that the recommended actions are “in the weeds” and not as visionary as she would like.

Ms. Mathews agreed and suggested actions be “what is the new thing that gets us to the vision”.

VIII. Committee Comments

IX. Adjournment

The meeting was adjourned at 7: 12 pm.

Next Meeting Date: May 20, 2021, 6 p.m., Zoom Webinar & Telephonic