

Systemic Racism Review Committee Legislation Review Summary

Serial Number/Title: **Ordinance 2022-30** Rezone of 2.6 acres from D10 to Neighborhood Commercial (NC)

Introduced: July 11, 2022 Public Hearing Date: _____ SRRC Review Date: July 12, 2022

Presented By: Scott Ciambor Drafted By: Irene Gallion

Department/Division: Community Development Lead Staff Contact: Irene Gallion

Purpose of Legislation (background/summary of intent):

Land owners would like accommodation for more office space so they can consolidate operations from multiple sites.

The proposed rezone is to Light Commercial, described in code as, "...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 existing residential areas. Although many of the uses allowed in this district are also allowed in the GC, general commercial district, they are listed as conditional uses in this district and therefore require Commission review to determine compatibility with surrounding land uses. A lower level of intensity of development is also achieved by stringent height and setback restrictions. Residential development is allowed in mixed- and single-use developments in the light commercial district. [CBJ 49.25.230(a)]"

Residential density is 30 units per acre.

Office space is an allowed us up to 10,000 square feet, at which point a Conditional Use Permit is required.

The request was originally to rezone to Neighborhood Commercial. However, the setback and future development constraints were more restrictive than Light Commercial. The Planning Commission recommended the more flexible zoning.

Connection to existing legislation:

The land is currently a residential zoning: D10, described in code as, "...intended to accommodate primarily multi-family residential development at ten units per acre. These are relatively low-density multi-family districts."

Residential density is 10 units per acre.

Office space up to 2,500 square feet requires a Conditional Use Permit. Office space over 2,500 square feet is not allowed.

Connection to adopted planning documents:

2013 COMPREHENSIVE PLAN -			
Chapter	Page No.	Item	Summary
10	140	Policy 10.13	Encourage mixed use development (SOP 1). Utilize appropriate zoning standards (SOP 2). Rezone for mixed use (IA1).
11	147	Map K	Medium Density Residential: Urban residential lands accommodating multi-family structures with densities from 5-20 units per acre. Commercial development must be consistent with residential uses.

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

Committee members may wonder the difference between this rezone and the North Douglas rezone (AME21-01) determined by the SRRC January 3, 2022 to promote systemic racism. Both rezones propose changing a primarily residential use to a primarily commercial use.

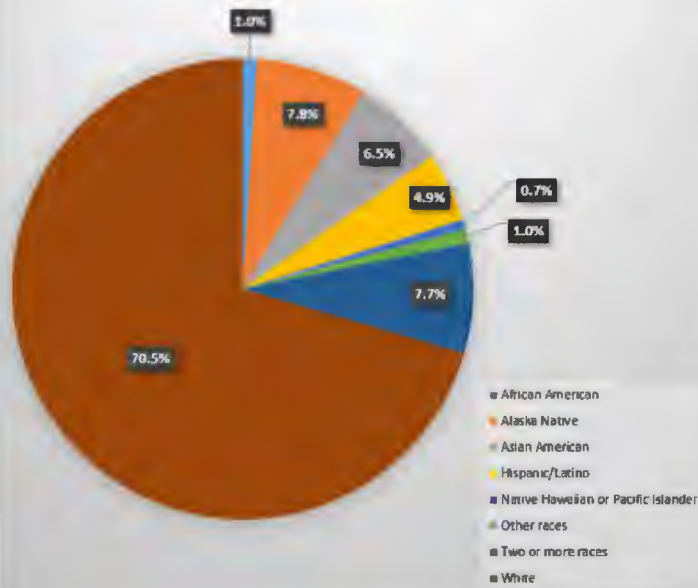
As noted by the CDD Director at that meeting, a rezone can only be conditioned with access, utility, and safety elements. CBJ cannot condition the type of development, and should be comfortable with the potential uses of a zoning district.

Key points that favor this rezone:

- Minorities are over-represented in populations living in poverty in Juneau.
- Minorities are more likely to walk or use transit.
- Rezoning to LC provides space that can flex between provision of denser housing and offices that serve disadvantaged populations, on a route that has pedestrian and transit access.

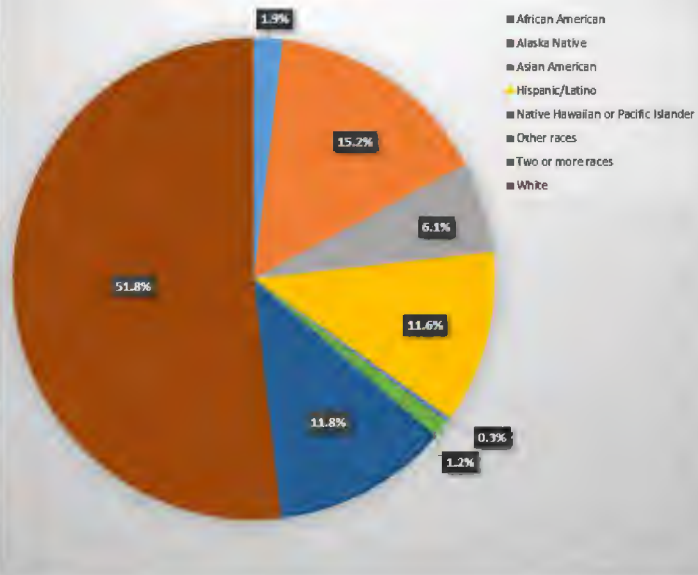
The first bullet is a key link between income and racism that has been difficult to establish. Due to funding and time constraints, readily-available data from the 2016-2020 US Census American Community Survey for Juneau (**attached**) was analyzed. Minorities are over-represented in the population living in poverty, and under-represented in the population making more than \$200,000 a year.

Juneau Population by Race

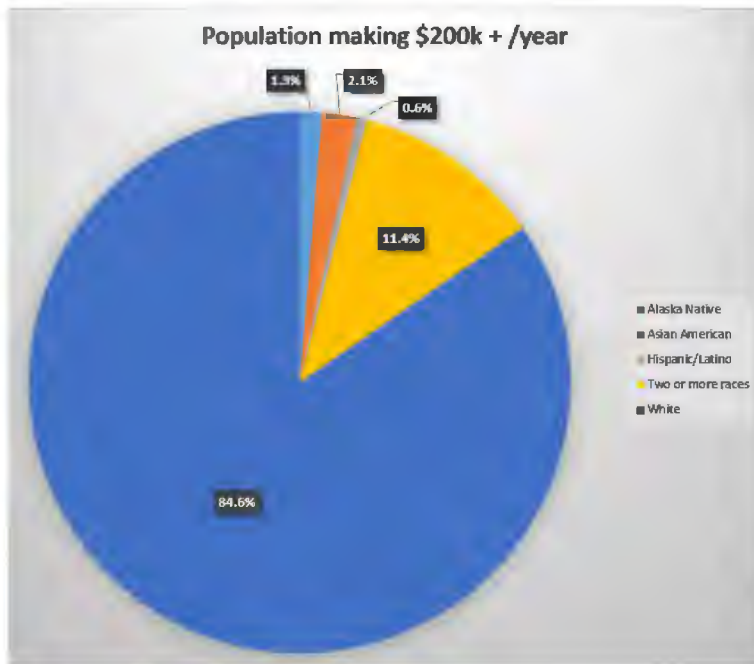


Minorities make up 29.5 percent of the population...

Population making less than \$44,999/year



...but 48.2 percent of the population living in poverty (under \$43,000 a year for a family of four)...



...and 15.4 percent of the population making \$200,000 a year or more.

- 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
<input type="checkbox"/>	<input type="checkbox"/>

- 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.

<input type="checkbox"/>	<input type="checkbox"/>
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Step Two: How does the legislation perpetuate systemic racism?

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

Details:

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

Details:

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

Details:

- Has public input been received?
- If public comment has been received, what is the substance of that comment?

Details:

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 S	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 Takt	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.
<input type="checkbox"/>	Other: (explain)

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?

ATTACHMENT:

