

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN
Steering Committee Meeting
Zoom Webinar Format
Tuesday, May 31, 2022

Steering Committee Members Present:

- | | | |
|---|---|-------------------------------------|
| <input type="checkbox"/> Carole Bookless | <input type="checkbox"/> Rebecca Emblar | <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"/> Bernadine DeAris, 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 May 3, 2022 Minutes
- III. Public Testimony on Agenda Items – 10 minutes
- IV. Public Testimony on Non-Agenda Items – 10 minutes
- V. Draft Vision Statement
- VI. Draft Equity Framework
- VII. Committee Comment
- VIII. Adjournment

Next Meeting

- TBD

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Steering Committee Meeting
Zoom Webinar Format
Tuesday, May 3, 2022
DRAFT MINUTES

Steering Committee Members Present:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Carole Bookless | <input checked="" type="checkbox"/> Rebecca Embler | <input type="checkbox"/> Liz Smith |
| <input checked="" type="checkbox"/> Matt Catterson | <input checked="" type="checkbox"/> Arnold Liebelt | <input checked="" type="checkbox"/> Linda Snow |
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- Bernadine DeAris, Douglas Indian Association Liaison (non-voting)
- Annette Smith, 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

Members of the Public Present:

Darren Snyder

I. Roll Call

The meeting was called to order at 5:09 PM.

II. Approval of Minutes

The Draft Aril 13, 2022 minutes for the South Douglas West Juneau Steering Committee meeting were approved by consensus.

III. Public Testimony on Agenda Items – 10 minutes

Darren Snyder notes the focus area includes Mayflower Island. He advocates CBJ and the greater community work to have DIA become the new owners of the island. It has significant historical context for the people of DIA. He has reviewed the draft vision statements and thinks the fourth (newest) does a good job of bringing them all together. As look at the future of docks area he would like an emphasis on local ownership and that it be pedestrian friendly.

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

Darren Snyder suggested the plan recommend that CBJ make reparations to Douglas Indian Association through an assessment of fair market value of lands and property taken from the Douglas Indian Village.

Snyder noted that he did not see the meeting noticed on social media.

Ms. McKibben stated the meeting was properly noticed and it is on the project website. She also had not seen it on social media. She will look into that.

V. Land Use and Zoning Discussion in relation to Harbor & Commercial Focus Area

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*)

McKibben noted the packet includes information to discuss the vision statement but she did not expect to have time for that this evening. She would like to touch on the vision statement before ending the meeting to give the committee some things to think about in preparation for the next meeting.

She then shared a power point presentation and reviewed the feedback she is seeking from committee. She gave a brief description of the current zoning districts in the focus area and described two zoning districts that may be appropriate for this area; Mixed Use 3 and Neighborhood Commercial. McKibben listed concepts she has heard from the committee and focus group reports as opportunities for the focus area, mixed use, historic/cultural preservation/heritage tourism/district, more amenities at Treadwell Area, inside/outside, future of ball field closest to park's maintenance building, improved bus service. Ms. McKibben also asked the committee for feedback on what is "right size tourism" to them.

Bookless asked if Savikko Park is zoned D18. It is. Ms. McKibben noted that for CBJ property managed for parks the zoning isn't as critical as it is for private ownership. She recommended there be less focus on the zoning and more more on keeping the property managed as a park and not available for disposal. Bookless noted that the zoning makes it look like there is more land for residential development than there really.

Snow had a question about a zoning for the washeteria site. McKibben said it had been rezoned a few years ago.

Sewell thinks the WI zoning is not the best use of that property and would like residential uses and mixed use. He would like to see improved walkability from the Treadwell area towards St. Ann's Avenue and C and 5th. He likes the idea of a community garden at Savikko Park and more year-round activities. The arena is an asset and serves all of Juneau and draws people to Douglas. He would like a second sheet of ice and a restaurant or coffee shop. He considers right size tourism to be boats of 50 passengers or less, no major tourism corporations and more locally owned tourism businesses. He does not want Douglas to be a waste land nine months of the year. He would like to look for other types of year-round sustainable jobs. Could the city shop be moved so that space could be better used?

Bookless asked if the WI is on fill and if McKibben knows what the soils are. Are there limitations? McKibben said she did not know. She also noted Flood zones may be another limitation.

She asked Ms. Bookless if she is concerned about more residential uses in that area. She said yes, that maybe the reason its zoned WI. McKibben said she would look into it and report back.

Delany supports the concept of a community garden at the ball field closest to the park's maintenance shop.

Snow thinks right size tourism means no congestion, not lots of buses, and no commercial traffic on Treadwell Trail. For WI she would like to see opportunities for more residential uses. For Mayflower Island she thinks maybe a museum.

Bookless would like access and views of the waterfront to be maintained. She would like a "water walk" along the shore. It could be lower cost, such as a gravel trail. She likes the idea of a historic district and would like old buildings to be retained and restored, but she is concerned about what sort of restrictions might come with that type of designation. She likes the idea of a community garden but thinks that sometimes they look junky and would like the park "jewel" to stay beautiful. If the garden can't be kept neat and attractive she is not in support of one at that location. She notes there are still unpaved streets. She would like more amenities at the bus turn around at Savikko Park, and more covered bus shelters. ADFG site is underutilized for parking and the space could be better used for commercial uses. She is in support of a curling rink at Treadwell. She would like more art shops and maker's spaces in Douglas. WI area could be better used and she would like to hear from the broader community about what would bring them to downtown Douglas. Ms. McKibben asked for clarification on the water walk. Bookless said from the bridge to Mayflower Island and not necessarily a board walk.

Snyder is in favor of growing space at the first field. It could be a community garden or commercial community garden with a manager for food that could be sold, or with partners like the school and DIA or a demonstration garden. He believes the aesthetics can be managed.

Catterson asked if ice rink is open in the summer. The ice is out April thorough August but the arena is used for roller blading in the summer. Liebelt said there was day camp and it had been used for tennis. Catterson is uncomfortable telling people what they can or can't do with their private property. WI and the gravel parking lot at the harbor – he would like to see sidewalks, landscaping, benches etc. It is a beautiful spot and the views are great, it should be enhanced. The boat ramp area could be improved but parking is important there. If too much parking is eliminated people will not come to Douglas to launch their boats. People use the Douglas harbor because it's a good place to launch. There is disconnect between the harbor/park and the commercial area on 3rd street. He would like to see better connections to encourage more walking between the areas. The ball fields are underutilized. Community gardens can be messy but in his opinion it would be an improvement over the empty dirt fields. There an opportunity to add another anchor in this location like a coffee shop.

Liebelt agrees with Catterson on the need for connections and walkways. He likes the concept of coffee shops or similar into the harbor improvement area where there is currently gravel. He envisions seating/tables, benches, some seating covered and walking paths. The area gets morning sun and would be good to have coffee shop or similar incorporated into parking improvements. He asked if Capital Transit have plans for improvements to bus service in Douglas or is there a need. He is not opposed to tourism. He is opposed to cruise ships docking in Douglas, and does not want to see businesses that are closed most of the year. He wants any business to be viable year round. He would like tourists to come to Douglas and learn the historical significance of the community. He thinks the curling rink is a good

idea. He is concerned a second rink or second sheet of ice isn't financially viable. The curling rink attracts a new and different client. He supports the concept of a community garden or growing space at the park. He would like an additional ramp at the harbor for non-motorized uses.

Embler asked for clarification of the difference between LC and GC. Ms. McKibben gave an overview. She agrees with what others have said. She would like to see more activity and a variety of businesses. She wonders what a community center would look like – maybe that could be at the field, a building that show cases Douglas history and culture – something that brings people together, but is not necessarily for profit.

Delany supports the idea of a community garden or something similar in that location. He likes the idea of the curling rink, but wonders how much use it would get. Maybe that space could be a mixed use space in case there isn't a lot of interest in curling. He likes the idea of a community center or similar that isn't a commercial space. This would fulfill the goal of culturally rich and artistic.

Lindoff agrees with most of the comments. More recreational/educational/cultural uses. He agrees with Snyder's suggestions.

Sewell would like to explore collaboration with Sealaska Heritage and DIA for culturally appropriate signage or other ways of acknowledging and sharing Douglas' history. He would like the plan to support enhanced bus service and to promote less driving. He agrees there is a disconnect between the harbor the commercial area and agrees with the need for better pedestrian connections. The plan is meant to take a long view of what the community should look like how it should develop and that involves private property. Likes the idea of a curling rink but does not agree that a second rink isn't financially viable and is concerned that a second sheet of ice in the valley would be a mistake for Douglas.

DeAris agrees with what Lindoff said.

Bookless asked if we could get more information about a demonstration garden and wondered if it could be a teaching garden. She reminded everyone there is a reason why things are the way they are. She would like more history of Savikko Park and why the village was burned. She has seen photos of the village and it was cool with buildings on stilts. Maybe wooden walkways on stilts could be incorporated that would be more traditional. She used to ride the bus and didn't appreciate the bus stop being moved from St. Ann's to Savikko Park. She would like to encourage seasonal food carts at the harbor, and more wind breaks. She thinks the pedestrian connections are fine but would like to see more activity.

Snow stated that there is a small mining museum on Mayflower Island. Maybe it could be moved and would be a good attraction for Douglas. She also mentioned that if you do an internet search on the burning of the Douglas Indian Village you can find some history.

Lindoff said the DIA has some written history on the burning of the village. There is a history booklet that he can pass on to anyone interested. There is a surviving tribal elder who lived in the village who watched it burn and he may be willing to come and share some of that history with the committee.

Bookless would like to know what the "plan" was when the village was burned.

Delany agrees with the ideas presented by Snyder at the beginning of the meeting about Mayflower Island.

Snow used to work for DIA and had a box of records. There was a lot of back and forth between the City of Douglas and DIA to get the village to move. It was burned in 1962.

Sewell said UAS has an anthropology professor who has done a presentation on this topic and he may be a good resource.

McKibben went over the differences and similarities between LC and GC. She described some of the uses in the table of permissible used from each district and what the differences are. The primary difference is the scale of development or the type of permit that may be needed. GC allows more types of manufacturing, more residential density and larger office spaces. She said she was hearing the committee say the WI area is under used. She briefly went through the differences between WC and WI. She recommended examining the difference between these zoning districts and the committee may want to consider recommending this area be rezoned to WC.

McKibben shared Snyder's comments from the chat – more fun places for kids, skate boarding, bike jump track, gardens to pick from, would like to try curling, buses should run on holidays –barrier to bus rides from seeing family. A link was provided to a video on the Douglas Indian Village, which she will email out.

McKibben said she got helpful information and recapped – more attractions in Douglas and more things for people to do when they get here, helpful information on “right size” tourism. She will do more research on the WI. She reminded the committee that if a plan recommends a rezone there are more steps that would have to happen before it is rezoned. She also said that if an existing use doesn't comply with new zoning it doesn't have to go away. It would become nonconforming and would be allowed to continue. She pointed out that there are many different zoning districts. She suggested the committee sit with this information and consider if their vision might be better supported by different zoning and would the smaller lot sizes in the new zoning districts be helpful.

McKibben asked the committee to please respond the Doodle Poll. She outlined the work plan that Allison had created and she thinks this plan still work. It will be more efficient for the committee to react to concepts than to try to create them as a group in the meetings. She also said they need to work on the equity lens.

VI. Draft Vision Statement

McKibben quickly went over the packet materials –what is a vision statement and why do we need one. She explained that action recommendations need to support the vision. She reviewed the various vision statement options that were in the google document and explained that she took parts of all of those, reviewed them with the plan elements and put together a fourth option for consideration. She also explained that she prefers the vision statement to be a positive affirmation “I am” vs “I will be”. She asked the committee to review the vision versions and come prepared to discuss at the next meeting.

VI. Committee Comment

None.

VII. Scheduling Meetings

Ms. McKibben reminded the committee to please complete the doodle poll so they have potential dates for future meetings.

VIII. Adjournment

The meeting was adjourned at 6.52 pm.

Next Meeting Date: May 31, 2022, via ZOOM

What is a vision statement? - A vision statement captures what the people most value about their community and the shared image of what they want the community to become. The vision statement will be used as a filter for future decisions within the planning area – “Does this fit with our stated vision?”

Community visioning is the process of developing consensus about what future the community wants, and then deciding what is necessary to achieve it. The plan elements support the overall vision.

The community told us what kind of future they wanted during the public meeting visioning exercises. Now it is the Steering Committee’s job to synthesize that information and determine what is necessary to achieve it.

DRAFT - DOUGLAS / WEST JUNEAU AREA PLAN - VISION STATEMENT

What is our future Douglas/West Juneau?

Three versions were in the works:

South Douglas and West Juneau Offer: A safe, equitable and connected community for all, with economic opportunities, sustainable lifestyle, access to abundant recreational opportunities, and preserving and honoring the island’s rich and diverse history.

Douglas has a unique character that has been cherished by residents for many decades. Moving forward, we envision a future that strengthens what people love about Douglas and enhances its draw to new residents, new businesses, and visitors. We envision a community that fosters safe social interactions through the use of public spaces and events hosted in our unique island environment. We place an emphasis on social equity, diversity, and inclusion. We encourage protection of our natural spaces and preservation of areas of cultural significance. Through our vision, we are excited to bring together the unique interests of our residents and partners to continue stewardship of Douglas through responsible growth, restoration, and protection.

Douglas / West Juneau has a distinct character that is cherished by all those who live here. We will maintain Douglas’s character while also being inclusive and welcoming to new residents and businesses. Over the next 20 years, we envision Douglas / West Juneau as a community:

- *Where an emphasis is placed on equity, diversity, and inclusion.*
- *Where the protection and preservation of open, natural spaces is woven into every neighborhood and new development.*
- *Where neighbors are encouraged to interact and connect with one another in well-planned public spaces.*
- *Where all modes of transportation are safe, efficient and well-supported.*

- *Where the abundant indoor and outdoor recreation opportunities are safe and available to everyone.*
- *That acknowledges the injustices of the past, shares an honest interpretation of our history and strives to learn from those mistakes.*

New option that includes elements of the three above:

Douglas/West Juneau is a distinctive, equitable, safe, prosperous, connected and artistic community. With access to abundant recreational opportunities, where neighbors interact and connect, it is a community that honors the island's rich and diverse history and culture while providing opportunities for sustainable, healthy and inclusive growth and restoration.

Equity Framework

What is it and why is it needed?

Equity means that everyone, regardless of who they are or where they came from, has the opportunity and access to participate, prosper and reach their full potential. Historically discrimination and inequity have been ingrained into plans, policies and laws. The Douglas/West Juneau Area Plan seeks to integrate equity into the plan in a new way, through transparency and accountability to ensure that the costs and benefits of change and growth are distributed equitably, to ensure the plan benefits as many as possible, harms as few as possible and includes everyone possible.

Framework Objective

The equity framework is intended to create an assessment tool to ensure this plan and its many recommendations does not continue to create inequities and perhaps make gains in reducing disparities for disadvantaged groups. To that end each recommended action has been screened through the “equity filters”.

Equity Filter

The American Planning Association has suggested three essential questions as a tool for evaluating equity in planning to assure that a recommended policy or action does not perpetuate inequity.

- Who is helped?
- Who is harmed?
- Who is missing?

Asking these three essential questions allows us to identify the potential impacts of the recommendations on the people in the community.

Who is helped? Asking this question provides the opportunity to double-check the idea and verify that it helps more than it harms.

Who is harmed? Asking this question requires a proactive assessment of the potential negative impacts on real people. This evaluation must consider harm as *direct, indirect, intentional, or unintentional*. The answers to this question can also be used to improve an idea by mitigating negative impacts that are identified by the process.

- ✓ Financially harmed?
- ✓ Physically harmed?
- ✓ Culturally harmed?
- ✓ Psychologically harmed?
- ✓ Harmed by neglect?

Who is missing? Asking this question strives to bring everyone who can and should be a part of the conversation into the process and has an opportunity to participate. This is important when asking the first two questions to create a broad platform and appropriate context, and to avoid unintended bias.

- ✓ Tied the subject matter?
- ✓ With a stake but outside?
- ✓ Differing abilities or needs?
- ✓ Demographically diverse?
- ✓ Underrepresented?