

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 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.



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 |

The study is intended to prepare a **redevelopment master and implementation strategy** for redevelopment of the Telephone Hill project area that is **informed by this 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 and submit to CBJ staff.

Telephone Hill Land Redevelopment Study-
DESIGN CONCEPTS

Go to
www.menti.com

Enter the code
79 46 09 7



Or use QR code



IDENTITY

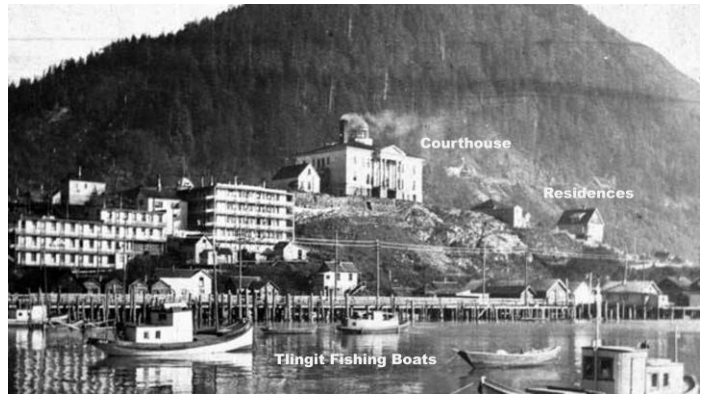
Redevelopment can support what is valued in the community---history, architecture, nature, gathering, art, & culture.

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 distinct buildings, uses and public spaces.



Housing

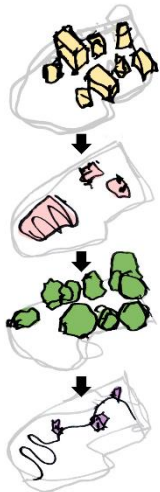
+

social

Community Capital

ecological

historical



Vision

The aspiration for Telephone Hill is to forge an exceptional, vibrant new neighborhood where the fusion of social, ecological, and historical aspects will amplify its character and provide a tapestry of experiences for people to enjoy.

Q.2 Does the Vision adequately capture community values for the project?

Yes, it does

Somewhat

Not so much

No, it does not

I don't know

Comments:

Views

Telephone Hill, located in the downtown and waterfront area, greatly influences how the downtown area looks and the views you get of the nearby mountains and forested landscape.

In the future, any development on Telephone Hill will have a significant visual impact. It can either enhance or diminish the visual appeal of the historic downtown and affect views to the hillsides, forests and waterfront in the distance.



Q.3 How important is maintaining views beyond the hill?

**Very
Important**

**Somewhat
Important**

**Not very
important**

No opinion

Comments:

Q.4 Which views are most important to consider?

Comments:



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.

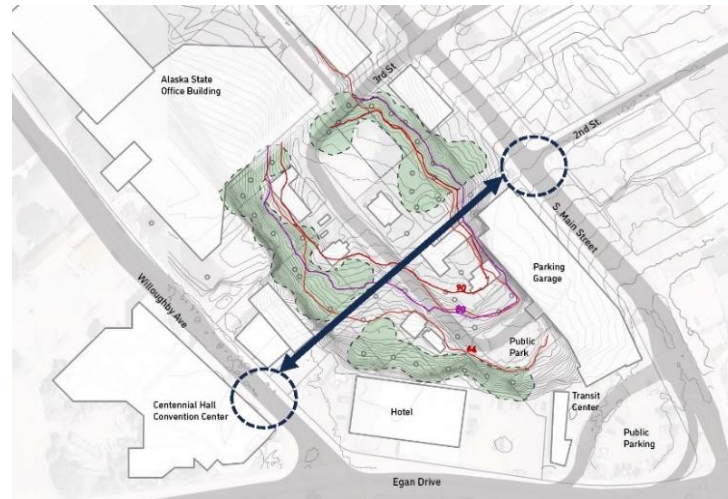
Access Challenges

Today, access to the hilltop is limited to a steep driveway along Third Street to Dixon Street, elevators within the parking garage and trail with switchbacks provide from the Transit Center and Main Street. The hill is not accessible from the Main Street and the historic downtown and Willoughby Avenue and the Aak'w Kwaan Village 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 to Willoughby Avenue and Main Street.



Q.5 How important is improving connections to and from Willoughby Street and Main Street through the project area?

Very Important

Somewhat Important

Not important at all

No opinion

Comments:



PLACE

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

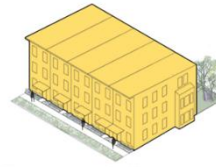
Supporting Housing and a Mix of Uses

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

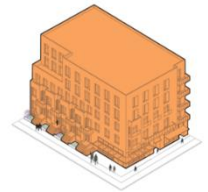
TOWNHOMES



WALK-UP APARTMENTS



APARTMENTS



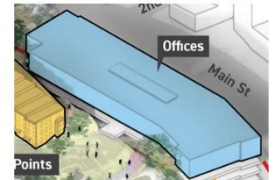
HOTEL



STOREFRONT



OFFICE



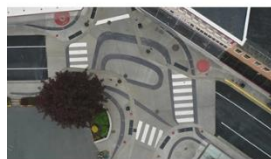
Alternatives for Redevelopment or Conservation

Telephone Hill is Juneau’s oldest historic neighborhood, home to the oldest still-occupied house in Alaska, the Edward Webster House, built in 1882. The project is currently updating building and site surveys for cultural resources, building structural conditions, and a Phase 1 Environmental for hazardous materials. These surveys will inform elements of conservation and compatible redevelopment.

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 redevelopment. The design of Telephone Hill streets may also be opportunities for shared space and community gathering to serve as an amenity for future development.

SHARED STREETS



PLAZA



COURTYARDS



PARK



TREE CANOPY



STAIRS & COURTYARDS



Q.6 What types of housing and for who should be considered for the project?

Comment:

Q.7 What other types of uses, besides housing, are important to consider?

Comment:

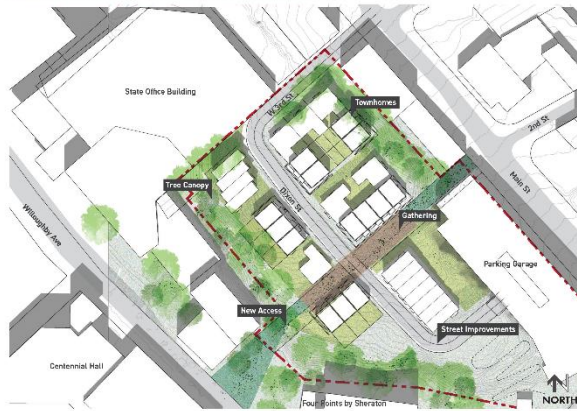


DESIGN CONCEPTS

Preliminary options for redevelopment and access improvements in the project area have been developed. These options offer an opportunity to address several key objectives, including the need for housing, commercial or office spaces, spaces for public gatherings, and the preservation of the tree canopy and surrounding landscape around the hill.

Four preliminary options are being considered for the project area that range in development intensity and consist of single use (housing only) or mixed-use development (housing options, limited commercial and added parking levels to the existing garage).

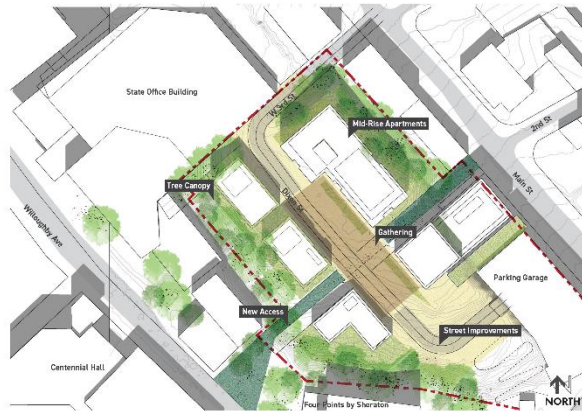
PRELIMINARY OPTION A | TOWNHOMES



PRELIMINARY OPTION B | ATTACHED TOWNHOMES & WALK-UP APARTMENTS



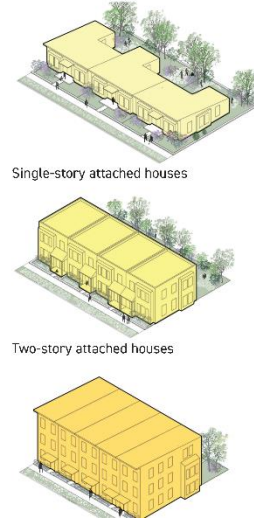
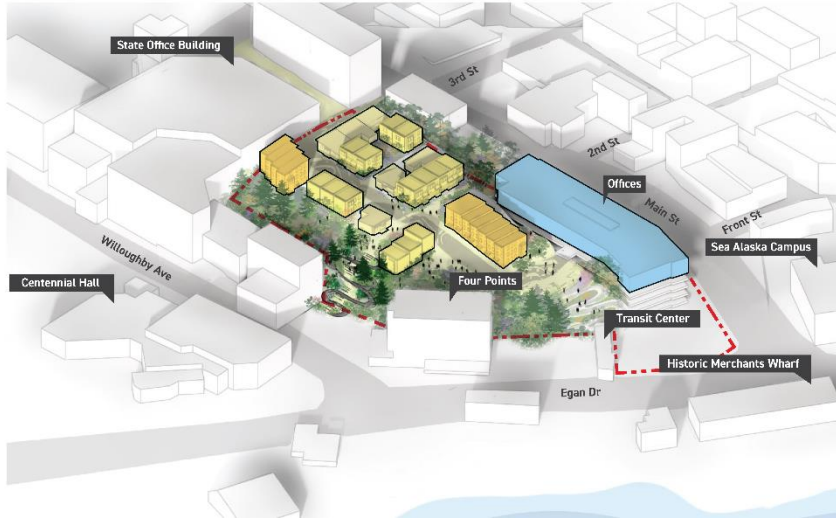
PRELIMINARY OPTION C | MID-RISE APARTMENTS



PRELIMINARY OPTION D | MIXED INFILL



OPTION A – Townhome Concept



Single-story attached houses

Two-story attached houses

Q.8 Do Townhomes adequately address the housing need and are an appropriate scale?

Yes, this seems like the right amount and scale

Somewhat, but I have concerns

Not really, no

I am not sure, I need more information

Q.9 Does the Townhomes concept provide adequate outdoor and gathering areas?

Yes, the new and existing outdoor spaces and park are great!

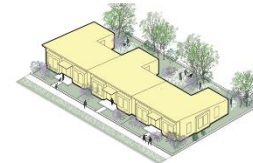
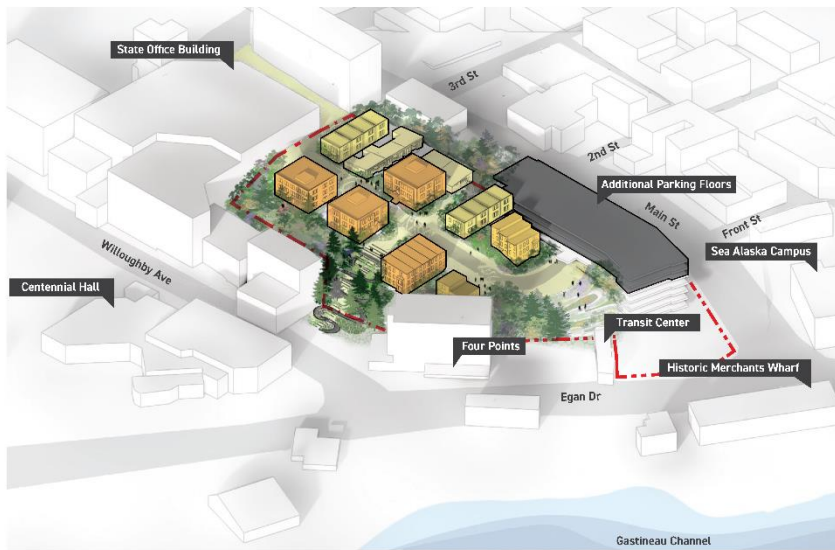
Somewhat, but I have concerns

Not really, no

I am not sure, I need more information

Q.10 What would improve the townhome concept??

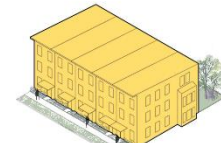
OPTION B – Attached Townhome and Walk-Up Apartments Concept



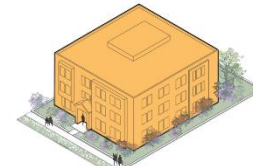
Single-story attached houses



Two-story attached houses



Three-story attached houses



Walk-up Apartment

Q.11 Do Attached Townhomes and Walk-up Apartments adequately address the housing need and are an appropriate scale?

Yes, this seems like the right amount and scale

Somewhat, but I have concerns

Not really, no

I am not sure, I need more information

Q.12 Does the Attached Townhomes and Walk-up Apartments concept provide adequate outdoor and gathering areas?

Yes, the new and existing outdoor spaces and park are great!

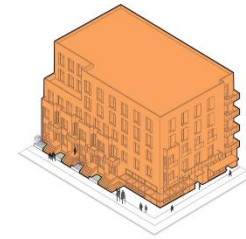
Somewhat, but I have concerns

Not really, no

I am not sure, I need more information

Q.13 What would improve the Attached Townhomes and Walk-up Apartments concept?

OPTION C – Mixed-Use Apartments and Limited Commercial



Mid-Rise Apartment Building

Q.14 Do a mix of apartments and limited commercial adequately address the housing need and are an appropriate scale?

Yes, this seems like the right amount and scale

Somewhat, but I have concerns

Not really, no

I am not sure, I need more information

Q.15 Does the apartments and limited commercial concept provide adequate outdoor and gathering areas?

Yes, the new and existing outdoor spaces and park are great!

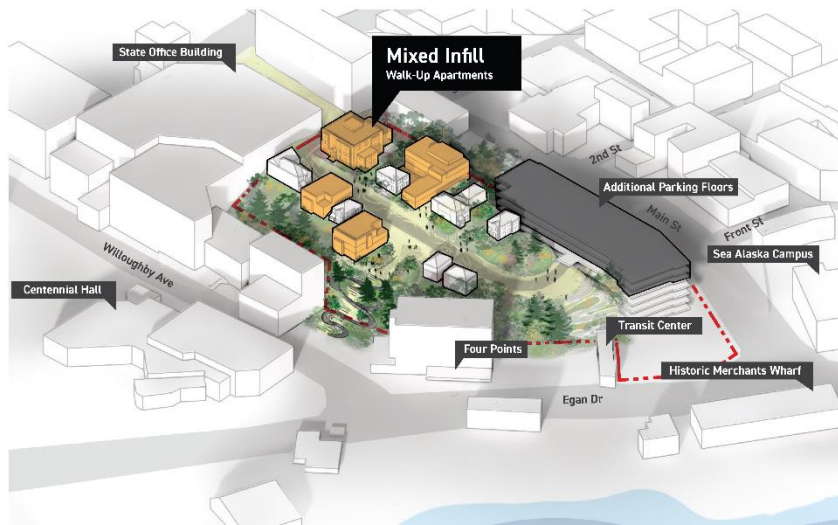
Somewhat, but I have concerns

Not really, no

I am not sure, I need more information

Q.16 What would improve the Attached Townhomes and Walk-up Apartments concept?

OPTION D – Existing Uses and Infill



Walk-up Apartment

Q.19 Do existing uses and apartments adequately address the housing need and are an appropriate scale?

Yes, this seems like the right amount and scale

Somewhat, but I have concerns

Not really, no

I am not sure, I need more information

Q.20 Does the existing uses and apartments concept provide adequate outdoor and gathering areas?

Yes, the new and existing outdoor spaces and park are great!

Somewhat, but I have concerns

Not really, no

I am not sure, I need more information

Q.21 What would improve the existing uses and apartment concept?

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



Tell Us More About Yourself

(Optional)

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.)

To receive more information about the project or to provide additional feedback please email questions or requests to Telephone.Hill@juneau.gov.