

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN  
Steering Committee Meeting  
Zoom Webinar Format  
Tuesday, August 16, 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 August 2, 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. Parking Discussion
- VII. Draft Strategies/Actions
- VIII. Committee Comment
- IX. Adjournment

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

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN  
Steering Committee Meeting  
Zoom Webinar Format  
Tuesday, August 2, 2022

**DRAFT MINUTES**

Steering Committee Members Present:

Carole Bookless       Rebecca Emblar       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)  
 Annette Smith, Docks & Harbors Liaison (non-voting)

Staff Members Present:

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

Agenda Items

- I. Call to order  
The meeting was called to order at 5:05 P.M.
- II. Approval of July 21, 2022 Minutes  
The minutes were approved by consensus with minor changes.
- III. Public Testimony on Agenda Items  
None
- IV. Public Testimony on Non-Agenda Items

Liebelt made note that people may sign up for email notifications of meetings.

McKibben said she reached out the CBJ Public Information Officer about working with her to do more outreach for this planning effort.

Sewall was glad to hear that and would like the meetings to not be a secret.

McKibben said she had been through a number of planning processes and it is not unusual to not have much public participation at this point in the process.

Liebelt said it is most important to have public input at the next stage in the process when there is a draft plan.

Bookless noted consultation with the public is very important. One of the challenges is getting people involved during the summer.

#### V. Draft Elements with Goals (remaining)

McKibben offered committee members who were not at the last meeting that they may email her comments on the first three goals.

McKibben reviewed the vision statement and reminded the committee that it is the “touchstone” for the elements and that all goals and recommendations should serve to implement the vision. She reminded the Committee to keep the following questions in mind as they review the remaining draft goals.

- Do the elements capture the ideas presented in the vision statement?
- Are there any gaps?
- As the initial filter for the plan, do the goal statements make sense? Is it understandable?
- Are any goals duplicative?
- Are any goals too long?

She then asked the committee if the process they used at the previous meeting worked for them and if they would like to continue to follow that again. They would go around the room and each member could provide comments. She clarified there is no new material, that the packet is the same as provided at the last meeting.

#### Discussion on A Prosperous Community

Bookless recommended adding, “unfilled needs” to the second goal. For the third goal, suggested adding “doesn’t change neighborhood character. For the fifth goal was unclear about the meaning “access” to employment.

Catterson is not familiar with the term “in-fill development” and suggested it be clarified. He likes the second goal and suggested maybe another word than support or encourage.

Embler suggests adding “and small business” to the second goal. She wants to encourage growth that maintains the community character and is “right sized”. She said it captures what the community had talked about previously.

Liebelt is concerned about the term “mixed use”. He wonders if it means mixed types of housing or businesses with residential.

McKibben clarified that what was intended was mixing businesses with residential uses. She suggested parameters would be placed around uses to minimize external impacts of nonresidential uses. She said the text of the plan could expand and explain this concept in more detail.

Liebelt suggested adding “local” to the second goal. He is uncomfortable with the term “in-fill”. He suggested combining goal two and four. The fourth goal could be rephrased “to residents.” He wonders if the fifth goal belongs in this element. He is unsure about how the plan can support this goal.

Bookless asked if development of 6<sup>th</sup> avenue is considered infill development.

McKibben said it could be.

Bookless said she would like it to be clarified. She is opposed to the development of 6<sup>th</sup> Avenue. She is in favor of infill development such as mother in law apartments or increasing density in an appropriate way.

Snow likes the idea of adding “local” to the second goal. Suggested the sixth goal be in the healthy and active element. Suggested adding, “maintain infrastructure and systems that support economic activity”.

Vick agrees with the comments of others. She suggested “supporting” and “encouraging” but not “improving”. She agrees in fill can mean many different things. She suggested adding support to the fifth goal with the idea of not limiting something.

Sewall said we need to be careful to promote the right type of development. He wants the waterfront developed in a community enhancing way. He likes the concept of enhancing more year round activity in goal six. It recognizes how use of public spaces contribute to economic development. He likes the concept of mixed use if the uses “fit” together well. He would like the text to clarify what we mean when we talk about infill development. Suggested, “enhancing year-round employment opportunities”

Delaney supports clarifying what we mean by infill development. The fourth goal may be a strategy for the second goal. Supports combining goal one and five.

L. Smith likes how it is written and has no concerns with the comments.

Bookless the goals do not address equity. We want a community where all residents can meet their basic needs.

McKibben appreciates the equity question and combining several of the goals, including combining infill and mixed use. She explained that year-round public events could be an economic engine. Employment opportunities was mentioned in the meeting notes and she appreciates the idea of combining with live – work. She had not thought of it that way.

Sewall asked McKibben what she had in mind when she wrote “in fill development”. She said the concept similar to as Bookless and Sewall described. She explained the promoting in fill makes use of existing infrastructure and reduces cost of development. She mentioned that in many other communities, it is also seen as a way to prevent sprawl but with Douglas’ geography, it may not be as important for that reason.

Liebelt noted that all of these things have a domino effect, and when we having housing, and residents we need and get more services and business. We need a stable population to be the market and this is part of why he wants to make sure our community anchors stay here so people want to live here.

Bookless suggested replacing the term in fill with “encourage growth that efficiently uses existing infrastructure”.

Snow mentioned there are communities where people want to live and there are communities where there is an industry where people move there to work.

Discussion moved A Healthy and Active Community

Vick suggested combining goal 1 and 6, or removing the sixth goal. She suggested removing “quiet” from the fourth goal. She questioned “all ages and all abilities” in goal four. She prefers “promoting health and wellness” for goal five.

Snow mentioned that for goal five it could mean roads and transit. She reminded the committee of the discussion from the previous meeting about “all ages and abilities” and assumed that applied here as well. She asked if in goal three “local and traditional foods” meant Douglas specific.

McKibben said local could be interpreted in different way. In the concept of community gardens, it could be Douglas specific, or it could be broader and mean harvested meat, fish and berries.

L. Smith identified a few typos. For the fourth goal, she recommended taking out “quiet” because she worries it could be used to create conflict. She prefers “promote community health and wellness” for goal five. She wonders if goal six says what we mean. Suggested rephrasing.

Sewall says many Douglas residents live here because of the goals identified in the Healthy and Active Community. He wants some mention of quiet somewhere. He understands that not everyone will climb M. Juneau, but we need to be sure there is access to nature that accessible to the differently abled. He believes safety is an important value and it should be there in some way. He does not think that its realistic to expect the community to exist on local foods, but it’s a good value to keep.

Liebelt goal one is the same as goal six in connected community. He said for goal two could be revised to “everyone has access to”. He recollected a discussion about food security and how it applies to the third goal. We need to do more to improve food security. He suggested removing “quiet” from goal four. He agrees goal five “promote community health and wellness”. He suggests removing the six goal as he felt it was redundant.

Embler suggested adding action words to the first two goals. She suggested, “promote variety” for the goal two. For the fourth goal suggested a different verb than access. She prefers “promote community...” for the fifth goal and would remove the sixth goal.

Delaney likes Smith’s suggestions for edits to goal two. He feels it is important that access to all community member is important to call out. He suggests including food security in goal three and noted the connection to health services, and that maybe it is a strategy to promote community health. From an equity lens goal, six could say “a community where people of all backgrounds and identities feel safe”.

Catterson agrees with most of the previous comments.

Bookless noted her list of comments grew as she listened to others. She would like more emphasis on mental wellbeing. For goal two she would add infrastructure. She would like a food coop in Douglas, and that could fit within the third goal. She would like more access to health services closer to Douglas. She suggests adding “welcome” to the sixth goal in addition to Delaney’s suggestion. Consider adding encouraging healthy events. She would like the plan to address people cleaning up after their dogs. She would like the word “respect” added somewhere in the goals.

Vick suggests all the goals start with an active verb such as support or encourage.

Discussion moved to A Culturally and Artistically Rich Community

L. Smith left at 6 PM.

Embler the goals capture the main thoughts of what has been discussed previously. She suggested combining some goals but did not have specific suggestions for combining the goals.

Delaney suggested combining goal three and six could be combined. He suggested removing “unique” heritage and including totality of history. He wants to be sure we acknowledge all of Douglas’ history. He said that the term “unique’ used with history is used to gloss over history. He offered to work with staff to find some language that might be suitable. For the sixth goal, he found the phrasing odd. He is unclear as to what is meant. Clarify to be clear it is intended to include all kinds of art.

Vick agreed with Embler there is room to combine these goals and clarify. She suggests encourage or support versus provide.

Snow suggests honor instead of celebrate. Then remove all ages and abilities.

Bookless for the fourth goal asks why specifically small scale. Art and cultural experiences support physical social and physical health in an inclusive way. She agrees the language should clarify all types of art are meant.

Catterson agrees with combining goals three and four. Agrees with the point about unique heritage and it’s important to acknowledge the history.

Sewall agrees with combining some of the goals to be more concise. He likes the idea of small scale and opportunities for pop up things in addition to the large-scale events. These goals tie into his ideas for future uses of the Mt. Jumbo Gym –used for social community events. He would like to see more art that is meaningful and is tied into the community.

Liebelt agrees with the previous comments He would like art to be integrated into the fabric of the community, into new buildings and infrastructure and not a “set aside”.

McKibben asked the committee about how they want to approach the next meeting. She reminded them they need to spend a little time talking about parking. She asked the committee if they wanted to

start on the actions with revised goals or just move ahead. The committee agreed they would like revised goals before beginning work on the action/strategies.

Snow asked if the goals could be numbered.

VI. Parking Discussion  
None

VII. Draft Strategies/Actions

McKibben asked the committee about how they want to approach the next meeting. She reminded them they need to spend a little time talking about parking. She asked the committee if they wanted to start on the actions with revised goals or just move ahead. The committee agreed they would like revised goals before beginning work on the action/strategies.

VIII. Committee Comment

McKibben agreed to do that for the working draft, but suggested we may not want to number them in the actual document so that it does not imply "value" or ranking.

Liebelt asked the committee if they were OK with the meetings going until 7. Bookless suggested sticking with the plan to stop by 6:30 so the meetings do not start to creep to 7:30 or 8.

Sewall agreed with sticking with the earlier end time. He suggested the first goal could say something like "celebrate (honor) preserve and promote Douglas and our whole history" or something similar.

Delaney told the committee that Perseverance Theater was offering their summer academy production and that tickets are available on line.

Sewall reminded the committee of the community get together on August 13<sup>th</sup>.

Snow said she was sad none of the Ironman activities were in Douglas.

IX. Adjournment

Meeting adjourned at 6:55.

## 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.A Connected Community

Connecting People, Places and Nature

#### Goals

1. Support access to a year-round public transit system that is safe, convenient and reliable
2. Encourage a comprehensive, well maintained road network
3. Encourage a year-round safe bike and pedestrian network
4. Ensure connections to the waterfront that are available to all people
5. Encourage access to information and technology that is reliable and affordable to all people
6. Develop safe and well maintained public spaces that encourage people to linger, interact and allow them to connect with nature
7. Ensure ongoing comprehensive, authentic and meaningful public dialogue that reflects the diversity of our community and engages our residents in development decisions
8. Retain and preserve Douglas anchors, such as Treadwell Arena, the Post Office, Library and schools





## B A Distinctive Community

Enhancing a sense of place with unique qualities and characteristics

### Goals

1. Foster and promote arts and cultural services and facilities that honor and celebrate the diversity of our population and our cultural heritage
2. Encourage functional, safe, compact, mixed-use neighborhoods that integrate and balance residential and non-residential land uses
3. Recognize and celebrate the distinctive communities within the planning area
4. Cultivate an appreciation and respect for Downtown Douglas/West Juneau's distinctive community character
5. Encourage new housing that maintains and enhances the character of existing neighborhoods
6. Encourage integrated public art in new and existing developments and infrastructure
7. Support innovations that build and enhance the sense of community



## C.A Sustainable and Future-Focused Community

Meeting current needs while adapting for the future

### Goals

1. Encourage a built environment based on standards that sustain long-term economic viability and growth and promotes affordable and responsible development
2. Increase diverse housing options for all income levels, life stages, household sizes, and lifestyle preferences.
3. Promote environmentally responsible, high quality building, design and site development that compliments the natural setting and historic character of Downtown Douglas/West Juneau
4. Promote access to renewable energy sources, efficiency and new technology that is reliable and affordable to all people
5. Conserve resources by reinvesting in existing infrastructure and rehabilitating historic buildings.

## D. A Prosperous Community



Capitalizing on our distinctive assets

### Goals

1. Promote home-based (live/work) opportunities, mixed use development that maintains and enhances neighborhood character
2. Support existing businesses and local entrepreneurship and attract a diversity of new businesses that serve residents and meet unfulfilled needs
3. Improve access to year-round local employment opportunities
4. Encourage the use of public spaces such as Savikko Park, Douglas Harbor and 3<sup>rd</sup> Street for year-round public events
5. 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
6. Enhance and maintain infrastructure and systems that support economic activity
7. Encourage growth and development that efficiently uses existing infrastructure

## E. A Healthy and Active Community



Promoting physical, mental and social wellbeing

### Goals

1. Encourage infrastructure, programming and community activities that provide opportunities for social interaction
2. Offer and maintain a variety of open space, parks, trails, infrastructure and recreational choices to all members of the community
3. Support and enhance access to healthy foods including local and traditional foods
4. Ensure all members of the community have access to both quiet and active nature settings
5. Promote and enhance access to community health and wellness
6. Be a community where people of all backgrounds and identities feel safe and respected



## F. A Culturally and Artistically Rich Community

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

### Goals

1. Honor, preserve and promote Downtown Douglas/West Juneau's unique heritage
2. Foster economic growth through arts, culture and creative industries
3. Support and encourage community festivals, arts, events and programming as well as neighborhood events and public art
4. Encourage public access to art, music, and other cultural activities to support social, mental and physical health in an inclusive way
5. Develop art that enhances neighborhood character, builds community, and engages residents in the artistic process
6. Support and encourage a variety of 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.