

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN
Steering Committee Meeting
Zoom Webinar Format
Tuesday, August 2, 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 July 21, 2022 Minutes
- III. Public Testimony on Agenda Items – 10 minutes
- IV. Public Testimony on Non-Agenda Items – 10 minutes
- V. Draft Elements with Goals (remaining)
- VI. Parking Discussion
- VII. Draft Strategies/Actions
- VIII. Committee Comment
- IX. Adjournment

Next Meeting
Tuesday, August 16, 2022 5 PM via ZOOM
Tuesday, August 30, 2022 5 PM via ZOOM

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN
Steering Committee Meeting
Zoom Webinar Format
Thursday, July 21, 2022

MINUTES

Steering Committee Members Present:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Carole Bookless | <input checked="" type="checkbox"/> Rebecca Embler | <input checked="" type="checkbox"/> Liz Smith |
| <input checked="" 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 |
- 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:

- | | |
|---|---|
| <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. May 31, 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

None.

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

None.

Bookless asked about increasing public notice and outreach. Staff explained all notice requirements had been met. CBJ has been without a public information officer so “extra” outreach was not happening.

Catterson asked if the public is able to subscribe to public notices. Staff will check.

V. Draft Elements with Goals

McKibben reviewed the vision statement. The vision statement is the “touchstone” for the elements and all goals and recommended strategies/actions in the plan should connect and serve to implement the vision statement.

McKibben asked the committee to keep the following questions in mind as they review the draft goals.

- Do the elements capture the ideals presented in the vision statement?
- Are there any gaps?
- As the initial filter for the plan, do the goal statements make sense to the committee? Is it understandable?
- Duplicative?
- Too Long?

She then asked committee members to provide their initial impressions. Then the discussion could move into more detail. Discussion with the Connected Community Element and draft goals.

Bookless noted “connecting people, places and nature”. She does not think connections to nature is covered. She would like to replace the word “robust”, eliminate “greater” from connection to the waterfront.

L. Smith said her initial impression is good. She believes connection to nature is covered by the connection to the waterfront and that the whole community is surrounded by nature, and that Healthy/Active element incorporates connections to nature.

Catterson agreed that nature is included through the connection to the waterfront and the pedestrian and trail network, but it could be strengthened. He likes the first bullet.

Liebelt said he had the most comments on this first element. He suggests taking out the phrase “people of all abilities”. He says its required and it seems redundant. He agrees the word “robust” should be replaced. We need to overemphasize. “Safe, convenient, reliable public transit system...” He would like “year-round bike and pedestrian network”. He wondered about “reliable and affordable access to information and technology” and if this means the library. He also felt the need to retain key infrastructure was missing. There was some discussion about what he meant by “infrastructure”. It was suggested the term “community anchors” could be used, as Liebelt was refereeing to things like the school, post office, library and theater.

Snow said that in her mind streets and highways are two different things. She would like “well maintained street/highway network”. She wanted to be clear that we mean transportation in the community of Douglas as well as to the rest of Juneau.

Sewall said that in general he is happy with the section. He suggested adding something about inclusiveness into the goals, which stretches beyond ADA and promote going above and beyond. He can see Snow’s point about the street network. He appreciates that downtown Douglas has a “walk around” development. We should think about safe walkways and reminded the committee that winter snow machine parking on 5th Street is part of the conversation.

McKibben suggested that “comprehensive” could replace “robust” in both bullets, as this was the concept she was trying to capture. She noted the “all abilities” language was meant to clearly show we were thinking about equity, but may be this is better captured in the text of the document.

Bookless stated that she works with people with disabilities and she questioned the plan implying that everything be made accessible. She also suggested that by repeating “all ages and abilities” is inequitable.

Liebelt likes the idea of expanding and explaining the concept in the text of the document.

McKibben said she would take these comments and revise the goals. The committee will have an opportunity to review the revised goals at a future meeting.

Bookless pointed out that the last goal had 2 options for language. She would like to be sure the goal includes language about the community being actively involved in decision-making, not just dialog.

Sewell likes the concept of retaining community anchors and would include the waterfront/harbor in that list. We need to protect the school. He also agrees with Bookless about being included in decision-making and not just dialog.

Bookless suggested an action of making Gastineau Elementary a “hot-spot” for Wi-Fi.

Discussion moved to the “Distinctive Community” element and goals.

L. Smith suggested taking out the words “residents and visitors”.

Snow thought the goal about neighborhoods is connected to a goal in the Sustainable and Future Focused element.

Sewell thought it was well done. He mentioned the work of Sealaska in downtown Juneau and seeing these goals and supporting similar work in Douglas. He likes the concept of new housing being in character with the existing neighborhoods.

Bookless suggested removing “and” from the second goal and adding, “honor and celebrate” to the fourth goal. She would like some language about innovations that enhance and build communities that would support recommendations about co-housing, awnings etc. various ways to grow the community through our planning.

Catterson said he had no comments on this element.

Liebelt felt the first and fourth goals overlap and may be redundant. He agrees with honoring diversity but is not sure about celebrating diversity.

Discussion moved to “A Sustainable and Future Focused Community” element and goals.

Catterson had no comments on these goals.

Bookless said there is a difference between preservation and rehabilitation and that we want both.

Sewell said he thought it looked good.

Liebelt thinks the fourth goal needs clarification.

L. Smith suggested adding, “promote” at the beginning of the fourth goal. She would add a hyphen to “future-friendly” She cannot picture what industrial uses mean in this context.

Peterson noted that in relationship to the second goal that one would think we had all the electric power we would ever need, but that is not the case and that it is a good idea to keep this goal.

Snow said this is a 20-year plan and that technology moves fast and it is best left general. She noted that “well built” housing is often not “affordable”. She acknowledged that it is a good goal to strive for.

McKibben suggested the first goal could be revised to remove the list of land uses and leave it a bit more general.

Snow mentioned she had heard a rumor that a fish processor had purchased Tanners.

Parking

McKibben noted that she was unsure about what sort of recommendations to make about parking. Parking has been mentioned by the steering committee, by focus groups and during the public outreach but she is unclear about what the issue is.

Bookless said there is not enough parking. She mentioned the store that ended up not opening because of parking challenges.

Liebelt does not think there is a parking problem.

Peterson mentioned there has been a lot of work done on the parking requirements since the store wanted to open. A Douglas parking district could be an option.

Catterson says visibility when parking on the street, seeing vehicles moving in the travel way, is challenging.

Sewell said as a 20-year plan he would like to see land not “wasted” on parking. For example, the harbor parking lot is heavily used but during the winter is mostly a vacant wasteland. He likes the way the library is above the parking.

Bookless said she has a number of funny/sad stories about parking on the street.

Snow suggested the plan be general and recognize there are parking needs. She agreed pulling out from on street parking is difficult.

Liebelt noted that since much of Douglas was developed demographics and vehicle ownership have changed, and generally, households own more cars than they used.

McKibben noted that the parking challenges of the proposed store in Douglas instigated the development of a parking waiver option, which creates flexibility that wasn't previously available.

VI. Draft Strategies/Actions

This will be discussed at a future meeting when work on the goals has been completed.

VI. Committee Comment

None.

VII. Scheduling Future Meetings

McKibben said according to the doodle poll the next meetings could be August 2, 16 and 30. The committee agreed to meet all three days.

VIII. Adjournment

The meeting was adjourned at 6:32 pm.

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 3rd 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"> • Convenient, lighted and covered bus stops • Transit schedule that increases frequency, include holidays and expand hours of operation 	
B. A robust, well maintained street network	<ul style="list-style-type: none"> • Pave all streets with sidewalks, add stair connections where slopes make roads impractical 	
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"> • Incorporate pedestrian and bicycle infrastructure into reconstruction projects, as appropriate. 	
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"> • 	
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 rd 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 2nd 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.