

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"/> Kamal Lindoff, Property Manager, Douglas Indian Association Liaison (non-voting) | | |
| <input type="checkbox"/> Annette Smith, Docks & Harbors 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 March 15, 2022 Minutes
- III. Public Testimony on Agenda Items – 10 minutes
- IV. Public Testimony on Non-Agenda Items – 10 minutes
- V. Presentation from Parks & Recreation- Deputy Director, Michele Elfers
- VI. Review of Visioning Work and Table of Contents
- VII. Committee Comment
- VIII. Adjournment

Next Meetings

- Wednesday, April 13, 2022 @ 5 PM via ZOOM
- Tuesday, May 3, 2022 @ 5 PM via ZOOM

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

Steering Committee Members Present:

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

H. Erik Pederson, Planning Commission Liaison (non-voting)
 Peter Naoroz, Planning Director, Douglas Indian Association Liaison (non-voting)
 Kamal Lindoff, Property Manager, Douglas Indian Association Liaison (non-voting)
 Annette Smith, CBJ Docks & Harbors Liaison (non-voting)

Staff Members Present:

Beth McKibben, CDD Senior Planner Scott Ciambor, CDD Planning Manager
 Jill Maclean, CDD Director Dan Bleidorn, CBJ Lands Manager

I. Roll Call

The meeting was called to order at 5:04 PM

II. Approval of Minutes –February 15, 2022, Draft Minutes, South Douglas / West Juneau Steering Committee Meeting

Approved by consensus.

III. Public Testimony on Agenda Items – 10 minutes

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

Codie Strickler, introduced herself, a Douglas resident, interested in what’s going on.

Yvonne with KTOO listening in.

Round of introductions, committee members introduced themselves, how long they’ve lived in Douglas and what their interest in the area plan. Planner McKibben introduced herself to the committee, and provided some background on her planning experience and time in Alaska.

V. Presentation from Docks & Harbors Board Member Annette Smith

Annette Smith, Docks & Harbors board member provided an overview of the D&H mission and organization and gave a presentation on current D&H projects. She also provided an overview of how D&H is funded, including grants

Liebelt asked what pile anode installation is. Smith said it cuts down on electrolysis in the harbors. It is not visible unless you dive.

Smith discussed funding for small cruise ship infrastructure. Smith mentioned that at one time small cruise ship dock was proposed for Douglas. At that time the Douglas community was not in favor.

Liebelt asked what year small cruise ship was discussed for Douglas. Smith said she would find out. It was proposed where the breakwater is (not Mayflower Island). Small cruise ships defined as of about 100 people. Liebelt asked if there is anything preventing a cruise line company from building a private dock in Douglas. Smith said if they own the property they could go through the permitting process, similar to Norwegian Cruise Lines at the Subport.

Snow said she was looking at the area of the breakwater and confirmed it is not connected to land. Smith said yes, the infrastructure would have to be built.

Sewell would like to learn more about when and who approached CBJ about a cruise ship dock in Douglas. He is strongly opposed to industrial tourism in Douglas. Smith mentioned there was some discussion in the past of a large deep water port on North Douglas. Sewell would like to learn more about that because it affects the whole island. He would like to know more about industrial tourism docking in Douglas. Smith said she would find that information for the committee.

McKibben asked Sewell what "industrial tourism" means to him. He responded between 50 and 500 people per boat where people come to use Douglas for an experience.

Delany clarified the presentation shows small cruise ship docking in downtown Juneau, not Douglas.

Smith gave overview of D&H plans for Douglas, paving, lighting, removing chain link fence, security cameras, upgrade rest rooms at Saaviko Park and adding showers (w/Parks & Rec). Current discussions about should D&H take ownership of Mayflower Island, improving gangway to breakwater, some discussion of reinstalling lightering dock. She asked the committee what D&H projects they would like to see.

Peterson asked for clarification of what lightering dock is. Smith clarified it's the one by Marine Park used by Douglas folks going to downtown Juneau.

Vick asked what campground D&H manages. Smith responded Echo Cove. Vick asked how much "head tax" D&H gets. Usually about \$350,000. It must benefit cruise ship passengers. Smith said they are expecting a full complement of ships for 2022. Vick would like lights and open restrooms and make the Douglas harbor welcoming. Vick would like CBJ to have Mayflower Island but isn't sure how she would like it used.

Sewell expressed concern about tourism industry in Douglas. Jewel in Douglas facing the waterfront, enhancing it for residents and quality of life and the committee needs to spend some time thinking about this. McKibben mentioned this would be discussed at a future meeting, when this subarea is

discussed. Sewell expressed concern with junk vehicles etc. is contrary to what he would like to see. He mentioned the waterfront presence in Homer, Anchorage and Sarasota. He would like Mayflower Island to become CBJ property. He is concerned with lineage of the island, and would like the interest of the Douglas Indian Association and indigenous people of the area be represented. He would like Mayflower Island to be the “heartbeat” of Douglas =it is breathtaking. He would like to learn more about north Douglas deep water port.

Peterson asked if D&H as an enterprise fund is looking to generate revenue. This is important as he thinks about the future of Mayflower Island. Smith said she would find out. She pointed out D&H controls a lot of land w/out development. Peterson said it’s hard to envision why D&H would take Mayflower Island if it wasn’t developed as a facility. Smith asked if the committee thinks it should be developed as a nice walk, and if the building should be used for something

Liebelt didn’t realize CBJ was getting Mayflower Island this year. He wonders if D&H wants it. Smith said they don’t know if they want it, and if D&H gets it what would they do with it. She asked the committee to discuss it seriously. Liebelt asked what size boats are looking for slips. Smith said 35 and up. Liebelt asked what Douglas’ greatest need is for slips. Smith said she would find out. Liebelt asked how many live aboards in Douglas and if they’re still allowed. Smith said they are allowed and she will find out how many. Liebelt asked for “appropriate” lighting that is not overly bright. Lighting should be planned so that provides a safe environment but is not overly bright and produce lots of glare. Motion lights might be considered. Leibelt would like to see walking trails on Mayflower and trees not be cut.

Snow mentioned lights can have shields that minimize glare. She thought a Taku Kwaan cultural center might be an appropriate use for the building on Mayflower Island because they occupied it long ago.

Sewell agreed with Liebelt’s comments on lighting. He would like the lighting to be less industrial and more tasteful/artistic.

VI. Review of Visioning Work & Table of Contents

McKibben showed the Committee the project website, how to find packets etc. She said the packet material is something the committee had seen before, but she thought it would be good for the committee to review it, to refresh their memories and help her learn more about past work of the committee.

Snow mentioned that in “connected community” motorized vehicular transportation wasn’t listed. She also mentioned several eagle tree on Mayflower Island.

Liebelt suggested the Committee do a markup and provide that to staff. It was agreed the committee will review a google document. McKibben offered to provide a word version if anyone is not comfortable with google docs. She provided her email address.

Smith asked if marine transportation is included in the work done thus far. McKibben stated “greater connection to water front”.

Sewell asked about when the committee would be discussing future waterfront development and also the future 6th Street development.

VII. Committee Comment

VII. Scheduling Future Meetings

Committee prefers Tuesday evenings. Staff recommends meeting about every three weeks, avoiding the second and fourth Tuesday as it conflicts with regular Planning Commission meetings. The committee reviewed meeting dates suggested by staff. Staff noted that the third Tuesday of April she will be traveling.

Committee agreed to the following dates:

- Wednesday, April 13, 2022
- Tuesday, May 3, 2022
- Tuesday, May 24, 2022

Committee discussed the ability to meet in person. Staff relayed changes with the current in person meetings are required to hybrid ZOOM meetings. The committee indicated hybrid meetings are challenging and will continue with ZOOM meetings. It was noted the Douglas Library community room may be too small for in person meetings and accommodating safe distancing, and alternative locations may need to be explored when in person meetings are an option.

VIII. Adjournment

The meeting was adjourned at 6:39 pm.

Next Meeting Date: April 13 2022, via ZOOM

From: ages@gci.net
To: [Beth McKibben](#)
Subject: Answers to last night's Questions
Date: Wednesday, March 16, 2022 3:53:03 PM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi Beth

I got the answers to the questions asked last night, that I did not know off the top of my head. Here they are....let me know if I forgot anything. Please pass this on to the folks of the committee.

1. History of the proposed small cruise ships in Douglas
 - a. Do not know the exact date it started, but the assembly was discussing additional cruise ship berthing. They directed the Docks and Harbors to have a study done, that would address the places in the Juneau area that would work. Given the needs of the ships, several places were identified, which included Douglas. This study was done by PND. They selected the proposed site (which is downtown) based on needs and feedback. The main issues with Douglas was the additional bus traffic and the ships wanted to be closer to town. PND did not disclose who or what organizations opposed the Douglas site. The D&H board agreed with the downtown area being the best option.
2. Mayflower Island – The USCG has found another use for the building and will not be turning it over to the city yet. We do not know when they plan to release it.
3. Derelict cars in Douglas Harbor area – We hired Kenneth, our new security officer. He has been working on getting rid of these vehicles. He has made great strides at Harris and Aurora.....Douglas is next on his list.
4. Mission statement for the development of waterfront property. There is no mission statement for the specific development of waterfront property that we are charged with managing.
5. How many live a boards are currently in the Douglas Harbor? 41
6. What are the requests (those on the waiting list) for stalls I the Douglas Harbor by boat size
 - a. 7 requests for 24-26 foot stalls
 - b. 2 requests for 32 foot stalls
 - c. 4 requests for 38 foot stalls
 - d. 9 requests for 42 foot stalls
 - e. 6 requests for 48 foot stalls

I think this covers all the questions...as well as I added additional information on Mayflower Island as its status had changed while I was in Fiji. Please do not hesitate to ask additional questions as they arise.....I plan to be at the next meeting.

Annette

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