

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN  
Steering Committee Meeting  
Zoom Webinar Format  
Tuesday, May 3, 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"/> 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 April 13, 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 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)
- VI. Draft Vision Statement
- VII. Committee Comment
- VIII. Adjournment

Next Meeting

- TBD

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN  
Steering Committee Meeting  
Zoom Webinar Format  
Wednesday, April 13, 2022  
**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
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<input checked="" type="checkbox"/> Annette Smith, Docks & Harbors 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 type="checkbox"/> Dan Bleidorn, CBJ Lands Manager

**I. Roll Call**

The meeting was called to order at 5:02 p.m.

**II. Approval of Minutes**

**a. March 29, 2022 Minutes, South Douglas / West Juneau Steering Committee Meeting**

Approved with changes by consensus.

**III. Public Testimony on Agenda Items – 10 minutes**

Barbara DeAsis representing Douglas Indian Association and sitting on meeting with Kamal.

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

None.

**V. Land Use and Zoning Discussion in relation to Downtown Douglas Focus Areas**

Check-in with Committee prior to discussion.

- Mr. Liebelt: Want to see the character of our community the way it is; friendly, distinctive, you know when you enter Douglas. Very local. Not a fan of cruise ships. In favor of more housing across the spectrum. In essence like the feel and character of the community as is.
- Ms. Snow: Maintain the character. With additional signage and information. Maintain the infrastructure we have. Economic development.
- Ms. L. Smith: main character. More support for thriving downtown. Support walking spaces, meet-up space and encouraging people to be out. Increased housing in duplex, triplex, add-ons, reduction in lot size for small unit.
- Ms. Embler: Similar to Liz. Providing places for people to come together, businesses, art shows, watering holes to meet your neighbors on Douglas. The transportation part; more walking, biking paths and to maintain infrastructure.
- Ms. Vick: Keep the community as it is. More activities like 4<sup>th</sup> of July parade and Pioneer Days. More reasons for community to go to Savikko Park; used to be well-used, seems empty. Ice arena adds a lot to community. No high-rises in the community; but agree with Liz good to take advantage of property that is available so people can live in Douglas. Transportation for people that live here.
- Ms. Bookless: Scale of Douglas is important. Community involved. Innovative affordable housing solutions (no boat condos, maybe co-op). Better connections across the community and to nature. Encourage business and parking solutions (limitation). Inclusive. Don't build on 6<sup>th</sup> St.
- Mr. Sewell: Keep character of Juneau as it is. Things to do to protect and enhance this character. Haven't figured out how to build more community downtown; some good ideas. Great Good Places book reference. Don't think we've progressed with what to do with waterfront, wasted opportunity there...Mayflower and main harbor. Industrial tourism doesn't have a role in Douglas. Do more with the waterfront. Agree with Joyce about the Ice arena. How to get people engaged outdoors. Worries: Focus on development of 6<sup>th</sup> Street. Parking, traffic instead of developing a bunch of houses. Seen sales on 5<sup>th</sup> street and it is astonishing. Worry about the other parts of town (w. Juneau)
- Mr. Lindoff: Nothing to add, just listening in.
- Ms. A. Smith: Addressed comments on waterfront. Spoke with Harbor Master to go through registration of vehicles. Thinks most have permits. Going to change permit language to "to and from the harbor and not for storage" this summer. Security will be on hand this summer. State to have grader in the snow storage lot as a courtesy for winter storage.
- Ms. DeAsis: Peter mentioned there was discussion on Mayflower Island status. Want to initiate dialogue to entertain information on how DIA could purchase/control Mayflower Island. I did get information from Dept. Of Interior that Coast Guard is moving it out. Want it to be on record that the DIA wants information on how to regain Mayflower Island.
- Ms. A. Smith: No new information on Mayflower Island. Spoke with folks at Coast Guard that they are in the process of moving out. At this point we don't know what is going to happen.
- Ms. Snow: Notes that the information that Bernadine provides is more current.
- Mr. Sewell: Agree that we have to articulate on how it might look in future years. Need to have a vision and understand notions of DIA/CBJ.
- Ms. Bookless: On Mayflower, last time I said that the island should involve the larger community to discuss, and not just a few people that know if it is changing hands.

- 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)

Ms. McKibben provided project review with maps and plan elements of both the overall planning area and the Downtown Focus Area. She asked the committee to think of opportunities and some constraints

She then explained the concept of live/work and also discussed the concept of “missing middle” housing. The illustration in the presentation shows “missing middle” which combine a range of potential options that could allow for work/mixed use or more residential units that blend in with the existing development.

Ms. L. Smith is a fan of mixed use in Douglas.

Ms. Snow mentioned there are a lot of duplexes all over the place and maybe its appropriate to allow them on smaller lots than zoning currently provides for.

Ms. Bookless noted that a bus that goes from downtown Douglas all the way to the valley, which is bedroom community to bedroom community. This doesn’t make much sense to her. It would be better to have downtown Douglas to downtown Juneau in a loop. This might make it easier for more tourists and more people in general that want to spend time in Douglas.

Ms. Bookless noted that Downtown is not being used efficiently and 3<sup>rd</sup> Street doesn’t provide an inviting commercial core. This is not good for people that want to walk up and down. Can we develop another street to encourage more commercial activities (2<sup>nd</sup> street, create a circuit). In regard to the missing middle, the examples in the visual do not look like anything that belongs in Douglas. She would like to see “co-op” type options similar to a boardinghouse type of units with 5-6 units. She used to live in a boarding house. This type of development is historically appropriate and it would work in Douglas and would help with affordable housing.

Ms. McKibben notes that some of this sounds like missing middle. She noted that missing middle is a concept of higher density (more units) that blends in with the existing neighborhood. A cooperative or boarding house type of development could be considered.

Ms. A. Smith would like to see more public access to the water, fishing, etc.

Mr. Sewell stated that historically the area is developed as single-family. Over in the Cordova area there is a lot of single family housing with lots of space around them and this area was not historically single-family. Housing near the water is extremely valuable. In regard to missing middle, when Alix/Allison discussed housing with the committee the emphasis was more on socioeconomic starter homes and how do you have housing for people that are starting out in life? Both are important.

Ms. Vick Commented on the D-5 zoning and size of lot. She feels it is Important for the lots to be flexible (size/setbacks). Most lots in the focus area don’t meet the current minimum lot size and most structures don’t meet current setback requirements. If a structure burns down it should be

able to be replaced and looks like what it did. Is single family with mother in law still a thing? She also mentioned an apartment building near Cope Park.

Ms. McKibben responded that accessory apartment is the zoning term for mother in laws and in 2015 the zoning code changed to make permitting of accessory apartments easier. She asked Ms. Vick about the 10 units near Cope Park, does this aesthetically work in your vision?

Ms. Vick explained that it looks like a single building with one door and units accessed from inside the structure, similar to many older apartment buildings in Washington. She believe they fit into a single family neighborhood zone and she thinks this type of development can allow more flexibility.

Mr. Liebelt discussed constraints. He noted the limited amount of land and linear development between the mountains and the channel as well as the small historical lot size. He wondered if we could create an overlay for D-5 that would reduce the setbacks. We don't need 20 feet of front yard, and if you look in Douglas most existing development doesn't have this large of a front setback. He suggested that the zoning should allow for increased density. He noted that Douglas is artistically rich. When we think of incorporating art into the community it should be similar to the Island Pub Terrazzo Stone near the entry. An existing cell tower was a missed opportunity. It sticks out. When we do infrastructure the artistic value needs to be built in. he noted that it is expensive to be poor in this town and the transportation network could be better to support those who are car free. He would like sidewalks on both sides of streets.

Ms. Embler agrees with the comments so far. When looking at our themes "Sustainable and future focused community (green building)" we should think of promoting growth in a sustainable way and how can those concepts be put this in plan? We should make sure Douglas don't grow too quickly. We need to keep a lens of sustainable growth as we develop the recommendations of the plan.

Ms. Bookless said she did a check of the Downtown Focus area and reminded the committee that it extends beyond the residential area above St. Ann's. We have to acknowledge that different streets have different character. For example, 3rd street, 2<sup>nd</sup> Avenue towards the bridge has more 70's beach community feel and 5th Avenue is on a hill not really connected to the development on the downhill side of the high way. All parts are distinctive. Ms. Bookless also noted that two meetings back a person from DIA was going to contact her about traditional native style of housing that is more along the lines of community living that brings people together. This may be something out of the box might work in our area.

Mr. Sewell mentioned that the committee hasn't talked about the Mt. Jumbo Gym/HS building. He doesn't want development there. He lives above it. The committee should have conversations about its disposal. Parks/Recreation use it for storage. In terms of community development that is dead space. He would like to know what the CBJ plans for this building/site are. He would like to see long-term rentals vs. short term "vacation" rentals. He stated that the culture of Fifth Street is that we know all our neighbors on the street. He believes this has something to do with the limited setbacks and space (front porch community).

Ms. Vick said that CBJ is maintaining the Mt. Jumbo building and its available for rentals, 4<sup>th</sup> of July Committee uses the space and she would hate to see it go as a community space.

Ms. Snow said she went to school at Mt. Jumbo. For history and levity; boardinghouses in the Treadwell heyday that many 30; 40-some properties were labelled FB female boarding and we all know what that implied.

Mr. Lindoff stated that DIA would support multi-use zoning in this focus area.

Ms. McKibben asked the committee if there is a specific project that should be in this area that doesn't currently exist?

Mr. Sewell said that Ms. Embler's idea of a great good place for people to coalesce is what is missing. More or better structures at Savviko Park and functions to attract people in similar to Chicken Yard Park in Starr Hill. Maybe this is appropriate for the Mt. Jumbo gym area. He envisions something like Chicken yard park with heated, accoutrements, keeping in mind -How to build more community.

Ms. Bookless said she is glad people are talking about Jumbo Gym. There is potential for a maker's space. Pickle ball takes place there. The space is an underused opportunity. She would also like something like a Seawalk to connect that way too.

Ms. Vick noted Perseverance Theater, and the thought of it moving to downtown Juneau it would break her heart. Keep Perseverance Theater. Downtown Douglas can be vibrant. It could also become a historical tourism draw.

Ms. McKibben summarized what she heard from the committee:

In favor of higher density zoning, development of the same character, and lot size that reflects current development and multi-family if of the right scale. The committee is generally in favor of the live/work concept but how about for this specific focus area? She also heard they are in favor of historic preservation.

Mr. Liebelt said he would like to see more live/work with retail/business, etc. below the St. Ann area but he is not sure a great fit above St. Ann's.

Ms. McKibben asked how he felt about a different type of live/work that might be able to operate out of a home with less of a commercial focus.

Mr. Liebelt said the primary constraint is parking and getting people in and out.

Ms. L. Smith said that she understood in the D-5 zoning district you could have an office and people visit.

Ms. McKibben responded that you may but it's limited.

Mr. Sewall that that In terms of live/work he shares Mr. Liebelts concerns on traffic and parking. He noted some oddball live/work space already such as guy who sells ammo out of his garage. He would like to see a commercial presence at ice rink to attract the public, such as food service /restaurant or a coffee shop. We should do more to anchor Perseverance Theater. Parking; there are already have problems in the townsite area. He also noted that public plug-ins

for electric vehicles are limited. He anticipates that in the future there will be a lot more electric vehicles.

Ms. Bookless said we need improved bus service to help with congestion, parking and getting people around Douglas.

#### **VI. Future meeting dates**

May 3<sup>rd</sup>: Harbor focus area discussion; vision statement and begin action items if time allows.

Ms. McKibben will send out a doodle poll with potential future meeting dates. She noted that meeting every 3<sup>rd</sup> week isn't possible if they meet on Tuesdays, because the Planning Commission meets the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of the month. She clarified that the list of possible meeting dates in the packet did mean they would meet on each of those dates, it is a range of possibilities.

#### **VII. Committee Comment**

#### **VIII. Adjournment**

The meeting was adjourned at 6:47 pm.

Next Meeting Date: TBD, 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

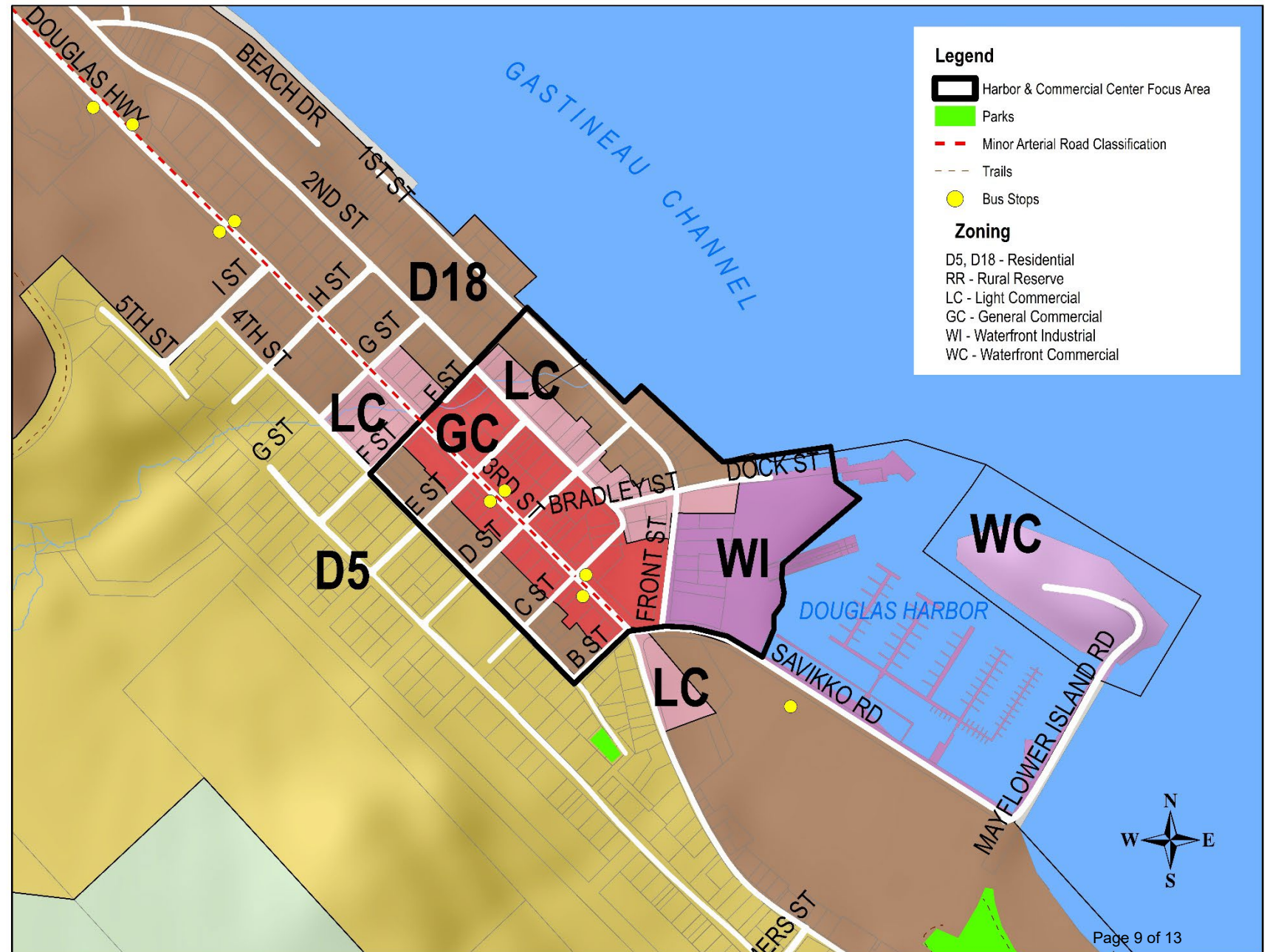


### Opportunities:

- Mixed use
- Live/work
- Cultural & Historic Preservation
- Access to the waterfront
- Right size tourism
- Mayflower Island
- More amenities at Treadwell Arena
- More programming/activities at Savikko Park
- Improved bus service

### Challenges:

- Parking
- Keeping amenities
  - Post office
  - Library
  - Perseverance Theater
  - Others?



- 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

Diverse successful business opportunities, enterprise activities that are in keeping with the local community and culture; profitable, interesting, stable, viable, a balance of industries (service, retail, food, etc.) neighborhood business to support local residents.

Diverse employment, businesses that bring people to Douglas, access to jobs, reliable jobs with a mix of incomes, more housing (live/work opportunities), access to social activities, walkable, safe

### **Residential**

- **D18** – medium density, multi-family, limited non-residential

### **Commercial**

- **Light Commercial** – minimal impact commercial mixed with residential (30 du/acre)
- **General Commercial** – higher impact commercial mixed with residential (50 du/acre)
- **Waterfront Commercial** – water-related commercial uses mixed with residential (18 du/acre)

### **Industrial**

- **Waterfront Industrial** – high impact waterfront uses

### **New Zoning District options**

- Mixed Use 3 (MU3), integration of small-scale commercial uses within high-density residential structures. Flexible setback regulations are deliberate to promote cohesive neighborhoods and encourage the development of pedestrian-oriented buildings.
  - Minimum lot size -3,000 square feet
  - Minimum lot width- 40 feet
  - Maximum lot coverage- 75%
  - Minimum front yard setback- 0
  - Maximum front yard setback -20 feet
  - Minimum side street setback -0
  - Maximum side street setback- 15 feet
  - Minimum rear yard setback back -5 feet
  - Minimum side yard setback- 0
  - 30 du/acre
- Neighborhood Commercial (NC) compact walkable mixed-use neighborhoods medium density residential, neighborhood-scale commercial activity that is less intensive than in LC, GC, MU districts. Neighborhood commercial zoning districts are primarily used as a buffer between commercial and mixed-use zoning districts and single-family and lower density multifamily residential zoning districts.
  - Minimum lot size- 3,000 square feet
  - Minimum lot width- 40 feet
  - Maximum lot coverage -none
  - Minimum front yard setback- 0
  - Maximum front yard setback- 15 feet
  - Minimum side street setback -0
  - Maximum side street setback -10 feet
  - Minimum rear yard setback back- 0'11 feet
  - Minimum side yard setback - 0'11 feet
  - 15 du/acre

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.