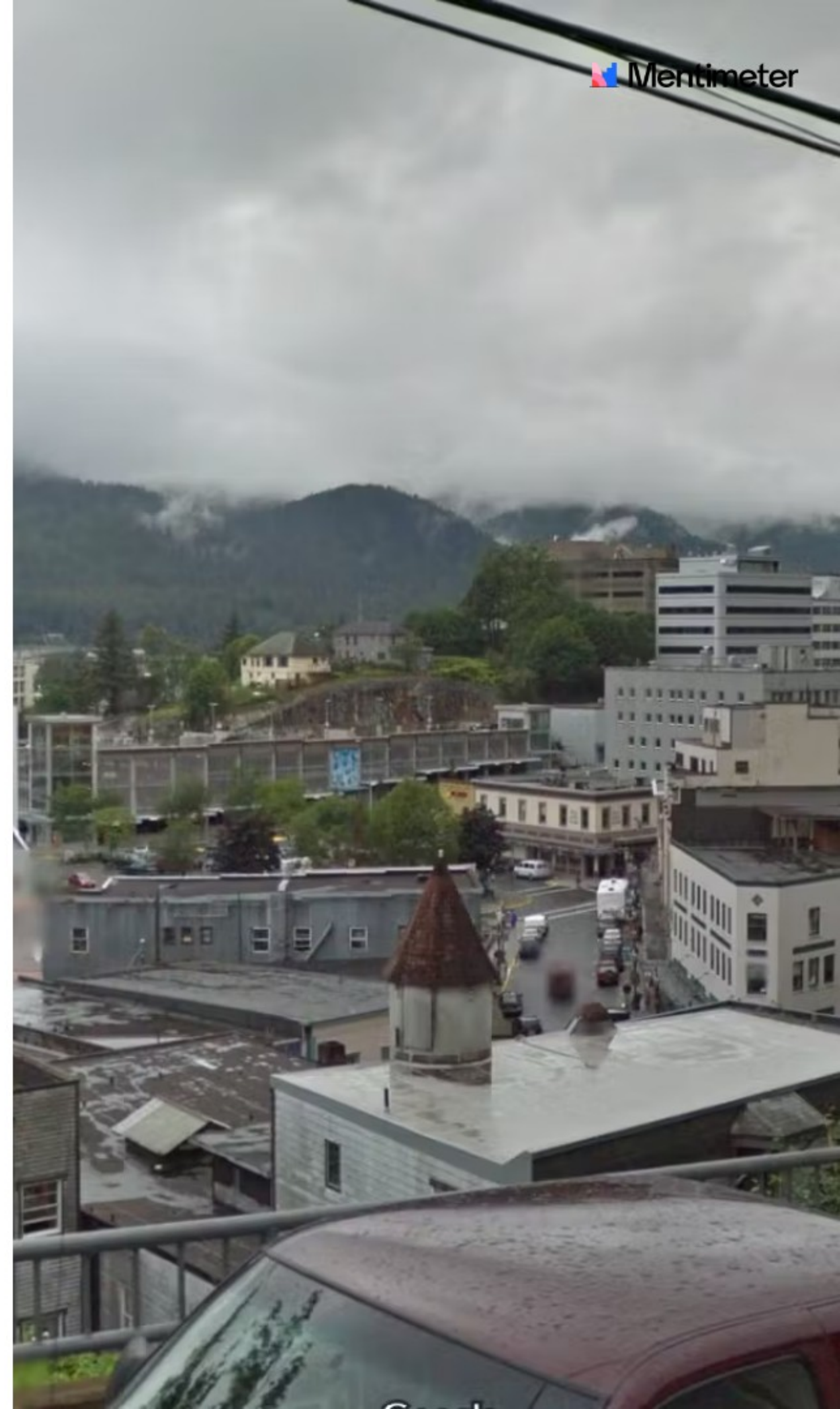


Telephone Hill Land Redevelopment Study- DEVELOPMENT CONCEPTS

Q.4 Which views are most important to consider?

49 responses



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

57 responses

Multi family

Historic

Historic

Workforce

Low income

Townhouses are best. Which begs the question: Why raze what already exists?

Dense to allow as many people as possible to live down town.

Workforce housing. Low income housing. Family housing.

Senior housing

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

57 responses

more seniors, more senior housing. fewer walkups, more access/elevators if more than one story

Middle-income housing, affordable housing

The people who live there already

Affordable workforce housing for people under 35

Multi family

Mansions?

Walk up apartments

Keep and upgrade current housing. Do not build new housing.

Donate the homes to current occupants.



37



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

57 responses

SFH, townhomes, multi story apts w/elevator, hotel w/condos,

Mixed income housing, condos, apartments and townhomes

No commercial

Low income

Workforce

Young professionals and families. Townhomes and apartments with cafes or small business to make neighborhood feel less dark, exclusive, private and creative more social community forward.

Height restrictions

Parcel out land and sell it to individual owners

Historic.

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

57 responses

some marketplace, some THRHA, some HUD/income-eligible/subsidized housing

No new housing. Upgrade and preserve cure housing.

No new housing

Multi family

Multi-family. Low-income. Affordable workforce housing. Don't be afraid to build maximum stories.

Plaza with green spaces

Apartments for families, something that would benefit the most people possible. Maybe storefront included in this.

More accessible wider better lit stairs with platforms

Apartments for young adults. Specifically in the case of people who grew up in Juneau, left for college, and want to move back to Juneau. Also family starter homes.



37



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

57 responses

Apartments

Single family existing. Small to medium sized multi family rental units.

3 story townhouses and/or apartments for whoever wants to live there and can afford to.

Historic houses. Who will own the potential development. More information is needed

Historic houses. Who will own the potential development. More information is needed

The existing housing should be preserved for the existing residents. Housing "projects" generally don't serve the noble intentions with which they are built. Witness the Parkshore.

I housing apartment (?) block on what is currently legislative parking.

Preserve current housing - do not build new housing.

The current residents should be a priority - their homes are the oldest in Juneau, some of the oldest in the state. Rather than the proposed "scorched earth" approach, the original homes should be



37



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

57 responses

allowed to remain even if new housing is built.

Mixed use, including low income. No offices, no hotel/motel - neighborhood housing - yes.

Restoring, first & foremost, the existing homes for those who are living there now. Residential cottages for "artists" in residence, master carpenters, etc. who can help instruct in the restoration.

There are other places downtown to build town homes & apartment buildings. But any housing on TH should be year-round so not a hotel. Affordable housing.

Workforce housing. This is Juneau's main housing need. All built with universal design to allow for aging-in-place and also provide much needed housing options for seniors

Providing teaching opportunities for the next generation.

Not low-income housing. Yes to affordable housing.

many of whom own but cannot reconfigure for disability. Option A is most appealing for me but possibly more density would help more.

Fixing the old homes and keeping viable neighborhood.

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

57 responses

This should NOT be sought as a major solution to the Housing Problem within Juneau.

Consider the people who live there now, and those who have lived there in the past.

SFH, 3 plex, 4 plex, detached homes for families & elderly



37



Q.7 Are there other types of uses, besides housing to consider?

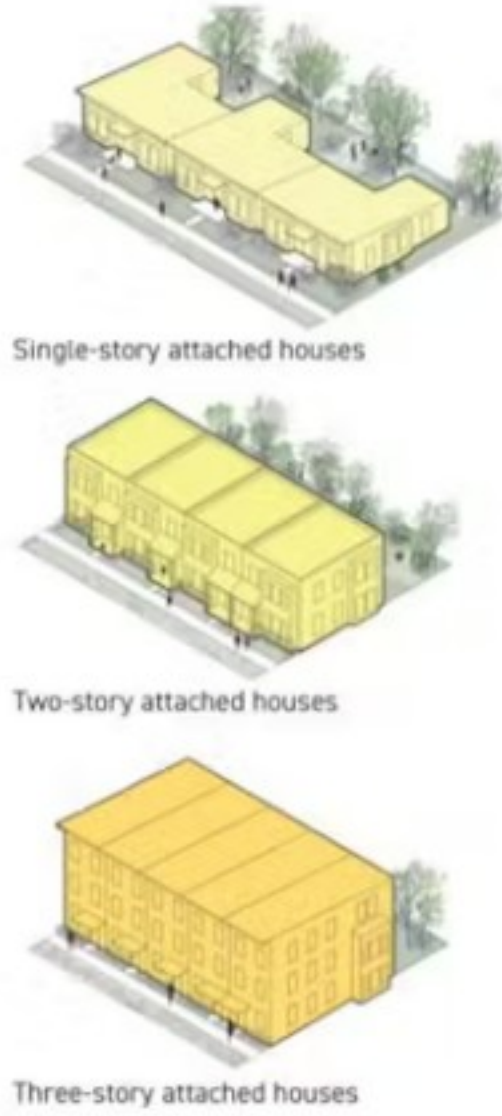
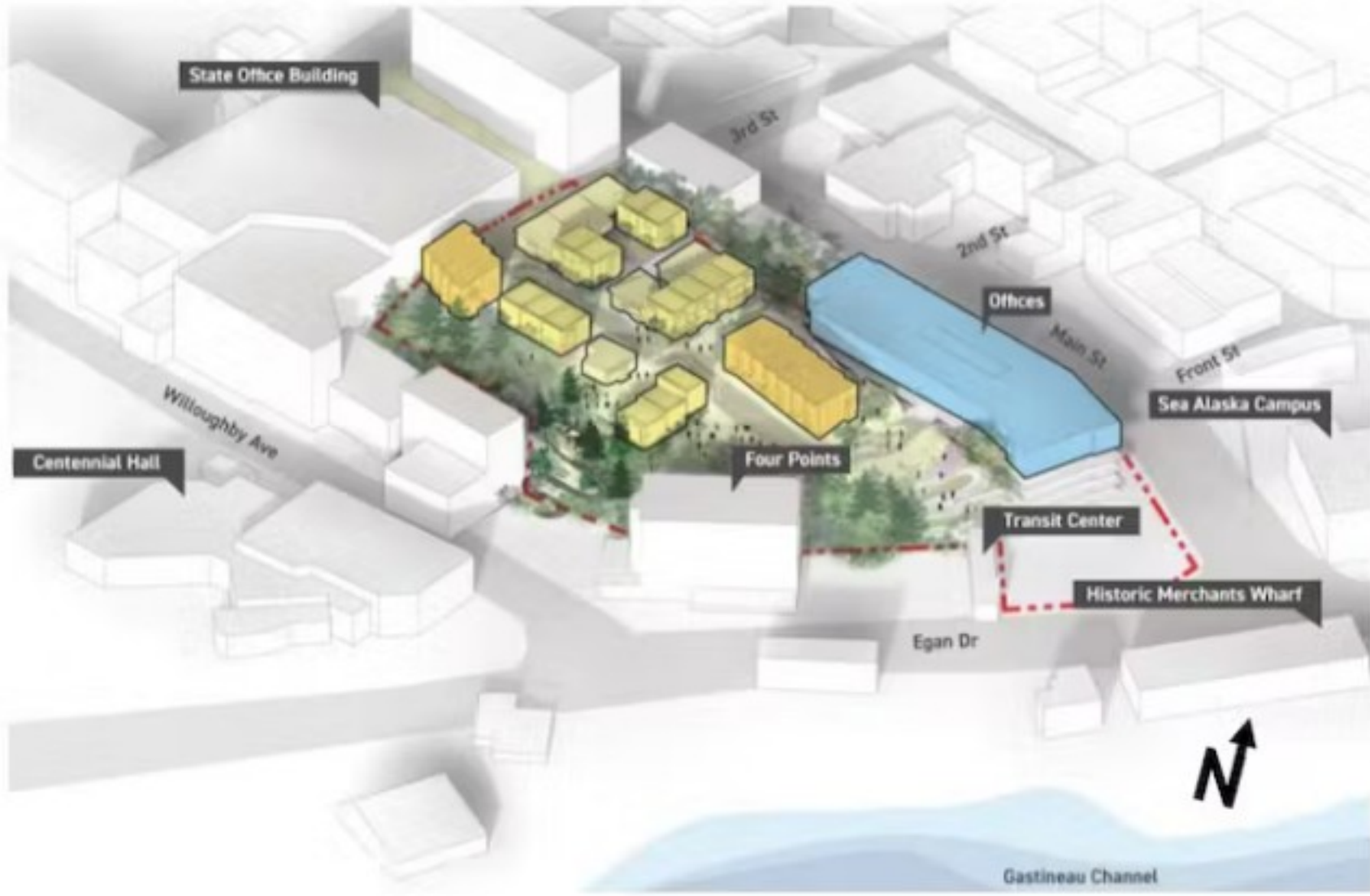
36 responses



DEVELOPMENT CONCEPTS

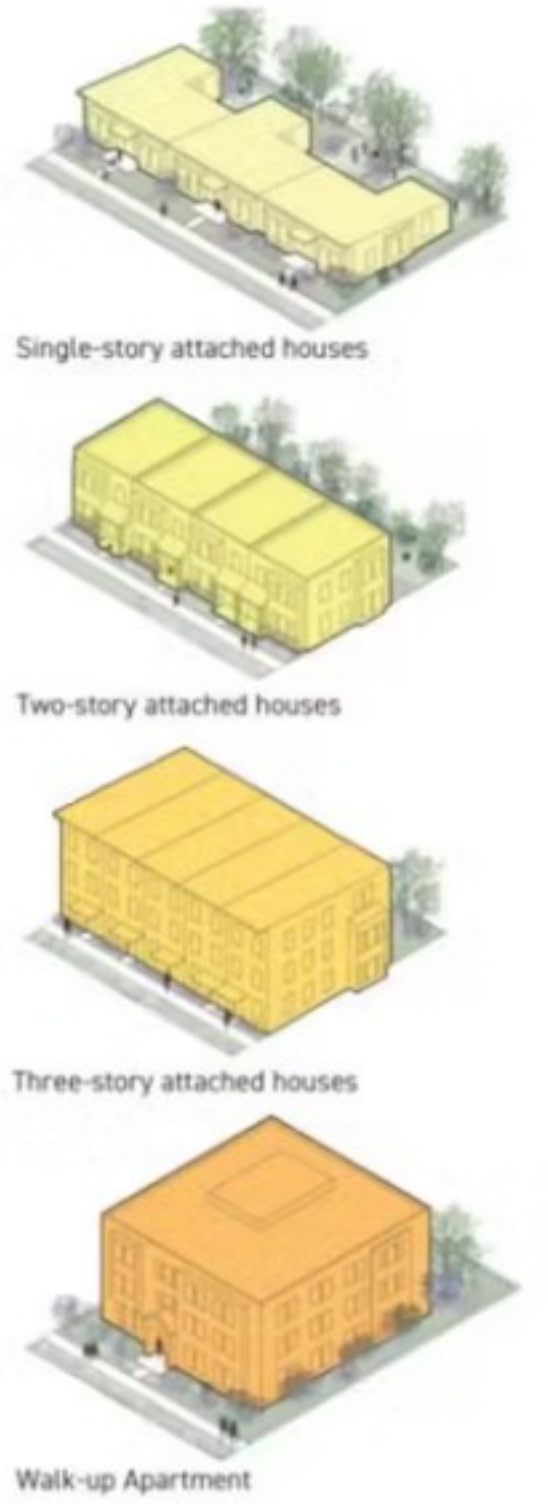
PRELIMINARY OPTION A | TOWNHOMES

32 Units



PRELIMINARY OPTION B | ATTACHED TOWNHOMES & WALK-UP APARTMENTS

66 Units



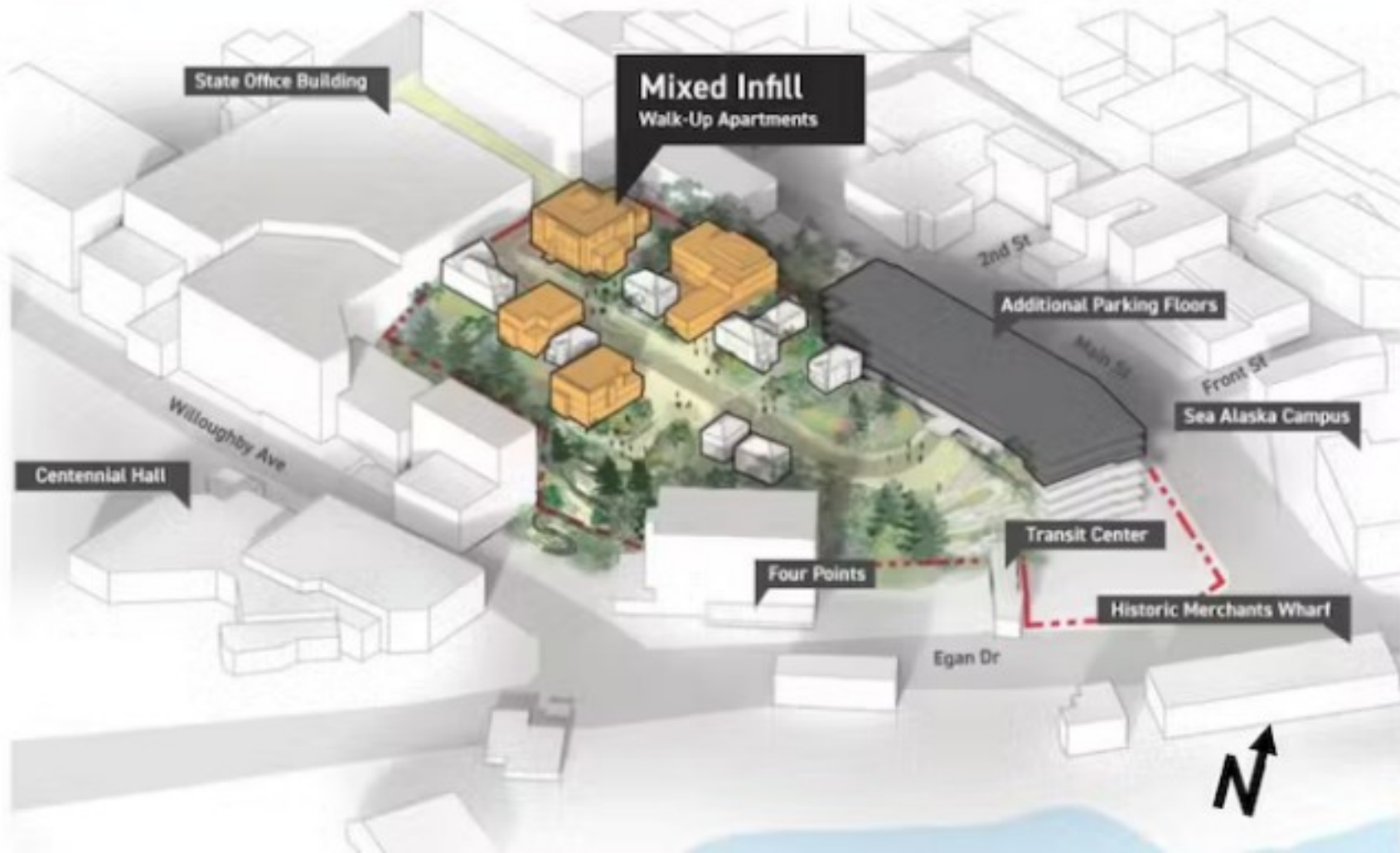
PRELIMINARY OPTION C | MID-RISE APARTMENTS

100-200 Units



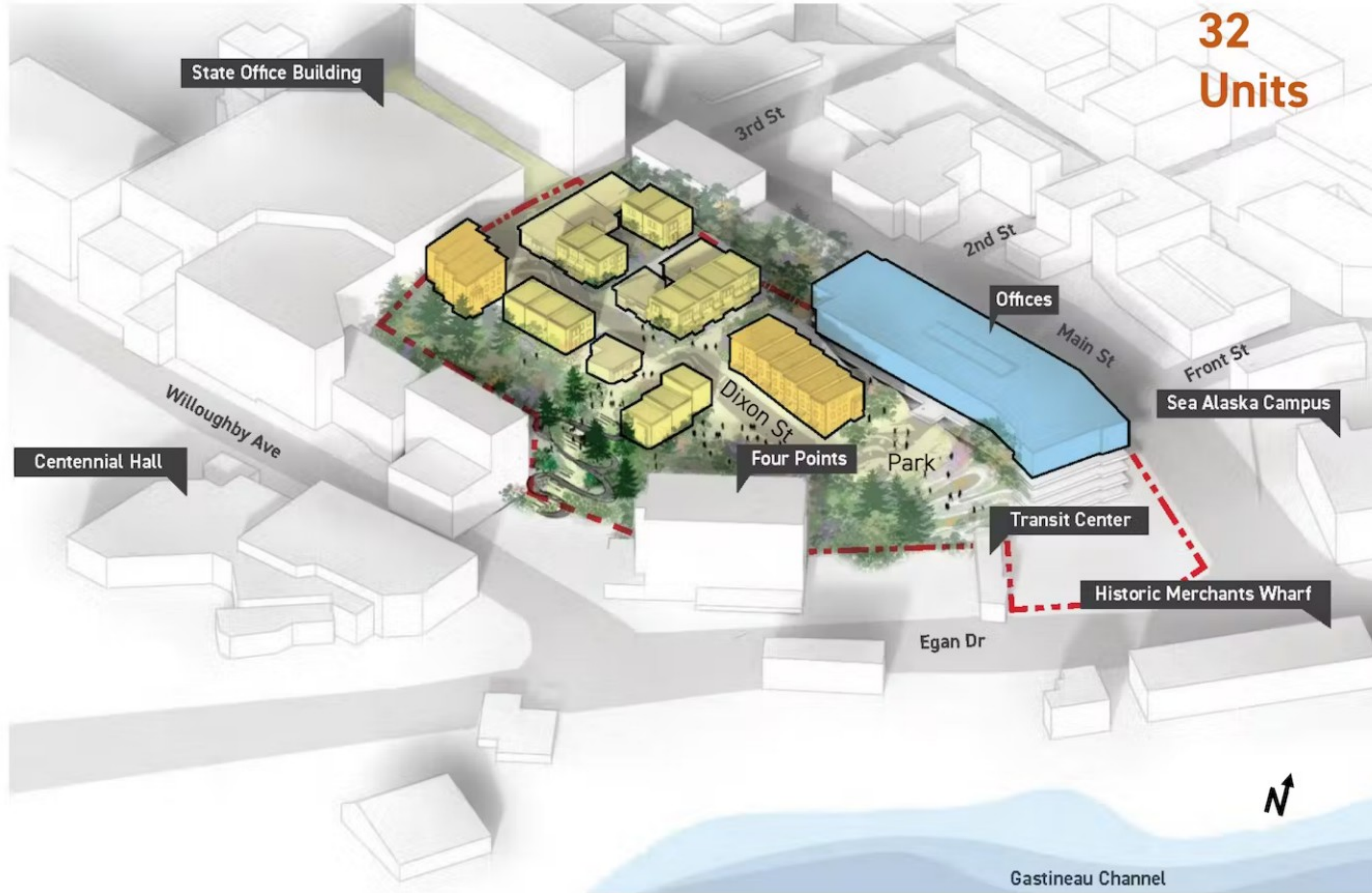
PRELIMINARY OPTION D | MIXED INFILL

56 Units



DEVELOPMENT CONCEPTS

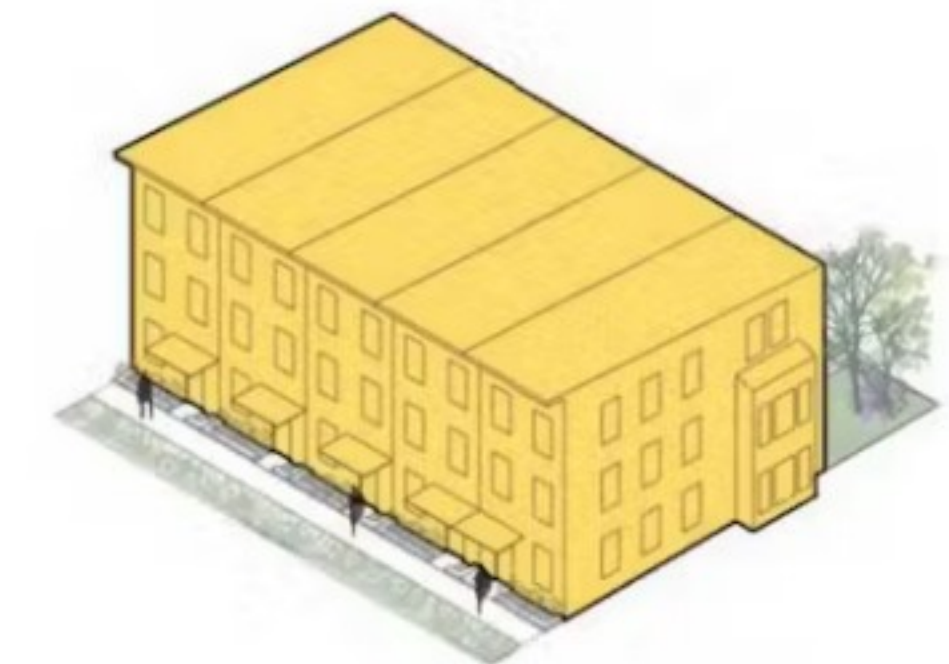
PRELIMINARY OPTION A | TOWNHOMES



Single-story attached houses



Two-story attached houses

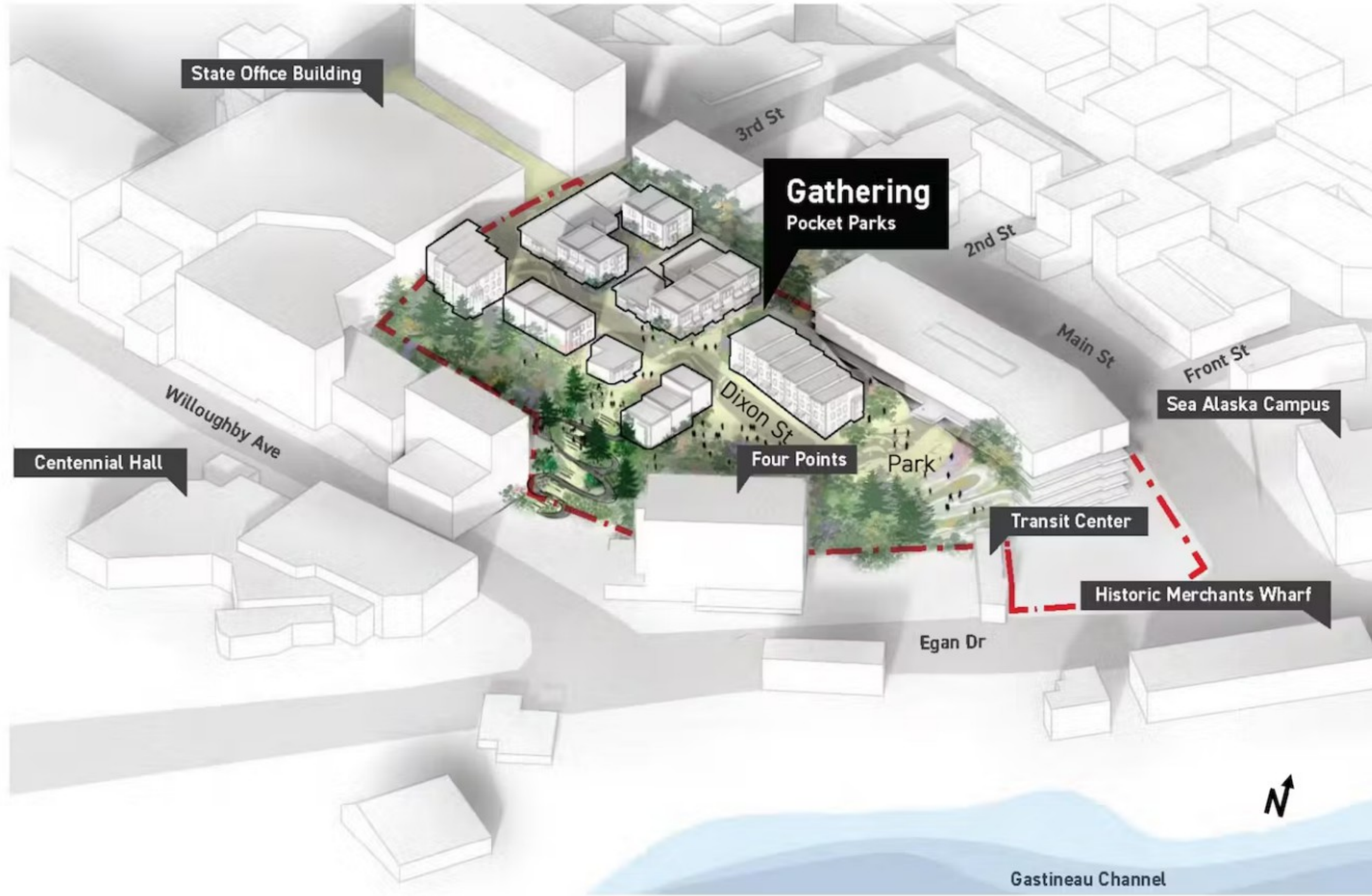


Three-story attached houses

DEVELOPMENT CONCEPTS

40 Units

PRELIMINARY OPTION A | TOWNHOMES

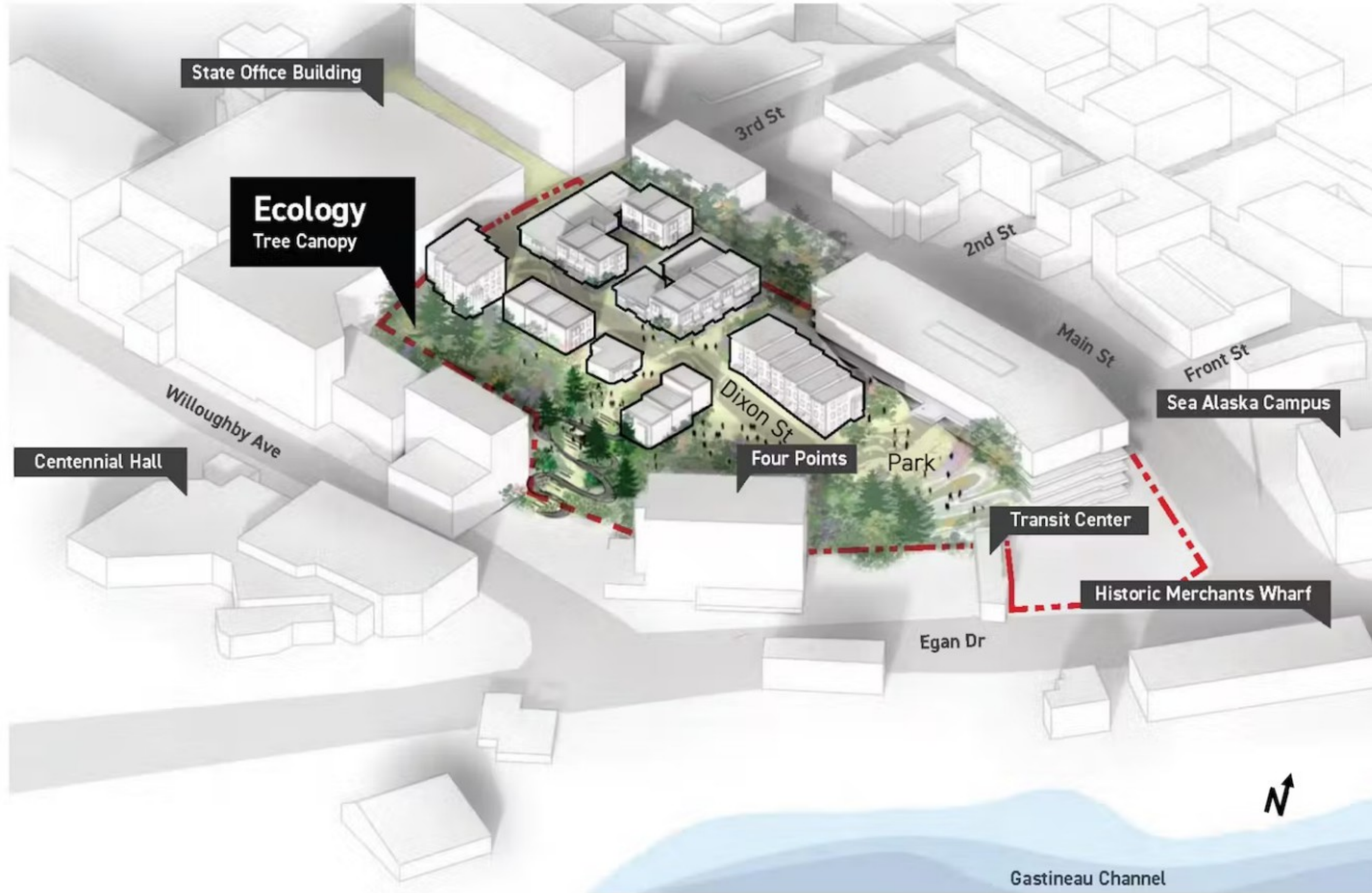


Pocket Parks Example

DEVELOPMENT CONCEPTS

40 Units

PRELIMINARY OPTION A | TOWNHOMES

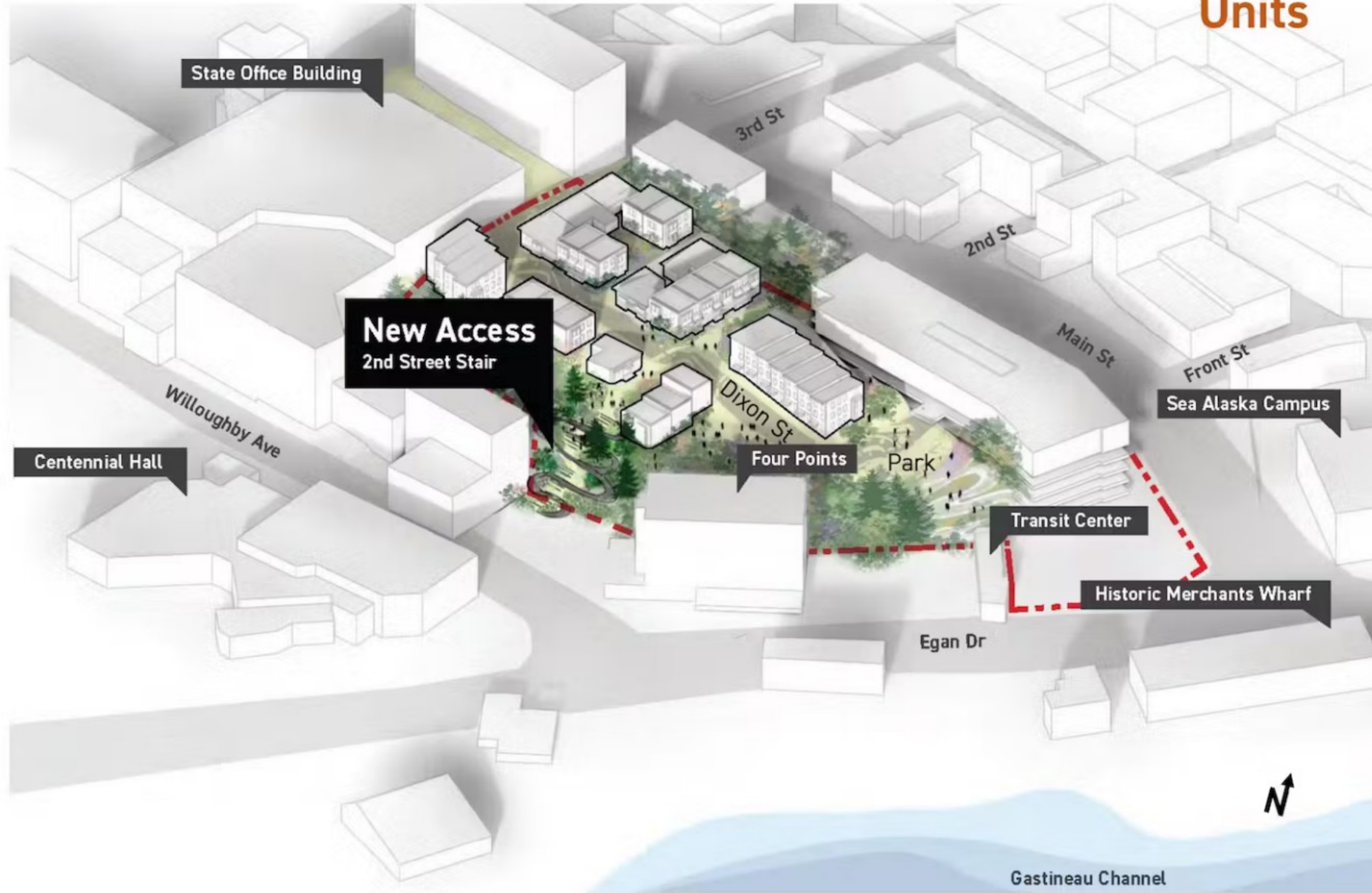


View of tree canopy at Telephone Hill

DEVELOPMENT CONCEPTS

PRELIMINARY OPTION A | TOWNHOMES

66
Units



Examples of Stairs

Q.10 What would improve the townhome concept? (OPTION A)

28 responses

Parcel out land and donate to current occupants

Needs to be higher density

At least two, preferably floors per unit.

No new housing. Repair and keep existing housing.

Affordable housing

Fewer units. Less density

Fewer

fewer units. what is access from willoughby? trail?

Townhouses interspersed with current buildings.

Four Points

Q.10 What would improve the townhome concept? (OPTION A)

28 responses

Compact multistory with lots of open space

Rental Units for lower income downtown workers

A set of stair up from Willoughby to Telephone Hill

Where is the parking.

Small businesses and better lit access and community spaces

Save webster house

No new housing. Repair and upgrade current houses.

preserve and restore current home

There's really no need to raze the existing structures and replace them with town homes.

Four Points

Q.10 What would improve the townhome concept? (OPTION A)

28 responses

No townhomes

Not in step with Juneau needs. Telephone Hill should not be used as a site to address the towns lack of housing.

affordable housing

Not doing it at all.

eliminating it

bolster the green space and outdoor appreciation areas

too much space allocated for office space.but this may allow for good density and options of home size.

Eliminate it!! Tacky little boxes...prefab housing. Modern and out-of-place with Juneau character

I only support a modification of option D

Four Points

Q.10 What would improve the townhome concept? (OPTION A)

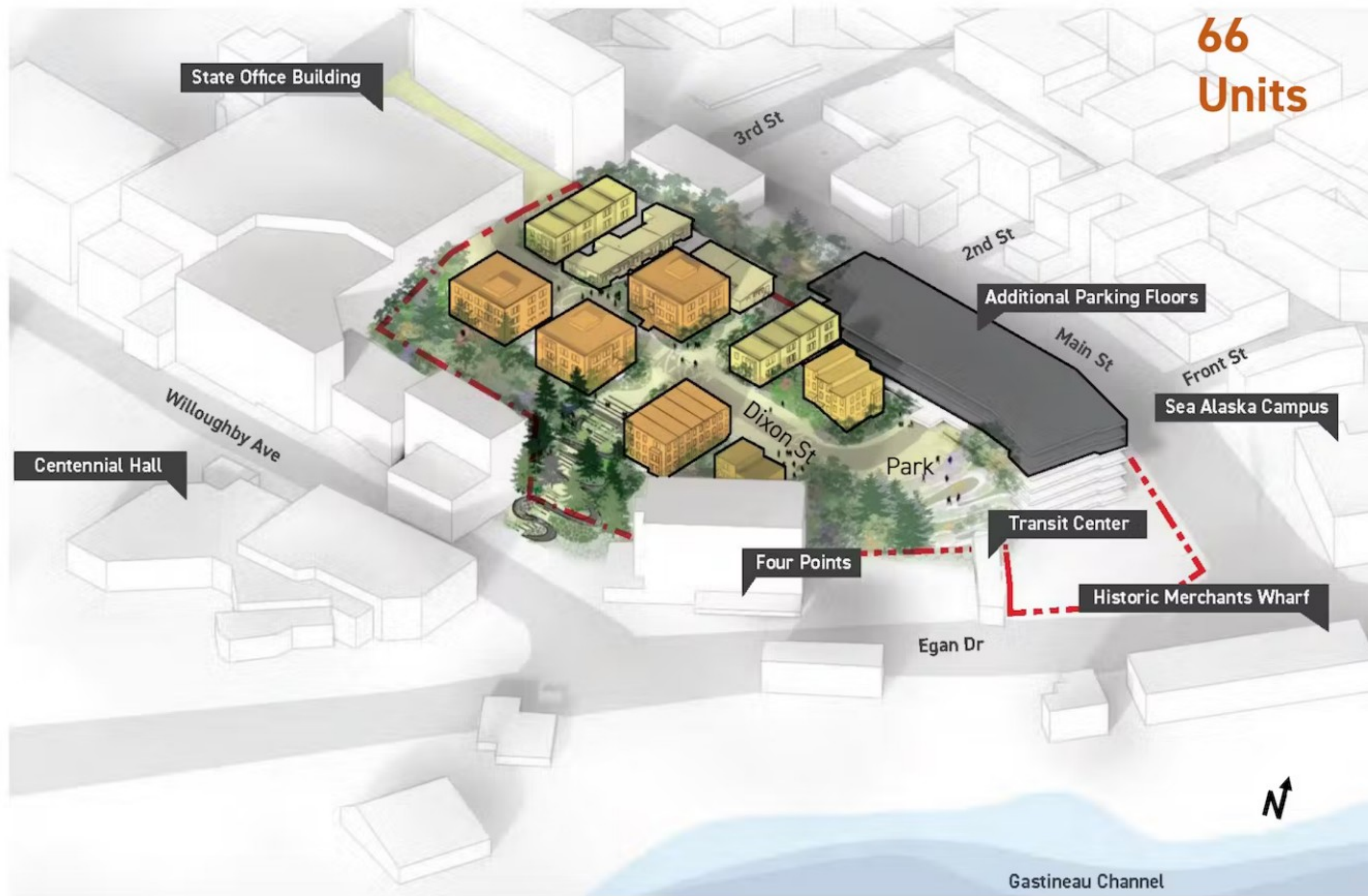
28 responses

see previous comment of paths, sidewalks -
let's start with safety

Four Points

DEVELOPMENT CONCEPTS

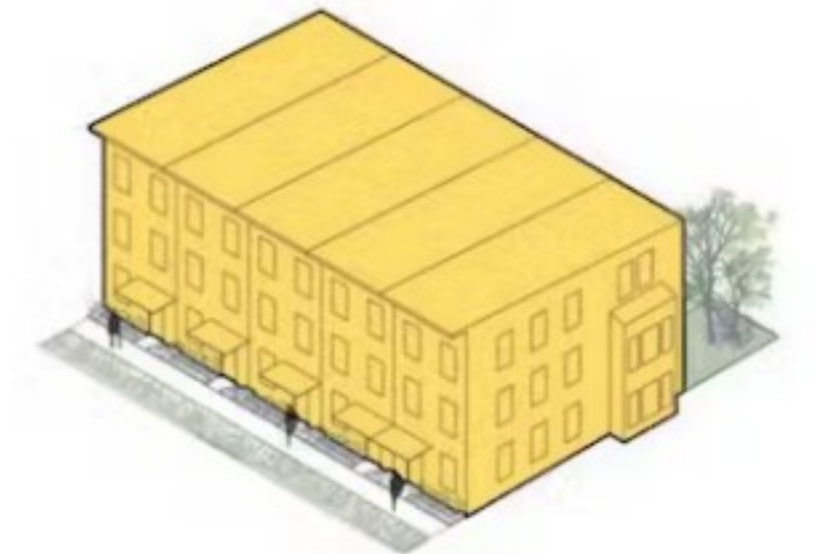
PRELIMINARY OPTION B | ATTACHED TOWNHOMES & WALK-UP APARTMENTS



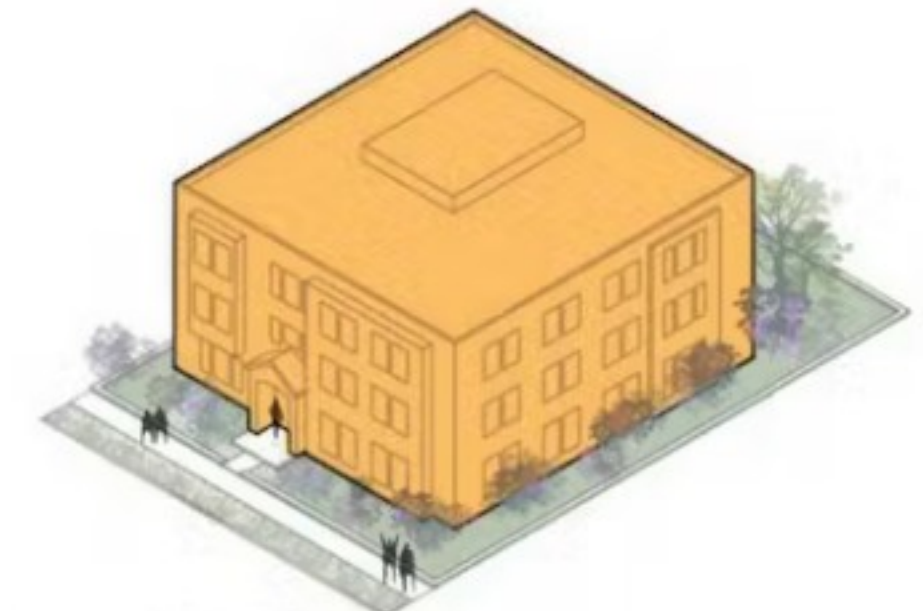
Single-story attached houses



Two-story attached houses



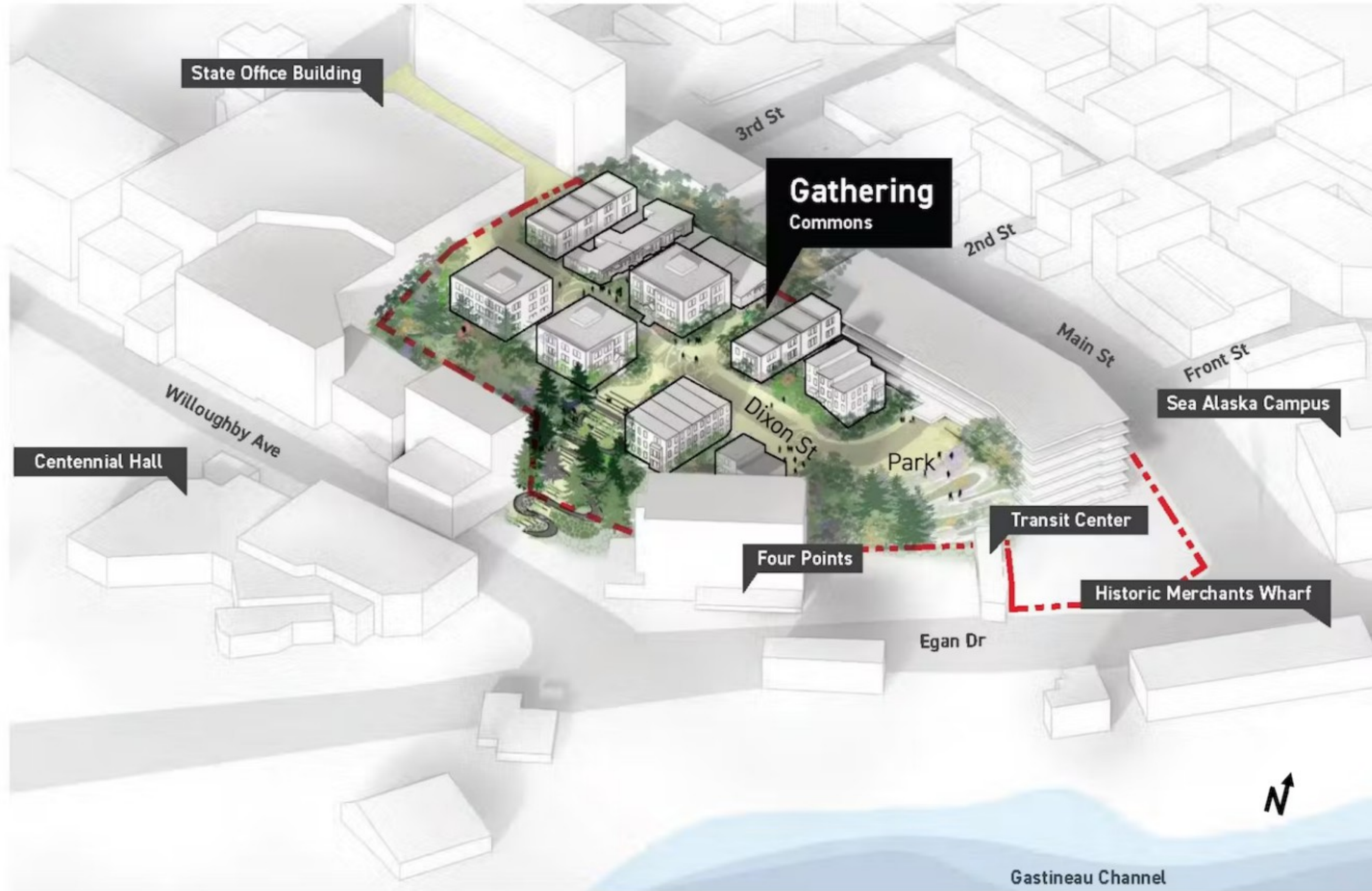
Three-story attached houses



Walk-up Apartment

DEVELOPMENT CONCEPTS

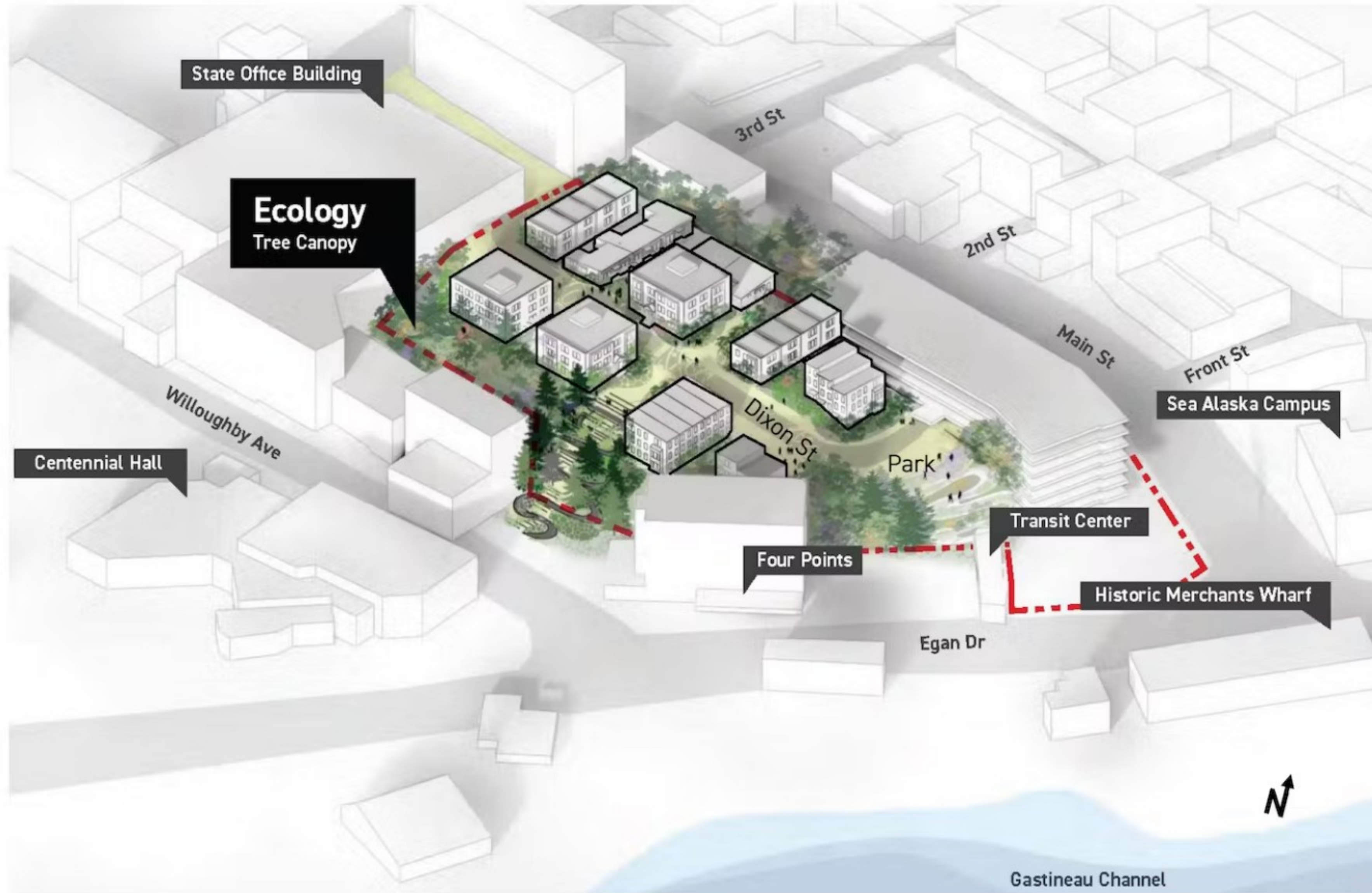
PRELIMINARY OPTION B | ATTACHED TOWNHOMES & WALK-UP APARTMENTS



Commons Example

DEVELOPMENT CONCEPTS

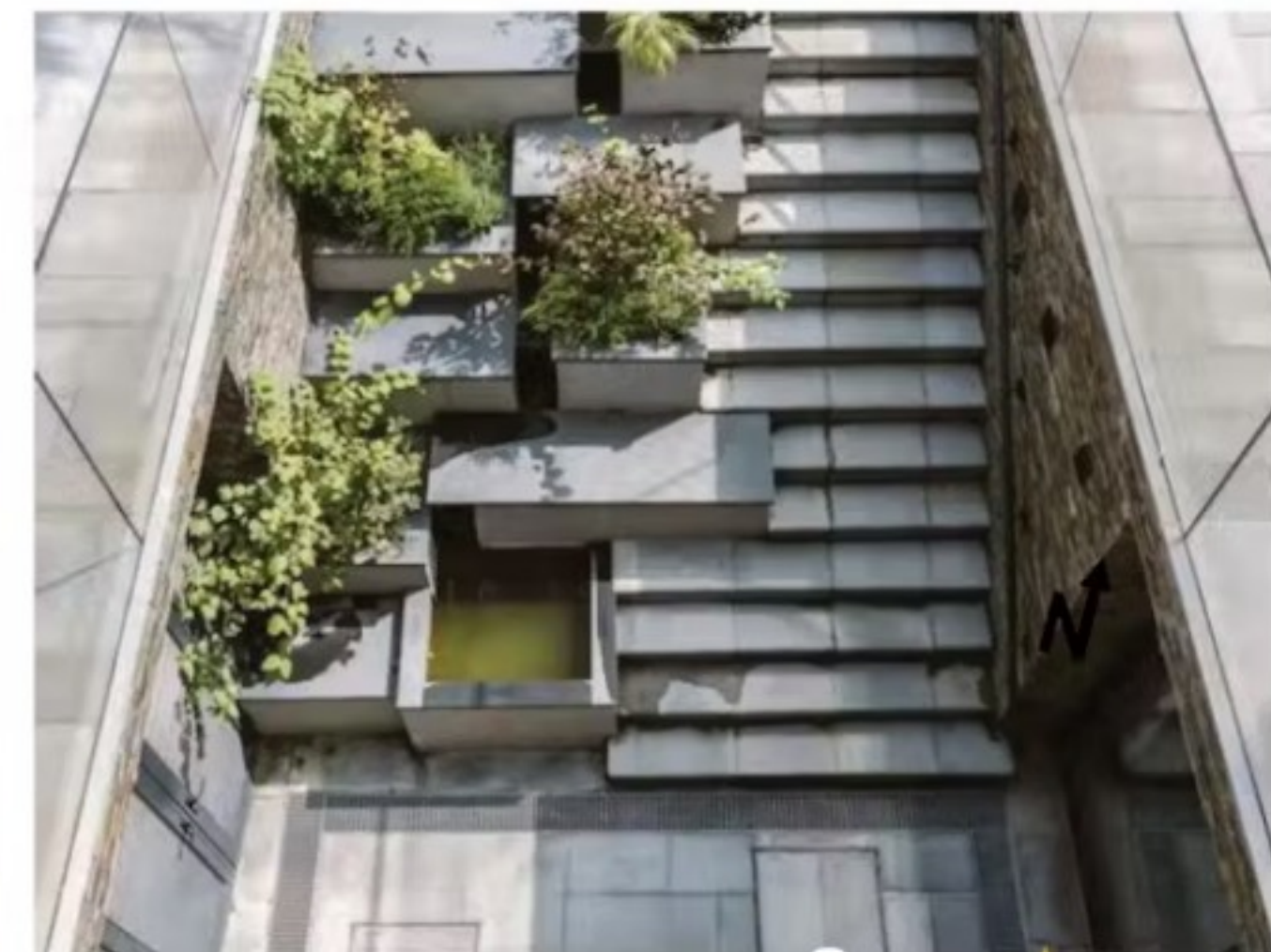
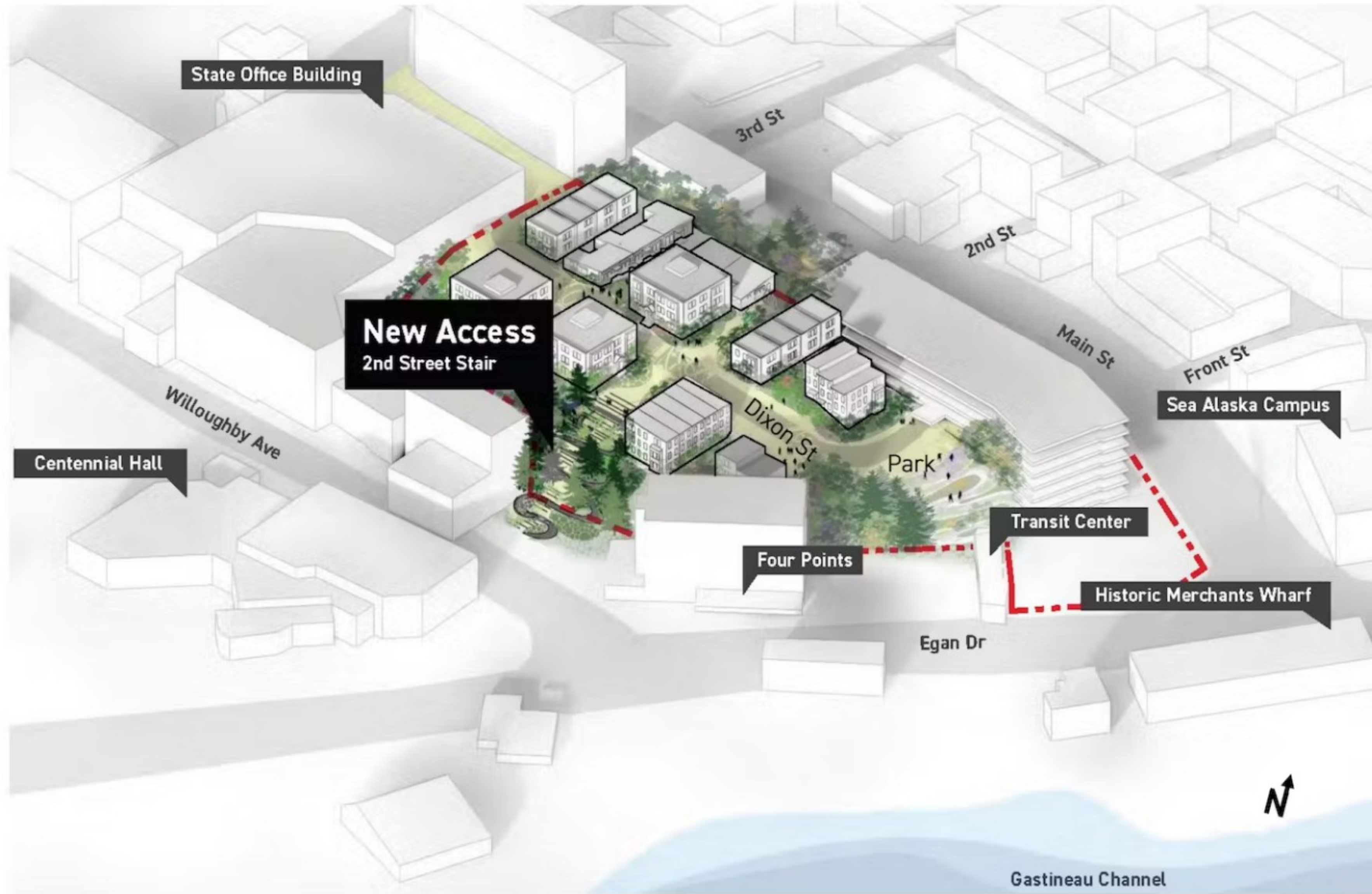
PRELIMINARY OPTION B | ATTACHED TOWNHOMES & WALK-UP APARTMENTS



View of tree canopy at Telephone Hill

DEVELOPMENT CONCEPTS

PRELIMINARY OPTION B | ATTACHED TOWNHOMES & WALK-UP APARTMENTS



Examples of Stairs

Q.13 What would improve the townhome and apartments concept? (OPTION B)

24 responses

More density

Leave it alone

Fewer

Less apartments but honestly - leave it alone.

Less density

More housing

Less dense, please

downtown juneau doesn't have ANY buildings that resemble these. why now?

Increase density



Q.13 What would improve the townhome and apartments concept? (OPTION B)

24 responses

Access to Willoughby

Not sure. Concerned about parking and density in this area. Not too much housing

Leave it as is

I'm

Hand railings on stairs. Enough trees so individuals don't blow over in storms.

No. This is too dense.

Keep it historic, preserve the neighborhood as is but rehab current buildings.

Doing it somewhere else downtown.

Not in support of TH being redeveloped with higher density housing.

Q.13 What would improve the townhome and apartments concept? (OPTION B)

24 responses

Maybe too dense? Hard to strategize sweet spot btw max housing and noise/crowding

Restoring & remodeling what now exists.

sensitivity to the neighborhood having a friendly and accessible character, and enjoyability

I only support a modification of option D

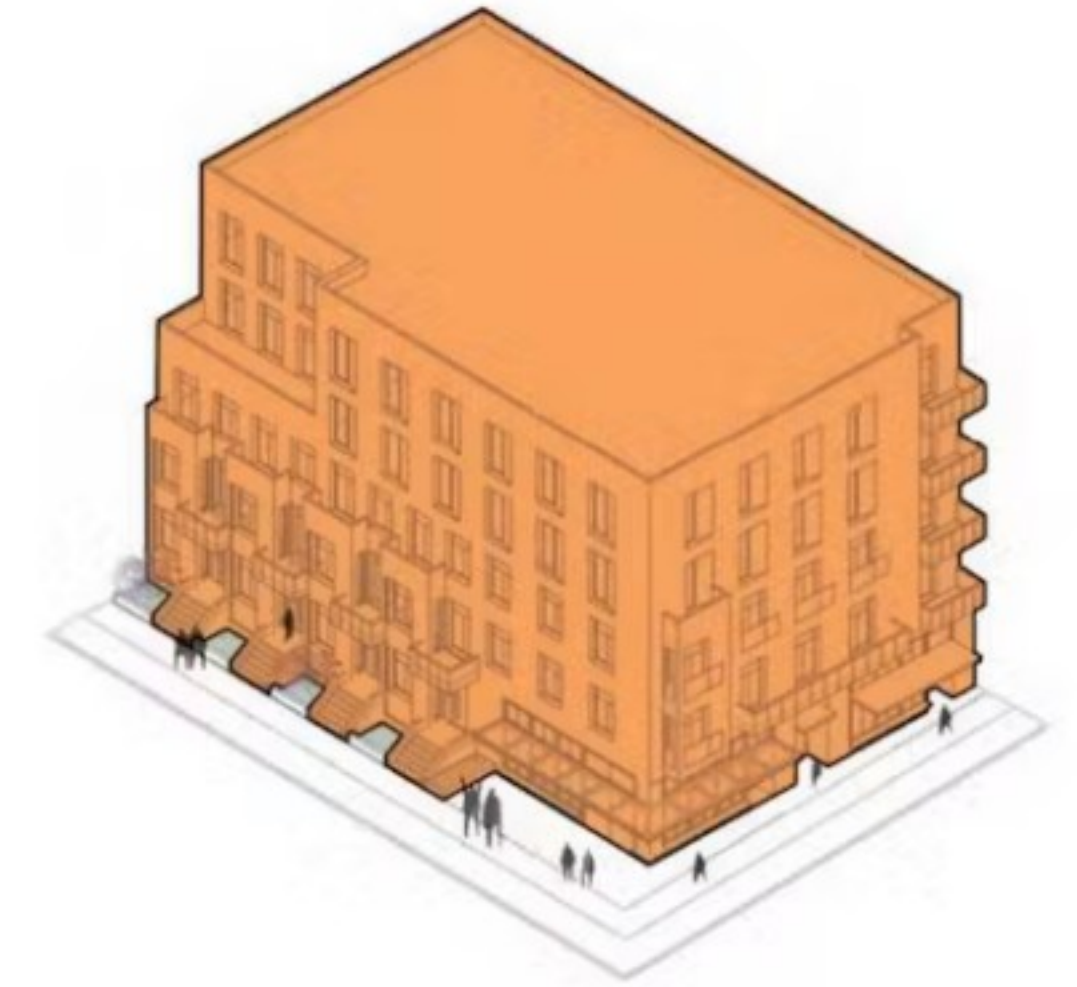
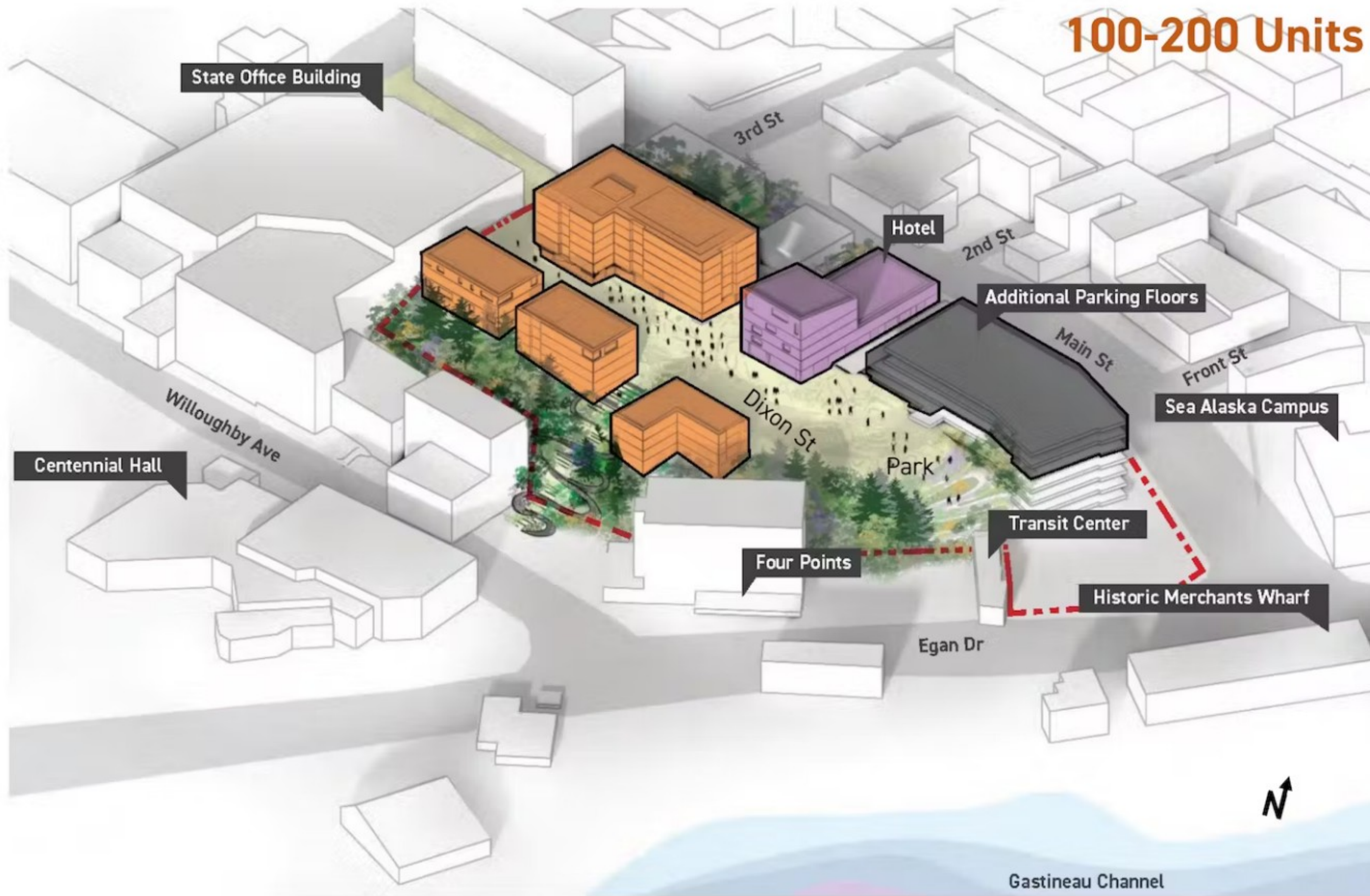
Eliminate it! Bigger boxes. Hard to plow.

walk up apartment an inappropriate use



DEVELOPMENT CONCEPTS

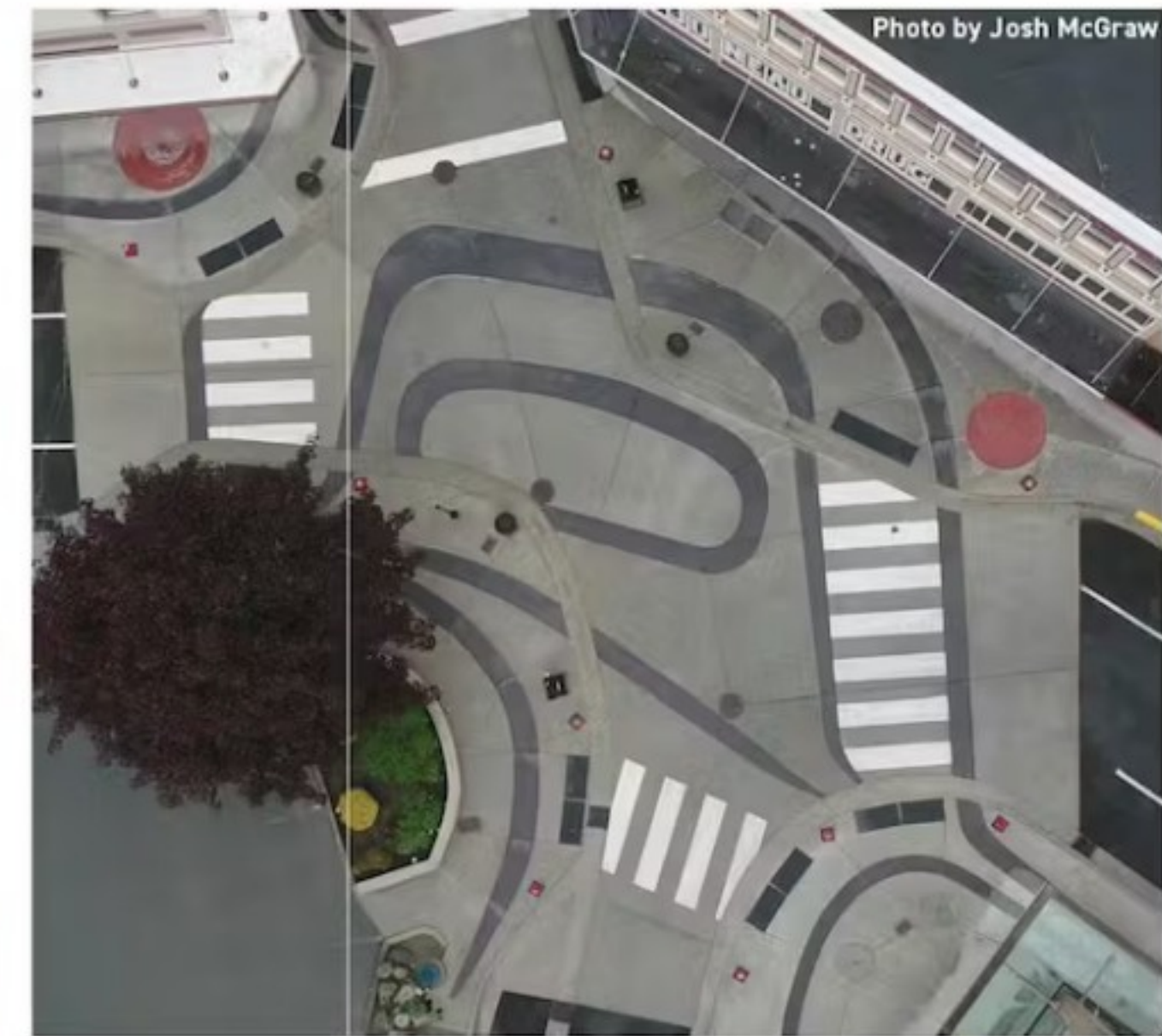
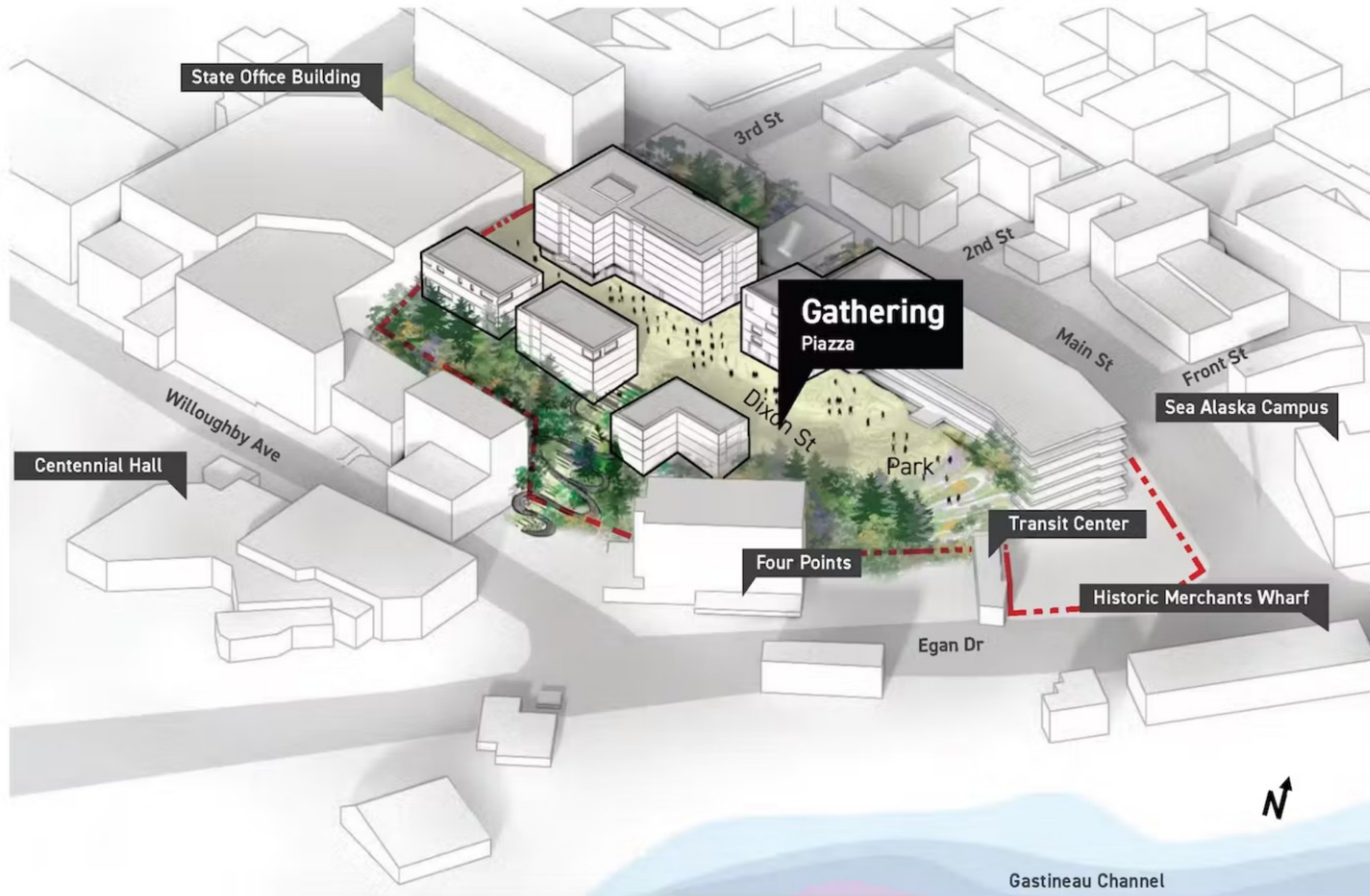
PRELIMINARY OPTION C | MID-RISE APARTMENTS



Mid-Rise Apartment Building

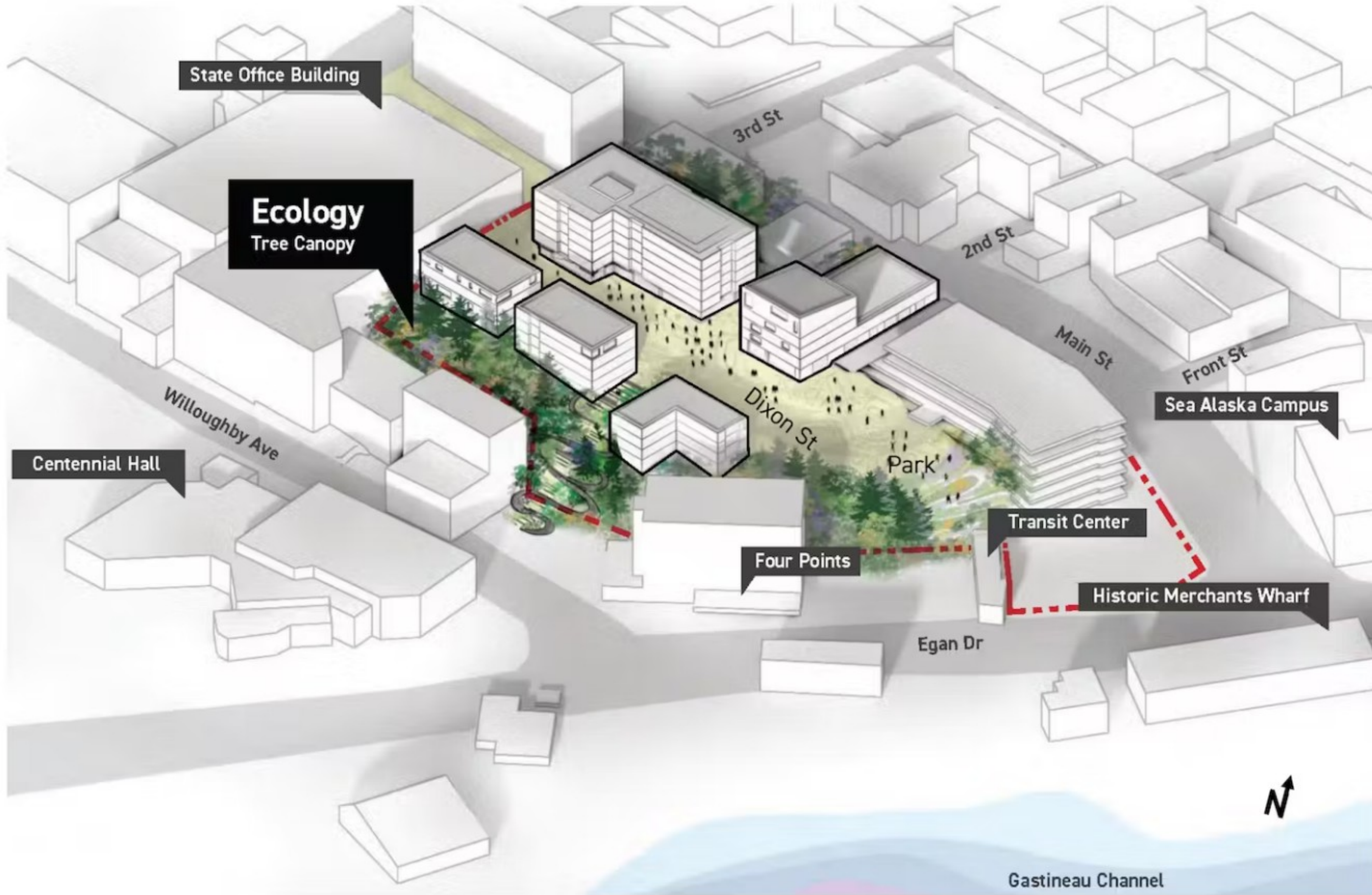
DEVELOPMENT CONCEPTS

PRELIMINARY OPTION C | MID-RISE APARTMENTS



DEVELOPMENT CONCEPTS

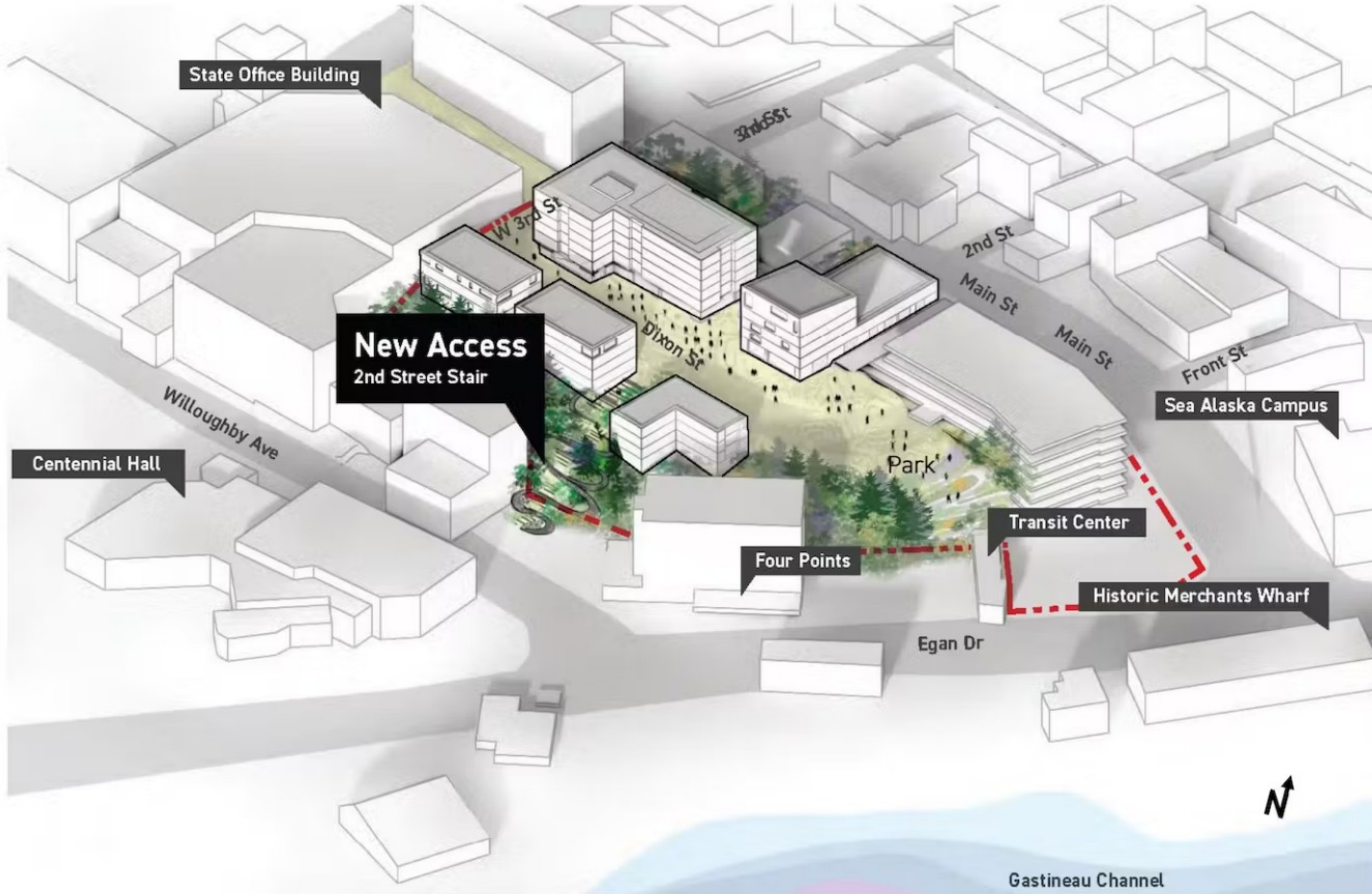
PRELIMINARY OPTION C | MID-RISE APARTMENTS



View of tree canopy at Telephone Hill

DEVELOPMENT CONCEPTS

PRELIMINARY OPTION C | MID-RISE APARTMENTS



Examples of Stairs

Q.16 What would improve the apartments and limited commercial concept? (OPTION C)

31 responses

If none were built

Stop doing consultations

More housing

No commercial
No hotel

Emergency Vehicle Access

Put it over the parking garage. Any hotel make a condo hotel.

Option C is not feasible

It is too dense.

I'd rather have more housing than a hotel.

Q.16 What would improve the apartments and limited commercial concept? (OPTION C)

31 responses

Locking price caps to keep the area affordable

Where do residents store their stuff like bikes and kayaks without looking junky?

Not clear how people would access to move in and receive other services.

No hotel. Too dense. Access.

smaller buildings—recognizing Juneau's aging population and improving access for EMS/ambulance, plus, why all the STAIRS

No hotel

Adequate parking and affordable units, whether subsidized or just small

If not built. Too much. Too dense.

Nope. The presence of the existing hotel at the foot of Telephone Hill is unfortunate, and the owner of it & the Baranof has been closing the Baranof all winter. This is not the spot for an ...

Q.16 What would improve the apartments and limited commercial concept? (OPTION C)

31 responses

I'm not sure if this area is well suited for more/new housing. Hillside construction is very expensive. Juneau is looking for affordable housing solutions.

Not appropriate location for multi-story housing.

"Adequate outdoor and gathering areas" already exist

The hotel is not a good idea. It isn't all that big of an area and having so many coming & going would not work.

I disagree with this option - no commercial is my preference.

Too much! Building too tall. Don't need a hotel on telephone hill.

smaller housing units more ideally.

eliminating this concept

Really? Another hotel in a down market?

Q.16 What would improve the apartments and limited commercial concept? (OPTION C)

31 responses

it seems to dense for the site.

This look like nothing more than a series of large boxes. I strongly oppose option C. I only support a modification of option D

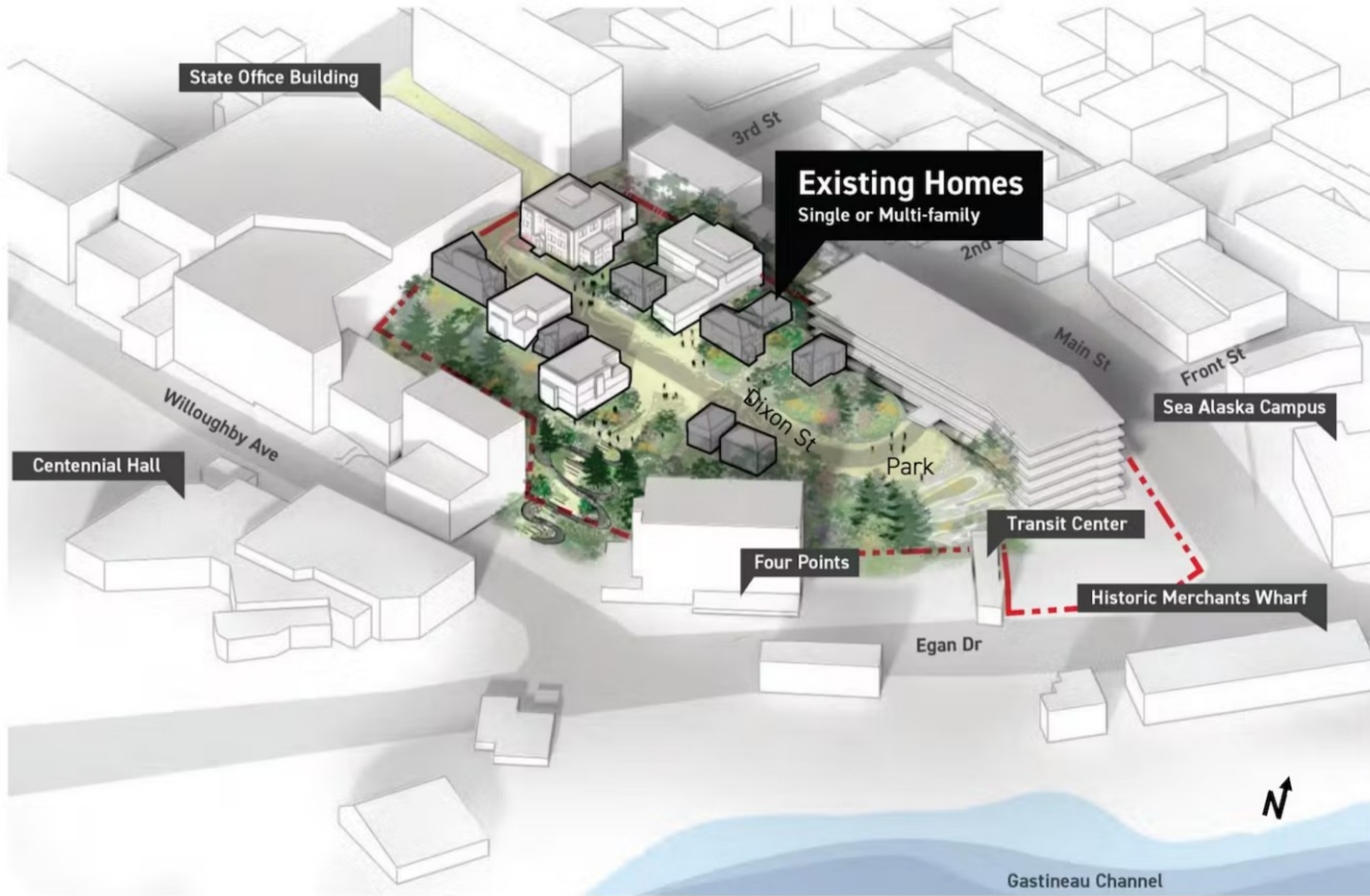
Eliminate it! Too expensive and still doesn't keep our history.

should they be over garage



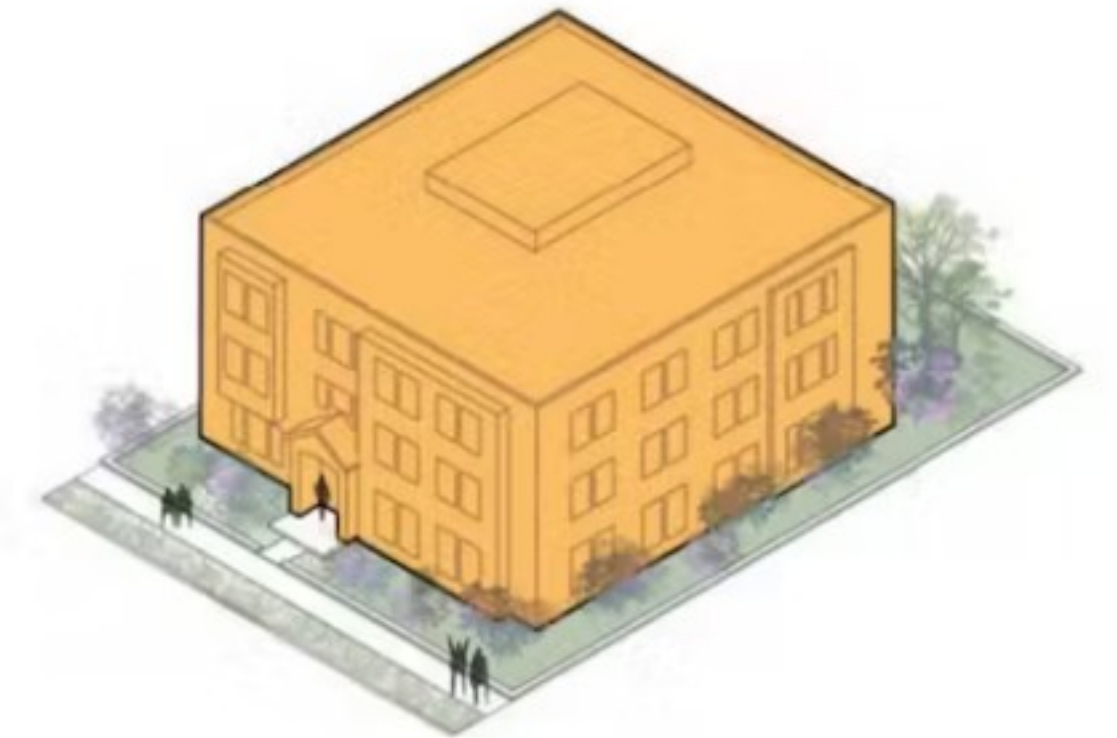
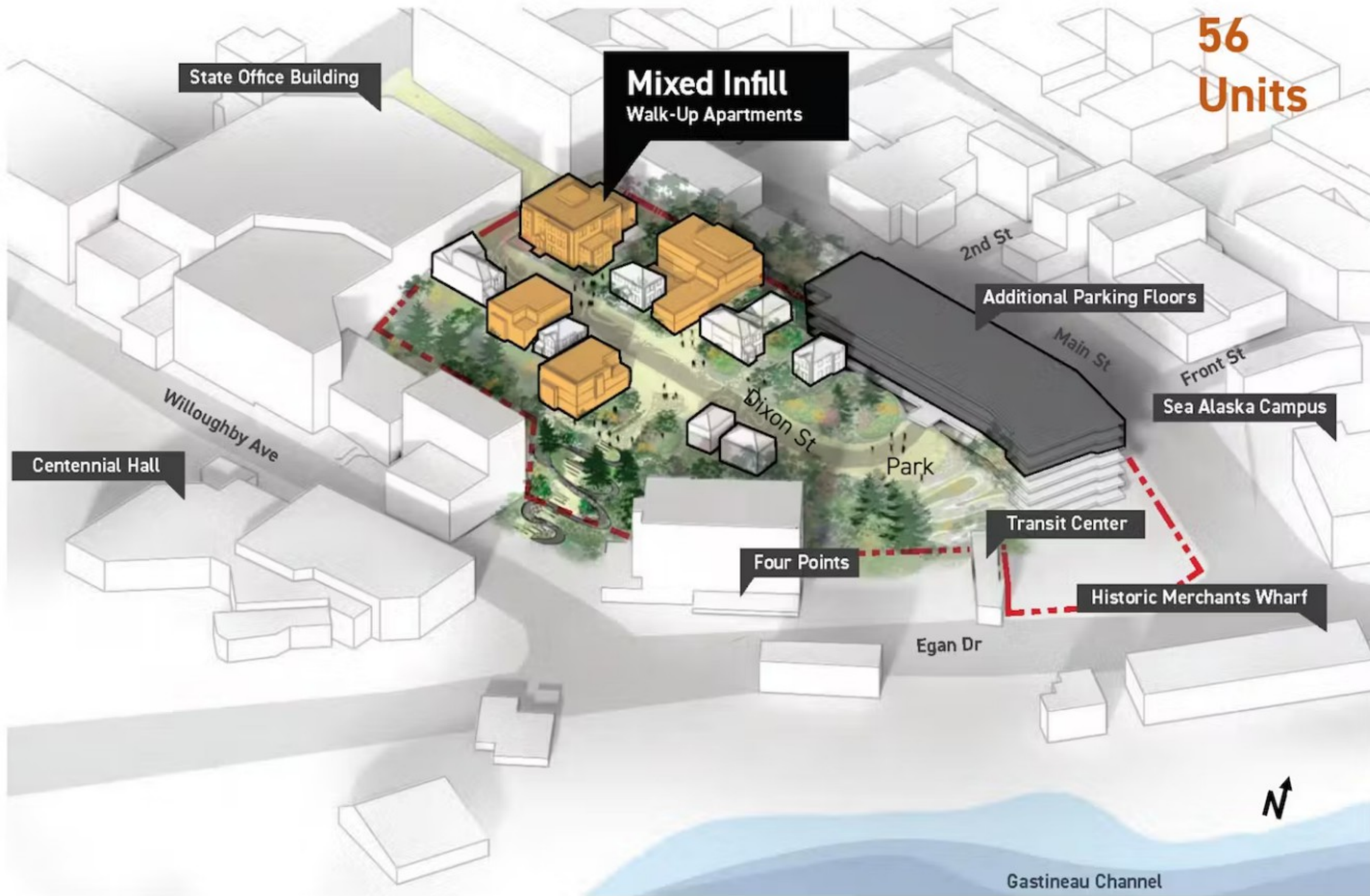
DEVELOPMENT CONCEPTS

PRELIMINARY OPTION D | MIXED INFILL



DEVELOPMENT CONCEPTS

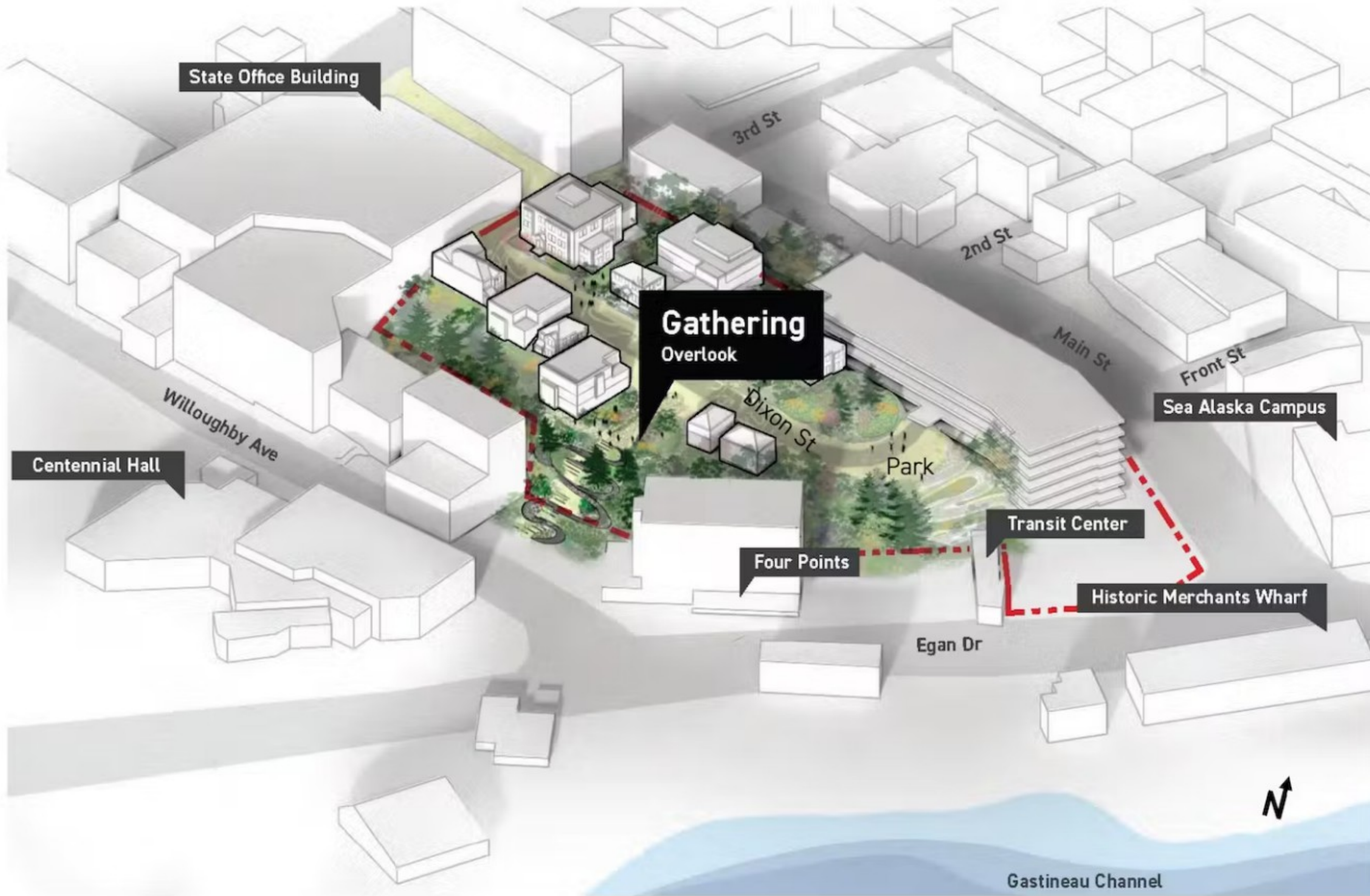
PRELIMINARY OPTION D | MIXED INFILL



Walk-up Apartment

DEVELOPMENT CONCEPTS

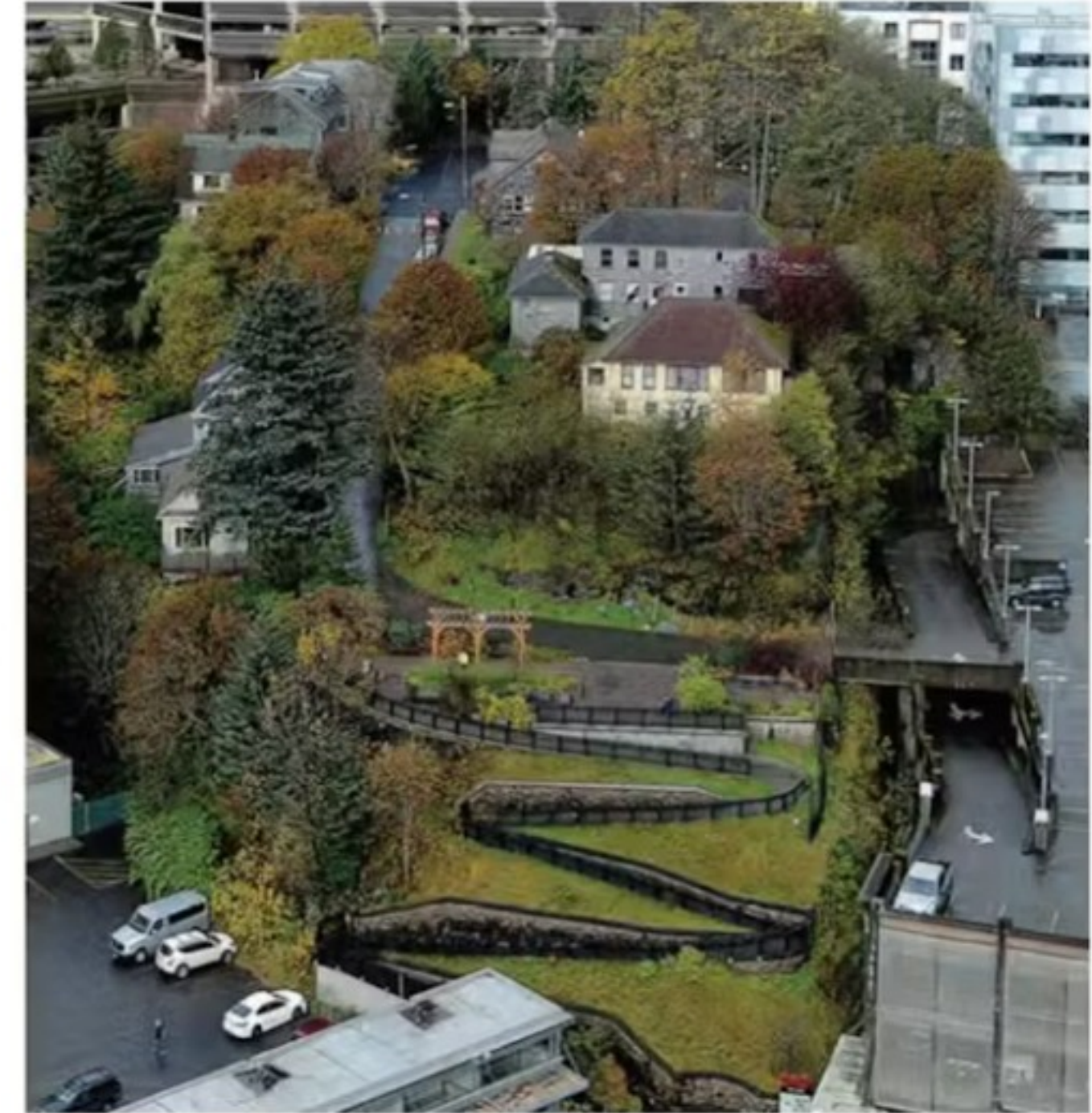
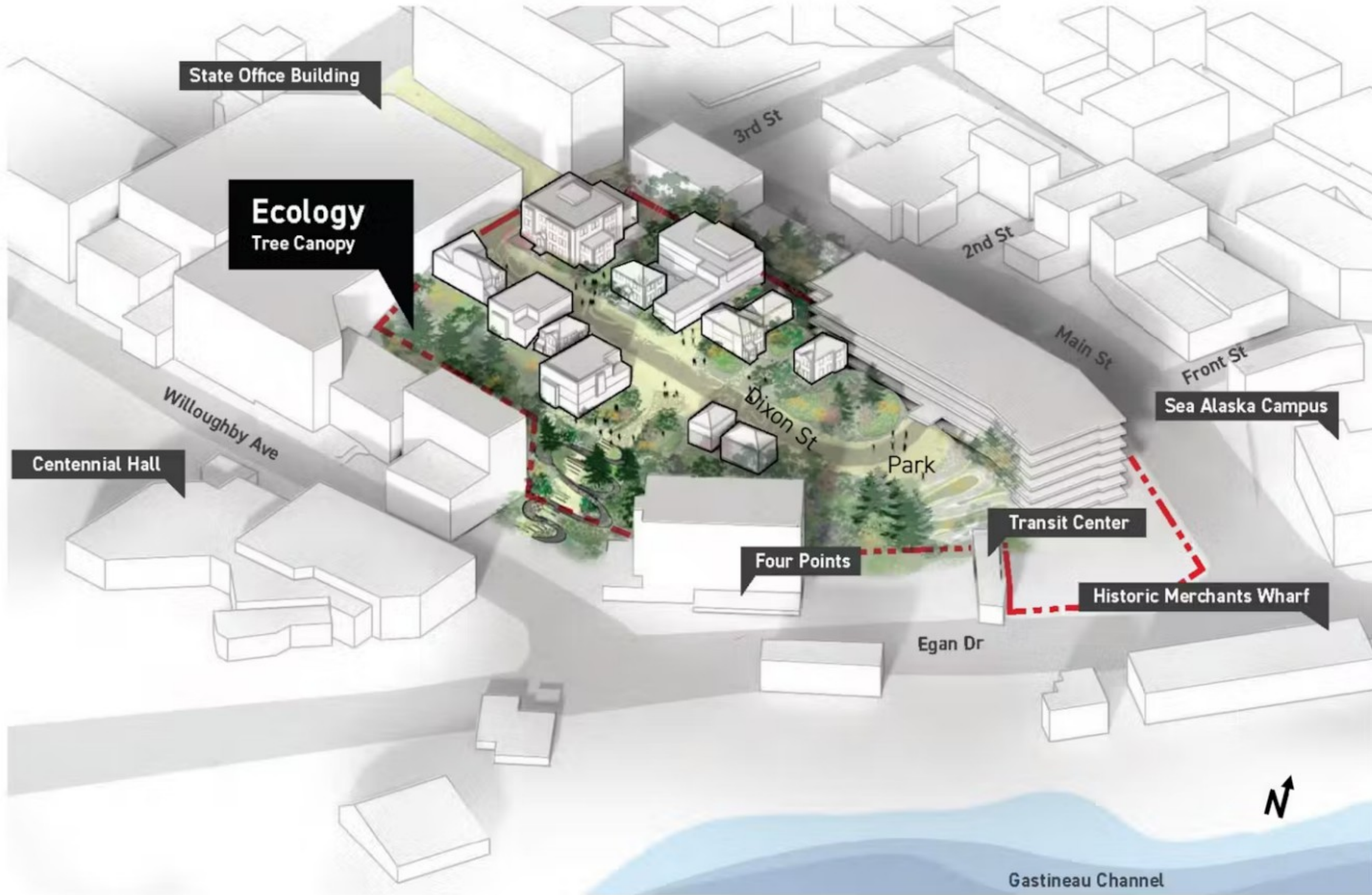
PRELIMINARY OPTION D | MIXED INFILL



Overlook Examples

DEVELOPMENT CONCEPTS

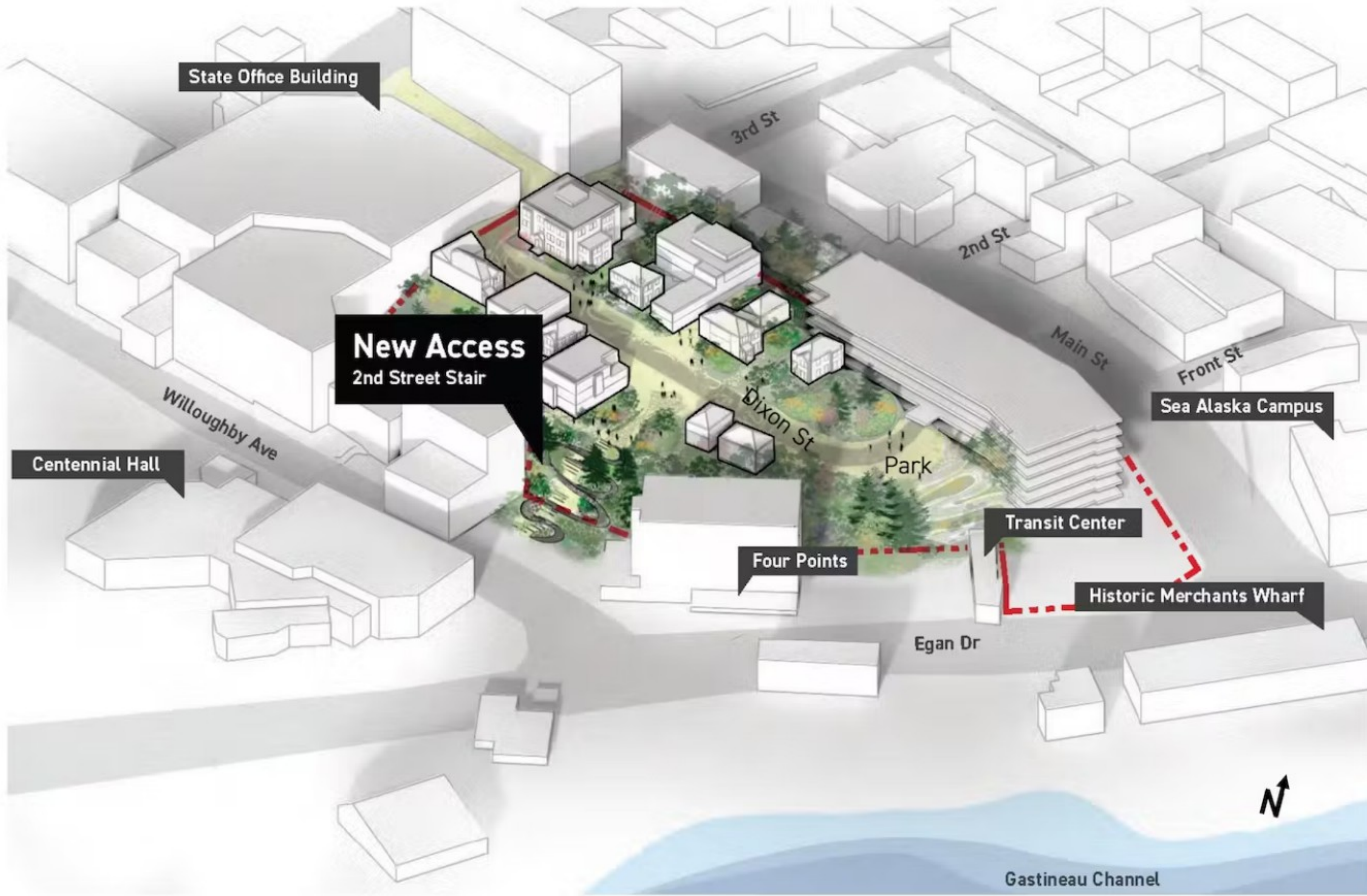
PRELIMINARY OPTION D | MIXED INFILL



View of tree canopy at Telephone Hill

DEVELOPMENT CONCEPTS

PRELIMINARY OPTION D | MIXED INFILL



Examples of Stairs

Q.21 What would improve the existing residences, townhomes and apartments concept? (OPTION D)

16 responses

No build

Keep it the way itnis

Infill is to large - should be in same size as current homes

Less density in the infill making the infill "fit" or "match" what's already there while preserving what is there by "preserving". I mean keep those houses - let buyers remodel.

This option makes the most sense but it's not what the community wants.

Poor insight of city to not consider "do nothing" or consider Option E: retain homes & significance, integrity and add 1 or 2 buildings for families. Provide early childhood education & historic park

D is the least problematical of the options. Housing downtown will be good for the quality of life. I believe, if it is on a scale appropriate to the neighborhood.

Have you seen the picture of the house owned by the little old lady who wouldn't see to an upcoming development. The house was nestled tightly in between massive buildings.

Preserve the existing housing. When its gone its gone. There's no bringing back the history. Juneau history is important.

Q.21 What would improve the existing residences, townhomes and apartments concept? (OPTION D)

16 responses

I can see keeping the houses that are there & add smaller housing options. All of the options provided in this questionnaire are TOO MUCH! Putting huge apartments next to the historic houses doesn't w

What happened to a do-nothing option? This process indicates a pre-determined outcome. To re-state my principal concern - that buildings will be town down without financing to replace that housing.

I feel, with this questionnaire we are being herded into limited choices, not of our choosing.

I like that the original buildings and homes are being preserved

Why no specifies as to parks, or public gathering places?

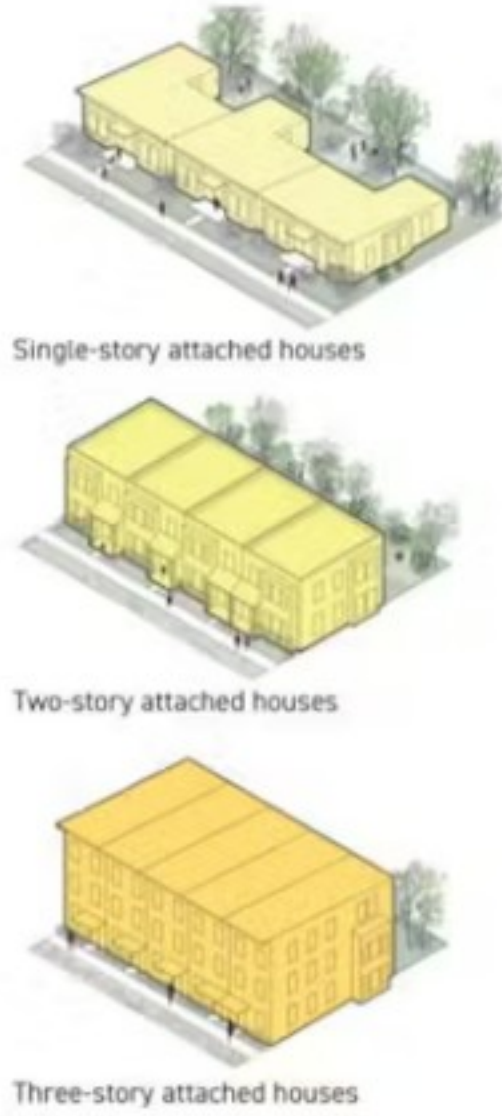
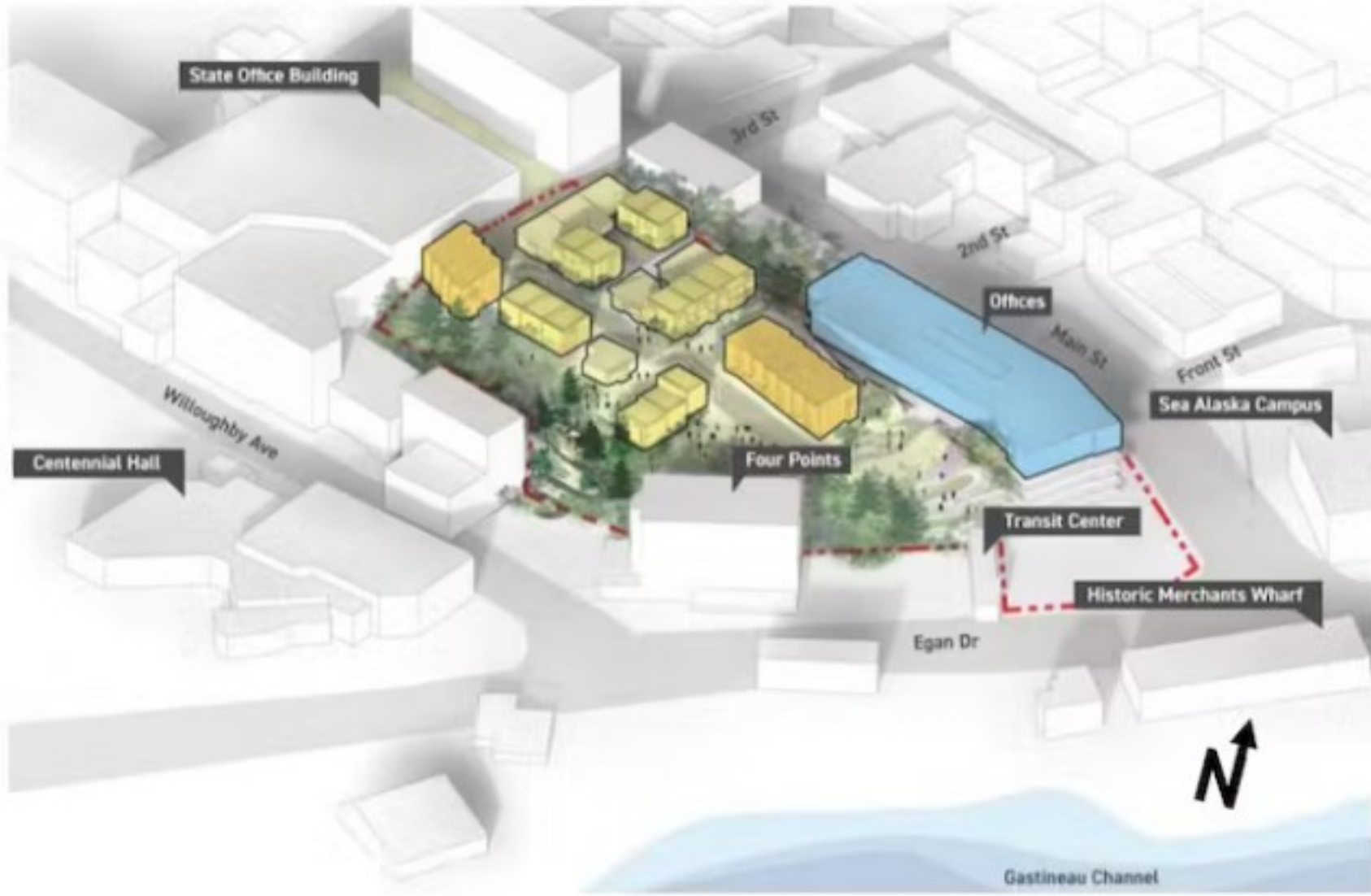
Eliminate all new construction. Preserve old houses (pre-existing) and preserve greenspace.

Infill is too large - should be in same size as current homes.

DEVELOPMENT CONCEPTS

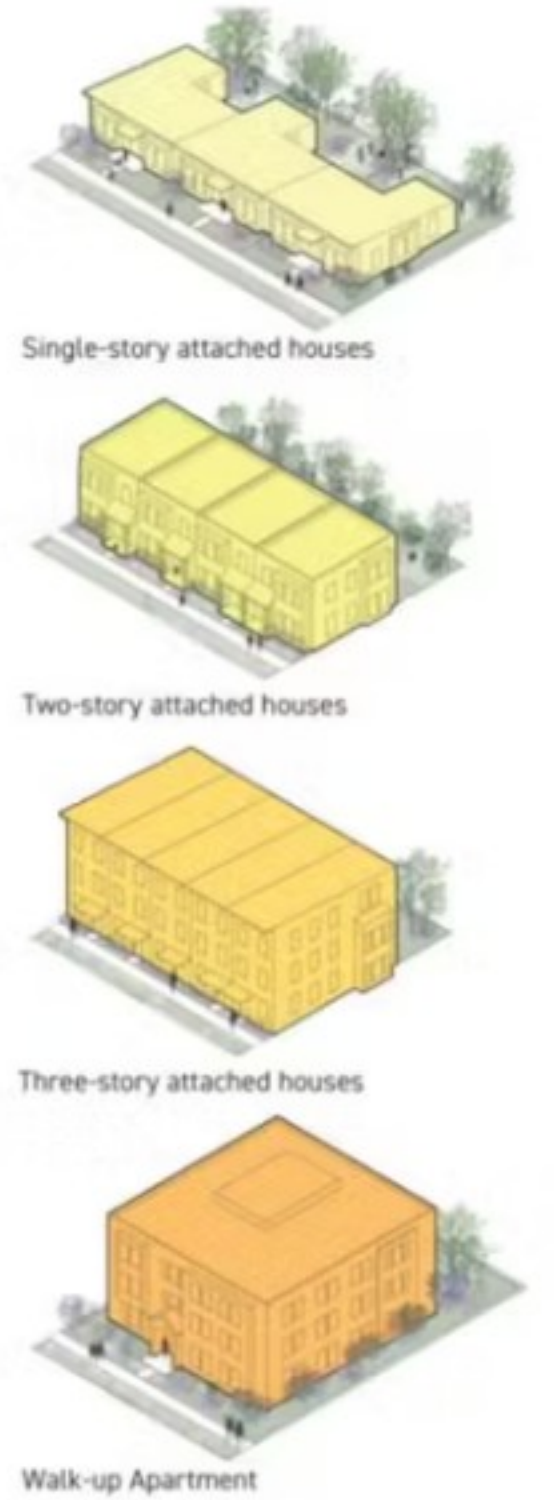
PRELIMINARY OPTION A | TOWNHOMES

32 Units



PRELIMINARY OPTION B | ATTACHED TOWNHOMES & WALK-UP APARTMENTS

66 Units



PRELIMINARY OPTION C | MID-RISE APARTMENTS

100-200 Units



PRELIMINARY OPTION D | MIXED INFILL

56 Units

