

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN  
Steering Committee Meeting  
Zoom Webinar Format  
Thursday, July 21, 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 May 31, 2022 Minutes
- III. Public Testimony on Agenda Items – 10 minutes
- IV. Public Testimony on Non-Agenda Items – 10 minutes
- V. Draft Elements with Goals
- VI. Draft Strategies/Actions
- VII. Committee Comment
- VIII. Adjournment

Next Meeting

- TBD

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN  
Steering Committee Meeting  
Zoom Webinar Format  
Tuesday, May 31, 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)  
 Kamal Lindoff, Property Manager, Douglas Indian Association Liaison (non-voting)  
 Bernadine DeAris, Douglas Indian Association Liaison (non-voting)  
 Jim Becker, 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 5:09 P.M.

**II. Approval of Minutes**

**a. May 3, 2022 Draft Minutes, South Douglas / West Juneau Steering Committee Meeting**

The minutes were approved as corrected by consensus.

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

Jim Becker, Docks and Harbor board member will be serving as the Docks and Harbors liaison during the summer when Annette Smith is unable to attend.

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

None.

**V. Draft Vision Statement**

McKibben reviewed the vision statement overview from page 8 of the packet. All of the recommended actions in the plan should connect and serve to implement the vision statement.

McKibben drafted a fourth option found on page 9 of the packet for committee consideration. She explained that she had used the Plan elements already created and the three draft vision statements and tried to put together a vision statement that is concise and includes affirming, active, language.

*“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”*

Liebelt appreciates the approach and paring down the statement and likes the summary of it.

Snow likes it because it is shorter and captures what they have come up with and it is easier to read.

Vick likes it but noticed the transportation piece is missing, but isn’t sure if it is necessary. She likes that it has more substance than the first option.

McKibben noted that the term “connected” gets at the transportation idea.

Catterson agrees that the tone is better and the present/active mode. He asked, what does prosperous mean in this case?

McKibben noted having pulled it from one of the elements.

Catterson said it might not matter but maybe it speaks to material wealth (for some people) but maybe other have other ideas of wealth.

Snow thinks of economic development, an engine in the town when thinking of prosperous.

Vick thinks of the opposite of prosperous, as dying and that we need people to live here to thrive.

Embler echoed Catterson’s comment, but thinks more of sustainable growth for economic development. Otherwise she really likes it.

McKibben asked for clarification on name of area (plan) so that all can be consistent. She noted that in some places it’s called Douglas/West Juneau and others it’s called South Douglas/West Juneau.

Vick said originally she thought it was all of Douglas but planner Eddins said the focus is from downtown to the bridge. There was some general discussion about where “south Douglas” is.

The committee agreed the plan should be called Downtown Douglas/West Juneau Area Plan.

Liebelt asked about approving the vision statement tonight?

McKibben indicated it would be helpful to have it approved to work off going forward. If the Committee is not ready to approve the vision statement and want to wait for more folks she can make it work.

Smith says it's encouraging and that going forward is good.

Sewell would prefer to wait for a full committee before voting.

Snow encouraged voting on the vision statement today. Staff needs something to move further.

McKibben read the wording of the vision statement.

*"(Downtown 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"*

**Motion by Sewell to adopt. Snow seconded. Approved unanimously.**

## **VI. Draft Equity Framework**

McKibben explained the draft equity framework found the packet. This will be the first plan in Juneau to use this type of framework The concept is for it to be used as a tool for completing the Plan and that each recommended action would be "filtered" through the equity framework. There is a possibility that some recommendation won't assist everyone but this helps evaluate these decisions. By asking these questions, it might lead us to reach out for additional resources whether accessibility, cultural, etc.

Snow suggested adding "Who is asking?" She gave an example of professor in Hawaii who stated that 50% of class grade would be on speaking up in class. He missed a cultural filter that more than half of students were of Asian descent – thus culturally not used to participating in this manner and thereby setting them up to fail.

Liebelt likes the concept. He said it forced him to think about unintended unintentional bias and believes that raising the awareness of equity – which is different than equal will be helpful.

Sewell thinks the language is fine and believes there already been some weird actions, like not making DIA a voting member. He thinks this is a cool idea and we should do this.

McKibben asked Snow if she would like the who's asking added as a filter. Snow said no but suggested the framework could account for the fact that sometimes people making decision have a different cultural filter than those receiving the plan.

McKibben shared that when looking at earlier work on the plan it was envisioned that the framework would be incorporated into the implementation table. She has thought about adding a column/portion to show the equity work being done, but has not yet come up with a good way to do that.

Snoq says based on her local experience, some people are not interested in speaking up because in the past they have been flattened when they did speak up. We may have to go the extra mile.

Catterson likes the simple/actionable approach. Perhaps getting to the who answers involves asking the why question.

Vick likes the equity framework. Asks about the SRRC and if there tool is similar to this. She would like that there is an option for the Committee to go along with the SRRC tool. On the other hand it can be good to have multiple ways to looks at the same thing.

Ciambor notes that the SRRC has a specific tool that staff fill out and staff will send committee a copy.

Sewell likes the simple approach as well. He suggested the work of evaluating the recommended actions could be an addendum versus creating showing it in the implementation table.

## **VI. Committee Comment**

Snow told the committee about some pending changes in the neighborhood. The development that was going to be a boat condo has submitted an application for a pot shop. It would be retail only, no ingestion on site.

She also shared that Robert Gentilly who operated Tanner's passed away.

Sewell provided condolences to all that knew Robert. He stated that the pot shop initial application irks him and he felt the applicants were being coy about intentions for the boat condo. He requested McKibben to work on substance of the Savikko Park/Tanner Marine area. He was concerned about Douglas Depot application as well. He said he is not anti-pot; more pro-plan about developing what we can achieve.

Liebelt said he was offended by some of the comments and as a Committee we need to be careful with words. This is not a proposed drug shop, but a heavily regulated marijuana retail establishment.

Vick says she is glad the Committee voted on mission statement and spend time on the equity framework.

## **VII. Scheduling Future Meetings**

McKibben said she would like time to work on drafting the plan and giving the Committee language to react to. She confirmed the Committee would still like a break during the summer. She proposed meeting in about 6 weeks.

## **VIII. Adjournment**

The meeting was adjourned at 6:02 pm.

Next Meeting Date:TBD

## Our Vision for Downtown Douglas/West Juneau

***Downtown 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.***



### A Connected Community

Connecting People, Places and Nature

#### Goals

- Safe, convenient, reliable public transit that is accessible year-round by people of all abilities
- A robust, well maintained street network
- A safe bike and pedestrian network that is usable year-round by people of all ages and abilities
- A greater connection to the waterfront available to people of all ages and abilities
- Reliable and affordable access to information and technology
- Safe and well maintained public spaces that encourage people to linger and interact
- Ongoing robust, authentic and meaningful public dialogue that reflects the diversity of our community and engages our residents (OR Community and stakeholder collaboration in development decisions)

#### Strategies



### A Distinctive Community

Enhancing a sense of place with unique qualities and characteristics

## Goals

- Arts and cultural services and facilities that preserve and promote the Douglas’s unique cultural and historic identity to residents and visitors
- Functional, safe, compact, and mixed-use neighborhoods that integrate and balance residential and non-residential land uses
- Recognize and celebrate the distinctive communities within the planning area
- Celebrate the diversity of our population and our cultural heritage
- Cultivate an appreciation and respect for Downtown Douglas/West Juneau’s distinctive community character
- New housing that maintains and enhances the character of existing neighborhoods
- Public art in new and existing developments and infrastructure

## Strategies



## A Sustainable and Future Focused Community

Meeting current needs while adapting for the future

### Goals

- A built environment based on standards that sustain long-term economic viability and growth and that promotes affordable residential, commercial, and industrial development
- Diverse housing options for all income levels, life stages, household sizes, and lifestyle preferences.
- Environmentally responsible, high quality building, design and site development that compliments the natural setting and historic character of Downtown Douglas/West Juneau
- Access to renewable energy sources and energy conservation
- Conserve resources by reinvesting in existing infrastructure and rehabilitating historic buildings.

## Strategies



## A Prosperous Community

Capitalizing on our distinctive assets

### Goals

- Home-based (live/work) opportunities and mixed use development
- Support entrepreneurship
- Encourage growth in infill locations
- Retain existing businesses and attract a diversity of new businesses that serve both residents of Downtown Douglas/West Juneau as well as the greater Juneau community.
- Improve access to local employment opportunities
- Use public spaces such as Savikko Park, Douglas Harbor and 3<sup>rd</sup> Street for year-round public events
- Provide for “right-sized” tourism where visitors can experience authentic Downtown Douglas/West Juneau and learn about our unique culture and history without overwhelming the community

### Strategies



## A Healthy and Active Community

Promoting physical, mental and social wellbeing

### Goals

- Safe and well maintained public spaces than encourage social interaction and amenities
- Open space, parks, trails and recreational choices that area accessible to all community members
- Access to healthy foods including local and traditional foods
- Access to quiet nature settings for all people of all ages and abilities
- Access to community health services (OR Promote community health and wellness)
- A community where everyone is safe



## Strategies



## A Culturally and Artistically Rich Community

Using the power of art and our diverse culture to foster a cooperative spirit

### Goals

- Celebrate, preserve and promote Downtown Douglas/West Juneau's unique heritage
- Foster economic growth through arts, culture and creative industries
- Support community festivals, arts, events and programming
- Encourage small-scale neighborhood events and public art
- Provide public access to art, music, and other cultural activities for people of all ages and abilities
- Develop art that enhances neighborhood character, builds community, and engages residents in the artistic process
- Support and encourage art and arts programs that facilitate involvement, engagement, communication, understanding, and respect among our diverse population.

## Strategies

## A Connected Community

Connecting People, Places and Nature



| Goals  | Strategies   |  |
|--|--|--|
| A. Safe, convenient, reliable public transit that is accessible year-round by people of all abilities  | <ul style="list-style-type: none"> <li>• Convenient, lighted and covered bus stops</li> <li>• Transit schedule that increases frequency, include holidays and expand hours of operation</li> </ul> |  |
| B. A robust, well maintained street network  | <ul style="list-style-type: none"> <li>• Pave all streets with sidewalks, add stair connections where slopes make roads impractical</li> </ul>   |  |
| C. A safe bike and pedestrian network that is usable year-round by people of all ages and abilities  | <ul style="list-style-type: none"> <li>• Incorporate pedestrian and bicycle infrastructure into reconstruction projects, as appropriate.</li> </ul>  |  |
| D. A greater connection to the waterfront available to people of all ages and abilities  |  |  |
| E. Reliable and affordable access to information and technology  |  |  |
| F. Safe and well maintained public spaces that encourage people to linger and interact   |  |  |
| G. Ongoing robust, authentic and meaningful public dialogue that reflects the diversity of our community and engages our residents (OR Community and stakeholder collaboration in development decisions) |  |  |
|  |  |  |



## A Distinctive Community

Enhancing a sense of place with unique qualities and characteristics

| Goals  | Strategies  |  |
|--|---|--|
| A. Arts and cultural services and facilities that preserve and promote the Douglas's unique cultural and historic identity to residents and visitors | <ul style="list-style-type: none"> <li>•</li> </ul> |  |
| B. Functional, safe, compact, and mixed-use neighborhoods that integrate and balance residential and non-residential land uses                       |   |  |
| C. Recognize and celebrate the distinctive communities within the planning area  |   |  |
| D. Celebrate the diversity of our population and our cultural heritage   |   |  |
| E. Cultivate an appreciation and respect for Downtown Douglas/West Juneau's distinctive community character  |   |  |
| F. New housing that maintains and enhances the character of existing neighborhoods   |   |  |
| G. Public art in new and existing developments and infrastructure  |   |  |
|  |   |  |



## A Sustainable and Future Focused Community

Meeting current needs while adapting for the future

| Goals  | Strategies |  |
|--|------------|--|
| <p>A. A built environment based on standards that sustain long-term economic viability and growth and that promotes affordable residential, commercial, and industrial development</p> |            |  |
| <p>B. Diverse housing options for all income levels, life stages, household sizes, and lifestyle preferences.</p>  |            |  |
| <p>C. Environmentally responsible, high quality building, design and site development that compliments the natural setting and historic character of Downtown Douglas/West Juneau</p>  |            |  |
| <p>D. Access to renewable energy sources and energy conservation</p>   |            |  |
| <p>E. Conserve resources by reinvesting in existing infrastructure and rehabilitating historic buildings.</p>  |            |  |



## A Prosperous Community

Capitalizing on our distinctive assets

| Goals   | Strategies |  |
|---|------------|--|
| A. Home-based (live/work) opportunities and mixed use development   |            |  |
| B. Support entrepreneurship   |            |  |
| C. Encourage growth in infill locations   |            |  |
| D. Retain existing businesses and attract a diversity of new businesses that serve both residents of Downtown Douglas/West Juneau as well as the greater Juneau community.                  |            |  |
| E. Improve access to local employment opportunities   |            |  |
| F. Use public spaces such as Savikko Park, Douglas Harbor and 3 <sup>rd</sup> Street for year-round public events   |            |  |
| G. Provide for “right-sized” tourism where visitors can experience authentic Downtown Douglas/West Juneau and learn about our unique culture and history without overwhelming the community |            |  |



## A Healthy and Active Community

Promoting physical, mental and social wellbeing

| Goals   | Strategies |  |
|---|------------|--|
| A. Safe and well maintained public spaces that encourage social interaction and amenities           |            |  |
| B. Open space, parks, trails and recreational choices that area accessible to all community members |            |  |
| C. Access to healthy foods including local and traditional foods                                    |            |  |
| D. Access to quiet nature settings for all people of all ages and abilities                         |            |  |
| E. Access to community health services (OR Promote community health and wellness)                   |            |  |
| F. A community where everyone is safe   |            |  |



## A Culturally and Artistically Rich Community

Using the power of art and our diverse culture to foster a cooperative spirit

| Goals   | Strategies |  |
|---|------------|--|
| A. Celebrate, preserve and promote Downtown Douglas/West Juneau's unique heritage   |            |  |
| B. Foster economic growth through arts, culture and creative industries   |            |  |
| C. Support community festivals, arts, events and programming  |            |  |
| D. Encourage small-scale neighborhood events and public art   |            |  |
| E. Provide public access to art, music, and other cultural activities for people of all ages and abilities  |            |  |
| F. Develop art that enhances neighborhood character, builds community, and engages residents in the artistic process  |            |  |
| G. Support and encourage art and arts programs that facilitate involvement, engagement, communication, understanding, and respect among our diverse population. |            |  |





**Transportation related**

- Convenient, lighted and covered bus stops
  - Including (where?)
- Transit schedule that increases frequency, include holidays and expand hours of operation
- Pave all streets with sidewalks, add stair connections where slopes make roads impractical
  - Which streets need paving and/or sidewalks?
  - Where are stair connections needed(including between X and Y)
- Continue efforts to establish the “bench road” as envisioned in the 2013 Comprehensive Plan
- Incorporate pedestrian and bicycle infrastructure into reconstruction projects, as appropriate.
- Support development of the 2<sup>nd</sup> crossing
- Benches/rest points and gathering spaces
- Winter sidewalk maintenance
- Safe maintained year-round access between neighborhoods
- Develop the bench road as envisioned in the XX plan
- Wayfinding signage to locate landmarks and businesses
- Coordinated public transit with more frequent bus service, including holidays
- Incorporate EV charging into street reconstruction
- Develop a project ranking system to prioritize roads/sidewalks/stairways for short-term, mid-term, long-term rehabilitation needs.
- Pave all streets
- Work with local tribal groups, businesses and landowners to identify, support and contribute to sidewalk projects.
- Develop an adopt-a-sidewalk program.
- Incorporate pedestrian and bicycle infrastructure into reconstruction projects, as appropriate. Explore options for property owners to finance neighborhood street improvements, for example through local improvement districts (LIDs).
- Maintain and expand Douglas parks and trail system, including routes with trailheads accessible from downtown.

**Event/economic related**

- Continue to promote and grow events such as Gold Rush Days and Douglas Fourth of July (others?). Explore opportunities for the creation of additional events to attract visitors, with a focus on locally-run events that appeal to visitors and residents alike, instead of large-scale externally run or for-profit events.
- Coordinate events with the rest of Juneau to compliment ....
- Expand opportunities for visitors to understand and learn about Douglas’ unique cultural and natural history through partnerships with the Douglas Indian Association, Sealaska Heritage Institution, XX Mining Museum and the Historic Resources Advisory Commission.
- Identify and implement tax incentives for small businesses and start ups.

- Establish a co-work incubation space for designers, developers, craftspeople, telecommuters and sole proprietors to share space and resources.
- Promote and recruit for needed businesses/occupations that address current gaps in the community, such as ...???
- Promote and encourage entrepreneurs to explore new industries such as..???
- Commercial kitchen space? *Do you have it? Do you want it?*
- Provide opportunities for food trucks businesses to locate seasonally, and during events
- Support telecommunication upgrades to improve connectivity and support business development and innovation.
- Review and improve city code and policies to support and encourage home occupations (businesses within residences) that do not significantly alter the residential character of the residence or negatively impact the surrounding properties.
- Encourage local employers to promote vacant year-round positions during the summer before seasonal residents leave.
- Encourage local employers to offer in-house training for entry level roles, to create better economic mobility and career growth opportunities (this includes the city, non-profits, state, federal government etc.)
- Promote telecommuting opportunities for web-based and independent professionals who may consider relocated to Douglas for its small town qualities.

#### **Building/restoration/renovation/history/culture related**

- Develop incentives for redevelopment/renovation of aging properties (tax abatement, revolving loan etc.)
- Encourage adaptive reuse of buildings –evaluate development standards and building codes as they relate to adaptive reuse/renovation/rehabilitation
- Incentivize the preservation and reuse of existing smaller and affordable homes.
- Ensure residential neighborhoods retain their unique character as infill development occurs.
- Expand the historic districts and use historic designation to preserve the character of an individual structure or neighborhood or where there is historic, architectural, cultural, and/or geographic significance to Douglas as appropriate.
- Promote incentives to preserve the reuse of historic buildings and the unique historic features of Douglas neighborhoods.
- Examine road blocks to public/private partnerships and joint developments of housing, mixed use, parking structures, and/or land leases and take steps to eliminate them;
- Develop opportunities to use outside funding to support investment.
- Develop and advertise historic preservation opportunities;

#### **Housing related**

- Create a locally funded program to augment other programs and can be combined with housing fund resources to assist owners in obtaining funding for rehabilitation and restoration of housing units within historic buildings;

- Examine zoning districts with a goal of increased housing planning area and incorporation of “Missing Middle” housing, including:
  - Consider of smaller lot sizes reflective of historic development;
  - Reduce or eliminate setbacks;
  - Increase density with duplexes, multifamily, accessory apartments and mixed uses or consider eliminating maximum density altogether;
  - New development that reflects the existing neighborhood character;
- Consider eliminating maximum density requirements in favor of “form based” zoning or other zoning framework that regulates impacts and appearance.

### **Recreation/community related**

- Maintain and improve indoor recreation facilities such as Treadwell Arena and Mt Jumbo Gym.
- If it is determined a second sheet of ice is economically viable in Juneau it should be located at the Treadwell area.
- Add a curling rink to Treadwell arena
- Add amenities at Treadwell arena, such as a small food court, or lease space to a food truck.
- Increase the availability of covered outdoor seating
- Add a bike park with a jump track to Savikko Park
- Promote volunteer and education opportunities for youth to become involved in civic life and contribute to improving the community.
- Improve the parking area around the Douglas Harbor, including seating, lighting, landscaping while maintaining the availability of parking.
- Provide a small boat (kayak/canoe) launch
- Create a “Downtown Clean and Safe” program that focuses on the following services:
  - Regular sidewalk cleaning;
  - Additional trash pickup;
  - Graffiti removal;
  - Block watches;
  - Coordinate and communicate with local police officers ;
  - CPTED practices.
  - Crime Prevention Through Environmental Design (CPTED)
    - Implement all aspects of CPTED – clean, attractive, active, exterior windows, marketing and active programming by encouraging residents, businesses and developers to contact JPD for CPTED consultations;
    - Incentivize new development projects to seek CPTED consultations at the planning stages of development;
    - Provide improved street lighting, stair and sidewalk lighting, parking lot lighting (use CPTED principles).

### **Arts/Culture related**

- Encourage public art, events, and placemaking opportunities at public parks and CBJ owned land/facilities including seasonal programming opportunities at parks and recreation facilities;
- Explore relocating the small mining museum currently located on Mayflower Island to Savikko Park and making it available to the public.
- If Mayflower Island is transferred from the Federal Government, subsequent development should be small scale, such as a Native Heritage Center, or Arts Center, the natural environment preserved the extent possible and walking paths remain available to the public (similar to the Shrine of St. Therese).
- Support and retain Perseverance Theater in Douglas.
- Develop educational displays/materials about the Douglas Village that was located at Savikko Park
- Add a “Welcome to Douglas” sign in the round about.

**Sustainability related**

- Work with business owners to develop more practical recycling and packaging practices
- Develop a recognition program that rewards businesses that participate in compost and recycling programs
- Develop a program for property managers, tenants and residents to work together to reduce waste, including food waste
- Work with business owners and private waste management companies to develop more practical trash disposal practices
- Provide water-bottle filling stations
- Support development of community gardens in parks and neighborhoods.
- Develop a growing space in the northern field of Savikko Park –it could be a community garden, a commercial garden or another type of managed garden space.