



## Planning Commission

(907) 586-0715

PC\_Comments@juneau.gov

[www.juneau.org/community-development/planning-commission](http://www.juneau.org/community-development/planning-commission)

155 Heritage Way • Juneau, AK 99801

### PLANNING COMMISSION NOTICE OF RECOMMENDATION

Date: August 14, 2025

Case No.: AME2019 0015

City and Borough of Juneau  
City and Borough Assembly  
155 Heritage Way  
Juneau, AK 99801

Proposal: Planning Commission Recommendation to the City and Borough Assembly regarding a Text Amendment to Adopt the Downtown Douglas/West Juneau Area Plan as part of the CBJ Comprehensive Plan.

Hearing Date: July 22, 2025, and August 12, 2025

The Planning Commission, at its regular public meeting, adopted with amendments the analysis and findings listed in the attached memorandum dated July 14, 2025, and recommended that the City and Borough Assembly adopt the Downtown Douglas/West Juneau Area Plan as an addendum to the CBJ Comprehensive Plan.

The Commission, concerned about clarity and ensuring historical context around the Alaska Native settlement in the area, made the following amendments:

- Plan p. 7: Delete the first paragraph under “Downtown Douglas”. The current wording seems to indicate a historical record, but does not discuss Alaska Native stewardship.
- Plan p. 25: Delete Action C under Goal 4.2, as the transfer of Mayflower Island to DIA is underway and this goal was written prior to the Assembly's stated intent to transfer.
- Plan p. 27: Move content to follow “Equity” language on p. 4 to better reflect the equity discussion in the context of Alaska Native land use.
- Plan p. 29: Delete Goal 5.3 and Action A to ensure these parcels are treated the same as any parcel in the CBJ in terms of land use and regulation.
- Appendices: Delete four “Steering Committee Mapping Exercise” maps.
- Appendices: Move Traffic Calming graphics to follow p. 11, Goal 1.2, and remove street names.

Attachments: July 14, 2025, memorandum from Scott Ciambor, Planning Manager, Community Development, to the CBJ Planning Commission regarding AME2019 0015.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ 01.50.020(b).

*mandy cole*

Mandy Cole, Chair  
Planning Commission

8/19/2025

Date

*Madeline Carise*

Filed With City Clerk

8/19/25

Date

**cc: Plan Review**

**NOTE:** The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this recommended text amendment. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.





(907) 586-0715  
CDD\_Admin@juneau.org  
www.juneau.org/CDD  
155 S. Seward Street • Juneau, AK 99801

**DATE:** July 14, 2025

**TO:** Mandy Cole, Chair, Planning Commission

**BY:** Scott Ciambor, Planning Manager  
Community Development Department *Scott Ciambor*

**THROUGH:** Jill Lawhorne, AICP, Director  
Community Development Department

**FILE NO.:** AME2019 0015

**PROPOSAL:** A Text Amendment to adopt the *Downtown Douglas / West Juneau Area Plan* as part of the CBJ Comprehensive Plan

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This staff report provides details on the draft *Downtown Juneau / West Juneau Area Plan* planning process and includes attachments that provide a copy of the plan (**Attachment A**), agency comments (**Attachment B**), and public comments (**Attachment C**).

These materials and more can be found on the CDD website at: [CDD – NPC – Douglas – West Juneau – City and Borough of Juneau](#)

### **PLANNING COMMISSION ROLE**

Three sections of Title 49 cover the purpose of the *Comprehensive Plan* and the duties of the Planning Commission in the *Comprehensive Plan* review process.

- Section 49.05.200 (b) notes, "The comprehensive plan adopted by the assembly by ordinance contains the policies that guide and direct public and private land use activities in the City and Borough."
- Section 49.10.170 (a) notes, "The commission shall undertake a general review of the comprehensive plan two years after the adoption of the most recent update and shall recommend appropriate amendments to the assembly. Proposed map changes shall be reviewed on a neighborhood or community basis as directed by the planning commission."

- CBJ 49.10.170(d) states that the Commission shall make recommendations to the Assembly on all proposed amendments to this title, zonings and re-zonings, indicating compliance with the provisions of this title and the Comprehensive Plan.

#### **PURPOSE OF THE DOWNTOWN DOUGLAS / WEST JUNEAU PLAN**

The Plan seeks to maintain the small town feel of Downtown Douglas, while enhancing connectivity to West Juneau and the greater community, and honoring the island's rich and diverse history and culture. The Plan provides a framework to guide the City and Borough of Juneau (CBJ) Assembly, departments, the Planning Commission, and other CBJ boards and commissions that will refer to this document to:

- Make informed decisions concerning future growth and development while maintaining a positive quality of life for residents; Plan for projects more efficiently;
- Assign appropriate resources to community needs;
- Identify needs for new or revised zoning and/or development regulations; and
- Identify infrastructure priorities.

The Plan also provides a framework to guide individuals, private companies, and other stakeholders when making investment and development decisions, and when questions affecting community development arise.

#### **STEERING COMMITTEE, COMMUNITY ENGAGEMENT, AND PUBLIC INPUT**

Most of this information is available [on the Downtown Douglas / West Juneau Area Plan website](#).

- 2019: Assembly approved budget for Douglas area plan
- January 2020: Corvus Designs awarded contract for public visioning process
- February 2020: Planning Commission appointed 9 members to Steering Committee
- 2020-2023: COVID delays, public focus groups, Steering Committee meetings
- August 2024: Project work resumed
- December 2024: Planning Commission appointed 2 committee members to fill vacancies
- May 2025: Open House, online survey, and public comment period
- June 2025: Steering Committee considered public input, finalized draft Plan

#### **COMPLIANCE WITH THE COMPREHENSIVE PLAN (COMP PLAN)**

##### Chapter 4 Housing Element

- Policy 4.4. To facilitate the preservation and rehabilitation of existing housing, particularly housing affordable to low-income residents.

##### Chapter 6 Energy

- Policy 6.1. To work with utility and energy providers to analyze the local energy system, potential renewable energy sources, and emerging technologies; to establish a long-term

energy plan; and to implement that plan for the affordable and sustainable use of energy in the community.

#### Chapter 7 Natural Resources and Hazards

- Policy 7.1. To protect the region's scenic, environmental, and economically-valuable natural resources from the adverse impacts of urban development. Development shall be controlled carefully and, if necessary, prohibited in naturally hazardous and ecologically-productive or sensitive areas.

#### Chapter 8 Transportation

- Policy 8.5. To promote a balanced, well-integrated local multi-modal surface transportation system that provides safe, convenient and energy-efficient access and transportation for people and commodities.

#### *Comprehensive Plan* Guidelines and Considerations for Subarea 9 (Maps M, O, P) include:

- Conduct an area plan or neighborhood plan for the downtown Douglas area that would address residential and non-residential uses in the vicinity of the harbor and town center with the goal of creating a Marine Mixed Use, transit and pedestrian-oriented community. Marine Mixed Use land uses could include: Water-related recreation, eco-tourism, commercial fisheries, sport fisheries, marine-related research and aquaculture, and other private and public use of the waters and shoreline; inland areas of housing, neighborhood-commercial needs, transportation systems, habitat protection, educational facilities, careful urban design, and view scape protection measures. This study should address the needs of and should include the participation of all stakeholders including property owners, residents, business operators, the Alaska Department of Transportation and Public Facilities, and all relevant CBJ Departments and Divisions.

While the DD/WJ Plan does not specifically discuss Marine Mixed Use, it does support and implement many of these uses, including recreation, shoreline access, mixed use development, public transit, pedestrian and bicycle traffic, and wildlife protection.

If adopted, the DD/WJ Plan will be an addition to the Comp Plan. The Plan provides a 20-year vision to guide growth, protect natural, historical and cultural resources, and enhance and maintain amenities for livability. Where DD/WJ and the Comp Plan conflict, or where DD/WJ is more specific, the *Downtown Douglas / West Juneau Area Plan* supersedes the *Comprehensive Plan*.

#### Findings

Based upon the information presented, the draft *Downtown Douglas / West Juneau Area Plan* satisfies the Comprehensive Plan Guideline to create an area plan.

Planning Commission  
File No.: AME2019 0015  
July 14, 2025  
Page 4 of 4

**STAFF RECOMMENDATION**

Staff recommend that the Planning Commission approve the *Downtown Douglas / West Juneau Area Plan* and forward it to the Assembly with a recommendation to adopt as an addition to the CBJ Comprehensive Plan.

**ATTACHMENTS**

Attachment A: Draft Downtown Douglas / West Juneau Area Plan  
Attachment B: Agency Comments  
Attachment C: Public Comments



# DOWNTOWN DOUGLAS / WEST JUNEAU AREA PLAN



JULY 2025



Attachment A – Draft Downtown Douglas / West Juneau Area Plan

**Land Acknowledgement:** The Downtown Douglas / West Juneau Steering Committee and the CBJ Community Development Department (CDD) acknowledge that the planning area is located on Tlingit Aaní. The T'aaku Kwáan were the original owners and inhabitants and have lived here since time immemorial. We are grateful to be a part of the community and to honor the culture and traditions of the Tlingit people.

***Gunalchéesh.***

# ACKNOWLEDGMENTS

The City and Borough of Juneau acknowledges and thanks all participants for their contribution to the creation of the Downtown Douglas / West Juneau Area Plan.

## Planning Commission

Mandy Cole, Chair  
Erik Pederson, Vice-Chair  
Douglas Salik  
Matthew Bell  
Adam Brown  
Lacey Derr  
David Epstein  
Nina Keller  
Jessalynn Rintala

## Steering Committee

Joyce Vick, Chair  
Robert Sewell, Vice Chair  
Rebecca Embler, Recorder  
Carole Bookless  
Frank Delaney  
Linda Snow  
Brian Lieb  
Darren Snyder  
Erik Pederson, Planning Commission  
Liaison  
Annette Smith, Docks & Harbors Board  
Liaison

## City and Borough of Juneau

Katie Koester, City Manager  
Robert Barr, Deputy City Manager

## Community Development Department

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Scott Ciambor, Planning Manager  
Minta Montalbo, Senior Planner  
Forrest Courtney, Senior Planner  
Quinn Tracy, GIS Specialist  
Sarah Karr, GIS Technician

## Assembly

Beth Weldon, Mayor  
Ella Adkison  
Paul R. Kelly  
Alicia Hughes-Skandijs  
Greg Smith  
Neil Steininger  
Wade Bryson  
Maureen Hall  
Christine Woll

## Past Participants

Arnold Liebelt, former Co-Chair  
Matt Catterson, former Recorder  
Norton Gregory  
Liz Smith  
Beth McKibbin, AICP, former Planner  
Allison Eddins, former Planner  
Alexandra Pierce, former Planner  
Bernadine DeAsis, Douglas Indian  
Association Liaison  
Kamal Lindoff, Douglas Indian Association  
Liaison

## Thank You!

Special thanks to the staff at the Douglas  
Public Library and Juneau Community  
Schools.

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*Image left: Dog friend at Sandy Beach.  
Photo credit: Forrest Courtney*

# INTRODUCTION

The Downtown Douglas / West Juneau Area Plan provides a vision, policy guidance, and recommended actions for the next 20 years.



Douglas Island is a 75 square mile island stretching about 17 miles along Gastineau Channel. Though largely undeveloped, Douglas Island boasts Juneau's only ski resort, a boat launch, and residential areas to the north, and a school, downtown area, Harbor, and residential areas to the south.

Douglas is informally divided by the Juneau-Douglas bridge, connecting the island to the mainland. Crossing from downtown Juneau, North Douglas is to the right, while West Juneau is to the left. Once you cross Lawson Creek, Downtown Douglas begins. Residents of this area generally call it simply "Douglas." Downtown Douglas / West Juneau is home to some of Juneau's oldest historical neighborhoods, including the Treadwell Mine, the former site of the Douglas Indian Village, and the original City of Douglas.

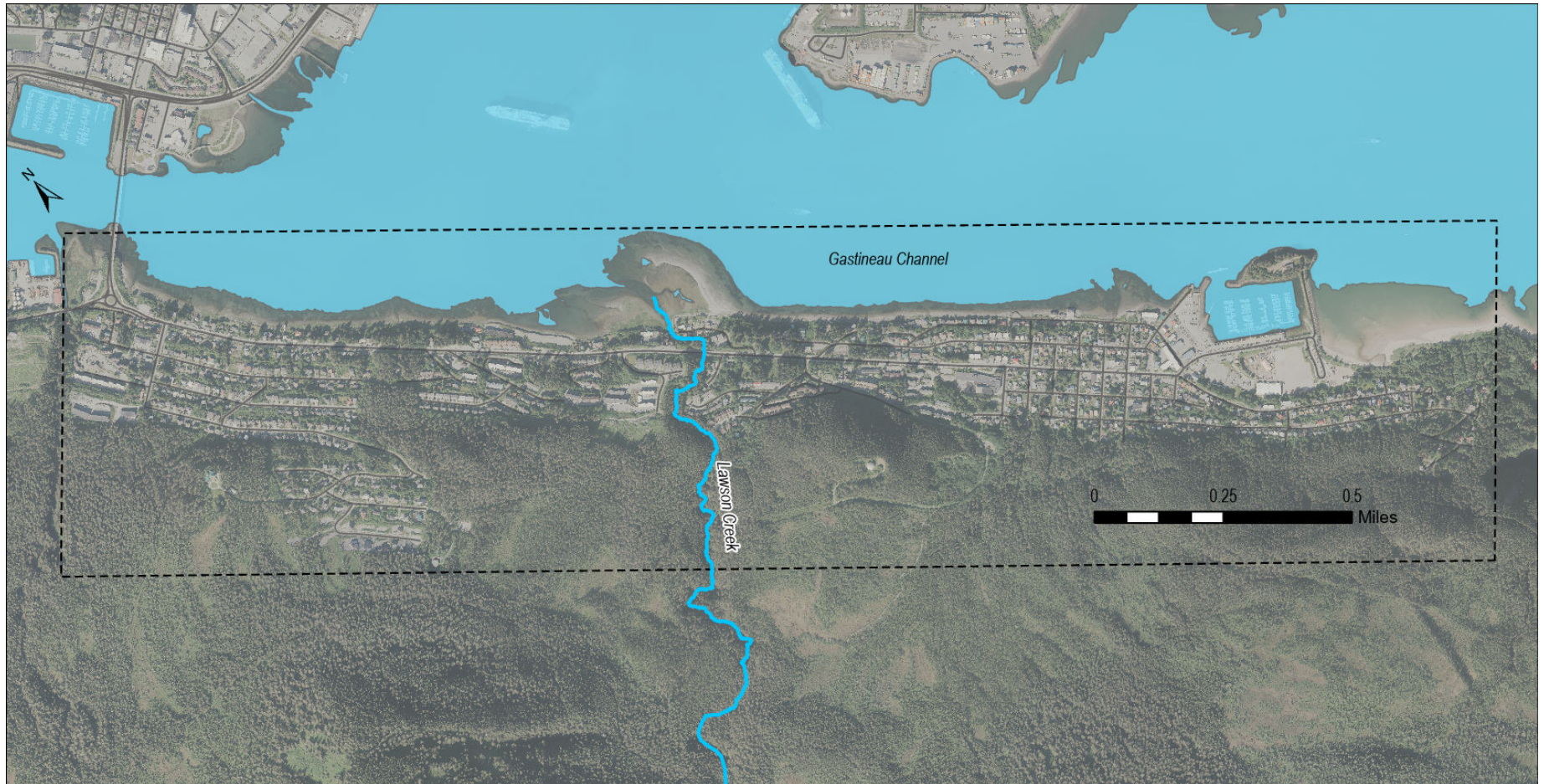
## Purpose of the Downtown Douglas / West Juneau Area Plan

The Downtown Douglas / West Juneau Area Plan is Juneau's subarea plan for the portion of Douglas Island extending south from the bridge to the Sandy Beach recreation area. The Plan provides long term guidance for decision-makers, such as the Planning Commission and Assembly, to better understand the vision, goals, and desired outcomes of the community. If adopted, the Downtown Douglas / West Juneau Area Plan will become part of the City and Borough of Juneau's (CBJ) Comprehensive Plan. The Comprehensive Plan is CBJ's overarching management tool for growth, development, and resource management. The Downtown Douglas / West Juneau plan is intended to provide information specific to the area.

*Image left: Soap box derby in Downtown Douglas.*



# MAP 1: PLANNING AREA





# THE PLANNING PROCESS



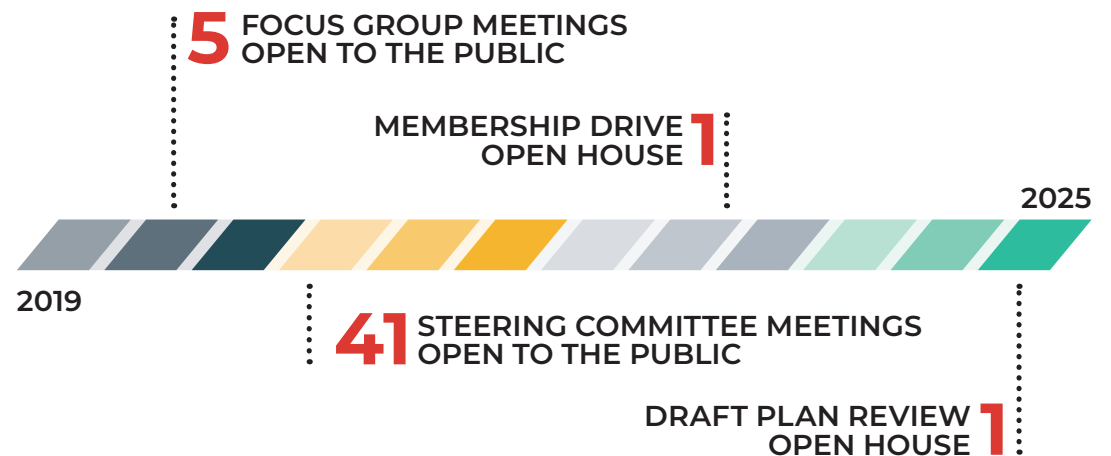
The Downtown Douglas / West Juneau planning process began with a public outreach effort that included public meetings focused on economic development, housing, transportation, and land use zoning.

## STEERING COMMITTEE

The Steering Committee was appointed by the Planning Commission in February of 2020 to guide and inform the Plan. Additional members were appointed when work on the plan resumed in 2024, after delays caused by the pandemic and staff shortages. The Steering Committee represents a variety of interests, including personal, business, and recreational.

Liaisons from Douglas Indian Association and the CBJ Docks and Harbors Board and CBJ Planning Commission participated in Steering Committee meetings and plan development as non-voting members.

## COMMUNITY INPUT



*Images left: Steering Committee workshop held in August 2023.*



Image: Douglas Island Bridge. Photo credit: Forrest Courtney.

Equity is defined by the American Planning Association’s Planning for Equity Policy as “just and fair inclusion into a society in which all can participate, prosper, and reach their full potential.”

### EQUITY

The Downtown Douglas / West Juneau steering committee identified equity as a community value early in the process.

The committee utilized training materials by the American Planning Association’s (APA) Planning for Equity Policy to learn about equity and ensure that committee discussions and decision-making happened through an equity lens. The committee took steps to create a more equitable planning process through invitations and outreach to under-represented groups to participate in public meetings and open houses and to serve as committee liaisons. The committee encourages CBJ staff to continue to find ways for inclusive comment through the public process and adoption of the Plan.

### APA’S THREE ESSENTIAL QUESTIONS:



Who is helped?



Who is harmed?



Who is missing?

### WHY IS EQUITY IMPORTANT?

Equity means that everyone has the opportunity and access to participate, prosper and reach their full potential. Historically, discrimination and inequity have been ingrained into plans, policies and laws. The Downtown Douglas / West Juneau Area Plan seeks to ensure that the costs and benefits of change and growth are distributed equitably, the plan benefits as many as possible, harms as few as possible, and includes everyone possible.



# PLANNING AREA

The presented data was derived from the 2022 American Community Survey (ACS). ACS helps local officials, community leaders, and businesses understand the changes taking place in their communities. It is the premier source for detailed population and housing information about our nation.

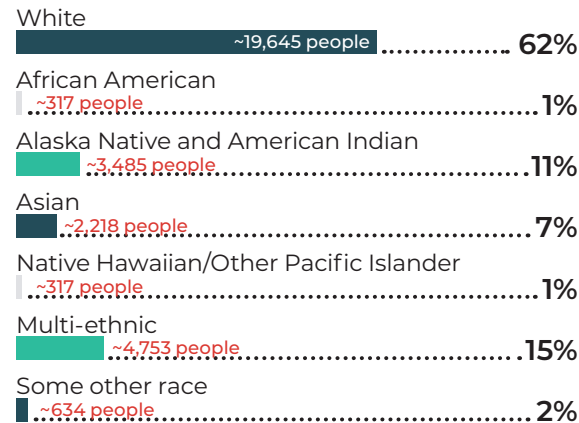
## RACIAL DISTRIBUTION

The estimated population of Downtown Douglas / West Juneau was 3,094 people, and CBJ was 31,685 people.

### DOWNTOWN DOUGLAS / WEST JUNEAU



### CITY AND BOROUGH OF JUNEAU



## MEDIAN INCOME

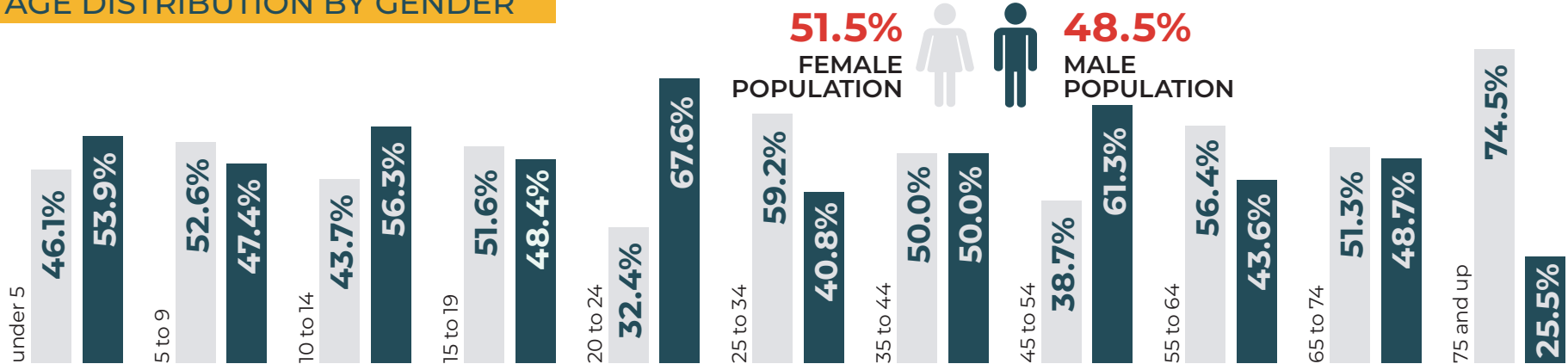


CITY AND BOROUGH  
OF JUNEAU  
**\$95,711**

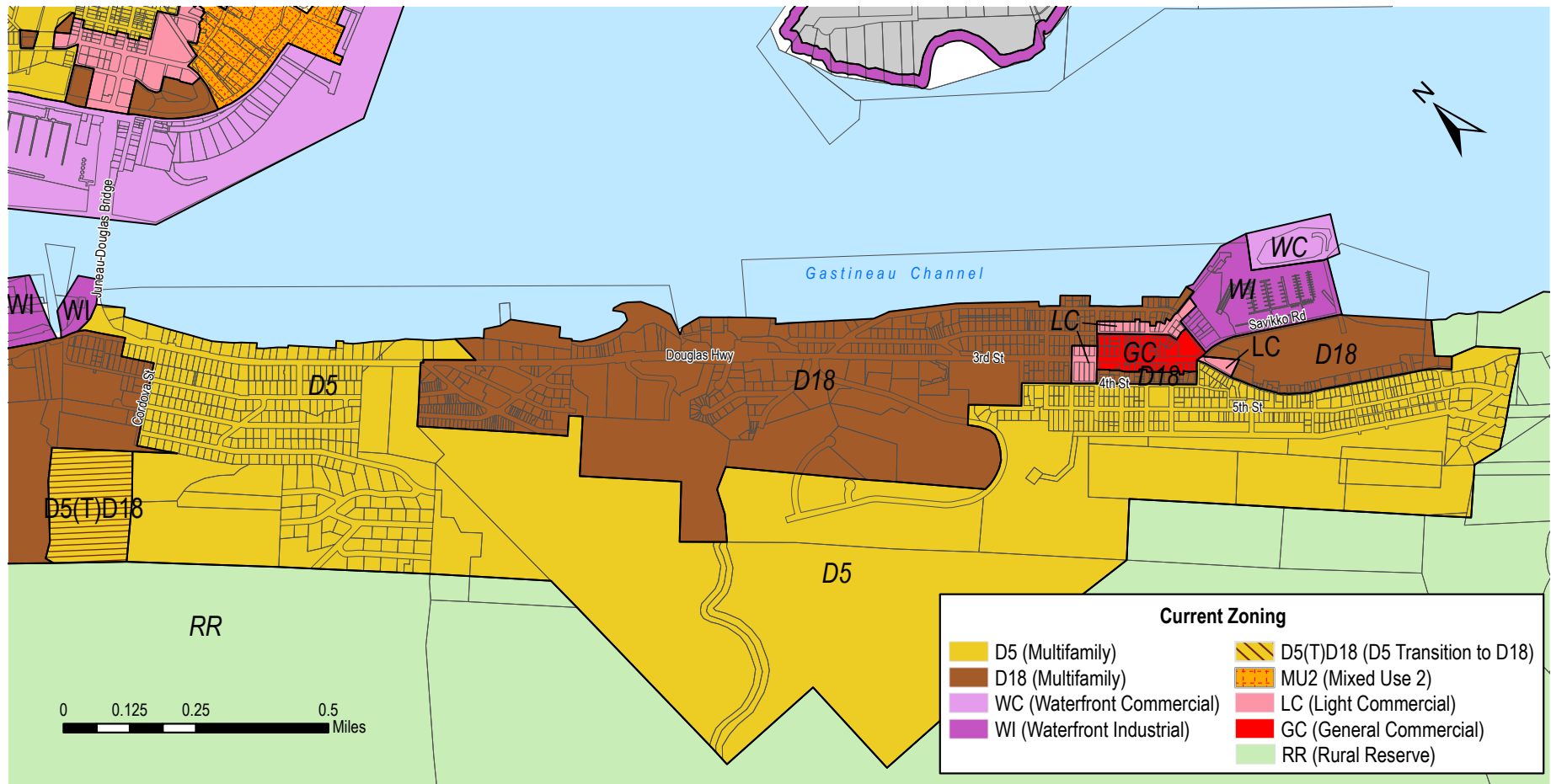


DOWNTOWN  
DOUGLAS /  
WEST JUNEAU  
**\$84,914**

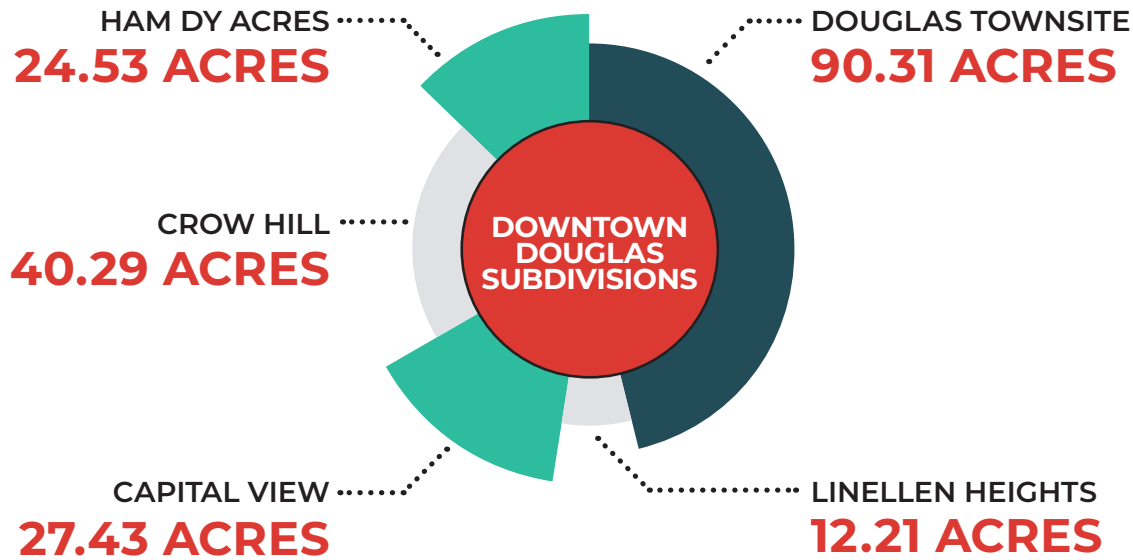
## AGE DISTRIBUTION BY GENDER



## MAP 2: ZONING



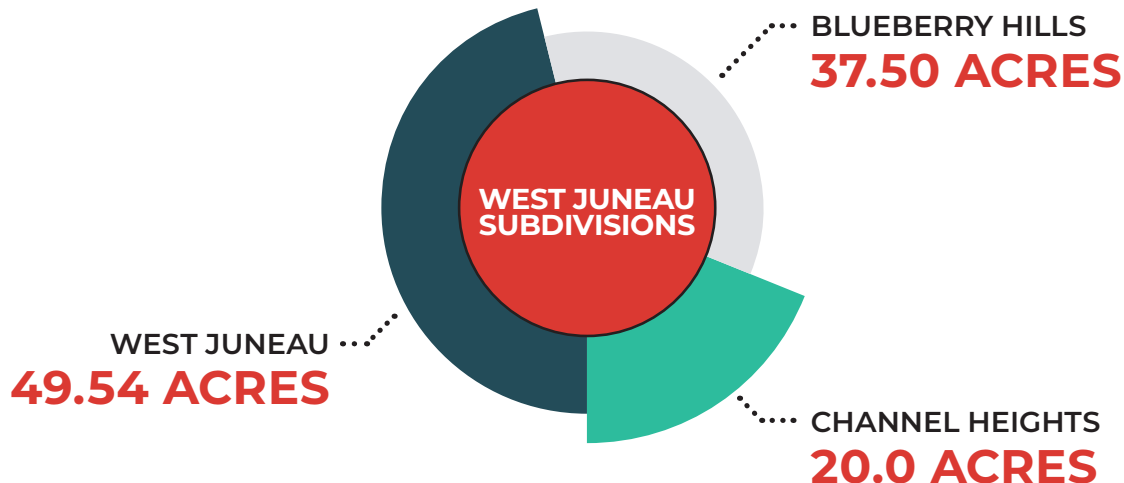
# PLANNING BOUNDARIES



## DOWNTOWN DOUGLAS

Originally established as Edwardsville in 1881, the town of Douglas was predominantly residential, with a small business district supporting nearly 2,000 Alaska Treadwell Gold Mining Company employees and their families. The City of Douglas was incorporated in 1902, then merged with the City of Juneau in 1970 to form the CBJ.

Downtown Douglas is situated on the Northeastern side of Douglas Island, across the Gastineau Channel from Juneau. The waterfront tidelands slope gradually upward to the base of Mount Brady (Jumbo). At the turn of the 20th century, development was largely on the flatter land closer to the water. Due to the lack of flat and dry land, residential development in the 21st century has begun to creep into steeper terrain.



## WEST JUNEAU

West Juneau is situated on the northeastern side of Douglas Island, across from Downtown Juneau. Development in West Juneau began in the 1940s following the construction of the Juneau-Douglas bridge in 1935. West Juneau is both a subdivision and the colloquial name for the area south of the Juneau-Douglas Bridge to Lawson Creek, the natural border of Downtown Douglas.

*Images right: Sayéik: Gastineau Community School photos used with permission.*

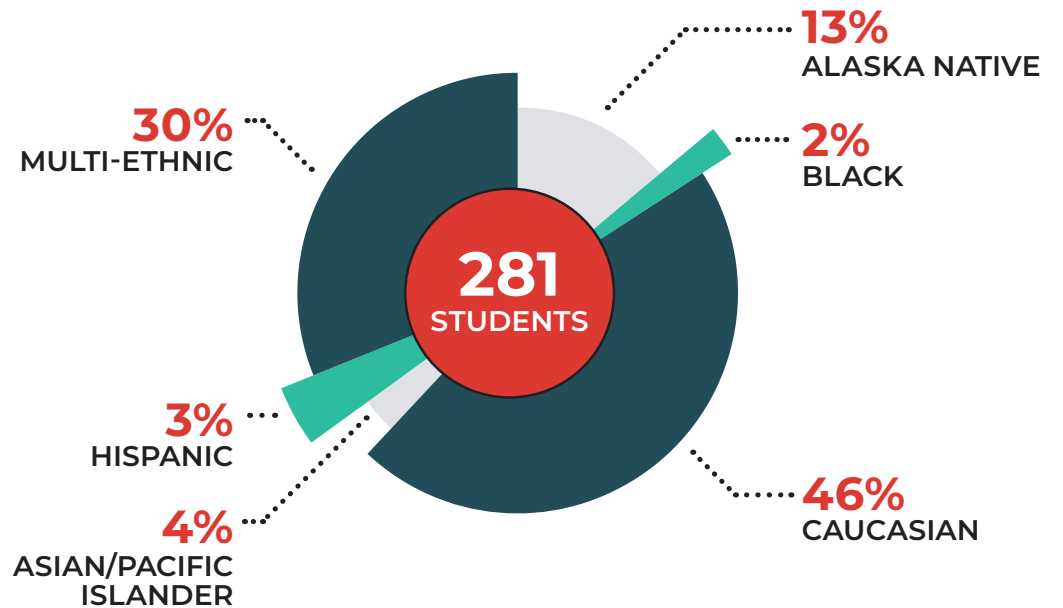




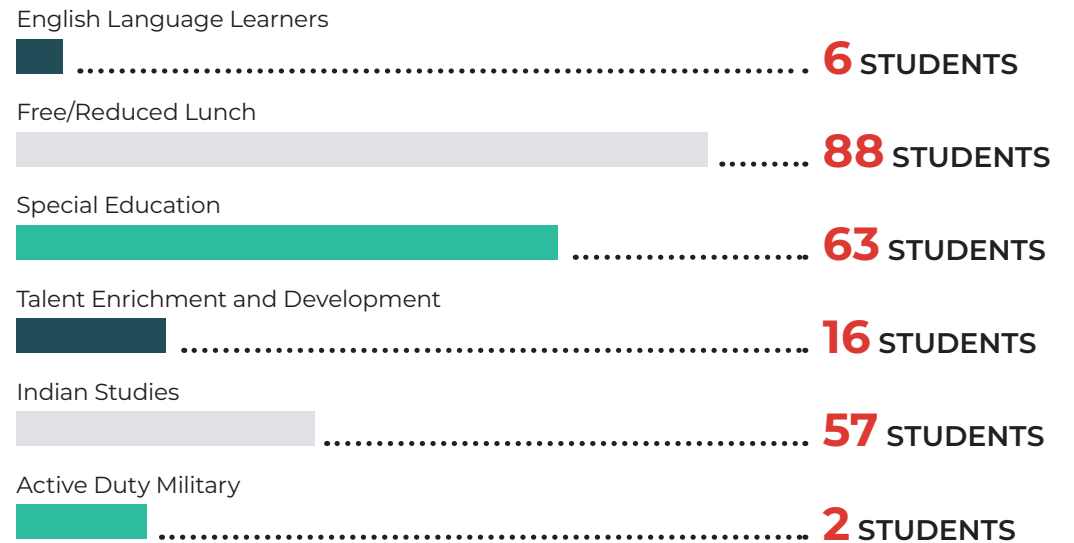
The heart of Douglas, Sayéik: Gastineau Community School serves elementary students from all over Douglas Island.



## STUDENT DEMOGRAPHICS



## SPECIAL PROGRAMS



# OUR VISION

Downtown Douglas / West Juneau is a distinctive, equitable, safe, prosperous, connected and artistic community. With access to abundant recreational opportunities, where neighbors interact and connect, it is a community that honors the island's rich and diverse history and culture while providing opportunities for sustainable, healthy and inclusive growth and restoration.



Downtown Douglas / West Juneau is, at its core, a vibrant residential community anchored by the elementary school, downtown area and harbor. Through the public process, it is apparent that residents love their community and are looking toward maintaining and enhancing the small town, connected atmosphere. The vision for Downtown Douglas / West Juneau is a statement of values that will guide the goals and actions of the plan elements. Future planning decisions should address the question “does this fit with our stated vision?”

## PLAN ELEMENTS

The following plan elements set forth the goals and actions to guide the community towards its vision. Each goal supports the vision, and the recommended actions seek to achieve the goals.

Downtown Douglas / West Juneau plan elements are:



Connected Community



Cultural and Artistic Community



Prosperous Community



Sustainable and Green Community



Healthy and Active Community

*Image left: A group of people play bag pipes at the Fourth of July parade on Douglas Island. Photo credit: Arnold Liebelt.*





## CONNECTED COMMUNITY

A connected community means Downtown Douglas / West Juneau residents have a full range of safe, equitable and accessible opportunities to connect with each other and to places within and outside of the area boundaries.

A connected community links residents to their neighbors, the Juneau community, and beyond. Connections can be physical, such as bike paths and public transit, or virtual, through Wi-Fi and other information technology.

### TRANSPORTATION

Creating a connected community will positively impact the quality of life for residents. Well-maintained highway, bridge, and harbor connections to the rest of Juneau are necessary for access by Douglas Island residents to goods and services, economic supports such as jobs and commercial fishing grounds, and recreational opportunities. These connections are also essential for access to Douglas businesses and events by patrons living off-Island. A well-planned transportation network of hillside staircases, maintained sidewalks, and paved roads enhances safety and access for neighborhoods currently disconnected.

Connected communities improve the economic vitality of the area by ensuring access to public facilities, local amenities, and nature. The Mike Pusich Douglas Harbor, Savikko Park and Sandy Beach, Perseverance Theatre, Douglas Public Library, and downtown restaurants and retail shops are attractive destinations for both residents and visitors.

### TECHNOLOGY

Access to the Internet and online resources creates social and professional connections, supporting local businesses, organizations, and residents. Infrastructure like the Douglas Public Library and Sayéik: Gastineau Community School are important hubs, used by groups such as the Douglas Advisory Board to connect the community to the decision-making process.

*Image left: Douglas Public Library.*

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## GOAL 1.1:

Develop a well-maintained motorized transportation network that provides year-round access within Downtown Douglas / West Juneau and beyond to the greater Juneau community.

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## ACTIONS:

- A. Maintain and improve roadways and bridge connections to Juneau for access to goods and services and economic opportunities for Douglas residents, and for access to Douglas businesses and events by off-Island patrons.
- B. Maintain and improve the Mike Pusich Douglas Harbor for access to commercial fishing and recreational activities.
- C. Develop an alternative route to improve emergency response and reduce congestion at stressed intersections.
- D. Encourage and participate in ongoing Juneau-wide discussions about a second crossing between Douglas and Juneau.
- E. Allocate appropriate funding for winter maintenance of streets.
- F. Include Capital Improvement Project (CIP) proposal to pave existing streets in Downtown Douglas / West Juneau to reduce maintenance costs and improve air quality.

A well-planned transportation system will provide opportunities and choices for all modes of travel that is safe and efficient, reduces ongoing maintenance costs, and improves the community's quality of life.

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## GOAL 1.2:

Develop a non-motorized transportation system that provides residents and wildlife safe travel corridors throughout Downtown Douglas / West Juneau.

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## ACTIONS:

- A. Build and maintain stair connections to provide pedestrian links between streets and access to properties where slopes make road or sidewalk connections impractical.
- B. Implement traffic calming measures along Douglas Highway / 3rd Street to improve pedestrian and non-motorized transportation safety.
- C. Invest in bicycle and pedestrian infrastructure.
- D. Allocate appropriate funding for proper winter maintenance of sidewalks and bike lanes.
- E. Add crossing lights to existing crosswalks at the Douglas Highway and Cordova Street intersection and 3rd Street and 1st Street by the Sayéik: Gastineau Community School.
- F. Preserve existing wildlife pathways or create alternative pathways to minimize human/wildlife interactions.



## MAP 3: CURRENT PUBLIC TRANSIT





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### GOAL 1.3:

Ensure that Downtown Douglas / West Juneau residents have access to year-round public transit that is safe, convenient, and reliable.

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### ACTIONS:

- A. Install covered bus stops with lighting at all Capital Transit Route 1 stops to increase the safety of riders.
- B. Allocate appropriate funding to Capital Transit to increase the efficiency and convenience of routes and expand the hours of operation, including holidays.

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### GOAL 1.4:

Foster community connections to the waterfront that are accessible to all residents and visitors of Downtown Douglas / West Juneau.

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### ACTIONS:

- A. Identify potential access points to the shoreline along Gastineau Channel and develop a waterfront trail linking West Juneau to Downtown Douglas.
- B. Develop a wayfinding plan to guide users to safe and appropriate routes to the waterfront.
- C. Improve connectivity from the downtown core and opportunities for usage of the Mike Pusich Douglas Harbor, Treadwell Arena, Mayflower Island, and Savikko Park, encouraging visitors to stay in the area and visit local businesses.
- D. Designate waterfront land for use to enhance understanding of Alaska Native history in Douglas, in cooperation with the Douglas Indian Association and other organizations.

*Image left: Treadwell Historic Mine pumphouse at Sandy Beach. Photo credit: Pat McGonegal.*

*Image below: View of Downtown Douglas down 2nd Street. Photo credit: Forrest Courtney.*



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## GOAL 1.5:

Provide resources for the community to engage in development decisions through comprehensive public dialogue to reflect all community voices.

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## ACTIONS:

- A. Allocate appropriate funding to expand hours of operation and computer access at the Douglas Public Library.
- B. Expand the CBJ public Wi-Fi network to include additional hotspots and increase active hours across Douglas.
- C. Establish and maintain a Douglas Community website on the CBJ website to provide information about the community, including consultations prior to development decisions, activities and events, local businesses, and neighborhood groups.
- D. Develop CBJ policies to ensure the involvement of under-served and under-represented communities in the public process.
- E. Designate Douglas Advisory Board members as community liaisons to attend and report on Planning Commission meetings, Assembly meetings, and the Assembly Public Works and Facilities Committee meetings.
- F. Establish CBJ community-based youth and community outreach committees, as well as a dedicated public website.

*Image right: Student youth group protesting the state budget. Photo credit: Juneau Empire.*

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## GOAL 1.6:

Use Mt. Jumbo Gym and adjacent maintenance shop located at 4th and D Streets as a multi-purpose community hub.

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## ACTIONS:

- A. Relocate the maintenance shop to another location.
- B. Enhance existing facilities to maintain and expand public uses, including indoor and outdoor activities.
- C. Support future redevelopment to include housing, such as studio apartments, as well as community spaces.







# PROSPEROUS COMMUNITY

A prosperous community means Downtown Douglas and West Juneau residents have a full range of services and economic opportunities.

West Juneau is primarily residential. The downtown Douglas area offers a post office, library, fire station, live theatre, restaurants, a gas station, and other commercial enterprises. These are within easy walking distance of parks and public amenities such as Savikko Park, Treadwell Arena and the Mike Pusich Douglas Harbor. A Prosperous Community maximizes area assets to support a thriving, more self-sufficient local economy.

## EMPLOYMENT OPPORTUNITIES

Prosperous communities support a range of employment, including telecommuting, home businesses, and entrepreneurship. Supporting a diverse workforce benefits the entire CBJ.

## TOURISM

Small scale tourism provides an economic boost to the area, with opportunities for collaboration among local arts, cultural, historical, and recreational organizations and businesses.

## INFRASTRUCTURE

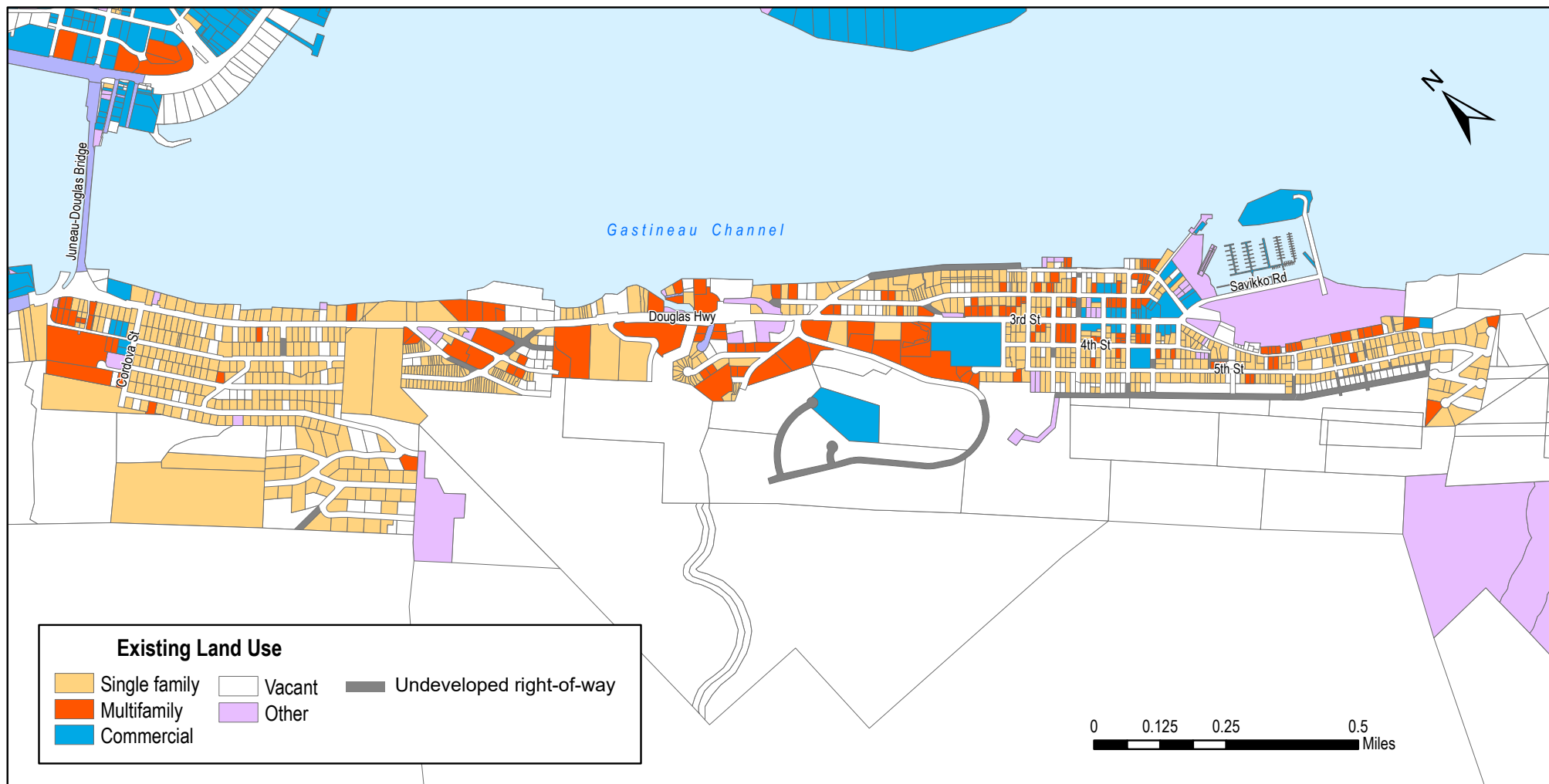
The infrastructure of Downtown Douglas and West Juneau is unique and should be preserved for current and future generations. Anchors like the Perseverance Theatre and Treadwell Arena contribute to a prosperous community. Housing will support employment and increase city tax revenue.

## TRANSPORTATION SYSTEM

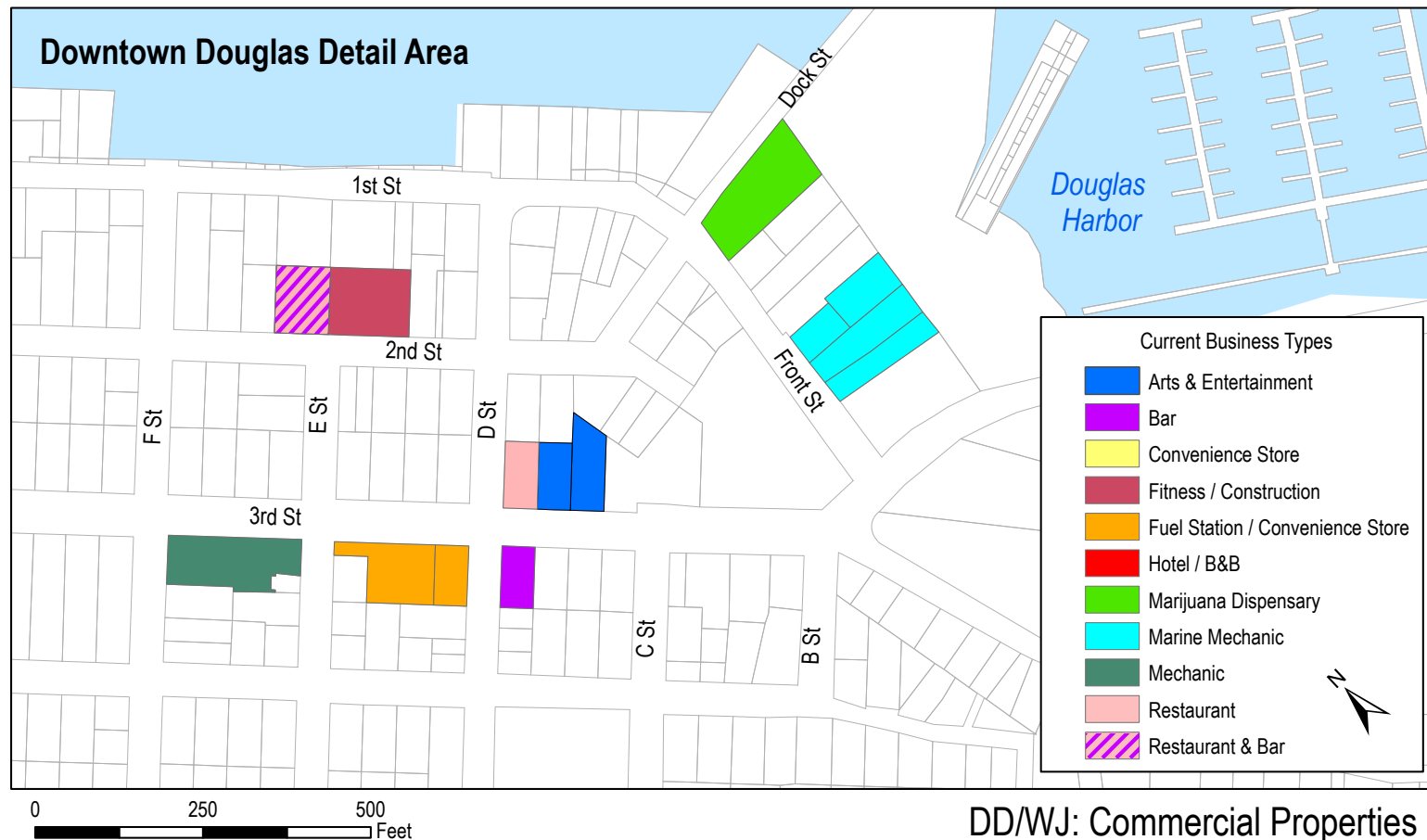
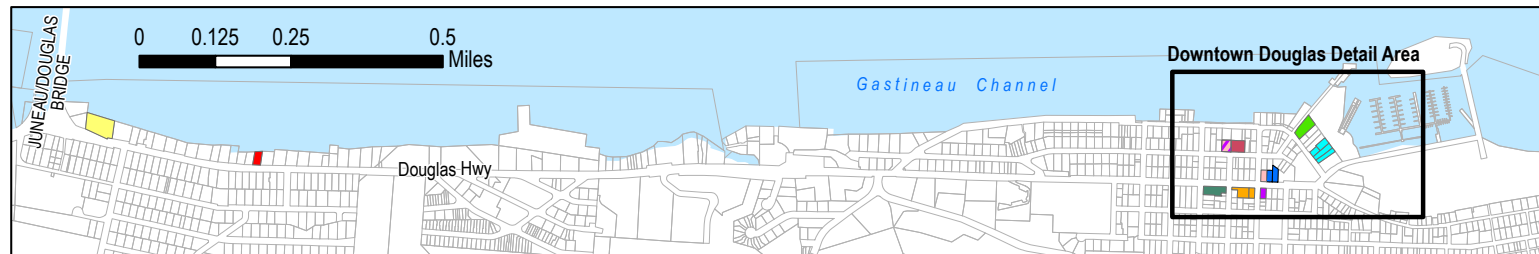
Downtown Douglas / West Juneau is located on an island, and transportation connections, such as highways, bridges, and harbors, to goods and services and economic opportunities off-island are essential for economic prosperity.

*Image left: Louie's Douglas Inn.*





## MAP 4: CURRENT LAND USE



## MAP 5: CURRENT COMMERCIAL PROPERTY

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### GOAL 2.1:

Identify needed services and areas for economic growth.

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#### ACTIONS:

- A. Use available local and state data to map existing services in the Plan area.
  - B. Conduct a community needs assessment to identify and prioritize missing services.
  - C. Survey existing commercial enterprises to identify what supports are needed to advance more commercial activities.
  - D. Survey for underused public properties that could be repurposed and identify potential uses.
  - E. Develop an action plan to address results of community surveys outlined in Goal. 2.1.
- 

### GOAL 2.2:

Support small scale tourism.

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#### ACTIONS:

- A. Market Douglas' natural environment, outdoor lifestyle, performing arts, culture, and history.
- B. Develop opportunities for cultural, historical, and eco-tourism.
- C. Develop and permit opportunities for small tour operators offering small group, low impact experiences

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### GOAL 2.3:

Support local entrepreneurs and employers that provide year-round services.

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#### ACTIONS:

- A. Promote opportunities for businesses and entrepreneurs to address service gaps.
- B. Encourage local employers to use the Douglas Community website to promote vacant year-round positions.
- C. Promote telecommuting opportunities to those who may consider relocating to Douglas for its small town qualities.
- D. Enhance telecommunications services to Downtown Douglas and West Juneau.
- E. Embark on a study to increase parking opportunities, such as cooperative agreements with owners of downtown parking lots to open spaces in off hours.
- F. Encourage businesses within residences by making the city code definition of "home occupation" less restrictive.

"Small scale tourism" integrates visitors into the community through low impact tours or activities for small groups and independent travelers.

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## GOAL 2.4:

Enhance the Mike Pusich Douglas Harbor and surrounding parkland as a community anchor for recreational and economic activity.

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### ACTIONS:

- A. Develop new and improve existing public amenities at the harbor, such as paved parking, landscaping, restrooms, and period or artistic lighting improvements.
- B. Facilitate commercial activity designed to attract visitors and residents from other areas of Juneau, such as food trucks, and light, small scale tourism, by providing dedicated vendor space, access to potable water, and other amenities.
- C. Diversify public uses at Savikko Park to fully utilize space.
- D. Coordinate planning efforts for the Mike Pusich Douglas Harbor and Savikko Park, recognizing their proximity and potential for collaboration.
- E. Support the CBJ Assembly goal to support the Douglas Indian Association's efforts to acquire Mayflower Island from the U.S. Department of Interior.
- F. Install a public use dock at the Mike Pusich Douglas Harbor for recreational and potential commercial use.



*Image above: Group of students near the Douglas Island Bridge on bike to school day. Photo Credit: Sayéik: Gastineau Community School photo used with permission.*

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## GOAL 2.5:

Preserve and expand infrastructure and systems to grow and support economic activity.

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### ACTIONS:

- A. Maintain and improve existing and build new roadways and bridge connections to Juneau for access to goods and services and economic opportunities for Douglas residents, and for access to Douglas businesses and events.
- B. Maintain and improve community anchors such as theaters and sports arenas, and enhance their connections within the community,
- C. Actively support Juneau-wide hydroelectric development and other renewable energy projects to capitalize on clean and reasonably priced sources of electricity.

*Image right above: A decorated house to celebrate the Fourth of July. Photo credit: Molly McCormick.*

*Image right below: Island Hills Apartments, example of "Missing Middle" housing in Douglas. Photo credit: Casey Kelly, KTOO.*



Mixed-use developments support the economic vitality of a community by lowering infrastructure costs, promoting in-fill development, reducing auto dependence, offering a greater range of housing types, and creating diverse and safe neighborhoods.



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## GOAL 2.6:

Diversify housing options to support a broad range of current and future Douglas residents.

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## ACTIONS:

- A. Examine and eliminate barriers to partnerships, to support housing and economic development opportunities.
- B. Incorporate “Missing Middle” housing such as duplexes, triplexes, and rowhouses and innovative housing types such as co-housing.
- C. Maintain and enhance opportunities for liveaboards in the Mike Pusich Douglas Harbor.
- D. Incentivize property owners of vacant lots or buildings to create housing.







# HEALTHY AND ACTIVE COMMUNITY

A healthy and active community means Downtown Douglas / West Juneau residents have access to food, healthcare, and recreational activities, in a safe environment.

Community can have a major impact on a person's health and well-being. Food insecurity, lack of health services, and unsafe neighborhoods negatively impact Juneau as a whole, potentially contributing to higher healthcare costs and increased crime. A healthy and active community provides opportunities for residents to take care of themselves and their neighbors.

## FOOD SECURITY

Food security is a measure of both food availability and an individual's ability to access it. Juneau's reliance on imported food creates borough-wide food insecurity. Downtown Douglas / West Juneau does not have a full service grocery store, potentially cutting residents off from food access, in the event of a bridge closure.

## HEALTHCARE AND RECREATIONAL ACTIVITIES

Juneau offers access to a wide variety of health services, but currently not on Douglas Island. Locally accessible healthcare and education would enhance the wellbeing of residents. Telehealth and home-based work initiatives described in "Prosperous Community" may be viable solutions.

## SAFETY

Safety is important to every community. Juneau Police Department (JPD) programs such as "Neighborhood Watch" and "Crime Prevention Through Environmental Design (CPTED)" use tools like safety ambassadors and physical design techniques to increase security.



*Image left: Fourth of July parade. Photo credit: Arnold Liebelt.*

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### GOAL 3.1:

Support and enhance access to healthy foods, including local and traditional foods.

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#### ACTIONS:

- A. Encourage community gardens in parks and neighborhoods.
- B. As part of a comprehensive plan for Savikko Park and the Mike Pusich Douglas Harbor, develop a growing space in Savikko Park, such as a community garden or another type of managed growing space.
- C. Encourage Fruiting Forests.
- D. Include food bank information on the Douglas Community website.
- E. Encourage the development of a food co-op.
- F. Encourage the development of a “gleaning” program where excess fresh foods from gardens, farmers markets, grocers, restaurants, events or any other sources in are collected and provided to those in need.
- G. Develop an emergency plan for supply of food and necessities if Douglas is cut off from the mainland in the future.

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### GOAL 3.2:

Promote and enhance access to community health and wellness.

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#### ACTIONS:

- A. Work with health care providers to hold health fairs and offer “pop up” clinics to provide access to primary care, dental, behavioral health, emergency, and other public health services.
- B. Develop a mapping and signage system for recreational programming, community activities and infrastructure. Consider implementing Quick Response (QR) codes and utilizing apps and mobile friendly websites to take advantage of changing technologies.
- C. Use the Douglas Community website to advertise and inform the community about recreational choices, programming and activities, and community initiatives such as walking groups and community bike rides and hikes in Downtown Douglas / West Juneau.
- D. Enhance the CBJ’s Homestead Park to include access to the water and off-street parking.

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### GOAL 3.3:

Create a pedestrian and bike path connecting West Juneau and Downtown Douglas.

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### ACTIONS:

- A. Collaborate with private landowners to develop a public park and community garden connecting Foster Avenue and Simpson Avenue.
- B. Collaborate with private landowners to develop a pathway across Lawson Creek and private property connecting Raven Road with John Street.

Access to local health care could be enhanced with health fairs and pop up clinics.

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### GOAL 3.4:

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

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### ACTIONS

- A. Expand community access to programs and activities that improve safety such as JPD's CPTED consultations.
- B. Actively recruit and encourage participation from individuals who belong to underserved communities to participate in groups and committees.
- C. Provide public trashcans and pickup to shoreline areas, bus stops, and other high use areas.
- D. Add outdoor or covered seating adjacent to the post office, library, and other community anchors to encourage community dialog.
- E. Ensure that snow management plans remove snow berms in a timely manner, prioritizing sidewalks, bus stops, and wheelchair accessible spaces.
- F. Provide a wheel-chair accessible ramp or boardwalk to the Sandy Beach shore.
- G. Provide a hose bib in or near the restrooms or shelters at Sandy Beach.

*Image left: Mountain biking trail by Simpson Avenue. Photo credit: Forrest Courtney.*

*Image right: Cast members of "Indecent" rehearse at Perseverance Theatre in preparation for the play. Photo credit: Mark Sabbatini / Juneau Empire.*





# CULTURAL AND ARTISTIC COMMUNITY

A cultural and artistic community means residents and visitors have opportunities to learn, create, and thrive together, advancing economic prosperity, social equity, and cultural vitality.



Arts and culture bring people together, strengthen a community's sense of place, offer opportunities for learning and entertainment, and build both social and economic capital. Downtown Douglas / West Juneau is rich in culture, arts and history.

## HERITAGE

The social and cultural life of a community thrives when all members contribute their knowledge, experience, skills and talents as volunteers, artists, participants and customers. Acknowledging the unique and complex history of this area will foster a respectful and connected community.

## ECONOMIC GROWTH

Bringing together the artists, organizations, cultural and artistic programs and supporting partnerships will leverage the power of arts and culture as an economic stimulator. Historic preservation can attract tourists, shoppers, businesses and residents.

## SOCIAL CONNECTIONS

Community events bring people together, boosting both social and economic capital. Douglas has a long tradition of hosting community events such as Gold Rush Days, Douglas Fourth of July, and the Christmas Tree Lighting.

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### GOAL 4.1:

Honor, preserve, and promote the heritage of Downtown Douglas / West Juneau.

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### ACTIONS:

- A. Develop educational displays/materials about the Douglas Indian Village that was located at Savikko Park.
- B. Partner with tribal, governmental and other organizations on projects that highlight the area's unique cultural and natural history.
- C. Expand the historic districts and use the designation to preserve the character of an individual structure or neighborhood where there is historic, architectural, cultural, and/or geographical significance to Douglas.
- D. Encourage the maintenance of and public informational signs about the cemeteries along Douglas Highway.



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### GOAL 4.2:

Foster economic growth through arts, culture, creative industries and integrated art that celebrates the diversity of our community and our cultural heritage.

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### ACTIONS:

- A. Promote and grow local events such as Gold Rush Days, Douglas Fourth of July and the Christmas Tree Lighting, and create additional events such as “A Taste of Douglas” that appeal to visitors and residents.
- B. Develop and advertise historic preservation opportunities.
- C. If Mayflower Island is transferred from the federal government, subsequent development should be encouraged to be small scale.
- D. Provide information on how to incorporate local arts into site development and building design and encourage new developments and substantial renovations to do so.
- E. Develop a mapping and signage system for arts, creative, cultural and historic resources. Consider implementing QR codes and utilizing apps and mobile friendly websites to take advantage of changing technologies.

*Image left: Band playing at Gold Rush Days.  
Photo credit: Gold Rush Days.*



### GOAL 4.3:

Support community well-being through cultural and artistic activities that celebrate diversity and promote inclusivity.

### ACTIONS:

- A. Use public forums and outreach, including the Douglas Community website, to advertise and educate the community about art, music and cultural activities.
- B. Support partnerships between artists, artistic programs, and cultural organizations.

*Image top right: Douglas Indian Village. Photo credit: Alaska State Library, Delbert Replogle Photo Collection, ASL-P169-05).*

*Image below right: Conceptual rendering by NorthWind Architects of the “Anax Yaa Andagan Ye Daakahidi: Cultural, Historic, Education, and Language Preservation Center.” Photo credit: NorthWind Architects.*

The Douglas Indian Association is constructing the “Anax Yaa Andagan Ye Daakahidi: Where the Sun Rays Touch First” Cultural, Historic, Education, and Language Preservation Center. The Center will support cultural and language preservation and provide a venue for Elders, Family, and Youth programs.







*Image above top: Douglas townsite 1939. Photo credit: unknown.*

*Image above bottom: Douglas graveyard. Photo credit: unknown.*

*Image right: Douglas Indian Village & Railroad To Treadwell 1900s. Photo credit: unknown.*



The Tlingit T'aa u Kwáan and A'akw Kwáan clans have inhabited Anax YaatAndagan Yé (Douglas) and Dzantik'i Héeni (Juneau) since time immemorial. In 1962, the Douglas Indian Village was burned down by the City of Douglas, claiming it was abandoned. Village residents maintained it was known they away were at fish camps.

CBJ issued a formal apology on October 21, 2024, for its role in the 1962 burning of the Douglas Indian Village, home to many Tlingit families, which caused irreparable harm to the Tlingit people, their heritage, and their government.



# SUSTAINABLE AND GREEN COMMUNITY

A sustainable and green community is economically viable, environmentally sound, and socially responsible.

All five of the Area Plan Elements support a sustainable future for Downtown Douglas / West Juneau. Continuing and expanding sustainable practices will help maintain the area's inherent beauty and unique character, while creating a resilient, sustainable community poised to meet future challenges.

## ECONOMIC VIABILITY

Construction costs in Juneau are high due to the difficulty of obtaining supplies, limited availability of developable land, challenging building conditions and a short construction season. Using previously developed land and existing infrastructure more efficiently reduces these costs. Reusing existing buildings also avoids carbon emissions inherent in new construction, helping to combat climate change.

## HOUSING

Creating and sustaining quality neighborhoods by developing affordable housing through a diversity of housing types and densities is necessary to be a community where people live, work and thrive throughout their lives. Historic preservation is a smart, efficient way to reuse a community's resources and keep its character at the same time.

## ENERGY

Energy and technology are key factors in a community's ability to be sustainable. Energy efficient buildings and energy conservation reduce consumption, carbon footprint and operational costs, while improving both indoor and outdoor environments.

*Image left: Example of Adaptive Reuse, former Treadwell Office Building adapted for use as part of a historic trail and public events, such as charter school graduation. Photo credit: Forrest Courtney.*



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### GOAL 5.1:

Sustain economic viability and growth by promoting rehabilitation and reinvestment in existing infrastructure and buildings.

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### ACTIONS:

- A. Support preservation and re-use of existing housing to improve and expand the housing supply.
- B. Incentivize redevelopment and renovation of aging properties through tax abatement and revolving loans.
- C. Expand existing or create a new locally funded program for rehabilitation and restoration of housing units within historic buildings.



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### GOAL 5.2:

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

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### ACTIONS:

- A. Implement an electric vehicle (EV) charging permit program and provide EV charging facilities at CBJ facilities, Heritage Park, and the top of Cordova Street. Encourage or require EV charging facilities in commercial and multi-family developments.
- B. Promote the Douglas Public Library as an information and technology hub of Douglas.
- C. Work with business owners on practical recycling and packaging practices.
- D. Develop incentives and programs to encourage energy efficiency and conservation in both new construction and renovations.

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### GOAL 5.3:

Preserve the natural, undeveloped area above 5th Street.

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### ACTIONS

- A. Re-designate the Land Use category of approximately 17 acres of CBJ-owned parcels abutting the 6th Street right of way from Urban Low Density Residential to Conservation Area or Natural Area Park.

*Image left: Rehabilitation project. Photo credit: Forrest Courtney*

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## GOAL 5.4:

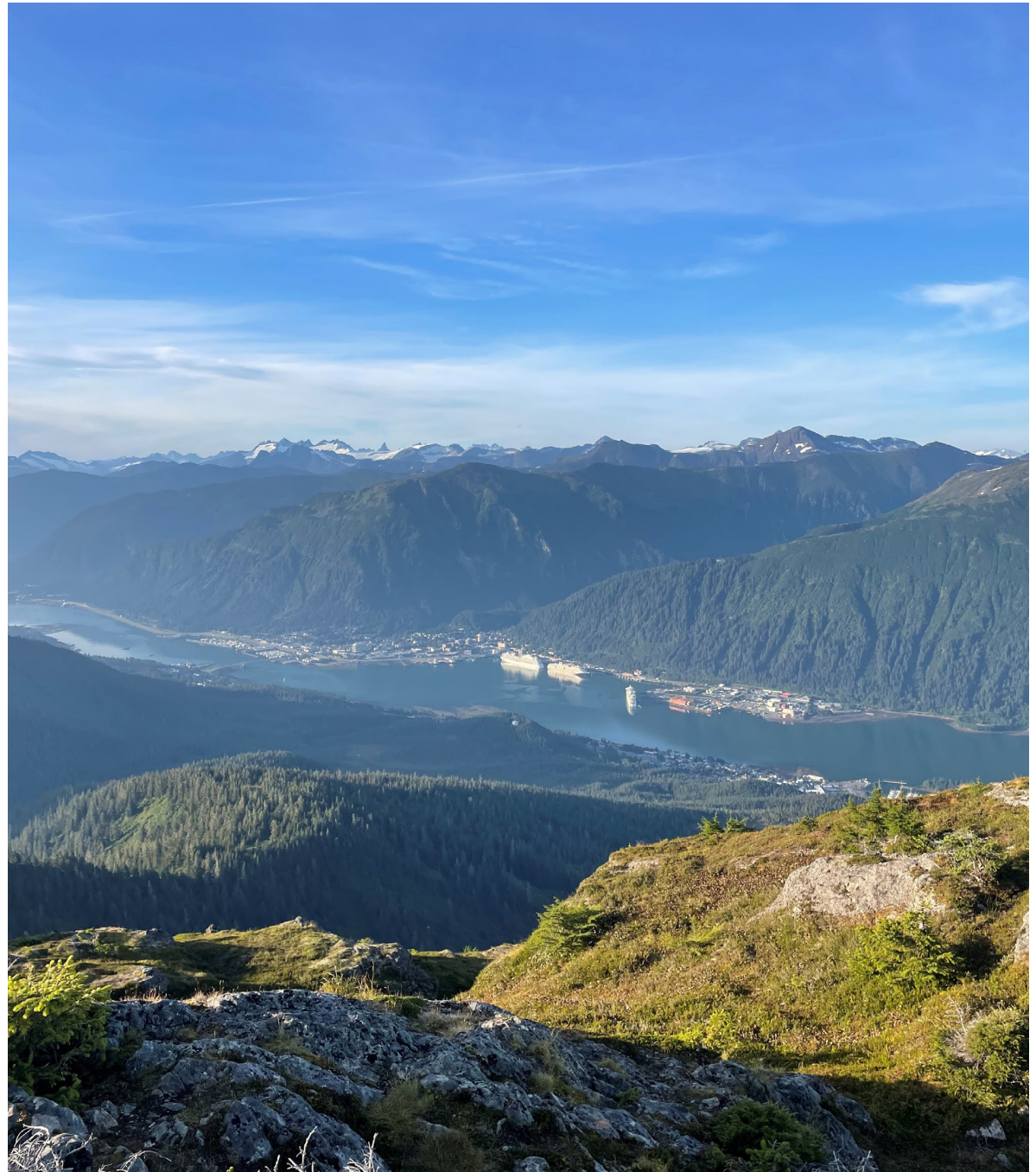
Identify, promote, and encourage proactive solutions and innovations to address the effects of climate change on Infrastructure and life in Douglas.

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## ACTIONS:

- A. Encourage solutions to minimize/address water runoff in major rain events.
- B. Study, plan and implement measures to mitigate the impact of landslides, mudslides, and avalanches in Douglas.
- C. Research, promote, and incentivize the use of climate change adaptation and mitigation ideas.
- D. Encourage and incentivize energy efficient construction such as Leadership in Energy and Environmental Design (LEED) certified buildings.
- E. Encourage recycling and composting by facilitating drop-off points in Douglas.
- F. Explore and encourage the feasibility of wind, tidal, solar, and other non-polluting technologies in Douglas.

*Image right: View of Downtown Juneau from Mount Bradley (Jumbo). Photo credit: Forrest Courtney*





## IMPLEMENTATION



Open House visitors participated in a Counter Mapping exercise to show their priorities for the area.



## MEASURING OUR SUCCESS

Tracking a few choice metrics will help us measure our success moving forward and putting the plan into action. CBJ will need to annually measure and highlight progress towards achieving the Plan's goals and policies, publish reports and recognize community partners who contribute towards achieving the vision. The following indicators are recommended as initial measures:

- Number of Actions included in CBJ Community Improvement Projects
- Number of Actions reflected in CBJ annual budgets
- Number of housing units added per year
- Number of commercial businesses added per year
- Number of home based businesses added per year
- Annual Community Tourism Survey results







The Public Open House was held on May 7, 2025. Participants had the opportunity to engage in several activities to confirm goals and actions and to identify community priorities.







## CONNECTED COMMUNITY

**Goal 1.1:** Develop a well-maintained motorized transportation network that provides year-round access within Downtown Douglas / West Juneau and beyond to the greater Juneau community.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Maintain and improve roadways and bridge connections to Juneau for access to goods and services and economic opportunities for Douglas residents, and for access to Douglas businesses and events by off-Island patrons.	E&PW, DOT&PF	Ongoing
B. Maintain and improve the Mike Pusich Douglas Harbor for access to commercial fishing and recreational activities.	D&H	Ongoing
C. Develop an alternative route to improve emergency response and reduce congestion at stressed intersections.	E&PW, Lands, CDD, DOT&PF	Long term
D. Encourage and participate in ongoing Juneau-wide discussions about a second crossing between Douglas and Juneau.	CBJ, DAB, DOT&PF	Ongoing
E. Allocate appropriate funding for winter maintenance of streets.	E&PW, Manager	Ongoing
F. Include CIP proposal to pave existing streets in Downtown Douglas / West Juneau to reduce maintenance costs and improve air quality.	E&PW, Manager	Short term



**Goal 1.2:** Develop a non-motorized transportation system that provides residents and wildlife safe travel corridors throughout Downtown Douglas / West Juneau.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Build and maintain stair connections to provide pedestrian links between streets and access to properties where slopes make road or sidewalk connections impractical.	E&PW	Long term
B. Implement traffic calming measures along Douglas Hwy / 3rd Street to improve pedestrian and non-motorized transportation safety.	E&PW, DOT&PF	Long term
C. Invest in bicycle and pedestrian infrastructure.	E&PW, DOT&PF	Long term
D. Allocate appropriate funding for proper winter maintenance of sidewalks and bike lanes.	E&PW, Manager, DOT&PF	Ongoing
E. Add crossing lights to existing crosswalks at the Douglas Hwy and Cordova Street intersection and 3rd Street and 1st Street by the Sayéik: Gastineau Community School.	E&PW, DOT&PF	ASAP
F. Preserve existing wildlife pathways or create alternative pathways to minimize human/wildlife interactions.	CBJ, SOA, private	Ongoing

**Goal 1.3:** Ensure that Downtown Douglas / West Juneau residents have access to year-round public transit that is safe, convenient, and reliable.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Install covered bus stops with lighting at all Capital Transit Route 1 stops to increase the safety of riders.	E&PW Capital Transit, DOT&PF	Long term
B. Allocate appropriate funding to Capital Transit to increase the efficiency and convenience of routes and expand the hours of operation, including holidays.	E&PW, Manager	Ongoing

**Goal 1.4:** Foster community connections to the waterfront that are accessible to all residents and visitors of Downtown Douglas / West Juneau.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Identify potential access points to the shoreline along Gastineau Channel and develop a waterfront trail linking West Juneau to Downtown Douglas.	P&R, Lands	Long term
B. Develop a wayfinding plan to guide users to safe and appropriate routes to the waterfront.	P&R, D&H	Long term
C. Improve connectivity from the downtown core and opportunities for usage of the Mike Pusich Douglas Harbor, Treadwell Arena, Mayflower Island, and Savikko Park, encouraging visitors to stay in the area and visit local businesses.	E&PW, P&R, D&H	Long term
D. Designate waterfront land for use to enhance understanding of Alaska Native history in Douglas, in cooperation with the Douglas Indian Association and other organizations.	Manager, Lands, DIA	Long term

**Goal 1.5:** Provide resources for the community to engage in development decisions through comprehensive public dialogue to reflect all community voices.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Allocate appropriate funding to expand hours of operation and computer access at the Douglas Public Library.	Libraries, Manager	Ongoing
B. Expand the CBJ public Wi-Fi network to include additional hotspots and increase active hours across Douglas.	IT	Short term

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
C. Establish and maintain a Douglas Community website on the CBJ website to provide information about the community, including consultations prior to development decisions, activities and events, local businesses, and neighborhood groups.	City Clerk, DAB	ASAP
D. Develop CBJ policies to ensure the involvement of under-served and under-represented communities in the public process.	SRRC, Manager	Long term
E. Designate Douglas Advisory Board members as community liaisons to attend and report on Planning Commission meetings, Assembly meetings, and the Assembly Public Works and Facilities Committee meetings.	City Clerk, DAB, Assembly	Short term
F. Establish CBJ community-based youth and community outreach committees, as well as a dedicated public website.	City Clerk, Assembly	Long term

**Goal 1.6:** Use Mt. Jumbo Gym and adjacent maintenance shop located at 4th and D Streets as a multi-purpose community hub.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Relocate the maintenance shop to another location.	P&R	Short term
B. Enhance existing facilities to maintain and expand public uses, including indoor and outdoor activities.	P&R	Short term
C. Support future redevelopment to include housing, such as studio apartments, as well as community spaces.	P&R	Long term





## PROSPEROUS COMMUNITY

### Goal 2.1: Identify needed services and areas for economic growth.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Use available local and state data to map existing services in the Plan area.	CDD, JEDC	Short term
B. Conduct a community needs assessment to identify and prioritize missing services.	JEDC	Short term
C. Survey existing commercial enterprises to identify what supports are needed to advance more commercial activities.	JEDC, JCC	Short term
D. Survey for underused public properties that could be repurposed and identify potential uses.	CDD	Short term
E. Develop an action plan to address results of community surveys outlined in Goal 2.1.	JEDC	Long term

### Goal 2.2: Support small scale tourism.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Market Douglas' natural environment, outdoor lifestyle, performing arts, culture, and history.	CBJ Tourism, Travel Juneau, JEDC, JCC, DIA	Ongoing
B. Develop opportunities for cultural, historical, and eco-tourism.	CBJ Tourism, Travel Juneau, JEDC, JCC, DIA	Long term
C. Develop and permit opportunities for small tour operators offering small group, low impact experiences	CBJ Tourism, P&R	Ongoing

**Goal 2.3:** Support local entrepreneurs and employers that provide year-round services.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Promote opportunities for businesses and entrepreneurs to address service gaps.	JEDC, JCC	Ongoing
B. Encourage local employers to use the Douglas Community website to promote vacant year-round positions.	JEDC, JCC	Ongoing
C. Promote telecommuting opportunities to those who may consider relocating to Douglas for its small town qualities.	JEDC, JCC	Ongoing
D. Enhance telecommunications services to Downtown Douglas / West Juneau.	DCC&ED Alaska Broadband Office, RCA	Long term
E. Embark on a study to increase parking opportunities, such as cooperative agreements with owners of downtown parking lots to open spaces in off hours.	CDD, JCC	Long term
F. Encourage businesses within residences by making the city code definition of “home occupation” less restrictive.	CDD	Short term

**Goal 2.4:** Enhance the Mike Pusich Douglas Harbor and surrounding parkland as a community anchor for recreational and economic activity.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Develop new and improve existing public amenities at the harbor, such as paved parking, landscaping, restrooms, and period or artistic lighting improvements.	D&H	Ongoing
B. Facilitate commercial activity designed to attract visitors and residents from other areas of Juneau, such as food trucks, and light, small scale tourism, by providing dedicated vendor space, access to potable water, and other amenities.	D&H, P&R	Long term
C. Diversify public uses at Savikko Park to fully utilize space.	P&R	Long term
D. Coordinate planning efforts for the Mike Pusich Douglas Harbor and Savikko Park, recognizing their proximity and potential for collaboration.	D&H, P&R	Ongoing
E. Support the CBJ Assembly goal to support the Douglas Indian Association's efforts to acquire Mayflower Island from the U.S. Department of Interior.	CBJ, DAB, NA	Short term
F. Install a public use dock at the Mike Pusich Douglas Harbor for recreational and potential commercial use.	D&H	Long term



**Goal 2.5:** Preserve and expand infrastructure and systems to grow and support economic activity.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Maintain and improve existing and build new roadways and bridge connections to Juneau for access to goods and services and economic opportunities for Douglas residents, and for access to Douglas businesses and events.	E&PW, DOT&PF	Ongoing
B. Maintain and improve community anchors such as theaters and sports arenas, and enhance their connections within the community,	CBJ, Private	Ongoing
C. Actively support Juneau-wide hydroelectric development and other renewable energy projects to capitalize on clean and reasonably priced sources of electricity.	CBJ, JEDC	Ongoing

**Goal 2.6:** Diversify housing options to support a broad range of current and future Douglas residents.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Examine and eliminate barriers to partnerships, to support housing and economic development opportunities.	CDD, JEDC	Ongoing
B. Incorporate “Missing Middle” housing such as duplexes, triplexes, and rowhouses and innovative housing types such as co-housing.	CDD	Ongoing
C. Maintain and enhance opportunities for liveaboards in the Mike Pusich Douglas Harbor.	D&H	Ongoing
D. Incentivize property owners of vacant lots or buildings to create housing.	CDD, Assessor	Ongoing



## HEALTHY AND ACTIVE COMMUNITY

**Goal 3.1:** Support and enhance access to healthy foods, including local and traditional foods.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Encourage community gardens in parks and neighborhoods.	P&R, JCES, NA	Ongoing
B. As part of a comprehensive plan for Savikko Park and the Mike Pusich Douglas Harbor, develop a growing space in Savikko Park, such as a community garden or another type of managed growing space.	D&H, P&R	Long term
C. Encourage Fruiting Forests.	JCES, DAB, NA, private	Ongoing
D. Include food bank information on the Douglas Community website.	Clerk	Ongoing
E. Encourage the development of a food co-op.	JCES, DAB, NA	Ongoing
F. Encourage the development of a “gleaning” program where excess fresh foods from gardens, farmers markets, grocers, restaurants, events or any other sources in are collected and provided to those in need.	JCES, DAB, NA	Ongoing
G. Develop an emergency plan for supply of food and necessities if Douglas is cut off from the mainland in the future.	CBJ Emergency Programs	Short term

**Goal 3.2:** Promote and enhance access to community health and wellness.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Work with health care providers to hold health fairs and offer “pop up” clinics to provide access to primary care, dental, behavioral health, emergency, and other public health services.	HRRM, Bartlett, SEARCH	Ongoing
B. Develop a mapping and signage system for recreational programming, community activities and infrastructure. Consider implementing QR codes and utilizing apps and mobile friendly websites to take advantage of changing technologies.	P&R	Long term
C. Use the Douglas Community website to advertise and inform the community about recreational choices, programming and activities, and community initiatives such as walking groups and community bike rides and hikes in Downtown Douglas / West Juneau.	Clerk, DAB, P&R, NA	Ongoing
D. Enhance the CBJ’s Homestead Park to include access to the water and off-street parking.	P&R	Long term

**Goal 3.3:** Create a pedestrian and bike path connecting West Juneau and Downtown Douglas.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Collaborate with private landowners to develop a public park and community garden connecting Foster Avenue and Simpson Avenue.	P&R, private	Long term
B. Collaborate with private landowners to develop a pathway across Lawson Creek and private property connecting Raven Road with John Street.	P&R, private	Long term

**Goal 3.4:** Promote a community where people of all backgrounds and identities feel safe and respected.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Expand community access to programs and activities that improve safety such as JPD's CPTED consultations.	JPD, DAB, NA	Ongoing
B. Actively recruit and encourage participation from individuals who belong to underserved communities to participate in groups and committees.	SRRC, DAB	Ongoing
C. Provide public trashcans and pickup to shoreline areas, bus stops, and other high use areas.	E&PW, D&H, P&R	Ongoing
D. Add outdoor or covered seating adjacent to the post office, library, and other community anchors to encourage community dialog.	CBJ	Ongoing
E. Ensure that snow management plans remove snow berms in a timely manner, prioritizing sidewalks, bus stops, and wheelchair accessible spaces.	E&PW, DOT&PF	Ongoing
F. Provide a wheel-chair accessible ramp or boardwalk to the Sandy Beach shore.	P&R	Short term
G. Provide a hose bib in or near the restrooms or shelters at Sandy Beach.	P&R	Short term





## CULTURAL AND ARTISTIC COMMUNITY

**Goal 4.1:** Honor, preserve, and promote the heritage of Downtown Douglas / West Juneau.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Develop educational displays/materials about the Douglas Indian Village that was located at Savikko Park.	P&R, DIA	Long term
B. Partner with tribal, governmental and other organizations on projects that highlight the area's unique cultural and natural history.	CBJ, DIA	Long term
C. Expand the historic districts and use the designation to preserve the character of an individual structure or neighborhood where there is historic, architectural, cultural, and/or geographical significance to Douglas.	CDD	Long term
D. Encourage the maintenance of and public informational signs about the cemeteries along Douglas Highway.	CBJ, DIA	Long term

**Goal 4.2:** Foster economic growth through arts, culture, creative industries and integrated art that celebrates the diversity of our community and our cultural heritage.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Promote and grow local events such as Gold Rush Days, Douglas Fourth of July and the Christmas Tree Lighting, and create additional events such as “A Taste of Douglas” that appeal to visitors and residents.	DAB, NA	Ongoing
B. Develop and advertise historic preservation opportunities.	HRAC	Ongoing
C. If Mayflower Island is transferred from the federal government, subsequent development should be encouraged to be small scale.	CBJ, DIA, DAB	Long term
D. Provide information on how to incorporate local arts into site development and building design and encourage new developments and substantial renovations to do so.	CDD, JAHC	Long term
E. Develop a mapping and signage system for arts, creative, cultural and historic resources. Consider implementing QR codes and utilizing apps and mobile friendly websites to take advantage of changing technologies.	HRAC, JAHC	Long term

**Goal 4.3:** Support community well-being through cultural and artistic activities that celebrate diversity and promote inclusivity.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Use public forums and outreach, including the Douglas Community website, to advertise and educate the community about art, music and cultural activities.	DAB, JAHC, DIA	Long term
B. Support partnerships between artists, artistic programs, and cultural organizations.	DAB, JAHC, DIA	Long term



## SUSTAINABLE AND GREEN COMMUNITY

**Goal 5.1:** Sustain economic viability and growth by promoting rehabilitation and reinvestment in existing infrastructure and buildings.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Support preservation and re-use of existing housing to improve and expand the housing supply.	CDD, HRAC	Long term
B. Incentivize redevelopment and renovation of aging properties through tax abatement and revolving loans.	CBJ	Long term
C. Expand existing or create a new locally funded program for rehabilitation and restoration of housing units within historic buildings.	CBJ	Long term

**Goal 5.2:** Promote access to renewable energy sources, efficiency and new technology that is reliable and affordable to all people.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Implement an EV charging permit program and provide EV charging facilities at CBJ facilities, Heritage Park, and the top of Cordova Street. Encourage or require EV charging facilities in commercial and multi-family developments.	E&PW, P&R	Long term
B. Promote the Douglas Public Library as an information and technology hub of Douglas.	Libraries, DAB	Ongoing
C. Work with business owners on practical recycling and packaging practices.	E&PW, JCOS	Long term
D. Develop incentives and programs to encourage energy efficiency and conservation in both new construction and renovations.	JCOS	Long term

**Goal 5.3:** Preserve the natural, undeveloped area above 5th Street.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Re-designate the Land Use category of approximately 17 acres of CBJ-owned parcels abutting the 6th Street right of way from Urban Low Density Residential to Conservation Area or Natural Area Park.	Lands	Long term



**Goal 5.4:** Identify, promote, and encourage proactive solutions and innovations to address the effects of climate change on Infrastructure and life in Douglas.

ACTIONS	IMPLEMENTING PARTNERS	TIMEFRAME
A. Encourage solutions to minimize/address water runoff in major rain events.	JCOS	Long term
B. Study, plan and implement measures to mitigate the impact of landslides, mudslides, and avalanches in Douglas.	E&PW	Long term
A. Research, promote, and incentivize the use of climate change adaptation and mitigation ideas.	JCOS	Long term
C. Encourage and incentivize energy efficient construction such as LEED certified buildings.	CDD, JCOS	Long term
D. Encourage recycling and composting by facilitating drop-off points in Douglas.	E&PW, JCOS	Long term
E. Explore and encourage the feasibility of wind, tidal, solar and other non-polluting technologies in Douglas.	CBJ	Long term

# APPENDICES

- Acronyms
- Glossary
- Steering Committee Mapping Exercise
- Additional Maps
- Traffic Calming
- Public Comments
- Adopting Ordinance

## ACRONYMS

ACS	American Community Survey
APA	American Planning Association
ASAP	As soon as possible
CBJ	City and Borough of Juneau
CPTED	Crime Prevention Through Environmental Design
CDD	CBJ Community Development Department
CIP	Capital Improvement Project
Comp Plan	Comprehensive Plan
DAB	CBJ Douglas Advisory Board
DCC&ED	Alaska Department of Commerce, Community & Economic Development
D&H	CBJ Docks & Harbors
DIA	Douglas Indian Association
DOT&PF	Alaska Department of Transportation & Public Facilities
E&PW	CBJ Department of Engineering & Public Works
EV	Electric Vehicle
HRAC	CBJ Historic Resources Advisory Committee
HRRM	CBJ Human Resources & Risk Management
JAHC	Juneau Arts and Humanities Council
JPD	Juneau Police Department
JCC	Juneau Chamber of Commerce
JCES	Juneau Cooperative Extension Service
JCOS	Juneau Council on Sustainability
JEDC	Juneau Economic Development Council
Lands	CBJ Lands & Resources
LEED	Leadership in Energy and Environmental Design
NA	Neighborhood Association
P&R	CBJ Parks & Recreation
PC	CBJ Planning Commission
QR	Quick Response
RCA	Regulatory Commission of Alaska
SEARCH	Southeast Alaska Regional Health Consortium
SOA	State of Alaska
SRRC	CBJ Systematic Racism Review Committee



## GLOSSARY

Access point	Any improvement designed for a motor vehicle to travel from or onto a right-of-way including, a driveway, a parking area, or street that intersects an existing street and any similar improvements.
Capital Improvement Project	A capital improvement project involves permanent structural changes to a property or assets, aiming to enhance its value, extend its lifespan or improve its functionality. For local governments, CIPs can include asset upgrades or large scale maintenance work.
Caretaker Residence	An accessory dwelling on a non-residential premises, occupied by the person who oversees the non-residential operation 24 hours a day, and his or her family.
Commercial	Occupied with or engaged in commerce or work intended for commerce.
Common Wall Structure	A single-family dwelling attached by a common wall to one other single-family dwelling on a separate lot.
Community Garden	A private or public facility for the cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family.
Community Needs Assessment	A systematic process used to identify the strengths, weaknesses, and unmet needs of a specific community.
Conservation Area	CBJ-owned Parks and Recreation Department-managed lands with recognized high value environmental qualities that are set aside for the protection and management of the natural environment with recreation, such as fishing, hiking and non-motorized boating, as a secondary objective. These may be non-anadromous fish watercourses or areas adjacent to anadromous fish streams that have been designated Stream Protection Corridors (SC), greenbelts, or high value wetlands. No development should be permitted other than structures, roads and trails necessary for the maintenance and protection of the resources or for managed public access for education and passive recreation purposes.
Density	The number of dwelling units permitted per net acre of land.
Duplex	A building on a single lot containing two dwelling units, each of which, except for a common stairwell exterior to both dwelling units, is separated from the other by an unpierced wall extending from floor to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall.
Dwelling	A building or portion thereof, used exclusively for human habitation.

Food Co-op	A nonprofit enterprise that is collectively owned and operated to purchase and distribute food among its members, without a profit motive.
Fruiting Forest	A type of garden where you grow many different fruits, nuts, herbs, and even vegetables. It is designed to mimic a natural forest and has many different layers, from trees to shrubs, ground cover, plants, vines, and more.
Home occupation	An activity carried out for gain by a resident, conducted as an accessory use in the resident's dwelling unit.
Hose bib	An outdoor faucet designed to be connected to a garden hose.
In-fill	Development or redevelopment of land that has been bypassed, remained vacant, or is underused as a result of the continuing urban development process.
Land Use	A description of how land is occupied or used.
Midrise	A multiple-family dwelling located in a building containing four to seven stories.
Missing Middle	Refers to a range of housing types that fit between single-family detached homes and mid-to-high-rise apartment buildings.
Mixed-Use	Zoning district established to accommodate a mix of appropriate commercial and residential uses.
Motorized transportation network	A system of interconnected roads and pathways designed for vehicles powered by engines.
Multi-family dwelling	A building designed for or occupied by three or more families.
Natural Area Park	CBJ-owned lands characterized by areas of natural quality designed to serve the entire community by providing fish and wildlife habitat, open space/natural areas, access to water, and opportunities for passive and dispersed recreation activities. No development should be permitted other than structures, roads and trails necessary for the maintenance and protection of the resources or for managed public access for education and passive recreation purposes; this may include parking areas, educational kiosks, cabins, rest stations and similar convenience services for the recreational enthusiast.
Non-motorized transportation network	A system of infrastructure designed to facilitate walking, biking, and other human-powered modes of travel.
Right-of-Way	A defined area of land, including surface, overhead and underground space, reserved or granted by deed, easement or dedication for a street, alley, utility, walkway, sidewalk, or other public ways.
Single-family dwelling	A detached dwelling which is designed for and occupied by not more than one family.

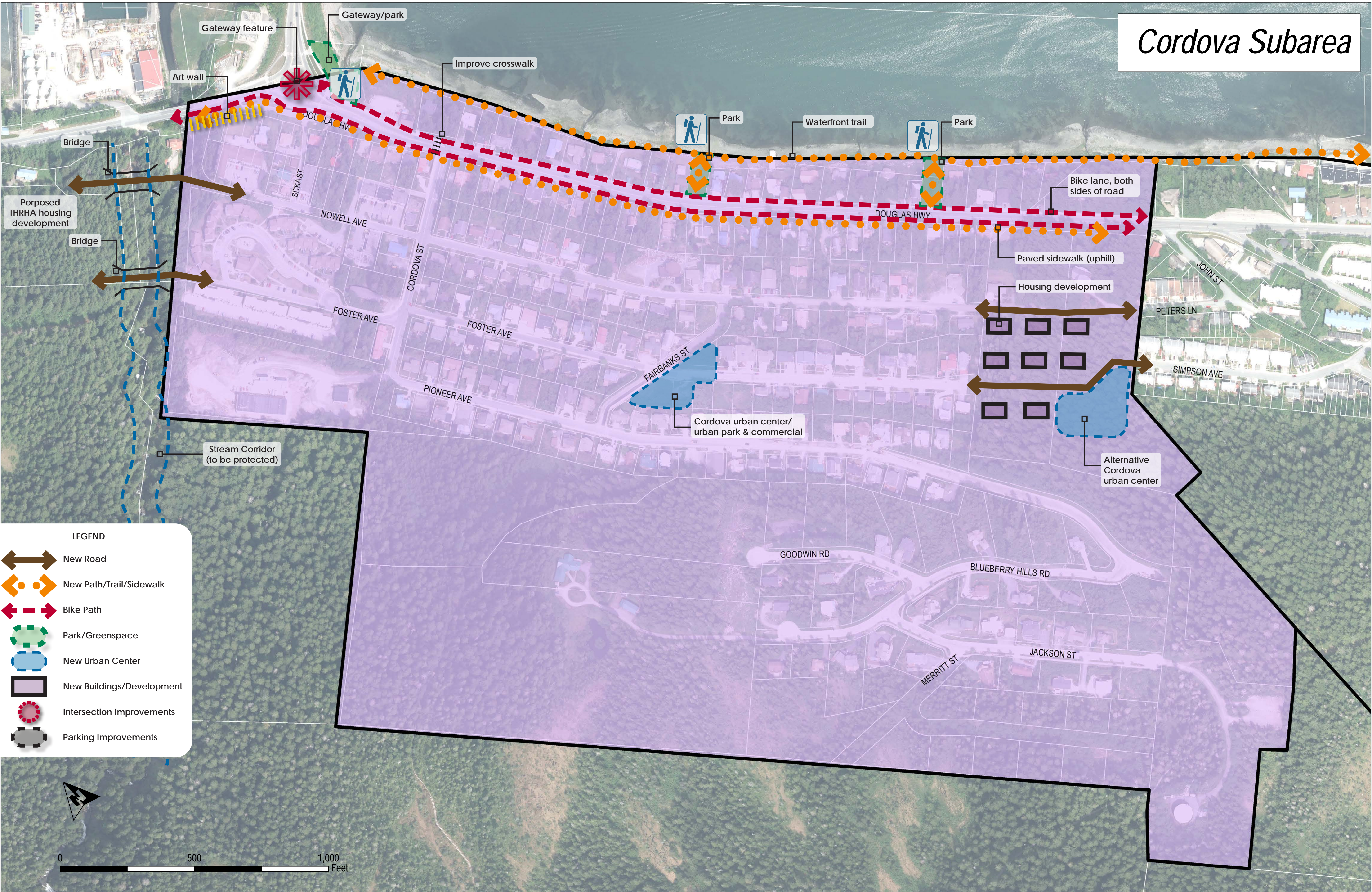
Telecommuting	The relocation of work activities to a home or satellite work site to eliminate or reduce the distance traveled in a commute trip by at least half.
Traffic Calming	A concept fundamentally concerned with reducing the adverse impacts of motor vehicles on built-up areas. Usually involves reducing vehicle speeds, providing more space for pedestrians and cyclists, and improving the local environment.
Travel Corridor	A route or path along which people or animals regularly travel from one place to another.
Undeveloped Right-of-Way	Undeveloped rights-of-way are areas of land, including surface, overhead, and underground space, reserved or granted by deed, easement, or dedication for a street, alley, utility, walkway, sidewalk, or other public ways that have not been improved with paving.
Uplands	Drainages, aquifers, and lands, the use of which would have a direct and significant impact on coastal water.
Urban Low Density Residential	Characterized by urban or suburban residential lands with detached single-family units, duplex, cottage, or bungalow housing, zero-lot-line dwelling units, and manufactured homes on permanent foundations at densities of one to six units per acre. Any commercial development should be of a scale consistent with a single-family residential neighborhood.
Waterfront	The land-water edge and the immediately adjacent property providing access to it.
Wayfinding	Informational system of signs, colors, and other design elements that helps people navigate space, often in an urban environment.
Zoning District	A section of the city in which zoning regulations and standards are uniform.



## ZONING DISTRICTS IN THE AREA BOUNDARY

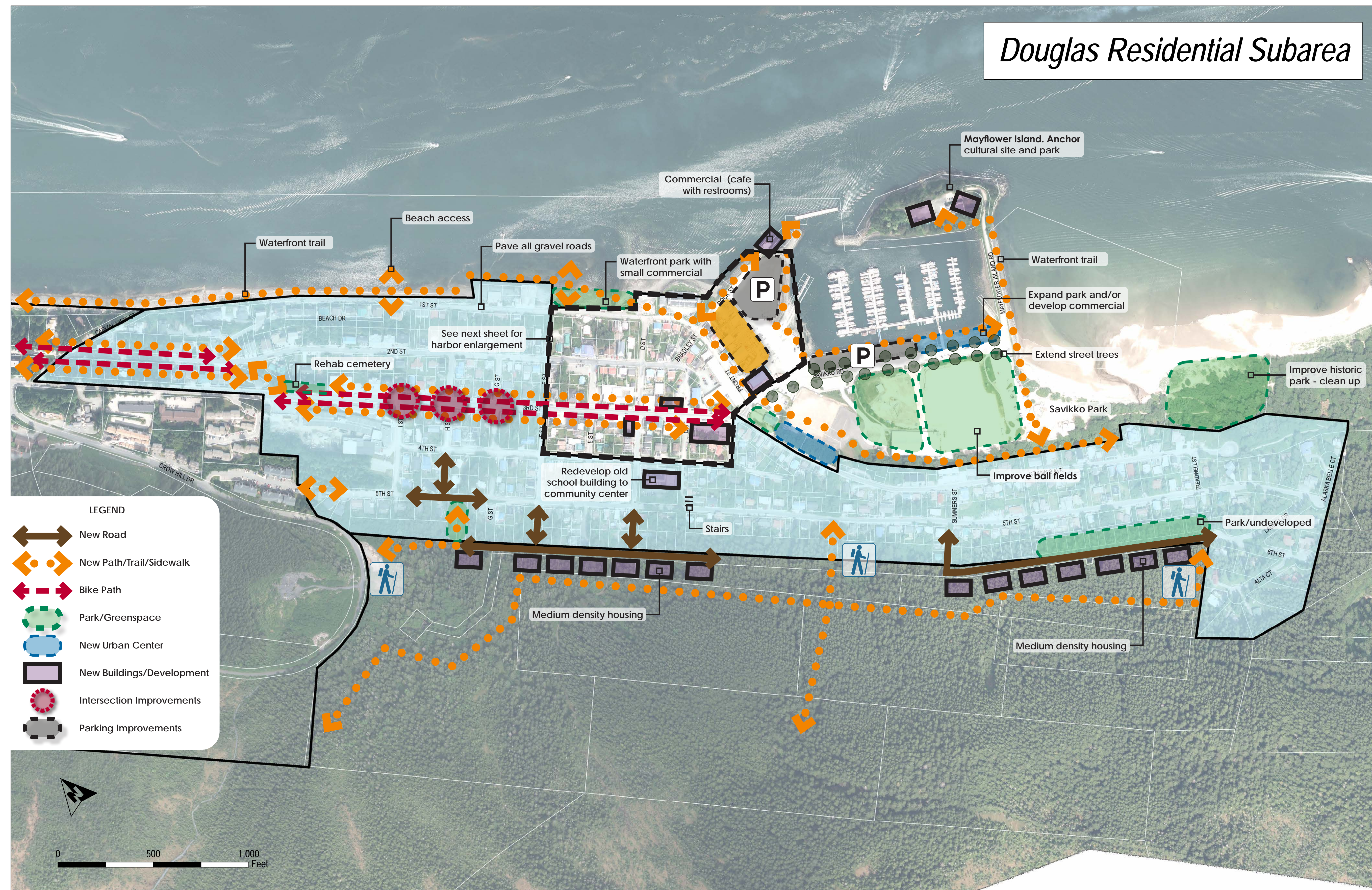
D-5	The D-5, residential district, is intended to accommodate primarily single-family and duplex residential development at a density of five dwelling units per acre.
D5 (T) D18	D-5 transitioning to D-18 after conditions are met
D-18	The D-18, residential district, is intended to accommodate primarily multifamily development at a density of 18 dwelling units per acre. This is a high density multi-family zoning district intended to accommodate midrise-type development.
GC	The GC, general commercial district, is intended to accommodate most commercial uses. Commercial activities are permitted outright in the zone except for those few uses that are listed as conditional uses to ensure compatibility. Residential development is allowed.
LC	The LC, light commercial district, is intended to accommodate commercial development that is less intensive than that permitted in the general commercial district. Light commercial districts are primarily located adjacent to residential zones. Residential development is allowed.
WC	The WC, waterfront commercial district, is intended to provide both land and water space for uses which are directly related to or dependent upon a marine environment. Residential development is allowed.
WI	The WI, waterfront industrial district, is intended for industrial and port uses which need or substantially benefit from a shoreline location. Residential uses are limited to caretaker residences.





The Steering Committee held a 2023 public mapping exercise to develop guiding recommendations for future Land Uses in four subareas





The Steering Committee held a 2023 public mapping exercise to develop guiding recommendations for future Land Uses in four subareas

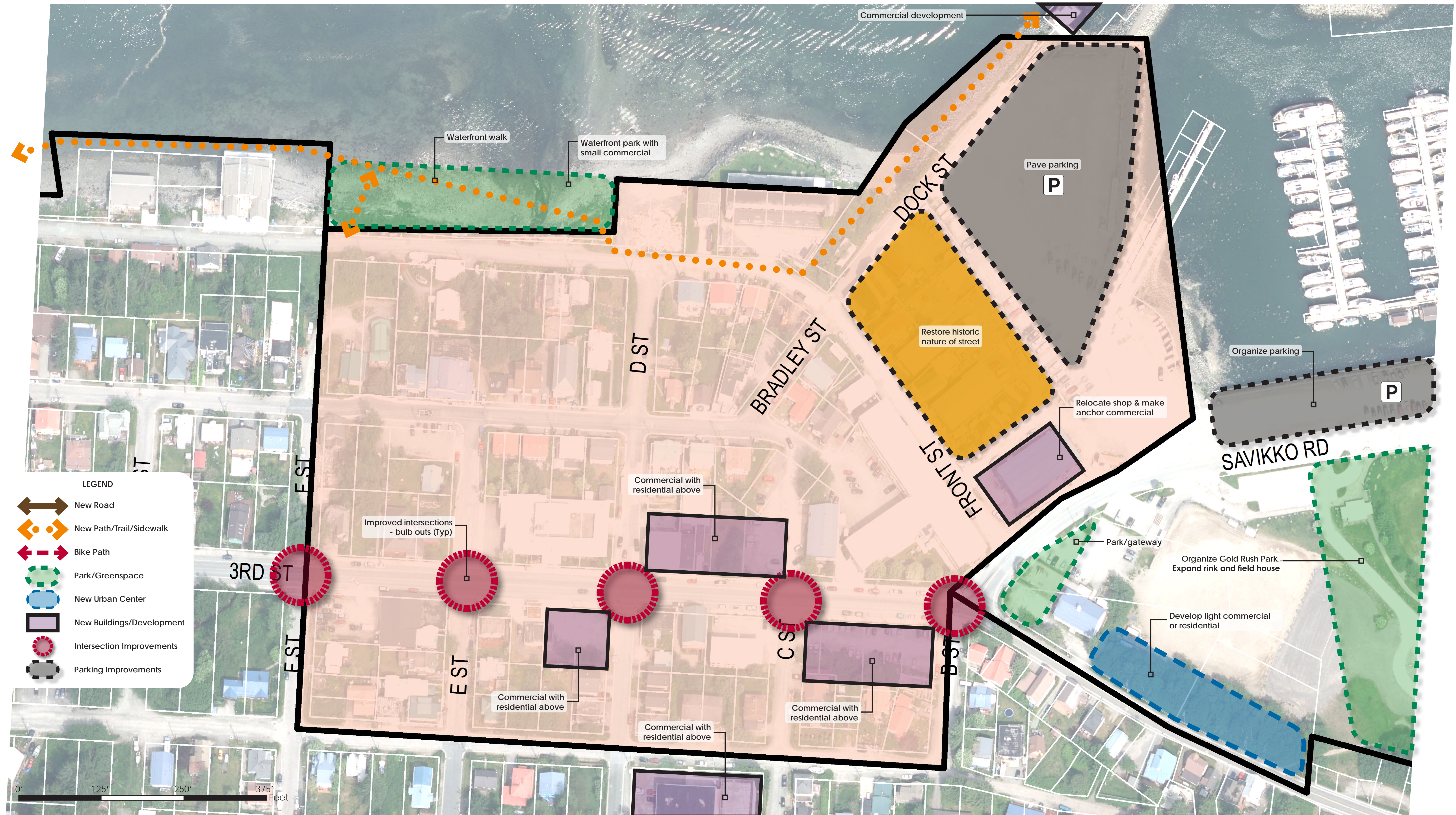
# SOUTH DOUGLAS & WEST JUNEAU DEVELOPMENT PLAN

## Downtown Douglas

REV. 08/09/2023







The Steering Committee held a 2023 public mapping exercise to develop guiding recommendations for future Land Uses in four subareas

# SOUTH DOUGLAS & WEST JUNEAU DEVELOPMENT PLAN

Douglas Enlargement

REV. 08/09/2023

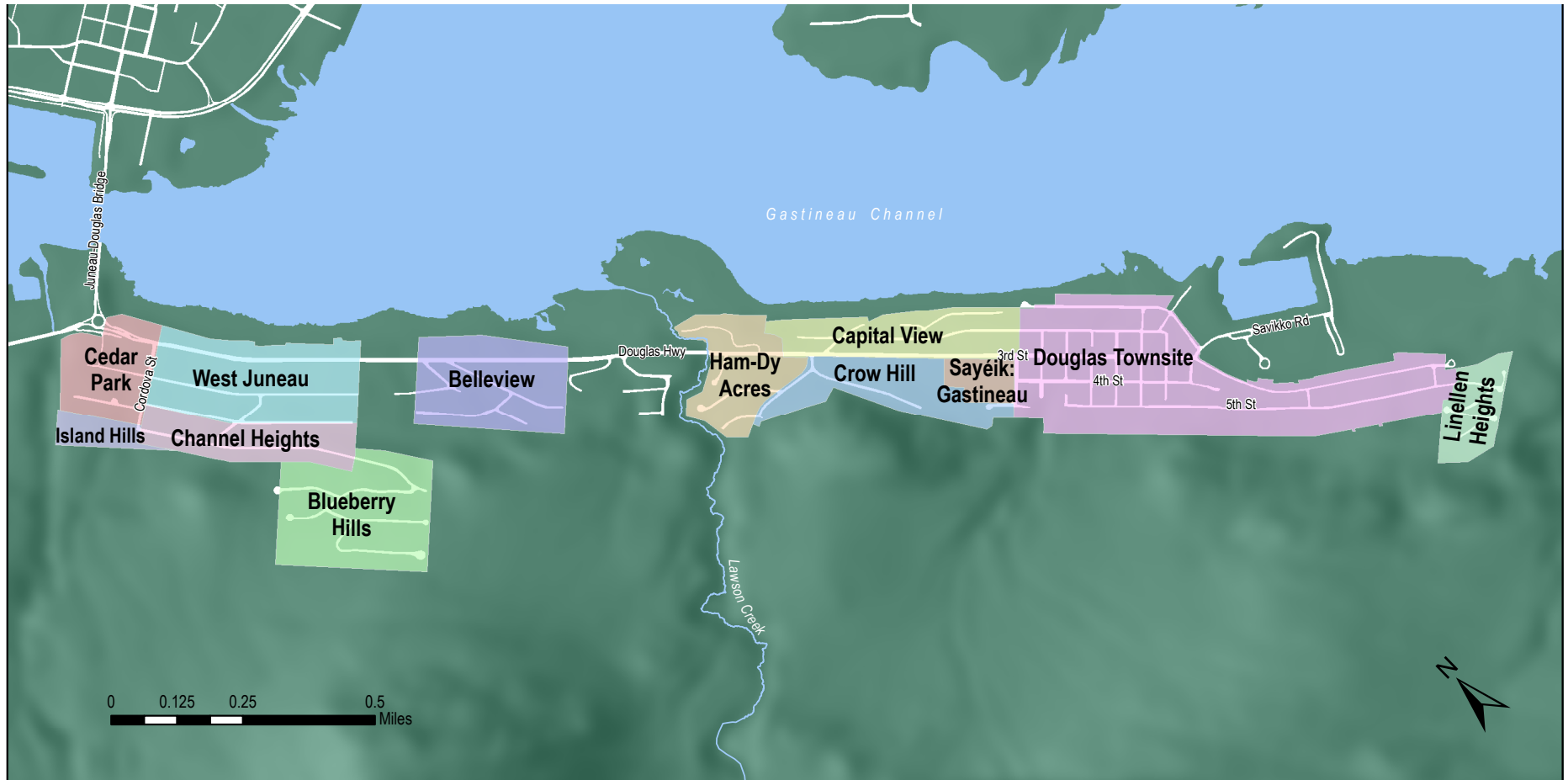








## MAP 6: DOWNTOWN DOUGLAS/WEST JUNEAU NEIGHBORHOODS



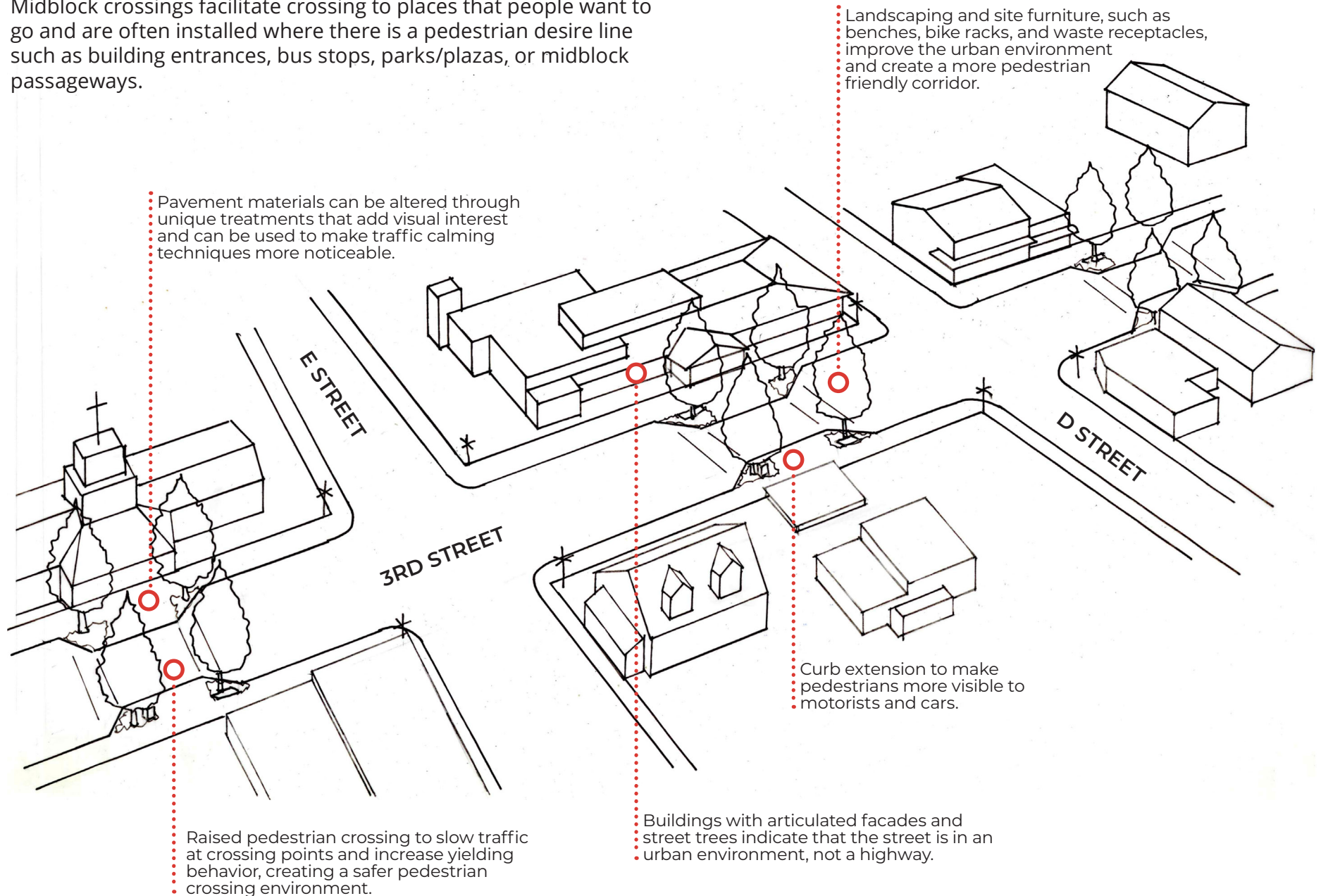


## MAP 7: CURRENT TRAIL MAP



## TRAFFIC CALMING: EXAMPLE OF MIDBLOCK CROSSINGS

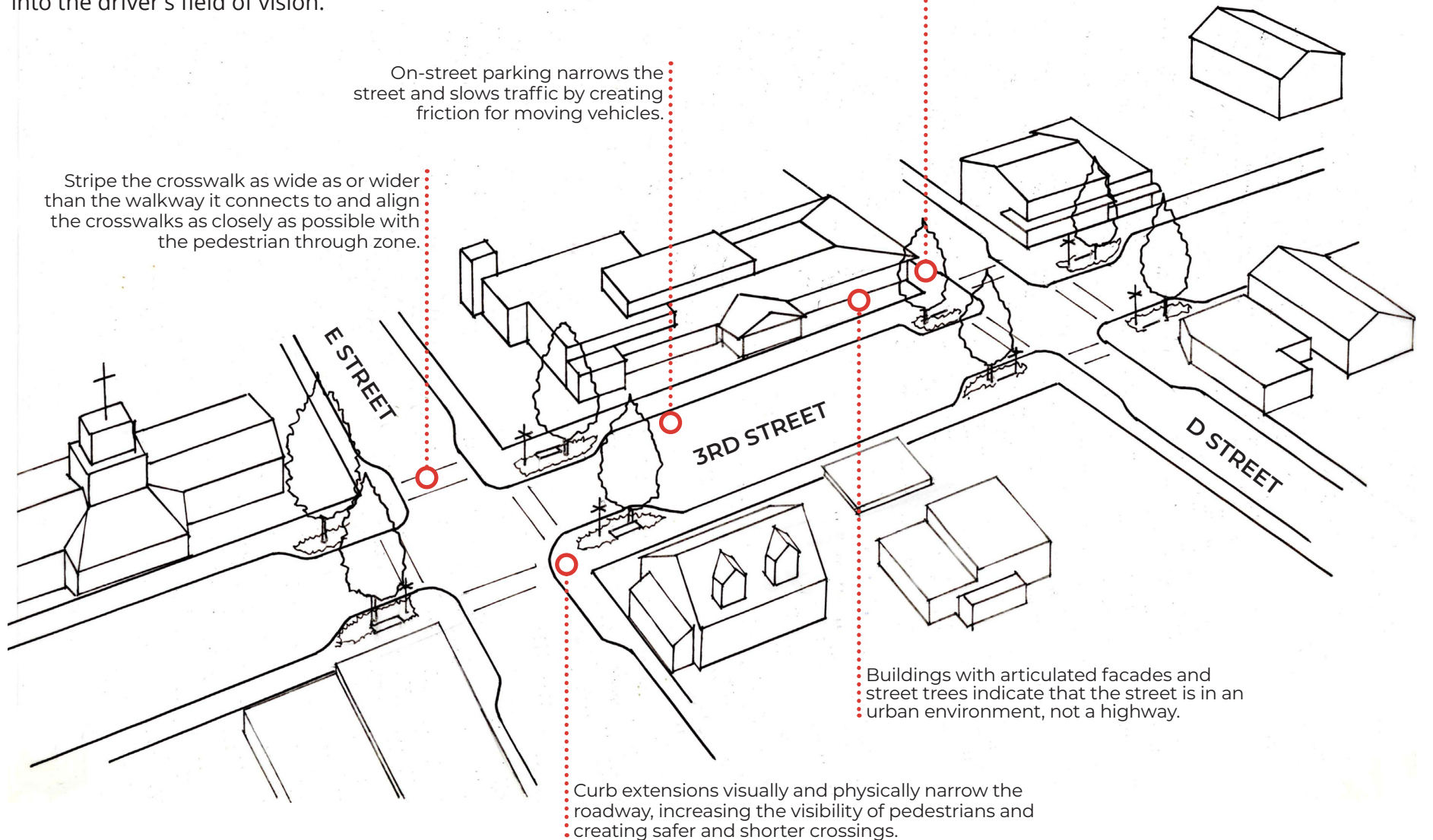
Midblock crossings facilitate crossing to places that people want to go and are often installed where there is a pedestrian desire line such as building entrances, bus stops, parks/plazas, or midblock passageways.





## TRAFFIC CALMING: EXAMPLE OF CONVENTIONAL CROSSINGS

Conventional crossings are crosswalks at intersections. These should be designed to offer as much comfort and protection to pedestrians as possible. Best practices include keeping them as compact as possible and facilitating eye contact by moving pedestrians directly into the driver's field of vision.





## Port of Juneau

155 Heritage Way • Juneau, AK 99801  
(907) 586-0292 Phone • (907) 586-0295 Fax

**From:** Don Etheridge  
Chair, Docks & Harbors Board of Directors

**To:** Downtown Douglas/West Juneau Area Plan Steering Committee

**Date:** June 3<sup>rd</sup>, 2025

**Re:** BOARD COMMENTS TO AREA PLAN

On behalf of the CBJ Docks & Harbors Board, thank you for your multi-year effort to create the Downtown Douglas/West Juneau Area Plan. We were pleased that Board Member Annette Smith was able to contribute to the planning and final product. The Board provides the following comments to your April 28, 2025 draft.

1. We believe that the formal name of the Douglas Harbor should be recognized at some point in the Plan: Mike Pusich Douglas Harbor
2. "Limited or small-scale tourism" is used throughout the Plan. This description probably needs a more detailed description to this goal. Please know that Docks & Harbors is an Enterprise of the City & Borough of Juneau. This requires self-generating revenues or competing for project funding every five years under the 1% Sales Tax Initiative to improve harbor infrastructure. Docks & Harbors is supportive of expanding Douglas Harbor services and facilities, but we are limited by available fund balances and grant opportunities.
3. Under goal 1.1, Action Item B: *Maintain and improve the Douglas Harbor for access to commercial fishing and recreation activities*. Please know in the past 25 years, Docks & Harbors and partners have invested over \$40M and completed 12 major construction projects and numerous smaller infrastructure improvements in Douglas Harbor. This includes major dredging needed to construct Floats D & E as well as maintenance dredging to recapitalize A, B and C Floats. Recent improvements have included portable sewer pump out services offered at no cost and security lighting improvements in the parking lot. We have plans for greater aesthetic improvements with heated bathrooms, paving, lighting and landscaping, but do not currently have funding to proceed. A more comprehensive list of the work Docks & Harbors has executed includes:
  - a. 2001 – Douglas Harbor Uplands and Moorage Expansion – Phase 1
  - b. 2001 – Douglas Harbor Uplands and Moorage Expansion – Phase 2
  - c. 2002 – Douglas Harbor Log Boom Breakwater
  - d. 2003 - Douglas Harbor Uplands and Moorage Expansion – Phase 3
  - e. 2005 – Douglas Harbor Sewer Pump out
  - f. 2008 – Douglas Harbor City Dock Demolition (Required to install the new breakwater)
  - g. 2008 – Douglas Harbor Floating Breakwater



- h. 2009 – Douglas Harbor Rubble Mound Breakwater Extension
  - i. 2015 – Old Douglas Harbor Demolition
  - j. 2015 – Douglas Harbor Renovation
  - k. 2018 – Douglas Harbor Sewer Barge
  - l. 2020 – Douglas Harbor Anodes
  - m. 2023 – Douglas Trailer Lot Resurfacing with recycled asphalt
  - n. 2024 – Douglas Harbor (parking lot & near gangways) and Launch Ramp Installed new Lighting (LED luminaires)
4. The Docks & Harbors Board would be interested in the vision provided in Goal 1.4 for *access points* as well as *connectivity* as it pertains to the Douglas Harbor.
  5. Under Goal 2.4 Action E: *Install a public use dock at the Douglas Harbor for recreation and potential commercial use.* The Board would like to receive greater detail as to where this dock could be located.
  6. Under Goal 2.6 Action C: *Maintain and enhance opportunities for liveaboards in the Douglas Harbor.* Docks & Harbors provides the most liberal liveaboards opportunities in the Pacific NW and provides the most northern year-round potable water system in a North American small boat harbor. Our vision to provide heated bathrooms, including showers, will be pursued once funding can be secured. Please know that Docks & Harbors is directed under CBJ Code to favor vessels engaged in transportation:  
*It is hereby declared to be the intent of this title to favor the use of the facilities of the boat harbor by commercial fishermen, government vessels, commercial vessels in trade and commerce, and pleasure craft, and by the general public at large. It is further the intent of this title to prevent and discourage the use of the facilities of the boat harbor by boats which have been abandoned by their owners to the point of becoming derelicts as defined in chapter 85.05 or becoming a charge and nuisance to the City and Borough, the port director, and the general public, or which are unsafe, or which are not used, or are not fit to be used, regularly for transportation on the water. (85.10.030)*
  7. Regarding the request to enhance harbor opportunities for liveaboard, commercial and recreational users, and installation of a public use dock, perhaps the Plan should explicitly add an expansion of Mike Pusich Douglas Harbor as a goal. This language could be helpful to leverage community and political support for expansion. Please recognize that the Plan's support of the transfer of Mayflower Island from CBJ control would not be in alignment of developing new opportunities at Douglas Harbor by Docks & Harbors.

#

**From:** [Alan Steffert](#)  
**To:** [S. Douglas / W. Juneau Area Plan](#)  
**Subject:** Comment on draft plan goal 5.3  
**Date:** Thursday, May 1, 2025 7:57:41 PM

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**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

I disagree with goal 5.3 as currently worded. It reads as though it is against developing the platted ROW and lots that will be 6th Street Douglas. This sounds like nimby-ism. This area is low hanging fruit for development as a new housing area. It is already platted, has water, sewer and electricity close by, and is adjacent to already developed neighborhoods. If you are serious about increasing housing in Juneau, and in Douglas specifically, then this area should be developed. If 5th st residents don't want a lot above then developed they should buy it at market price and do nothing with it. I recommend that goal 5.3 be edited to be clear that preserved greenspace would be above the platted lots of 6th st, not above 5th st.

Alan



**From:** [Eric Caldwell](#)  
**To:** [S. Douglas / W. Juneau Area Plan](#)  
**Subject:** Public Comment  
**Date:** Friday, May 2, 2025 3:57:23 AM

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**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Thank you for the inclusion of Goal 5.3 in the Downtown Douglas/West Juneau Plan. Some residents of 5th Street are already dealing with impacts related to erosion and drainage. Rezoning 6th Street to Conservation Area will make the kinds of property-damaging mudslides we've seen in the Twin Lakes area less likely to occur in this neighborhood.

Recent construction on both 5th Street and St. Ann's between Summers and Treadwell has made the already limited parking in these residential neighborhoods increasingly scarce. I am not aware of what the term "Natural Area Park" encompasses, but I do not see how rezoning 6th Street to any kind of "park" is practical, given the neighborhood's inability to support current vehicular activity - a level that will only increase with the construction of the cultural center at St. Ann's and Treadwell. The recent decommissioning of the Mount Jumbo Trailhead seems to indicate that the City is already aware that this largely residential neighborhood does not have the parking infrastructure to support such recreational activity.

I strongly encourage the City's efforts to rezone 6th Street as a Conservation Area, both to protect existing residents and the wildlands in our backyards.

Sincerely,  
Eric Caldwell  
319 5th Street  
Douglas, AK 99824

**From:** [Jeffrey Smith](#)  
**To:** [S. Douglas / W. Juneau Area Plan](#)  
**Subject:** Feedback on the Draft Douglas/West Juneau Area Plan  
**Date:** Wednesday, May 7, 2025 11:14:12 AM

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**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Dear Committee Members,

Thank you for your work on the draft Douglas/West Juneau Area Plan and for volunteering your time to be a part of guiding the future of our neighborhoods. I appreciate the thought and care that has gone into the planning process. However, after reviewing the draft plan, I'm writing to express my deep disappointment in the lack of tangible, proactive solutions to address what is arguably Juneau's most urgent and defining challenge: housing.

Our city is facing a full-blown housing crisis. Many people who work full-time jobs — including those with families and those supporting people with disabilities — are on the verge of homelessness or are being priced out of Juneau entirely. I personally know two families for whom this applies. They have one member who works full-time and supports another family member with a disability, and despite doing everything “right,” they came dangerously close to living on the streets within the past year. I also know many people who would love to own homes here but simply cannot afford to — they're trapped in a cycle of high rents that essentially pay someone else's mortgage, without a path to stability or ownership.

In this context, the committee's failure to present bold or specific housing opportunities — or even a clear commitment to finding ways to make them happen — is disheartening. At the same time, I understand that these are volunteers doing the best they can, and here I am sitting on the sidelines providing critique of their work. But I hope these comments can encourage a deeper look at the housing plan.

The 6th Street corridor is a prime example. Rather than asking, “Why not here?” the current tone of the plan and much of the discussion around it seems to focus on all the reasons why development should be avoided. If we only ever seek to preserve the character of our neighborhoods exactly as they are, we will fail the very people our community needs most: working and middle-class teachers, caregivers, and young families.

If people are saying, “I don't want to see homes from my backyard or lose my direct access to the forest” that's not a legitimate planning concern — that's a personal preference. That's not to say there are not legitimate concerns with 6th street development, just that we need to explore it in good faith.

Instead of identifying barriers, the committee should be generating solutions. For example:

- What if we reimagined the underutilized Jumbo Gym as a mixed-use development — with childcare or community recreation on the ground floor and small apartments or housing above?
- What if we worked with the CBJ to improve infrastructure access to land like the 6th Street corridor and made that a model of well-integrated development?
- What if we led with a “yes, if...” approach rather than a “no, because...” mentality?



We need creativity. We need sacrifice. We need a willingness to accept change — not because we don't love our neighborhoods, but because we love them enough to want to see them thrive not just for us and not just for now, but for the future.

Respectfully,  
Jeff Smith  
900 1st Street #10, Douglas  
907-713-5135

OPEN HOUSE STICKER EXERCISE							
Goal	Action	Language	Yes	No	Total Votes	Public Comment	Public Comment
1.1	A	Maintain and improve roadways and bridge connections to Juneau for access to goods and services and economic opportunities for Douglas residents, and for access to Douglas businesses and events by off-Island patrons.	3	0	3	Remove the new parking restriction signs on Douglas Hwy. They are more restrictive than downtown & in front of residential	
1.1	B	Maintain and improve the Douglas Harbor for access to commercial fishing and recreational activities.	6	0	6	Need more moorage for recreational boats less than 30 ft. and more transient	Ensure adequate recreational boat trailer parking is
1.1	C	Develop an alternative route to improve emergency response and reduce congestion at stressed intersections.	1	1	2		
1.1	D	Encourage and participate in ongoing Juneau-wide discussions about a second crossing between Douglas and Juneau.	8	1	9		
1.1	E	Allocate appropriate funding for winter maintenance of streets.	8	0	8	Snow depository in the ball field next to Montessori school needs to either have a curfew or move further away from residences. Loaders & tailgate slamming all night is keeping everyone in the lower St. Anns area up	
1.1	F	Include CIP proposal to pave existing streets in Downtown Douglas / West Juneau to reduce maintenance costs and improve air quality.	4	0	4		



1.2	A	Build and maintain stair connections to provide pedestrian links between streets and access to properties where slopes make road or sidewalk connections impractical.	4	1	5	Make this less specific - pedestrian connections lot neighborhoods can be bridges, new paths, stair	
1.2	B	Implement traffic calming measures along Douglas Hwy / 3rd Street to improve pedestrian and nonmotorized transportation safety.	1	1	2	Lighted crossing at Crow Hill also	What are traffic calming measures?
1.2	C	Invest in bicycle and pedestrian infrastructure.	19	1	20		
1.2	D	Allocate appropriate funding for proper winter maintenance of sidewalks and bike lanes.	10	1	11		
1.2	E	Add crossing lights to existing crosswalks at the Douglas Hwy and Cordova Street intersection and 3rd Street and 1st Street by the Sayéik: Gastineau Community	13	1	14	Please try to install flashing lights /other high visibility crossing at Cordova &	
1.2	F	Preserve existing wildlife pathways or create alternative pathways to minimize human/wildlife interactions.	6	1	7		
1.3	A	Relocate the Parks & Recreation Facilities Maintenance Shop to another location.	6	0	6		
1.3	B	Enhance existing facilities to maintain and expand public uses, including indoor and outdoor activities.	4	0	4		
1.4	A	Identify potential access points to the shoreline along Gastineau Channel and develop a waterfront trail linking West Juneau to Downtown Douglas.	13	1	14		
1.4	B	Develop a wayfinding plan to guide users to safe and appropriate routes to the waterfront.	0	0	0		
1.4	C	Improve connectivity from the downtown core and opportunities for usage of the Douglas Harbor, Treadwell Arena, Mayflower Island, and Savikko Park, encouraging visitors to stay in the area and visit local businesses.	2	0	2	No to encouraging more overnight Airbnb or Hotels	

1.4	D	Designate waterfront land for use to enhance understanding of Alaska Native history in Douglas, in cooperation with the DIA and other organizations.	5	0	5		
1.5	A	Allocate appropriate funding to expand hours of operation and computer access at the Douglas Public Library.	4	0	4		
1.5	B	Expand the CBJ public Wi-Fi network to include additional hotspots and increase active hours across Douglas.	4	0	4		
1.5	C	Establish and maintain a Douglas Community website on the CBJ website to provide information about the community, including consultations prior to development decisions, activities and events, local businesses, and neighborhood groups.	10	0	10		
1.5	D	Develop CBJ policies to ensure the involvement of under-served and under-represented communities in the public process.	3	0	3		
1.5	E	Designate Douglas Advisory Board members as community liaisons to attend and report on Planning Commission meetings, Assembly meetings, and the Assembly Public Works and Facilities Committee meetings	10	0	10		
1.5	F	Establish CBJ community-based youth and community outreach committees, as well as a dedicated public website.	5	0	5		
1.6	A	Relocate the Parks & Recreation Facilities Maintenance Shop to another location.	2	14	16	People likely don't know the difference from CBJ Maintenance Building and	If you mean Jumbo Gym call it that



1.6	B	Enhance existing facilities to maintain and expand public uses, including indoor and outdoor activities.	13	0	13	Suggest a mixed makerspace & activity center, arts & science + innovation/technologies at	
2.1	A	Use available local and state data to map existing services in the Plan area.	0	0	0		
2.1	B	Conduct a community needs assessment to identify and prioritize missing services.	12	0	12		
2.1	C	Survey existing commercial enterprises to identify what supports are needed to advance more commercial activities.	0	0	0		
2.1	D	D. Survey for underused public properties that could be repurposed and identify potential uses.	3	0	3		
2.1	E	Develop an action plan to address results of community surveys outlined in Goal. 2.1.	0	0	0		
2.2	A	Market Douglas' natural environment, outdoor lifestyle, performing arts, culture, and history.	0	8	8		
2.2	B	Develop opportunities for cultural, historical, and eco-	0	4	4		
2.2	C	Develop and permit opportunities for small tour operators offering small group, low impact experiences	3	15	18	For now tourism operations, have a resident review committee to provide	What is the definition of "small scale" tourism? Can
2.3	A	Promote opportunities for businesses and entrepreneurs to address service gaps.	4	0	4		
2.3	B	Encourage local employers to use the Douglas Community website to promote vacant year-round positions.	2	0	2		
2.3	C	Promote telecommuting opportunities to those who may consider relocating to Douglas for its small town qualities.	0	0	0		
2.3	D	Enhance telecommunications services to Downtown Douglas / West Juneau.	1	0	1		

### Attachment C – Public Comments

2.3	E	Embark on a study to increase parking opportunities, such as cooperative agreements with owners of downtown parking lots to open spaces in off hours.	2	0	2		
2.3	F	Encourage businesses within residences by making the city code definition of “home occupation” less restrictive.	1	3	4		
2.4	A	Develop new and improve existing Douglas Harbor public amenities, such as paved parking, landscaping, restrooms, and period or artistic lighting improvements.	4	0	4	Add a second sheet of ice at Treadwell Arena	
2.4	B	Facilitate commercial activity designed to attract visitors and residents from other areas of Juneau, such as food trucks, and light, small scale tourism, by providing dedicated vendor space, access to potable water, and other	4	10	14	More amenities for Juneau locals year-round	
2.4	C	Diversify public uses at Savikko Park to fully utilize space.	6	0	6		
2.4	D	Coordinate planning efforts for the Douglas Harbor and Savikko Park, recognizing their proximity and potential for	1	0	1		
2.4	E	Support DIA’s efforts to acquire Mayflower Island.	3	10	13		
2.4	F	Install a public use dock at the Douglas Harbor for recreational and potential commercial use.	2	6	8		
2.5	A	Maintain and improve existing and build new roadways and bridge connections to Juneau for access to goods and services and economic opportunities for Douglas residents, and for access to Douglas businesses and events.	1	5	6		
2.5	B	Maintain and improve community anchors such as theaters and sports arenas, and enhance their connections within the community,	9	0	9		
2.5	C	Actively support Juneau-wide hydroelectric development and other renewable energy projects to capitalize on clean and reasonably priced sources of electricity.	12	0	12		



2.6	A	Examine and eliminate barriers to partnerships, to support housing and economic development opportunities.	4	3	7		
2.6	B	Incorporate “Missing Middle” housing such as duplexes, triplexes, and rowhouses and innovative housing types such	7	7	14		
2.6	C	Maintain and enhance opportunities for liveaboards in the Douglas Harbor.	4	4	8		
2.6	D	Incentivize property owners of vacant lots or buildings to create housing.	5	6	11	Better permitting	
3.1	A	Encourage community gardens in parks and neighborhoods.	12	0	12		
3.1	B	As part of a comprehensive plan for Savikko Park and the Douglas Harbor, develop a growing space in Savikko Park, such as a community garden or another type of managed	13	0	13		
3.1	C	Encourage Fruiting Forests.	5	0	5		
3.1	D	Include food bank information on the Douglas Community we	4	0	4		
3.1	E	Encourage the development of a food co-op.	7	0	7		
3.1	F	Encourage the development of a “gleaning” program where excess fresh foods from gardens, farmers markets, grocers, restaurants, events or any other sources in are collected and provided to those in	9	0	9		
3.1	G	Develop an emergency plan for supply of food and necessities if Douglas is cut off from the mainland in the	1	0	1	There are so many boats we wouldn't really be cut off!	
3.2	A	Work with health care providers to hold health fairs and offer “pop up” clinics to provide access to primary care, dental, behavioral health, emergency, and other public health	4	2	6	This is best practice for serving high needs individuals	
3.2	B	Develop a mapping and signage system for recreational programming, community activities and infrastructure. Consider implementing QR codes and utilizing apps and mobile friendly websites to take advantage of changing technologies.	1	0	1		

3.2	C	Use the Douglas Community website to advertise and inform the community about recreational choices, programming and activities, and community initiatives such as walking groups and community	2	0	2		
3.2	D	Enhance the CBJ's Homestead Park to include access to the water and off-street parking.	2	2	4		
3.3	A	Collaborate with private landowners to develop a public park and community garden connecting Foster Avenue and	10	6	16		
3.3	B	Collaborate with private landowners to develop a pathway across Lawson Creek and private property connecting Raven Road with John Street.	16	8	24		
3.4	A	Expand community access to programs and activities that improve safety such as JPD's CPTED consultations.	0	0	0	?	
3.4	B	Actively recruit and encourage participation from individuals who belong to underserved communities to participate in groups and committees.	3	0	3		
3.4	C	Provide public trashcans and pickup to shoreline areas, bus stops, and other high use areas.	13	0	13		
3.4	D	Add outdoor or covered seating adjacent to the post office, library, and other community anchors to encourage	3	0	3		
3.4	E	Ensure that snow management plans remove snow berms in a timely manner, prioritizing sidewalks, bus stops, and wheelchair accessible spaces.	12	0	12	Maybe every other year switch which side of the street snow is plowed to.	
3.4	F	Provide a wheel-chair accessible ramp or boardwalk to the Sandy Beach shore.	7	2	9		
3.4	G	Provide a hose bib in or near the restrooms or shelters at Sandy Beach.	5	0	5		
4.1	A	Develop educational displays/materials about the Douglas Indian Village that was located at Savikko Park.	10	0	10		



4.1	B	Partner with tribal, governmental and other organizations on projects that highlight the area's unique cultural and natural	5	0	5		
4.1	C	Expand the historic districts and use the designation to preserve the character of an individual structure or neighborhood where there is historic, architectural, cultural, and/or geographical	1	0	1		
4.1	D	Encourage the maintenance of and public informational signs about the cemeteries along Douglas Highway.	9	0	9		
4.2	A	Promote and grow local events such as Gold Rush Days, Douglas Fourth of July and the Christmas Tree Lighting, and create additional events such as "A Taste of Douglas" that appeal to visitors and residents.	8	0	8		
4.2	B	Develop and advertise historic preservation opportunities.	0	1	1		
4.2	C	If Mayflower Island is transferred from the federal government, subsequent development should be encouraged to be small scale.	10	4	14	Make Mayflower Island a public park.	
4.2	D	Provide information on how to incorporate local arts into site development and building design and encourage new developments and substantial renovations to do so.	3	0	3		
4.2	E	Develop a mapping and signage system for arts, creative, cultural and historic resources. Consider implementing QR codes and utilizing apps and mobile friendly websites to take advantage of changing technologies.	2	0	2		
4.2	F	Develop an emergency plan for supply of food and necessities if Douglas is cut off from the mainland in the	10	0	10		
4.3	A	Use public forums and outreach, including the Douglas Community website, to advertise and educate the community about art, music and cultural activities.	2	0	2		

4.3	B	Support partnerships between artists, artistic programs, and cultural organizations.	5	1	6		
5.1	A	Support preservation and re-use of existing housing to improve and expand the housing supply.	5	1	6		
5.1	B	Incentivize redevelopment and renovation of aging properties through tax abatement and revolving loans.	7	1	8		
5.1	C	Expand existing or create a new locally funded program for rehabilitation and restoration of housing units within historic buildings.	3	1	4		
5.2	A	Implement an EV charging permit program and provide EV charging facilities at CBJ facilities, Heritage Park, and the top of Cordova Street. Encourage or require EV charging facilities in commercial and multi-family developments.	3	0	3		
5.2	B	Promote the Douglas Public Library as an information and technology hub of Douglas.	6	0	6	The library is not set up for this at all. Use the Jumbo Gym to create an innovation	
5.2	C	Work with business owners on practical recycling and packaging practices.	5	0	5		
5.2	D	Develop incentives and programs to encourage energy efficiency and conservation in both new construction and	3	0	3		
5.3	A	Re-designate the Land Use category of approximately 17 acres of CBJ-owned parcels abutting the 6th Street right of way from Ultra-low Density Residential to Conservation Area or Natural Area Park.	15	3	18	As mudslides, etc., become more of an issue, I worry about developing above housing already here. Concerns about drainage &	Yes - Landslides occur more on logged/disturbed terrain - make this happen for safety!
5.4	A	Encourage solutions to minimize/address water runoff in major rain events.	13	0	13		



5.4	B	Study, plan and implement measures to mitigate the impact of landslides, mudslides, and avalanches in Douglas.	20	0	20	Will we have to purchase insurance & will not be able to afford living in Douglas?	
5.4	C	Research, promote and incentivize the use of climate change mitigation ideas such as light colored roofs that reflect heat back out to space.	2	1	3		
5.4	D	Encourage and incentivize energy efficient construction such as LEED certified buildings.	2	0	2		
5.4	E	Encourage recycling and composting by facilitating drop-off points in Douglas.	11	0	11		
5.4	F	Explore and encourage the feasibility of wind, tidal, solar and other non-polluting technologies in Douglas.	5	1	6	Have public free charging stations with 2hr limit.	



Let us know what you think!

NAME:

Adrian Barrett

ADDRESS:

3700 N. Douglas Hl

I think that Home owners and Residents  
should be Respected.

Fix The Douglas Bridge  
Don't plan to fix the after math  
Prevent catastrophic failure





Let us know what you think!

NAME:

ADDRESS:

The Douglas Bridge Was Built  
1980 with a 70 Year life span

We are coming up on 50 Years  
now This plan is for 20 Years  
What is the plan to replace  
the Bridge at end of Life?

Doug Eckland  
215 5th St.



Let us know what you think!

NAME:

Lerr. Roe

ADDRESS:

820 Front St Dgls

Just for a quick starter. Noticing buildings going up in Douglas and West Juneau without ANY SPACE for anything green + growing. They are solid concrete driveways, black crushed rock etc. Not a tree, bush or anything growing anywhere.

Juneau in general is shaving away trees and soil and laying down TOO MUCH asphalt (old KMart parking lot is an eyesore) Think we need to consider how much open land is available due to heavy rains. In the lower 48 our family cemetery plots are underwater every spring due to encroaching housing area with lots of big asphalt driveways.





Let us know what you think!

NAME:

Jones

ADDRESS:

E Street.

I would like to preserve the desirability of Douglas by maintaining its green spaces as well as safe spaces to live without threat of landslides. At this point, I suggest maintaining what exists. The roads, although paving efforts have occurred, are still in disrepair and road gutter systems are inadequate with massive icing continuing to occur even with past improvements. Snow removal ~~is~~ has deteriorated over the years - I can't tell you the number of times in past years I haven't received snow removal service. Therefore, adding more residences <sup>6<sup>th</sup> St.</sup> would add more difficulties with roads/traffic, snow removal, water runoff, and down hill difficulties. In terms of additional tourism I again would want to preserve the residential feel of Douglas and maintain a neighborhood with walking in the neighborhood, seeing children playing, and neighbors chatting. My kids grew up in Douglas and enjoyed a nice, safe, outdoor neighborhood that I hope to see continue.

With regard to affordable housing, I have yet to see true affordable housing in Tuncan, a town that is not increasing in population. Again, let's maintain what we have and perhaps work on true affordable housing.

Thank you for your time and efforts.





Let us know what you think!

NAME:

Jones

ADDRESS:

E St.

I think it's important to maintain the integrity of Juneau & Douglas by keeping ~~development~~ tourists out of the area. Focus on developing affordable (actually affordable) housing for people in Juneau.

Also, with the increase of landslides in Juneau & across southeast we should do all we can to help reduce ~~to~~ disturbing landslide terrain. Developing 6th street would add stress to landslide terrain & put homes & families at risk.

Public input like this is so important & helps strengthen community. please actually listen to local voices & don't be swayed by the tourist dollar. Also, including groups that are under-represented in the conversation is extremely important, we all live here!

\*As always, the Douglas Library provides an incredible service to →

Folks in Douglas & should continue to receive funding & love & care. Libraries are so important to communities & having one in walking distance/ on the bus line in Douglas is so important.



- Contact <sup>+ Ruth Gentry</sup> Bruce Rose <sup>[REDACTED]</sup>  
to ask about Bus access.  
You can say Lisa <sup>Eganlagerquist</sup> suggested you call.  
They are avid bus users + renters.
- Ask school to recommend a family to talk to  
that might represent lower income young  
families needs.
- Any thing to keep encouraging/supporting ~~unmet~~  
Douglas diversity



Let us know what you think!

NAME: Mindy Merritt ADDRESS: PO Box 240228 Douglas  
(old school Douglas)

1. leave Boat Harbor Trailer Parking as Trailer parking.
2. limit height of buildings in downtown Douglas.
3. NO 6th Street!!! People (Young couple, too) live in Douglas because it is as it is now.





Let us know what you think!

NAME: Maggie Swanson

ADDRESS: 2211 Raven Rd, Unit D  
Douglas, AK 99824

A committee member mentioned that boat trailer  
parking should move to the Treadwell area- NOT OK!!

Leave parking for boat trailers as is.

Leave Raven Road alone. Thank you.



Let us know what you think!

NAME: Taylor

ADDRESS: E St

I think it is essential to focus on building up community spaces, like a food co-op or community garden. Our Douglas Library is such a great space which offers everyone access to community events, the internet, and information. It is so important to fund + protect our library.

In the future, I would like to see Douglas continue to promote + protect community. I do not want to see more tourism in Douglas. We all suffer enough from that here as it is. Restrict tourism on Douglas!



Subject: Opportunity for Housing & Community Enhancement at 3370 Douglas Hwy  
(Douglas Breeze In) - Alignment with Downtown Douglas / West Juneau Area Plan

Dear Steering Committee,

We hope this email finds you well.

We are writing to you as the landowners of the property located at 3370 Douglas Hwy, commonly known as Douglas Breeze In. As you may be aware, our family sold Breeze In 2024 to Myers Group LLC, who operate Foodland, Super Bear, and Dehart's.

Currently, Myers Group has an application pending with the Alaska Alcohol and Marijuana Control Office (AMCO) for the transfer of the liquor license from Douglas Breeze In to Foodland. We anticipate this transfer will be approved in late summer of this year, at which point Douglas Breeze In will cease operations.

With the end of the Douglas Breeze In era approaching, we see a significant opportunity to collaborate with the City of Juneau on the best future use for this strategically located property.

The site is currently zoned D5 with a commercial land use overlay. Given its location, we believe the property presents a unique potential to significantly enhance housing options within Juneau, aligning directly with the goals outlined in the Draft 2025-04-28 Downtown Douglas / West Juneau Area Plan. (Interestingly, the stunning panoramic view of the Gastineau Channel, Mt. Juneau, the Tahku Whale Sculpture, and Mt. Roberts featured on page 4 of the Area Plan is taken from our property!)

We are eager to begin a dialogue with the City about the possibilities for rezoning or alternative land use that would maximize the housing potential of 3370 Douglas Hwy and contribute to the objectives of the Draft Area Plan.

We have identified several goals within the Draft Area Plan where the future of 3370 Douglas Hwy could make a meaningful contribution:

- **Goal 1.3 – Ensure that Downtown Douglas / West Juneau residents have access to year-round public transit that is safe, convenient, and reliable:** Our property is directly situated on the Capital Transit route, and we previously partnered with the City to establish a covered bus stop on-site.
- **Goal 1.4 – Foster community connections to the waterfront that are accessible to all residents and visitors of Downtown Douglas / West Juneau:** We are open to exploring how this property could incorporate public access points to the waterfront

and enhance the recognition of Alaska Native history in the area. This could potentially include connecting the Totem Pole Trail and the Juneau Seawalk across the bridge to a public park on our land (in connection with Goal 2.2).

- **Goal 2.6 - Diversify housing options to support a broad range of current and future Douglas residents:** In light of the pressing need for diverse housing options, we respectfully request the Steering Committee consider working with us to explore the potential for rezoning this property to a higher density residential designation.

#### **Issue/Opportunity:**

We recognize the existing limitations within Title 49, which currently underutilizes the development potential of residential zones like D-5 within the urban service boundary. The current restriction to five dwelling units per acre, primarily allowing single-family and duplex housing in areas already served by essential public infrastructure, represents an inefficient model for addressing Juneau's housing shortage. This constraint can contribute to sprawl and diminish the return on existing public infrastructure investments. By limiting density in these established areas, Title 49 inadvertently encourages development further afield, increasing car dependency, potentially impacting the environment, and hindering overall housing supply and affordability.

#### **Proposed Improvement:**

We strongly encourage the City and Borough of Juneau to consider upzoning areas within the urban service boundary, including D-5 districts and similar, to enable higher residential density by right. This could involve transitioning D-5 to a new zoning designation permitting 10-20+ dwelling units per acre or implementing flexible overlays that accommodate multifamily housing, small apartment buildings, and townhomes. To further encourage infill development, we suggest considering reductions in minimum lot sizes, the adoption of form-based zoning principles, and the elimination of unnecessary parking mandates. Establishing clear and streamlined approval processes for higher-density developments in these areas would also be beneficial.

**Justification & Precedents:** Numerous U.S. cities have successfully increased housing supply and affordability by reforming zoning to allow higher densities in residential neighborhoods, particularly near transit and public services. Examples include:

- **Minneapolis, MN:** Eliminated single-family-only zoning citywide, leading to modest but steady increases in multi-unit housing within established neighborhoods.



- **Portland, OR:** Adopted the Residential Infill Project, allowing up to four homes per lot (and six if affordable) in formerly single-family zones, with strong design standards.
- **Seattle, WA:** Encouraged urban village upzoning and accessory dwelling units (ADUs), resulting in more diverse housing options and higher density in key growth areas.
- **Boise, ID:** Introduced form-based code overlays to support gentle density in core neighborhoods, enabling a mix of townhomes and small apartments.

These reforms have helped meet growing demand, reduce housing costs, and make efficient use of public infrastructure—goals that align well with Juneau’s sustainability and housing affordability objectives.

**Conclusion:**

We believe that a forward-thinking approach to land use, as reflected in Title 49, should recognize the significant potential of D-5 zones and similar areas within the urban service boundary for responsible densification. Upzoning these locations offers a crucial opportunity to alleviate pressure on undeveloped land, address housing scarcity, and foster the development of walkable, transit-accessible communities. This represents a critical step towards aligning zoning policy with the City’s long-term housing and climate goals, and we are eager to partner with the Steering Committee to explore this potential at 3370 Douglas Hwy.

Thank you for your time and consideration. We look forward to the opportunity to discuss this further with you.

Sincerely,

Jenny Lofton

Property Manager

Alcor Lands, LLC

907-957-0873

alcorlands@gmail.com

**Conceptual Images:**







# TERRITORIAL SPORTSMEN

Representing The Sporting Lifestyle Of Southeast Alaskans

May 16, 2025

Dear Downtown Douglas/West Juneau (DD/WJ) Steering Committee,

Territorial Sportsmen Inc is writing to comment on the Downtown Douglas / West Juneau Area Plan. We have a large number of members who regularly use the South Douglas Harbor and support many of the points in the draft Area Plan, including the following sections:

Goal 1.1 – B: Maintain and improve the Douglas Harbor for access to commercial fishing and recreational activities

Goal 2.4: Enhance the Douglas Harbor and surrounding parkland as a community anchor for recreational and economic activity

However, we would like the plan to specifically allow for the expansion of Douglas Harbor. We realize there is no funding at this time, but were such funding to become available, we would like the Area Plan to reflect our membership's desire for an expanded Douglas Harbor.

Sincerely,

Ryan Beason, President  
Territorial Sportsmen, Inc.  
ryan@erakcpa.com  
907-723-7686

ONLINE SURVEY			
In general, what did you think of the draft plan?	Do you have feedback on a specific draft goal or action?	Does this plan address issues important to you as someone who lives, works, or plays in the Downtown Douglas / West Juneau area? If no, what did you feel was excluded?	Were there terms or phrases used in the plan that were confusing or unclear? If so, what were they?
Good: short and easy to read. Bad: no consistency in how many goals and actions in each chapter. Some feel last minute, while others are redundant. Many of the actions seem outside city purview, like 5.2 C - how would the city have any idea about "practical packaging practices"?	Goal 1.2 E is very needed - not safe area for elementary school kids. Goal 5.3 seems unnecessary - the whole place is surrounded by "natural, undeveloped areas" so why take away residential property?	Where is the housing goal? Goal 1.6 talks about the old school turning into a "multi-purpose hub" but doesn't mention the housing part, like artist apartments. Language in Prosperous Community talks about Douglas having a "self-sufficient" economy, but it takes customers to support businesses, and there's no housing goals to bring new people in.	What does "encourage" really mean? Too vague to have any impact.
Generally good	(no comment)	Yes it covers all areas. In my opinion maybe too many areas addressed. I'd rather see the city do several things well than many things poorly.	Confusing and unclear. Yes talking about DIA transfer of mayflower island. Not clear about options. Also talking about capital school as the parks and recreation maintenance shop. I think it's two different areas. I think the wording determined how people responded with red and green dots.



(no comment)	I've been a resident of downtown Douglas (corner of 3rd and E) since 1991. Every day I experience auto traffic coming from 4th and 5th to make a turn onto 3rd, the town's main artery. Although opening up the 6th street corridor for residential development would increase traffic, I strongly urge you to maintain the status quo zoning. The City should not further reduce its inventory of potentially developable land. A green space corridor above 5th is unnecessary.	(no comment)	(no comment)
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It's good, but should have been two different plans. Douglas and West Juneau are areas with very different characters.	More crosswalks in downtown Douglas. Crossing light should be added at Cordova, Crow Hill, and at Sayeik Gastineau School. Incentive owners of vacant lots and buildings to develop, whether housing or small businesses. Develop a field house like facility in the Sandy Beach Savikko Park area. Paving streets and adding sidewalks where there is room would be great. If the CBJ isn't going to utilize Mayflower Island it should be sold so the building doesn't deteriorate with deferred maintenance. Look to dispose of undeveloped ROWs also, if there is no plan to develop them.	It may address too much. Douglas is a wonderful bedroom community. I think it should stay that way, for the use of locals. I don't think tourism on any scale should be promoted or encouraged. Independent travelers will find their own way to hidden gems. We don't need to invite mass tourism.	Some place names were confusing, in that, what is used colloquially may be different than official names.
I appreciate the plan elements (connected community, healthy community . . . ). They seem like core values for the area. The draft plan makes no mention of the three worshipping communities there. Two of them provide food pantries for Douglas as well as community centers (Sukkat Shalom & Douglas Methodist). I'm curious why the library and church don't make it on the map.	I'm unsure what Mayflower Island is and will need to look it up.	Yes	Goal 5.4 Research, promote and incentivize the use of climate change mitigation ideas such as light colored roofs that reflect heat back out to space. (Unclear what that means and how it would make a difference here)



I thought it was just right - not too long but a lot of interesting information in it.	Not on a specific goal but I would like to see a community garden at Savikko #4 - the one across from parks and rec building. I would also like to see a harbor office at the boat harbor in Douglas even if it was only staffed part-time from April - September.	I thought it was a balanced approach to the Douglas neighborhood although I would have liked to see 6th street above 5th street left as available for development.	The terms and phrases used were just fine.
Good progress! Waiting to see details in finalize draft	At the Open House (5/7) ... Regarding the key goal of PRESERVING the area "above 5th Street" as "GREEN SPACE": .. WHY .. was there the erroneous, irrelevant text written (printed) onto the BIG planning inspection sheet, .. then crossed out, and then "replaced" by a hand-scrawled, folded paper note. .. It had all the appearance of a hack-job, presented as a patched afterthought, thus casting the exactly wrong impression of the importance of that goal.	No, the plan is way too "current focused," and virtually nothing about a plan for either the PRIME CBJ-owned real estate between the 3rd street commercial corridor, and the harbor. ... Looking out years ahead, What is the plan for creating a usable commercial and residential property transmittal and development there? .. That is world-class property and vistas. There is NOTHING there for virtually all the year. Just dust blowing around on gravel parking lots. Empty. Pointless. Having zero plan for that area ids a frank failure of planning.	Yes, there is a problem with nomenclature. There should be a robust listing of definitions and acronyms, also with and Index. That is, too much insider "planner-speak."