



**PARKS & RECREATION ADVISORY
COMMITTEE AGENDA**
November 4, 2025 at 5:30 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/94184441385>

Or 1-669-444-9171 | Webinar ID: 941 8444 1385

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. APPROVAL OF AGENDA**
 - 1. November 4 Agenda Overview**
- D. APPROVAL OF MINUTES**
 - 2. Minutes from October 7, 2025**
- E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**
- F. AGENDA TOPICS**
 - 3. PRAC Committee Member Appointments**
 - 4. Alaska's Capital Inn Bed & Breakfast requests to purchase CBJ parkland**
 - 5. AT&T Cell Tower at Dimond Park**
 - 6. Floyd Dryden Outdoor Pickleball Courts Update**
- G. STAFF REPORTS**
- H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS**
- I. NEXT MEETING DATE - DECEMBER 2, 2025 - December 2, 2025**
- J. ADJOURNMENT**

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, e-mail: city.clerk@juneau.gov.



TO: Parks & Recreation Advisory Committee
FROM: Lauren Verrelli, Interim Parks & Recreation Director
DATE: November 1, 2025
RE: November 4, 2025 Meeting

Please find enclosed the information supporting your agenda topics for this meeting. The meeting is anticipated to last 60 minutes and will take place via **Zoom Webinar**. To join the Zoom Webinar, go to <https://juneau.zoom.us/j/94184441385> or call 1-253-205-0468. **Webinar ID:** 87003674124.

AGENDA TOPICS

PRAC Committee Member Appointments

The Parks & Recreation Advisory Committee needs to elect a Chair and Vice-Chair.

Appointment of Chair

According to Robert's Rules of Order, nominations from the floor are subject to the following rules:

- Any member of the Committee may make a nomination.
- Recognition by the chair is not required.
- Nominations do not have to be seconded.
- A person can nominate themselves.
- A member can decline the nomination.

Recommended Motion:

I nominate _____ to serve as Chair of the Parks & Recreation Advisory Committee for a term of one year.

Appointment of Vice-Chair

The elected Chair will conduct the election of the Vice-Chair according to the same rules above. If the Chair is unable to attend a meeting, the Vice-Chair will perform their duties.

Recommended Motion:

I nominate _____ to serve as Vice-Chair of the Parks & Recreation Advisory Committee for a term of one year.

Alaska's Capital Inn Bed & Breakfast requests to purchase CBJ park land

Mark Thorson, owner of Alaska's Capital Inn Bed & Breakfast, has requested to purchase a small portion of CBJ parkland adjacent to his property at Juneau Townsite Block 20 Lot 7. The encroachment area includes a retaining wall, fence, and accessory structure that extend onto CBJ parkland. A prior 15-year

encroachment agreement expired in 2015, and the Community Development Department cannot issue a building permit while the structure remains on CBJ property. Mr. Thorson seeks to resolve the encroachment through the purchase of the affected area.

Parks & Recreation staff have reviewed the request but are not taking a position. The Department is referring the matter to the PRAC to discuss and provide a recommendation to the Assembly on whether this request should move forward under CBJ 53.09.260 for consideration of a negotiated sale.

The attached memo from Lands & Resources provides more information on the request, including the original application, surveys and site diagram.

Recommended Motion:

The Parks & Recreation Advisory Committee recommends that the Assembly [APPROVE/DENY] the applicant's request to purchase CBJ parkland property at Block 20 Lot 7.

AT&T Cell Tower at Dimond Park

AT&T has submitted an application to lease CBJ property at Dimond Park to replace one of the existing 85-foot ballfield light poles with a 110-foot steel pole that would support both existing field lighting and up to two telecommunications carriers. The proposal includes installation of underground conduits leading to a 16' x 36' fenced lease area with slatted privacy fencing and new perimeter landscaping. CBJ would retain maintenance responsibility for the lighting, while AT&T would control the tower structure and lease area.

After reviewing the proposal, Parks & Recreation staff find the design appropriate for the site and does not impact existing park operations. The proposed location minimizes impacts to recreational use, maintains lighting functionality for the ballfields, and adds community benefit through improved telecommunications service in the Mendenhall Valley.

The Parks & Recreation Department supports this lease request and recommends that the PRAC forward a motion of support to the Assembly for consideration under CBJ 53.09.260.

Recommended Motion:

The Parks & Recreation Advisory Committee recommends that the Assembly authorize the City Manager to approve the proposed AT&T lease at Dimond Park for a 110-foot replacement light pole and associated equipment area.

Floyd Dryden Outdoor Pickleball Courts Update

Parks & Recreation presented design options for the Floyd Dryden courts developed by Corvus Design at our September 2025 meeting. The original layout (Option A) included six pickleball courts—four dedicated and two shared—but raised safety concerns due to limited spacing. In response, Option B was developed with two dedicated and two shared courts, providing more space and improved safety. The Department requests PRAC's recommendation on which option to move forward with for 2026 implementation.

Recommended Motion:

The Parks & Recreation Advisory Committee recommends that the Department proceed with [Option A/Option B] for the Floyd Dryden court improvements.

STAFF & PARTNER AGENCY REPORTS

None



PARKS & RECREATION ADVISORY COMMITTEE **DRAFT** MINUTES

October 7, 2025, at 5:30 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/94184441385> Or 1-669-444-9171 | Webinar ID: 941 8444 1385

A. CALL TO ORDER

PRAC Chair Ryan O'Shaughnessy called the meeting to order at 5:31 p.m.

B. ROLL CALL

Present: Ryan O'Shaughnessy, Josh Anderson, Susan Crandall, Jennifer Gross, Emma Van Nes, Paulette Schirmer, Ren Scott, Danika Swanson, & Kaasáank' Andrew Williams

Staff Present: Lauren Verrelli, Parks & Recreation Acting Director; Neil Steininger, Assembly Liaison; & Annie Carroll, Parks & Recreation Staff Liaison

C. APPROVAL OF AGENDA

1. October 7 Agenda Overview

MOTION by Ms. Schirmer to approve the agenda and ask for unanimous consent. *Seeing no objections, the agenda was approved.*

D. APPROVAL OF MINUTES

2. Minutes from September 2, 2025

MOTION by Mr. Anderson to approve the minutes from September 2, 2025, and ask for unanimous consent. *No objections were heard, and the minutes were approved.*

E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – *None.*

F. AGENDA TOPICS

3. PRAC FY25 Annual Report

Mr. O'Shaughnessy shares that the PRAC annual report has shifted from the calendar year to the fiscal year. The report presented covers FY25 from July 1, 2024, to June 30, 2025.

MOTION by Ms. Schirmer for the Parks & Recreation Advisory Committee to approve the FY25 Annual Report as presented and forward it to the Assembly Human Resources Committee. *No objections were heard, and the motion passed.*

4. FY27 Legislative Capital Priorities

Mr. O'Shaughnessy introduces the topic, explaining that the committee has been asked for their input in the form of recommending up to two projects they would like to see included on the Legislative Capital Priority list. He reminds the PRAC of last year's vote, resulting in

the Jackie Renninger Park and the Lemon Creek Multimodal Path projects as their top priorities. He personally argues that supporting one project is even more impactful, as they won't be diluting their request with more projects.

Motion by Ms. Schirmer to recommend that they put forth the Jackie Renninger Park Project as their priority, citing frequent community outcry for pickleball courts.

Ms. Swanson asks what progress the department has made towards the 35-mile ORV Park. Ms. Verrelli updates the PRAC, sharing that they have just closed out the first grant of \$300,000 and have opened the second \$300,000 Recreational Trail Program (RTP) grant. They have completed work on the parking lot and the clearing of the first 3 miles of trail, of which they expect three-quarters of a mile to be graveled by the end of this season. She anticipates they will apply for another round of RTP grant funding, as they have \$1.25 million for the project secured, and the anticipated total project cost is \$6 million.

Ms. Swanson asks if the outcome of the vote will have the power to hinder or further progress on the 35-mile ORV Park in terms of assembly action. Ms. Verrelli answers that Engineering is asking what projects the committee believes should be prioritized. She says the department will continue working to fund the project, but that it's always beneficial for the committee to show support.

Ms. Verrelli shared progress on the Jackie Renninger Park project, noting that a public outreach process in 2024 resulted in a comprehensive master plan design. The community park concept includes space for a wide range of users, including a playground, skate features, pickleball, dog park, disc golf, and community gathering amenities, which address a major recreational gap in the Mendenhall Valley. The project team is currently in 35% design, with an additional public meeting anticipated in spring 2026 as cost estimates are refined. The total project cost is estimated at \$16 million, influenced by inflation and market conditions, up from the earlier \$8–10 million planning estimate. Funding will likely require a general obligation bond for voter consideration in next year's municipal election.

Ms. Verrelli also addressed the Lemon Creek Multimodal Path project, explaining that this has long been envisioned as an important community connection through the Lemon Creek corridor. The project involves some Parks & Recreation land, but has primarily been driven by state transportation agencies. Funding has historically been expected to come from state-level grants rather than bonds. She shares that there are no major updates to the project available currently.

Mr. Anderson shares his thoughts on the options. He addresses Ms. Schirmer's motion, sharing that he has no qualms with the Jackie Renninger project; however, once it is built, the department will need to provide manpower to maintain it, which should be considered. He addresses the 35-mile ORV Park, which has been in the works since around 2010, with construction already underway, and significant progress made. He argues that completing this project would provide meaningful recreational opportunities for youth and support a healthy outlet for their energy.

Ms. Van Nes spoke in support of prioritizing the Lemon Creek Multimodal Path project, noting that both Jackie Renninger Park and the 35-Mile ORV Park are more likely to secure alternative funding, such as a future general obligation bond or existing CIP appropriations. She stated that many residents, including herself and coworkers, live downtown and work in the Valley but do not feel safe biking along current routes. The Lemon Creek corridor lacks an established bike and pedestrian path, and a multimodal connection would benefit thousands of users, including students traveling between downtown schools and the Valley. For these reasons, she expressed strong support for elevating the Lemon Creek Pathway as PRAC's legislative priority.

Mr. O'Shaughnessy clarified that a motion from Ms. Schirmer to prioritize Jackie Renninger Park remained on the floor for discussion. After consideration, Ms. Schirmer withdrew her motion.

MOTION by Ms. Van Nes for the Parks and Recreation Advisory Committee to recommend the addition of the Lemon Creek Multimodal Path to the FY27 Legislative Priorities list.

Mr. O'Shaughnessy asked Mr. Anderson for any additional comments. Mr. Anderson responded that he agreed with many of the points raised in support of the Lemon Creek Pathway and acknowledged that all three projects under discussion would greatly benefit Juneau residents. However, he emphasized his preference to complete projects already in progress, particularly the 35-Mile ORV Park, before committing municipal resources to new capital initiatives. He expressed concern about moving too quickly into additional project commitments and asked that the full committee have an opportunity for further discussion before voting.

Mr. Kaasáank' shared that while he was less familiar with specific funding mechanisms, he viewed Jackie Renninger Park as the project with the greatest potential community benefit, particularly for children and families. He commented on the importance of improving family-oriented recreation opportunities to support population retention and noted that past recreation sites used by youth have been lost due to tourism-related changes. He also supported the continued development of the ORV Park as an important space for young people. He raised safety concerns regarding the Lemon Creek corridor, including wildlife and seasonal conditions, and stated that he would not support shifting the committee's focus to that project at this time.

Ms. Scott stated her support for the Lemon Creek Multimodal Path project, emphasizing that PRAC has not seen significant movement on the project in recent years and that elevating it as the committee's priority would ensure the Assembly is aware it remains an important community need.

Mr. Anderson asked how the committee should proceed when members were divided among multiple project priorities. He asked whether each member should indicate their top choice or whether the committee should continue addressing motions one at a time. Mr. O'Shaughnessy clarified that the current motion is to prioritize the Lemon Creek Multimodal Pathway as the sole legislative capital request. He noted that the committee was asked to

submit up to two projects but expressed his belief that forwarding a single priority would be the most effective approach. He invited amendments to the motion; none were offered, and a roll-call vote was conducted on the motion to recommend the Lemon Creek Multimodal Path project as PRAC's FY27 Legislative Capital Improvement Project priority.

Roll-call vote:

Crandall — Yes

Kaasáank' — No

Scott — Yes

Schirmer — No

Gross — Yes

Van Nes — Yes

Swanson — Yes

Anderson — No

O'Shaughnessy — Yes

Result: Motion passed, 6–3.

G. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Ms. Schirmer states that the Lands Housing and Economic Development Committee recently discussed Title 49 zoning revisions, a residential property transaction, housing advocacy from AARP Juneau, and National Flood Insurance Program eligibility. She requested to continue serving as the PRAC liaison to the committee, and without objection, the committee agreed she would remain in that role.

Mr. Anderson shares that the Youth Activities Board (YAB) has made progress toward a streamlined and more accessible online grant application process and the scheduling of an upcoming retreat for new members. Mr. O'Shaughnessy expressed appreciation for the YAB's work and for the many community organizations that benefit from its grant support.

Mr. Steininger provided an update from the Assembly, including advancement of full funding for the Marine Park project, partial funding for the Dzantik'i Heeni playground improvements, and authorization to purchase the Burns Building for a future City Hall location. He also encouraged members and the public to vote before polls closed. Mr. Anderson asked for clarification regarding the Telephone Hill redevelopment project. Mr. Steininger explained that an error in eviction notices required them to be reissued and reviewed the next steps, including environmental testing and demolition planning already underway to support developer engagement. He noted that hazardous materials disposal considerations would depend upon upcoming testing results.

Mr. Kaasáank' shared the Lingít phrase of the Month: ***Naxtoo.aat***, which means "Let's go!", and offered examples of use in cheering on his grandson's baseball team and the Seattle Mariners.

Ms. Verrelli announced that Parks & Recreation had hired Marc Wheeler as the new Director, beginning November 3. Mr. Wheeler addressed the committee, describing his experience in

public service, youth development, and as a small-business owner. He expressed enthusiasm for contributing to Juneau’s quality of life through Parks & Recreation services. Committee members welcomed him and thanked Acting Director Verrelli for her leadership during the transition.

H. NEXT MEETING DATE - November 4, 2025

I. ADJOURNMENT With no further business to discuss, the committee adjourned at 6:13 pm
Respectfully submitted by Annie Carroll on 10/31/2025

DRAFT

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
John.King@Juneau.gov
(907) 586-5252

TO: Parks & Recreation Advisory Committee

FROM: John King, Deputy Lands Manager 

SUBJECT: Mark Thorson, Alaska's Capital Inn Bed & Breakfast request to purchase CBJ park land

DATE: October 23, 2025

In September 2025, Mark Thorson of Alaska's Capital Inn Bed & Breakfast submitted an application to purchase a portion of a CBJ park located at Juneau Townsite Block 20 Lot 7, which is adjacent to his property at Block 20 Lot 6. The park contains an encroachment from Mr. Thorson's property. The application states that a retaining wall and fence were authorized under an agreement signed between Mr. Thorson and the previous owner of the park land. The 15-year agreement that authorized the encroachment of a deck and stairway remained valid when CBJ purchased the park land in 2002, but expired in 2015. The wedge-shaped encroachment, identified on the survey dated 2/10/2000, shows the fence starting 1.3-feet from the northwest corner of Lot 6, and running to 3.5-feet from the southwest corner of Lot 6.

An existing structure within the encroachment was recently converted to an accessory bedroom prior to obtaining a building permit from the CBJ Community Development Department (CDD). The structure was flagged by the CBJ Code Compliance Officer, and a building permit application was submitted by Mr. Thorson. Despite the submittal of this application, CDD is unable to retroactively issue a building permit because of the expansion onto CBJ park land. Mr. Thorson is requesting to purchase the park land encroachment area occupied by his retaining wall, fence, and accessory structure encroachment in order to obtain a building permit from CDD. If approved, final acreage to be sold will be determined by an Alaska-licensed surveyor.

The 2019 Parks and Recreation Master Plan

The individual or entity seeking to purchase parkland begins the process by contacting the Parks & Recreation Department to present their proposal. This initial step can help avoid unnecessary expense by identifying any immediate issues. The next step requires the proponent to submit an application and pay a fee to the Lands & Resources Division. The proposal will then be reviewed by Parks & Recreation Department, which will provide a staff recommendation to the PRAC. The PRAC will consider the request and staff recommendation and receive public comment. The PRAC will then make a recommendation to the Assembly in support of, or opposition to, the proposed disposal. At this point, the process proceeds according to CBJ 53.09.260.

53.09.260 - Negotiated sales, leases, and exchanges.

(a) Application, *initial review, assembly authority to negotiate*. Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.

Staff request that the PRAC provide a recommendation in the form of a motion to the Assembly on whether this sale should be considered in accordance with 53.09.260

Attachments:

- 1) Mark Thorson, Alaska's Capital Inn Bed & Breakfast, Application
- 2) Site Diagram
- 3) 2/10/2000 Survey
- 4) Image of retaining wall and fence
- 5) 10/17/2000 Deck encroachment memorandum



City and Borough of Juneau Land Purchase Applicants

[← Go back](#)

Applicant Information Alaska's Capital Inn Bed & Breakfast / Mark Thorson

Mailing Address: 113 W Fifth St. JUNEAU, AK 99801

Legal Representative: Mark Thorson **Phone:** (907) 500-8782 **Email:** focsle@gmail.com

CBJ Land Information

Site Address: No Address

Legal Description: JUNEAU TOWNSITE BL 20 LTS 7 &

Map: [Map Link](#)

Have you mailed the \$500.00 filing fee?: Yes

Provide a brief description of your proposal:

We remodeled an existing structure into an accessory bedroom. The remodel extended over the property line unbeknownst to us, as we believed the chain link fence and wood retaining wall was the property line separating Lot 6 (our Lot) and Lot 7 (now the park). We eventually discovered that the fence/retaining wall was not the actual property line from a survey completed by Doug Finley for Lauren Kosinski. We obtained Lauren's permission for the construction over the line at the time, but apparently that permission has now expired. We have submitted a Building Permit application for the completed remodel work last October for the existing structure. That Permit application is now sitting on Ilsa Lund's desk. Her response to us was, "I am writing to inform you that I am unable to approve this building permit for zoning purposes, as the existing structure encroaches over the property line. Zoning regulations do not allow for structures to extend beyond the boundaries of the property". Ms., Lund then outlined the potential paths forward in order to resolve the issue. We wish to purchase approximately 2 to 3 feet inside Lot 7 that is next to our Lot 6 in order to retain the structure as is constructed. There would be no impact on the park as the land is behind all the existing trees and foliage. The area mentioned consists of piles of leaves, tree cuttings, rocks, and no shrubs or plantings. Park staff is never back there and there is no grass to mow. No existing foliage has been disturbed as of this application. We would be willing to donate any necessary plantings deemed necessary by park staff for additional screening as necessary to improve the aesthetics of the park itself if desired. The existing fence has really improved the overall park view already, shielding 2 fuel oil and 2 propane tanks, sheds, and many other items that were clearly visible as a back drop through the chain link fence. Clearly an improvement as the park is viewed from the street or sitting bench. It was never our intention to cross the property line into lot 7. The old chain link fence was on the property line at the top on Fifth St. when we received permission to pour concrete from the building inspector. Located on Fifth St. the fence in that area was on the property line as seen on the 1985 survey. The CBJ had that survey in hand before we started any construction, in retrospect, we wish it would have been shared with us by our building inspector at the time we began construction, informing us that the chain link fence veered away from the lot 6 property line as it descended towards lots 2&3 behind the City Museum. The chain link fence followed a wood retaining wall constructed by the Olds family to contain the considerable fill they brought in to elevate lots 4,5,and 6 when they built their house in 1906. Lot 7 only received fill for about 25 feet as it approached the area of Lot 3. At that time the Olds family owned all 8 lots on the block. To this day, surviving members of the Olds clan believe that lot 7 was surreptitiously stolen from them by the B M Behrends family after a fire at the bank. The Olds family kept their deed for lot 7 at the B M Behrends bank, which ultimately disappeared in the aftermath of the fire there. When a new deed was brought forth, it listed the Behrends family as the owners of lot 7. We received the Mayor's Award from Sally Smith 20 years ago in recognition of our restoration efforts of the Olds House within the downtown historic district. Preserving one of Juneau's gold rush era homes that will clearly be part of the community for another 100 years.

- [Weep-Hole.pdf](#)
- [Elevation2.pdf](#)
- [Cottage.pdf](#)



CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME ON THE GROUND, TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN SOUTHEAST ALASKA AND THAT, ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IMPROVEMENTS AND ENCROACHMENTS ON THE PROPERTY DEPICTED HEREON ARE AS SHOWN.

2-11-2000

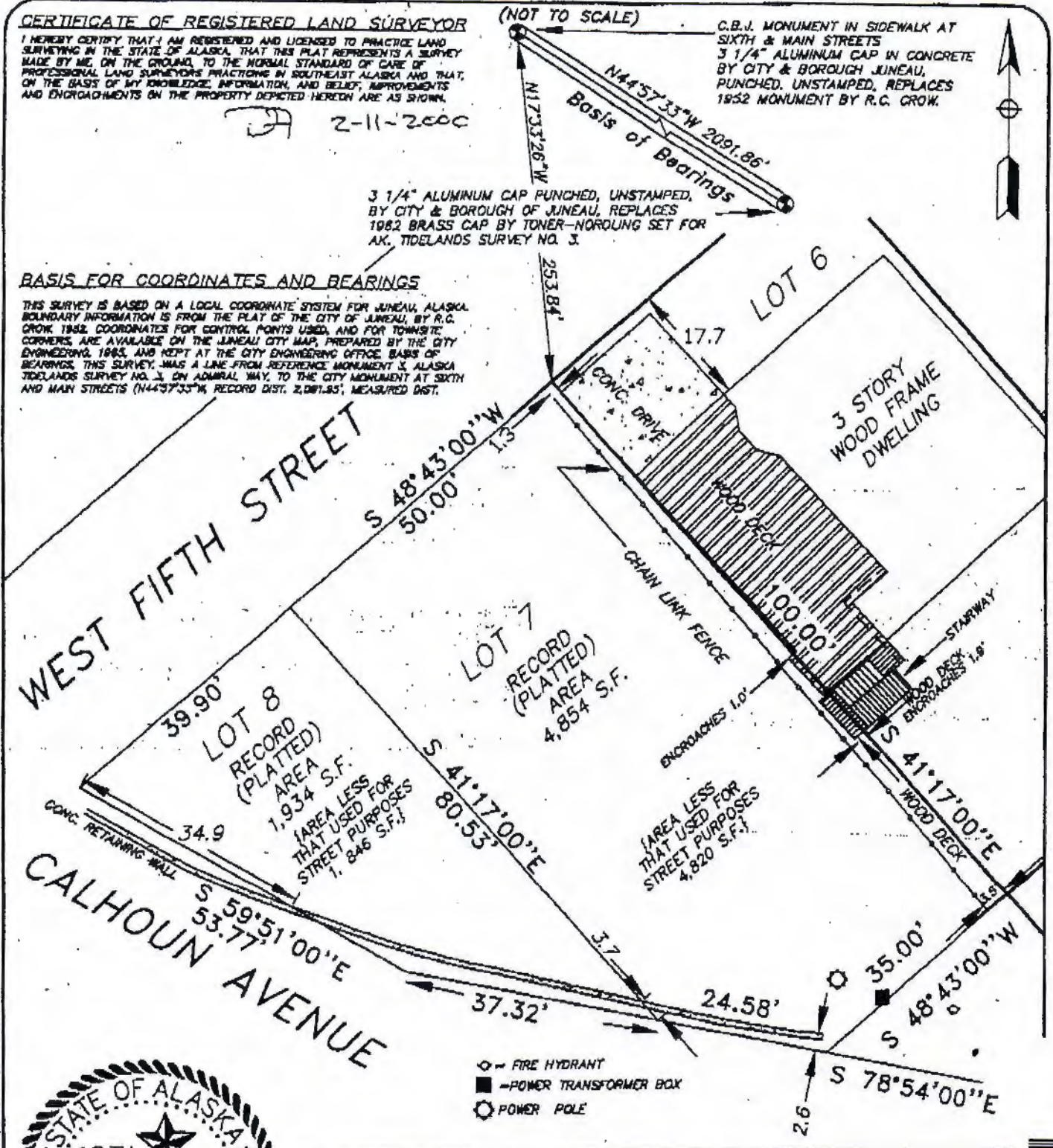
(NOT TO SCALE)

C.B.J. MONUMENT IN SIDEWALK AT SIXTH & MAIN STREETS
3 1/4" ALUMINUM CAP IN CONCRETE
BY CITY & BOROUGH JUNEAU,
PUNCHED, UNSTAMPED, REPLACES
1952 MONUMENT BY R.C. CROW.

3 1/4" ALUMINUM CAP PUNCHED, UNSTAMPED,
BY CITY & BOROUGH OF JUNEAU, REPLACES
1982 BRASS CAP BY TONER-NOROLUNG SET FOR
AK. TIDELANDS SURVEY NO. 3.

BASIS FOR COORDINATES AND BEARINGS

THIS SURVEY IS BASED ON A LOCAL COORDINATE SYSTEM FOR JUNEAU, ALASKA. BOUNDARY INFORMATION IS FROM THE PLAT OF THE CITY OF JUNEAU, BY R.C. CROW, 1982. COORDINATES FOR CONTROL POINTS USED, AND FOR TOWNSITE CORNERS, ARE AVAILABLE ON THE JUNEAU CITY MAP, PREPARED BY THE CITY ENGINEERING, 1983, AND KEPT AT THE CITY ENGINEERING OFFICE. BASIS OF BEARINGS, THIS SURVEY, WAS A LINE FROM REFERENCE MONUMENT 3, ALASKA TIDELANDS SURVEY NO. 3, ON ADMIRAL WAY, TO THE CITY MONUMENT AT SIXTH AND MAIN STREETS (N44°37'33"W, RECORD DIST. 2,081.85', MEASURED DIST.



PLAT SHOWING "AS-BUILT" SURVEY			
LOTS 7 & 8, BLOCK 20			
JUNEAU, ALASKA TOWNSITE SURVEY			
U.S. SURVEY NO. 7			
JUNEAU, ALASKA RECORDING DISTRICT			
DOUGLAS FINLEY LAND SURVEYING			
820 6TH STREET - JUNEAU, ALASKA (907) 588-4253			
DATE: 2/10/00	DRAWN BY: DF	PROJ. No.: 00-288-A1	SCALE: 1" = 20'
			SHEET 1 of 1





FROM : RAVEN CONSULTING

FAX NO. : 907-463-5286

Nov. 01 2000 04:17PM P1

*Lauren Kosinski and Peter Krane
124 5th Street
Juneau, Alaska 99801
586-8100; fax 586-8102*

October 17, 2000

Mark Thorson and Linda Wedenborn
113 W. Fifth Street
Juneau, Alaska 99801

Dear Mark and Linda:

It appears that a small portion of your dock on the southeast side towards and including the stairway area encroaches approximately 1-3 feet into our Lot 7. I know that you have just completed a major remodel. The last thing you may want or need at this time is additional expense of relocating a portion of the deck.

In any event, we do not currently need the area and are willing to give a license to you folks for the encroachment. The license would be personal to you and would continue (1) for fifteen years, (2) until the property (or interest therein) was transferred, (3) upon your death, or (4) at such time as the applicable areas of the deck and stairway deck areas were removed, remodeled, replaced, or no longer used, whichever first occurred.

The fifteen year period should allow for something akin to a normal useful life of the structure, before significant repairs and replacements were needed in any event.

Please either sign below and/or call us with any questions.

Sincerely,

Lauren Kosinski

Lauren Kosinski

Peter Krane

Peter Krane

We agree to the foregoing license as to any portions of our decking that may encroach into Lot 7, Block 20, Juneau Alaska Townsite Survey in accordance with the above terms.

Dated: *10/29/00*

Mark J. Thorson

Mark Thorson

Linda Wedenborn

Linda Wedenborn

Wendeboen

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Dan.Bleidorn@juneau.gov
(907) 586-5252

TO: Parks & Recreation Advisory Committee
FROM: Dan Bleidorn, Lands and Resources Manager
SUBJECT: AT&T request to lease CBJ property at Dimond Park
DATE: October 15, 2025

In 2024 AT&T contacted the Lands Office to apply to lease CBJ property in the Mendenhall Valley at Dimond Park in order to build a new communications tower. Since this request is for property managed by the Parks Department, Lands staff met with Parks staff to review the initial proposal and determined that the original location did not work for CBJ as the location would potentially impact the future use of the property by the Parks Department. Based on this initial discussion, AT&T revised their application and changed their request from a free-standing tower to incorporating their infrastructure into an existing light pole location that illuminates the ball fields.

This application requests the replacement of the existing 85-foot-tall standard light with a 110-foot steel light to allow for up to two (2) carriers to install antennas above the lights. Existing lights will be re-installed at the same height on the new structure. If approved, conduits would be run underground from the replacement structure to a newly created 16' x 36' fenced lease area. The fencing will be slatted for privacy/screening and new perimeter landscaping will be planted around the fencing. AT&T would own and control the replacement light structure, but the CBJ would continue to maintain the lighting on the structure. The fenced lease area would be controlled by AT&T along with an access/utility easement. Utilities are directly adjacent and would be trenched to the lease area.

The 2019 Parks and Recreation Master Plan:

The individual or entity seeking to purchase parkland begins the process by contacting the Parks & Recreation Department to present their proposal. This initial step can help avoid unnecessary expense by identifying any immediate issues. The next step requires the proponent to submit an application and pay a fee to the Lands & Resources Division. The proposal will then be reviewed by Parks & Recreation Department, which will provide a staff recommendation to the PRAC. The PRAC will consider the request and staff recommendation and receive public comment. The PRAC will then make a recommendation to the Assembly in support of, or opposition to, the proposed disposal. At this point, the process proceeds according to CBJ 53.09 .260.

53.09.260 - Negotiated sales, leases, and exchanges.

(a) Application, *initial review, assembly authority to negotiate*. Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a

written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.

Staff request that the PRAC provide a recommendation in the form of a motion to the Assembly on whether this lease should be considered in accordance with 53.09.260

Attachments:

- 1) AT&T Application
- 2) Dimond Park Site Diagram
- 3) Light Elevation Sketch
- 4) Valley Tower Locations



Application to Lease City and Borough of Juneau Lands

[← Go back](#)

Applicant Information AT&T Mobility

Mailing Address: 870 Oravetz Road SE Auburn, Washington
98092

Legal Representative: Justin Abbott **Phone:** (206) 790-4655 **Email:**
justin.abbott@selectsiteacq.com

CBJ Land Information

Site Address: 2961 Riverside Drive

Legal Description: LAKESIDE TR II

Map: [Map Link](#)

\$500.00 Fee Paid: Not Yet

Proposal of Usage:

AT&T proposes to replace the existing 85-foot tall light standard with a 110-foot steel light standard to allow for up to two (2) carriers to install antennas above the lights. Existing lights will be re-installed at the same height on the new structure. Conduits will be ran underground from the replacement structure to a newly created 16' x 36' fenced lease area. The fencing will slatted for privacy/screening and new perimeter landscaping will be planted around the fencing.

AT&T would own and control the replacement light standard structure. The CBJ would continue to maintain the lighting on the structure. The lease area would be controlled by AT&T along with an access/utility easement. Utilities are directly adjacent and would be trenched to the lease area.

Additional Comments for CBJ Staff to Consider:

More detailed drawings can be provided once the survey of the property is completed.

[Delete Entry](#)

[Edit Entry](#)

AT&T - JN3077
Diamond Park -
Alternative Design #3

Replacement of (E) 85-foot light standard with a 110-foot monopole that will allow 2 carriers to collocate above the lights.

(P) Underground conduits along the fencing to the replacement structure.

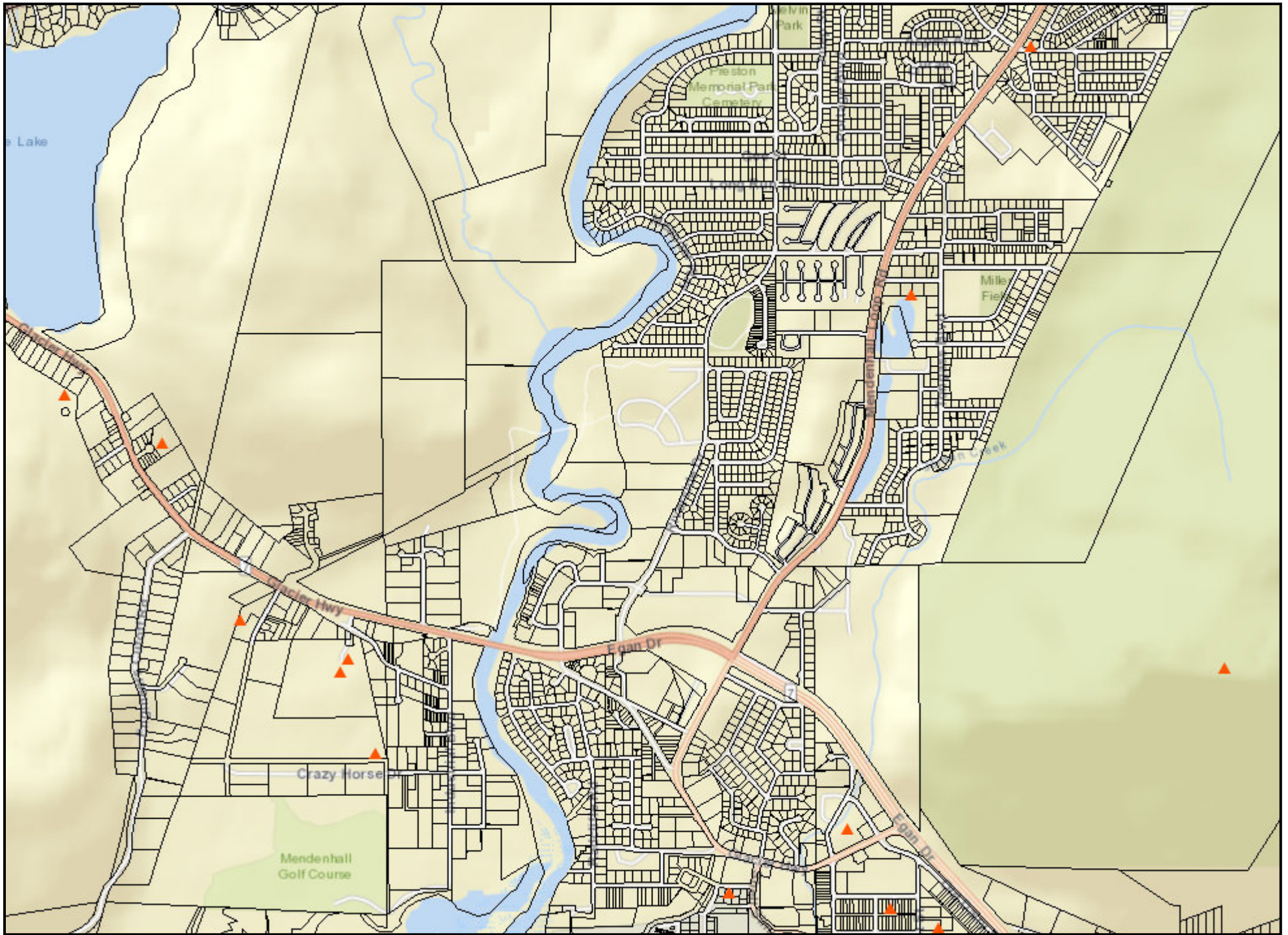
(P) 16' x 36' fenced compound with vinyl slats and perimeter landscaping. (2 carriers)



JN3077 Diamond Park – Alternative Design – Light Standard Replacement



Sketch of 85-foot light standard replacement with a 110-foot light standard to allow for up to two (2) carriers to install antennas above the lights. Existing lights will remain at the same height on the replacement structure. All cables will be ran underground from the fenced lease area to the new structure.



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Application to Lease City and Borough of Juneau Lands

[← Go back](#)

Applicant Information AT&T Mobility

Mailing Address: 870 Oravetz Road SE Auburn, Washington
98092

Legal Representative: Justin Abbott **Phone:** (206) 790-4655 **Email:**
justin.abbott@selectsiteacq.com

CBJ Land Information

Site Address: 2961 Riverside Drive

Legal Description: LAKESIDE TR II

Map: [Map Link](#)

\$500.00 Fee Paid: Not Yet

Proposal of Usage:

AT&T proposes to replace the existing 85-foot tall light standard with a 110-foot steel light standard to allow for up to two (2) carriers to install antennas above the lights. Existing lights will be re-installed at the same height on the new structure. Conduits will be ran underground from the replacement structure to a newly created 16' x 36' fenced lease area. The fencing will slatted for privacy/screening and new perimeter landscaping will be planted around the fencing.

AT&T would own and control the replacement light standard structure. The CBJ would continue to maintain the lighting on the structure. The lease area would be controlled by AT&T along with an access/utility easement. Utilities are directly adjacent and would be trenched to the lease area.

Additional Comments for CBJ Staff to Consider:

More detailed drawings can be provided once the survey of the property is completed.

[Delete Entry](#)

[Edit Entry](#)

AT&T - JN3077
Diamond Park -
Alternative Design #3

Replacement of (E) 85-foot light standard with a 110-foot monopole that will allow 2 carriers to collocate above the lights.

(P) Underground conduits along the fencing to the replacement structure.

(P) 16' x 36' fenced compound with vinyl slats and perimeter landscaping. (2 carriers)



JN3077 Diamond Park – Alternative Design – Light Standard Replacement



Sketch of 85-foot light standard replacement with a 110-foot light standard to allow for up to two (2) carriers to install antennas above the lights. Existing lights will remain at the same height on the replacement structure. All cables will be ran underground from the fenced lease area to the new structure.



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TO: Parks & Recreation Advisory Committee
FROM: Lauren Verrelli, Parks & Recreation Deputy Director
DATE: November 1, 2025
RE: Floyd Dryden Pickleball Courts November 2025 Update

At the September 2025 PRAC meeting, Parks & Recreation provided an update on the Floyd Dryden courts, including conceptual designs prepared by Corvus Design (Option A). Option A proposed converting the existing tennis courts into six pickleball courts — four dedicated and two shared with tennis — within the existing footprint. During that meeting, the Department received substantial public testimony expressing concern about the safety and spacing of the four dedicated courts, which were designed to be four feet apart. While this meets the minimum standard outlined by the USA Pickleball Association, many players felt that the configuration would be too tight for safe play.

In response to this feedback, the Department revised the layout, Option B, which removes two of the dedicated pickleball courts to provide additional buffer space between playing areas. Option B now includes two dedicated pickleball courts and two shared pickleball/tennis courts, offering improved safety and a more comfortable playing experience while maintaining multiuse functionality.

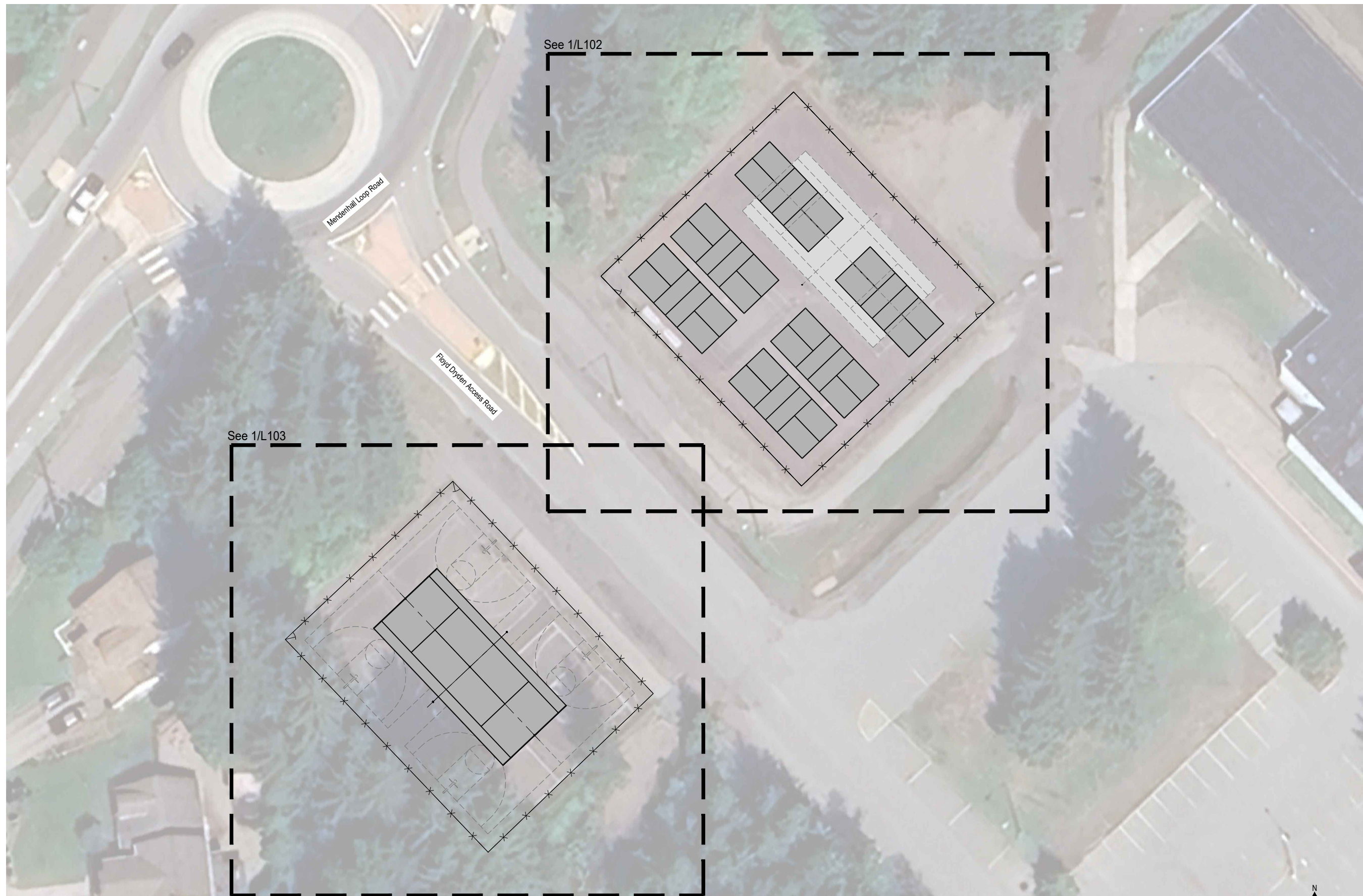
Note, the original conceptual designs prepared by Corvus for the basketball court will remain the same under both options, featuring two basketball courts and one shared tennis court.

Parks & Recreation is requesting that the PRAC review both design options and provide a recommendation on which layout to move forward with. This direction will allow the Department to proceed with procurement and implementation in 2026.

Attachments:

1. Option A – Original Layout (6 Pickleball Courts: 4 Dedicated, 2 Shared)
2. Option B – Revised Layout (4 Pickleball Courts: 2 Dedicated, 2 Shared)

Drawing C:\Users\littl\Desktop\Working Away\Projects\CBJ-24-06 Adair Kennedy Sports Courts2 - CAD\Corvus-Sheets.dwg last saved on 11/1/2024 1:45 PM was plotted by Bradley Little on 11/1/2024 1:50 PM



1 Site and Key Plan
L101 SCALE: 1" = 20'-0" @22x34



Corvus Design
 Landscape Architecture
 www.corvus-design.com
 Anchorage - 907.222.2859
 2506-B Fairbanks St. 99503
 Juneau - 907.988.9000
 119 Seward St. 99801
 AECC #1195

CITY AND BOROUGH OF JUNEAU
 ALASKA'S CAPITAL CITY
PARKS & RECREATION

SEAL:

**CITY AND BOROUGH OF JUNEAU
 ADAIR KENNEDY SPORTS
 COURTS IMPROVEMENTS
 STRIPING PLAN
 JUNEAU, AK**

If the above dimension does not measure exactly 1", this drawing has been enlarged or reduced, affecting all scales.

DATE: 11/01/2024
 JOB NUMBER: CBJ-24-06
 DRAWN BY: BL
 CHECKED BY: CM

SITE & KEY PLAN SHEET #:

L101

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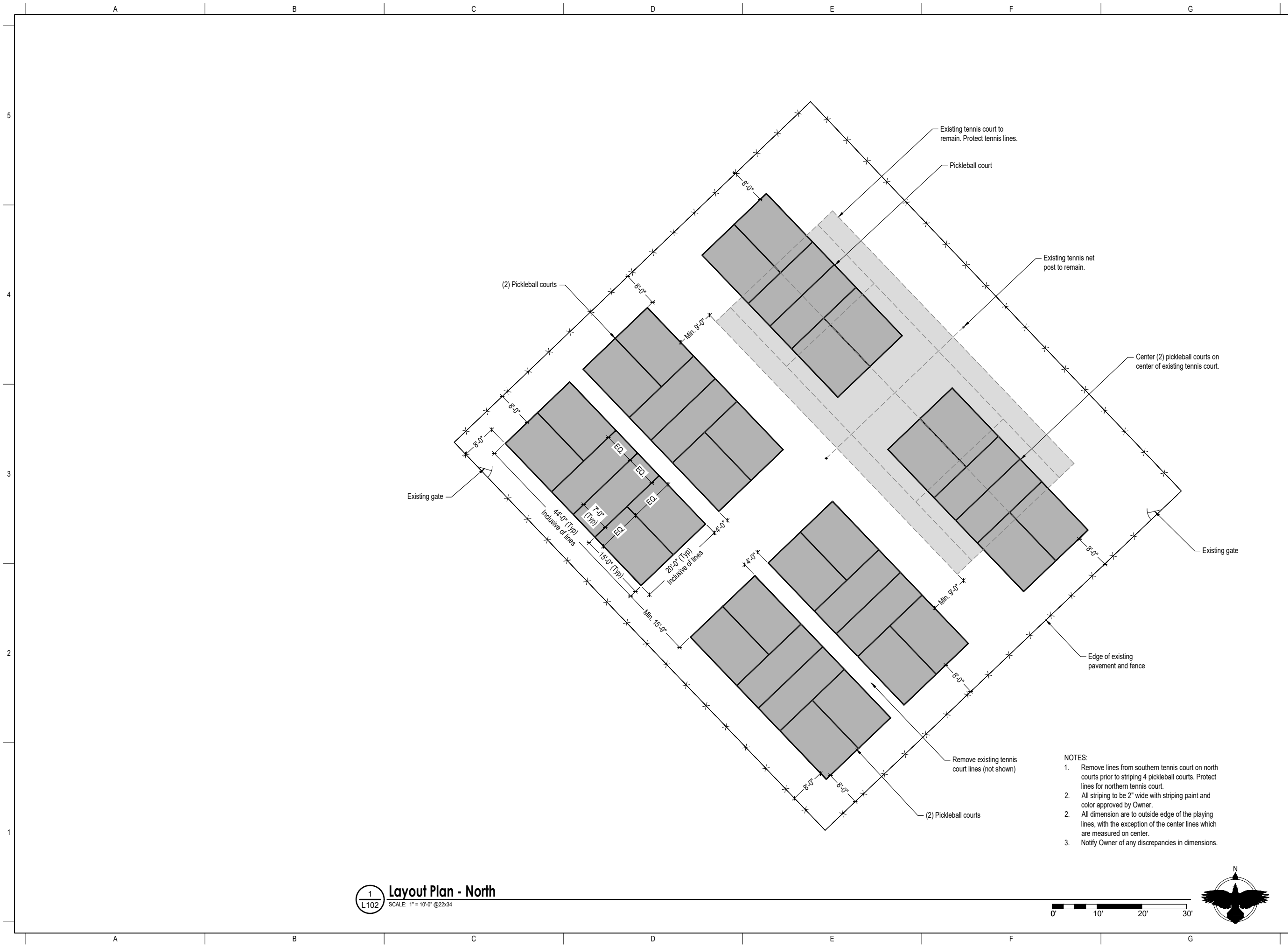
SEAL:

CITY AND BOROUGH OF JUNEAU
 ADAIR KENNEDY SPORTS
 COURTS IMPROVEMENTS
 STRIPING PLAN
 JUNEAU, AK

If the above dimension does not measure exactly 1", this drawing has been enlarged or reduced, affecting all scales.

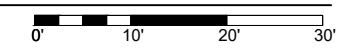
DATE: 11/01/2024
 JOB NUMBER: CBJ-24-06
 DRAWN BY: BL
 CHECKED BY: CM

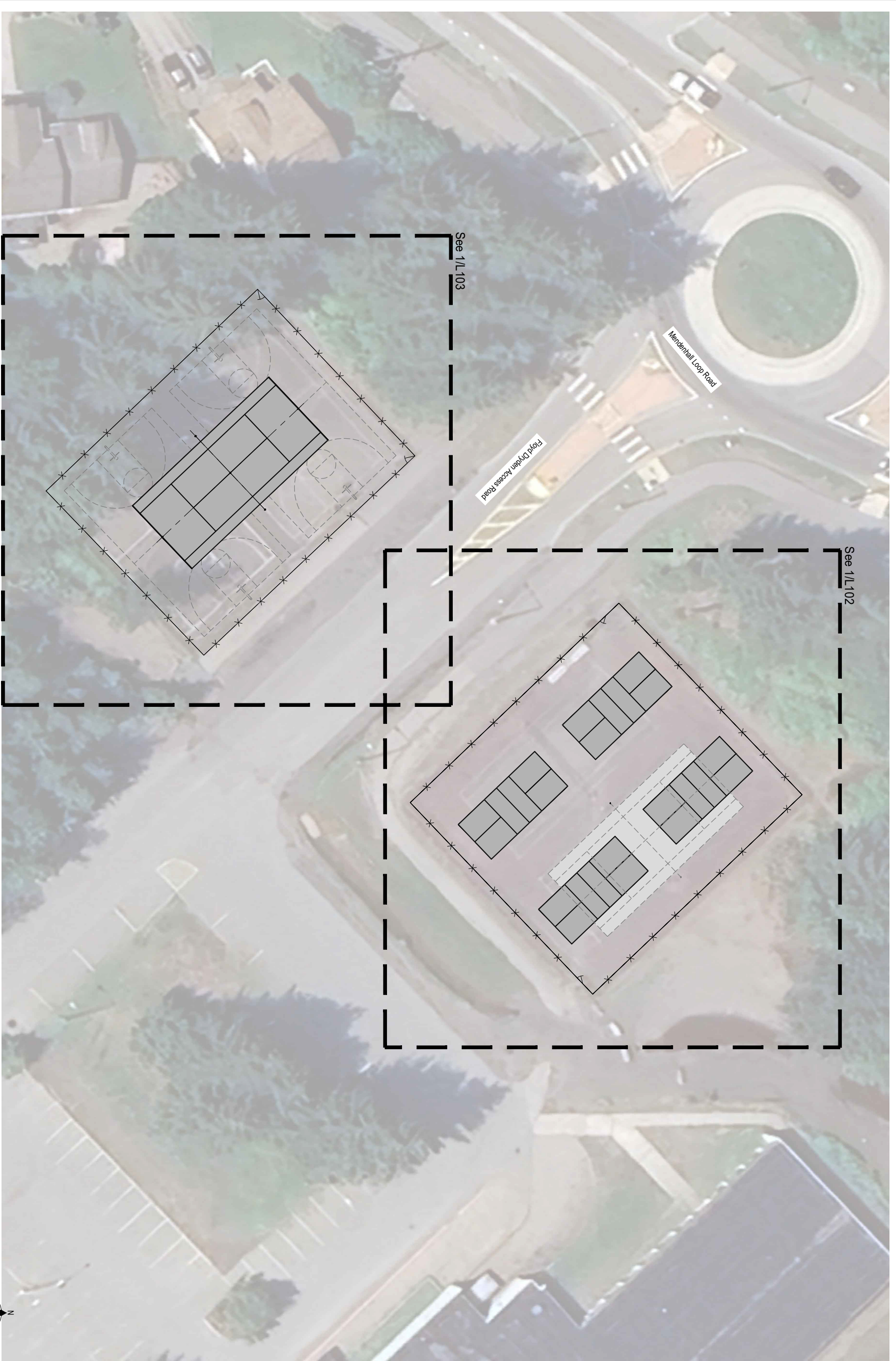
LAYOUT PLAN - NORTH
 SHEET #:
L102



1
 L102 **Layout Plan - North**
 SCALE: 1" = 10'-0" @ 22x34

- NOTES:**
1. Remove lines from southern tennis court on north courts prior to striping 4 pickleball courts. Protect lines for northern tennis court.
 2. All striping to be 2" wide with striping paint and color approved by Owner.
 2. All dimension are to outside edge of the playing lines, with the exception of the center lines which are measured on center.
 3. Notify Owner of any discrepancies in dimensions.





1
L101
Site and Key Plan
SCALE: 1" = 20'-0" @ 24x4

A B C D E F G

A B C D E F G



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25068 Fairbanks St. 99508
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SEAL:

CITY AND BOROUGH OF JUNEAU
ADAIR KENNEDY SPORTS
COURTS IMPROVEMENTS
STRIPING PLAN
JUNEAU, AK

DATE: 11/01/2024
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SITE & KEY PLAN
SHEET #
L101