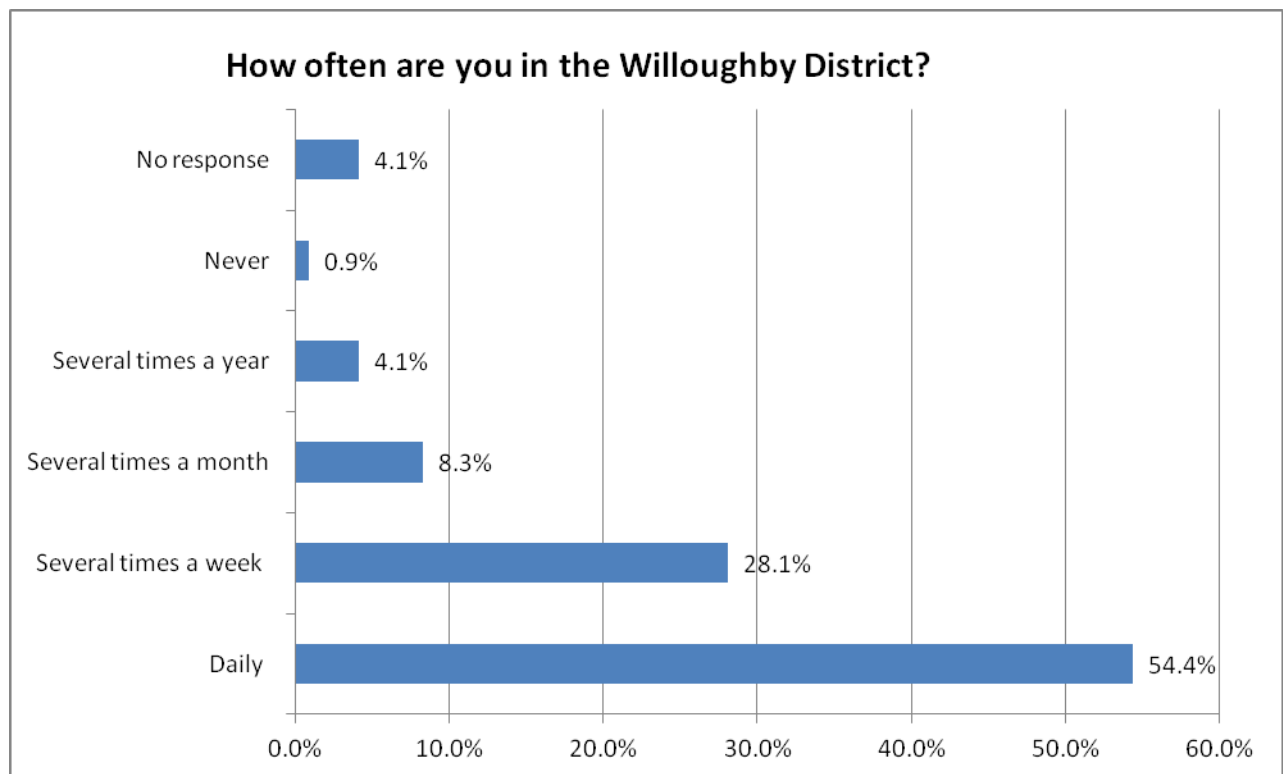


Appendix A - Willoughby District Land Use Plan - Summary of Public Input

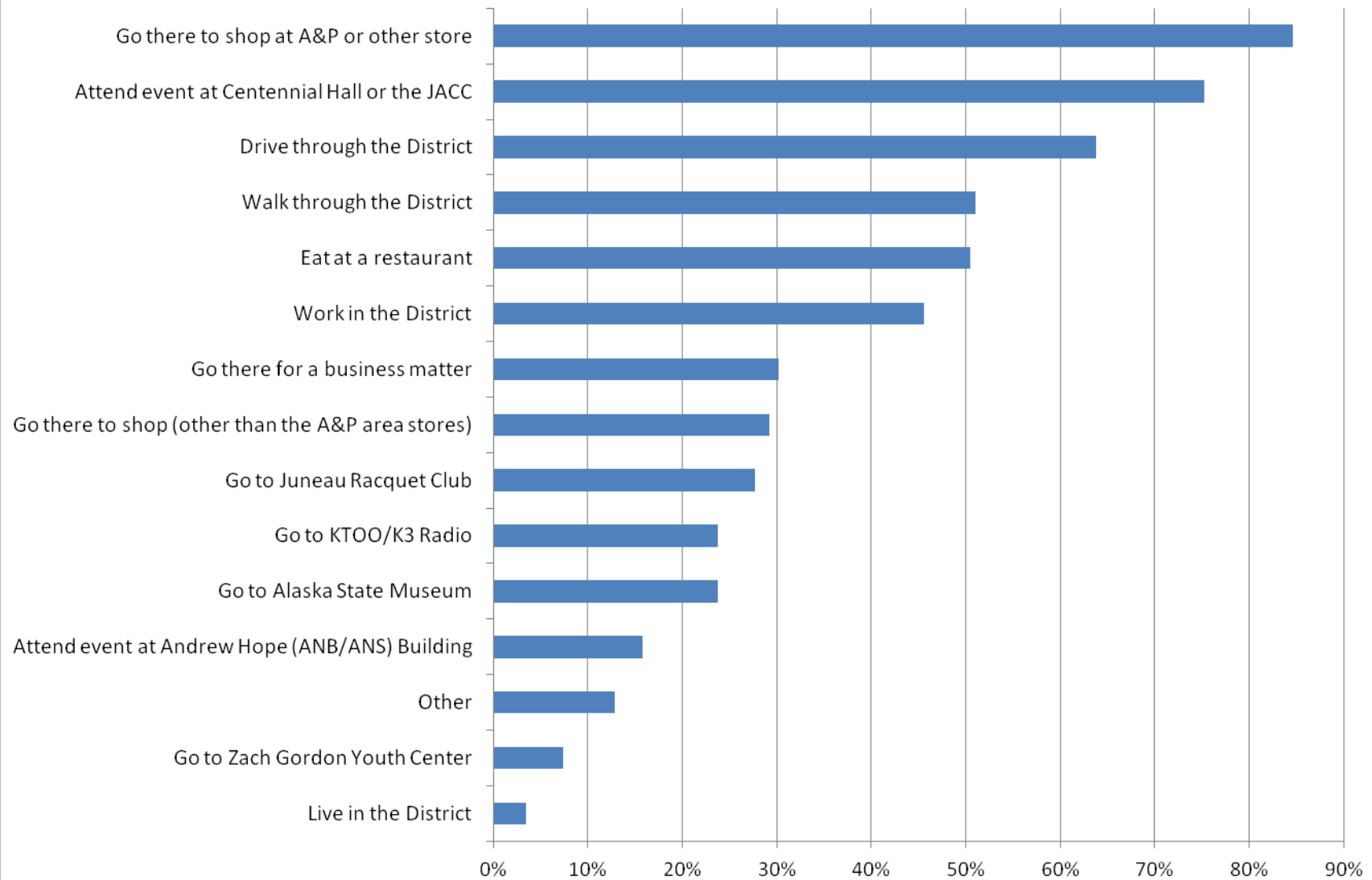
There have been four opportunities for public comment as the Willoughby District Land Use Plan was developed in November and December 2010. A comment period for the Plan was open from November 5 until December 15, 2010, and comments could be submitted online or by mail. On November 15 there was a lunchtime meeting with Willoughby District landowners. During the evening of November 15 there was a public meeting at the Juneau Arts and Culture Center that approximately 45 people attended. An online survey was published and by December 15, 262 people had taken the survey.

Including the survey, the public meeting, and emails, 266 individual comments were received.

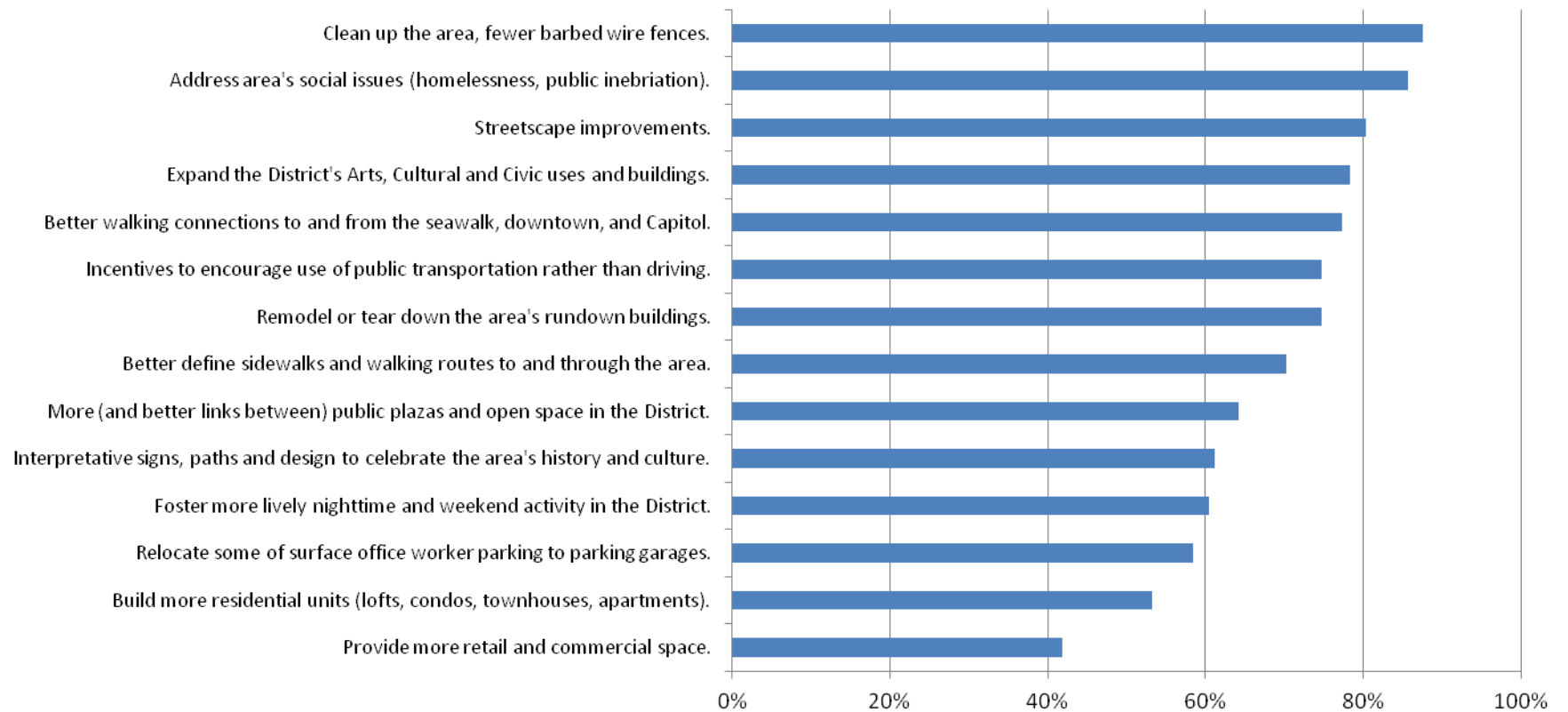
The three tables on the next pages only are about the survey results. The written summaries include comments from all sources. Not every individual comment received is included in the summary; general themes are discussed and issues where there are differing opinions are highlighted. Quotes from the survey are included to illustrate points of view.



What are the main reasons you go to the Willoughby District?



Percent of respondents who think the following goals for the Willoughby District are either "Important" or "Very Important"



Land Use and the Future of the District

There were 59 comments about land use and the future of the District.

Fifteen comments received were in favor of a greater mix of uses in the Willoughby District. Specific uses mentioned include: more residential units, new office buildings and commercial spaces, hotels and convention centers, social services, recreational opportunities, parks and green spaces, education facilities and more arts, civic and cultural uses. Two people stated that no changes are needed in this area.

Seven comments were about promoting businesses in the District that serve community needs. Eleven comments stated that improvements should be made that would benefit visitors and draw them to the district.

Sixteen people think the area needs more housing units; nearly half think that affordable housing should be the focus of housing development in this District. Eight people are concerned that new development will lead to gentrification and existing lower income residents and social services will be pushed out.

Three comments pointed out that the Willoughby District is one of the only urban areas left in Juneau that is not totally built-up and has space for higher density development and that Downtown Juneau is surrounded by green space but developable areas are limited.

Two comments stated that this District provides an opportunity to remove barriers between properties and cultures and to celebrate our community's diversity. One person asked the design team to consider how success will be measured in this District.

"Flat, buildable land is in such short supply in Juneau. I've never understood why there's so much of it empty or full of decrepit junk in this area, which has major anchors like A&P, the Federal Building, the SOB, and Centennial Hall. Juneau's renaissance can begin here!"

"It has been a poorly-designed and carelessly developed area for almost 50 years. Egan Drive and urban renewal in the 1970's completely removed a rundown but once organic and connected community. Look at aerial photos of this area in the early 1960's. Lots of small, entry-level houses, churches, apartments, small retail, the characteristics of a mixed, pedestrian, downtown neighborhood. This historic neighborhood can't be recreated, but its contemporary analogue could be, if this area accommodates high-density housing along with its arts, culture and public attractions. Themes and interpretive signs are not enough. The amenities that draw people to a 'cultural zone' -nearby transit and/or parking, restaurants, other retail, safety, walkability, compactness, good design- are all reinforced if people live there too."

"This is a chance to start fresh in an old rundown part of town and create something vibrant and exciting that will bring people back to downtown and provide economic opportunities for Juneau. Time to look like a capital city with some Alaskan interwoven. Need to be sensitive to create a district that is true to Juneau and its culture/history and not 'Anytown, USA'."

"Create a campus for government (Fed, state and CBJ) and link to mixed use development surrounding campus. Create a new capital (not Capitol) campus that will celebrate community that is for working

and living in, not tourism. Connect to state facilities, SOB, SLAM, and eventual Capitol on Telephone hill. Create some level of design standards that will create a unified district. Provide park and open space for recreating especially on waterfront. Waterfront should be for all and not for high value commercial and needs to be more than just the Seawalk in locations. Provide parking and transit on periphery and make central core pedestrian/green space with links to surrounding destinations.”

Public Safety

Survey respondents identified addressing the area’s social issues as one of the most important goals for the District. Twelve written comments were received about homelessness, public inebriation, panhandling, and public safety. These issues need to be addressed not by pushing people and services out, but by working together to find approaches that will work in our community.

“I worry about gentrifying this area as the city attempts to "clean it up.”

“Right now it is frightening for a lone woman to walk through this area. I would love for that to change.”

Public Space and Design

Forty comments were received about the design of the public space in this district. Specifically, public areas should be well-lit, accessible, include covered spaces and walkways, inviting to the entire community, usable year-round, include playgrounds and picnic areas, outdoor performance space, and compliment natural features. The appropriate balance between green and hard-scaped public spaces needs to be carefully considered. Two people pointed out that accessible design should be a focus in this District as other parts of downtown have steep, narrow streets and stairs making it inaccessible to some.

Four people said that Gold Creek and the raceway along the A&P property should be day-lighted and made into green space that is connected to surrounding paths and parks. One person stated that design in the District should include impermeable surfaces wherever possible including rooftop gardens, lawns and other special surfaces in parks and parking lots.

One person commented that public landowners (CBJ, AMHT, State, and Federal) need to coordinate to ensure that planned uses and designs work together. Another stated that the public sector will need to show that they are willing to invest in well designed public infrastructure; a clear plan for the area and public invest in infrastructure will make it easier for the private sector to take on development projects.

One comment stated that CBJ will need to consider the appropriate design control for private developers while another stated that the public sector should lead by example, with good design of public buildings, streets and spaces.

Many comments included specific ideas about building design and placement. Suggestions included establishing a build-to line to avoid front parking lots and suburban style development; painting buildings in brighter more varied colors; positioning buildings so that views of the

waterfront, mountains and important buildings are maintained; using a smaller (100 foot) block grid; and avoiding overbuilt structures surrounded by expanses of concrete should be avoided. One person commented the waterfront should be reserved for uses that relate to the waterfront or buildings that capitalize on views. There were diverse opinions about building height; suggestions included a three story maximum, varying heights to provide diversity and retain views, and building taller buildings with a smaller footprint to maintain important view corridors.

Nine people suggested that rundown buildings, messy lots, and chain link fences should be cleaned up or removed. Other suggestions include providing better lighting, better snow clearing, more frequent garbage removal, a downtown recycling center, way-finding and interpretive signs, landscaping including native plants, banners, totem poles, public art, benches, and small shelters.

One comment suggested that a district heating system should be developed in the Willoughby District, possibly using a seawater heat exchange system. A closed or open-loop system could supply Centennial Hall, Support Buildings, new and existing State Office Buildings, Fireweed Place, Federal Building, and in the future could be expanded to supply entire district and downtown.

“Massing of buildings should change. Currently many buildings are 2-4 stories, 6-8 or more stories would be a better use of this prime real estate. Buildings should have smaller footprints to preserve view corridors, travel routes, and open space. Consider using Floor to Area Ratios instead of minimum setbacks and maximum heights to regulate building mass.”

“Maintain view plains throughout area, provide snow storage so it's not on residential sidewalks even if this means sacrificing some new park space, create spirit of welcome along seawalk for tourists without turning the area into more Disneyland.”

“This plan should include urban design guidelines that define three dimensional building envelopes which enhance, protect, or create view corridors to important buildings, the waterfront, the mountains, etc. There should not be a blanket one-height fits all approach. Buildings at various heights in various locations can provide interest and allow different view corridors, allow sun to penetrate certain areas, etc. This will also provide mechanisms to protect open plazas and other pedestrian features to not be shadowed by high buildings in the wrong place.”

“Walkability is an important value, but so is maintaining a “small town” feel. Overbuilt structures and huge expanses of concrete are not consistent with our natural environment. Planters, grass, benches and smaller scale sheltered spots for just watching the water would make the place much more inviting.”

Transportation, Parking, Transit, and Connections

Twenty comments about parking were received. Comments included: removing the parking requirements for new development, better management and organization of existing on- and off- street parking, changing the location and amount of parking required to better meet the district’s future needs, and focusing on parking demand management. Some think that parking

should be consolidated into one structure, while others think that there are already enough parking garages in the Downtown area.

Forty five people made comments about improving pedestrian connections and crosswalks, and cycling routes and facilities. For cyclists, secure covered bike parking, on street bike lanes, and improvements to Egan Drive- Whittier intersection were recommended. For pedestrians, better crossings of Whittier at the Federal Building and at the A&P, safer walking routes within parking lots, and an attractive, lit route connecting Centennial Hall and A&P were recommended. Strong connections between Downtown, the waterfront, the Seawalk and the Willoughby District and directional signage for visitors are required. Several people stated that instead of providing new road connections, the focus should be on fewer roads and more pedestrian pathways.

Five people want to see transit use increased in this area. Specific recommendations include: better shelters, encouraging employers to provide bus passes instead of parking, a frequent downtown shuttle that would allow people to park farther away from their destination, bus pullouts at all stops, nicer transit stops, street markings to indicate bus stops, and a light rail connection to the valley.

Eight comments were received about Egan Drive. Specific comments include: traffic speeds need to be slowed from Whittier Street to Main Street, traffic problems at 10th need to be addressed, a vegetated buffer is required to protect pedestrians, and pedestrian crossing needs to be provided for those walking from the workplaces at 8th Street to the A&P complex. Four comments were received stating that Capital Avenue needs to be improved for vehicles and pedestrians and four respondents said maintaining all streets, sidewalks and pathways after a snowfall is an ongoing need.

“There isn't enough parking right now (even if you have a state employee permit), and once the dirt lot is converted into museum/archive/library space there will be even fewer places to park.”

“In general there is too much surface parking throughout the district. That does make it easier for pedestrians to “cut through” to shorter routes though. It would be nice to have more pleasant walking along Egan - now it's very exposed, very wet and windy, and the sidewalk gets buried by the snowplows.”

“Repeal the CBJ Parking ordinance. This is the single biggest barrier to creating a business friendly community as it places an insurmountable burden on property owners, landlords and potential businesses considering the area.”

“Right now, the shortest walking routes and walking routes apart from auto traffic (where you won't get splashed and soaked by passing cars) are through poorly lit paths where drunks hang out and it can be intimidating to use those paths. Establishing a lit, safe path between Centennial Hall and A&P/JRC that isn't along Egan would make my use of the area much more enjoyable. It would also be nice to have a safer parking lot layout in the A&P lot, so pedestrian and bicycle traffic wasn't at the mercy of vehicle traffic.”

“We are about to lose all the free parking within walking distance of peoples work. It would be nice to see some sort of large scale free parking in the Willoughby area.”

History and Culture

The Willoughby District is an area that is rich in Native culture and history, and fifteen specific comments on this topic were received. Native heritage needs to be incorporated into all aspects of planning and design of this project and a special effort should be made to consult with the Native community throughout the process. Native culture in general, and the specific history and landmarks of this district, should be preserved, displayed and celebrated.

Eleven comments were received in support of this area becoming the community's arts, civic and cultural district and there is specific support for the state museum, library and archive project, a new performing arts center, a showcase for Native history and culture, a center for public broadcasting, and public art.

"I feel it is important to include Native people in any/all discussions or decisions made with regard 'improvements' or changes in this area."

"There are three things I immediately think of when I think of the Willoughby District. First, we have a great teen center that is placed in the middle of a parking lot and the building is only getting older. It would behoove us to improve the facility because there aren't a lot of facilities/places in this town that are free and open late for youth. The second thing I think of is the reason that there is a large homeless population is because there are services in this district. We shouldn't push these out but enhance them. Third, this area (before being filled in) was the summer Native fish camp and then the downtown Native Village. DO NOT tear down or push out the remaining houses and families. We need to acknowledge that the history of the area is one of Native tradition that white folks have since repressed."

"KTOO is one of Juneau's major arts and civic organizations, we have close ties to other organizations in the district. We attract thousands of visitors a year to our studios and public events, and we frequently provide live broadcasts from the JACC and Centennial Hall. More and more, public broadcasting stations are location in the heart of arts and civic districts."

Community and Social Services

The District has several places that provide important services (Zach Gordon, Polaris House, Salvation Army) and six people said that neither social services nor lower income residents should be pushed out of the area as new development takes place and property values increase.

Zach Gordon Teen Club offers important youth services and is well-used in its current Willoughby District location; five respondents stated that it should remain in the District. If it must be relocated, respondents thought that the facility must be designed so that the idea of being a "home away from home" for youth is not lost within a large new office building or parking garage. Several comments stated that improvements should be made to continue to provide the best possible service for youth.

"Salvation Army and Polaris House are vital community services. Whatever happens, it should not push out these services. Maybe we could create a district where job opportunities, trainings and support is available for those in need."

“Maintain and improve Zach Gordon to continue to meet the needs of youth. Shows that we value youth in our community.”

Development and Incentives

Ideas for incentives that would help private land owners invest in improvements to properties include:

- Cutting down on permitting steps and making the zoning more flexible so development can take place without variances.
- Offering deferred property tax, reduced permitting fees or a streamlined permitting process.
- More timely response to calls to CBJ about garbage or other maintenance.
- Implementing Tax Increment Financing or a Business Improvement District.
- Height or density bonuses could be given for developers who provide a certain density of residential units, underground parking, landscaping, or other design features.
- Waiving height restrictions.