

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN  
Steering Committee Meeting  
Zoom Webinar Format  
Thursday October 13, 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 30, 2022 Minutes
- III. Public Testimony on Agenda Items – 10 minutes
- IV. Public Testimony on Non-Agenda Items – 10 minutes
- V. Draft Strategies/Actions
- VI. Committee Comment
- VII. Adjournment

Next Meeting  
Thursday, November 3, 2022 5 PM via ZOOM

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN  
Steering Committee Meeting  
Zoom Webinar Format  
Wednesday, August 30, 2022

**MINUTES**

**Steering Committee Members Present:**

Carole Bookless  
Rebecca Embler  
Liz Smith  
Matt Catterson  
Linda Snow  
Frank Delaney  
Robert Sewell  
Joyce Vick

**Steering Committee Members Absent:**

Arnold Liebelt  
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) Annette Smith, Docks & Harbors  
Liaison (non-voting)

**Staff Members Present:**

Beth McKibben, CDD Planner  
Scott Ciambor, CDD Planning Manager

**Public Present:**

Darren Snyder

**I. Call to order**

The meeting was called to order at 5:02pm

**II. Approval Minutes**

August 2, 2022 draft minutes

Snow noted a correction on page 2 regarding the Douglas Indian Association. She asked Snyder to clarify his comment.

Minutes were approved by consensus.

Catterson supports addressing the cultural heritage issues of the community of Douglas.

**III. Public Testimony on Agenda Items**

None

**IV. Public Testimony on Non-Agenda Items**

None

## **V. Parking Discussion**

McKibben suggested spending 10-15 minutes to hear from the committee about parking.

Snow sees a lack of enforcement of parking regulations as a problem. For example at the Douglas Café someone routinely parks too close to the corner so it's difficult to see oncoming traffic. On-street parking is another challenge because some streets becomes one way.

Catterson said is legal parking that blocks people's views; crowded, obstructive on street parking causing safety issues.

Bookless shares the same concerns. At E street there used to be a mirror on telephone pole but broke. Bike lane on Gastineau channel side is next to the parking lane and she has safety concerns that bicyclists might get "doored" by people exiting their vehicles. There is not enough parking when people are in the church. She has encountered people using her driveway and telling her they lived in her house and can park there. Some streets are steep and when icy they are difficult to navigate. People walk in the street because of no sidewalks.

Embler agrees with issues discussed; maybe this discussion can look at public off-street parking.

Sewell reminded the committee that the plan is looking 20 years into the future. His current concern is for the junk vehicles near the docks that appear abandoned. He would like D&H to address the problem. He shares the concerns about visibility on pinch points and intersections. He thinks some enforcement issue is that the rules are not marked clear enough. He thinks there is not enough is done to slow down traffic to downtown Douglas. He noted the seasonal parking issue for snowmachiners parking at 5<sup>th</sup> to access the Treadwill trail. He does not want to see more areas dedicated just to parking. He would like to see more integrated parking like the Douglas Library.

Delaney would like to see more on street parking in downtown areas. Parking is a challenge when the theater has shows. He noted some challenges with snow removal in the past few years.

Bookless asked about parking lot below Montessori school. She said they used to allow parking for larger rigs but doesn't think that is allowed there anymore.

Vick thought that people still park there.

Bookless said there are no parking signs there now. She wondered if it is part of the sand beach area, which is closed at night to curb partying.

McKibben to check into the details.

Sewall said there are 3 bus stops that didn't used to be here; how can we encourage public transport in future use.

McKibben mentioned the concept of "parking pockets" and the need for good sidewalk maintenance.

## VI. Draft Strategies/Actions

McKibben noted that at the previous meeting there were concerns about the volume of actions/strategies. She provided examples of other plans that have done so without being overwhelming.

- Cordova Plan
- Denver Blueprint

She hasn't yet decided on how to organize but wanted to share different examples of how a document could be organized to not be overwhelming.

Bookless shared her concern that the Blueprint Downtown plan has hundreds of recommendations and she would like the Douglas plan to keep to about 25 recommendations.

McKibben explained that Blueprint was slightly different; they were tasked with looking at 20 years of plans as well.

Snyder said he liked the Denver example because correlates specific strategies to specific goals to the elements. He does not like Cordova example with multiple strategies to multiple goals (not specifically correlated).

Vick asked staff if she is looking for homework from committee to choose one and connect the Douglas actions and categories.

McKibben explained the worksheets for the committee and asked them to help identify duplication and gaps. She said it is too time-consuming to do as a group. She asked the committee to also allocate the numbers into boxes and email them to her to review. Tonight she would like to go around the room and see if there are actions in this list that the committee is opposed to and not be incorporated into this plan. She asked the committee to also note actions/pieces missing i.e. gaps?

Bookless felt like it was backwards process. She asked where these strategies come from.

McKibben notes it is a compilation of information from the public outreach events, focus groups, and steering committee meetings. She said they could change the approach and take on this task as homework.

Snow said she completed her worksheets has done the way they were asked originally. Many of these are concepts, once allocated to the right space will weed out other ideas.

Sewall like the set-up and agrees with Bookless that this is not the end all. We can shuffle things around a lot will become more clear to us. Good use of the time. None of suggested actions concern him.

Embler asked about gaps/strategies. She wanted confirmation that once we categorize the committee could add strategies.

McKibben confirmed that there are gaps, for example, currently there are no actions related to parking. She asked the committee tonight to identify anything that needs to go away. She clarified the homework is assign strategies to goals and add items to fill in gaps.

Snow went through thoroughly and provided a list strategies she does think are valid:

- #6 second crossing;
- #14 project ranking system
- #18 incorporate infrastructure: DOT/roads not something we impact
- #23 identifying tax incentives for business/small start-ups.
- #27 commercial kitchen space
- #57 mining museum; everything has been taken out

Sewall thinks the function of the plan is to inform other stakeholders. The steering committee is the community vibe. Focus groups don't do things, they identify things.

Vick thinks that she needs to sit down and look at each item and categorize them. It looks good right now; worried about 20 items each; and 144 pages. She is not comfortable removing anything until she has looked at it further.

Catterson would remove:

- #6 Outside project area
- #5 & #18.

He noted some items that relate to our goals but some that conflict. It may become more clear as the committee talks about it and it might be reorganized in some way.

Embler has the same thoughts about a work in progress. She just removed duplicates. She questioned the approach we are taking ...how detailed do we get....downtown clean and safe program. The draft list is sometimes very detailed and sometimes very high level.

Delaney does not see any to be specifically removed at this point.

Bookless says she would remove a couple. She thinks the language needs some are wordsmithing. For example "Pave the streets with sidewalks?" What does that mean? She supports #6.....need 2 bridges so we don't get stuck on island. She would add "safe" bicycle infrastructure. In regard to #8 expand the historic districts" she wondered how do we do that? And asked if it can be reworded. For the Savviko park/Treadwell bullets she thinks we need a special group to look at options and suggested the Douglas area plan recommend a consultation/plan for these areas.

GAPS/ADDS

Bookless said storm drains and sewer is missing and that street/transportation recommendations could be combined/collapsed.

Delaney had no additions at this time

Catterson said transportation; came up at public meetings including the 4-way intersection to adjust the St. Ann's and crosswalks.

Embler has nothing specific. She noted very few recommendations that fit artistically rich community. She will think of strategies to suggest.

Snow would add harbors, including infrastructure that kind of thing. She didn't see anything for a harbors maintained harbor and water access. She would add maintain road connections. For she didn't see where infill and missing middle fit into the goals. Same for

recycle reuse. We could add some community gardens language and food security could be added here.

Sewell agrees with Snow that something about the waterfront is missing. We have world class area and world class views. He would like more development like the Island Pub and better use of some of city land near the harbor. The parks shop land is prime for a different use. He is not against second crossing. He agree with Catterson about the intersection and a crosswalk.

Snyder said he did not see a recommendation see anything on "co-housing" under the housing strategies. It was a big topic from Carol a while back <https://www.cohousing.org>

Snyder said he shared a google document to staff regarding strategy #68 "managed garden space" which i call a Demonstration Farm. Welcome to share with all and add comments.

Bookless says that it's hard to leave second crossing off if we expect to grow and prosper.

It was noted that making sausage isn't easy. This part of planning is "sausage making".

The next meeting scheduled is September 6<sup>th</sup> but staff needs time needed for materials to be prepared. She suggested postponing. She will send a Doodle for future meeting dates.

## **VII. Committee Comment**

Snow asked staff if she checked on update on highway projects. She had not.

Sewall thanked staff for getting the committee together.

Bookless said everything looks good.

Embler had no extra comments and thanked McKibben for being organized.

McKibben asked the committee for a reasonable time to do homework worksheets. She will email the worksheets in Word. Homework due date is Tuesday night September 6.

## **VIII. Adjournment**

Meeting was adjourned by consensus at 6:45pm



## A Connected Community

### Connecting People, Places and Nature

#### **Support access to a year-round public transit system that is safe, convenient and reliable**

1. Provide safe, convenient, lighted and covered bus stops
2. Provide coordinated public transit with increased frequency, including holidays and expanded hours of operation

#### **Encourage comprehensive, year-round, safe and well-maintained road, bike, and pedestrian networks**

Ensure all streets are paved, with at least a side walk on one side, add stair connections when slopes make roads impractical.

Provide sufficient resources to CBJ and AKDOT street maintenance to clear snow and ice and to maintain enhancements when street improvements incorporate complete streets and traffic calming features.

Pursue the 2nd crossing from Juneau to Douglas and development of the bench road as envisioned in the 2013 comprehensive plan.

#### **Ensure connections to the waterfront that are available to all people**

Identify missing links to the shoreline and provide improved public access, including accessible beach access at Savikko Park. **OR** Preserve and provide public access to the shoreline, and open space/natural areas for water dependent/related uses with connections to the existing pedestrian system.

Improve the Douglas Harbor, including the parking lot, making it welcoming year-round, including seating, lighting and landscaping, while maintaining the availability of parking.

Provide a small boat (kayak/canoe) launch at the Douglas Boat Harbor.

#### **Encourage access to information and technology that is reliable and affordable to all people**

Support and retain the Douglas Library.

30. Support telecommunication upgrades to improve connectivity and support business development and innovation.

#### **Develop safe and well-maintained public spaces that encourage people to interact and allow them to connect with nature (maybe delete? Already covered elsewhere?)**

#### **Ensure ongoing comprehensive, authentic and meaningful public dialogue that reflects the diversity of our community and engages our residents in development decisions**

54. Promote volunteer and education opportunities for youth to become involved in civic life and contribute to improving the community.

Explore new opportunities to share information and resources about development decisions to improve and expand the engagement and involvement of underrepresented citizens

## A Distinctive Community



Enhancing a sense of place with unique qualities and characteristics

**Foster and promote arts and cultural services and facilities, including integrated art, that honor and celebrate the diversity of our population and our cultural heritage (Is this duplicative of something is Culturally and Artistically Rich?)**

Actively and intentionally seek out artists and art that represent the community.

Encourage new development and substantial renovations to incorporate local arts into their site and building design. [Here or under Culturally rich?](#)

Support the Douglas Indian Association in the development of a heritage and cultural center.

**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**

37. Incentivize the preservation and reuse of existing smaller and affordable homes.

41. 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; [here or under Sustainable & Future Focused](#)

46. Consider eliminating maximum density requirements in favor of “form based” zoning or other zoning framework that regulates impacts and appearance. [here or under Sustainable & Future Focused](#)

31. 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.

**Cultivate an appreciation and respect for Downtown Douglas/West Juneau’s unique community character and the distinctive communities within the larger community**

39. Expand the historic districts and use the 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.

Develop and advertise historic preservation opportunities; 38. Ensure residential neighborhoods retain their unique character as infill development occurs.

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.

**Encourage integrated public art in new and existing developments and infrastructure**—(incorporate into 1?)

**Support innovations that build and enhance the sense of community**

63. Establish a Gateway and Wayfinding signage program

44. 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; [here or under Sustainable & Future Focused](#)

## A Sustainable and Future Focused Community



### **Meeting current needs while adapting for the future**

- 64. Work with business owners to develop more practical recycling and packaging practices
- 65. Develop a recognition program that rewards businesses that participate in compost and recycling programs

### **Promote a built environment based on standards that sustain long-term economic viability and growth and encourages affordable and responsible development *Promote rehabilitation and reinvestment in existing infrastructure and buildings***

- 40. 41. Examine roadblocks to public/private partnerships and joint developments of housing, mixed use, parking structures, and/or land leases and take steps to eliminate them;
- 44. 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; **Here or under Prosperous Community?**

### **Increase diverse housing options for all income levels, life stages, household sizes, and lifestyle preferences.**

- 46. Consider eliminating maximum density requirements in favor of “form based” zoning or other zoning framework that regulates impacts and appearance.

### **Promote environmentally responsible, high quality building, design and site development that compliments the natural setting and historic character of Downtown Douglas/West Juneau**

- 40. Promote incentives to preserve the reuse of historic buildings and the unique historic features of Douglas neighborhoods.

- 35. Develop incentives for redevelopment/renovation of aging properties (tax abatement, revolving loan etc.)

Develop incentives and programs to encourage energy efficiency and conservation in both new construction and renovations.

### **Promote access to renewable energy sources, efficiency and new technology that is reliable and affordable to all people**

- 13. Incorporate EV charging into street reconstruction

Implement an EV charging permit program and provide EV charging facilities at CBJ facilities. Encourage or require EV charging facilities in commercial and multi-family developments.

Promote the Douglas Library as the information and technology hub of Douglas.

### **Promote rehabilitation and reinvestment in existing infrastructure and buildings (combine with above?)**



## A Prosperous Community

Capitalizing on our distinctive assets

### **Promote home-based (live/work) opportunities, mixed use development that maintains and enhances neighborhood character**

30. Support telecommunication upgrades to improve connectivity and support business development and innovation. [Here or under Sustainable & Future focused?](#)
31. 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.
34. Promote telecommuting opportunities for web-based and independent professionals who may consider relocated to Douglas for its small town qualities.

### **Support existing businesses and local entrepreneurship and attract a diversity of new businesses such that all residents can meet their basic needs locally**

25. Promote and recruit for needed businesses/occupations that address current gaps in the community and encourage entrepreneurs to explore new industries.
28. Support the development of Commercial kitchen space that can be available to rent.

### **Improve access to year-round local employment opportunities**

32. Encourage local employers to promote vacant year-round positions during the summer before seasonal residents leave.
33. 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.)

### **Encourage the use of public spaces such as Savikko Park, Douglas Harbor and 3<sup>rd</sup> Street for year-round public events**

Consider “living streets” and “pop-up parks” policies that facilitate development of temporary, short-term public spaces to accommodate street fairs, events, and other community activities while maintaining emergency services access.

### **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**

Develop a marketing strategy to promote tourism that builds upon Douglas’ natural environment, outdoor lifestyle, performing arts, culture, diversity, and history.

Support growth of independent, small-scale tourism, including cultural and heritage tourism.

### **Encourage growth and development that efficiently uses existing infrastructure and systems and support economic activity**

44. 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;

45. Examine zoning districts with a goal of increased housing planning area and incorporation of “Missing Middle” housing and opportunities for innovative housing types such as co-housing.

**Retain and preserve Douglas community anchors, such as Perseverance Theater, Treadwell Arena, the Post Office, Library and schools.**

Actively advocate for retention of our community anchors, ensuring equitable access to the services and amenities they provide.

Initiate a master planning process for Savikko Park and the Douglas Harbor, recognizing their proximity and potential for collaboration.

## A Healthy and Active Community



Promoting physical, mental and social wellbeing

**Encourage infrastructure, programming, recreational choices and community activities that promote opportunities for social interaction to all members of the community (combined with the second goal)**

19. Maintain and expand Douglas parks and trail system, including routes with trailheads accessible from downtown.

Develop a mapping and wayfinding system for recreational programming, community activities and infrastructure. Consider implementing Quick Response (QR) codes, and utilizing app(s) and mobile friendly websites to take advantage of changing technologies.

Use public forums and outreach to advertise and educate the community about recreational choices, programming and community activities.

**Support and enhance access to healthy foods including local and traditional foods**

70. 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.

69. Support development of community gardens in parks and neighborhoods.

66. Develop a program for property managers, tenants and residents to work together to reduce waste, including food waste

Support the development of a food co-op

**Ensure all members of the community have access to both quiet and active nature settings (Do you want to keep? Can the concept be incorporated into another goal?)**

**Promote and enhance access to community health and wellness**

Encourage community groups and organizations to start initiatives such as a walking group, community bike ride and group hikes in Douglas.

Work with health care providers, such as SEARHC, to hold health fairs in Douglas and to offer “pop up” health clinics.

Support and encourage developments that would allow residents to conveniently and confidently access services such as primary care, dental care, behavioral health, emergency care, and public health services in Douglas.

**Promote a community where people of all backgrounds and identities feel safe and respected**

57. Create a “Downtown Clean and Safe” program

Encourage businesses and residents to contact JPD for Crime Prevention Through Environmental Design (CPTED) consultations.

Support and encourage grassroots, neighborhood social gatherings and block parties.



## A Culturally and Artistically Rich Community

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

### **Honor, preserve and promote Downtown Douglas/West Juneau's heritage**

- 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.
- 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 and the Historic Resources Advisory Committee.
- 62. Develop educational displays/materials about the Douglas Village that was located at Savikko Park

### **Foster economic growth through arts, culture and creative industries**

- 60. 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).
- 61. Support and retain Perseverance Theater in Douglas.
- 24. Establish a co-work incubation space for designers, developers, craftspeople, telecommuters and sole proprietors to share space and resources.

### **Nurture community connections through festivals, arts, events, programming and public art Is this goal and action better under Connected Community?**

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

### **Promote public access to art, music, and other cultural activities to support social, mental and physical health in an inclusive way**

Develop a mapping and wayfinding system for arts, creative, cultural and historic resources. Consider implementing Quick Response (QR) codes, and utilizing app(s) and mobile friendly websites to take advantage of changing technologies.

Use public forums and outreach to advertise and educate the community about art, music and cultural activities.

### **Develop art that enhances neighborhood character, builds community, and engages residents in the artistic process (do we "need" to keep this? Can it be incorporated into another goal?)**

Develop incentives for incorporating public art into new development

### **Support and encourage a variety of art and arts programs that facilitate involvement, engagement, communication, understanding, and respect among our diverse population**

Develop partnerships between artists, artistic programs and the various cultural organizations, such as the Douglas Indian Association.