

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN  
Steering Committee Meeting  
Zoom Webinar Format  
Tuesday, August 30, 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. Parking Discussion
- VI. Draft Strategies/Actions
- VII. Committee Comment
- VIII. Adjournment

Next Meeting  
Tuesday, September 6, 2022 5 PM via ZOOM

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN  
Steering Committee Meeting  
Zoom Webinar Format  
Tuesday, August 16, 2022

**MINUTES**

Steering Committee Members Present:

X Carole Bookless      \_\_\_ Rebecca Embler      \_\_\_ Liz Smith  
X Matt Catterson      X Arnold Liebelt      X Linda Snow  
\_\_\_ Frank Delaney      X Robert Sewell      X 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)

X Jim Becker, Docks & Harbors Liaison (non-voting)

Staff Members Present:

X Beth McKibben, CDD Planner      X Scott Ciambor, CDD Planning Manager

☐ Jill Maclean, CDD Director      X Carl Uchytel, Port Director      X Matt Creswell, Harbor Master

Public Present:

Margo Waring, Daren Snyder

Agenda Items

- I. Call to order  
The meeting was called to order at 5:10 P.M.
- II. Approval of August 2, 2022 Minutes  
The minutes were approved by consensus with no changes.
- III. Public Testimony on Agenda Items  
None
- IV. Public Testimony on Non-Agenda Items

Margo Waring wanted to express as 20-year resident of Douglas how much downtown Douglas is used by N. Douglas residents. She hopes that the Committee keeps this in mind as they plan for Douglas.

Expressed her personal take on the Harbor area. Douglas harbor historically has been seen as the smallest of cruise ships and other smaller boats with amenities to harbor themselves for a while. In addition, a place for float houses as a kind of affordable housing.

She used to live on 5th street and is supports the opening 6th street for residential development. It does have large areas of flat land; only a few places where it is steep. She thinks four-plex type development could be a benefit to Douglas. Children, help maintain school. Some multi-family housing since amenities and utilities are there.

Sewell comments that many families with children have moved in on 5th street and there are children in the adjacent public housing. He does not think school is in jeopardy of closing.

Sewell comments about industrial tourism on the waterfront, wanted to get Margo's thoughts on the marijuana shop.

Waring has no comment.

Sewell asked Ms. Waring about her thoughts for the immediate portside development - looking ahead what would a port have.

Waring envisions the medium ships, smallest tourism boats with some upland development that could be a staging area and facilities local people could use as well.

Sewell commented on the differences between N. Douglas and downtown including density. He would like Waring's thoughts on N. Douglas development.

Bookless said she likes the idea of facilities for people that live in the area of the harbor and asked Waring if she thinks those facilities are intended to be developed elsewhere and asked what would happen if they were built at Douglas harbor.

Uchtyl said if the are talking about backside of Douglas and the deep harbor port that is likely 20 years out.

Darren Snyder is trying to re-engage in the planning process. He is a resident of 5th street. He is interested in 6th street development and the Douglas Indian Village. He would like the fair market value of the area burned to be paid to the Taku Kwaan. He is also concerned about traffic patterns and the congestion from the bridge. He is concerned about the cruise ship traffic of any kind. However, he liked Waring's comments and approach and might be open to this. Last weekend was the Douglas neighborhood party. One conversation that was brought up was about hunger in Douglas – how to make sure everyone is well fed.

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

McKibben gave an overview of the goals. The packet includes the revised goals based on the past two meetings. She asked the committee to go around the room and share their comments, one element at a time, keeping in mind the questions used at the previous two meetings.

- 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 also pointed out the elements are letters and the goals are numbered. They may not keep the numbering in the plan because that implies value or priority but having the numbers will help facilitate committee discussion.

### **Connected Community**

Bookless said the revisions looked pretty good.

Catterson said it might be helpful for #8, to clarify what we mean when we said anchor. Catterson thought that 46 goals might be a lot. There might be room to consolidate.

Liebelt noted that we start off with support, retain, lots of different words. Maybe it should be more uniform, focusing on active language. He agreed on defining anchor; generally like it. He does not care for the use of the word “linger” in #6. He said what we want is a place for peace or meet others.

Sewell generally agreed with others. He thinks McKibben has done well with herding the cats. He agreed with Liebelt to sprinkle action verbs such as promote, ensure, build. He thinks that what is being referred to throughout is right on such as more options to commune and certain types of architecture/community layout allow for this.

Snow notes the goals really good. Because the committee does not develop she would prefer that word not be used. She suggested that #8 maybe fits with another element (D or E).

Vick said it was great work. She suggests remove some “a’s”. She agrees with Catterson about too many goals, overwhelming. She does not care for the word ensure – not for the steering committee to do. She recommends using - encourage, support, help and not develop or ensure.

Sewell asked who the plan is being written for. He suggested the plan is created for CBJ and the community.

McKibben says goal of the plan is to result in implementation. The responsibility of implementation will fall on a number of entities. The plan is aspirational. Some of the goals may be completed by the community, some by the CBJ, some by the State, etc. For example when we think about these goals about art...there are many groups that may fulfill this goal. The plan will guide the city, the state (streets, sidewalks), individuals, and local non-profits.

Sewell asks if the goals will be prioritized given the numbers of goals. McKibben said initially she thinks no, but she is open to changing that down the road.

Vick noted that Perseverance Theater #8 is an anchor and really important to community. She would add Perseverance Theater to the list.

Liebelt said if there are more action items underneath each goal, it could fit there.

Bookless mentioned her experience in writing a referendum, learned that word like “encourage” means nothing. She noted the goals use wishy-washy language.

### **Distinctive Community**

Catterson returned to the idea of consolidation. In general the distinctive goals fit into the other categories and he wondered if we need this section or could it be incorporated into the other sections.

Bookless said it looks pretty good except for wishy-washy language.

Sewell said this element and its goals should be kept. Bullets #3&#4 could be combined into maintain housing features concept, art. He really liked #7.

Snow and Vick comment that this section looks good.

Liebelt suggested that in #2 the word “balance” should be replaced with “complement”.

Snyder is said that he though “Support 2<sup>nd</sup> crossing” is a strong sentiment for the Plan.

McKibben noted this is an action item and that committee has not had that discussion yet. This action may or may not be included. She asked to save the topic for the transportation discussion.

### **Sustainable and Future Focused Community**

Sewell likes the section and it is important to keep. He liked the specific recommendations such fixing the infrastructure and cutting down in fossil fuels. He would would like to see language addressing EV plug-ins.

Vick suggested this could be combined with other section. She feels it kind of a given that infrastructure will have to be looked at to be vibrant.

Snow likes this section. She thinks that#5 makes sense but some of the sentences are little run-ons. Later she noted the run on were in the actions items not yet under discussion.

McKibben asked the committee email wordsmithing to her.

Catterson thinks it looks good and is important as standalone element.

Bookless suggested “conserve resource by encouraging rehabilitation”. She recommended adding language about climate change.

Liebelt generally likes this section but he still hung up on #4. He worries this a borough-wide scenario.

Sewell suggested striking the word “Historic”. He gave the example of the ice arena and renewable energy opportunities for that building which is not historic.

### **Prosperous Community**

Sewell says this reflects the overall goal of achieving balance.

Catterson thinks this looks good. He reminded the committee that if they do not have any comments its ok since we've looked at these recently.

Snow said it looks fine.

Vick likes these items. Do like #6, even #1 promoting homebased. She is not so sure about #3 - Year round employment.

Liebelt recommended adding the word "local" to employment opportunities.

Sewell said this reads well. However, for #3 when we think about industrial tourism effort, we see South Franklin lots of employment, but that is only seasonal. He would like more year-round jobs. He noted that many of S. Franklin workers do not live here. He asked where does the money they earn go? He recommends keeping #3. He notes that for #5 right-sized tourism.....lots of different answers on "right-sized" and that he likes the concept at the end of #5.

Bookless comments that nothing in these goals encourages innovation. She recommended adding a goal that all residents can meet their basic needs. She noted that there are people without basic needs met and the plan should strive to have all people lifted up.

### **Healthy and Active Community**

Liebelt recommended "promote opportunities for" instead of "provide". He said he did not fully understand #5 completely and wondered if it was achievable.

Bookless had no comments.

Catterson felt similar to Liebelt about #5.

Snow thinks that all the goals are pretty good. She thought maybe food security could fit into #3.

Vick is unsure about #5. She agrees with Liebelt's suggestions for changes to #1. She is unsure about the wellness part and it seems like there should be something else.

Sewell likes this element and goals. In regard to #5 access to community health he noted there are many barriers to access to healthcare. Wellness is slightly different but something we should keep. He likes the community identity thing. He also said the #3 health foods and food security concept came up at the neighborhood get together on Saturday with unusual attraction to food. He thinks this is a good section overall.

Bookless said it took her 1.5 hours to get to Family Practice it took my 1.5 hours. She noted that for her that is not good access to healthcare and there are opportunities for improvement.

### **Culturally and Artistically Rich Community**

Liebelt had no comments.

Vick liked the way this is written.

Snow thinks it is good.

Sewell said that he digs it. There may be opportunities for more signage and art of native origin. He feels more is better. He suggested there should be direct reference to the native cultural lineage. He felt this language talked around it. He wondered if people see direct references to Native history helpful or divisive.

Snow suggested staff work with Douglas Indian Association on that question.

Bookless had one comment for #4 - it used to say provide and was changed to encourage. She would like to go back to provide.

Snyder asked about the role of Douglas Indian Association and referencing the history here and the control of Mayflower Island.

Vick said she like promote for #4, instead of provide.

#### VI. Parking Discussion

None - Parking discussion postponed to action discussions in the future.

#### VII. Draft Strategies/Actions

McKibben said that based on the feedback today she would will do some more work on the actions and provide it to the committee in their next packet. She asked the committee to review the list of actions they were provided in the packet and look for gaps or actions you would like to see, and for duplication. This will be helpful in preparation for the next meeting.

Bookless asked about the "weight" of the strategies in regard to the goals.

McKibben said there should be language in the text of the plan the provides weight.

#### VIII. Committee Comment

Sewell complimented McKibben on a job well done.

McKibben asked for photographs from the neighborhood party and 4<sup>th</sup> of July.

Liebelt said a neighbor asked him to forward their opposition to the marijuana retail shop in Douglas.

Sewell commented on the poor condition of the road between the bridge and downtown Douglas.

McKibben said she would reach out to AKDOT and see if she could find the timeline for the project.

#### IX. Adjournment

Meeting adjourned at 6:57.

## Downtown Douglas/West Juneau Steering Committee Work Session

August 30, 2022

### Draft Strategies

In preparation for the meeting on Tuesday, please review the attached draft strategies. The list has not changed from past packets, but this list is now numbered to help our discussion on Tuesday.

- Note which actions you're not in favor of
- Note where you think there is duplication and overlap
- Note which goal you think the strategy supports—note that in the “work sheet” with the number
- List gaps, which goals lack supporting strategies
- Bring ideas for actions

Keep in mind this list is a scattershot of ideas gathered from earlier public sessions, focus groups, steering committee meetings and other plans. It is by no means a complete list



## **Transportation related**

1. Convenient, lighted and covered bus stops
  - a. Including (where?)
2. Transit schedule that increases frequency, include holidays and expand hours of operation
3. Pave all streets with sidewalks, add stair connections where slopes make roads impractical
  - a. Which streets need paving and/or sidewalks?
  - b. Where are stair connections needed(including between X and Y)
4. Continue efforts to establish the “bench road” as envisioned in the 2013 Comprehensive Plan
5. Incorporate pedestrian and bicycle infrastructure into reconstruction projects, as appropriate.
6. Support development of the 2<sup>nd</sup> crossing
7. Benches/rest points and gathering spaces
8. Winter sidewalk maintenance
9. Safe maintained year-round access between neighborhoods
10. Develop the bench road as envisioned in the XX plan
11. Wayfinding signage to locate landmarks and businesses
12. Coordinated public transit with more frequent bus service, including holidays
13. Incorporate EV charging into street reconstruction
14. Develop a project ranking system to prioritize roads/sidewalks/stairways for short-term, mid-term, long-term rehabilitation needs.
15. Pave all streets
16. Work with local tribal groups, businesses and landowners to identify, support and contribute to sidewalk projects.
17. Develop an adopt-a-sidewalk program.
18. 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).
19. Maintain and expand Douglas parks and trail system, including routes with trailheads accessible from downtown.

## **Event/economic related**

20. 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.
21. Coordinate events with the rest of Juneau to compliment ....
22. 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.
23. Identify and implement tax incentives for small businesses and start ups.
24. Establish a co-work incubation space for designers, developers, craftspeople, telecommuters and sole proprietors to share space and resources.

25. Promote and recruit for needed businesses/occupations that address current gaps in the community, such as ...???
26. Promote and encourage entrepreneurs to explore new industries such as..???
27. Commercial kitchen space? *Do you have it? Do you want it?*
28. Provide opportunities for food trucks businesses to locate seasonally, and during events
29. Support telecommunication upgrades to improve connectivity and support business development and innovation.
30. 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.
31. Encourage local employers to promote vacant year-round positions during the summer before seasonal residents leave.
32. 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.)
33. 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**

34. Develop incentives for redevelopment/renovation of aging properties (tax abatement, revolving loan etc.)
35. Encourage adaptive reuse of buildings—evaluate development standards and building codes as they relate to adaptive reuse/renovation/rehabilitation
36. Incentivize the preservation and reuse of existing smaller and affordable homes.
37. Ensure residential neighborhoods retain their unique character as infill development occurs.
38. 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.
39. Promote incentives to preserve the reuse of historic buildings and the unique historic features of Douglas neighborhoods.
40. 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;
41. Develop opportunities to use outside funding to support investment.
42. Develop and advertise historic preservation opportunities;

#### **Housing related**

43. 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;
44. Examine zoning districts with a goal of increased housing planning area and incorporation of “Missing Middle” housing, including:

- a. Consider of smaller lot sizes reflective of historic development;
  - b. Reduce or eliminate setbacks;
  - c. Increase density with duplexes, multifamily, accessory apartments and mixed uses or consider eliminating maximum density altogether;
  - d. New development that reflects the existing neighborhood character;
45. Consider eliminating maximum density requirements in favor of “form based” zoning or other zoning framework that regulates impacts and appearance.

### **Recreation/community related**

- 46. Maintain and improve indoor recreation facilities such as Treadwell Arena and Mt Jumbo Gym.
- 47. If it is determined a second sheet of ice is economically viable in Juneau it should be located at the Treadwell area.
- 48. Add a curling rink to Treadwell arena
- 49. Add amenities at Treadwell arena, such as a small food court, or lease space to a food truck.
- 50. Increase the availability of covered outdoor seating
- 51. Add a bike park with a jump track to Savikko Park
- 52. Promote volunteer and education opportunities for youth to become involved in civic life and contribute to improving the community.
- 53. Improve the parking area around the Douglas Harbor, including seating, lighting, landscaping while maintaining the availability of parking.
- 54. Provide a small boat (kayak/canoe) launch
- 55. Create a “Downtown Clean and Safe” program that focuses on the following services:
  - a. Regular sidewalk cleaning;
  - b. Additional trash pickup;
  - c. Graffiti removal;
  - d. Block watches;
  - e. Coordinate and communicate with local police officers ;
  - f. CPTED practices.
  - g. Crime Prevention Through Environmental Design (CPTED)
    - i. 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;
    - ii. Incentivize new development projects to seek CPTED consultations at the planning stages of development;
    - iii. Provide improved street lighting, stair and sidewalk lighting, parking lot lighting (use CPTED principles).

### **Arts/Culture related**

- 56. Encourage public art, events, and placemaking opportunities at public parks and CBJ owned land/facilities including seasonal programming opportunities at parks and recreation facilities;

57. Explore relocating the small mining museum currently located on Mayflower Island to Savikko Park and making it available to the public.
58. 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).
59. Support and retain Perseverance Theater in Douglas.
60. Develop educational displays/materials about the Douglas Village that was located at Savikko Park
61. Add a "Welcome to Douglas" sign in the round about.

#### **Sustainability related**

62. Work with business owners to develop more practical recycling and packaging practices
63. Develop a recognition program that rewards businesses that participate in compost and recycling programs
64. Develop a program for property managers, tenants and residents to work together to reduce waste, including food waste
65. Work with business owners and private waste management companies to develop more practical trash disposal practices
66. Provide water-bottle filling stations
67. Support development of community gardens in parks and neighborhoods.
68. 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.

## A Connected Community

Connecting People, Places and Nature



Goals	Strategies	
1. Support access to a year-round public transit system that is safe, convenient and reliable		
2. Encourage comprehensive, year-round, safe and well maintained road, bike, and pedestrian networks		
3. Ensure connections to the waterfront that are available to all people		
4. Encourage access to information and technology that is reliable and affordable to all people		
5. Develop safe and well maintained public spaces that encourage people to interact and allow them to connect with nature		
6. Ensure ongoing comprehensive, authentic and meaningful public dialogue that reflects the diversity of our community and engages our residents in development decisions		



## A Distinctive Community

Enhancing a sense of place with unique qualities and characteristics

Goals	Strategies	
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 that maintain and enhance the character of existing neighborhoods		
3. Cultivate an appreciation and respect for Downtown Douglas/West Juneau's unique community character and the distinctive communities within the larger community		
4. Encourage integrated public art in new and existing developments and infrastructure		
5. Support innovations that build and enhance the sense of community		



## A Sustainable and Future Focused Community

Meeting current needs while adapting for the future

Goals	Strategies	
1. Promote a built environment based on standards that sustain long-term economic viability and growth and encourages 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. Promote rehabilitation and reinvestment in existing infrastructure and buildings		



## A Prosperous Community

Capitalizing on our distinctive assets

Goals	Strategies	
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 such that all residents can meet their basic needs locally		
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. Encourage growth and development that efficiently uses existing infrastructure and systems and support economic activity		
7. Retain and preserve Douglas community anchors, such as Perseverance Theater, Treadwell Arena, the Post Office, Library and schools		





## A Healthy and Active Community

Promoting physical, mental and social wellbeing

Goals	Strategies	
1. Encourage infrastructure, programming and community activities that promote 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. Promote a community where people of all backgrounds and identities feel safe and respected		



## A Culturally and Artistically Rich Community

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

Goals	Strategies	
1. Honor, preserve and promote Downtown Douglas/West Juneau's heritage		
2. Foster economic growth through arts, culture and creative industries		
3. Nurture community connections through festivals, arts, events, programming and public art		
4. Promote 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		