

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN
Steering Committee Meeting
Zoom Webinar Format
Tuesday, March 15, 2022

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 (non-voting) | | |
| <input type="checkbox"/> Peter Naoroz, Planning Director, Douglas Indian Association Liaison (non-voting) | | |

Staff Members Present:

- | | |
|---|--|
| <input type="checkbox"/> Beth McKibben, CDD Planner | <input type="checkbox"/> Scott Ciambor, CDD Planning Manager |
| <input type="checkbox"/> Jill Maclean, CDD Director | |

Agenda Items

- I. Call to order
- II. Approval of February 15, 2022 Minutes
- III. Public Testimony on Agenda Items – 10 minutes
- IV. Public Testimony on Non-Agenda Items – 10 minutes
- V. Presentation from Docks & Harbors - Board Member Annette Smith
- VI. Review of Visioning Work and Table of Contents
- VII. Committee Comment
- VIII. Scheduling Future Meetings
- IX. Adjournment

Available Meeting Dates:

- Thursday, April 7th
- Wednesday, April 13th
- Wednesday, April 27th
- Thursday, April 28th
- Tuesday, May 3rd
- Thursday, May 5th
- Monday, May 9th
- Wednesday, May 11th
- Thursday, May 12th

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN
Steering Committee Meeting
Zoom Webinar Format
Wednesday November 10, 2021
DRAFT MINUTES

Steering Committee Members Present:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Carole Bookless | <input checked="" type="checkbox"/> Rebecca Embler | <input checked="" type="checkbox"/> Liz Smith |
| <input type="checkbox"/> Matt Catterson | <input checked="" type="checkbox"/> Arnold Liebelt | <input checked="" type="checkbox"/> Linda Snow |
| <input type="checkbox"/> Frank Delaney | <input checked="" type="checkbox"/> Robert Sewell | <input checked="" type="checkbox"/> Joyce Vick |
- H. Erik Pederson, Planning Commission Liaison (non-voting)
- Peter Naoroz, Planning Director, Douglas Indian Association Liaison (non-voting)

Staff Members Present:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Beth McKibben, CDD Senior Planner | <input checked="" type="checkbox"/> Scott Ciambor, CDD Planning Manager |
| <input type="checkbox"/> Jill Maclean, CDD Director | <input checked="" type="checkbox"/> Dan Bleidorn, CBJ Lands Manager |
- Allison Eddins, CDD Planner

I. Roll Call

The meeting was called to order at 5:05 PM

II. Approval of Minutes

- a. **Date Draft Minutes November 10, 2021, South Douglas / West Juneau Steering Committee Meeting**

Minutes were approved with unanimous consent.

III. Public Testimony on Agenda Items – 10 minutes

None.

IV. Public Testimony on Non-Agenda Items – 10 minutes

None.

V. Transition of Planning Team Staff

Allison lead off, explaining that she was leaving Juneau and that Beth would be taking over as the Project Manager, and that Scott is the new Planning Manager. The steering committee wished Allison well in her new endeavors and appreciation for the work she had done on the plan.

Arnold noted that it's taken some time to establish relationships, with Alix Pierce and now Allison leaving the committee will need to revisit some past decisions so they can move forward.

Allison explained that this meeting is an opportunity to hear from the steering committee to assist with moving forward. She then:

Reviewed revised visioning meeting doc:

- Review plan element icons: this is how we envision the plan being organized.
- Shows how all the components of plan are connected
- Organizing this way conveys the message to the community, Assembly, future developers.

Discussed making Douglas a more year round location. Supporting homebased opportunities through changes to zoning. Dense, walkable downtown core. Etc.

This plan was the first started with SRRC in place so staff has been developing an equity matrix for this plan. The concept is to run proposed action items through the matrix to:

- Have a better, more equitable plan
- Help the public, steering committee, Planning Commission and Assembly better understand the plan
- Staff has examples of equity matrix. (concept; haven't picked the screening questions yet)

Allison noted the Google document has the draft the vision statement

Focus Areas completed so far:

Cordova, West Juneau

Still to do: Downtown, Commercial Area

- Established boundaries
- Opportunities and constraints
- Information that will lead into Action Items

Next Steps:

Annette Smith, CBJ Docks and Harbors review of projects/plans at the March 15th meeting

Michele Elfers, Parks and Rec Deputy Director will review the Parks Plan, budget and CIP project discussion at the March 29th meeting

Small business owners

- 1 on 1 and report
- Attend committee meeting to discuss plans, changes, business projections, etc.

Larger landowners (THRHA, Hanna, Bicknell, Goldbelt)

Arnold noted there is a general consensus that the steering committee and community appreciate and like the way Douglas is now. They don't want the plan to recommend monumental changes. They want to enhance and keep what we have.

Carole noted that it's been two years since the public consultation. She suggested a refresh, another public meeting to see what people find important.

Robert says Douglas has a precious community vibe. The general idea for the plan is how to enhance it.

There was general discussion of D18 location: would be recommending zoning changes (example: D18 Savviko Park, hockey rink)

Beth asked about "gateway", what is meant in this plan context.

Allison explained, banners, gateway signage at circle to make the distinction once on the island, even discussion of old town.

Carole asked if a representative from the Douglas Indian Association here today? Will Douglas have Tlingit signage?

Allison noted that the equity matrix will help. She also noted that Peter from the Douglas Indian Association was there.

Linda wondered if there should be a sign for the old village site to signify what has happened.

Rebecca asked if there is a schedule for moving the plan forward?

Allison responded meetings are scheduled for March 15th Annette, from Docks and Harbors and March 29th Michele from Parks and Rec.

Linda asked if we can invite a AKDOT representative to revisit to answer questions because there are 2 more years of construction; if more money can they do it in one.

Peter: Asked if we have a project timeline?

Allison outlined the steps and timeframes as follows:

Focus areas

Equity framework

Action Items

Completed by summer mid-summer

Summer for document

Fall public outreach

Planning Commission through the holidays.

Arnold stated it is important to keep things moving along.

Peter asked when are we planning for our action items to be implemented – when to see if it is reasonable to look at shovel ready projects. Nice to have the timeline.

Carole suggested that if Covid is in new phase maybe weekend get together to put this moving forward instead of a series of shorter meetings.

Staff noted they would look into this options.

VI. Committee Comment

Arnold thanked Allison for guiding the group through the process.

Carole thanked Allison for a wonderful job and getting things accomplished even when CBJ didn't mesh with our ideas.

Beth noted being a bit overwhelmed jumping in at this stage, will need a bit of time to ramp up.

Arnold responded that that is actually reassuring.

VII. Scheduling Meetings

Beth will poll the committee for possible meeting dates beyond March 29th

VIII. Adjournment

The meeting was adjourned at 6:05 pm.

Next Meeting Date: March 15, 2022, via ZOOM

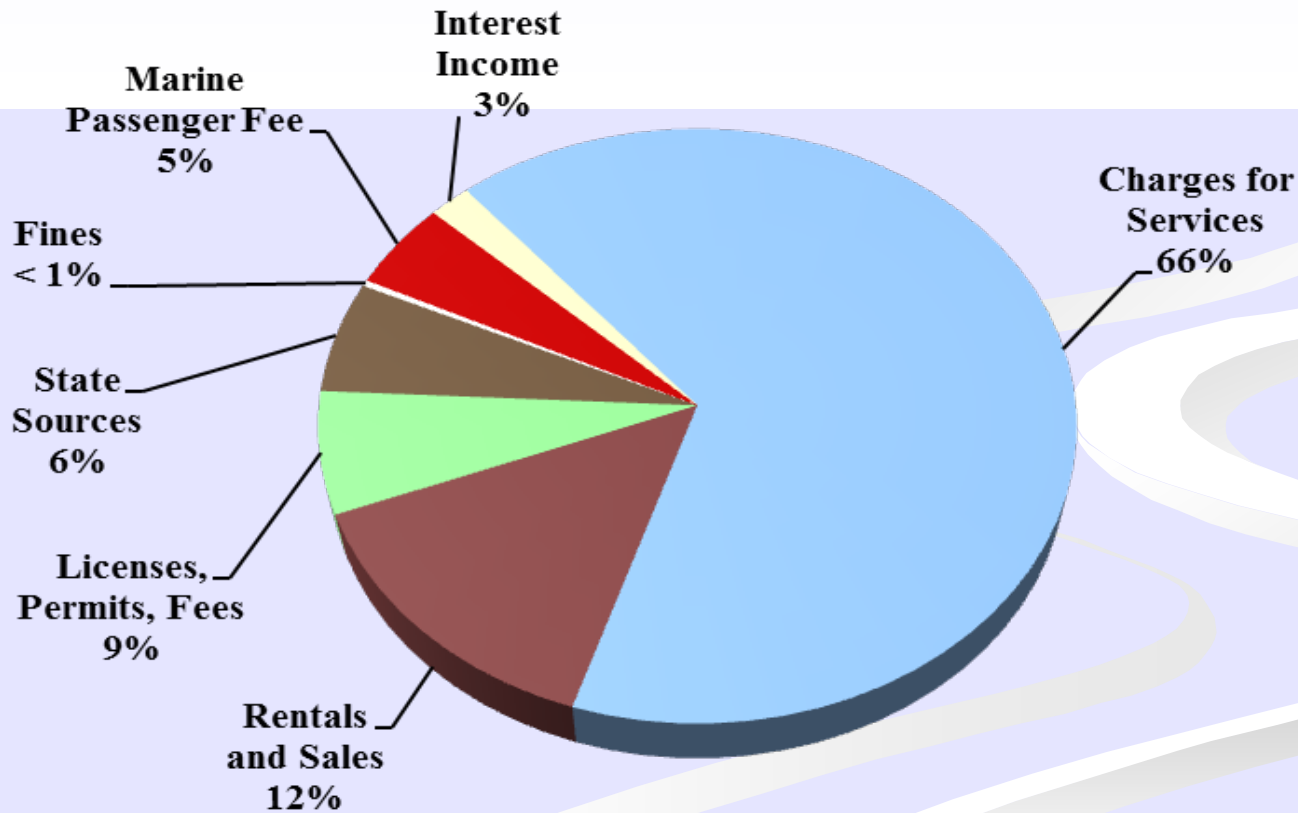


Port of Juneau Owns & Manages:

- 4 Municipal harbors – 1200 slips
- 6 Launch Ramp Facilities
- Commercial Loading Facility
- Campground
- Several Hundred acres of tidelands
- Two Boatyards under contract
- 2 Cruise Ship Terminal & Parking Lots



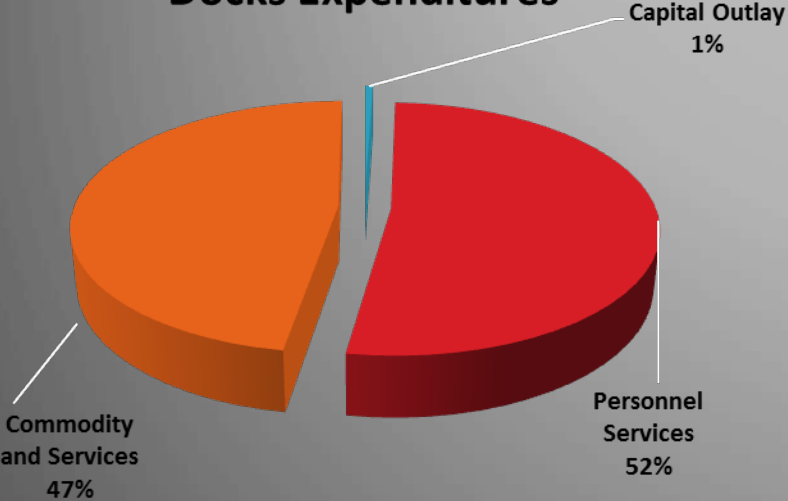
FY21 Docks & Harbor Combined Revenue Sources



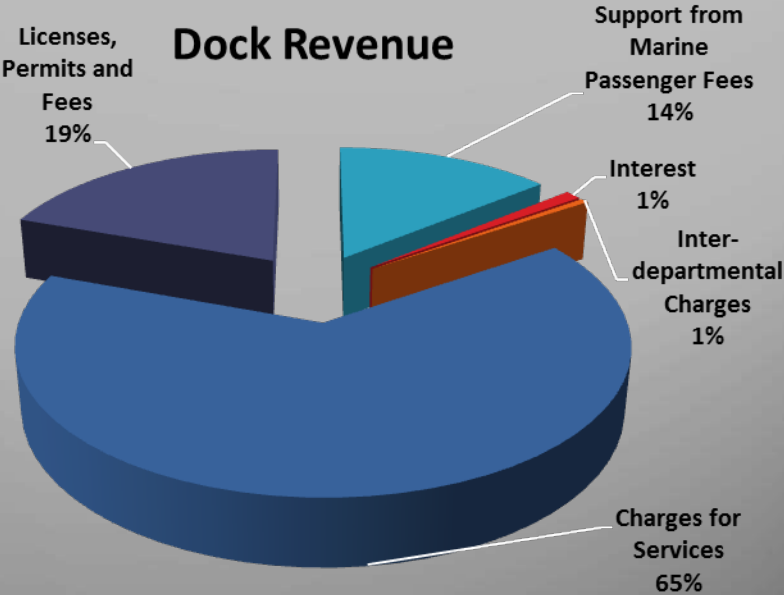
Docks Budget

FY20=\$1.78

Docks Expenditures

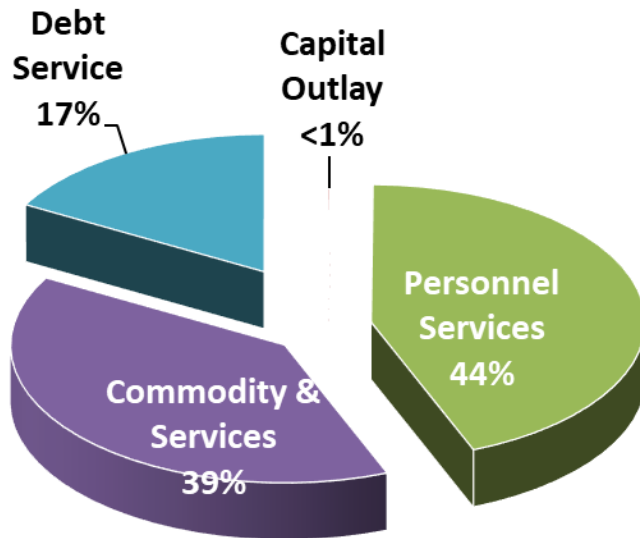


Dock Revenue

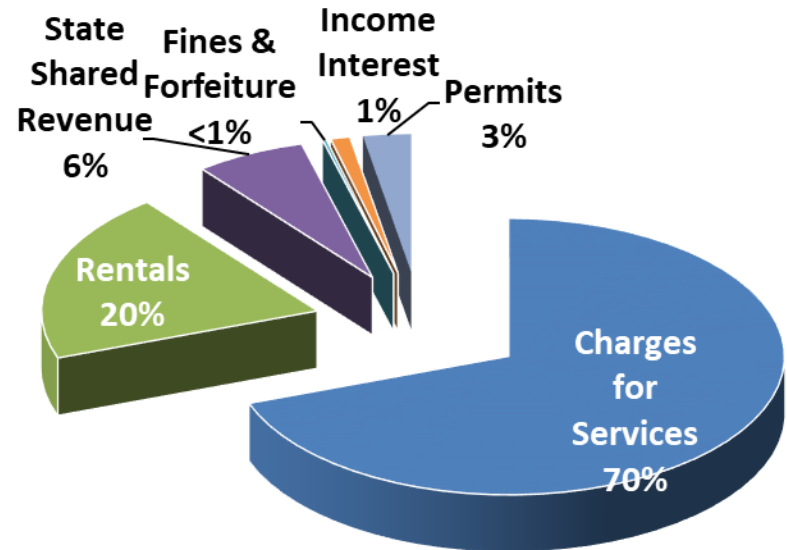


Harbor Budget FY22 \$4.37M

Harbors Expenditures



Harbors Revenue



Capital Projects Last 13 Yrs

Docks & Harbors Infrastructure Investment (2008-2021)

• Auke Bay Loading Facility	\$13M	
• ABLF – Marine Services Yard	\$.3M	
• Statter Harbor Ph I	\$9M	
• Statter Harbor Ph II	\$13M	
• Statter Harbor Ph III	\$12M	
• Aurora Harbor Re-Build – Ph I	\$11M	
• Aurora Harbor Re-Build – Ph II	\$4M	
• Douglas Harbor Re-Build – Ph I	\$.3M	
• Douglas Harbor Re-Build – Ph II	\$6M	(ACOE)
• Douglas Harbor Re-Build – Ph III	\$6M	
• Visitor Center & Port Field Office	\$8M	
• Cruise Ship Terminal Staging – Ph I	\$2M	
• Cruise Ship Terminal Staging – Ph II	\$3M	
• Cruise Ship Floating Berths – Ph I, II	\$70M	
• Archipelago Property Purchase	\$1M	
• Archipelago Property Development – Phase I	\$12M	
• Aurora & Harris Harbor Dredging	\$4M	(ACOE)
• Zinc Pile Anode Projects	\$.5M	
	\$175M	
• Norway Point to Bridge Park Master Plan	\$103M	(Est.)
• Marine Park to Taku Dock Urban Design Plan	\$21M	(Est.)
• Auke Bay Marine Station Conceptual Plan	\$66M	(Est.)
• Small Cruise Ship Master Planning Study	\$25M	(Est.)
	\$215M	

So.....What is in the Docks & Harbors Immediate Future?

Downtown Waterfront Improvements

Downtown Waterfront Improvements (\$12.4M) – Completion April 2021

Small Cruise Ship Moorage Study (\$112K) – Completed February 2021

Large Berth Shorepower Design (\$227K) – Completion August 2021

Cruise Ship Docks Electrification – Grant Application Submitted July 2021

Small Cruise Ship Infrastructure Master Plan - Grant Application submitted July 2021

Statter Harbor Improvements

For Hire Facility Phase III A (\$4.1M) – Completed September 2020

For Hire Facility Phase III B (\$4.4M) - Completion May 2021

For Hire Facility Phase III C (\$4M) – Future

Douglas Harbor

Pile Anode Installation (\$148K) – Completed July 2020

Harris Harbor

Pile Anode Installation (\$180K) – Completed September 2021

Aurora Harbor

Phase III (\$8M) – Future

Juneau Fisheries Terminal (\$25M) – Grant Application submitted July 2021

Seawalk Improvements

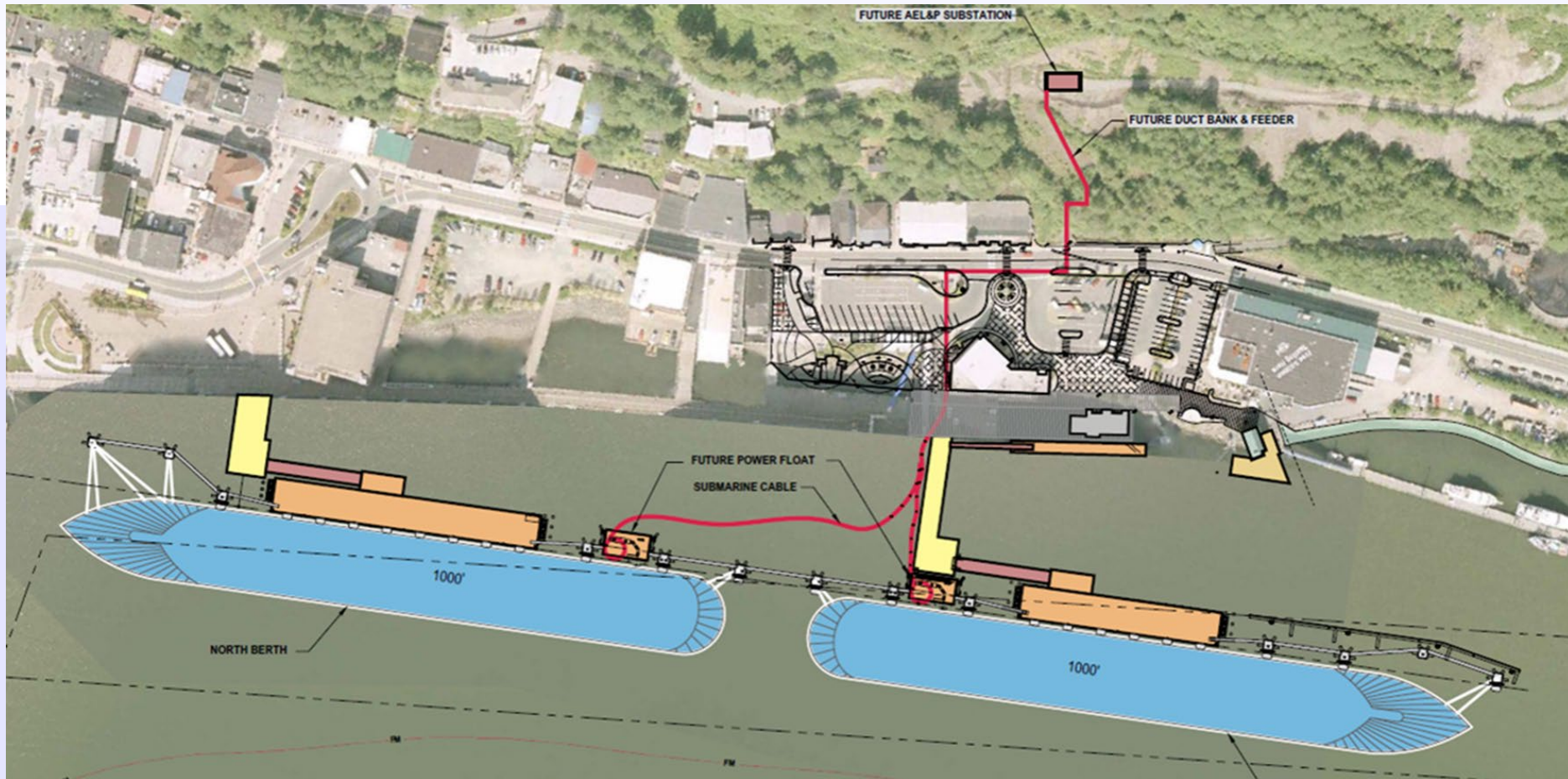
Seawalk Improvements (\$1.3M) – Completion January 2023

Taku Seawalk Redecking (\$150K) – Completion January 2022

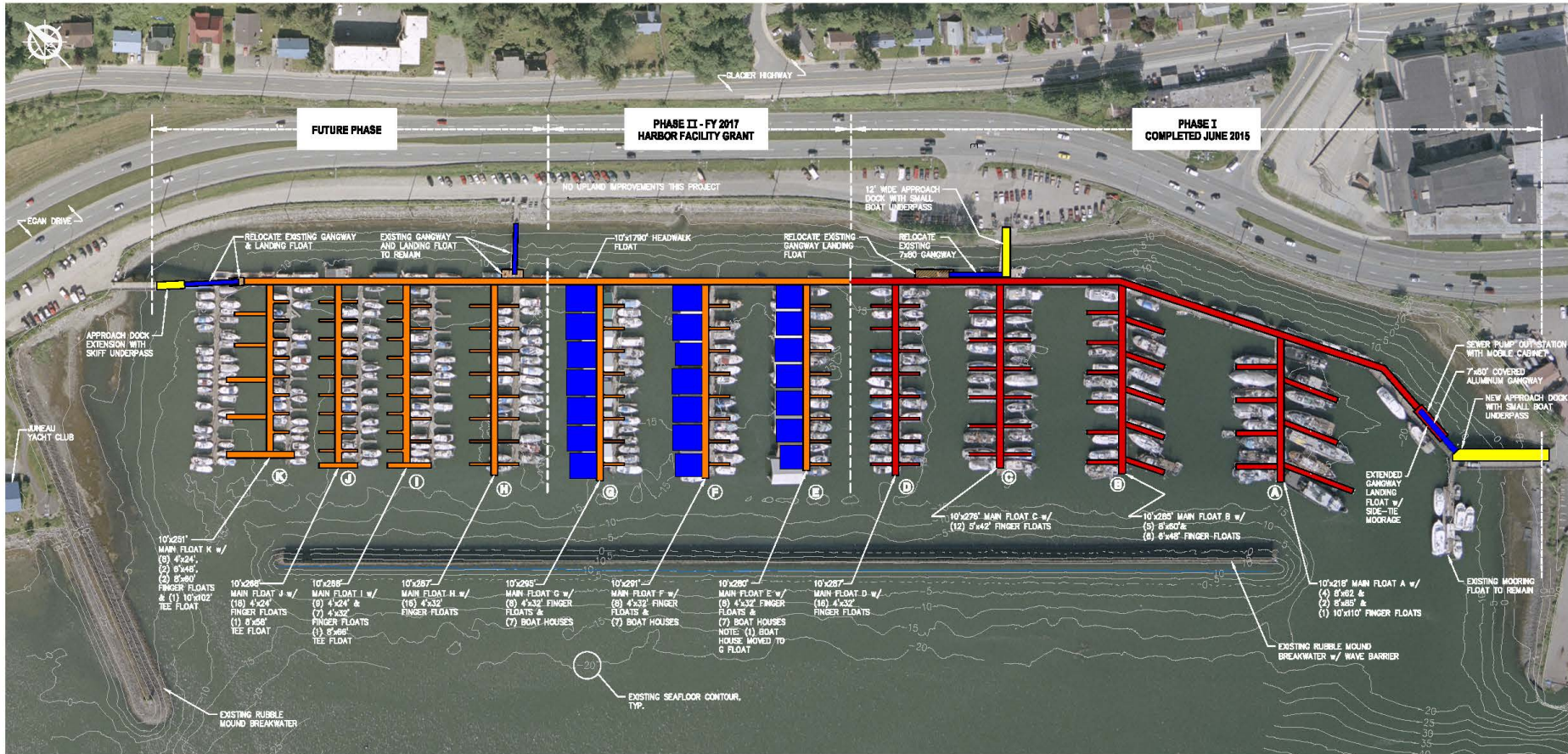
What have we got in our future plans?



Future Shore Power



Aurora Harbor ReBuild



MOORAGE FLOAT SUMMARY		
SLIP LENGTH	EXISTING CAPACITY	PROPOSED CAPACITY
24 FT	184	79
35 FT	155	135
COVERED MOORAGE (42 TO 45')	42	42
42 FT	38	28
48 FT	0	18
60 FT - 63 FT	20	27
65 FT	7	5
100 - 110 FT	0	3

NOTE: ADDITIONAL SMALL VESSEL SIDE-TIE MOORAGE IS AVAILABLE ON SHORE SIDE OF HEADWALK FLOAT, NOT COUNTED IN EITHER EXISTING OR PROPOSED MOORAGE SUMMARY, APPROX. 35 VESSELS (UP TO 24' LENGTH).

AURORA HARBOR REBUILD MASTER PLAN

SCALE IN FEET
0 40 80 160 FT.



P N D
ENGINEERS, INC.

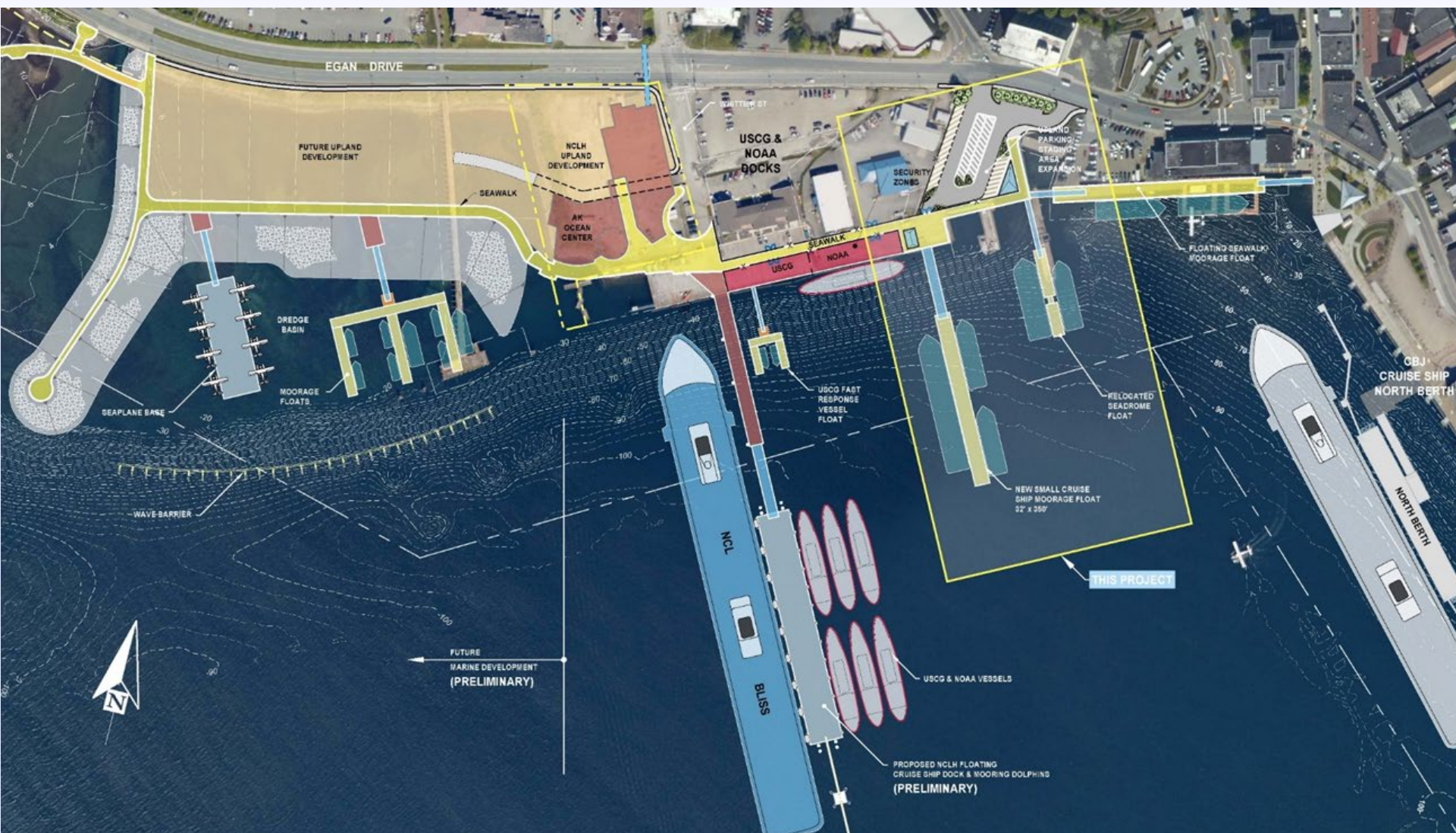
9360 Clacier Highway Ste 100
Juneau, Alaska 99801
Phone: 907-586-2055
Fax: 907-586-2099
www.gardnerengineers.com

AURORA HARBOR REBUILD

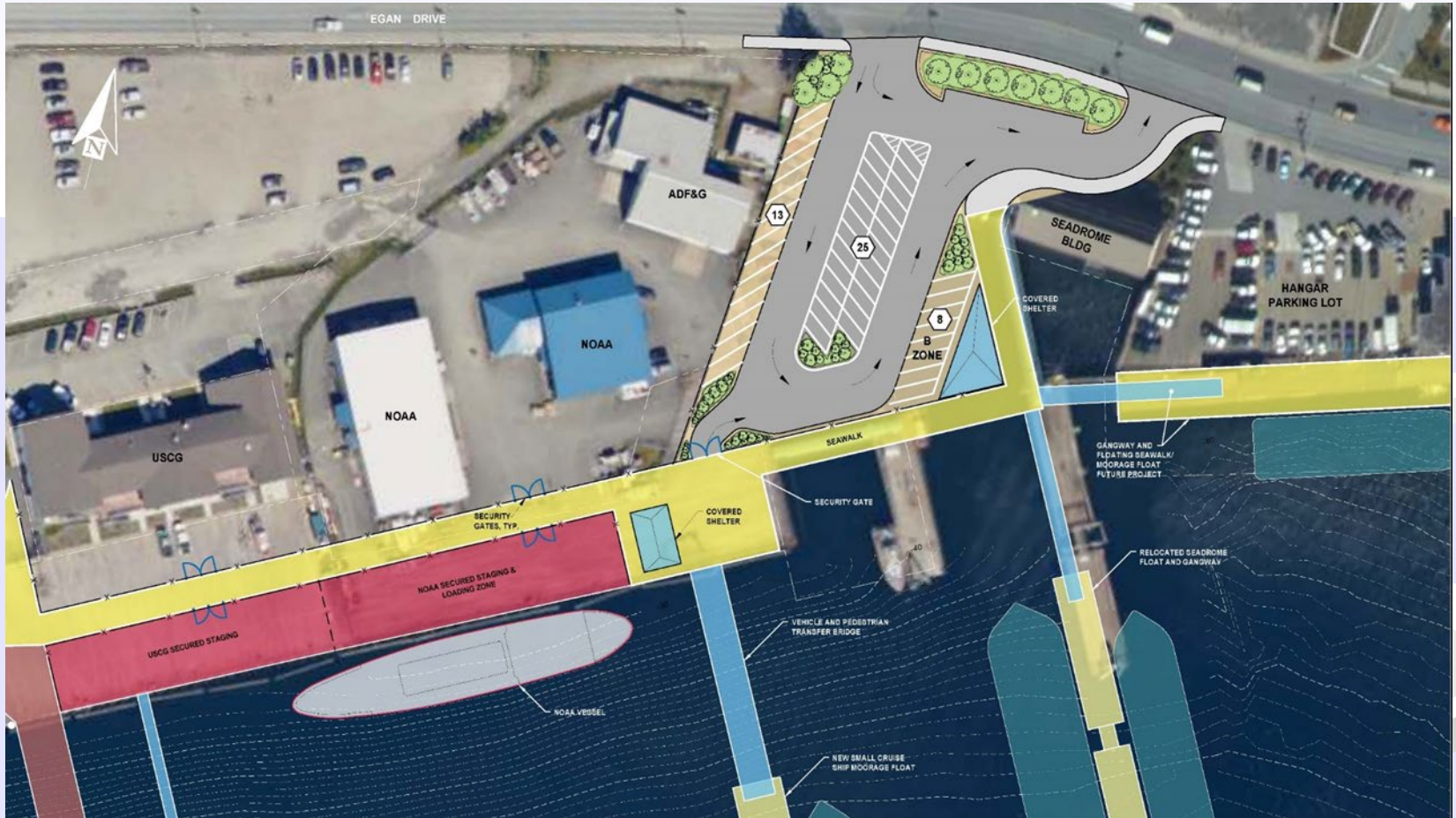
DATE: 7/2015 PROJECT NO.: 152046

MASTER PLAN

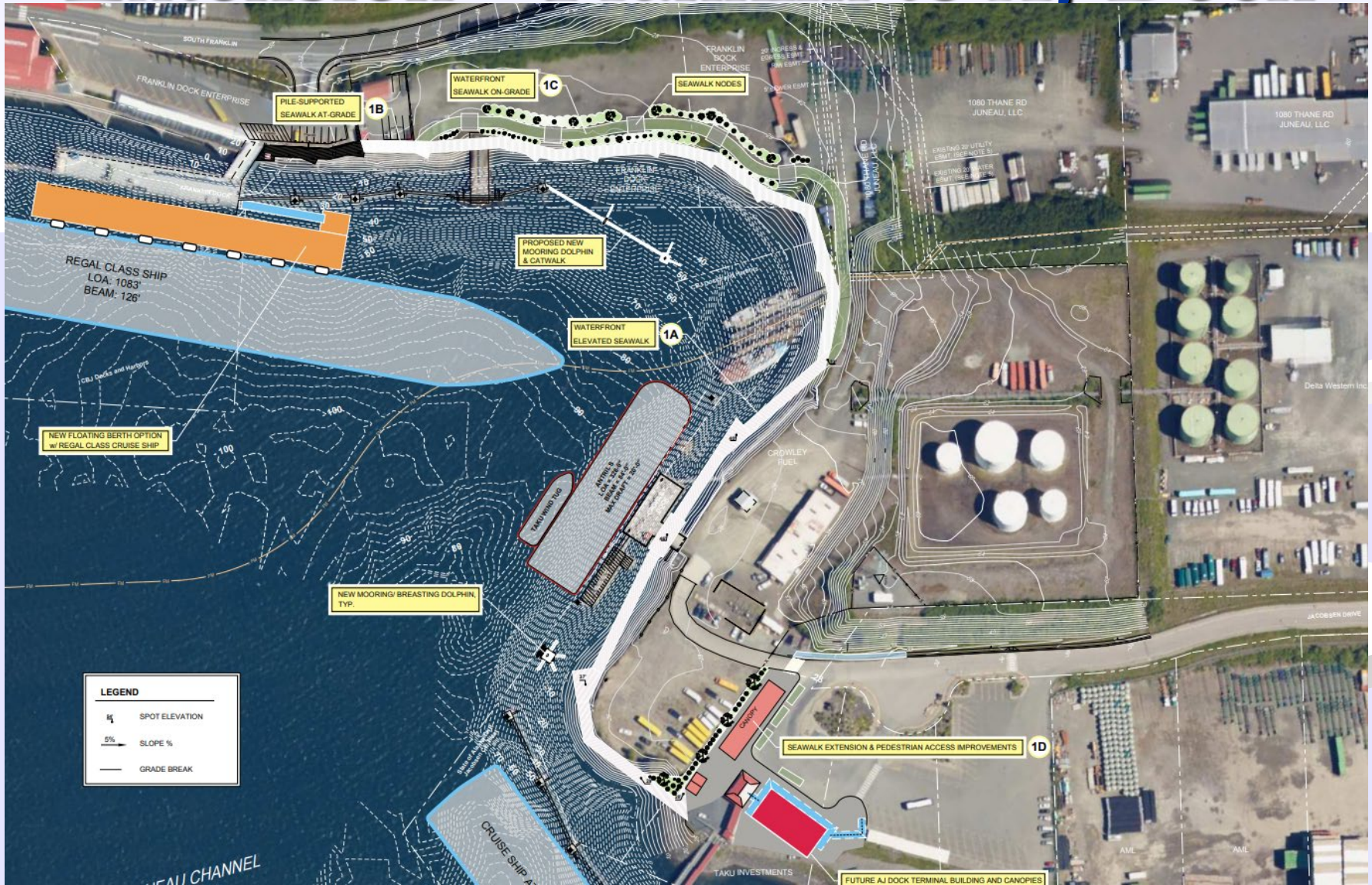
Small Cruise Ship Infrastructure – Preferred Option



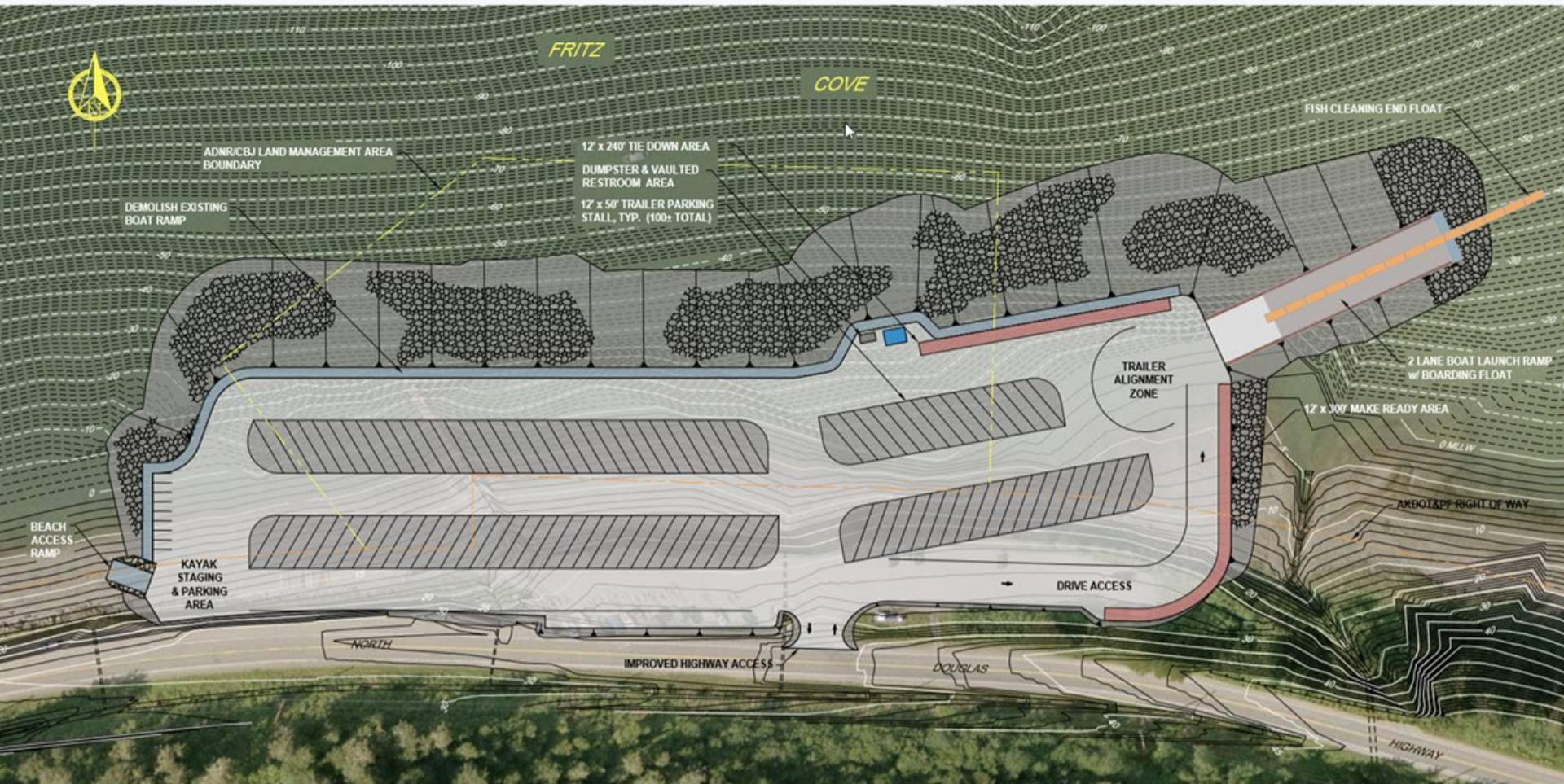
Proposed Uplands Development



CBJ Engineering Seawalk Extension – Franklin to AJ Dock



North Douglas Launch Proposed Expansion



Statter Phase I, II, III & ABMS Float



Statter Harbor Master Plan

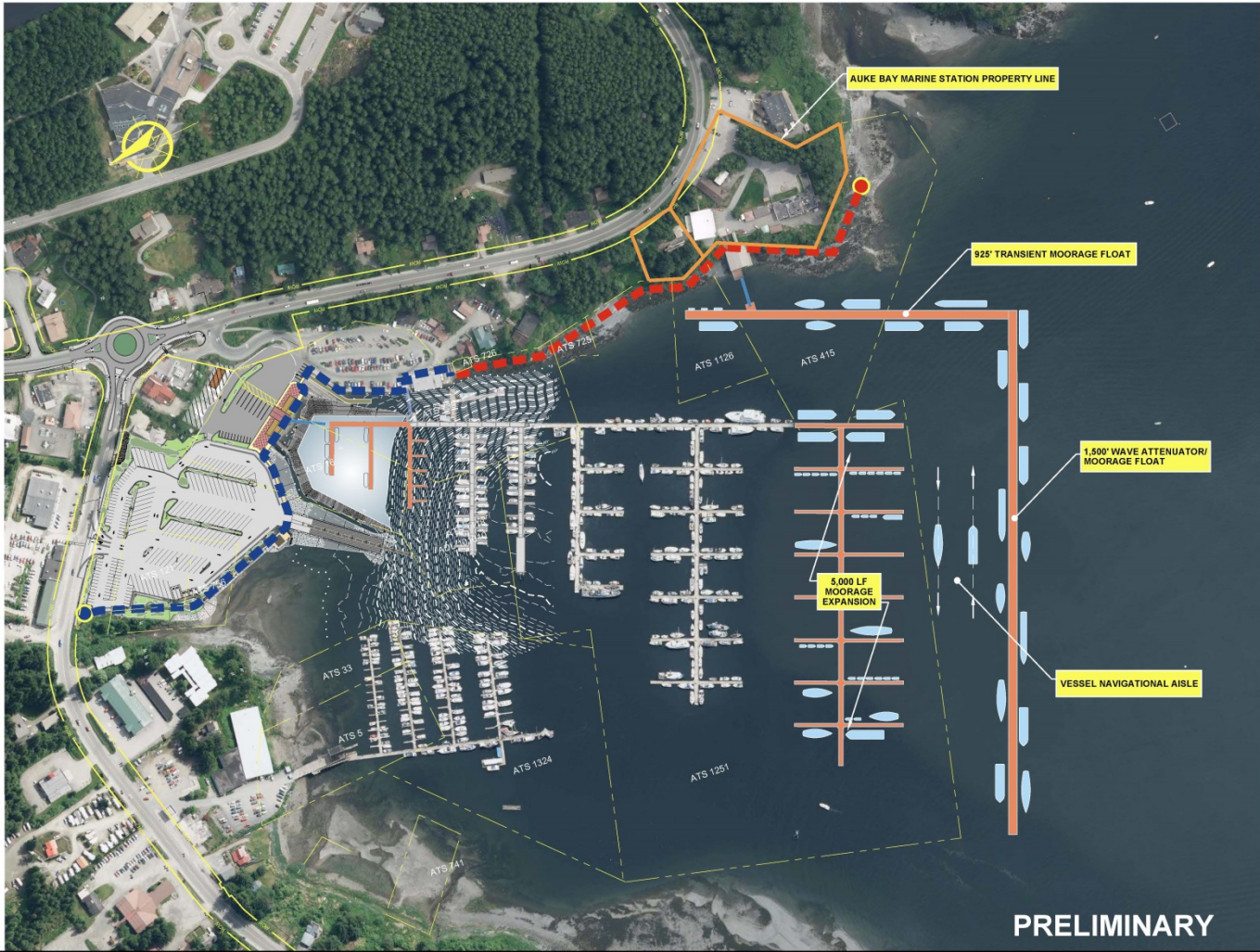










AUKE BAY MARINE STATION

DRAFT PORT FACILITY REDEVELOPMENT PLAN



- LEGEND**
- GATEWAY TO "HARBOR WALK" 
 - EXISTING "HARBOR WALK" 
 - FUTURE "HARBOR WALK" 
 - "HARBOR WALK" TERMINUS PARK AND SHORESIDE FISHERY AREA 

PRELIMINARY

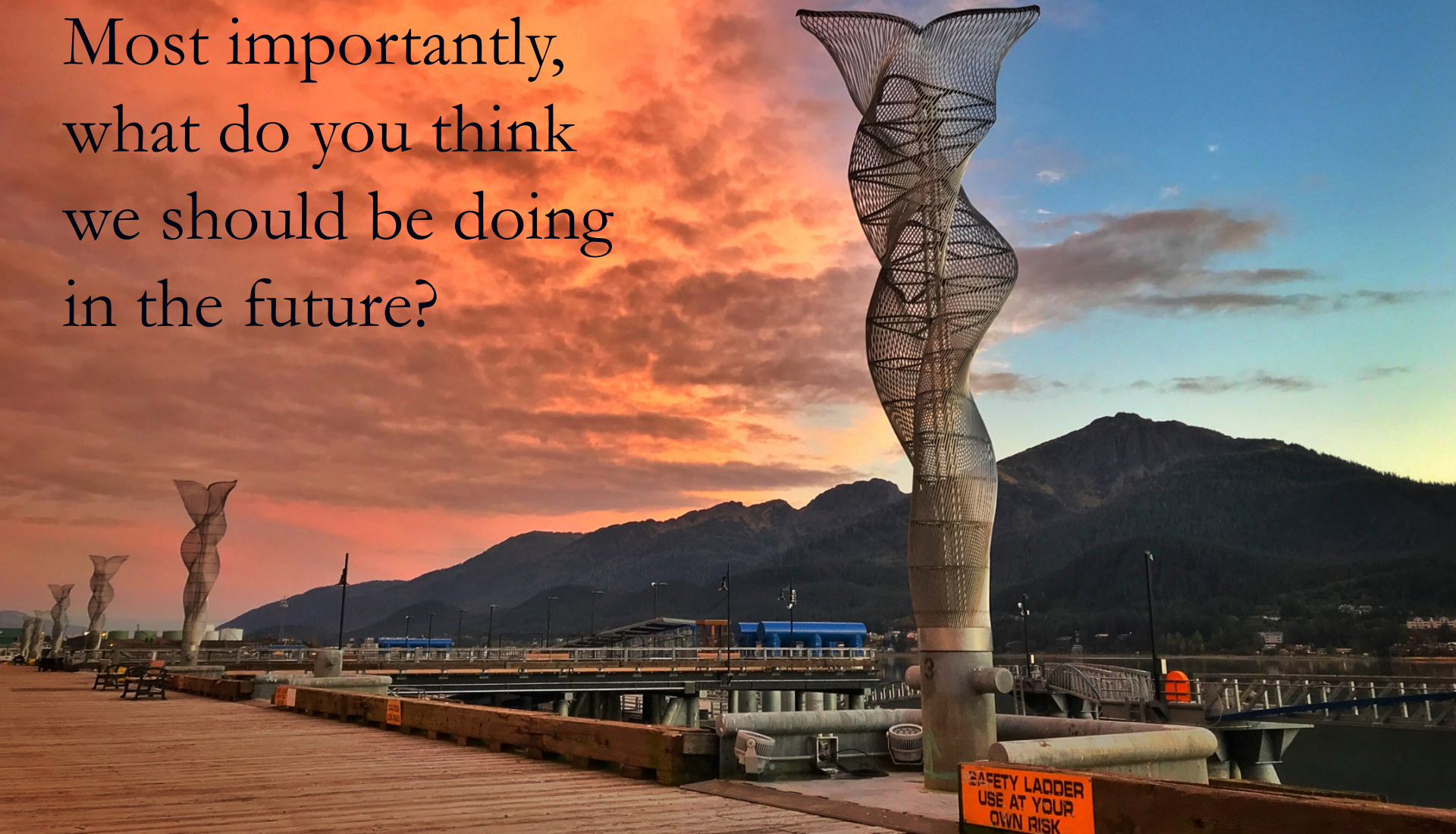




What About Douglas?

Questions?

Most importantly,
what do you think
we should be doing
in the future?



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 Sustainable & Future Focused Community
- A Prosperous Community
- A Healthy & Active Community Healthy Community
- A Culturally & Artistically Rich Community

What is a connected community?

- A community that is connected through...
- Transportation
 - Reliable Public transit
 - Neighborhoods connected to each other and the rest of Juneau through public transit
 - Non-motorized connections between neighborhoods through bike and pedestrian pathways
 - Safe non-motorized routes between Douglas and the rest of Juneau
 - A greater connection to the waterfront
- Information Technology
 - A library that serves as a technology hub for the community
 - Expanded public WiFi around public places
 - Free or cost reduced WiFi installed at existing and new mixed income/affordable housing development
- Social Interactions
 - Safe and convenient walking and biking options
 - Public spaces that encourage social interactions (Streets comprise roughly 20-30% of the built environment. They could be doing more than just moving people and objects from A to B.)
 - Proper winter maintenance of walking and biking routes, including snow plowing and proper lighting.
 - A harbor that encourages people to linger and interact with one another.
 - Year-round public events

What is a distinctive community?

- A community that is distinctive has...
 - Community gathering spaces and places like Sandy Beach/Savikko Park, Perseverance Theatre, The Pubs, post office, Treadwell Ice Arena.
 - Public gathering spaces that are colorful and unique

- Many of Douglas' gathering spaces are destinations that draw people from all over Juneau.
- The island identity plays a big role in making Douglas distinct and separate from the rest of Juneau.
- Gateways that welcome people into the community
- Spaces for the display of public art
- Minimal design standards that maintain the unique character of the historic Douglas Townsite.
- Douglas' topography creates a linear built environment sandwiched between the water and the mountains.
- Douglas has a unique history that should be acknowledged and shared; the good and the bad.
- A place with people that you won't find anywhere else (a lot of characters in Douglas)
- Douglas has sub-communities that have their own identity – the Sandy Beach dog walkers; neighborhood groups; Mt. Jumbo seniors; anymore?

What is a prosperous community?

- A community is prosperous by...
 - Supporting home-based (live/work) opportunities through zoning and incentives like parking reductions
 - Intentional growth where infrastructure already exists
 - Diverse small-business opportunities through zoning
 - Incentive small-scale commercial/mixed-use development/redevelopment with parking reductions, density bonuses, tax abatements, etc.
 - Encouraging a mixture of new housing development that maintains and enhances the character of existing neighborhoods
 - Planning more winter public events at Savikko Park as a way to bring more people into the downtown core
 - Providing centralized public parking for local businesses (small parking garage)

What is a sustainable and future focused community?

- A community is sustainable and future focused by...
 - Access to renewable energy sources
 - More public EV charging stations
 - Smart growth technologies (call out box of what smart growth is)
 - Safe, convenient and dependable public transit
 - Encouraging dense walkable development in the commercial core (mixed-use downtown core)
 - Requiring or incentivizing bike racks be installed in new development
 - Installation of more public bike racks at public buildings and spaces
 - Incentivize construction of LEED certified buildings

- How will SE Alaska be impacted by climate change? (More rain, less snow on average? Land accretion?)

What is a healthy & active community?

- A community that is healthy and active has...
 - Infrastructure that supports organic social interactions
 - Adequate pedestrian and bicycle infrastructure that is maintained year-round
 - Safe outdoor and indoor public spaces
 - Has available land for community gardens
 - Access to quiet nature settings
 - A community with recreational choices accessible to all community members
 - Easy neighborhood access to trails
 - Access to the water
 - Access to youth & adult recreation programs
 - Indoor and outdoor recreation opportunities
 - Active winter public events

What is a culturally and artistically rich community?

- A community that is culturally and artistically rich...
 - Supports the places and programs needed for art and expression
 - Ex: Juneau makerspace, art in public places, Perseverance Theater
 - Zoning that encourages live/work spaces for artists
 - Provides space for community festivals and events that showcase local artists.
 - Requires public art to be a part of renovation and maintenance infrastructure projects.
 - Embraces equity, diversity and inclusion

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
 - 2. Action Items with Equity Matrix
 - b. A Distinctive Community
 - 1. Goals
 - 2. Action Items with Equity Matrix
 - c. A Sustainable and Future Focused Community
 - 1. Goals
 - 2. Action Items with Equity Matrix
 - d. A Prosperous Community
 - 1. Goals
 - 2. Action Items with Equity Matrix
 - e. A Healthy and Active Community
 - 1. Goals
 - 2. Action Items with Equity Matrix
 - f. A Culturally and Artistically Rich Community
 - 1. Goals
 - 2. Action Items with Equity Matrix
- V. Implementation Table and Timelines