

# Telephone Hill Land Redevelopment Study

## INTRODUCTION

Your feedback is important to the City and Borough of Juneau (CBJ) and the project team in identifying community values and desired outcomes for potential redevelopment in the project study area.

Today, the project area includes 13 residential rental units, surface and structured parking, a transit center, and a public park and trail on roughly 4.2 acres.



The study is intended to prepare a **redevelopment master plan and implementation strategy** for future redevelopment of the Telephone Hill project area that is **informed by a public engagement process**.

There are two options for providing feedback. 1. Scan the QR code with your phone or mobile device to complete the feedback form with the presentation. 2. Complete the questions in paper form below and on the following pages.

**Juneau Telephone Hill Land  
Redevelopment Study**

Go to  
**www.menti.com**

Enter the code

**5654 3121**



Or use QR code

# TELL US ABOUT YOURSELF

Q1. Where do you live?

- |                                      |  |
|--------------------------------------|--|
| <input type="checkbox"/> Downtown    | <input type="checkbox"/> North Douglas |
| <input type="checkbox"/> West Juneau | <input type="checkbox"/> Auke Bay      |
| <input type="checkbox"/> Douglas     | <input type="checkbox"/> Out the Road  |
| <input type="checkbox"/> Valley      | <input type="checkbox"/> Twin Lakes    |
| <input type="checkbox"/> Lemon Creek | <input type="checkbox"/> Other         |

Q2. What brings you downtown?

- |   |  |
|---|--|
| <input type="checkbox"/> Dining + Entertainment | <input type="checkbox"/> Education + Community Centers |
| <input type="checkbox"/> Work                   | <input type="checkbox"/> Services                      |
| <input type="checkbox"/> Friends + Family       | <input type="checkbox"/> Civic + Government            |
| <input type="checkbox"/> Shopping               | <input type="checkbox"/> Home                          |
| <input type="checkbox"/> Waterfront             | <input type="checkbox"/> Other                         |



## IDENTITY

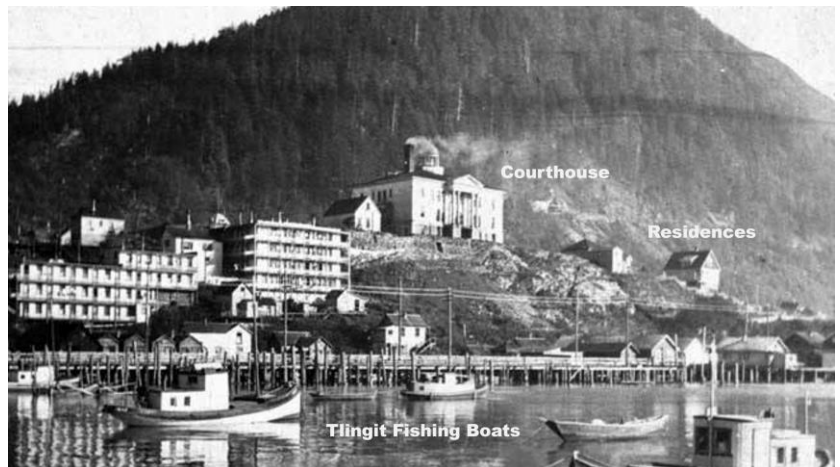
Future redevelopment can support what is valued in the community---history, architecture, nature, gathering, art, & culture.

### History

Telephone Hill and the surrounding area has been shaped and influenced by the Tlingit people and fishing villages at the base of the hill and its prominence as a hilltop has supported the seat of government and residences that exist today.

### Downtown Districts

Four unique districts, the Aak'w Kwaan Village, Historic Downtown, Waterfront and Capitol Complex surround Telephone Hill with their own unique buildings, uses and public spaces.



Q.3 What two or three words best describes Telephone Hill?

Q.4 Would you like to see Telephone Hill as an extension of the (Pick One):

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Existing Neighborhood | <input type="checkbox"/> Waterfront                   | <input type="checkbox"/> Distinct with its own identity |
| <input type="checkbox"/> Historic Downtown     | <input type="checkbox"/> Aak'w Kwaan Village District | <input type="checkbox"/> No opinion                     |



## PLACE

Future redevelopment can support housing with a mix of uses to support downtown as an 18-hour hub of activity. These hubs of activity should be places that are walkable, have opportunities to engage the waterfront and include spaces for gathering.

### Supporting Housing and a Mix of Uses

The transition of Telephone Hill ownership from the State to the CBJ has shifted the focus for redevelopment of Telephone Hill from expansion of the Capitol Complex to promoting housing and parking that support the Downtown and Capitol Complex.

### Alternatives for Redevelopment or Conservation

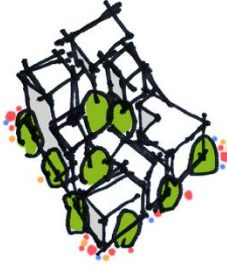
Telephone Hill is Juneau's oldest historic neighborhood, home to the oldest still-occupied house in Alaska, the Edward Webster House, built in 1882. None of the homes in the area are eligible for historic recognition because they have been modified, but elements of conservation and compatible redevelopment are an opportunity to promote the site's history.

### Public Gathering

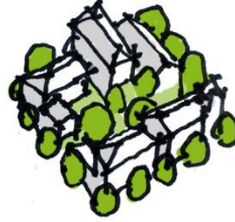
The trail and park atop Telephone Hill provides public access with opportunities to view the downtown and waterfront and will continue to serve as an amenity and focus for future redevelopment.

Q.5 If Telephone Hill were to have a distinct identity would it be?

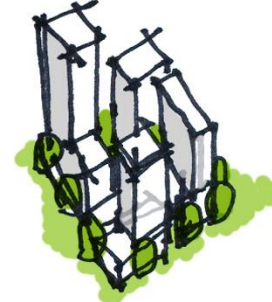
- Residential Neighborhood     Hilltop Town     City in the Park     Other



Hilltop Town



Residential  
Neighborhood



City in the  
Park

Q.6 What types of uses would you like to see on Telephone Hill?

Q.7 Of the following uses the project is considering, please rank in order your preferences?

- Multi-family Housing     Retail/Commercial     Public Gathering  
 Parking     Office     Other



# CONNECTED

Due to the extreme topography, important features of a connected Telephone Hill include streets, trails, staircases and elevators providing safe, direct, and continuous access between this area, downtown and waterfront destinations.

## Access Challenges

Today, access to the hilltop is limited to a steep driveway along Third Street to Dixon Street that terminates at the parking garage at the top of the hill. Elevators within the parking garage and trail with switchbacks provide access from the Transit Center and Main Street. The hill is not accessible from Willoughby Avenue and limits access between the Main Street and the historic downtown and Willoughby Avenue and the Aak'w Kwaan Village arts district.



## New and Enhanced Connections

Future improvements could provide enhanced access with a universally accessible redesign of West Third Street and a new trail or staircase between the hilltop and Willoughby Avenue. New and enhanced connections can provide safe, direct, and continuous walk, bike and roll access between Willoughby Avenue and Main Street for all ages, abilities, and users.

Q.8 How desirable is walking and biking to downtown and waterfront destinations? Pick up to three.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>I frequently walk and bike to downtown destinations</b>	<b>I would walk or bike if there were safe options</b>	<b>I would walk short distances between downtown destinations</b>	<b>I prefer to drive downtown then walk the streets and waterfront</b>	<b>I prefer to drive a vehicle</b>

Q.9 How important is it to have Telephone Hill physically connected to other districts?

<input type="checkbox"/> <b>1-Very Important</b>	<input type="checkbox"/> <b>2-Important</b>	<input type="checkbox"/> <b>Somewhat Important</b>
<input type="checkbox"/> <b>Not Important At All</b>	<input type="checkbox"/> <b>No Opinion</b>	

Q.10 There are a variety of ways to access Telephone Hill, of the following ways listed which are you most likely to use?

Trail

Garage Ramps

Garage Elevator

Staircase

None at all



## REDEVELOPMENT OPPORTUNITIES & CHALLENGES

Q.11 What are the challenges to Telephone Hill redevelopment?

Q.12 What are the opportunities for Telephone Hill redevelopment?

Q.13 Do you have any additional comments to share with the project team?



## Tell Us More About Yourself

(Optional)

Q.14 What area of town or surrounding areas do you live? .....

Q.15 Do you own a business, building, or land in the project area? .....

Q.16 How often do you visit the downtown area and waterfront? (Circle One)

Daily   Weekly   Monthly   Occasionally   Rarely   Never

Q.17 Optional: Provide your name and the best way to contact you:

- Name: .....
- Mailing Address: .....
- City: .....
- State: .....
- Zip: .....
- Phone: .....
- Email: .....

YES - I want to sign up to receive updates about the project. (Be sure to provide your email address above.)