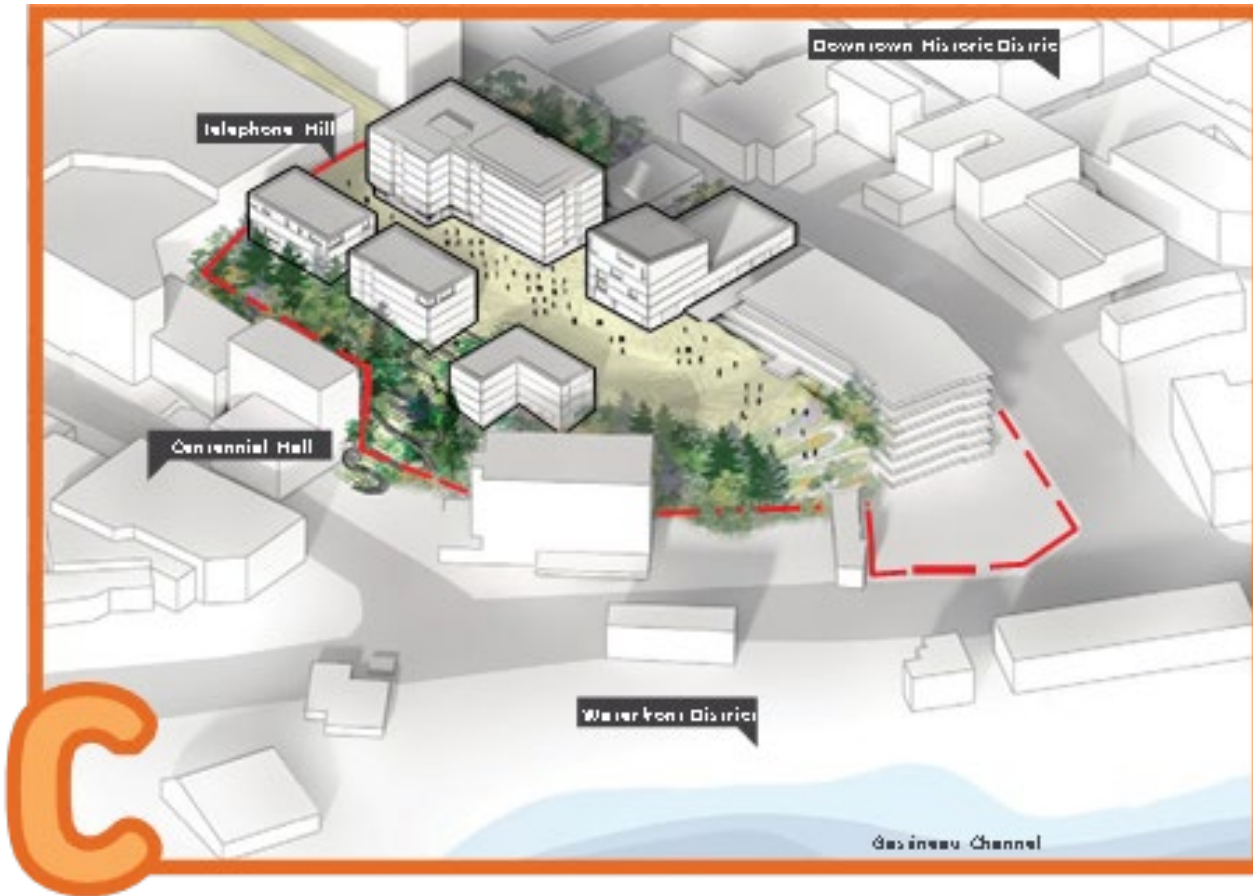


A vintage black rotary telephone is centered in the frame, resting on a rustic wooden surface. The phone has a classic design with a circular dial and a coiled handset cord. The background is a dark, solid color, creating a high-contrast scene. The text "Telephone Hill" is overlaid in white, centered over the phone's dial.

# Telephone Hill



## Preliminary Concept C: Mid-Rise Apartments <sup>1</sup>

Concept C was the most urban of all the concepts presented at the second engagement session and, ultimately, was selected as the preferred concept of the four presented. The development scenario included approximately 150 new residential uses of varying sizes including studios, one-bed, and two bed units.

- 150 new residential units
- 3-story parking addition on the top of the existing parking garage

## PARCELS & SETBACKS <sup>2</sup>

The site parcels diagram (to the right) illustrates the new alignment for 3<sup>rd</sup> Street, Dixon Street and the new access public easement for the two proposed access stairs.

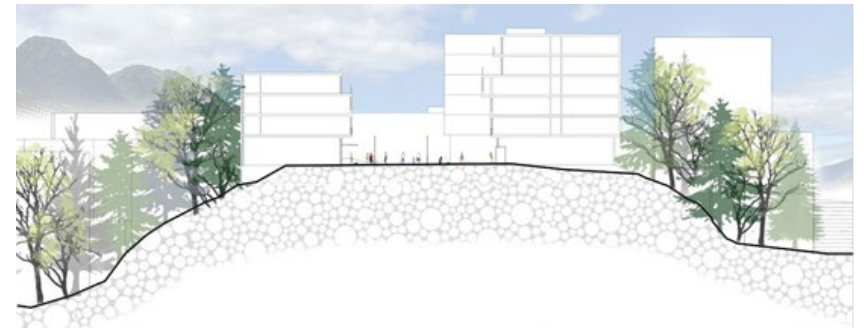
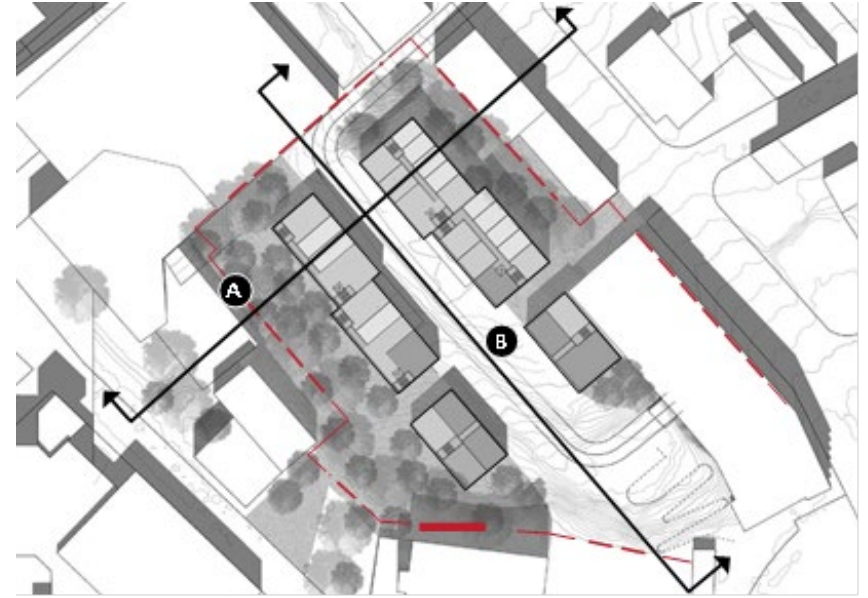
It is recommended that future development conform to the specific development requirements as set out in the diagram. These requirements include front and rear yard setbacks to delineate the buildable area within each parcel.



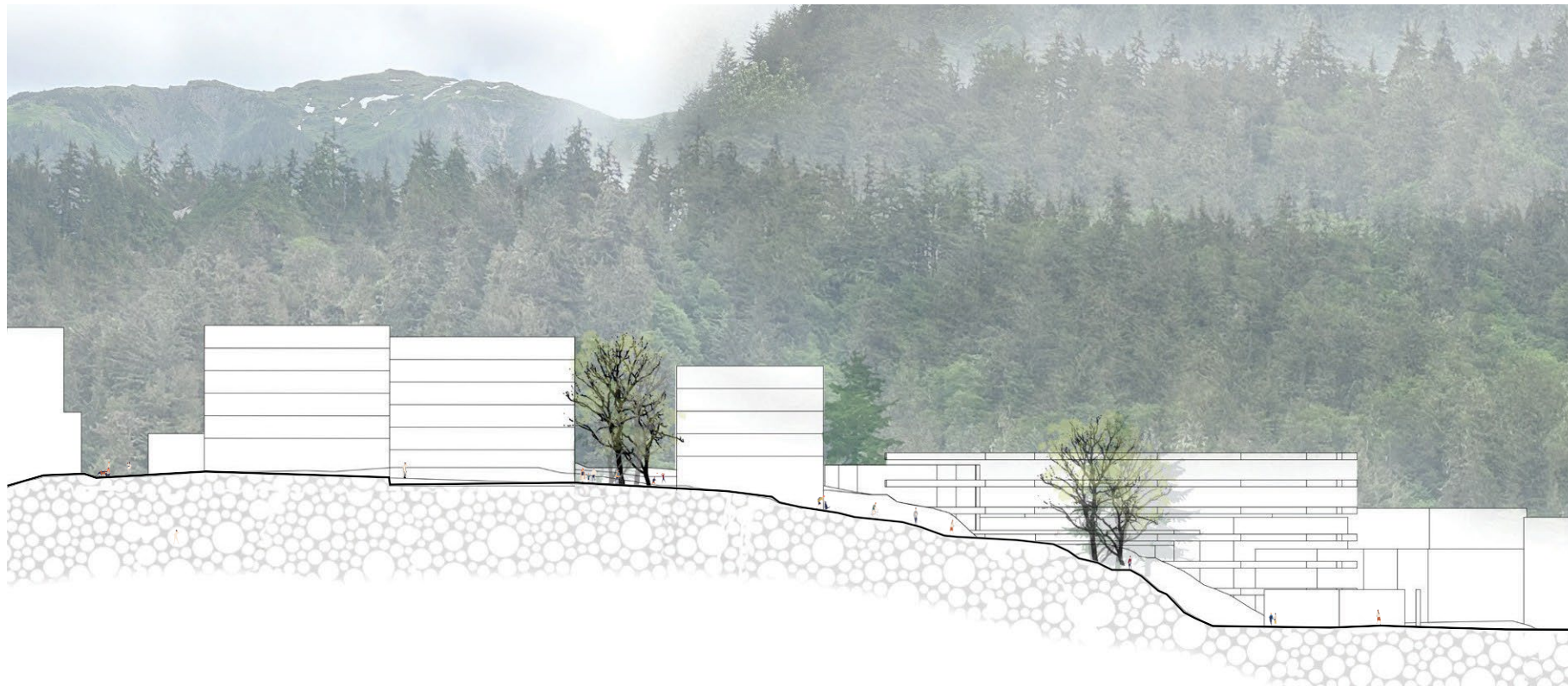
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## SITE GRADING <sup>3</sup>

Telephone Hill is characterized by steep slopes and is one of the prominent features of the city's landscape, the Hill rises dramatically from the Gastineau Channel, offering sweeping panoramic views of the surrounding fjords, forests, and mountains. Its rugged terrain poses both challenges and opportunities for development, with its slopes requiring innovative engineering solutions. The topography of Telephone Hill also plays a significant role in shaping the city's urban fabric, influencing land use patterns, transportation routes, and the overall aesthetic appeal of the area. Despite the challenges to development because of the Hill's topography, it offers unique vantage points and is set within a natural landscape making it a prized location for residential, minimal commercial, and recreational purposes, contributing to Juneau's distinctive charm and character.







## Moving Along Dixon Street

Dixon Street will need to be moved slightly to the northeast of its current location in order to accommodate future development on both sides of the road. As 3<sup>rd</sup> Street turns into Dixon Street, the site nearly reaches its highest point. Moving toward the Gastineau Channel, the site has a gentle slope and as it approaches the existing stairs to the south, adjacent to the parking garage, the slope accelerates. It is important to keep in mind that any future development should attempt to step building slabs to accommodate ground floor entries.

## The New East/West Staircase <sup>4</sup>

The new stair connecting Willoughby Avenue to Main Street will need to be designed according to Juneau's public stair standards, with some modification to allow for occasional stopping points to sit and enjoy the scenic view to Downtown Juneau and the waterfront.







- References from the [Telephone Hill Place Guide](#)  
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  - 1) Page 16
  - 2) Page 32
  - 3) Page 36
  - 4) Page 37