

Systemic Racism Review Committee Legislation Review Summary

Serial Number/Title: **Ordinance 2023-11** An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Indian Village, Blocks 3 & 4, Kasaan City, Lot 2, and Tideland Addition to the City of Juneau, Block 68, Lots 1, 2, 3, 4, 5, 6, and 12FR, from Mixed Use 2 (MU2) to Mixed Use (MU).

Introduced: 2/27/2023 Public Hearing Date: 3/20/2023 SRRC Review Date: 2/28/2023

Presented By: City Manager Drafted By: Law

Department/Division: Community Development/Planning Lead Staff Contact: Irene Gallion, Sr. Planner

Purpose of Legislation (background/summary of intent):

This ordinance is one of two proposing rezone in the Aak'w Kwan District. The two ordinances are intentionally separate so either case may proceed on its own merits.

This ordinance would rezone 4.2 acres in the Aak'w Kwan District MU2 to MU. This project proposes a westward extension of less-restrictive MU zoning to 4.2 acres that encompass the Indian Village, the Andrew Hope Building, and current offices of the Alaska Department of Environmental Conservation. This area includes the 3.7 acres in the application from Central Council of Tlingit and Haida Tribes of Alaska (CCTHITA), and a staff-proposed expansion of half an acre. CDD held a public meeting on December 6, 2022, and one member of the public attended.

[CDD Staff Report from February 14, 2023 Planning Commission Meeting](#) (112 pgs)

A 15-minute video summarizing the project can be viewed on the CBJ YouTube Channel:

<https://www.youtube.com/watch?v=oEAFc3IKX8Y>

Connection to existing legislation:

The proposed zoning has zero setbacks from the lot line, no limit on lot coverage, and no limit on height (for a caveat to height standards, see the box below). There is no limit to density under the proposed zoning.

Connection to adopted planning documents:

While MU has no height restrictions, future CDD and Commission decisions would be moderated through the Willoughby District Land Use Plan. Height limitations in the plan preserve natural light along Village Street, and water views from Calhoun Avenue and Distin Street.

The proposed rezone reduces zoning setbacks, facilitating canopies over sidewalks and improving pedestrian experience.

Step One: What is the impact of the proposed legislation?

- a. Does the proposed legislation negatively impact or unduly advantage a particular racial/ethnic group or otherwise perpetuate systemic racism?

If No, review is completed. If yes, go on to the next question:

YES	NO

- b. Does the legislation work to mitigate and/or eliminate structural racism
If Yes, review is completed. If No, or Undetermined, continue through the remaining steps.

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Step Two: How does the legislation perpetuate systemic racism?

- a. What are potential unintended consequences?
- b. What benefits may result?
- c. What is the potential long term impact of the proposed legislation?

Details: a) The proposed rezone would allow construction of buildings up to 565 feet tall in proximity to Village residences. This could impact natural light, creating a “valley” effect.
b) CCTHITA would be able to more highly utilize lands they own or control.
c) Increased mixed use development in the Aak’w Kwan District.

- d. What quantitative and qualitative evidence of inequality exists?

Details: Urban renewal in the 1960s displaced long-time residents from their residences, resulting in the wide-scale transfer of land to wealthier land owners. Replacement housing never materialized, leaving the Indian Village one of the last downtown sites for local Natives.

- e. What steps has the department or legislation sponsor taken to notify those impacted of the proposed changes?
- f. Have key stakeholders who could be potentially impacted by the proposed legislation been engaged?

Details: CDD conducted a public meeting on December 6, 2022. One member of the public attended.

CDD conducted a public comment period between December 12, 2022 and January 12, 2023 (Staff Report, **Attachment I**). Public notice was mailed to property owners within 500 feet of the proposed rezone. A public notice sign was also posted on-site two weeks prior to the scheduled hearing (Staff Report, **Attachment J**).

Property owners within the rezone area received a letter advising them of the rezone and providing public meeting materials (**Attachment K**).

[CDD Staff Report from February 14, 2023 Planning Commission Meeting](#) (112 pgs)

A web site was developed: <https://juneau.org/community-development/short-term-projects>

There were no public comments when this staff report was finalized.

- g. Has public input been received?

h. If public comment has been received, what is the substance of that comment?

Details: One member of the public attended the public meeting. The attendee's concern was to protect the view from his residence on Dixon Street. The attendee was comfortable with the limitations of the Willoughby District Land Use Plan.

Step Three: Who is affected by the Proposed Legislation?

a. Who are the impacted group(s)?

- ☐ White ☐ Black or African American ☐ American Indian or Alaska Native
☐ Asian ☐ Native Hawaiian or Pacific Islander ☐ Two or more races ☐ Other

b. Are there impacts on specific geographic areas?

Race Considerations - Total Community is 69.7% White Only - 30.3% Minority						Economic Considerations	
Census Tract/Block Groups	Minority Pop.	Census Tract/Block Groups	Minority Pop.	Census Tract/Block Groups	Minority Pop.	Elementary School Boundaries	
CT 1: Auke Bay/Out the Road		CT 3: Mendenhall Valley Airport/ East Valley		CT 5: Downtown		Gastineau	Title 1
BG1: Out the road	11.9%	BG1: N. of Jennifer	42.5%	BG 1: Highlands	20.6%	Harborview	Title 1
BG2: Lena area	15.5%	BG 2: Glacier Valley	39.8%	BG2: DT/Starr Hill	24.8%	Glacier Valley	Title 1
BG3: Montanna Creek	14.5%	BG 3: Airport	40.8%	BG 3: Flats/Village	30.8%	Mendenhall River	
BG4: Fritz Cove area	10.1%	BG 4: Radcliffe	24.6%			Riverbend	Title 1
						Auke Bay	
CT 2: Mendenhall Valley within the Loop		CT 4: Salmon Creek/Lemon Creek		CT 5: Douglas Island		Lower Income Housing Areas	
BG1: Mendenhall Taki	27.8%	BG 1: DZ/Freds	60.9%	BG 1: North Douglas	15.9%	Chinook/Coho	
BG2: Upper Riverside	23.1%	BG 2: Davis	45.0%	BG 2: West Juneau	28.0%	Cedar Park Area	
BG 3: Portage/McGinn	33.7%	BG 3: Belardi Costco	63.8%	BG 3: Crow Hill/ DT D	27.6%	Gruening Park Area	
BG 4: Long Run	19.6%	BG 4: Twin Lakes	25.9%			Switzer Area	
BG 5: Glacierwood/Vir	41.2%					Kodzhoff Area	
						Douglas Hwy Corridor	

c. Is there a benefit to a specific census block district/neighborhood/school zone?
If Yes, does it come at the detriment of another?

Details:

YES	NO

d. Is there a benefit to an individual, group of individuals, or business/organization?
If yes, does that come at a detriment of others?

Details:

Step Four: What solutions could remedy the legislation's implications in perpetuating systemic racism? Check all that apply:

<input type="checkbox"/>	Recommend additional public input be gathered (Neighborhood/census block meetings, assembly/ committee meetings)
<input type="checkbox"/>	Recommend that the legislation move forward with accountability measures (sunset provisions, 6 mo./annual review of impacts/implications for system racism.) to monitor impact.
<input type="checkbox"/>	Propose revised language to strengthen the legislation or the legislation or regulations cross-referenced within the proposed legislation.
<input type="checkbox"/>	Recommend the proposed legislation not move forward.

	Other: (explain)
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Step Five: Further Feedback to the Assembly on systemic racism implications

The SRRC will forward to the Assembly any additional questions that arose during the legislation review that the committee feels may be important for the Assembly to consider.

If a systemic racism implication is identified, the SRRC will provide a written report to the Assembly that includes consideration of the provisions below:

What are the indicators and progress benchmarks?

Program strategies?

Policy Strategies?

Partnership Strategies?