

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN
Steering Committee Meeting
Zoom Webinar Format
Wednesday, April 13, 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 |
- ☐ H. Erik Pederson, Planning Commission Liaison (non-voting)
- ☐ Kamal Lindoff, Property Manager, Douglas Indian Association Liaison (non-voting)
- ☐ Annette Smith, Docks & Harbors Liaison (non-voting)

Staff Members Present:

- ☐ Beth McKibben, CDD Planner ☐ Scott Ciambor, CDD Planning Manager
- ☐ Jill Maclean, CDD Director

Agenda Items

- I. Call to order
- II. Approval of March 29, 2022 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 Downtown Douglas Sub-Areas
 - a. Identify Opportunities and Constraints (reminder to keep the Plan Elements in mind – Connected, Distinctive, Sustainable and Future Focused, Prosperous, Healthy and Active, Culturally and Artistically Rich)
- VI. Future meeting dates
- VII. Committee Comment
- VIII. Adjournment

Next Meeting

- Tuesday, May 3, 2022 @ 5 PM via ZOOM

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN
Steering Committee Meeting
Zoom Webinar Format
Tuesday, March 29, 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)
☒ Annette Smith, Docks & Harbors Liaison (non-voting)

☐ Peter Naoroz, Planning Director, Douglas Indian Association Liaison (non-voting)
☐ Kamal Lindoff, Property Manager, Douglas Indian Association (non-voting)

Staff Members Present:

☒ Beth McKibben, CDD Senior Planner ☒ Scott Ciambor, CDD Planning Manager
☐ Jill Maclean, CDD Director ☐ Dan Bleidorn, CBJ Lands Manager
☒ Michele Elfers, Deputy Director, Parks & Recreation

I. Roll Call

The meeting was called to order at 5:03 by Vice-Chair Joyce Vick.

II. Approval of Minutes

a. March 15, 2022 Minutes, South Douglas / West Juneau Steering Committee Meeting

Approved by consensus.

III. Public Testimony on Agenda Items – 10 minutes -None

IV. Public Testimony on Non-Agenda Items – 10 minutes -None

V. Presentation from Parks and Recreation Deputy Director, Michele Elfers

Ms. Elfers introduced herself, she was pleased to have conversation and answer questions. Shared parcel viewer with all of the various land holdings Parks and Recreation manage (community parks, small parks which are often portions of subdivisions, cemetery lands, and greenbelts)

Ms. Elfers stated that she has been in department 3 years and there is always parcels that come up as managed by Parks and Rec that didn't realize.

A couple of projects to highlight:

Bond passed last year for a couple of projects:

- Treadwell Ice Arena new roof: re-bid in the Fall and to be completed in the next year or two
- Savviko Turf: Underground drainage for some of the fields put in and to plant outfield grass either next season or next year. It will be more multi-use to encourage more participation.
- Grant funding to re-do the Mt. Jumbo trail: Re-locating that trail to Savviko to address parking and to join into the existing trail before getting to Treadwell ditch. This re-location will be good to have a trailhead with amenities. This will be terminus of the entire Treadwell Ditch trail. Expect to see more bikes once complete. Trail Mix to start next spring.
- Reconstruction of Savviko Park: replace the lightening (rotten wood with standard metal poles, new fixtures) Low-level park lighting to be added and work on drainage fixes at shelters, add concrete walks/pads for entries to the beach, replace playground surfacing. Design this summer, bid, and construction next spring.

Ms. Elfers noted the parking lot at Savviko cannot be redesigned, even though it seems a little backwards. Movements for larger vans, busses would require curb changes etc....which is too expensive.

It was noted that at the last meeting there was some discussion on harbor lighting. Comments included designing with light pollution in mind and pedestrian scale.

Ms. Elfers said a pole will be added near the parking lot entrance, bus stop where one is missing. The plan is to replace lighting currently there. A handful in the park will not be replaced. Two fixtures will be added to the with the fireplace shelter to help deter criminal activity. She asked the designer a few weeks ago to provide a light modeling plan. Parks and Recreation's intent is to not increase lighting. Streets have national standards and we'll meet those.

Ms. Vick asked about bathrooms being often closed. Docks and Harbors discussed an addition of restrooms/showers. Will they be using those already in place?

Ms. Elfers said the two bathroom facilities by playground are open in summer and close in winter because they are not heated. Restroom on other end is opened for special events. It is a cost issue to keep open; staffing, volume of use. She was asked if Parks & Recreation would consider adding a port-a-potty in the winter because a lot of people see the restroom and become frustrated when they find it locked.

Ms. Vick asked if there has been any thought about more signage about Native community, flora/fauna, other points of interest for tourists and other interpretive signs?

Ms. Elfers said they are open to the idea, similar to other projects around town.

Ms. Vick said there has been some discussion of Parks & Recreation taking over the cemeteries, creating a connection with the park space.

Ms. Elfers noted she had not heard about status of this proposal in about a year and half.

Ms. McKibben said that one thing mentioned last week on lighting design was shielding so the light is directed down.

Ms. Elfers said all lightening they install is directed down; it is a standard design to prevent off-site glare.

Ms. Vick asked about the timing of the work on the turf area and Douglas 4th of July event.

Ms. Elfers said the schedule includes e exclusion dates to work around big events. She thinks the project schedule calls for completion the 4th of July.

Ms. Bookless asked about the Mt. Jumbo trail. Is the relocation of the trail to create less opposition to future development of 6th street?

Ms. Elfers said she is not sure and this maybe question for CDD

Ms. McKibben asked about long term plans for Jumbo gym

Ms. Elfers said that Maintenance is there and they just started renting it out again post hunker down. She does not know what the long-term plans are for the facility. Lots of funding needed and it is not a high priority.

Ms. Embler asked for purposed of our Douglas Plan, what is the process of making area parks space or community garden space, etc.

Ms. Elfers said If the site is not currently parks managed perhaps going to Lands or initiating other inter-departmental discussion.

Ms. Embler said she does not have any specific locations in mind but is wondering about process.

Ms. Smith asked if there are any plans for the extension of 1% sales tax for Parks and Recreation.

Ms. Elfers said there is nothing specific and she is not sure if any of that funding is intended for Parks and Recreation at this time.

Mr. Sewell asked if there are plans for expanding the ice rink to two sheets of ice.

Ms. Elfers said that there has not been active budgeting. Funding come from Land Water Conservation grants.

Mr. Sewall noted that anything it would be great to continue the ice rink as an anchor for Douglas. He would like to see the addition of a modest beverage service to be more of community service and the addition of a second sheet of ice. He noted the facility is high demand and the ice is in use very early in the morning and late at night to accommodate all the users.

Mr. Sewell noted the interface between Savviko Park, ice rink and the harbor has a great deal of disconnect. He mentioned abandoned vehicles, hurricane fences, lack of lighting, walkway, pavement. Having the harbor, park and ice rink look and function as a cohesive unit seems like a great opportunity.

Ms. Elfers agreed this is a missed opportunity. She clarified that for abandoned cars, CBJ always just remove. There is a process that has to be followed and they do track them.

Mr. Sewell noted Savviko Park is zoned D-18 and he believes it needs to be re-zoned to preclude future development. He asked what else can be done for more parks and recreation.

Ms. Elfers has been working with Juneau Commission on Aging. They are interested in senior exercise equipment; partnership. There are some opportunities like this to create more activities in the parks in addition to the large events and sports.

Mr. Sewell asked about snowmobiling from 5th up to Mt. Jumbo. Parking on 5th street isn't available. Is P&R related to that part of recreation?

Ms. Elfers said the official parking up near the Dan Moller trail head in Blueberry Hills. She thinks the access is a right of way. She is not sure if it is parks managed property....can check on it.

Mr. Sewell noted that green space for recreation is opportunity up the hill.

Mr. Pederson said the snow machine trail on 5th is in a right of way at least initially.

Ms. Smith said the Harbors Board has been working with someone on the removal of the abandoned vehicles in the parking lots. She asked Mr. Sewell to connect and provide information on the vehicles he is concerned with.

Ms. McKibben said that at the last steering committee meeting Ms. Smith asked the committee about Mayflower Island. She wondered if Parks & Recreation has been part of that conversation.

Ms. Elfers said that some Parks & Recreation staff was part of a site visit and there had been very general conversation.

Ms. Liz Smith said she thought that the follow up notes from Ms. Annette Smith say Coast Guard was going to keep Mayflower Island for now.

Ms. A Smith said she does not know how long Coast Guard plans to keep it or what their plans are. She will try and find out.

Ms. Bookless asked if there was opportunity for another public forum. She said it sounds like a small group of people know anything.

Mr. Sewell said that Mayflower Island is a form of connection, asset, world-class, hooked to docks and harbors. He loves the Coast Guard but does not want to see them have a stake on the island. Douglas Island Indian Association stakeholders have interest which seems like it fits directly in to this planning process.

Ms. Snow said the Coast Guard uses it as a communication lab with eight staff. We need to keep in mind that it currently belongs to the federal government.

Mr. Pederson said that even a government to government transfer would be a multi-year process and require listing in federal registry and extensive public outreach.

VI. Review of Visioning Work and Table of Contents

Ms. McKibben provided a five minute overview to review work already done including the Major Plan Elements. It was noted that vehicular transportation is missing from Connected Community.

Items for group to think about for next meetings

- Other groups of unique characters
- Organic sense of community/social interactions
 - Robert: not planned, organic, naturally get to know people over time, walking around vs. ginned up events
- Ms. Snow - Incentivize new construction LED
 - New construction or older building: just kind of thinking about weatherization type programs
 - Under prosperous community: could differentiate for economic development for locals, incoming business
- Ms. Bookless - with special education hat on, should make LEED generic, instead of specific. Also, LEED is not the end all, be all.
- Ms. McKibben notes she is hearing more active programming for parks on top of big events already in place.

VII. Committee Comment

VIII. Adjournment

The meeting was adjourned at 6:34 pm.

Next Meeting Dates:

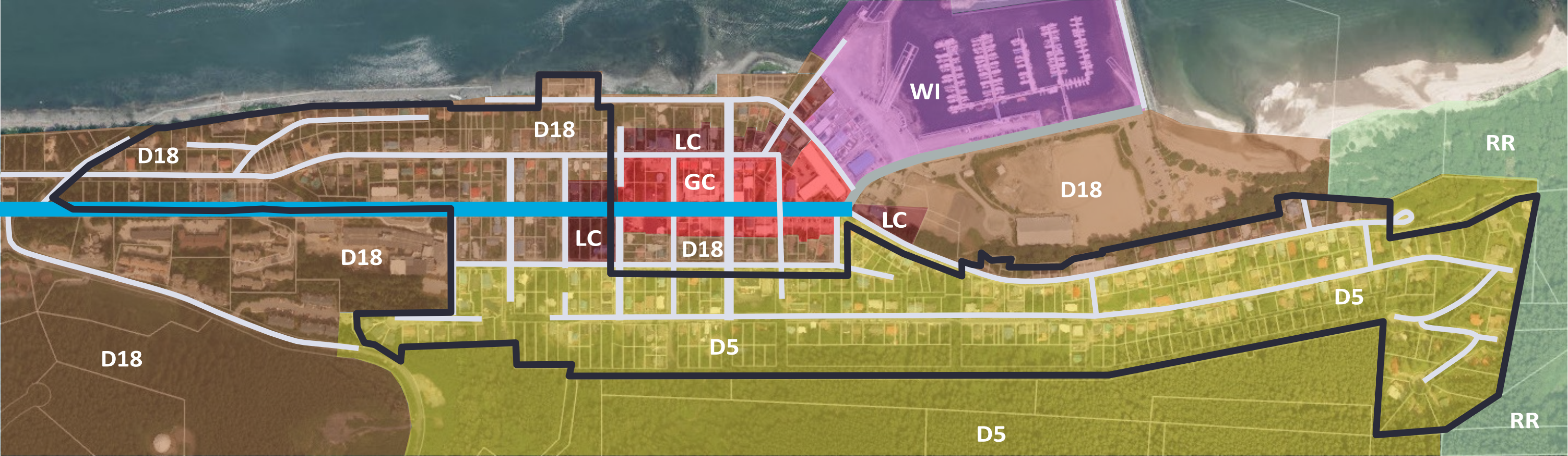
- Wednesday, April 13, 2022 @ 5 PM via ZOOM
- Tuesday, May 3, 2022 @ 5 PM via ZOOM

DOUGLAS & WEST JUNEAU AREA PLAN | FOCUS AREAS



OPPORTUNITIES

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



OPPORTUNITIES

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

CONSTRAINTS

-

EXISTING CONDITIONS

CURRENT ZONES

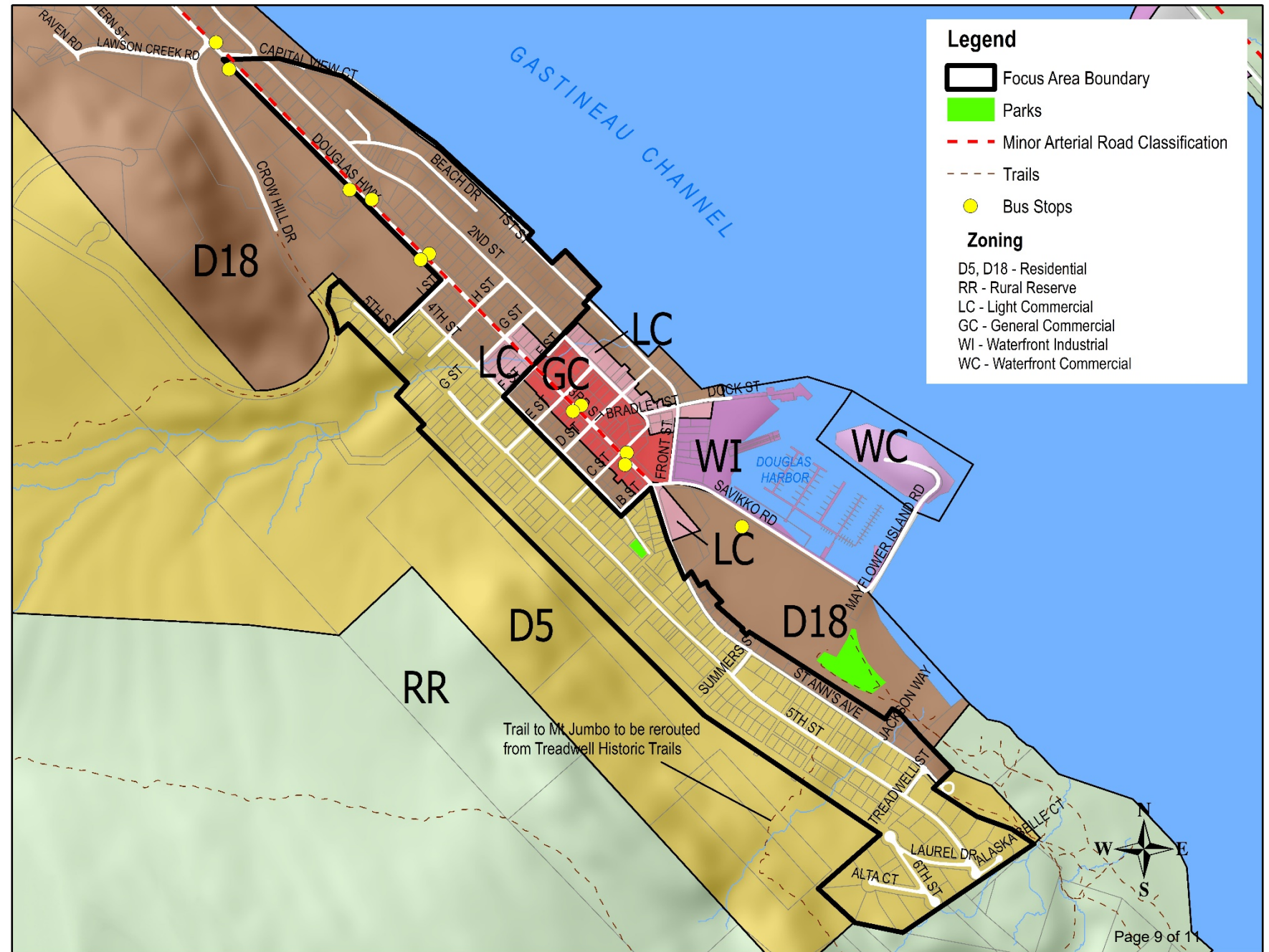
- **D5 Single-Family/Duplex:** intended to accommodate primarily single-family and duplex residential development at a density of five dwelling units per acre. D-5 zoned lands are located in the urban service boundary and are served or can be served by public water and sewer.
- **D18 Mul i-Family:**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

ROAD CLASSIFICATIONS

- Minor Arterial - 3rd Street
- Local

Opportunities:

- Higher density zoning
- Overlay district set to expire 2022
- Live/work
- Missing Middle
- Historic Preservation
- Stair connections



Downtown Douglas Focus Area

- 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

Big Themes We Heard From the Public:

- Maintain character of existing neighborhoods
- Embrace history
- Wants specific growth opportunities
- Environmentally friendly infrastructure
- Better vehicular and pedestrian/bike connections

Desirable amenities opposed to meeting all of the community's needs.

The principles we want to see in our neighborhood, walkability, new businesses, mixed-use housing, preserve historic single-family neighborhoods, preserving form and character, recognize the inequities in Douglas, raising median income by generating economic opportunities

Preserve the look and feel of the single-family neighborhood while allowing for increase in density – Single family homes are currently allowed to have one accessory apartment in the D5 zoning district. An overlay district could allow existing single-family homes to be converted into triplexes or quadplexes depending on the size of the lot.

South Douglas West Juneau Area Plan

Meeting Schedule options

May –September 2022

Tuesdays

5 pm

May 4th (already set)

May 31 (day after Memorial Day holiday)

June 7 (only one week after 5/31)

June 21

July 5 (day after Independence Day Holiday)

July 19

August 2

August 16

August 30

September 6 (day after Labor Day holiday)

September 20

Meeting every three weeks isn't feasible on Tuesdays because the Planning Commission meets the 2nd and 4th Tuesday of the month.