

**ASSEMBLY STANDING COMMITTEE
COMMITTEE OF THE WHOLE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
February 1, 2016, 6:00 PM.
Municipal Building - Assembly Chambers**

Assembly Worksession - No public testimony This meeting will immediately follow the Special Assembly Meeting in Executive Session to review candidates for City Manager - so start time may be later than 6 pm.

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

IV. AGENDA TOPICS

A. Ordinance 2016-02 An Ordinance Amending the Nuisance Code Relating to Marijuana in Residential Zones and Providing for a Penalty.

This ordinance was introduced at the January 11th Assembly meeting. It would amend Title 36, the Nuisances Code, to make it a violation to manufacture marijuana concentrates in a residential zone using anything other than water-based or food-based extraction methods. The ordinance is intended to prohibit personal users from manufacturing marijuana concentrate in residential areas via methods that have proven volatile in other communities.

The Marijuana Committee considered this provision within the context of the special use chapter being proposed for Title 49. Though the Committee was supportive of the concept, the Committee believed it would be better included in a different section of code.

B. Lands Management Plan

Lands staff is recommending that the Committee provide questions or request any additional information at this meeting to provide for a more in-depth discussion of the Plan during the February 22, Committee of the Whole meeting.

C. Quarry Management

CBJ Staff is seeking the Assembly's support regarding management of Stabeler's Point Quarry Operations.

D. Resolution 2741 A Resolution Urging the Alaska Legislature to Adopt a Balanced Sustainable, and Predictable State Budget Plan for FY2017 and Future Years.

At the Legislative Delegation Breakfast meeting, the Assembly requested a sustainable budget resolution be drafted. Once approved it will be forwarded to the Assembly for approval.

E. Financial Status of CBJ - "and how did we get here?"

Informational presentation from the Finance Department.

F. Biosolids Update

The packet includes updated information on the Utility Advisory Board's work in a memo dated January 20, 2016, and its previous "Biosolids Treatment and Disposal Recommendation" dated December 10, 2015. In addition, a CBJ staff memo dated

November 18, 2015, outlining "Biosolid Treatment and Disposal Alternatives for Elimination" is included.

In addition, CBJ staff has prepared a cover memo with five exhibits.

Some neighbors from the Radcliffe Street area submitted a group letter.

The company, Backfill, LLC, has provided its proposal.

V. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 72 hours prior to any meeting so arrangements can be made to have a sign language interpreter present or an audiotape containing the Assembly's agenda made available. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org

Presented by: The Manager
Introduced:
Drafted by: A. G. Mead

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2016-02

An Ordinance Amending the Nuisance Code Relating to Marijuana in Residential Zones and Providing for a Penalty.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Chapter. Chapter 36.20, Nuisances, is amended by adding a new section to read:

36.20.058 Manufacturing marijuana concentrate in residential zones.

(a) Unless specifically authorized by license or permit to do so, it is unlawful for any person to manufacture marijuana concentrate by any means other than water-based or food-based extraction in a residential zone.

(b) For purposes of this section:

(1) *Marijuana concentrate* means resin, oil, wax, or any other substance produced by extracting or isolating cannabinoids, including tetrahydrocannabinol, or other components from a marijuana plant or from materials harvested from a marijuana plant.

(c) Violation of this section is a class A misdemeanor.

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2016.

Mary E. Becker, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

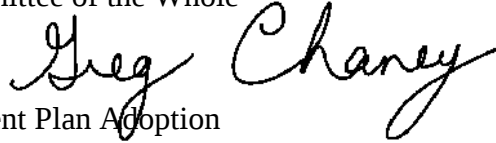
MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
 155 S. Seward St., Juneau, Alaska 99801
 greg.chaney@juneau.org

Voice (907) 586-0205

Fax (907) 586-5385

TO: Assembly Committee of the Whole**FROM:** Greg Chaney**SUBJECT:** Land Management Plan Adoption**DATE:** January 27, 2016

Attached to this memo is the current draft 2016 Land Management Plan for your review.

At the February 1, 2016 Committee of the Whole meeting, a brief overview of the draft plan will be provided by Lands staff. If any comments arise from the Committee of the Whole meeting, they will be incorporated and, the document will then be scheduled for a more detailed discussion at a subsequent Committee of Whole meeting.

At the August 24, 2015 Lands Committee meeting, the draft Land Management Plan was reviewed. The Lands Committee directed Lands staff to circulate the document for public comment. Lands staff then held a series of public meetings to gather comments concerning the draft document. These comments were incorporated into the document where appropriate. After the public meetings and workshops were complete, the Planning Commission reviewed the draft plan over the course of several meetings. The Planning Commission made several recommendations to modify the draft. At their December 22, 2015 meeting, the Planning Commission passed a motion recommending Assembly approval of the modified draft Land Management Plan.

On the following page is a list of public meetings and requested modifications to the initial draft.

The Land Management Plan is now before the Assembly Committee of the Whole for final review.

Lands staff is recommending that the Committee conduct an initial review of the document at the February 1, 2016 meeting and provide more in-depth discussion of the Plan during the February 22, Committee of the Whole meeting.. If amendments or modifications are necessary, Lands staff will then incorporate the requested changes.

After a final Committee of the Whole review and subsequent approval, the Plan will be forwarded to the full Assembly for a final public hearing. If the Assembly determines that the final draft is acceptable, as outlined in CBJ§53.09.170, the Assembly may adopt the Land Management Plan by ordinance.

Once the new Land Management Plan is adopted, CBJ§53.09.180 establishes that the plan will be updated every two years.

LAND MANAGEMENT PLAN REVIEW PROCESS

Lands Committee – The Lands Committee at their August 24, 2015 meeting completed an initial review of the draft Land Management Plan and approved the draft to be circulated for public comment.

Parks and Recreation Advisory Board, September 8 2015 – the Board appointed a subcommittee for developing comments concerning the draft Land Management Plan. Extensive comments from the Board primarily concerning acquisitions and disposals of Park property were provided to the Planning Commission.

At the September 22, 2015 Regular Planning Commission Meeting, the Lands and Resources Division (Lands) introduced the 2015 Draft Land Management Plan. The Commission directed staff to bring the Draft Land Management Plan before them at a Committee of the Whole meeting for review prior to a formal public hearing so comments from the public as well as from commissions, and boards could be reviewed. The comments from the public meetings, commissions and boards are outlined below.

Public Meetings

Lands held public meetings on October 8, 12, 13, 14, and 15, throughout the Borough to present the 2015 Update of the Lands Management Plan. A meeting was held in Lemon Creek, the Mendenhall Valley, downtown Juneau, downtown Douglas, and at UAS in Auke Bay.

Douglas Advisory Board – The Plan was presented at the end of a Douglas Advisory Board meeting on Wednesday October 14, 2015. Opposition to the development of 6th Street in Douglas was expressed at this meeting. Some members of the board spoke in favor of the Plan and expressed pros and cons concerning development of 6th Street.

Commissions and Boards

Affordable Housing Commission – At their September 14, 2015 meeting, the Affordable Housing Commission discussed the Plan. The Commission supported the Plan and recommended approval of it to the Planning Commission.

Airport Board – Lands presented the Plan to the Airport Board at their September 9, 2015 meeting. At this meeting Lands Manager, Greg Chaney, advised the board to review the portions of the Plan that pertained to the airport, and to document any land that they would recommend for disposal or acquisition. The committee did not recommend any land for disposal, but at the September 25, 2015 Airport Board Operations Committee meeting, the committee considered and made a motion that the following properties be recommended for future acquisition, if funding and the land were to become available.

Board Motion: Approve the Airport Operations Committee recommendation for future Airport property acquisition, as shown in Attachment #3 and as outlined in the following priority list:

1. Land adjacent to Airport property at the northeast quadrant (near the Mendenhall State Game Refuge).

2. The parcel surrounded by Airport property; on Yandukin Drive near current sand/chemical building and east of terminal and car rental lot.
3. (interchangeable priority with #4) North greenbelt east along Jordan Creek corridor.
4. (interchangeable priority with #3) North greenbelt west along Jordan Creek corridor.
5. The triangular parcel abutting the northwest corner of the Airport property on La Perouse Ave; adjacent to tank farm/impound lot.

Auke Bay Steering Committee – Members of the public commented on the Draft Land Management Plan. One person commented on the Auke Bay “Bypass” road, and wanted to make sure that the Pederson Hill Subdivision doesn’t preclude the bypass route. Another comment came from a representative of Sealaska and brought up the issue of Indian Point and its land designation and zoning. The Steering Committee recommend to the Lands and Resources Committee, the Planning Commission, and the Assembly, that Auke Cape, Auke Island, and Pillar Rock be protected through either a new land zoning designation or a conservation easement such that they are preserved in their existing state in perpetuity. Lands numbers for properties are LND-0202, LND-0203, LND-0204, LND-0205, and Pillar Rock.

Juneau Commission on Sustainability (JCOS) – JCOS would like language to be developed add to the Plan that would encourage infill development throughout the borough. They would also encourage the CBJ to do the platting of subdivisions of CBJ land, so that they can control the development of bicycle and pedestrian facilities, instead of leaving it up to a private developer. This would result in implementation of the Sustainability concepts envisioned in the 2013 Comprehensive Plan and the 2011 Climate Action Plan.

Planning Commission Committee of the Whole on October 27th 2016 The Planning Commission reviewed comments concerning the draft 2015 Land Management Plan. At the Committee of the Whole meeting, concern was expressed by commissioners that the Parks and Recreation Comprehensive Plan (PRAC) comments were so extensive that several additional meetings would be required to appropriately evaluate their recommendations. The Parks and Recreation Comprehensive Plan was last updated in 1996. Nearly two decades have passed since the community’s parks needs were systematically addressed, as a result the PRAC provided a long list of properties to be added, traded or disposed of from the CBJ Parks system. This list was substantial enough that it provides a good starting point for a new CBJ parks plan but it does not seem appropriate to conduct a review of such a significant revision of park management in Juneau without a through public process. It would probably be better to wait for a new Parks and Recreation Comprehensive Plan to be adopted and then for the Planning Commission and Assembly to review the recommendations contained in the revised Parks Plan and then adopt those recommendations as part of the Land Management Plan if they are determined to be appropriate.

Similarly the Docks and Harbors Board is about to undertake a planning effort for the area from the Juneau Douglas Bridge to Norway Point. This work has not begun and it would be appropriate to wait for the process to be completed so that the Planning Commission and Assembly could review the recommendations contained in the plan and, if appropriate, adopt the relevant portions as part of the Land Management Plan. In order to address this issue, the Planning Commission recommended that no specific acquisition list be incorporated into the Land Management Plan. Instead the Planning Commission recommended the following statement be substituted for a specific list of properties:

Priority Acquisitions

The CBJ has identified, through various planning processes, several parcels of privately owned land that have high public value and should be acquired for public purposes. These properties are identified in currently adopted CBJ plans such as the Comprehensive Plan and other plans that may be updated from time to time. This also includes future plans as they are adopted by the CBJ Assembly.

The Planning Commission's following modifications were added to the draft Land Management Plan:

- 1. Land Management Plan Process: A process needs to be defined so that when new plans are adopted such as a new Parks and Recreation Comprehensive Plan, any relevant portions will be incorporated into the Land Management Plan.**

Recommended text was added to the *Recommendations* section of the draft Land Management Plan:

When new CBJ plans are adopted by ordinance, it would be appropriate to concurrently adopt an update of relevant portions of the new plan to the Land Management Plan so that the Land Management Plan will reflect all current adopted plans.

- 2. Property for Housing: Additional recommendations and direction are needed to provide housing in the City and Borough of Juneau. In particular housing opportunities on CBJ land near Juneau's downtown core, need to be further explored.**

Review of CBJ property near downtown and suitability for housing yielded the following parcels that could be further considered for disposal for residential development: page numbers of maps in draft Plan

LND-1089

Lands parcel LND-1089 is located at Norway Point. The majority of the site is in an avalanche hazard zone, however 7 of the 25 acres are not located in a mapped hazard zone and could be investigated further for development in the future, which now can occur with the updated site designation. This property was initially deemed "retain" but has been updated in the *Draft Land Management Plan* to "retain/dispose."

2015 Draft Land Management Plan:

Norway Point	LND 1089	1C020J020020 7B0801000010	A), A1S 3 BL 84 FR USS 1462, Fraction USS 1452 & USS 2077, Fraction USS 375 Block F, Highlands	24.80	Norway Point & Behrends Avenue; open space (avalanche hazard) Open space/natural hazard area	Lands & Resources	Retain
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Proposed Draft Land Management Plan:

Norway Point	LND-1089	1C020J020020 7B0801000010	A), A1S 3 BL 84 FR USS 1462, Fraction USS 1452 & USS 2077, Fraction USS 375 Block F, Highlands	24.80	Norway Point & Behrends Avenue; a portion of this lot is outside of the avalanche hazard zone and could be investigated for development	Lands & Resources	Retain / Dispose
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LND-1103

This parcel is located near the Juneau Douglas Bridge. The CBJ Assembly has directed staff to investigate the feasibility of building housing at this location. This property was initially deemed “retain” but has been updated in the *Draft Land Management Plan* to “retain/dispose.”

2015 Draft Land Management Plan:

				Augustus Brown Swimming Pool		
LND-1103	1C060K580060	Lots 11 & 12, Block 58 & Fraction Block 87 Tidelands Addition Lot 16A Block 60	0.96	Waterfront open space	Lands & Resources	Retain

Proposed Draft Land Management Plan:

				Augustus Brown Swimming Pool		
LND-1103	1C060K580060	Lots 11 & 12, Block 58 & Fraction Block 87 Tidelands Addition Lot 16A Block 60	0.96	Waterfront open space	Lands & Resources	Retain / Dispose



Map No. 18: Aurora Harbor

0 500 1,000 2,000 Feet



LND-1011

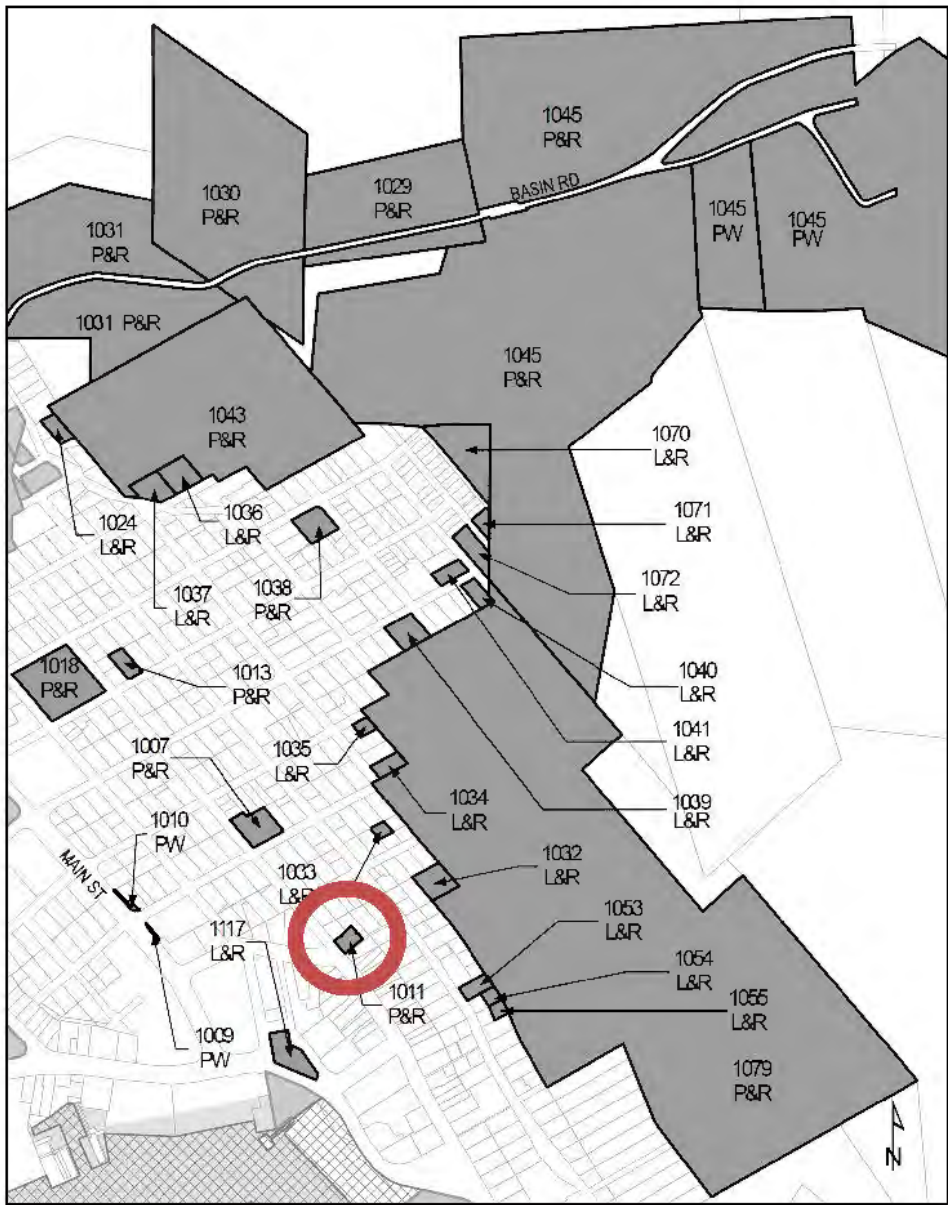
This parcel is located downtown at the intersection of Front and Franklin Streets. The property would provide a significant advantage for providing access to the Gastineau Apartment site when the building is demolished however, this site is currently designated as a public park. With the need to review all potentially suitable properties for disposal, Lands will investigate the suitability of this parcel for disposal. This property was initially deemed “retain” but has been updated in the *Draft Land Management Plan* to “retain/dispose.”

Current Draft Land Management Plan:

LND-1011	1C070A130012	Townsite Lot 9, Block 13, Juneau Townsite	0.09	Guna-ka-deit Park	Parks & Recreation	Retain
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Proposed Draft Land Management Plan:

LND-1011	1C070A130012	Townsite Lot 9, Block 13, Juneau Townsite	0.09	Guna-ka-deit Park	Parks & Recreation	Retain / Dispose
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Map No. 20: Starr Hill & Basin Road



Strategic Rezoning

Review areas where rezoning might facilitate planning goals.

As discussed at the Planning Commission Committee of the Whole, the CBJ Comprehensive Plan should provide direction for rezoning and the Land Management Plan should follow the direction provided by the Comprehensive Plan. Lands staff have reviewed the zoning of CBJ land holdings and have identified areas in Auke Bay and North Douglas that would be suitable for near term rezoning to support increased housing density.

Auke Bay

The Land Management Plan follows the direction of the CBJ Comprehensive Plan as it relates to rezoning. Assembly Ordinance 2015-13 was adopted by the CBJ Assembly on March 16, 2015 and incorporated the Auke Bay Plan as an element of the CBJ Comprehensive Plan.

The CBJ owns several properties in the Auke Bay area. The tidewater properties are managed by the Dock and Harbors Board. The upland properties are managed by several CBJ Departments including Capital City Fire and Rescue, Juneau School District, CBJ Parks and Recreation Department and the Lands Division. The only property managed by the Lands Division in the Auke Bay hub is parcel LND-0134. In the Auke Bay Plan the southern portion of parcel LND-0134 has been designated as *Traditional Town Center (TTC)* on the map in Appendix C titled “Proposed Amendment to Comprehensive Plan Land Use Map” (*Auke Bay Plan*, pg. 66). The Auke Bay plan envisions this portion of LND-0134 being developed as an extension of the Auke Bay central hub neighborhood. The Lands Division supports this proposal and will be an active participant when rezoning for this area is proposed.

- *Preserve Indian Point through rezones, easements, or other preservation methods to limit activities allowed on the site, and amend the CBJ Parks and Recreation Comprehensive Plan to further limit activity at Indian Point.*

–*Auke Bay Plan*, pg. 26

CBJ upland property on Indian Point consists of lands parcels LND-0203 and LND-0205. Docks and Harbors manages tidelands parcel LND-0204. The Planning Commission recommended that the CBJ Land Holdings Table for parcels LND-0203 and LND-0205 be amended to contain the following sentence:

“This parcel should be managed and protected in a manner that is sensitive to the cultural heritage of the A’ak’w Kwa’an people.”

North Douglas

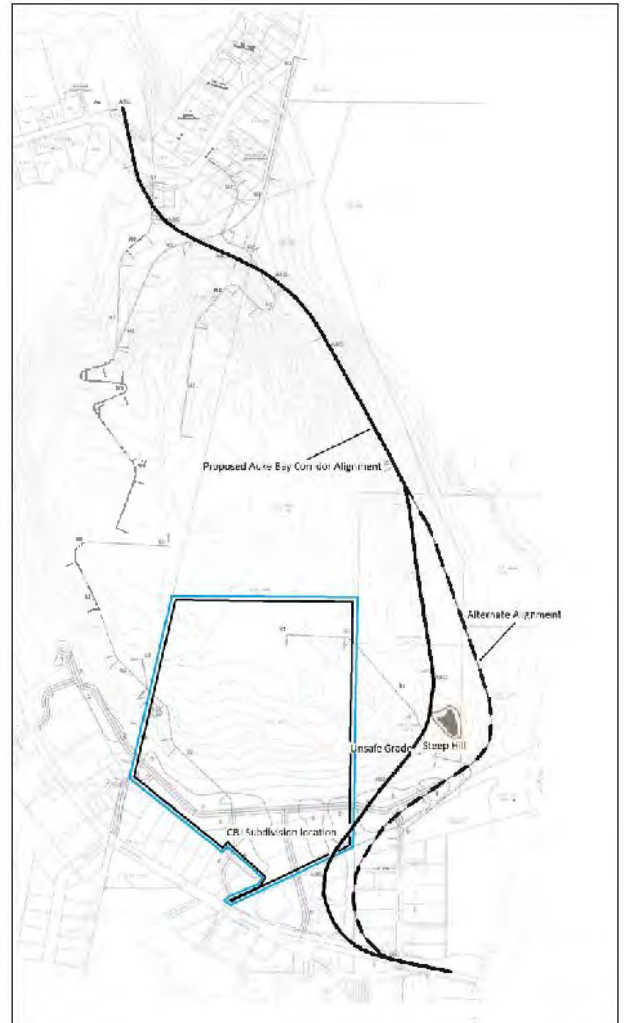
CBJ parcel LND-1430 is a large property that contains 655 acres located uphill from North Douglas Highway and stretches from near the Juneau Douglas Bridge to the Bonnie Brea neighborhood. This region contains the most significant potential for rezoning of all the City’s parcels. As established in CBJ§49.70.110 rezoning can only be initiated during January and July. Lands staff applied for a rezone of this site on January 26, 2016. It would not be appropriate to include detailed rezoning plans in the Land Management Plan

Auke Bay By-pass.

The adjacent diagram shows the latest route proposal for the Auke Bay bypass road, delineated with a solid line. DOT is not currently planning to construct the Auke Bay bypass but the best routes are limited due to topography. CBJ's lot is outlined with a double line. As can be seen from the diagram, the proposed route overlaps with CBJ property on the extreme southeastern corner of CBJ's property.

CBJ's Subdivision design is still in the preliminary stages; CBJ has not applied for any permits so the actual geometry of the plat in this area is still being developed. In the latest draft subdivision plan, the area of overlap is partially set aside for a transportation route and includes the lower edges of a couple of lots. So this potential Auke Bay bypass route could potentially be accommodated with minor modifications to the existing draft design.

However, the bypass route shown a solid line does have serious drawbacks. As shown, it would require more than twice the elevation gain in less than half the distance when compared to the current road to Auke Bay. On the diagram the crown of a small hill is shown in grey adjacent to this route. In order to create a high speed bypass road, a massive cut and fill project would be required unlike anything that exists on the Juneau road system today.



A far more practical route is shown with a dotted line which would involve building the road around the hill at a relatively uniform elevation. This route would be far easier and less expensive to build and would avoid the proposed CBJ residential subdivision altogether.

The North Douglas Bench Road

An approximate alignment for the North Douglas Bench Road is shown on maps contained in the CBJ Comprehensive Plan. The need for the bench road is addressed in the *Transportation* section of the *Implications for Plan Update* chapter.

Industrial/Commercial Land Base:

CBJ has very little land that is in the vicinity of commercial or industrial zones, however Lemon Creek is an exception to this. CBJ property that is zoned Industrial is located at the end of Anka Street on the east bank of Lemon Creek. This property is currently being used by the City as the Lemon Creek Material Source, and rock and gravel are extracted as needed for City and State projects. A new gravel source is being developed northwest of this location at which time this location could be developed as industrial land. The following page was added to the *Future Land Disposal* section of the Draft Land Management Plan:



Lands ID Numbers: 0829 & 0830	Parcel Zoning: Industrial & Rural reserve (RR)
Parcel descriptions: HDK LT 4 & RSH II LT 2B	Parcel Area: Approximately 20 Acres

Development Constraints:	
Natural Conditions:	Infrastructure:
Wetlands: ☐ None	Water Service: ☒ Within 1,000 ft.
Flood Plain: ☐ Low	Sewer Service: ☒ Within 1,000 ft.
Hazard Potential: ☐ Low	Access: ☐ Direct
Slope: ☒ Moderate	

Comments: This lot is currently the South Lemon Creek Material Source and is mined as a gravel source for City and State projects. This source is at the end of its lifespan and should be redeveloped to meet the need for industrial property.

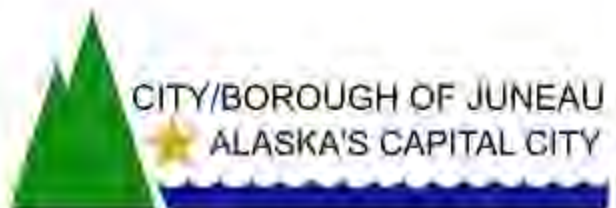
Disposal Recommendation: A future major subdivision could be completed through public private partnerships, non-profit collaboration, sale of the large tract to the private sector or by CBJ subdivision and sale of individual lots. Any development or sale of this lot would need to be consistent with adopted development plans for this region.

West Douglas Master Plan

The West Douglas area represents an area where the community could expand in the future. Most of the CBJ property in this area is contained within parcel LND-1470 which contains 2,314 acres. West Douglas could host significant deep water port development along with clustered residential neighborhoods. Although CBJ has significant land holdings in this region, all of the waterfront property available for development is owned by Goldbelt Inc. As a result of this ownership pattern, Goldbelt will lead the development of specific waterfront areas while CBJ lands will largely be utilized for accessory uses on the landward side of these locations. In the near term, the CBJ parcel LND-1470 will be utilized for recreational purposes. This will likely transition to residential uses ultimately coalescing into nodes or villages as proposed under the West Douglas Conceptual Plan.

The Planning Commission recommended that the CBJ Land Holdings Table for parcel LND-1470 be amended to contain the following sentence:

“This parcel should be managed in a manner that complies with the West Douglas Conceptual Plan as incorporated in the Comprehensive Plan under CBJ§49.05.200(b)(1)(G).”



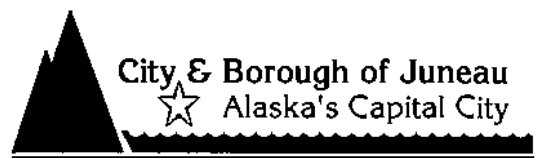
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City and Borough of Juneau

Land Management Plan

2016 Update

February 1, 2016



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Executive Summary

Sixteen years have passed since the 1999 Land Management Plan was adopted. Since this time, 93 parcels of CBJ land have been sold, traded or donated while 111 properties were acquired. Although many of these properties were acquired for specific public purposes, several large lots were received from the State of Alaska as part of the municipal land selection program.

The “CBJ Ownership Maps” chapter displays CBJ’s property holdings at a glance. The Land’s identification numbers shown on these maps provide a quick reference link to detailed information in the “CBJ’s Land Holdings” chapter. This section contains a wealth of detail which will be an excellent reference document including technical information about size, legal descriptions, general comments, managing departments as well as future retention or disposal status.

Experience has been gained since the last Land Management Plan. CBJ sponsored subdivisions have resulted in a predictable process of making public property available to the private sector and non-profits. Partnerships with private and non-profit developers have at times yielded good results such as the S’it T’uwan Subdivision but also has resulted in an undesirable situation when a developer bought a 31 acre tract from CBJ, logged the site, defaulted on their loan and left the CBJ with an expensive situation to remedy. The site still remains vacant to this day.

Housing remains a long term challenge facing the community. The current Land Management Plan contains recommendations for near term property disposals as well as the long term process for providing public utilities and disposing of additional CBJ property. As established in CBJ§53.09.600, proceeds from property sales are to be deposited in the municipal land fund. These long term projects often take many years to complete. It is therefore very important to minimize use of the Land Fund for other purposes and to maintain the Land Fund at a healthy level so CBJ can continue to provide a responsible land management program in the future.

CBJ property represents a significant resource for the community that would be the envy of many towns across the nation. Municipal facilities including fire stations, a ski area, schools, City Hall, public works facilities, airport, pools, libraries, ball fields, museums, rock quarries, gravel pits, parks, docks and harbors are all located on City land. In addition, the City has thousands acres of wilderness available for future expansion of the municipality some of which can be utilized for housing. Careful stewardship of this property will provide for efficient growth for generations to come. The Land Management Plan provides a template and policies for creating the future of our community.

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Acknowledgements

Assembly

Mary Becker, Mayor
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Kate Troll
Jerry Nankervis
Maria Gladziszewski
Debbie White

Planning Commission

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Quinn Tracy, Cartographer

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Introduction

1995 Land Management Plan

The City and Borough of Juneau's (CBJ) first land management plan, adopted in 1995 and updated in 1999, laid the foundation for management of one of the community's most important resources - 23,000 acres of municipally-owned land. The plan placed significant emphasis on the land disposal program, reflecting the Assembly's growing concern about Juneau's housing situation. The Assembly indicated a strong interest in selling some of CBJ's land as a means of stimulating construction of much-needed housing.

2015 Land Management Plan Update

Much has changed since the first land management plan was prepared 20 years ago. The settlement of the Mental Health Trust's lawsuit has released additional CBJ land for disposal consideration including parcels in the North Douglas and Mendenhall Peninsula areas. Recent extension of municipal utilities in the vicinity of several CBJ parcels enhances disposal possibilities for those newly-served areas. The adoption of the Comprehensive Plan update in 2013 and the Parks and Recreation Comprehensive Plan in 1996 also affect the CBJ Land Management Plan.

CBJ's land holdings have slowly increased over the last 20 years. This has resulted primarily from State land selections but also includes acreage that was donated and purchased. Many of these lots are remote and unsuitable for near term development. While the CBJ has acquired more property, the Lands Division has also been diligently selling property to businesses and individuals for housing and commercial needs. A total of 116 lots have been sold or donated since 1995.

During the last 20 years Juneau has experienced slow steady economic growth and a corresponding 6% increase in population. The Lemon Creek area has experienced significant development including construction of Costco, Concrete Way, Breeze Inn, Home Depot and substantial expansion of the Alaskan Brewery. As a result, Lemon Creek has become a retail center along with the expansion of the region as a significant industrial hub.

The CBJ has constructed several new community facilities including a new police station, Treadwell Ice Arena, Thunder Mountain High School, new ball fields, new trails, Dimond Park Aquatic Center and is about to open a new library in Dimond Park. Construction of projects in Dimond Park have combined to make the area much busier than it was 20 years ago. Eaglecrest Ski Area has also converted to electric lifts, added two new chairlifts and a Learning Center. CBJ harbor facilities and schools have also been upgraded and remodeled in the last 20 years.

The airport has expanded its runway. In addition it has dredged and improved the float plane pond and has used the dredge material to fill significantly more of the area near the terminal for additional airport related services. The terminal has been expanded to accommodate new security requirements and a second major air carrier.

Sewer lines have been extended to improve sanitation and help accommodate increased density in the Urban Service Area. Substantial expansions have been completed on Douglas Island and the Industrial

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Boulevard/Pederson Hill regions. This has been accompanied by significant increases in zoning density in the regions with new sewer service.

Cell phone technology has matured in the last 20 years to become a near necessity and this has been accompanied by many new wireless communication towers. The recently adopted Wireless Communication Tower Plan will provide direction for future antenna and tower installations.

Juneau has also seen increased Federal development during the last two decades. Lena is the site of a new NOAA research facility. The Forest Service and National Weather Service have built new offices on the Mendenhall Loop Road and a new forest research facility has been built near the University of Alaska Southeast (UAS) campus on Auke Lake.

The University and the National Guard have collaborated by adding the UAS Recreation Center/Gamble-Sperl Joint Use Facility. The University has also added the Noyes Pavilion and a new dormitory building on the central campus.

Tourism continues to be strong with Juneau hosting approximately one million visitors a year. A large new floating dock has been approved for construction which will accommodate larger ships. Expanded launch ramp facilities and docks are currently being constructed in Statter Harbor to accommodate the increasing demand. Juneau continues to attract a significant share of the commercial fishing industry. In response, a new drive-down float has been built near the ferry terminal at the Auke Bay Loaning Facility.

The downtown core has seen several changes as well. Fires destroyed Holy Trinity Church, the Town Center Mall, a mid-sized wood frame 4 story apartment building on Gastineau Avenue and the historic Gastineau Apartments. Holy Trinity Church was reconstructed with significant help from the community, the Town Center Mall site was an open pit for many years until it was redeveloped by Sealaska Heritage Institute into the new Walter Soboleff Center. The State Capitol complex has been improved with Capital School, Scottish Rite Temple and the former Christian Science Church all having been converted to support State government functions. These conversions have been accompanied by the construction of the State Library, Archives and Museum (SLAM) building. Once this new facility is open (scheduled for 2016), it will serve as a significant anchor for the Willoughby District. The site of the former Armory has been converted into the Juneau Arts and Culture Center (JACC). Centennial Hall has seen noteworthy upgrades including expanded restrooms, a new roof and an emergency generator. Transit and parking have both seen upgrades with the construction of the Downtown Transportation Center.

The region has seen substantial new industrial development with the expansion of the Greens Creek Mine, the new Kensington Mine and more hydro-electric power generated by the Lake Dorothy project.

Several new private subdivisions, as well as CBJ's major subdivision in the Lena Point region, have been constructed during the last 20 years. Although the community has seen several housing developments completed, supply continues to lag behind demand with the result that even though 20 years have elapsed since the first Land Management Plan was adopted; housing supply continues to be a problem for Juneau. The Lands Division completed a survey of all CBJ property to determine which areas would be most appropriate for new development. The Buildable Lands Study recommended that the Lands Division concentrate new development in the Switzer Creek area near Dzantik'i Heeni Middle School, Lemon Creek and Pederson Hill. The City also has extensive land holdings on Douglas Island however few of these areas have right-of-way frontage and most have been classified as wetlands. A new bench

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road will have to be constructed to develop this property and appropriate methods to address wetland issues will have to be devised.

In the future, it is likely that although most readily developable land suitable for residential use in the community is held by the private sector, the Lands Division will be tasked with making land available for housing. The City has provided land for less than market value for the High School Home Building program and will continue to identify property that will be suitable for the program in the future. Although the need for new housing is immediate, subdivision developments have extended timelines. For example, work on the Lena Subdivision began in 1999 and the first land sale occurred in 2007. Several lots remain to be sold in this subdivision at the present time. Careful planning and subdivision development of the most appropriate City land holdings will be necessary to help provide additional land for new housing construction. In order to facilitate this development, the Land Fund will need to remain intact so that capital will be available to fund new projects.

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Goals & Objectives

Goal 1: Continue the land disposal program which systematically places CBJ land into private ownership.

Objectives:

- Make land available for community expansion.
- Expand the property tax base.
- Minimize the CBJ's costs for disposing of land.
- Provide opportunities for a variety of housing by disposing of land in multiple locations, by a variety of methods and at several price ranges.
- Maximize the CBJ's return on its property.
- Provide opportunities for as many people as possible to acquire CBJ land.

Goal 2: Provide direction on the best use of CBJ owned land for both development and preservation.

Objectives:

- Encourage multiple land uses.
- Set aside land for needed transportation, schools, public housing, storage, maintenance yards, and other public facilities & services.
- Identify and preserve open spaces to protect lands and shorelines which possess recreational, scenic, wildlife, and other critical habitat qualities.
- Retain a significant quantity of land to provide for future land use options.
- Maintain sufficient land for future CBJ land needs.

Goal 3: Conduct CBJ land disposals in a manner that promotes compact urban growth and efficient expansion of municipal utilities and services.

Objectives:

- Plan expansion of municipal utilities to coincide with and support CBJ land disposals using an "infill" strategy as adopted in CBJ's Comprehensive Plan.
- Establish land disposal priorities based on availability of existing and planned utilities.

Goal 4: Maintain the Land Management Plan as required under CBJ§53.09.180 as a comprehensive reference document, updated every two years, that establishes CBJ land management policy and provides a framework for developing regulations concerning CBJ property.

Objectives:

- Identify the appropriate CBJ department that has day-to-day management responsibilities for specific CBJ parcels.

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Implications for Plan Update

Comprehensive Plan Revised

The *Comprehensive Plan of the City and Borough of Juneau: 2013 Update* is the blueprint for the development of all land, public and private in Juneau. One of the principle concepts in the Comprehensive Plan is to provide a strategy for in-fill development where services and utilities already exist. This concept is important when evaluating which CBJ lands are to be made available for development.

Adoption of Parks and Recreation Comprehensive Plan

The *Parks and Recreation Comprehensive Plan*, adopted in 1996 (with minor updates in 2007) designated over 2,000 acres of CBJ land as the Juneau Park System, for use as mini-parks, neighborhood parks, recreation areas, natural area parks and special use areas. These lands are not considered available for disposal. However, minor actions, such as leases and easements may be granted across park lands. With the adoption of the *Parks and Recreation Comprehensive Plan*, the Parks and Recreation Department has assumed management responsibility for lands designated as parks. Since the *Parks and Recreation Comprehensive Plan* was adopted, several parcels have been added to the Juneau Parks System. Even though they have not been adopted as part of the Juneau Parks System, parcels which were obtained for parks and recreational purposes have been designated “Parks” in this version of the Land Management Plan.

Utility Extensions

Water and sewer utilities are critical components in the timing of the disposal of CBJ lands. In the past, extension of utilities have not necessarily occurred in a manner that supported an “in-fill” development pattern advocated by the CBJ’s Comprehensive Plan. More remote properties received services sooner than areas closer to existing population centers. In recent years, utilities have been extended within the Urban Service Boundary providing for more efficient delivery of municipal services.

Sewer has been extended along North Douglas Highway, and significant rezoning has been approved which will allow several thousand acres to be considered for residential development. Further extensions of the sewer system along the highway are planned. However, construction of North Douglas Bench Road and capacity problems at both ends of the Juneau Douglas Bridge will need to be evaluated at the same time as new development projects.

Housing Market

The history of housing in Juneau fluctuated with high demand in early 1980’s after the State Capital move was defeated. This was soon followed by low demand in late 1980’s due to falling oil prices and State of Alaska budget reductions. Juneau has experienced a slow increased demand since 1990 with mortgage loans dipping in 2007 with the international mortgage loan crisis. The mortgage loan crisis did not reduce need for housing in Juneau but it restricted availability of capital for new housing construction. This has been followed by a steady rise in demand but with low oil prices, Juneau faces an

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uncertain future. Juneau's diversified economy may help buffer impacts of low State oil earnings with the result that housing demand will remain strong.

Transportation

The need for transportation improvements must be considered when identifying lands for future disposal. The intersection of the North Douglas Highway and the Juneau Douglas Bridge at peak hours exceeds design capacity. The intersection at the 10th and Egan at the mainland side of the bridge also has an unacceptably low level of service. Improvements to these intersections are needed prior to significant growth taking place on Douglas Island. Similarly, the Douglas Bench Road and/or an alternate Gastineau Channel crossing are needed before major development of CBJ lands on Douglas Island can occur. While another crossing of Gastineau Channel is a high priority of the CBJ, its development has generally been considered to be the responsibility of the Alaska Department of Transportation and Public Facilities (ADOT&PF). While ADOT&PF has been considering the possibility of this project for decades, it has not been programmed to date.

The Douglas Island Bench Road is intended to be a main arterial with limited access to individual lots. This road will provide service from the Douglas townsite to North and West Douglas and is intended to reduce traffic and increase safety along the existing North Douglas Highway. The conceptual alignment for the Bench Road has been generally established but no detailed work has been done recently.

Since most CBJ property does not border the road system, local access roads will need to be developed in order to utilize land for housing or commercial purposes. Even though in most cases these roads will be short, they will require significant investment to construct. Therefore if the CBJ plans to develop these properties, CBJ should consider setting aside funds for local road construction in order to complete residential developments as proposed in this Land Management Plan.

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CBJ Ownership Maps

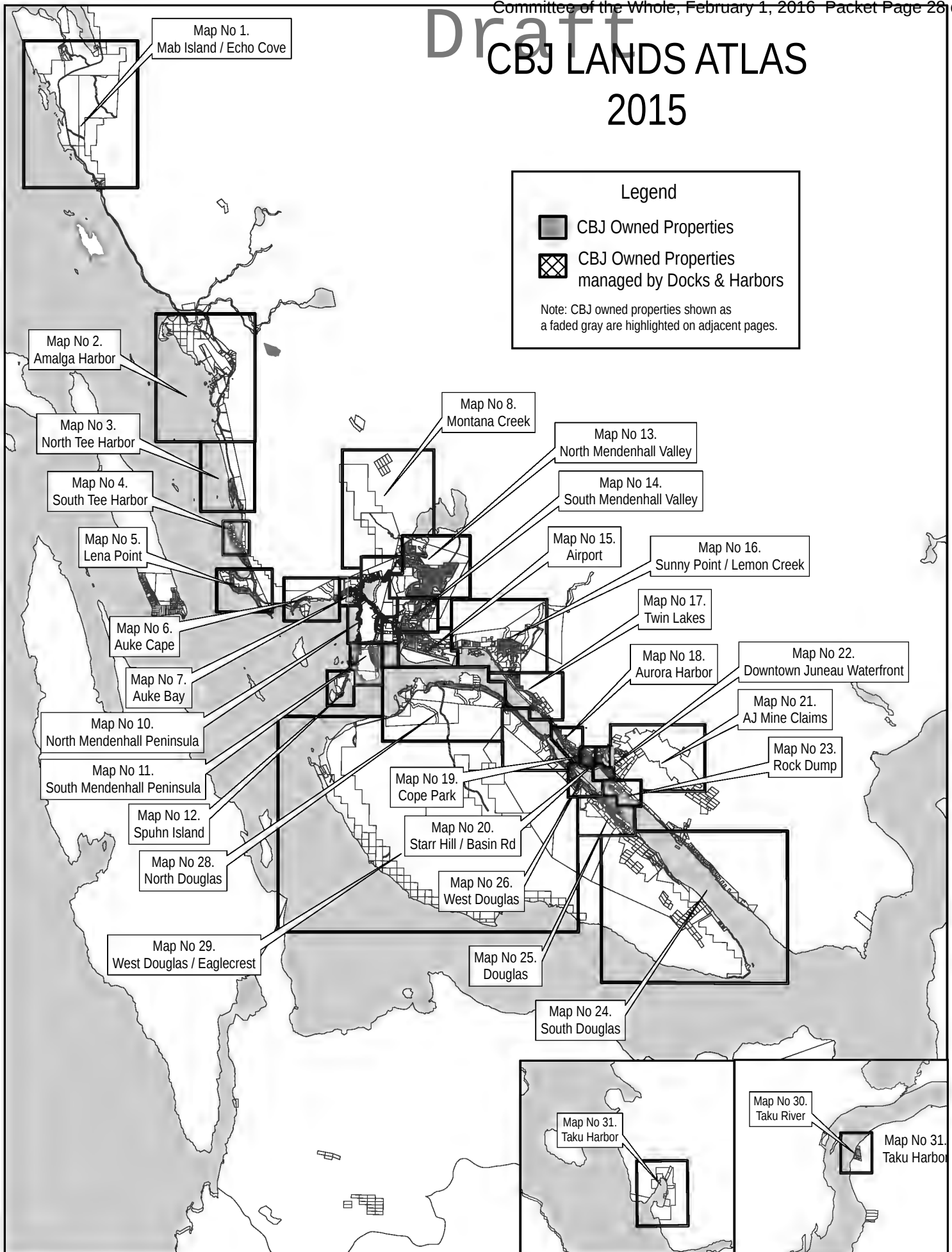
The following section contains maps of all the CBJ owned properties. Descriptions and future plans for these properties can be found in the *CBJ's Land Holdings* section of this plan.

The following abbreviations are used in the maps to define what department has control over the day-to-day operations:

BRH	– Bartlett Regional Hospital
CCFR	– Capital City Fire & Rescue
D&H	– Docks & Harbors
EAGLE	– Eaglecrest
JIA	– Juneau International Airport
JPD	– Juneau Police Department
JSD	– Juneau School District
L&R	– Lands & Resources Division
LIB	– Juneau Public Libraries
P&R	– Parks & Recreation Department
PW	– Public Works

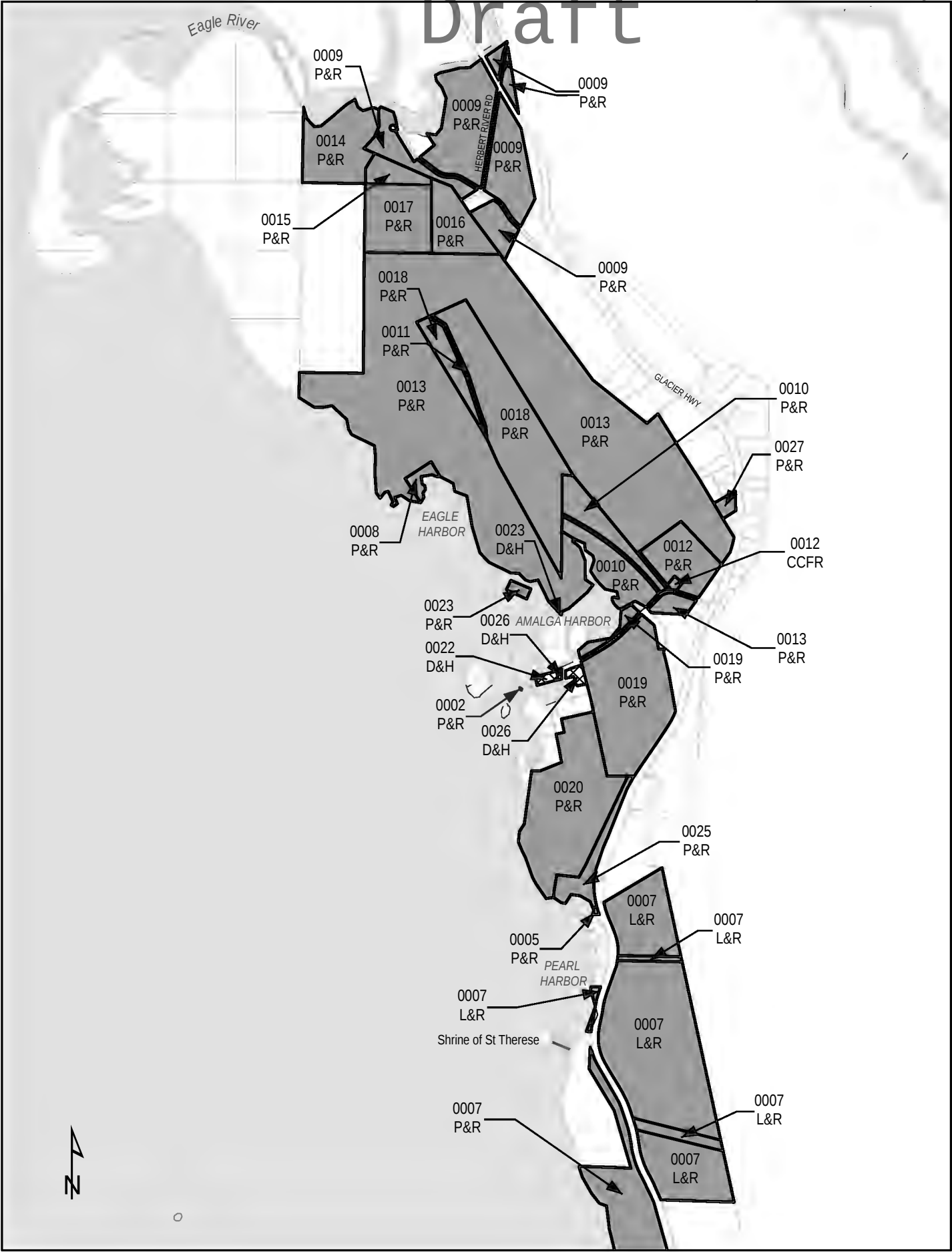
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CBJ LANDS ATLAS 2015

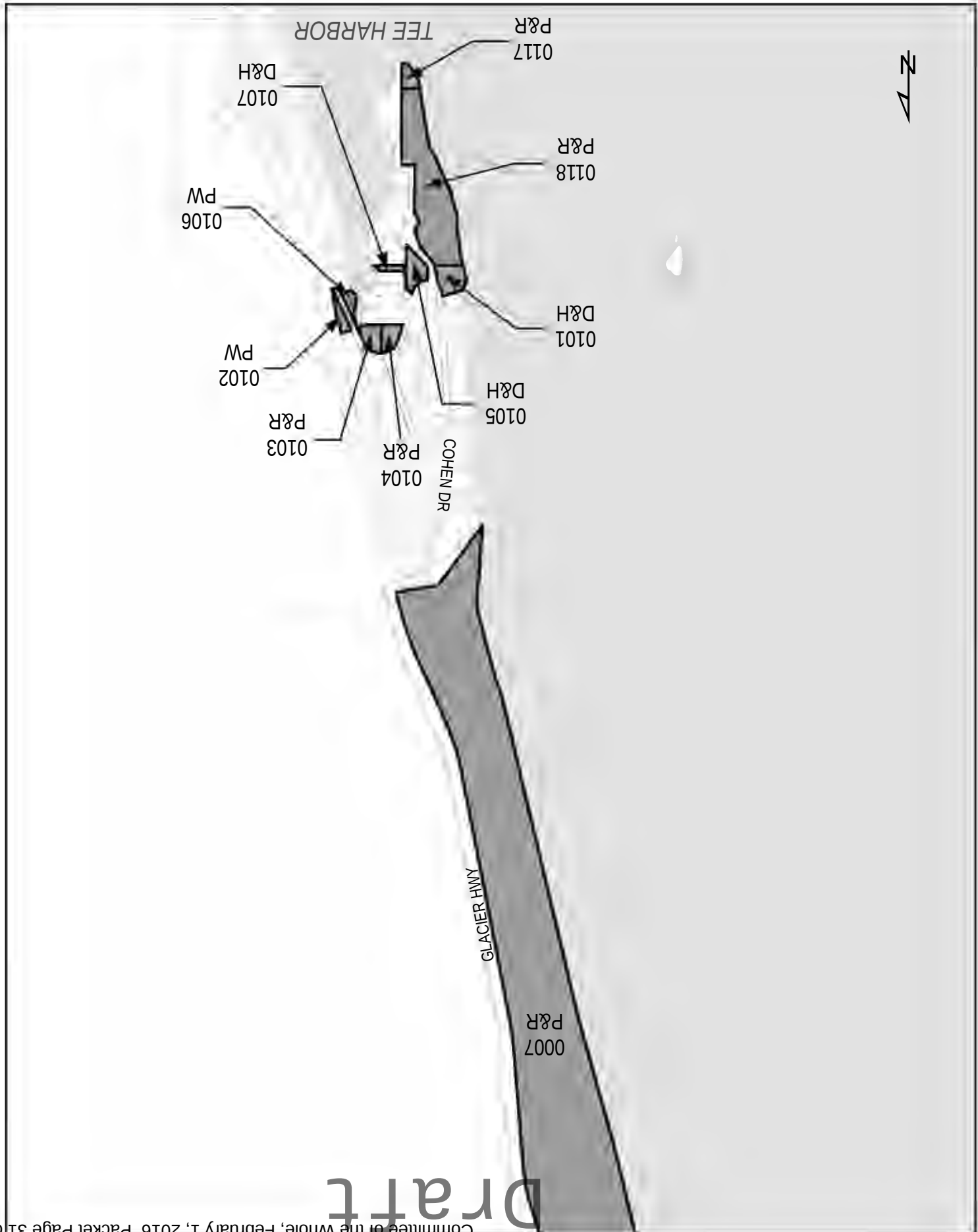
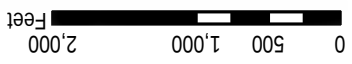




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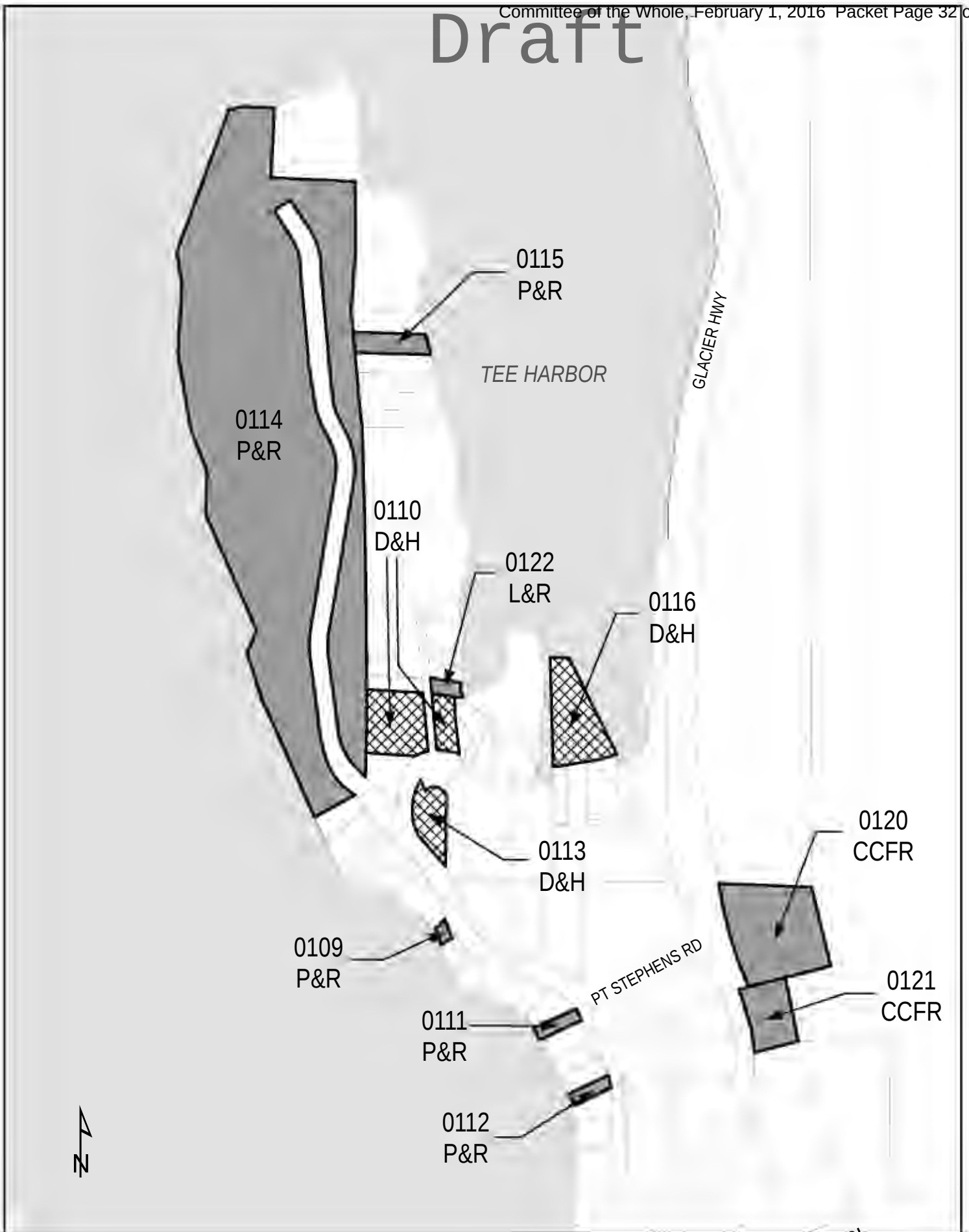


Map No. 2: Amalga Harbor



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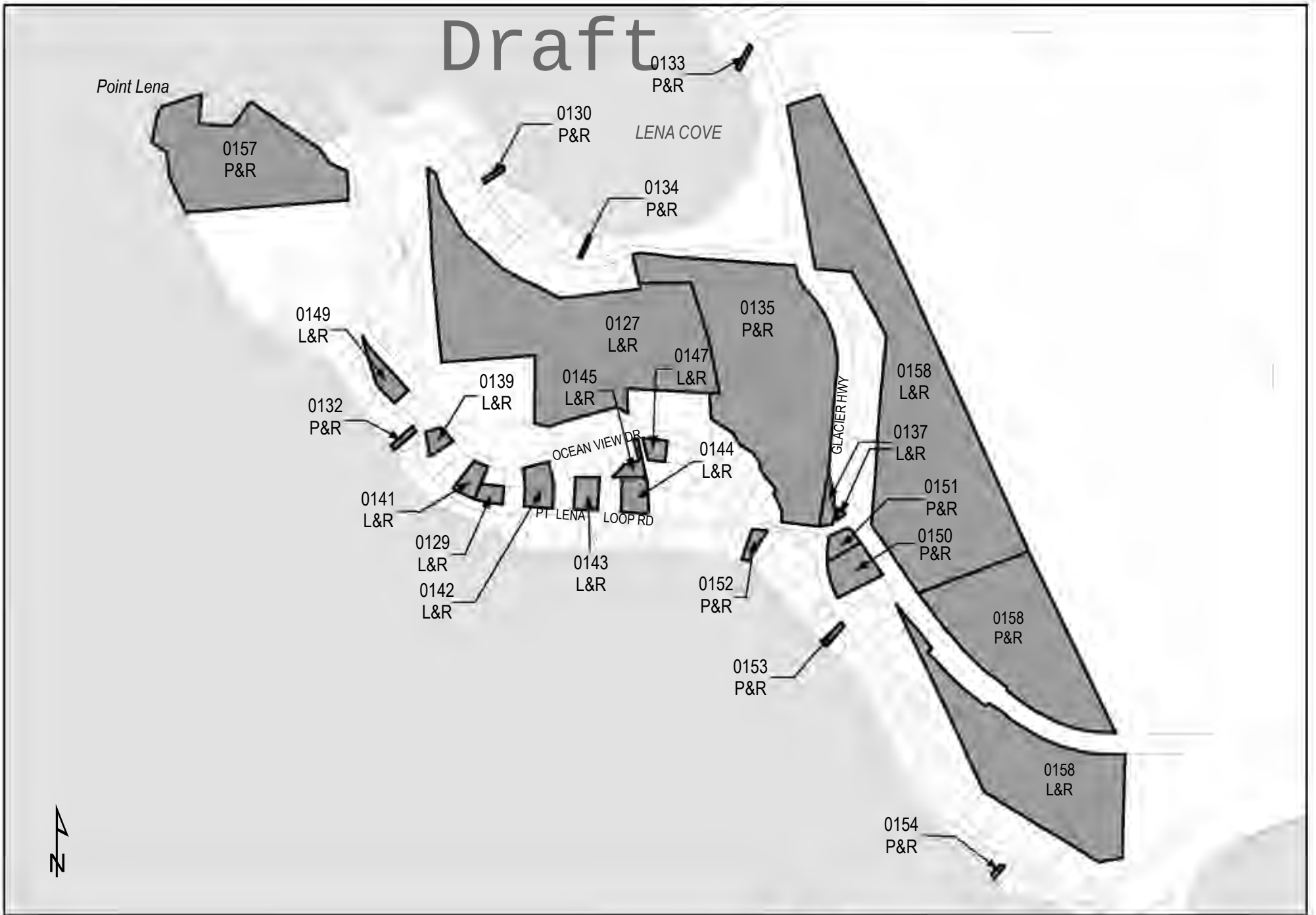
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Map No. 4: South Tee Harbor



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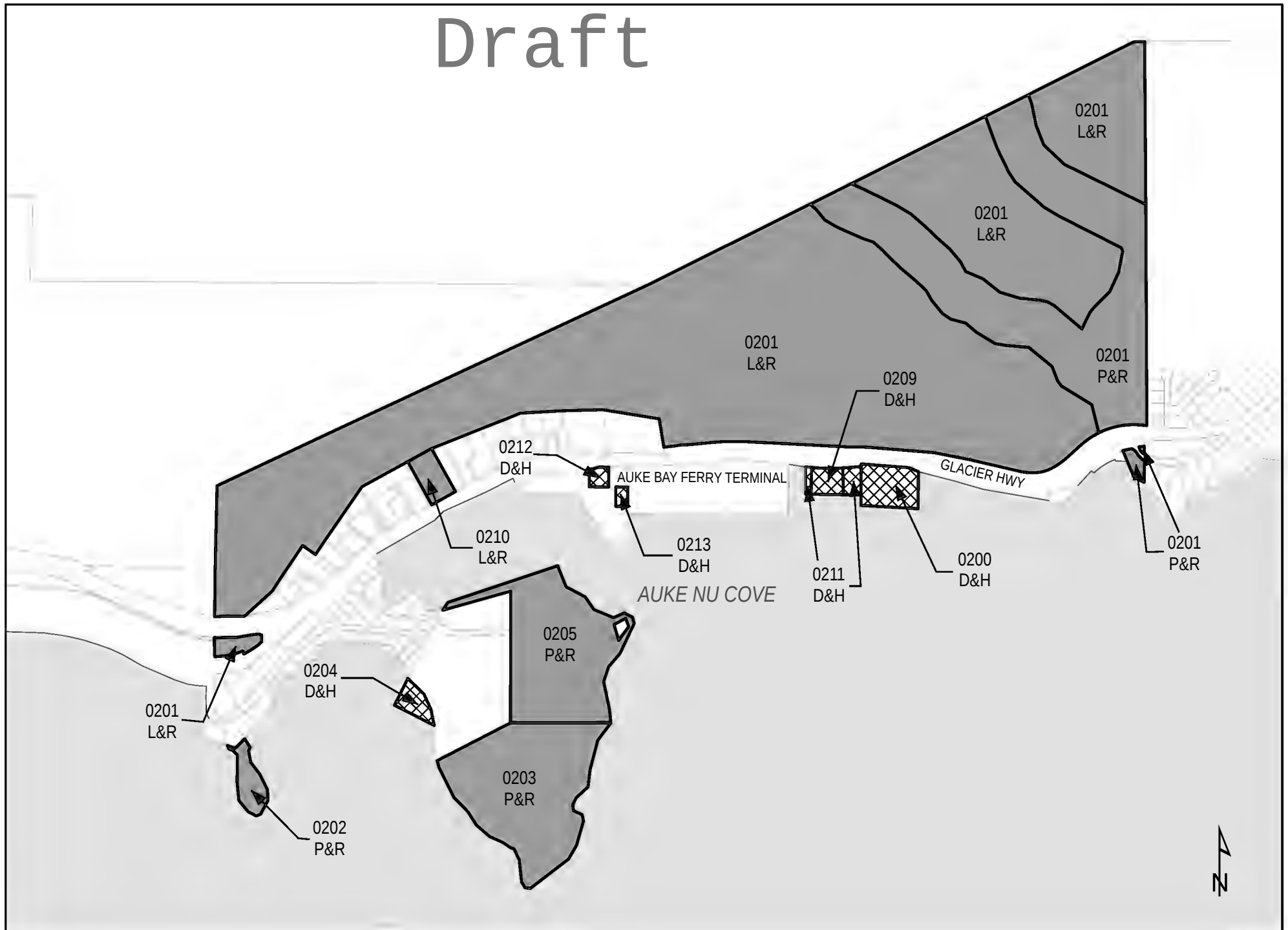
Map No. 5: Lena Point

0 500 1,000 2,000 Feet

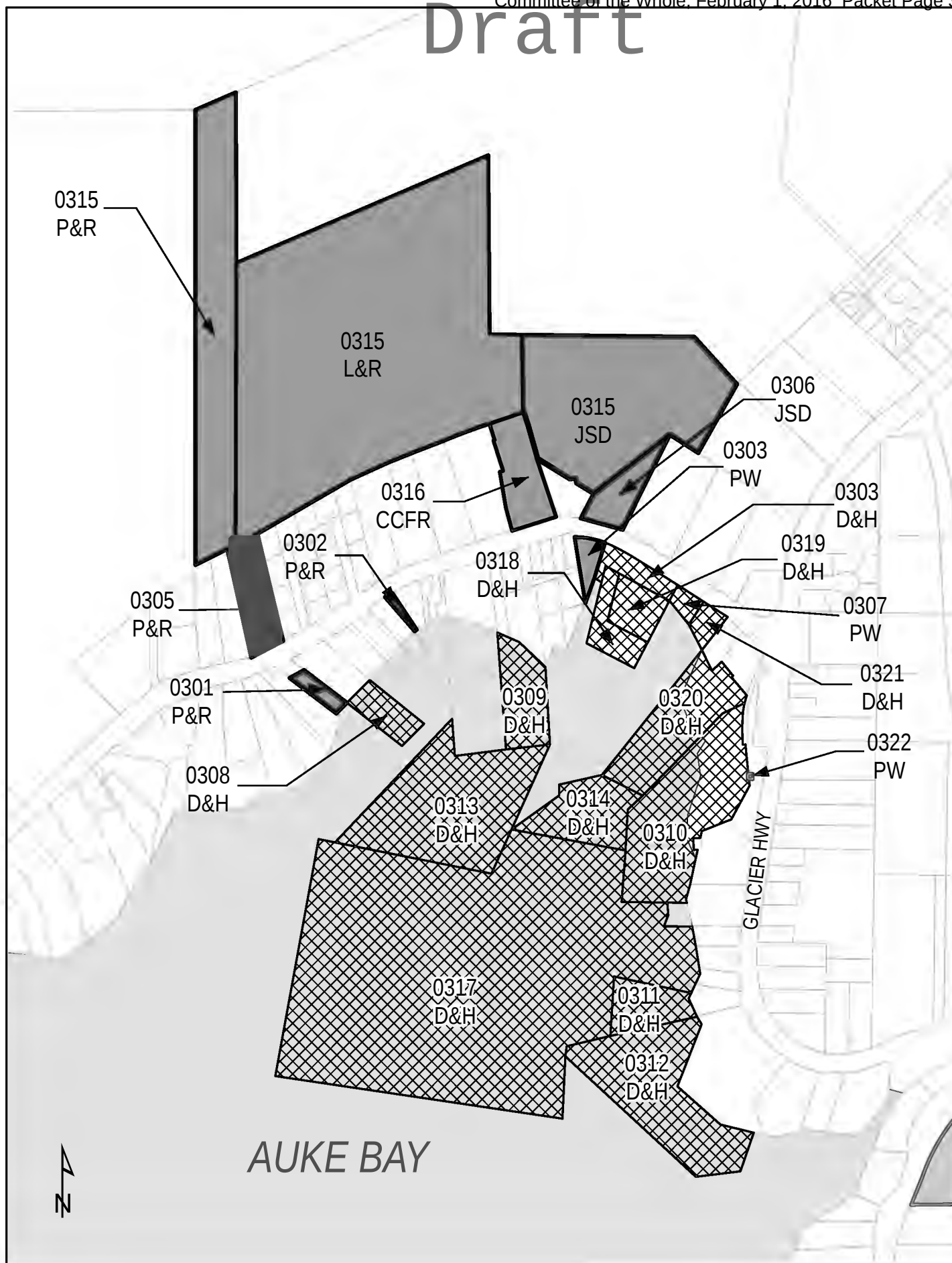
CBJ Owned Properties
CBJ Owned Properties managed by Docks & Harbors

CBJ Owned Properties highlighted on adjacent page

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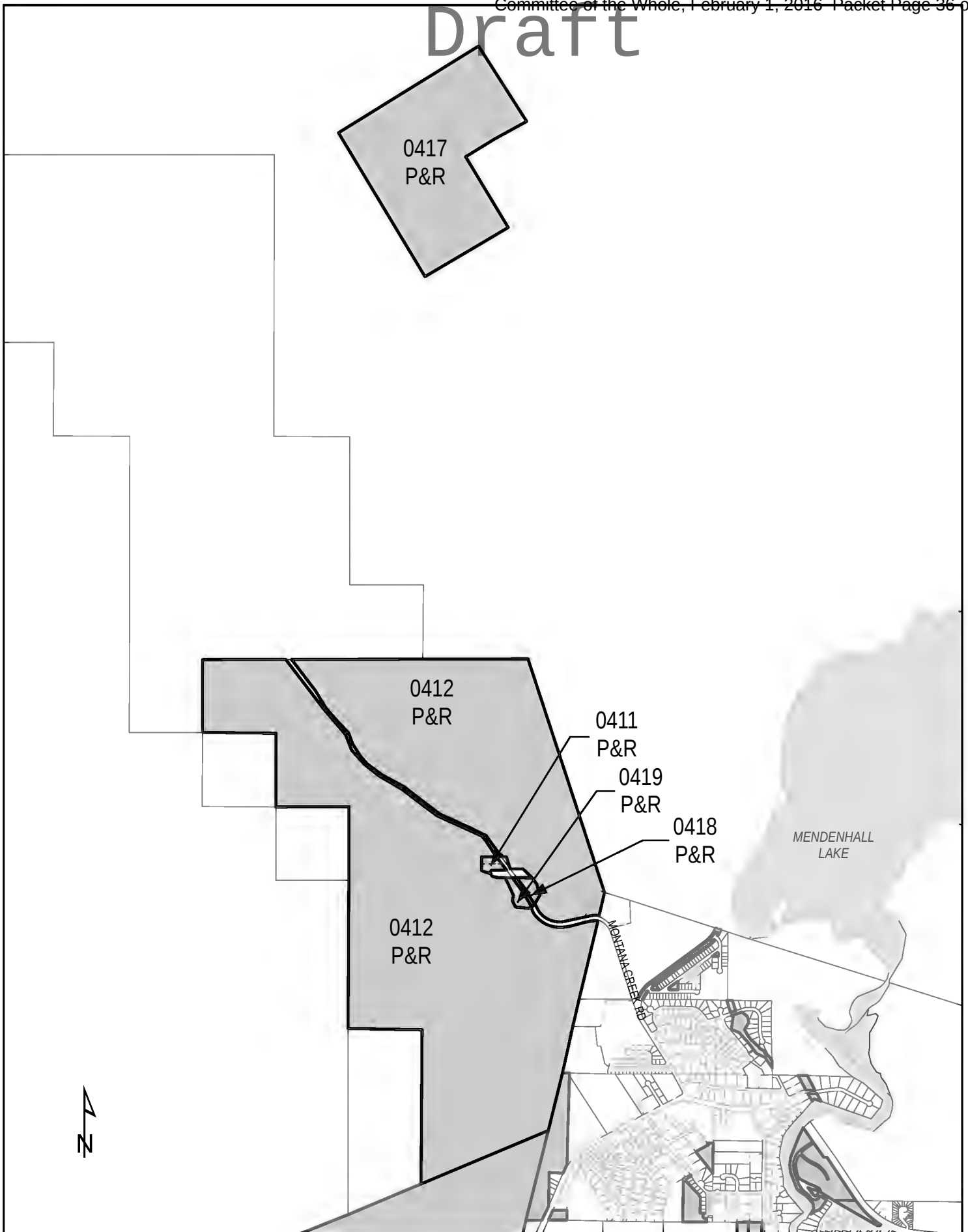


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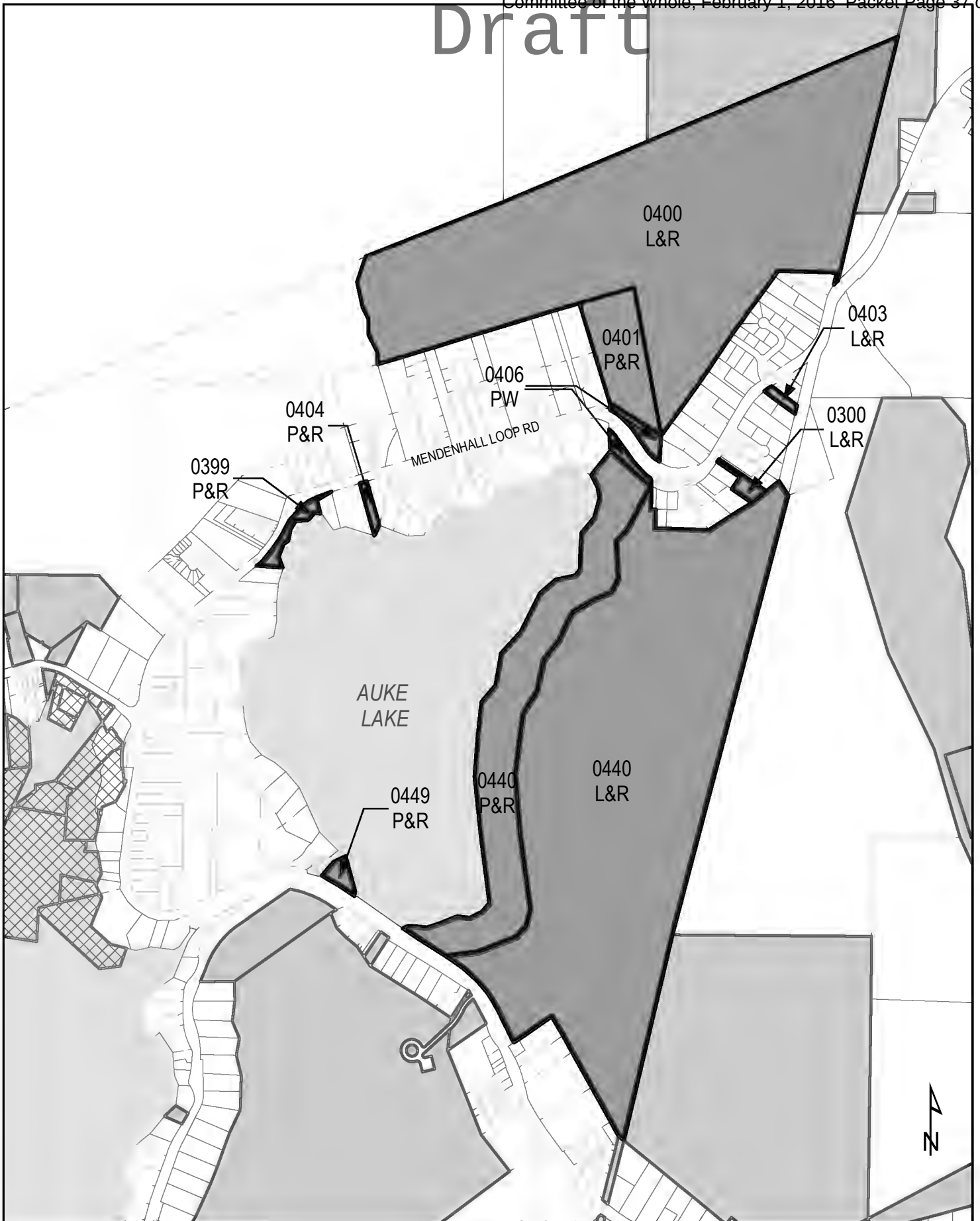
Map No. 7: Auke Bay

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Map No. 8: Montana Creek

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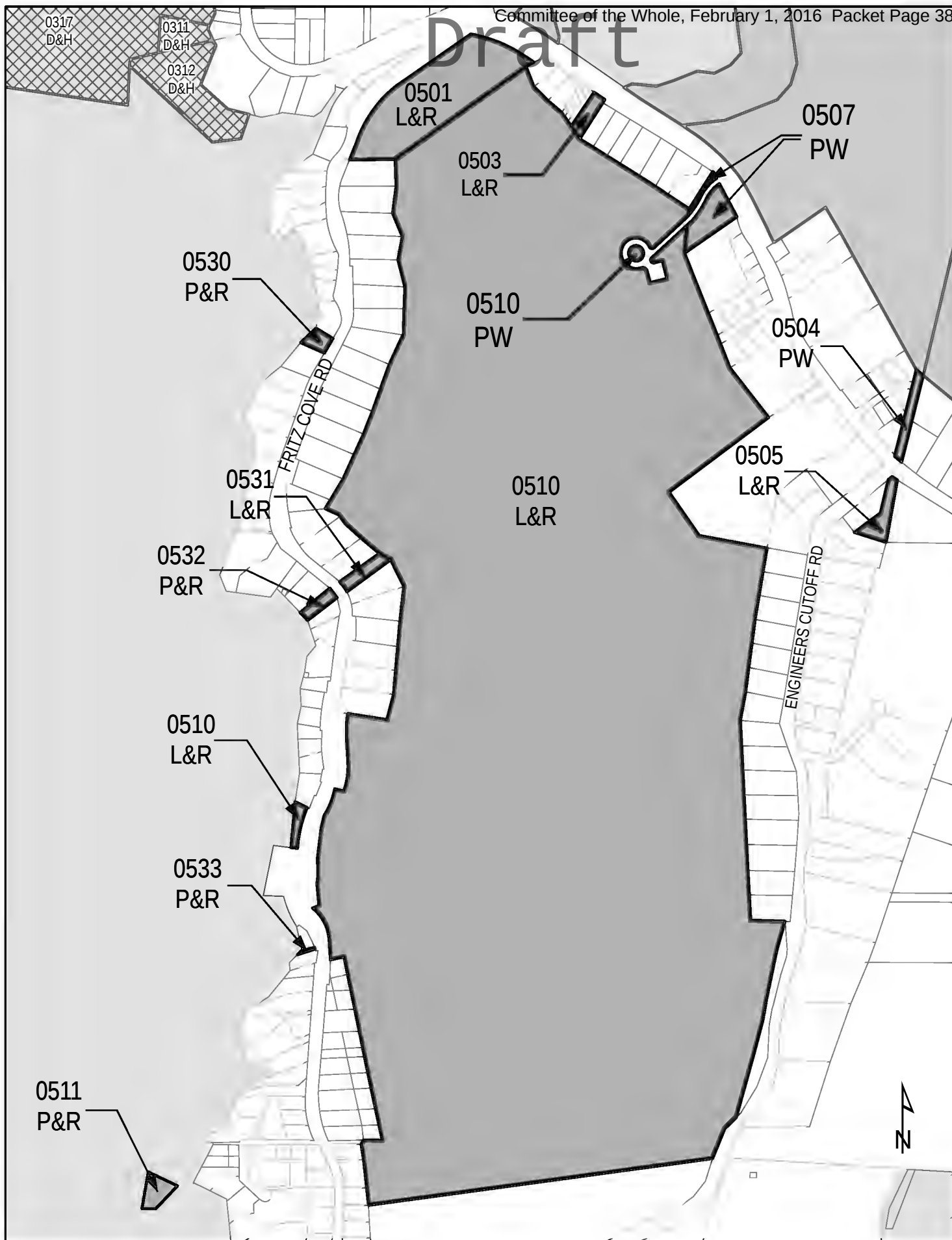
Map No. 9: Auke Lake & Goat Hill

CBJ Owned Properties

CBJ Owned Properties
managed by Docks & Harbors

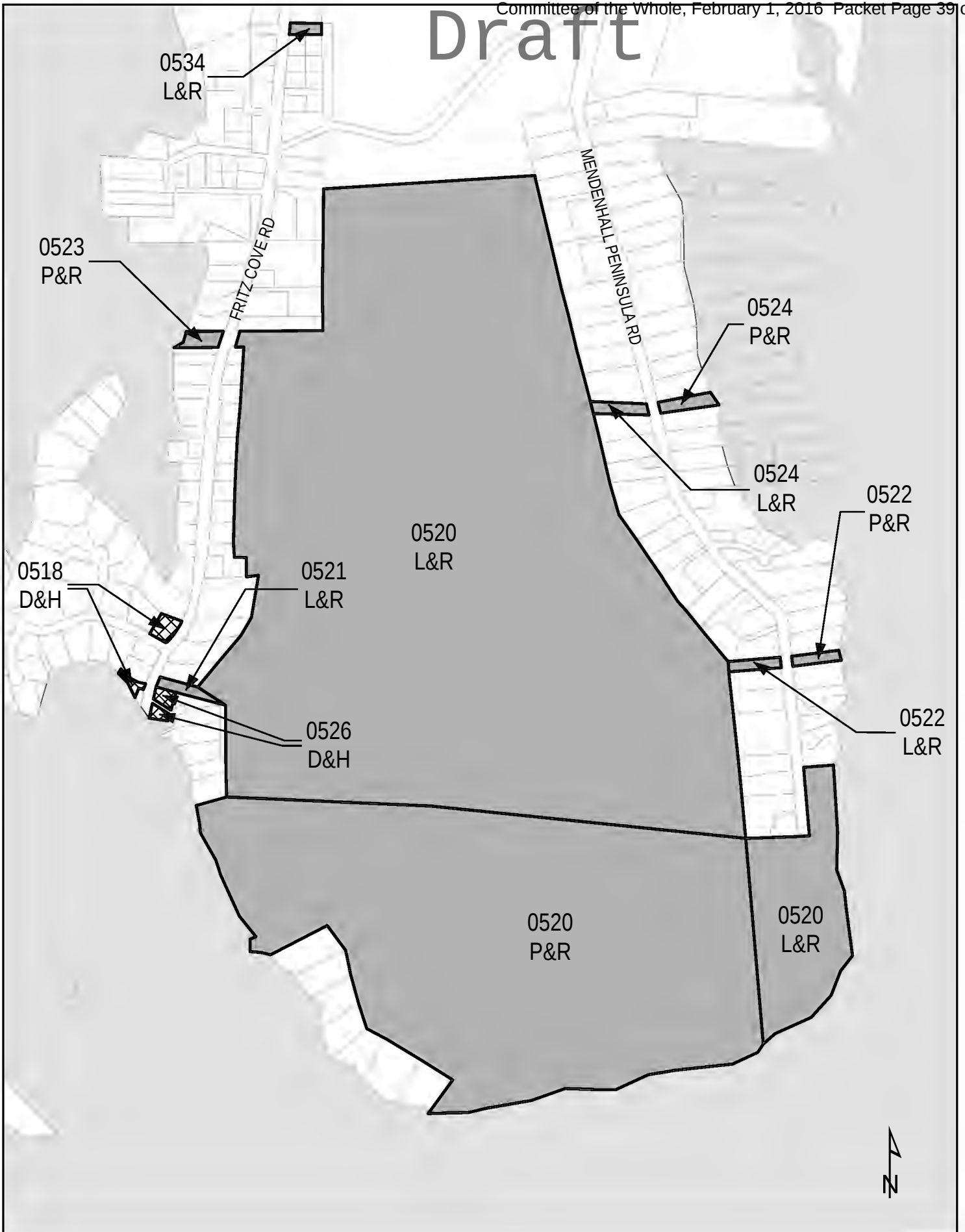
CBJ Owned Properties
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Map No. 10: North Mendenhall Peninsula
Page 21

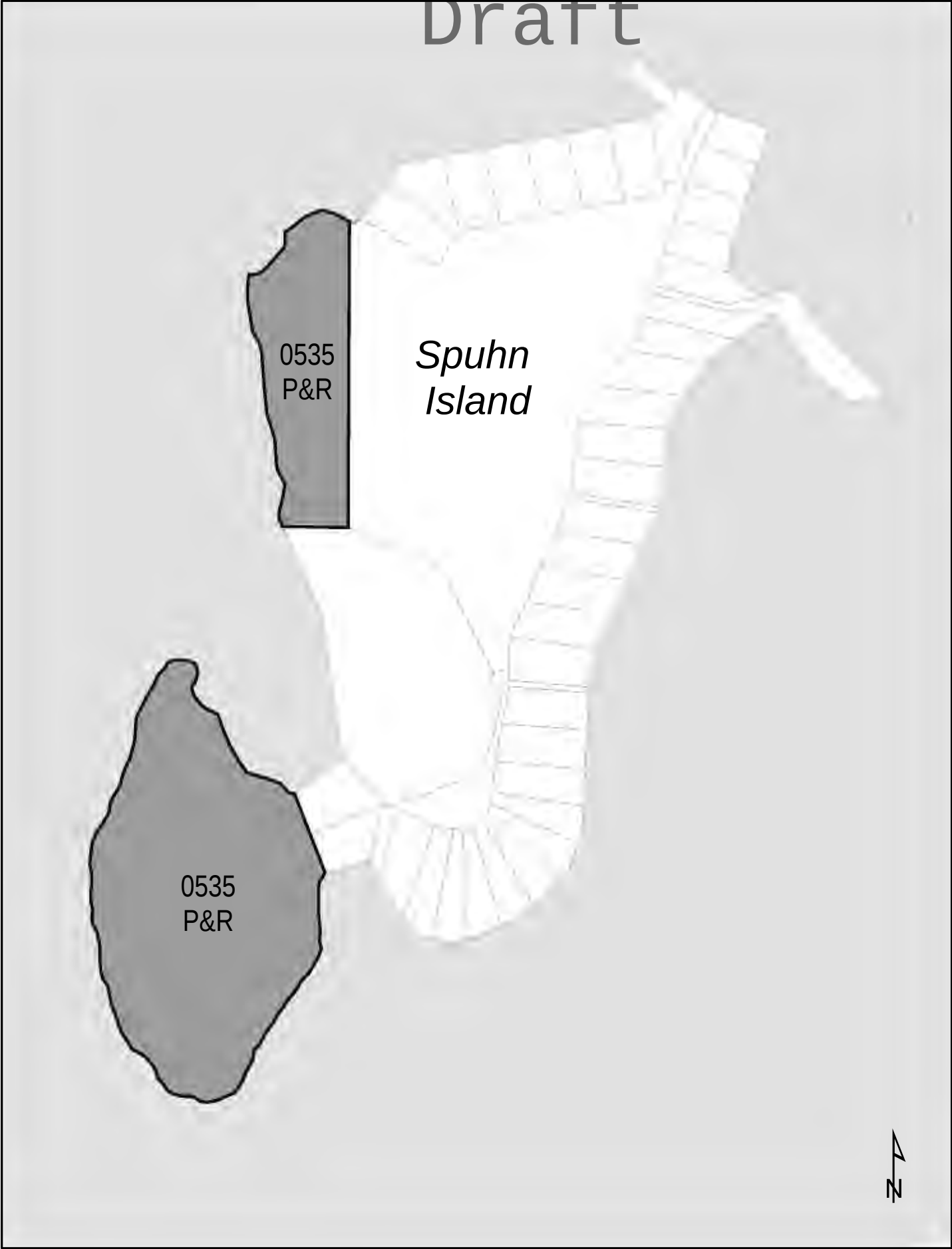
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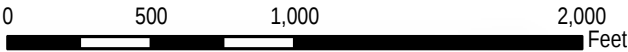
Map No. 11: South Mendenhall Peninsula
Page 22

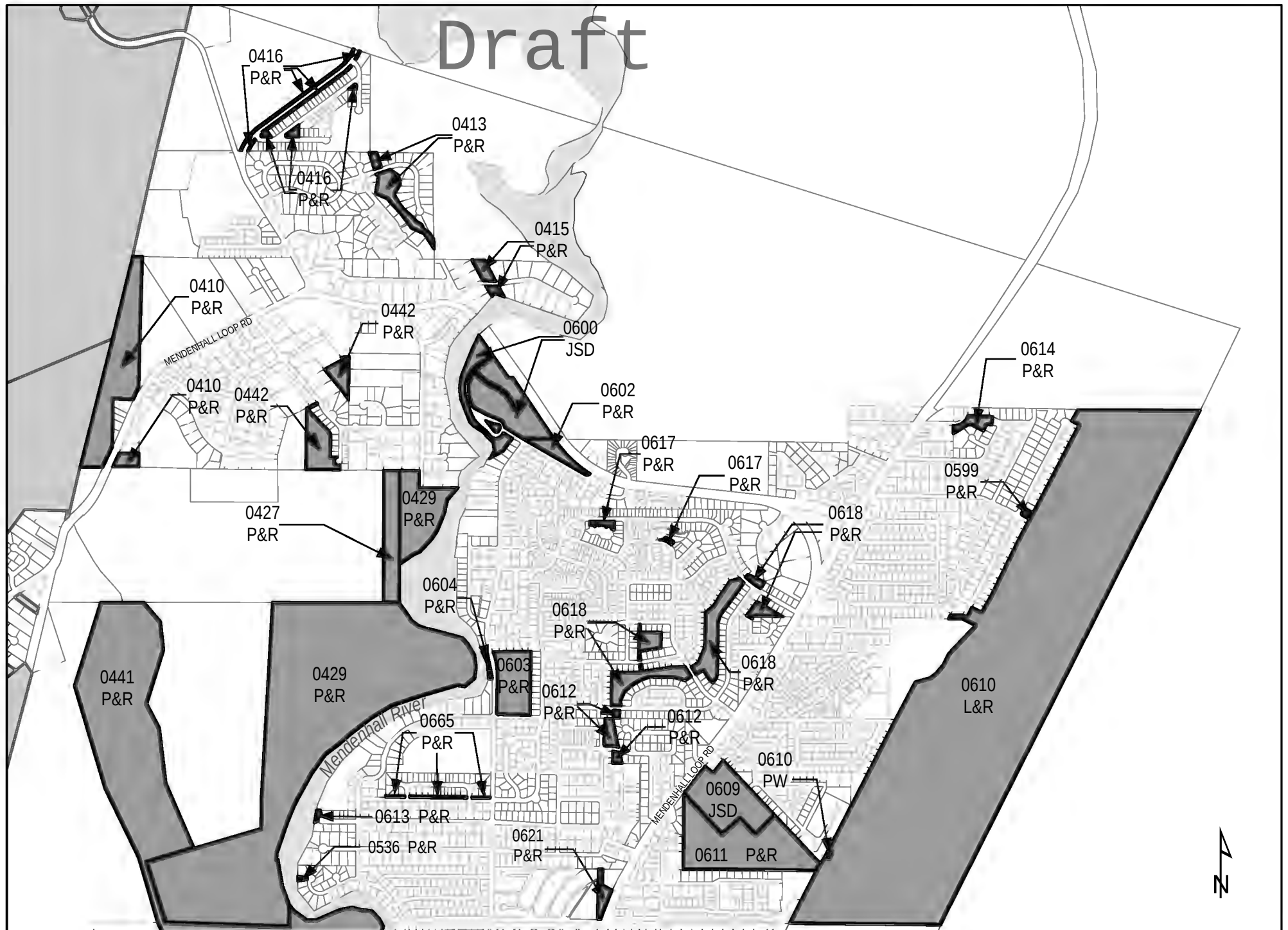
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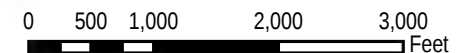


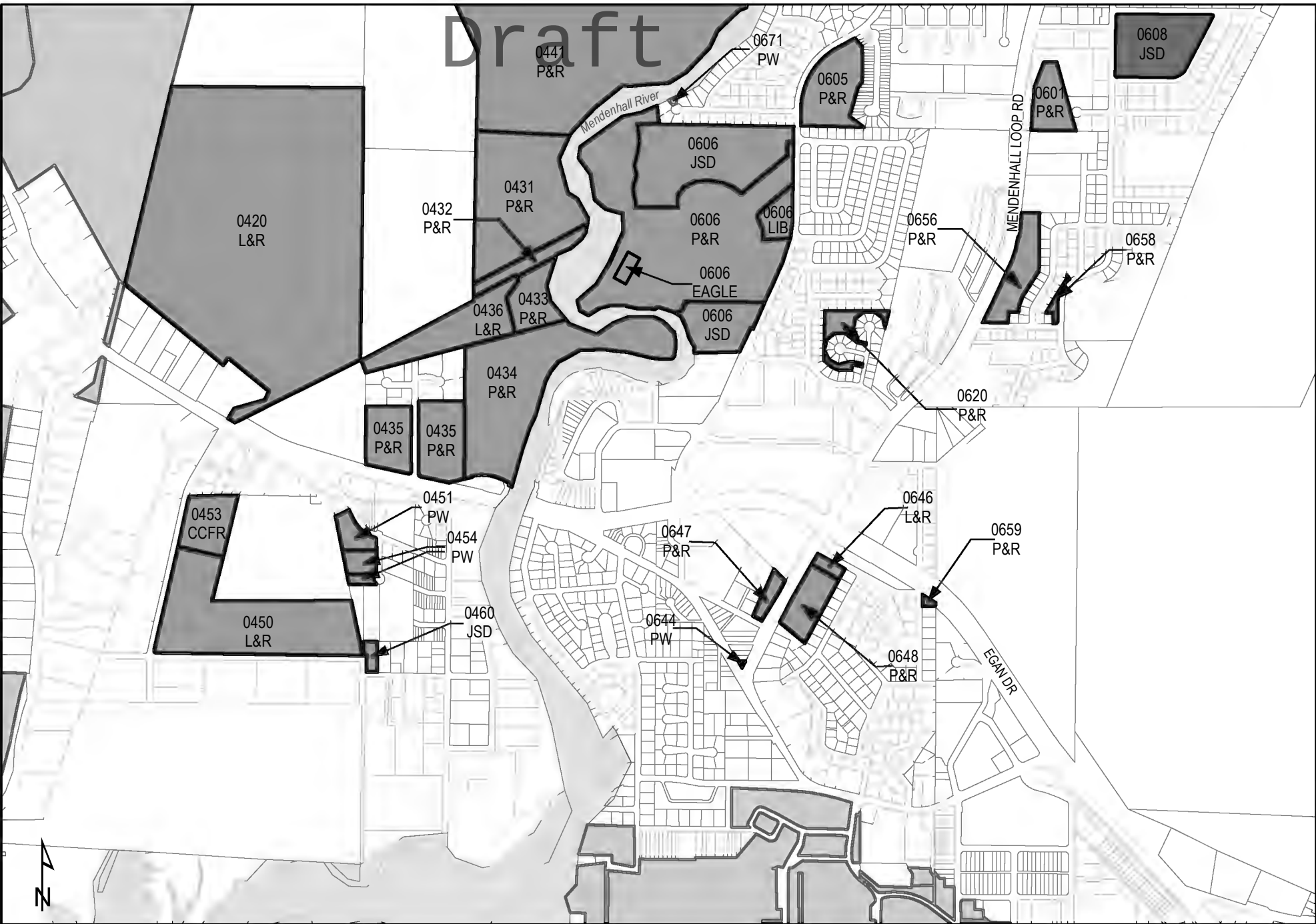
Map No. 12: Spuhn Island



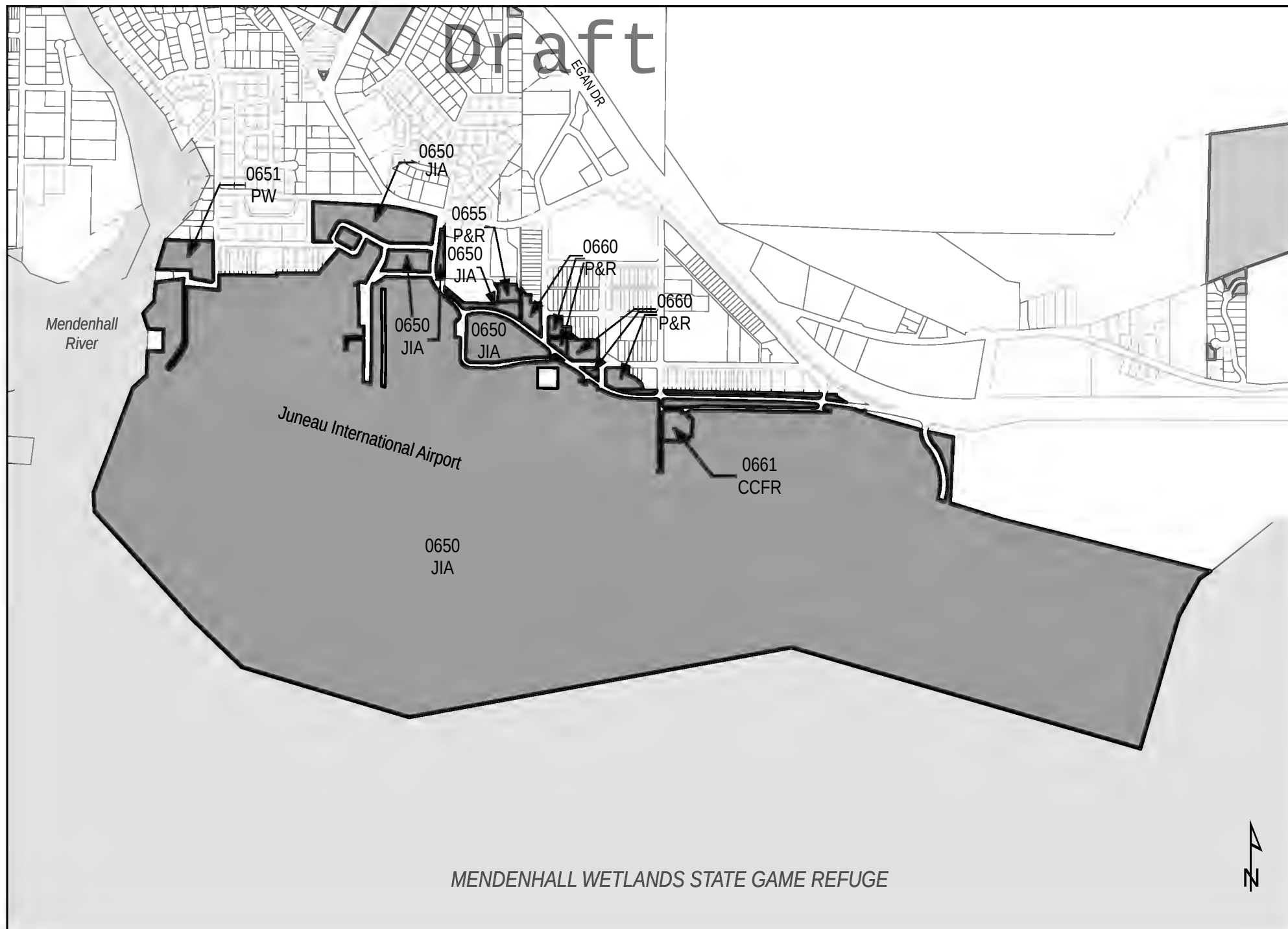


Map No. 13: North Mendenhall Valley

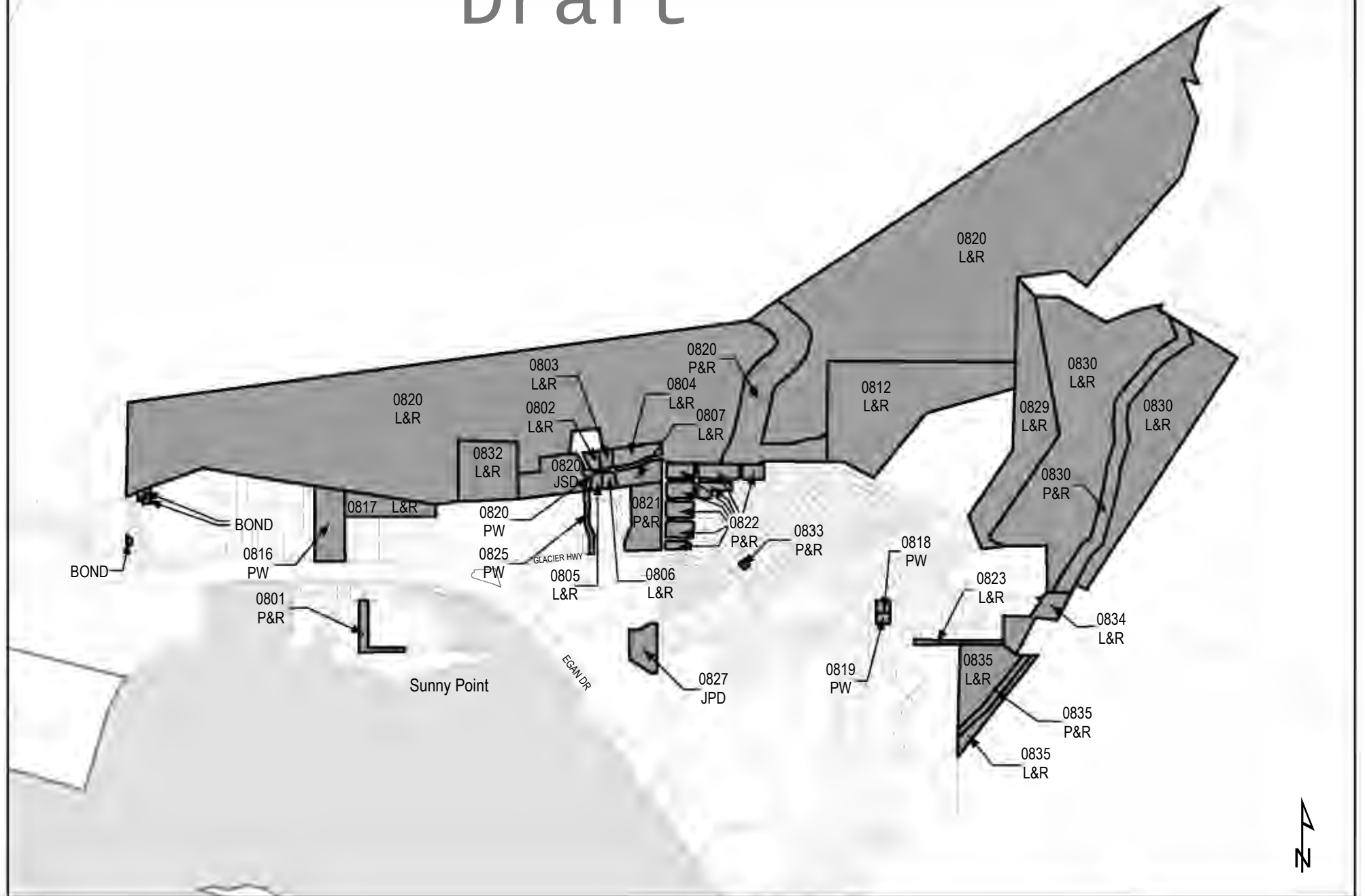




Map No. 14: South Mendenhall Valley

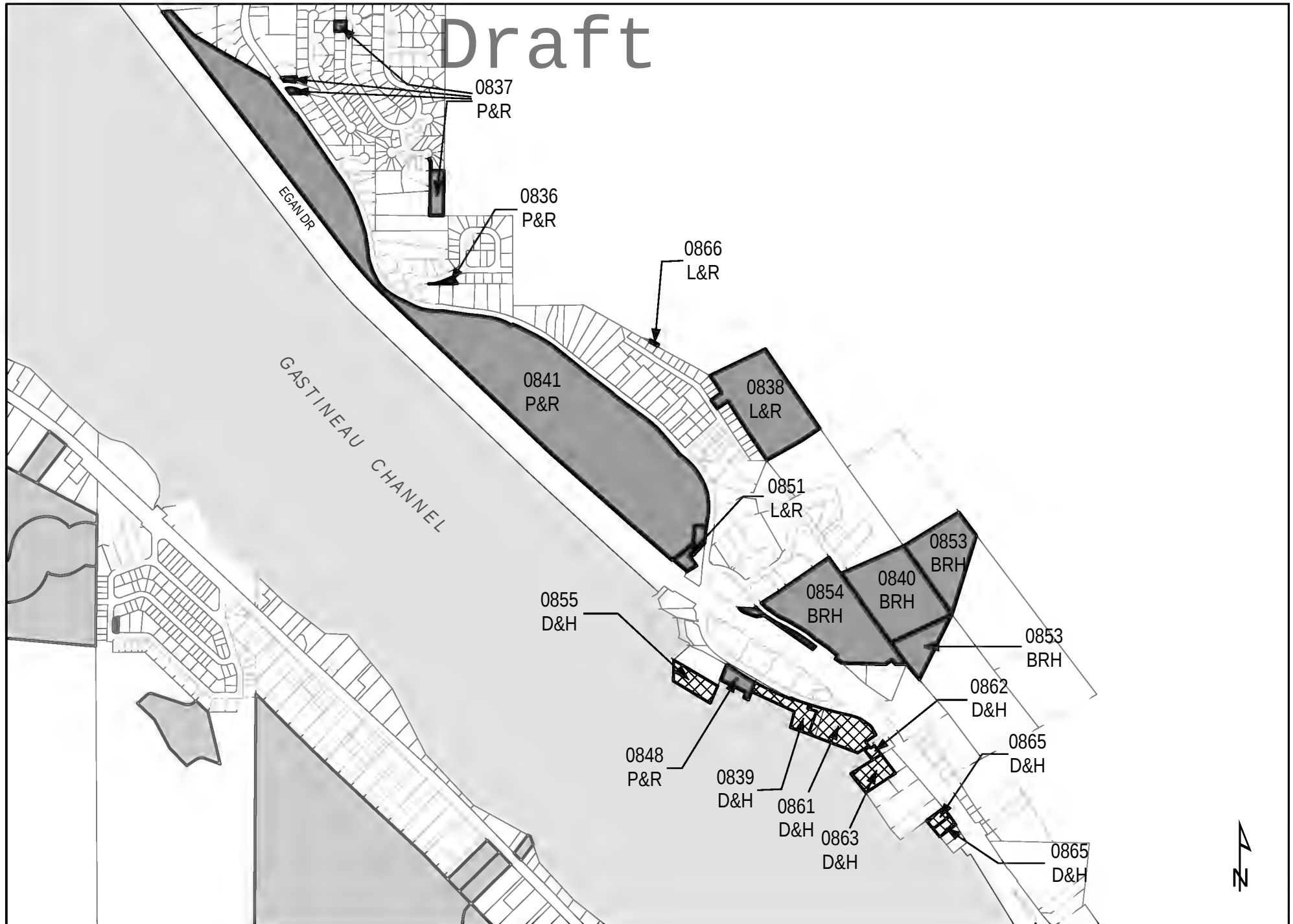


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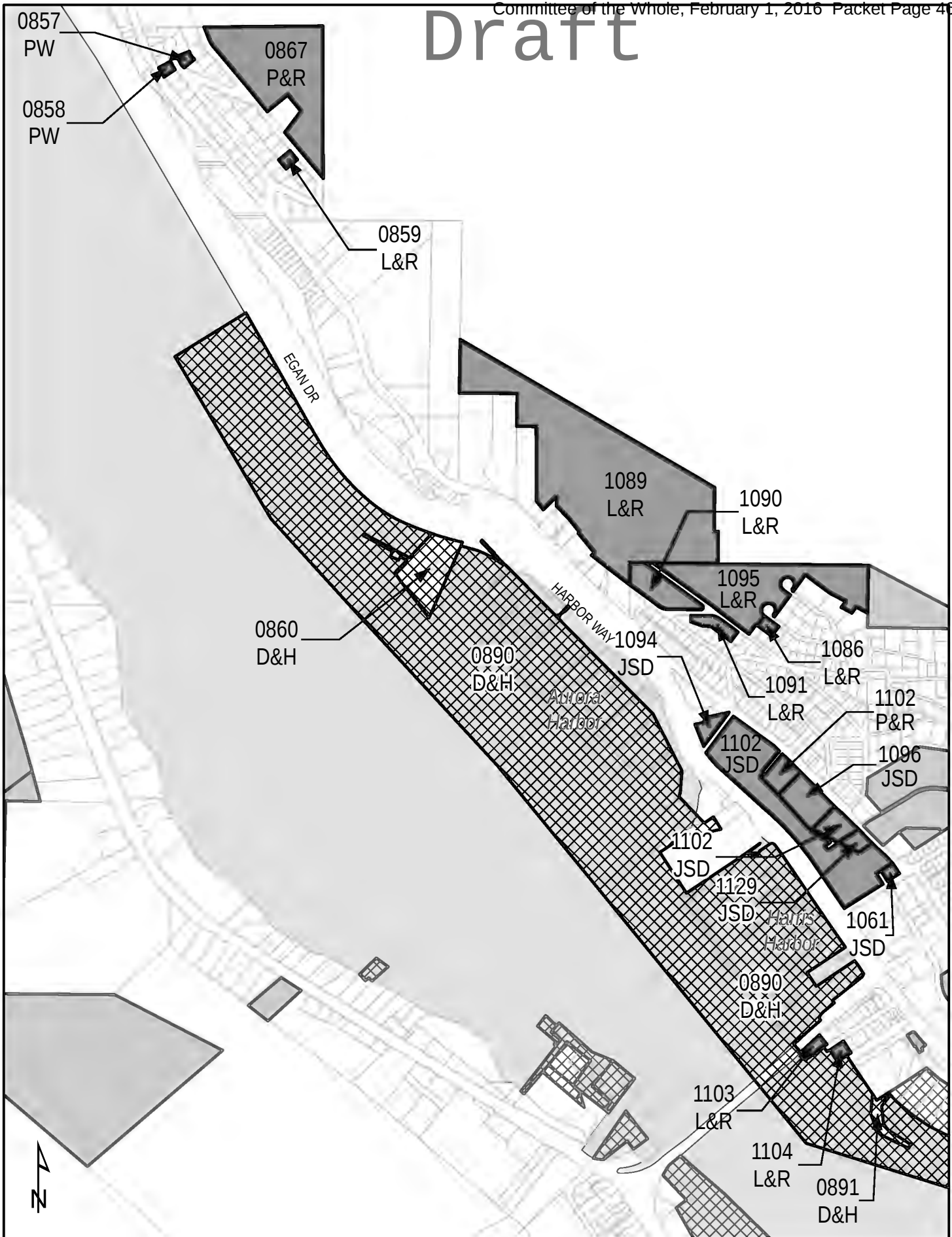


Map No. 16: Sunny Point and Lemon Creek

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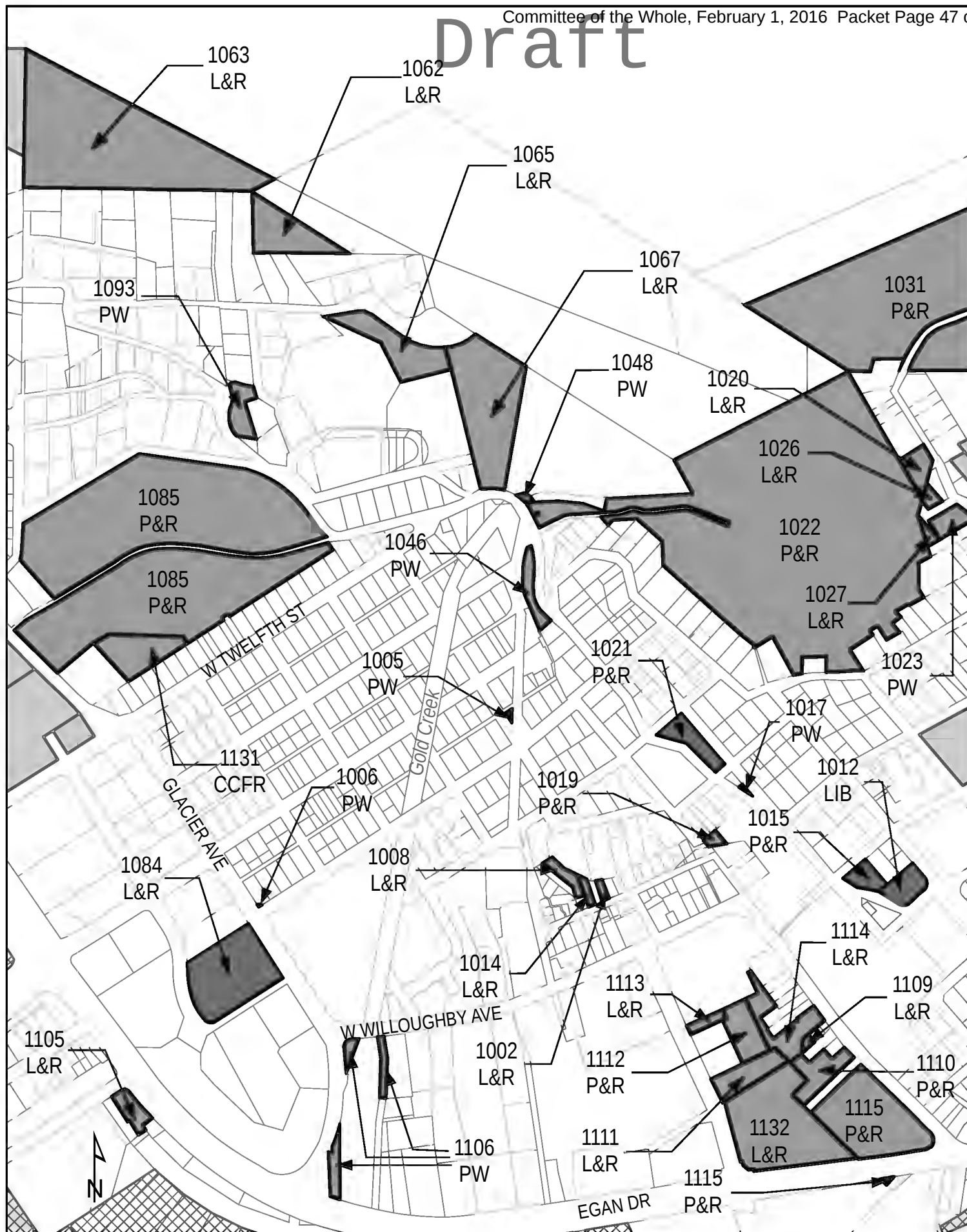
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Map No. 18: Aurora Harbor

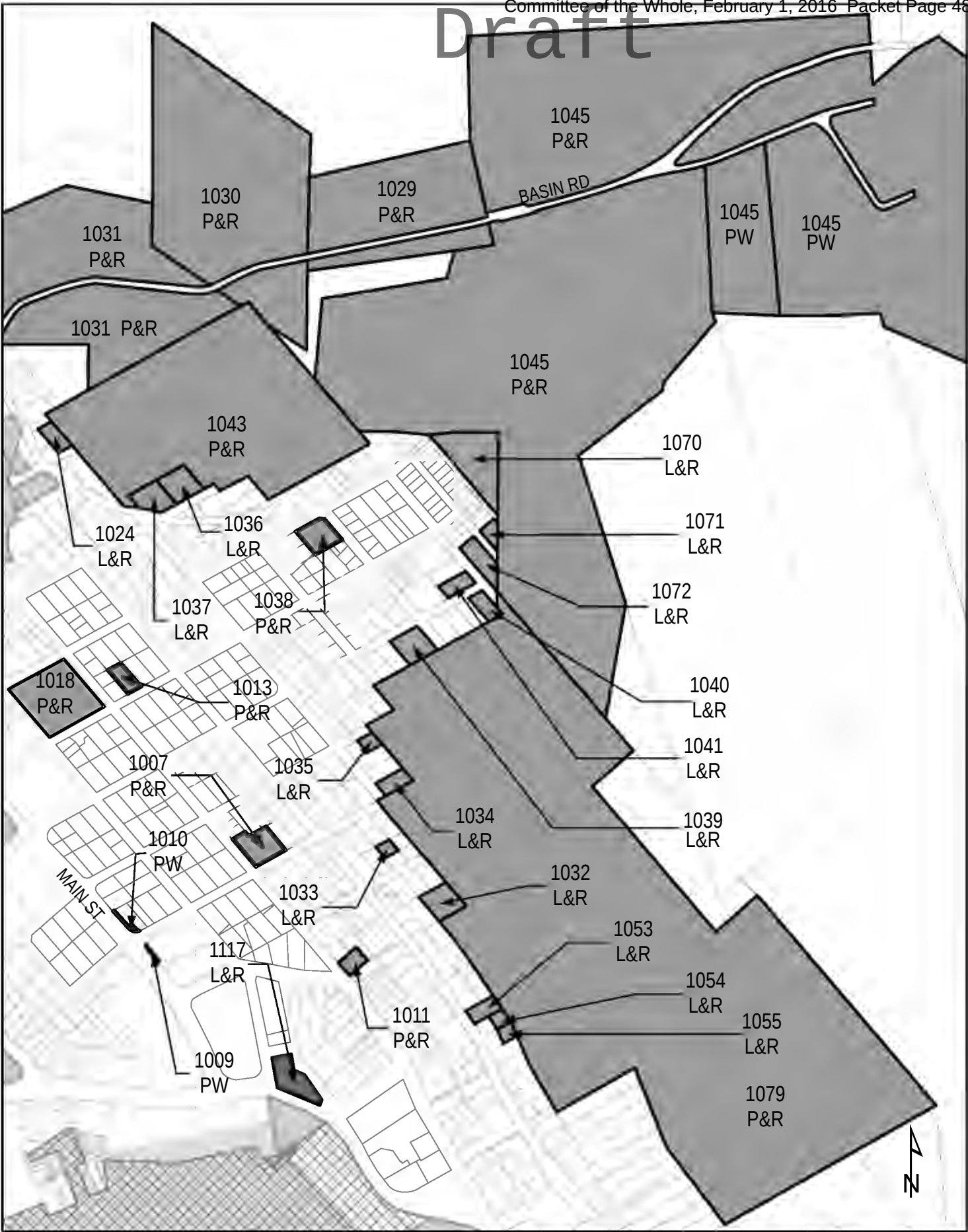


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Map No. 19: Cope Park

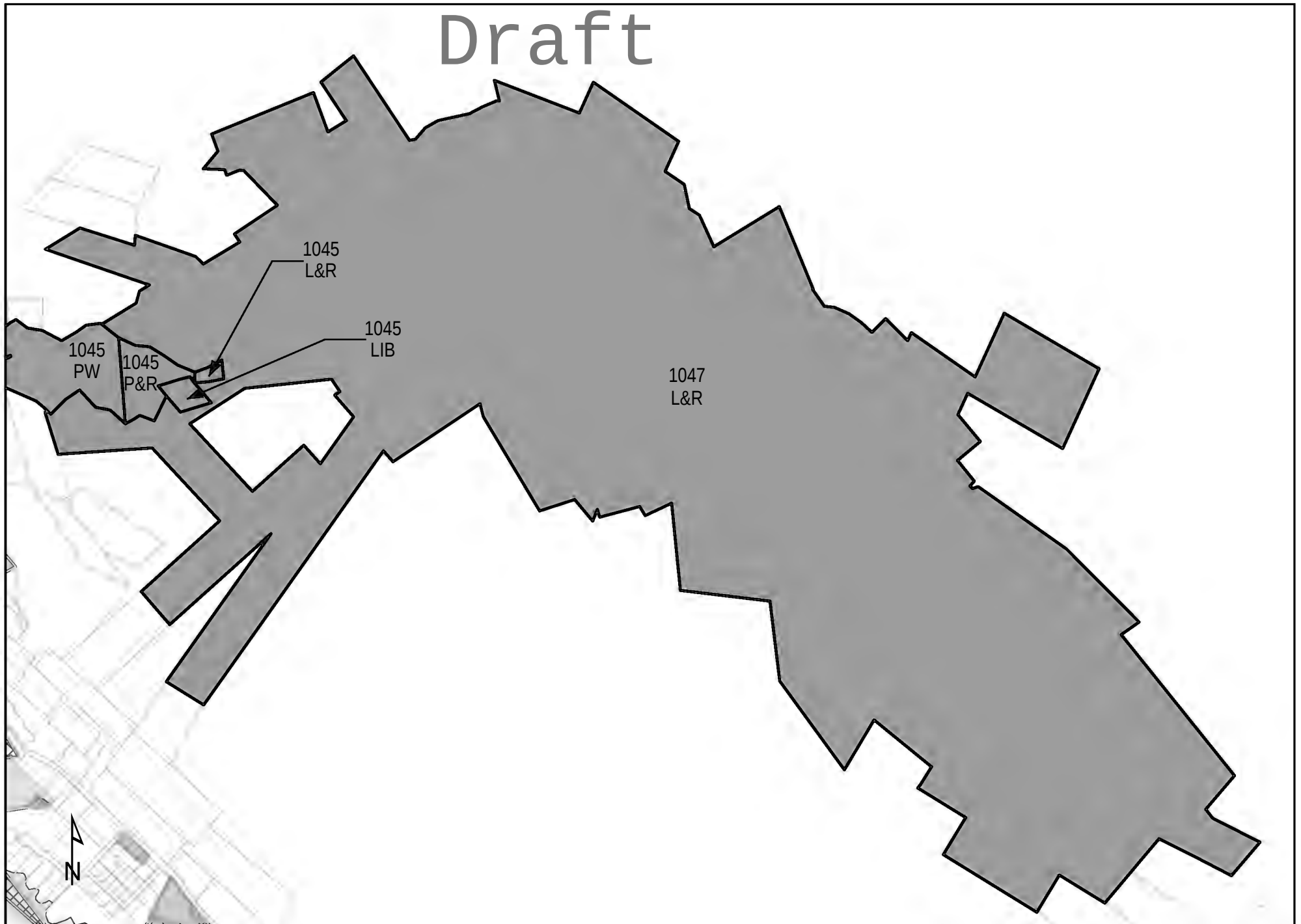
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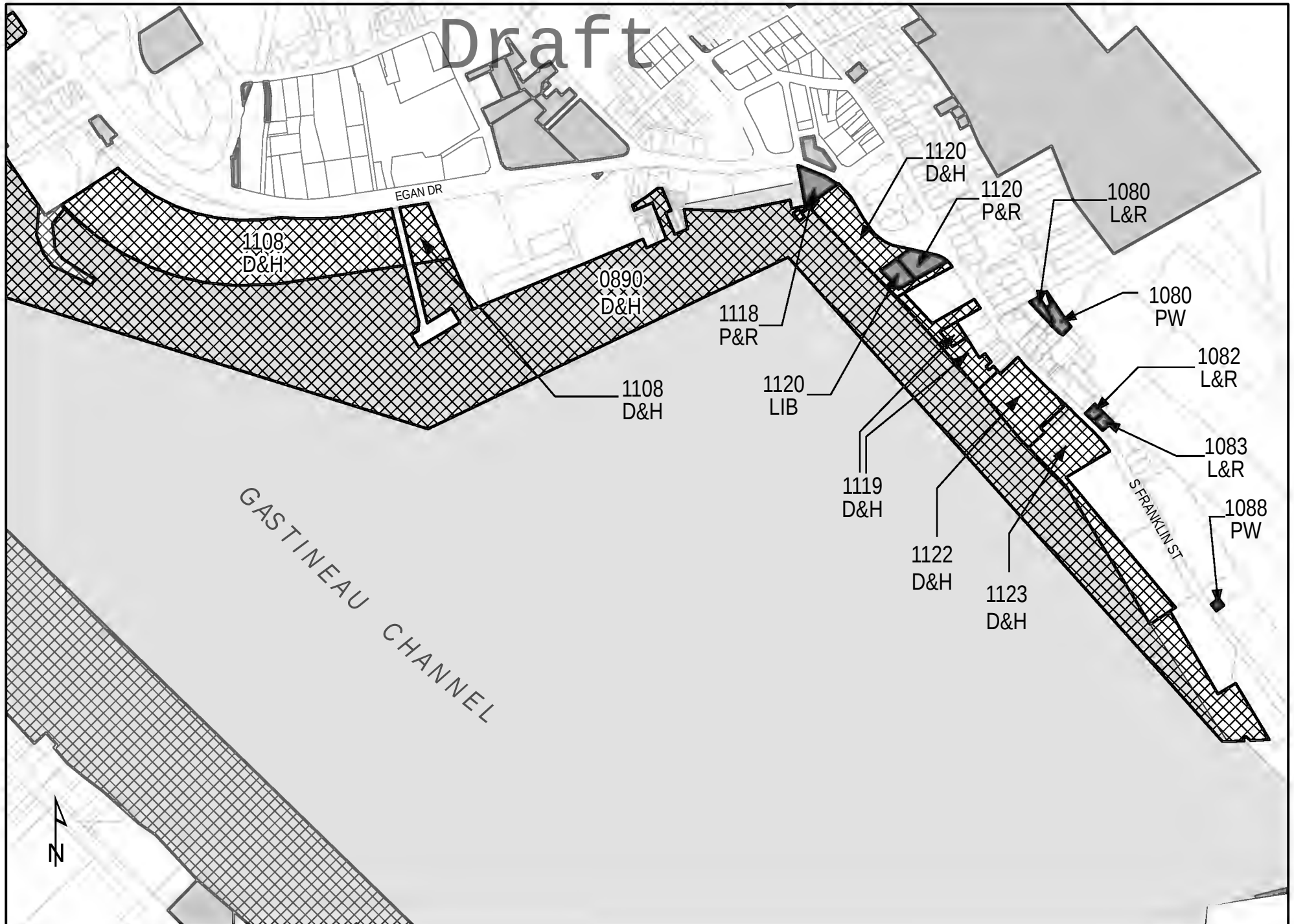
Map No. 20: Starr Hill & Basin Road



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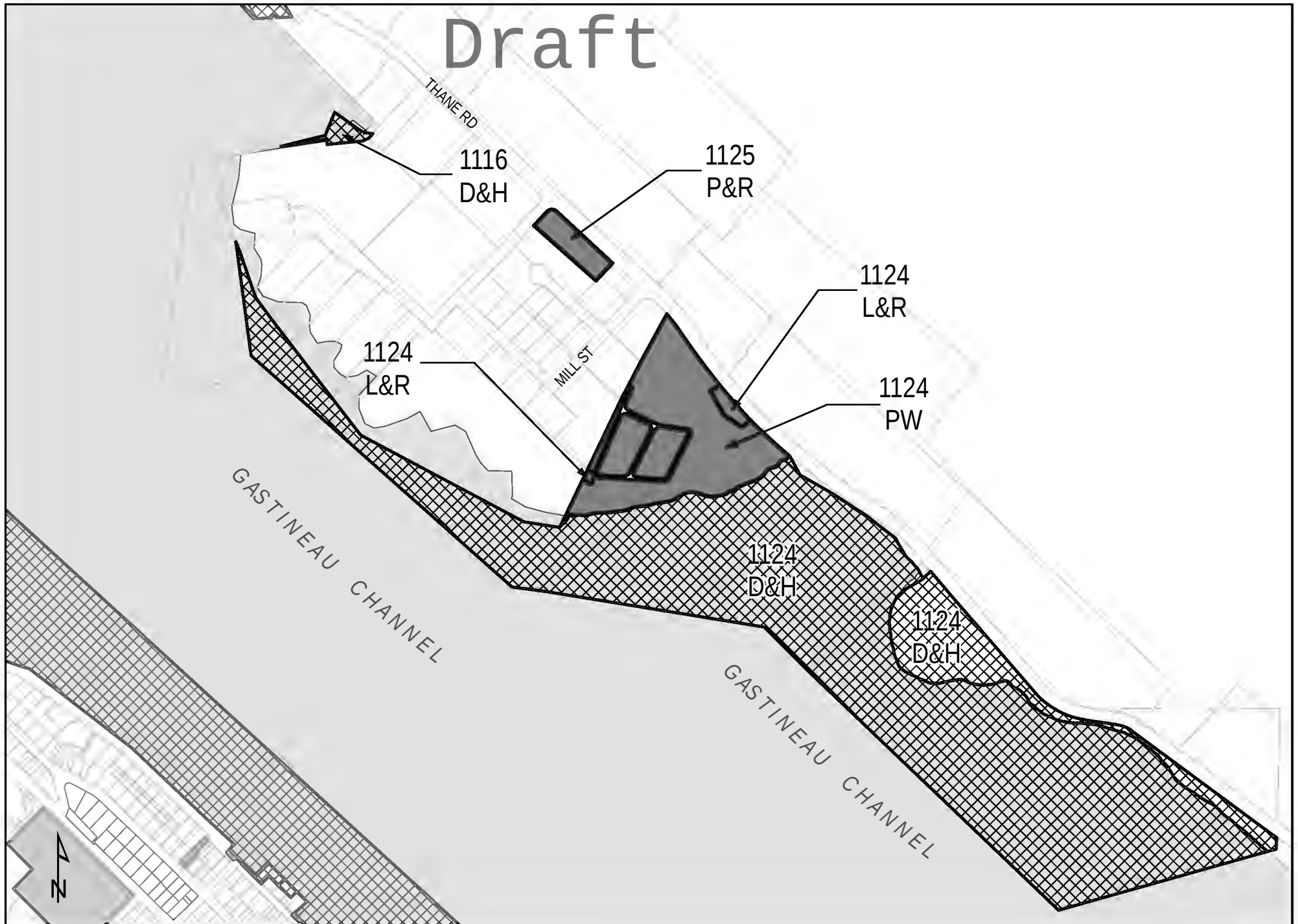


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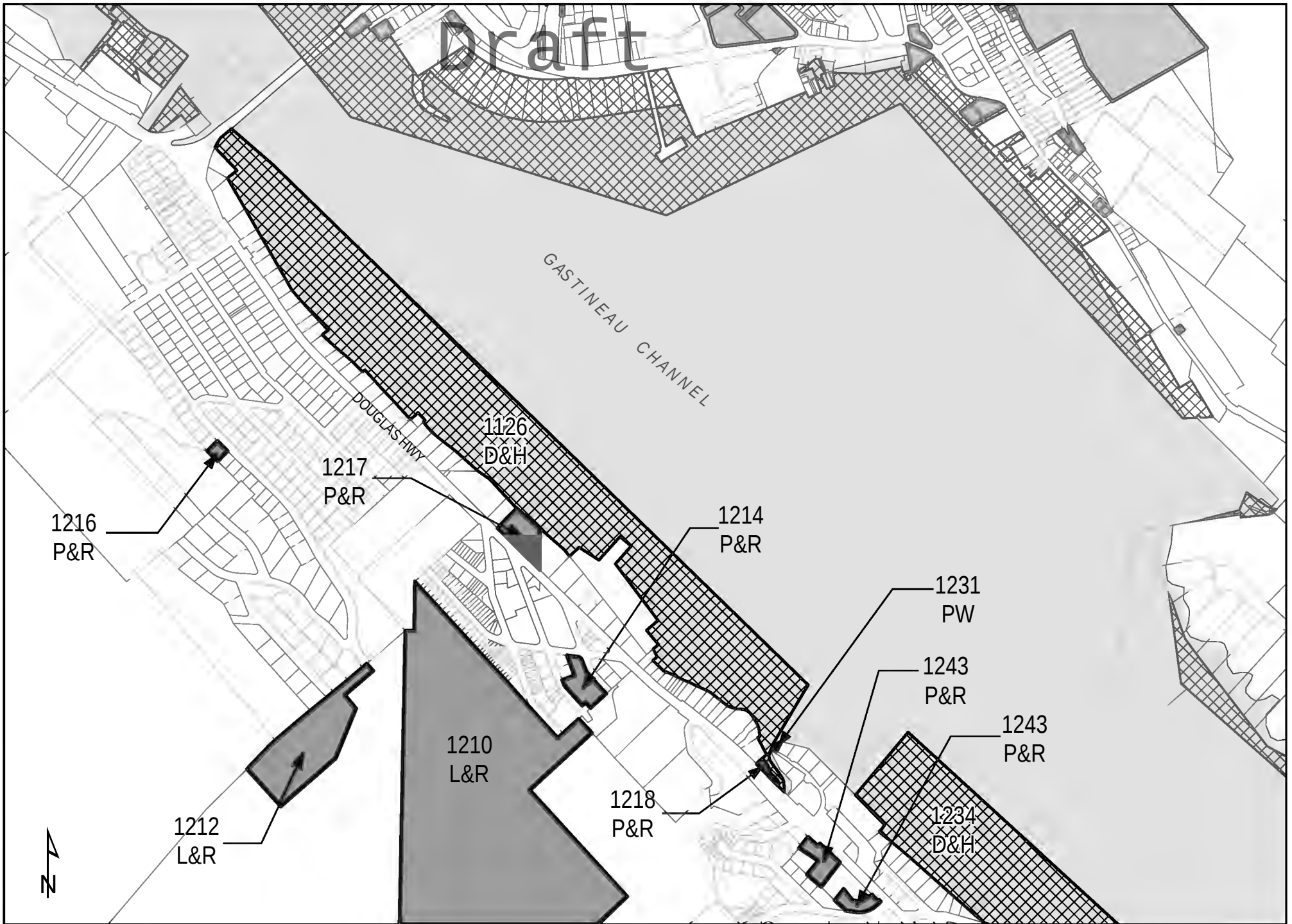
Map No. 22: Downtown Waterfront

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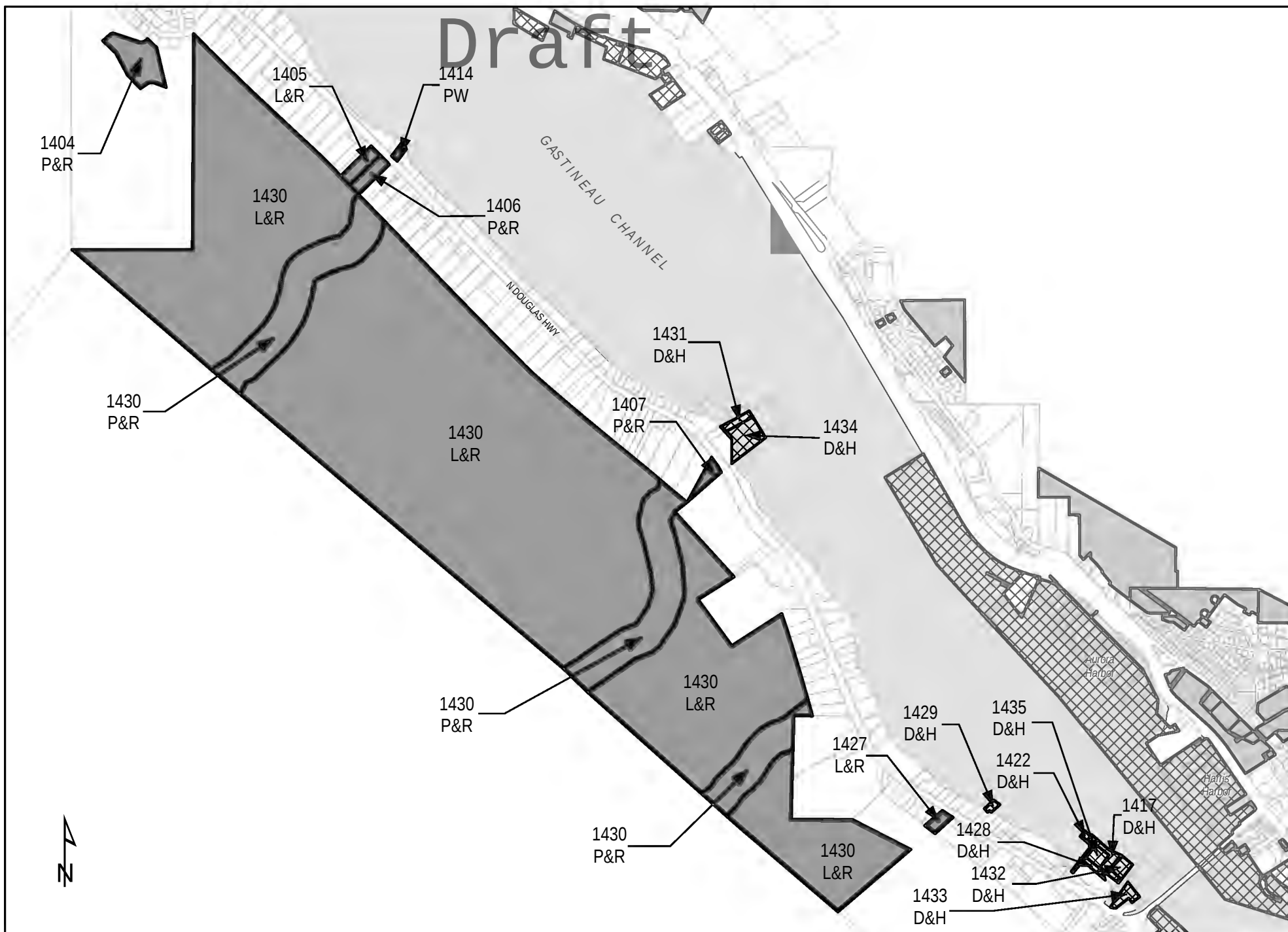


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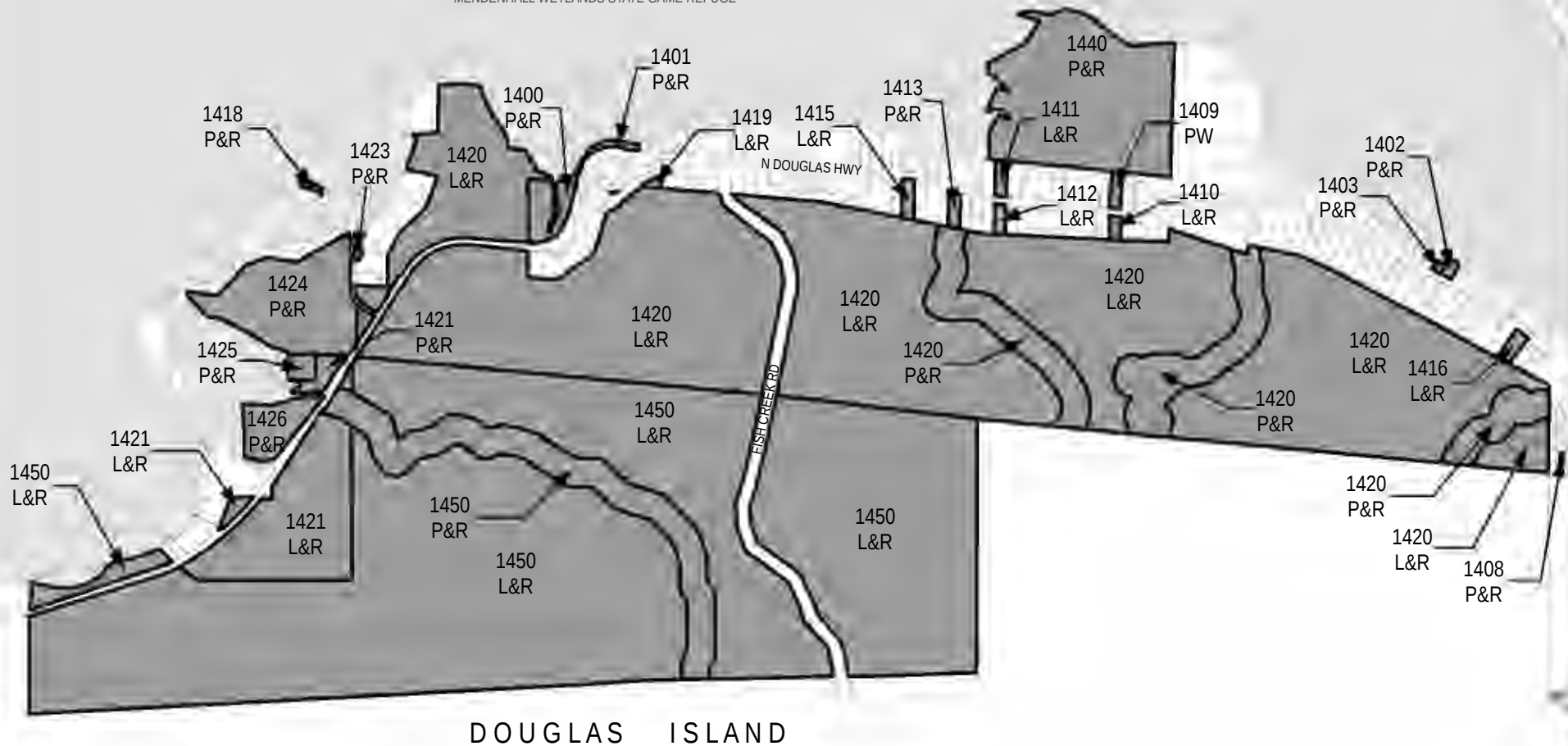


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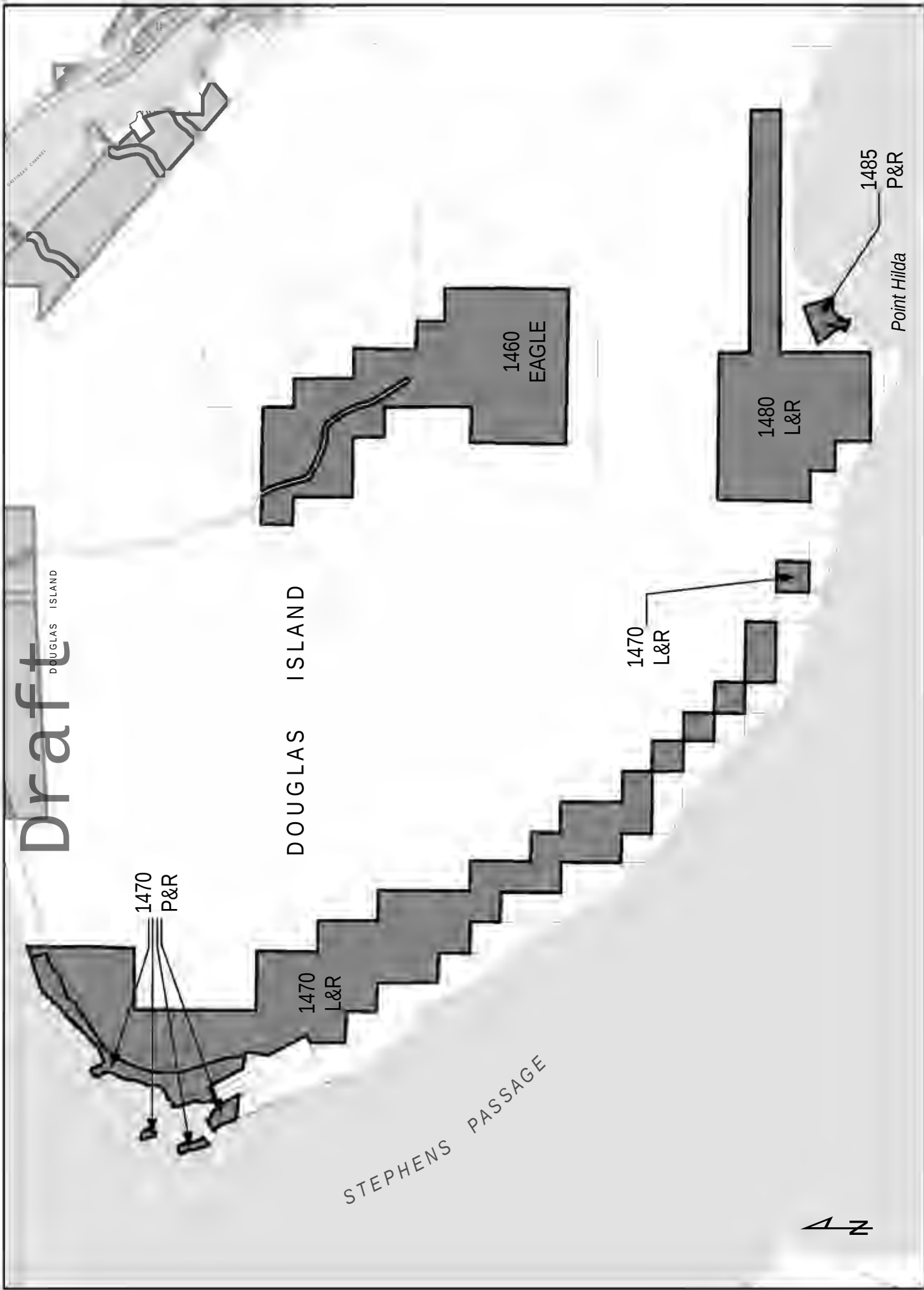


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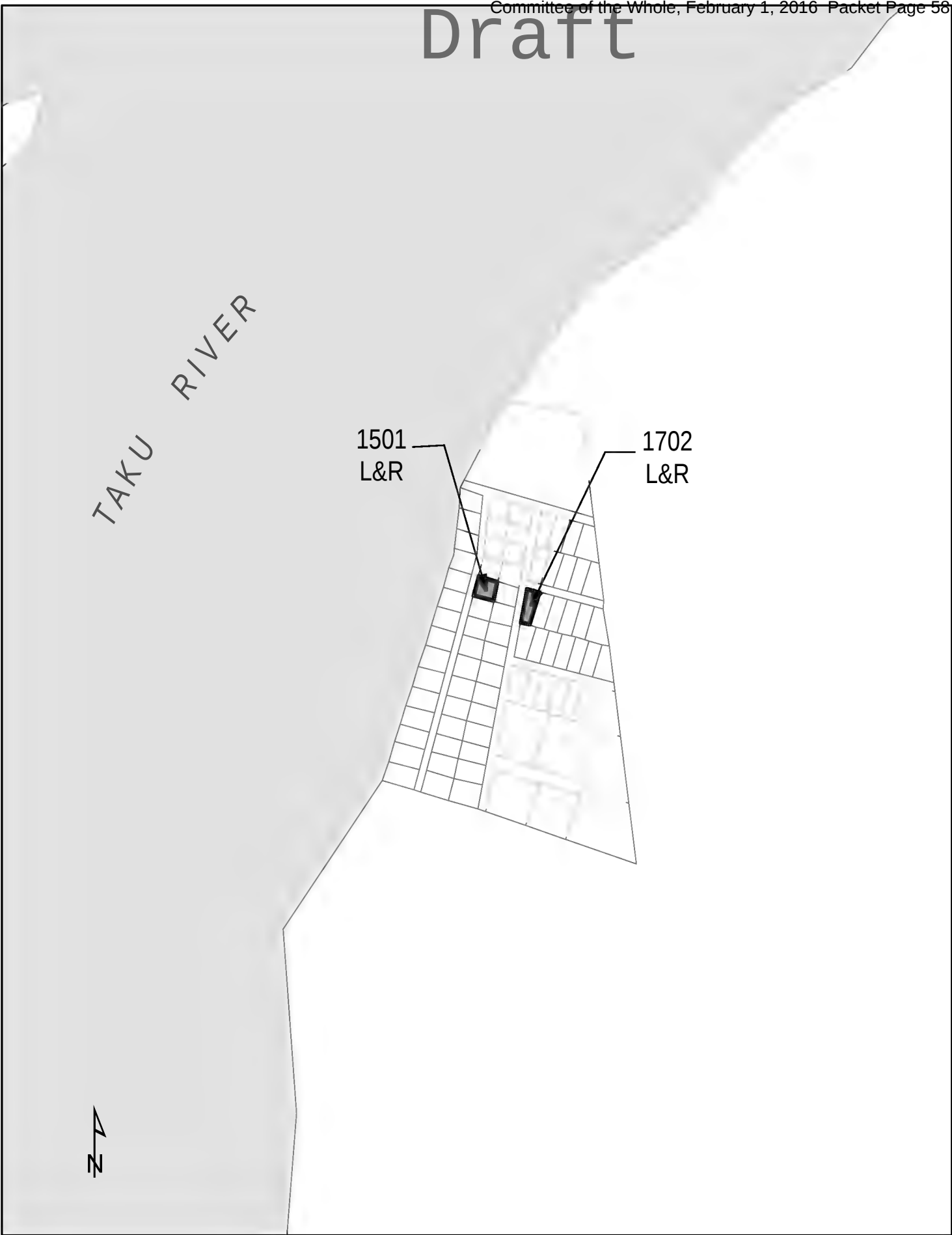
MENDENHALL WETLANDS STATE GAME REFUGE



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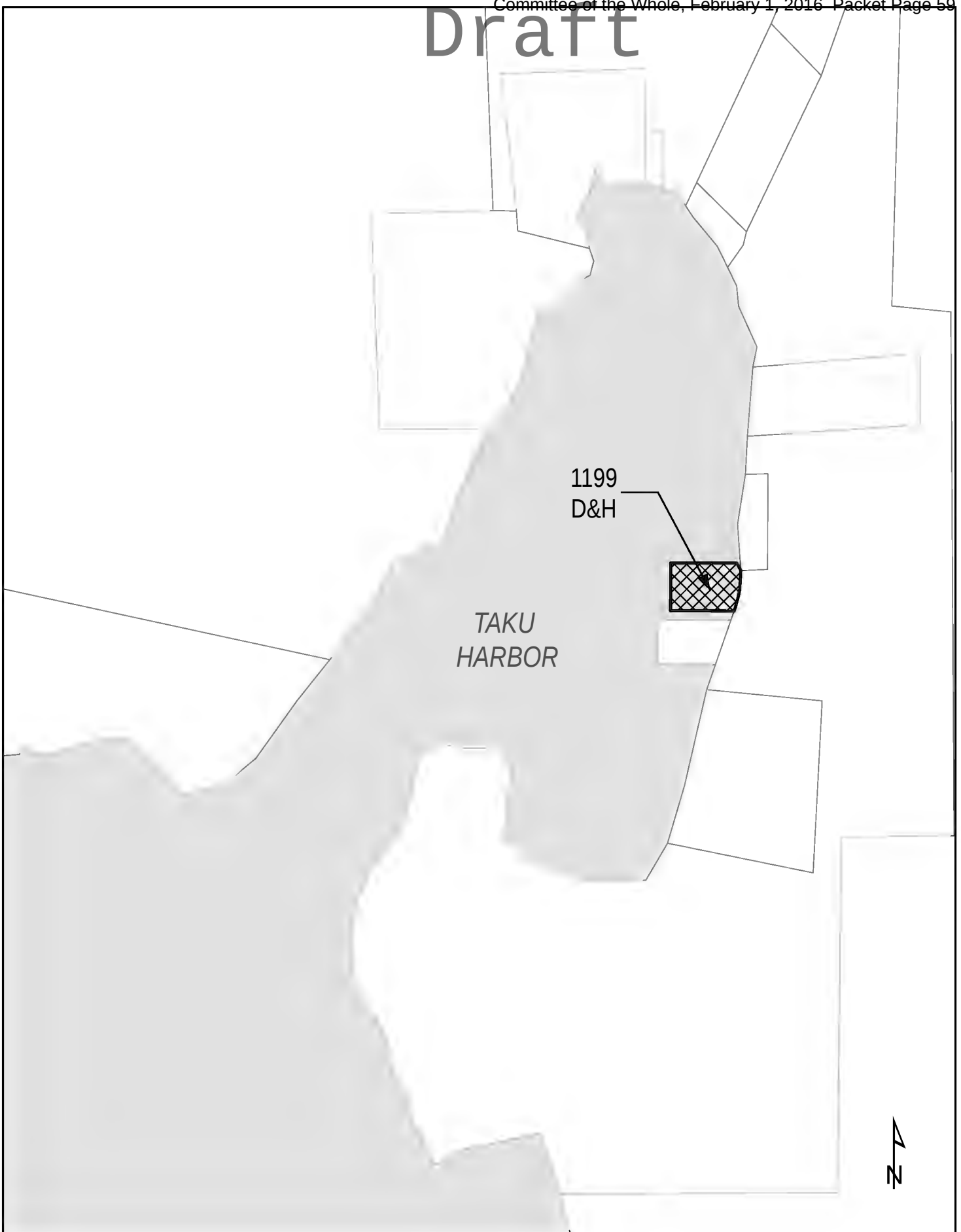
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Map No. 30: Taku River



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Map No. 31: Taku Harbor



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CBJ's Land Holdings

CBJ's Land Holdings:

This section contains a comprehensive list of all CBJ's land holdings and data about each parcel.

The table has been arranged in order by the Lands Number in the following columns:

General Location: General region in which the property is located.

Lands Number: Contains the Lands ID for each piece of CBJ property. These numbers are assigned by Lands Staff and may contain more than one legal lot. They are used for property management purposes.

Parcel Number: Contains the Assessor's parcel number. These numbers are assigned by the Community Development Department. They are the primary identifier for properties within the borough.

Legal Description: Contains the legal description for each Lands parcel. This includes survey, block and lot numbers, subdivision names, etc.

Size: Contains the size of property corresponding to specific Lands numbers. These areas sometimes contain more than one lot, or a fraction of property. This area does not always match the area encompassed by Assessor's parcel numbers. Areas are listed in acres. Although these match the records in the Lands Office, these sizes are not assured to be accurate.

Comments: Includes important notes related to the parcel(s).

Managing Department: Contains the department or division responsible for the day-to-day management of the property. In some instances there is more than one managing department because one parcel, especially large tracts, may include more than one use.

Retention Status: This column contains the following categories:

- "Dispose" will be considered for disposal, either in the near term or in the future.
- "Retain" are being retained for various public purposes which include parks, harbors, airport, fire stations, schools, the hospital, maintenance shops, etc. These lands are not intended to be sold but may be eased or leased for specific purposes, such as airport related uses, consistent with an adopted plan.
- "Retain/Dispose" are appropriate for disposal, but there are sections (such as stream corridors, high value wetlands, etc.) that may be retained for a public purpose. This designation is particularly common for larger parcels.

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General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Amalga Harbor	LND-0002	3B4001040060	Tract C, USS 3325	0.02	Amalga Harbor Island	Parks & Recreation	Retain
Pearl Harbor	LND-0005	3B3901000110	Lot 3, USS 3764	0.60	Public use; beach access	Parks & Recreation	Retain
Near Shrine of St. Therese	LND-0007	3B3801000012	Portion of Lot 2, USS 3764	426.35	North Tee Harbor to Pearl Harbor; 21 mile to 23.5 mile Glacier Hwy; west of highway is park and east of highway is future residential subdivision; Peterson Creek Trail; Shrine Creek greenbelt; Breadline shore	Lands & Resources and Parks & Recreation	Retain / Dispose
		3B3901010011					
		3B3901010012					
		3B3901010013					
		3B3901010014					
Eagle Harbor	LND-0008	3B4201000020	USS 0	4.50	Eagle Harbor shoreline	Parks & Recreation	Retain
South of Herbert River	LND-0009	3B4301000010	Fraction of USS 1174	147.00	Herbert River; road transects this property	Parks & Recreation	Retain
North of Amalga Harbor	LND-0010	3B4101000011	Lot 1, USS 3662	49.93	Salt Lake - Natural Area Park	Parks & Recreation	Retain
		3B4101000012					
	LND-0011	3B4101000010	Lot 2, USS 3662	3.05	Old tram route ROW	Parks & Recreation	Retain
	LND-0012	3B4101000020	Lot 3A, USS 3662	27.74	Peterson Creek; near junction of Amalga Harbor Road; Natural Area Park	Parks & Recreation and Fire Department	Retain
Eagle River	LND-0013	3B4101000013	Fraction of Lot 3B, USS 3662	503.28	North of Salt Lake; Eagle Harbor; Natural Area Park	Parks & Recreation	Retain
		3B4101000060					
	LND-0014	3B4301000030	Lot 9, Section 2, T39S, R64E, CRM	45.74	Eagle River shoreline; Boy Scout Camp Trail	Parks & Recreation	Retain
	LND-0015	3B4101000010	T39S, R64E, CRM, Section 2, GLO Lot 10	10.67	Eagle River south of junction of Eagle and Herbert Rivers; Natural Area Park	Parks & Recreation	Retain
North of Amalga Harbor	LND-0016	3B4101000010	T39S, R64E, CRM, Section 2, GLO Lot 11	24.03	Eagle Beach; Natural Area Park; north of Lot 3B, USS 3662	Parks & Recreation	Retain
	LND-0017	3B4101000010	T39S, R64E, CRM, SE1/4SW1/4	40.00	Eagle River; Natural Area Park; north of Lot 3B, USS 3662	Parks & Recreation	Retain
	LND-0018	3B4201000010	USS 1198, and Tract A & B, USS 1163	113.65	Natural Area Park - Eagle Valley Center	Parks & Recreation	Retain
Amalga Harbor	LND-0019	3B4001000060	Tract 6, 7 & 8, USS 1286	84.41	Salt Chuck property along Amalga Harbor Road; Natural Area Park	Parks & Recreation	Retain
		3B4101000070					
		3B4001010010					
Pearl Harbor	LND-0020	3B4001000070	USS 3760	96.47	Shoreline; Natural Area Park	Parks & Recreation	Retain
		3B4001000071					
Amalga Harbor	LND-0022	3B4001040044	ATS 1377	1.94	Amalga Harbor boat launch	Docks & Harbors	Retain
	LND-0023	3B4101000014	Tract A & B, ATS 1560	2.10	Amalga Harbor & Salt Chuck	Parks & Recreation	Retain
		3B4101000015					
Pearl Harbor	LND-0025	3B3901000121	Tract 3, USS 1466 & North Lot A, USS 2516	13.97	Jensen-Olson Arboretum; conservation easement	Parks & Recreation	Retain
		3B3901000130					
Amalga Harbor	LND-0026	3B4001040041	Lot 1, Amalga Harbor Subdivision	3.97	Amalga boat launch & parking	Docks & Harbors	Retain
Inland from Amalga Harbor	LND-0027	3B4101010074	Lot 4, Strawberry Acres Subdivision	3.62	Open space near Amalga Harbor; conservation easement	Parks & Recreation	Retain

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<i>General Location</i>	<i>Lands Number</i>	<i>Parcel Number</i>	<i>Legal Description</i>	<i>Size (acres)</i>	<i>Comments</i>	<i>Managing Department</i>	<i>Retention Status</i>
North Tee Harbor	LND-0101	8B3701040011	Tract B, Beardsley Bay Subdivision	1.83	Natural Area Park	Docks & Harbors	Retain
	LND-0102	8B3701020010	Lot 1, Block 2, Tee Harbor Alaska Subdivision	0.63	Narrow, undevelopable roadside lot; future ROW	Public Works	Retain
	LND-0103	8B3701050030	Tract A, Tee Harbor Alaska Subdivision	1.33	North tip of Tee Harbor Subdivision; Natural Area Park	Parks & Recreation	Retain
	LND-0104	8B3701050020	Tract B, Tee Harbor Alaska Subdivision	1.14	North tip of Tee Harbor Subdivision; Natural Area Park	Parks & Recreation	Retain
	LND-0105	8B3701050011	Tract CC, Beardsley Bay Subdivision	1.66	Natural Area Park	Docks & Harbors	Retain
	LND-0106	8B3701000200	Lot 5, Block 1, Tee Harbor Alaska Subdivision	0.65	Three private water rights and waterlines exist on this lot; beach access to north Tee Harbor.	Public Works	Retain
	LND-0107	8B3701050080	Lot 1A, USS 3060	0.44	Northwest Tee Harbor waterfront lot; shoreline access	Docks & Harbors	Retain
South Tee Harbor	LND-0109	8B3501040050	Lot 13, USS 3058	0.14	Small access lot from Stephens Road to Favorite Channel shoreline (undeveloped)	Parks & Recreation	Retain
	LND-0110	8B3601030020	Lot 41, USS 3058	3.03	Parcel is divided by ROW corridor; used for parking	Docks & Harbors	Retain
	LND-0111	8B3501030100	Lot 19A, USS 3059	0.34	Junction of Point Stephens Road and Point Stephens Spur Road; Natural Area Park; shoreline access	Parks & Recreation	Retain
	LND-0112	8B3501030060	Lot 22A, USS 3059	0.31	Point Stephens Spur Road; Natural Area Park; shoreline access	Parks & Recreation	Retain
	LND-0113	8B3601030200	Lot 39, USS 3058	1.02	Tee Harbor parking lot & latrines, at the end of Point Stephens Road	Docks & Harbors	Retain
	LND-0114	8B3601000070	Lots 1 - 31, Lot A-1 & Tract A, and Trails End Drive, Point Stephens Alaska Subdivision	56.07	West side of southern Tee Harbor peninsula; Natural Area Park	Parks & Recreation	Retain
	LND-0115	8B3601020040	Lot B-5, tract A, USS 2388	0.76	Eastern side of southern Tee Harbor peninsula	Parks & Recreation	Retain
	LND-0116	8B3601030180	ATS 615A	3.18	Tee Harbor tidelands	Docks & Harbors	Retain
North Tee Harbor	LND-0117	8B3701050120	Lot 1, USS 3764	0.86	Southern tip of northern peninsula	Parks & Recreation	Retain
	LND-0118	8B3701050131	Tract A, Beardsley Bay Subdivision	14.46	Western portion of northern peninsula; Natural Area Park	Parks & Recreation	Retain
South Tee Harbor	LND-0120	8B3401030040	Tract A, USS 3765	3.16	Lynn Canal Fire Station	Fire Department	Retain
	LND-0121	8B3401030050	Lot 64, USS 3268	1.66	South end of Lynn Canal Fire Station; future expansion	Fire Department	Retain
	LND-0122	8B3601030130	Lot 1, Harbor Lites Subdivision	0.23	Waterfront lot	Lands & Resources	Retain
Lena Point	LND-0127	8B3301070090	Block E, South Lena Subdivision	64.34	Future residential development	Lands & Resources	Dispose
South Lena	LND-0129	8B3301050080	Lot 8, Block B, South Lena Subdivision	0.84	Future disposal	Lands & Resources	Dispose
Lena Cove	LND-0130	8B3501010200	Lot 10A, USS 3055	0.21	Pedestrian beach access from Point Lena Loop Road to Lena Cove (undeveloped)	Parks & Recreation	Retain

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South Lena	LND-0132	8B3301000250	Lot E-E, USS 3053	0.32	Pedestrian beach access from Point Lena Loop to Favorite Channel (undeveloped)	Parks & Recreation	Retain
Lena Cove	LND-0133	8B3401010040	Lot D-D, USS 3056	0.23	Pedestrian beach access from 17.1 mile north Glacier Hwy to Lena Cove (undeveloped)	Parks & Recreation	Retain
	LND-0134	8B3401000060	Lot 3A, USS 3055	0.14	Pedestrian beach access from Point Lena Loop Road to Lena Cove (undeveloped)	Parks & Recreation	Retain
Lena Point	LND-0135	8B3301070070	Block F, South Lena Subdivision	51.50	Public area greenbelt	Parks & Recreation	Retain
South Lena	LND-0137	Unassigned	Fraction of Lot 3, USS 3809	1.02	AEL&P substation	Lands & Resources	Retain
	LND-0139	8B3301050070	Lot 7, Block B, South Lena Subdivision	0.76	Future wastewater treatment plant	Lands & Resources	Retain
	LND-0141	8B3301050040	Lot 4, Block B, South Lena Subdivision	1.35	Future disposal	Lands & Resources	Dispose
	LND-0142	8B3301050010	Lot 1, Block B, South Lena Subdivision	2.35	Future disposal	Lands & Resources	Dispose
	LND-0143	8B3301040180	Lot 18, Block A, South Lena Subdivision	1.47	Future disposal	Lands & Resources	Dispose
	LND-0144	8B3301040200	Lot 20, Block A, South Lena Subdivision	1.50	Future disposal	Lands & Resources	Dispose
	LND-0145	8B3301040100	Lot 10, Block A, South Lena Subdivision	1.07	Future disposal	Lands & Resources	Dispose
	LND-0147	8B3301040080	Lot 8, Block A, South Lena Subdivision	1.05	Future disposal	Lands & Resources	Dispose
	LND-0149	8B3301010112	Lot B, a subdivision of Tract C, USS 3808	1.49	Remnant after parcel was subdivided and land purchased for Ocean View Drive	Lands & Resources	Retain / Dispose
	LND-0150	4B3301000050	Lot 28, USS 3266	3.82	16.5 mile north Glacier Hwy; water pumps for Lena Loop Reservoir; Lena Loop Park	Parks & Recreation and Public Works	Retain
	LND-0151	4B3301000060	Lot 29, USS 3266	3.20	Lena Loop Park	Parks & Recreation	Retain
	LND-0152	4B3301020080	Lot 18A, USS 3054	0.73	16145 Lena Loop Road; Pedestrian beach access from Point Lena Road to Favorite Channel	Parks & Recreation	Retain
Point Louisa Road	LND-0153	4B3301020170	Lot 25A, USS 3054	0.32	Pedestrian access from 16.5 mile north Glacier Hwy to Favorite Channel (undeveloped)	Parks & Recreation	Retain
	LND-0154	4B3201010020	Lot 10A, USS 3051	0.15	Property does not abut Hwy; located along Favorite Channel, north of Point Louisa; used for pedestrian access	Parks & Recreation	Retain
Lena Point	LND-0157	8B3501010030	Lot 1A-1, USS 3808	29.98	Park at northwestern tip of Lena Point	Parks & Recreation	Retain
East of Lena	LND-0158	8B3401000100	USS 3807	151.17	Point Louisa - Lena Cove, 15.6 - 17.4 mile north Glacier Hwy; baseball field; Aant'yeik Park	Lands & Resources and Parks & Recreation	Retain / Dispose
Auke Bay	LND-0200	4B3001020050	ATS 1533	4.30	Current lessee - Allen Marine; east of Ferry Terminal	Docks & Harbors	Retain
	LND-0201	4B3001020020	Lot 1, USS 3810	347.92	Auke Nu Creek to Auke Village Recreation Area; Parks & Recreation manages area of stream corridors; Stablers Rock Quarry	Lands & Resources and Parks & Recreation	Retain / Dispose
		4B3001020021					

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Indian Cove	LND-0202	4B3101030120	Lot 2, USS 3810	1.54	Auke Bay (Indian Cove), small island west of Indian Point; Natural Area Park	Parks & Recreation	Retain
	LND-0203	4B3101020040	Lots 3 & 4, Indian Point	24.02	Southern portion of Indian Point; Natural Area Park. This parcel should be managed and protected in a manner that is sensitive to the cultural heritage of the A'ak'w Kwa'an people."	Parks & Recreation	Retain
	LND-0204	4B3101020010	ATS 239	4.70	Indian Cove	Docks & Harbors	Retain
	LND-0205	4B3101020020	Lot 2, USS 3811	28.16	Auke Cape; road easement deed (Lot 6 USS 3811) for access to the lot. This parcel should be managed and protected in a manner that is sensitive to the cultural heritage of the A'ak'w Kwa'an people."	Parks & Recreation	Retain
Auke Bay	LND-0209	4B3001020040	ATS 1170	1.69	East of Ferry Terminal; Gitkov is current lessee	Docks & Harbors	Retain
	LND-0210	4B3101000110	Lot A1, USS 2389	2.41	Auke Bay, above Glacier Hwy - Auke Nu Cove; undeveloped access from north Glacier Hwy to CBJ owned Lot 1, USS 3810	Lands & Resources	Retain
	LND-0211	4B3001020035	ATS 1525, Tract A & B	1.16	East of Ferry Terminal; Gitkov is current lessee	Docks & Harbors	Retain
		4B3001020045					
	LND-0212	4B3101000021	Lot 1, ATS 357	0.61	Auke Bay tidelands	Docks & Harbors	Retain
	LND-0213	4B3101000230	ATS 1644	0.39	Dock for seafood processing plant at Auke Nu Cove	Docks & Harbors	Retain
Back Loop	LND-0300	4B2601010021	Lot 3, Bonnie Subdivision	1.09	Panhandle lot along Mendenhall Loop Road; purchased to enhance access options for development of CBJ's "Hill 560" property east of Auke Lake	Lands & Resources	Retain
Auke Bay	LND-0301	4B2801020130	Fraction USS 3812	0.36	Undeveloped pedestrian beach access & stream easement from 12.6 mile north Glacier Hwy to Auke Bay	Parks & Recreation	Retain
	LND-0302	4B2801020070	FS ROW, USS 2909	0.14	Beach access; stream corridor from 12.5 mile north Glacier Hwy to Auke Bay (undeveloped)	Parks & Recreation	Retain
	LND-0303	4B2801010060	Tract A & Lot 2, USS 3819	0.95	12.3 mile north Glacier Hwy; Auke Bay Wastewater Treatment Plant	Parks & Recreation, Public Works and Docks & Harbor	Retain
		4B2801010080					
	LND-0305	4B2801040220	Lot 1, USS 2391	1.39	12.7 mile Glacier Hwy; Spaulding Meadows Trail and trailhead parking.	Parks & Recreation	Retain
	LND-0306	4B2801030110	Lot 3, USS 2391	1.20	Access and entrance to Auke Bay Elementary School	School District	Retain
	LND-0307	4B2801010050	Fraction of Lot 5, USS 2664	0.30	Auke Bay tidelands and adjacent uplands in Statter Harbor	Docks & Harbors	Retain
	LND-0308	4B2801020121	ATS 1669	0.95	Thomas - current lessee	Docks & Harbors	Retain
	LND-0309	4B2801020045	ATS 33	1.25	Taylor - current lessee; Fisherman's Bend	Docks & Harbors	Retain
	LND-0310	4B2301050100	ATS 739	6.05	Statter Harbor & launch ramp	Docks & Harbors	Retain
	LND-0311	4B2301050042	ATS 1126	1.57	Dock - Auke Bay	Docks & Harbors	Retain

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Auke Bay	LND-0312	4B2301050041	ATS 415	6.42	Dock - Auke Bay	Docks & Harbors	Retain
	LND-0313	4B2801020140	ATS 1324	7.15	Fisherman's Bend marina	Docks & Harbors	Retain
	LND-0314	4B2801010034	ATS 1118	2.43	Statter Harbor	Docks & Harbors	Retain
	LND-0315	4B2801030121	Lot 3B1, USS 3820 and Tract A, Spaulding Trail ROW, Fraction USS 3820	43.90	Auke Bay Elementary School and surrounding land; western portion of lot may be used for residential purposes; Spaulding Meadows Trail	School District, Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-0316	4B2801040031	Lot 2, Kirkevold Subdivision	1.73	Auke Bay Fire Station; Northern portion may be used for residential purposes.	Fire Department	Retain / Dispose
	LND-0317	4B2301050120	ATS 1251	33.84	Statter Harbor	Docks & Harbors	Retain
	LND-0318	4B2801010090	ATS 756	1.02	New launch ramp and parking lot	Docks & Harbors	Retain
	LND-0319	4B2801010070	ATS 121	1.01	New launch ramp and parking lot	Docks & Harbors	Retain
	LND-0320	4B2801010032	Lot 3C, USS 2664 and ATS 16	3.36	Small boat launch ramp	Docks & Harbors	Retain
	LND-0321	4B2801010040	Lot 4, USS 2664	0.41	Auke Bay tidelands and adjacent uplands in Statter Harbor	Docks & Harbors	Retain
	LND-0322	4B2301050110	Fraction of USS 1504	0.00	Auke Bay pump station (Statter Harbor)	Public Works	Retain
	LND-0399	4B2701000060	Fraction of Lot 3, USS 3820	1.68	North shore of Auke Lake	Parks & Recreation	Retain
	LND-0400	4B2701080130	Fraction of Lot 3, USS 3820	171.80	Future low-density residential; open space	Lands & Resources and Parks & Recreation	Retain / Dispose
Back Loop	LND-0401	4B2701080120	Lot 1, USS 3820	9.82	6 mile Mendenhall Loop Road; Natural Area Park	Parks & Recreation	Retain
	LND-0403	4B2601010120	Lot 7, Tract B, USS 2392	0.63	Undeveloped ROW at 5.5 mile Mendenhall Loop Road	Lands & Resources	Retain
Auke Lake	LND-0404	4B2701020040	Lot 1, Tract A, USS 2392	0.67	Undeveloped ROW & pedestrian access to Auke Lake at the mouth of Lake Creek (from Back Loop Road)	Parks & Recreation	Retain
Back Loop	LND-0406	4B2701070070	Lot 4, USS 3820	2.73	North of Auke Lake; 6 mile Mendenhall Loop Road; undeveloped access route from 5.7 mile Mendenhall Loop Road to USS 3406 & USS 3820.	Public Works	Retain
	LND-0410	4B2601030010	Lot 2, USS 3730	21.28	West Mendenhall Valley, 5 mile Mendenhall Loop Road; Natural Area Park	Parks & Recreation	Retain
Montana Creek	LND-0411	4B2901410022	Lot 2 & Lot 3, McGinnis View Subdivision	1.98	Adjacent to Montana Creek Road; Natural Area Park	Parks & Recreation	Retain
		4B2901410023					
	LND-0412	4B2901420010	Tract C, USS 2337 & Tract A, ASLS 98-6; Portion USS 10242	852.68	Montana Creek Road, from Gun Club to Rifle Range; Montana Creek; Natural Area Park	Parks & Recreation	Retain
		4B2901410013					
	LND-0413	4B2901340051	Tract A & B, Montana Creek Subdivision III	3.94	Open space - greenbelt	Parks & Recreation	Retain
Back Loop	LND-0415	4B2901090030	Nunatak Terrace II, North & South Public Park Reserve	1.42	Dedicated open space	Parks & Recreation	Retain
		4B2901100040					

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Montana Creek	LND-0416	4B2901260120	Block C Park, Brigadoon Estates I; Block B Park, Brigadoon Estates I; Block B Park, Brigadoon Estates II; 3 Greenbelt Corridors, Brigadoon Estates I & II	2.13	Brigadoon Estates dedicated open space; three parcels and 20' wide strips either side of Skaters Cabin Road	Parks & Recreation	Retain
	LND-0417	3M000MTACRK3	USMS 939	165.29	Patented claims south of McGinnis Creek; Natural Area Park; remote	Parks & Recreation	Retain
	LND-0418	4B2901410012	Tract B, USS 2337	2.10	Property to be managed for wetland values	Parks & Recreation	Retain
	LND-0419	4B2901410011	Tract A, USS 2337	2.53	Adjacent to Montana Creek Road; to be managed for wetlands	Parks & Recreation	Retain
West Mendenhall Valley	LND-0420	4B2201010100	USS 3873	121.56	Pederson Hill; future residential subdivision	Lands & Resources	Dispose
	LND-0427	4B2501050030	Fraction of USS 2551	7.58	Former Harlan Olsen property; trail	Parks & Recreation	Retain
	LND-0429	4B2201010030	Fraction of Lot 1, 2, & 5, USS 4598	135.25	Former Kaiser Property; Mendenhall River frontage and greenbelt; trail	Parks & Recreation	Retain
		4B2501050020					
		4B2601020030					
	LND-0431	4B2201010050	Lot 14, USS 4598	27.36	South of junction of Montana & Mendenhall Rivers; Mendenhall River greenbelt	Parks & Recreation	Retain
	LND-0432	4B2201010061	Lot 15, USS 4598	2.67	North of Brotherhood Bridge Park; Mendenhall River greenbelt	Parks & Recreation	Retain
	LND-0433	4B2201010072	Tract B, USS 1041	5.11	Mendenhall River greenbelt; north of Brotherhood Park	Parks & Recreation	Retain
	LND-0434	4B1601000010	Tract B, USS 1042 & Fraction USS 1193	24.63	Brotherhood Bridge Park	Parks & Recreation	Retain
		4B2101000011					
	LND-0435	4B1701000010	Tracts 1-3 & 8-11, Wildmeadow Park Subdivision	13.46	Seven parcels in Wildmeadow Park	Parks & Recreation	Retain
		4B1701000020					
		4B1701000030					
		4B1701000070					
		4B1701000080					
		4B1701000090					
		4B1701000100					
	LND-0436	4B2201010071	Tract A, USS 1041	10.48	Brotherhood Park (future Raptor Center)	Lands & Resources	Retain
Auke Lake	LND-0440	4B2201010010	USS 3406	231.00	Auke Lake, entire east side; 400 foot band along shore managed by Parks & Recreation	Parks & Recreation and Lands & Resources	Retain / Dispose
		4B2201010011					
West Mendenhall Valley	LND-0441	4B2201010042	Lot 7A, USS 4598	126.33	Montana Creek greenbelt	Parks & Recreation	Retain
	LND-0442	4B2601040110	Parcels A & B, Moraine Edge Subdivision	7.12	Playground and open space	Parks & Recreation	Retain
		4B2601040240					
Auke Lake	LND-0449	4B2301030080	Lot 2, USS 3832	1.20	Auke Lake Wayside	Parks & Recreation	Retain
West Mendenhall Valley	LND-0450	4B1701100120	USS 1401	31.97	South and east of Fire Training Center, Pollution Control Project, west Mendenhall valley; Southeast Alaska Food Bank; vacant land along Sherwood Lane & Crazy Hose Drive	Lands & Resources	Retain / Dispose

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West Mendenhall Valley	LND-0451	4B1701040021	Lots 2 & 3, Block 2, Mendenhall Valley Industrial Park 2 Subdivision	2.12	10099 Bentwood Place; CBJ bus maintenance facility	Public Works	Retain
	LND-0453	4B1701100130	Lot A, USS 1041	5.69	Hagevig Regional Fire Training Center	Fire Department	Retain
	LND-0454	4B1701040040	Lot 4, Block 2, Mendenhall Valley Industrial Park No. 2 Subdivision	1.51	Public Works maintenance shop	Public Works	Retain
	LND-0455	4B1701040051	Parcel 1, Tract 1, Mendenhall Valley Industrial Park Subdivision	0.59	Public Works maintenance shop	Public Works	Retain
	LND-0460	4B1701080010	Lot 1, Mason Industrial Park Subdivision	0.84	Crazy Horse Drive; CBJ School District warehouse & offices	School District	Retain
Mendenhall Peninsula	LND-0501	4B2301000120	Lot 1, USS 3832	11.15	North end of Mendenhall Peninsula, junction of Glacier Hwy & Fritz Cove Road	Lands & Resources	Dispose
	LND-0503	4B2301000050	Lot 54, USS 3274	0.70	Mendenhall Peninsula north; undeveloped access route to Lot 1, USS 3817 from 11.3 mile North Glacier Hwy.	Lands & Resources	Retain
Pederson Hill	LND-0504	4B2201020090	Lot 9, USS 3260	0.91	North of junction of Glacier Hwy & Engineers Cutoff; undeveloped access route from north Glacier Hwy	Public Works	Retain
Mendenhall Peninsula	LND-0505	4B2201040020	Lot 11, USS 3260	0.95	South of junction of North Glacier Hwy & Engineers Cutoff; long linear lot not necessarily needed for access; might be useful as future pump station site; Peterson Hill Creek	Lands & Resources	Retain
	LND-0507	4B2201070101	Lot N, USS 2386	2.20	Mendenhall Peninsula north, 11 mile north Glacier Hwy; access route from 11 mile north Glacier Hwy to water reserve	Public Works	Retain
		4B2201070100					
	LND-0510	4B2301010170	Lot 1, USS 3817	416.66	Mendenhall Peninsula, central portion of northern half	Lands & Resources and Public Works	Retain / Dispose
	LND-0511	4B1801020290	Lot 2, USS 3817	0.58	Small Island near end of Ann Coleman Road (off of Fritz Cove Road) in Auke Bay; Natural Area Park	Parks & Recreation	Retain
	LND-0518	4B2001030031	Lots 21 & 22, Spruce Point Estates Subdivision	0.70	Two parcels; potential water access parking and shoreline	Docks & Harbors	Retain
		4B2001030250					
	LND-0520	4B1901070010	Lot 3A, ASLS 78-171	349.61	Mendenhall Peninsula; Smuggler's Cove managed by Parks & Recreation	Lands & Resources and Parks & Recreation	Retain / Dispose
		4B1901070011					
	LND-0521	4B2001050090	Lot 2, ASLS 78-171	1.60	About 1055 Fritz Cove Road (near end); Undeveloped access route from end of Fritz Cove Road to Lot 3, USS 3816	Lands & Resources	Retain
	LND-0522	4B1901010100	Lot 2, USS 3814	0.98	Undeveloped access route from Mendenhall Peninsula Road to shoreline & upland; near south end of Mendenhall Peninsula Road	Lands & Resources and Parks & Recreation	Retain
		4B1901010101					

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	LND-0523	4B2001000040	Lot 1, ASLS 78-171	0.89	About 1400 Fritz Cove Road; undeveloped pedestrian access from Fritz Cove Road to Auke Bay; shore access.	Parks & Recreation	Retain
	LND-0524	4B1901040170 4B1901040171	Lot 1, USS 3814	1.15	Mendenhall Peninsula Spur Road; Mendenhall Wetlands; undeveloped Echo Road	Lands & Resources and Parks & Recreation	Retain
	LND-0526	4B2001050080	Tract B, Fritz Cove Alaska Subdivision	0.66	Beach access; public use site	Docks & Harbors	Retain
Mendenhall Peninsula	LND-0530	4B2301020080	FS ROW, USS 2670	0.38	0.5 mile Fritz Cove Road on beach; shoreline; ROW; undeveloped pedestrian access from Fritz Cove Road to Auke Bay shoreline	Parks & Recreation	Retain
	LND-0531	4B1801060070	Lot 45, USS 3261	0.67	0.8 mile Fritz Cove Road; access to interior parcel	Lands & Resources	
	LND-0532	4B1801000080	Lot 66, USS 3261	0.48	0.8 mile Fritz Cove Road; undeveloped pedestrian beach access from Fritz Cove Road to Auke Bay shoreline	Parks & Recreation	Retain
	LND-0533	4B180101002R	FS ROW, USS 2515	0.03	Fritz Cove Road; beach access; Mendenhall Peninsula; 10' wide undeveloped route from Fritz Cove Road to Auke Bay shoreline	Parks & Recreation	Retain
	LND-0534	4B1801040150	ROW, Fraction USS 2390	0.79	1.75 mile Fritz Cove Road; developed driveway access routes from Fritz Cove Road to private lands	Lands & Resources	Retain
Spuhn Island	LND-0535	4B2001120010 4B2001120020	Lot 7 and lot 8, U.S. Survey 12335	58.40	Western portions of Spuhn Island suitable for recreation	Parks & Recreation	Retain
East Mendenhall Valley	LND-0536	5B2101210190	Public River Access, Lakewood Subdivision III	0.12	River access	Parks & Recreation	Retain
	LND-0599	5B2402000300	S'it' Tuwan Park Site	0.23	Playground in S'it' Tuwan Subdivision	Parks & Recreation	Retain
	LND-0600	5B2501580080	Lot 1, USS 2385	24.96	Mendenhall River Elementary School	School District	Retain
	LND-0601	5B2101480030	USS 3757	4.51	Dredge pond north of Nancy Street Pond	Parks & Recreation	Retain
	LND-0602	5B2501580070	Tract B, Riverside Heights Subdivision	2.22	Recreation Service Park	Parks & Recreation	Retain
	LND-0603	5B2501410190	Tract D, USS 3872	7.95	Melvin Park	Parks & Recreation	Retain
	LND-0604	5B2501440010	Lot 3, Tim Subdivision	0.48	Mendenhall River greenbelt	Parks & Recreation	Retain
	LND-0605	5B2101320051	Tract A, Lot 6, USS 4598	8.46	Rotary Park	Parks & Recreation	Retain
	LND-0606	5B2101080023	Lot 1, Riveredge Subdivision & Tracts I & II, Lakeside Subdivision	77.28	Dimond Park; ball fields; Dimond Park Field House; Thunder Mountain High School; Riverbend Elementary School; Dimond Park Aquatic Center; Mendenhall Valley Library; Parks & Recreation landscape shop	Parks & Recreation, Eaglecrest, Library, School District	Retain
		5B2101080024					
		5B2101080025					
	LND-0608	5B2101520010	Fraction of USS 2100	10.68	Glacier Valley Elementary School	School District	Retain
	LND-0609	5B2401000020	Fraction of Lot 1A, USS 2084.	15.18	Floyd Dryden Middle School	School District	Retain
	LND-0610	5B2401030060	Lot 2A, USS 5504	226.28	Base of Thunder Mountain; access to water reservoir; Under Thunder Trail	Lands & Resources, Public Works and Parks & Recreation	Retain / Dispose
		5B2401370171					
	LND-0611	5B2401000010	Fraction of Lot 1-A, USS 2084	18.60	Adair-Kennedy Memorial Park	Parks & Recreation	Retain

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	LND-0612	5B2501300221	Tracts BB & CC, Fraction of USS 3144	1.62	Three greenbelt lots along Duck Creek	Parks & Recreation	Retain
	LND-0613	5B2601010040	Open Space, Smith Park Subdivision IV	0.21	Open area, end of Betty Court; river access	Parks & Recreation	Retain
East Mendenhall Valley	LND-0614	Unassigned	Utilities and Recreation Lot, Golden Nugget Subdivision	1.30	Greenbelt; open space	Parks & Recreation	Retain
	LND-0617	5B2501640070	Public Recreation Area & Access, Hidden Lakes Subdivision No II; Public Area, Hidden Lakes	0.60	Misc. dedicated parcels within Hidden Lakes Subdivision	Parks & Recreation	Retain
		5B2501640080					
	LND-0618	5B2401180230	Park, Mendenhaven Unit One Subdivision	12.70	Five parcels; Duck Creek greenbelt Mendenhaven Mini Park	Parks & Recreation	Retain
		5B2501790180					
	LND-0620	5B2101050130	Open Space in Fraction of Green Acres Subdivision No. I	2.06	Open space, Jerry Drive	Parks & Recreation	Retain
	LND-0621	5B2101300130	Fraction of Block A, Field Acres Subdivision	1.29	Duck Creek greenbelt	Parks & Recreation	Retain
	LND-0644	5B1601120050	Lots 12-14, Block 29, JW McKinley Subdivision	0.07	Triangle of land/intersection of Mendenhall Loop Road & Glacier Hwy; Duck Creek	Public Works	Retain
	LND-0646	5B1601020230	Fraction of USS 381	0.83	Juneau Receiving Home - Miller House	Lands & Resources	Retain
	LND-0647	5B1601090010	Tract D, Dales Subdivision	1.49	Area next to Duck Creek north of Del Rae Road; Natural Area Park	Parks & Recreation	Retain
	LND-0648	5B1601020220	Fraction of USS 381	4.57	2400 Mendenhall Loop Road, Pipeline Skate Park located within Jackie Renninger Park	Parks & Recreation	Retain
	LND-0649	3B1601000030	Tract D, USS 381	0.54	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0650	3B1601000020	Multiple Descriptions	664.00	Airport; Also includes files LND- 0653, 0649, 0652, 0662, 0663, 0670	Airport	Retain
	LND-0651	5B1601220010	Block A, Utility Park	3.21	Mendenhall Wastewater Treatment Plant - 2009 Radcliffe	Public Works	Retain
	LND-0652	5B1501080010	Tract A, USS 1434	0.69	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0653	3B1601000010	Tract B according to Plat 78-40	8.20	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0655	5B1601000025	Tract GB, Glacier Mall Subdivision	0.89	Jordan Creek greenbelt	Parks & Recreation	Retain
	LND-0656	5B2101350170	Tract A2, Tall Timbers Subdivision 2	6.02	Nancy Street pond	Parks & Recreation	Retain / Dispose
	LND-0658	5B2101360180	Tract A, Tall Timbers #5 Subdivision	1.05	Subdivision open space	Parks & Recreation	Retain
	LND-0659	5B1601080080	Fraction of Lot 8, Block H, Tongass Park Subdivision	0.02	Open space	Parks & Recreation	Retain

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East Mendenhall Valley	LND-0660	5B1501030081	Lots 8-21 Block D, Lots 1-3 & Lots 12-21 Block H, Lots 1-5 Block L; Lots 2-10, Block K, Valley Centre Greenbelt Subdivision	8.42	Jordan Creek greenbelt; also includes file LND-0654	Parks & Recreation	Retain
		5B1501030090					
		5B1501060010					
		5B1501060020					
		5B1501060100					
		5B1501080030					
		5B1501090010					
		5B1501090011					
East Mendenhall Valley	LND-0661	3B1501000010	Fraction of USS 1195	2.20	Glacier Valley Fire Station (Airport)	Fire Department	Retain
	LND-0662	5B1601220030	Fraction of USS 1742	1.00	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0663	3B1601000020	Fraction of USS 1195	33.95	Temsco Lease, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0665	Unassigned	Greenbelt, Smith Park Subdivision III	0.60	Narrow greenbelt along Sharon Street; may be appropriate for disposal to adjacent neighbors	Parks & Recreation	Retain / Dispose
	LND-0670	3B1601000010	Fraction of USS 381, ATS 716	338.46	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0671	Unassigned	Public River Access, Lakewood Subdivision No. I	0.10	Public access to Mendenhall River	Parks & Recreation and Public Works	Retain
Sunny Point	LND-0801	5B1401040120	Lot N, USS 2475	3.13	Partially developed access route through Sunny Point Peninsula to Mendenhall Refuge	Parks & Recreation	Retain
Lemon Creek	LND-0802	5B1401000190	Renninger Lot 2 Plat 2015-47	1.25	Subdivided by Plat 2015-47, this lot is to be disposed of for multi-family housing	Lands & Resources	Dispose
	LND-0803	5B1401000200	Renninger Lot 3 Plat 2015-47	1.16	Subdivided by Plat 2015-47, this lot is to be disposed of for multi-family housing	Lands & Resources	Dispose
	LND-0804	5B1401000210	Renninger Lot 4 Plat 2015-47	3.78	Subdivided by Plat 2015-47, this lot is to be disposed of for multi-family housing	Lands & Resources	Dispose
	LND-0805	5B1401000220	Renninger Lot 5 Plat 2015-47	4.38	Subdivided by Plat 2015-47, this lot is to be disposed of for multi-family housing	Lands & Resources	Dispose
	LND-0806	5B1401000230	Renninger Lot 6 Plat 2015-47	1.10	Subdivided by Plat 2015-47, this lot is to be disposed of for multi-family housing	Lands & Resources	Dispose
	LND-0807	5B1401000240	Renninger Lot 7 Plat 2015-47	0.94	Subdivided by Plat 2015-47, this lot is to be disposed of for multi-family housing	Lands & Resources	Dispose
	LND-0812	5B1201340020	Tract B-1, ASLS 2004-22	64.98	Land behind prison; portion of North Lemon Creek Material Source	Lands & Resources	Retain / Dispose
	LND-0816	5B1401000021	Lot 2A, USS 3258	11.47	7-Mile Property; Public Works shop	Public Works	Retain
	LND-0817	5B1401000011	Lots 27-32, USS 3258	8.33	Adjacent to Public Works shop and behind DOT	Lands & Resources	Retain / Dispose
	LND-0818	5B1201390030	Lots 41 & 42, SSG Subdivision IV	0.76	Hazardous waste; utility shop & offices	Public Works	Retain
		5B1201390040					
	LND-0819	5B1201020040	Lots 4 & 5, SSG Subdivision	0.75	Public Works utility shop on Shaune Drive	Public Works	Retain
		5B1201020050					

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		5B1301130020					
	LND-0820	5B1301130030	Renninger Lot 1, Plat 2015-47 Formerly Lot A-2, USS 5504, Tract A1-B, USS 5504 and Tract A1-C, USS 5504	725.79	Lemon Creek to Sunny Point and include Switzer Creek; behind DOT/PF, Gruening Park, Pinewood Park, State prison and CBJ Public Works; residential subdivision; greenbelt; Dzantiki Heeni Middle School; North Lemon Creek Material Source; portion of Renninger Drive should be designated at ROW; Renninger Subdivision	Lands & Resources, Parks & Recreation and School District	Retain / Dispose
	LND-0821	5B1301110010	Tract 1, USS 2121	10.38	Switzer Creek Natural Area Park	Parks & Recreation	Retain
	LND-0822	5B1201290010 5B1201290020 5B1301000010 5B1301030010 5B1301030020 5B1301050010 5B1301050020 5B1301050070 5B1301060010 5B1301060020	Lots 1-3, Block A; Lots 1-8, Block C; Lots 1-8, Block G; Lots 1-8, Block K; Lots 1, 2, 12-16, Block L; Lots 1-8, Block V; Lots 1-12, Block W; Lots 1-3, 10-12, Block X; Pinewood Park Subdivision 2	16.06	Switzer Creek Natural Area Park	Parks & Recreation	Retain
	LND-0823	5B1201020170	Tract A, SSG Subdivision	1.79	Lemon Creek access to CBJ lands; future access route	Lands & Resources	Retain
	LND-0825	5B1301100041	Tract 4B & 5B, USS 2121 & Lot 1A, USS 2137	1.45	Access to Dzantiki Heeni Middle School; assemblage of portions of three separate properties; middle school access road; remainder should be designated as ROW	Public Works	Retain
	LND-0827	5B1301070038	Tract J, JPD Subdivision	5.57	Juneau Police Station	Police Department	Retain
	LND-0829	5B1201310032	Lot 2B, RSH Subdivision II	35.56	Lemon Creek Access Corridor - formerly Horecny property acquisition; Lemon Creek Riverbed	Lands & Resources	Retain
	LND-0830	5B1201360021 5B1201360060	Lot 4, HDK Subdivision	171.16	South and east of Lemon Creek, across from jail & south of Sawmill Creek; Lemon Creek Gravel Pit; behind Home Depot	Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-0832	5B1301130000	Lot 6, USS 5504	17.22	North of Switzer Village Mobile Home Park; west of Dzantiki Heeni Middle School	Lands & Resources	Retain / Dispose
	LND-0833	5B1201100020	Lot 6, Block E, Pinewood Park Subdivision No. 2	0.31	Sigoowu Ye Playground	Parks & Recreation	Retain
	LND-0834	5B1201360040	Lot 1, HDK Subdivision	7.65	Parcel across from Home Depot store; end of Commercial Blvd	Lands & Resources	Retain
	LND-0835	5B1201000160 5B1201000161	USS 7297	20.90	Lemon Creek Trail; south of Home Depot	Lands & Resources and Parks & Recreation	Retain
	LND-0836	Unassigned	Green Area, Twin Lakes Subdivision	0.17	Open space adjacent to ROW	Parks & Recreation	Retain
	LND-0837	7B1001090060 7B1001100240 7B1001140110	Tract A, B & C, Mountainside Estates Subdivision I and Lot 7, Block E, Mountainside	2.01	Subdivision open space; four parcels	Parks & Recreation	Retain

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Twin Lakes		7B1001150020	Estates Subdivision II				
	LND-0838	7B0901020150	Lot 1, Salmon Falls Two Subdivision	13.20	Lot above Wire Street; limited access.	Lands & Resources	Dispose
Salmon Creek	LND-0839	7B0901030035	Unsurveyed. ASLS 96-28	2.28	Public fishing dock adjacent to the Juneau Empire and DOT/PF buildings	Docks & Harbors	Retain
	LND-0840	7B0901020130	Lot 3, Salmon Falls Two Subdivision	10.16	Salmon Creek, behind hospital, across Salmon Creek & north of Greenwood Subdivision; hospital expansion, open space for Salmon Creek & Blackerby Ridge Trailhead; Wildflower Court	Hospital	Retain
Twin Lakes	LND-0841	7B0901040181	Twin Lakes Park	77.80	Twin Lakes Recreation Area, Project Playground, parking and includes the lakes. Also includes files LND - 0842, 0843, 0844, 0845, 0852	Parks & Recreation	Retain
		7B0901040180					
	LND-0842	7B0901040180	Parcel C, D, E & H, USS 1210	0.39	Small parcels adjacent to Glacier Hwy, this acreage is included in the LND-0841	Parks & Recreation	Retain
	LND-0843	7B0901040181	Parcel A-E USS 1861	0.61	Small parcels adjacent to Glacier Hwy, this acreage is included in the LND-0841	Parks & Recreation	Retain
	LND-0844	7B0901040180	Fraction of USS 2132	0.84	Small parcels adjacent to Glacier Hwy, this acreage is included in the LND-0841	Parks & Recreation	Retain
	LND-0845	7B0901040180	Parcels A & B, USS 2502	0.54	Small parcels adjacent to Glacier Hwy, this acreage is included in the LND-0841	Parks & Recreation	Retain
Salmon Creek	LND-0848	7B0901030034	ATS 1412	1.27	Channel Drive Wayside Park	Parks & Recreation	Retain
Twin Lakes	LND-0851	7B0901040180	Fraction of USS 1075	0.98	Twin Lakes Hatchery; CBJ owns the land	Lands & Resources	Retain
		7B0901040170					
	LND-0852	7B0901040170	Fraction of USS 1075	0.75	Part of Twin Lakes parking, this acreage is included in the LND-0841	Parks & Recreation	Retain
Salmon Creek	LND-0853	7B0901020112	Tracts A & B, ASLS 99-22	11.12	Land adjacent to Bartlett Regional Hospital; includes reservoir site and access road	Hospital	Retain
		7B0901020111					
	LND-0854	7B0901020041	Lot 1, Hospital Subdivision; Lot 3, Salmon Falls Two Subdivision; Fraction USMS 968	16.06	Bartlett Regional Hospital Complex	Hospital	Retain
		7B0901020050					
		7B0901020060					
	LND-0855	7B0901030101	ATS 1277	1.83	Tideland parcel off of Channel Drive	Docks & Harbors	Retain
Norway Point	LND-0857	7B0801060070	Lot 7, Block A, White Subdivision	0.17	Avalanche hazard (open space)	Public Works	Retain
	LND-0858	7B0801060140	Lot 14, Block A, White Subdivision	0.15	Avalanche hazard (open space)	Public Works	Retain
	LND-0859	7B0801050070	Lot 7, Block B, White Subdivision	0.18	Avalanche hazard (open space)	Lands & Resources	Retain
	LND-0860	1C020K010042	Fraction ATS 773	2.61	Juneau Yacht Club	Docks & Harbors	Retain
		1C020K010030					
		1C020K010041					

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Salmon Creek	LND-0861	7B0901010070	ATS 1356, Tract A & B	4.88	DIPAC - Channel Drive	Docks & Harbors	Retain
	LND-0862	7B0901010062	ATS 1067	0.26	Juneau Ready Mix - Channel Drive	Docks & Harbors	Retain
	LND-0863	7B0901010061	Lot 2, ATS 7	1.61	Juneau Ready-Mix - Channel Drive	Docks & Harbors	Retain
	LND-0864	7B0901010020	Fraction of Lot 2, ATS 18	0.46	Vacant; formerly Channel Marina, seaplane float	Docks & Harbors	Retain
	LND-0865	7B0901010020	Fraction of Lot 3, ATS 18	0.46	Vacant; formerly Channel Marina boat shop	Docks & Harbors	Retain
Twin Lakes	LND-0866	7B1001030050	Lot 1, USS 13137	0.04	Greenwood Avenue parcel	Lands & Resources	Dispose
Norway Point	LND-0867	7B0801070012	Tract B, Parker Subdivision	9.30	White Subdivision hazard area; purchased to prevent development in hazard area.	Parks & Recreation	Retain
Juneau Waterfront	LND-0890	1C020K010050	Tidelands	171.50	Downtown Juneau Tidelands, including Aurora Basin Boat Harbor and Harris Boat Harbor, also includes files LND-1100 and LND-1101; all the way to Little Rock Dump	Docks & Harbors	Retain
		1C020K010021					
		1C020K010020					
		1C100K830032					
		1C020K010022					
		1C100K830032					
		1C060K510010					
		1C060K510040					
		1C030K510011					
	LND-0891	1C060K630050	Fraction of ATS 3 & Fraction of Block 87, Tidelands Addition	0.64	Spit; future seawalk location; near Fish & Game Building	Docks & Harbors	Retain
Juneau	LND-1002	1C060V050070	Lot 7, Block 5, Indian Village	0.03	Indian Village; encroaching mobile home	Lands & Resources	Dispose
	LND-1005	1C030C030050	Lot 6, Block 203, Casey-Shattuck Subdivision	0.01	Small remnant, triangular shaped lot located between Capital Avenue and A Street; possible street vacation	Public Works	Retain
	LND-1006	1C060C250080	Fraction Lot 6, Block 225, Casey Shattuck Addition	0.001	Intersection at 9th Street & Glacier Avenue; ROW	Public Works	Retain
	LND-1007	1C070A110010	Lot 1, Lot 2, Fractions of Lot 8 and 3, Block 11, Juneau Townsite	0.30	North Franklin Parking Lot	Parks & Recreation and Lands & Resources	Dispose
		1C070A110020					
		1C070A110140					
	LND-1008	1C060V050020	Lots 2 & 3, Block 5, Indian Village	0.11	Indian Village	Lands & Resources	Dispose
		1C060V050030					
	LND-1009	1C070A020051	Lot 8A, Block 2, Juneau Townsite	0.01	Landscaping along Main Street	Public Works	Retain
	LND-1010	1C070A050011	Lot 1A, Block 5, Juneau Townsite	0.02	Sidewalk along Main Street	Public Works	Retain
	LND-1011	1C070A130012	Lot 9, Block 13, Juneau Townsite	0.09	Guna-ka-deit Park	Parks & Recreation	Retain / Dispose
	LND-1012	1C070A200030	Lots 2-4, Block 20, Juneau Townsite	0.30	Juneau-Douglas City Museum	Library	Retain
	LND-1013	1C070A240030	Lot 2, Block 24, Juneau Townsite	0.11	Parcel adjacent to Russian Orthodox Church	Parks & Recreation	Dispose
	LND-1014	1C060V050050	Lot 5, Block 5, Indian Village	0.05	Indian Village	Lands & Resources	Dispose
	LND-1015	1C070A200080	F	0.04	Beatrix Park; adjacent to Juneau-Douglas City Museum	Parks & Recreation	Retain
	LND-1017	1C060A310060	Fraction of Lot 5, Block 31, Juneau Townsite	0.01	Property on Dixon Street & 7th Street; remnant used for ROW sight distance	Public Works	Retain

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	LND-1018	1C070A230011	Lots 1-8, Block 23, Juneau Townsite	0.90	Capital School Playground	Parks & Recreation	Retain
Juneau	LND-1019	1C060A310010	Lot 1, Block 31, Juneau Townsite	0.05	West 6th Street, Juneau; above Indian Village; open space	Parks & Recreation	Retain
	LND-1020	1C040A400100	Lots 11 & 12, USS 3379	0.20	Lots on Basin Road near Cope Park	Lands & Resources	Retain / Dispose
	LND-1021	1C060A320020	Fraction of Lot 32, Juneau Townsite	0.21	Lot on Calhoun Avenue; greenbelt above Governor's Mansion	Parks & Recreation	Retain
	LND-1022	1C040CR10070 1C030E060010	USMS 926 & USS 2348	9.51	Cope Park/Evergreen Bowl	Parks & Recreation and Public Works	Retain
	LND-1023	1C040A380010	Lots 1 & 2, & Fraction of Lot 3, Block 38, Juneau Townsite	0.22	Eighth Street & Basin Road; parking	Public Works	Retain
	LND-1024	1C040A380040	Lot 5, Block 38, Juneau Townsite	0.11	Lot near Basin Road; open space/ geophysical hazard buffer strip	Lands & Resources	Retain
	LND-1026	1C040A380080	Lot 8, Block 38, Juneau Townsite	0.06	Lot near Basin Road	Lands & Resources	Retain / Dispose
	LND-1027	1C040A390010	Lot 4, Block 39, Juneau Townsite	0.05	Lot on Eighth St; open space	Lands & Resources	Retain
	LND-1029	1C040M040010	USMS 289	4.71	Basin Road; Mt. Roberts Trail parking	Parks & Recreation	Retain
	LND-1030	1C040M030010	USMS 317	7.55	Basin Road, Gold Creek & lower slope of Mt. Juneau	Parks & Recreation	Retain
	LND-1031	1C040M020010	USMS 2219	9.48	Basin Road trestle; Gold Creek just before trestle	Parks & Recreation	Retain
	LND-1032	1C070A510040 1C070A510050	Lot 3 & 4, Block 101, Juneau Townsite	0.22	Northeast and above Gastineau Ave; Southeast of First Street; open space/ geophysical hazard area	Lands & Resources	Retain
	LND-1033	1C070A520030	Fraction of Lot 3, Block 104, Juneau Townsite	0.05	Open space/geophysical hazard area	Lands & Resources	Retain
	LND-1034	1C070A530010	Lot 1, Block 105, Juneau Townsite	0.11	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1035	1C070A530040	Fraction of Lot 8, Block 105, Juneau Townsite	0.06	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1036	1C040A100020	Lots 3 & 4, Block 110, Juneau Townsite	0.23	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1037	1C040A100010	Lots 1 & 2, Block 110, Juneau Townsite	0.20	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1038	1C040A130060	Lots 5 & 6, Block 113, Juneau Townsite	0.23	Chicken Yard Park	Parks & Recreation	Retain
	LND-1039	1C040A150010	Lots 5 & 6, Block 115, Juneau Townsite	0.23	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1040	1C040A180010	Lot 5, Block 118, Juneau Townsite	0.11	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1041	1C040A190040	Lot 4, Block 119, Juneau Townsite	0.11	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1043	1C040M010010 3C040M050010	USS 7, North Park	8.20	North Park, Mt. Maria	Parks & Recreation	Retain
	LND-1045	3M000G0LCRK0	Over 30 Mining Claims - legal descriptions on file	99.00	Last Chance Basin; Last Chance Mining Museum	Parks & Recreation, Public Works and Library	Retain

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Juneau	LND-1046	1C030C040090	Unknown	0.24	Hillside between Calhoun Avenue and Capital Avenue at intersection	Public Works	Retain
	LND-1047	1B0301100050	Over 170 Mining Claims - legal descriptions on file	1716.50	Primary site of the AJ Mine	Lands & Resources	Retain
	LND-1048	1C030E060020	Fraction USS 1013	0.05	Along roadside above Gold Creek near Cope Park	Public Works	Retain
	LND-1053	1C070B0R0010	Lot 2, Block R, Juneau Townsite	0.11	Open space/greenbelt/geophysical hazard area; Gastineau Avenue	Lands & Resources	Retain
	LND-1054	1C070B0R0030	Fraction of Lot 1, Block R, Juneau Townsite	0.06	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1055	1C070B0S0020	Fraction of Lot 2, Block S, Juneau Townsite	0.06	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1061	1C060C350010	Lots 1 & 2, Block 235, Casey Shattuck Addition	0.22	School District offices	School District	Retain
Highlands	LND-1062	1C030D050030	Lot 3, Block 3, Seater Addition	0.60	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1063	1C030DEV0110	Fraction of JES/USS 1762	2.50	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1065	1C030E030010	Tract, 3A, Irwin Addition	0.45	Access to Gold Creek Flume	Lands & Resources	Retain
	LND-1067	1C030E060030	Fraction of USMS 1013	1.00	Open space/greenbelt/geophysical hazard area; Irwin Street	Lands & Resources	Retain
Juneau	LND-1070	1C040G020080	Tract A, Nelson Park Addition	0.69	Trail; open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1071	1C040G020070	Lot 13, Block 2, Nelson Park Addition	0.07	425 Nelson Street, Starr Hill; open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1072	1C040G040030	Lots 4-8, Block 4 Nelson Park Addition	0.21	420 to 426 Nelson Street above Park Street Stairs, Starr Hill; open space/greenbelt/ geophysical hazard area	Lands & Resources	Retain
Juneau	LND-1079	1C070H010010	Tract A, East Park	33.11	East Park, above Gastineau Avenue; geophysical hazard area	Parks & Recreation	Retain
	LND-1080	1C070I020011 1C070I020010	Lot 1, Block 2, 7-A Addition	0.32	End of Gastineau Avenue; turn around for Gastineau Avenue	Public Works & Lands & Resources	Retain
	LND-1082	1C100I060010	Lot 1, Block 6, 7-A Addition	0.08	495 South Franklin St; retaining wall	Lands & Resources	Retain
	LND-1083	1C100I060020	Lot 2, Block 6, 7-A Addition	0.08	493 South Franklin Street; retaining Wall	Lands & Resources	Retain
	LND-1084	1C030J010001	Fraction USS 655	0.63	Taku Terrace Condo lease	Lands & Resources	Retain
	LND-1085	1C030J020020	USS 655	7.70	Evergreen Cemetery	Parks & Recreation	Retain
Highlands	LND-1086	1C030J100110 & 1C030J100120	Lots 13 & 14, Block L, Highlands Subdivision	0.22	Maas donation for avalanche and mass wasting hazard area.	Lands & Resources	Retain
Juneau	LND-1088	1C100I070070	MS 982B (MILL SITE A), ATS 3 BL 84 FR	0.04	Sewer pump station; South Franklin Street	Public Works	Retain

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Norway Point	LND-1089	1C020J020020	USS 1462, Fraction USS 1452 & USS 2077, Fraction USS 375	24.80	Norway Point & Behrends Avenue; a portion of this lot is outside of the avalanche hazard zone and could be investigated for development	Lands & Resources	Retain / Dispose
		7B0801000010					
Highlands	LND-1090	1C020J030010	Block E, Highlands Subdivision	1.70	Open space/geophysical hazard area; Behrends Avenue	Lands & Resources	Retain
Highlands	LND-1091	1C020J040070	Lots 9 - 13, Block F, Highlands Subdivision	0.54	Open space/geophysical hazard area	Lands & Resources	Retain
	LND-1093	1C030D040040	Lot 4A, Block 2, Seatter Addition	0.22	Near Pine Street and Pine Street ROW	Public Works	Retain
Juneau	LND-1094	1C030K520010	Lots 17 & 18, Block 50, Tidelands Addition	0.33	Juneau-Douglas High School parking lot	School District	Retain
Highlands	LND-1095	1C030J130010	Portion of USS 375	6.60	Coleman Street, Highlands Subdivision; geophysical hazard area-open space	Lands & Resources	Retain
Juneau	LND-1096	1C030J140010	Fraction of Sec 22, T41S, R67E	1.96	Soccer field	School District	Retain
	LND-1102	1C030K520010	Blocks 52-54, Juneau Townsite	8.38	Marie Drake; Juneau-Douglas High School; Harborview Elementary School; Yaakoosge Daakahidi Alternative High School; Augustus Brown Swimming Pool	School District and Parks & Recreation	Retain
		1C030J140010					
	LND-1103	1C060K580060	Lots 11 & 12, Block 58 & Fraction Block 87, Tidelands	0.96	Waterfront open space	Lands & Resources	Retain / Dispose
	LND-1104	1C060K600120	Lot 16A, Block 60, Tidelands Addition	0.24	Waterfront open space	Lands & Resources	Retain
	LND-1105	1C060K630010	Fraction of Lots 3-6, Block 63, Tidelands Addition	0.23	Vacant parking lot land between Egan Drive and red Cycle Alaska Building; greenbelt	Lands & Resources	Retain / Dispose
	LND-1106	1C060K650010	Fraction of Block 65, Tidelands Addition	0.26	Remnant strip along Gold Creek between Glacier Avenue and Willoughby Avenue	Public Works and Parks & Recreation	Retain
Juneau	LND-1108	1C060K670010	Lots 1 & 4-18, Block 67, Tidelands Addition	12.43	Tidelands addition south of Egan Drive; Gold Creek	Docks & Harbors	Retain
	LND-1109	1C060K680080	Fraction of Lot 8, Block 68, Tidelands Addition	0.03	Remnant lot between Zach Gordon Youth Center & Bullwinkle's for parking	Lands & Resources	Retain
	LND-1110	1C060K680100	Lot 11, Block 68, Tidelands Addition	0.34	Parking for Centennial Hall	Parks & Recreation	Retain
	LND-1111	1C060K680130	Fraction of Lot 12, Block 68, Tidelands Addition	0.34	Parking	Lands & Resources	Retain
	LND-1112	1C060K680140	Lot 13, Block 68, Tidelands Addition	0.45	Zach Gordon Youth Center	Parks & Recreation	Retain
	LND-1113	1C060K680160	Fraction of Lot 14, Block 68, Tidelands Addition	0.12	Alley between Alaska Public Safety Building and Zach Gordon Youth Center	Lands & Resources	Retain
	LND-1114	1C060K680121	Lot 12A, Block 68, Tidelands Addition	0.46	Zach Gordon Youth Center and parking	Lands & Resources and Parks & Recreation	Retain
Rock Dump	LND-1115	1C070K740010	Lots 1-9, Block 74, Tidelands Addition	1.28	Centennial Hall Convention Center	Parks & Recreation	Retain
Rock Dump	LND-1116	1C110K000011	ATS 1623	0.77	CBJ Dock at north end of Rock Dump	Docks & Harbors	Retain

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General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Juneau	LND-1117	1C070K790010	Block 79, Tidelands Addition	0.25	Municipal Building - City Hall	Lands & Resources	Retain
	LND-1118	1C070K800010	Fraction of Block 80, Tidelands Addition	0.59	Marine Park	Parks & Recreation	Retain
	LND-1119	1C070K830039	Lot 4, Archipelago Subdivision	1.11	Cold Storage Dock; cruise ship dock	Docks & Harbors	Retain
	LND-1120	1C070K830010	Lots 1-6, Block 83, Tidelands Addition	2.30	Marine Park Parking Garage; AK Steam Dock; downtown Library	Docks & Harbors, Parks & Recreation and Library	Retain
		1C070K830020					
	LND-1122	1C100K830012	Lot 13C, Block 83, Tidelands Addition	1.80	Bus parking lot; visitor's center; tram building	Docks & Harbors	Retain
	LND-1123	1C100K830021 1C100K830011 1C100K830023	Lots 1 & 2A, Dockside Subdivision	2.90	Intermediate Vessel Float; Mount Roberts Tram; Parking	Docks & Harbors	Retain
Rock Dump	LND-1124	1C110K000040; 1C110K000042; 1C110K000041	Tract A, ATS 556	105.75	Juneau-Douglas Wastewater Treatment Plant; Little Rock Dump; also two leases managed by Lands & Resources	Public Works, Lands & Resources and Docks and Harbors	Retain
	LND-1125	1C110K120013	Lot 2B, Alaska Juneau Subdivision VI	1.48	CBJ Thane Storage Warehouse	Parks & Recreation	Retain
West Juneau	LND-1126	1D050L050170	Fraction of Tract B, ATS 556	63.30	Tidelands on Douglas side of Juneau-Douglas Bridge;	Docks & Harbors	Retain
Thane	LND-1128	1B0301020030	ATS 1328, Tract B1 & B2	1.28	Thane Ore House	Docks & Harbors	Retain
Juneau	LND-1129	1C030J140010	Lot 1, USS 4562	0.41	Portion of Harborview Elementary School and parking lot	School District	Retain
Thane	LND-1130	1B0301020041	Tract B3-A & Tract B3-B , ATS 1570	1.49	AJT Lease	Docks & Harbors	Retain
		1B0301020043					
Juneau	LND-1131	1C060U040020	Lot 3A, Block 4, Harborview 2 Urban Renewal Subdivision	1.14	Juneau Fire Station	Fire Department	Retain
	LND-1132	1C060K010010	Lot A, Juneau Subport Subdivision	1.65	Juneau Arts & Culture Center; parking	Lands & Resources	Retain
Taku Harbor	LND-1199	3R0401010030	ATS 1645	4.88	Taku Harbor dock	Docks & Harbors	Retain
Douglas	LND-1200	2D0301020070	Portion of Lot 2, USS 3853	910.77	Several large lots in South Douglas above Glory Hole & southward, open space near Paris Creek and shoreline; future transportation corridor	Lands & Resources and Parks & Recreation	Retain / Dispose
		3D0201000070					
		3D0201000071					
		3D0301000090					
		2D0301020071					
West Juneau / Douglas	LND-1210	1D0511000010	Portion of Lot 1, USS 3853	355.88	Douglas, upper Lawson & Bear Creeks, above Crow Hill	Lands & Resources and Parks & Recreation	Retain / Dispose
		1D0511000011					
		2D0512000010					
		2D0512000011					
West Juneau	LND-1212	3D0501000021	Fraction of USS 3853	25.00	West Juneau Reservoir; management authority transferred 09/05/2003; Patent will be issued once land is surveyed; communication towers; Treadwell Ditch Trailhead	Lands & Resources, Parks & Recreation and Public Works	Retain

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Douglas	LND-1213	2D040T070041	Lots 1 & 2, Block 7, Douglas Townsite	0.24	Douglas Public Library	Library	Retain
West Juneau	LND-1214	1D050L090010	Lots 1,2,3,4,7,8 & 9A, Block D , Bellevue Subdivision	1.25	Playground - West Juneau Rotary Park	Parks & Recreation	Retain
		1D050L090020					
		1D050L090030					
		1D050L090040					
		1D050L090070					
		1D050L090080					
Douglas	LND-1215	2D040T320071	ATS 1493	4.46	Treadwell Park Area	Parks & Recreation	Retain
West Juneau	LND-1216	1D050L260140	Lot 5, Block A, Channel Heights II	0.24	Trailhead parking for Dan Moeller Trail	Parks & Recreation	Retain
	LND-1217	1D050L030060	Fraction of USS 472	1.74	Homestead Park- beachfront/view point	Parks & Recreation	Retain
	LND-1218	1D050L050160	Fraction of USMS 341B, Lawson Creek Greenbelt	0.60	Open space along Lawson Creek below Douglas Hwy	Parks & Recreation	Retain
Douglas	LND-1219	2D040C040010	Tract F, Crow Hill Subdivision	5.50	Crow Hill Water Reservoir	Public Works	Retain
	LND-1220	2D040T070041	Lot 3, Block 7, Douglas Townsite	0.12	Douglas Fire Station	Fire Department	Retain
	LND-1221	2D040T070041	Lot 4, Block 7, Douglas Townsite	0.12	Douglas Fire Station	Fire Department	Retain
	LND-1222	2D040T100020	Fraction of Lot 2, Block 10, Douglas Townsite	0.11	Above 5th Street, north of D Street	Lands & Resources	Dispose
	LND-1223	2D040T100030	Fraction of Lot 3, Block 10, Douglas Townsite	0.11	930 Sixth Street; North of D Street	Lands & Resources	Dispose
	LND-1224	2D040T110030	Fraction of Lot 3, Block 11, Douglas Townsite	0.11	950 6th Street, above 5th Street near F Street	Lands & Resources	Dispose
	LND-1225	2D040T110040	Fraction of Lot 4, Block 11 Douglas Townsite	0.11	Above 5th Street, corner of 6th Street and F Street	Lands & Resources	Dispose
	LND-1226	2D040T140030	Lot 5, Block 14, Douglas Townsite	0.12	1107 2nd Street; greenbelt along Bear Creek	Parks & Recreation	Retain
	LND-1227	2D040T210020	Lots 3 & 4, Block 21, Douglas Townsite	0.46	Chlorinator Building; CBJ Maintenance Shop	Parks & Recreation	Retain
	LND-1228	2D040T300010	Block 30, Douglas Townsite	0.92	Mt. Jumbo School - CBJ maintenance shop and record storage	Parks & Recreation	Retain
	LND-1229	2D040T310070	Lots 9 - 11, Block 31, Tyee Addition	0.19	Douglas Mini Park	Parks & Recreation	Retain
	LND-1230	2D040T320010	Portion of Lots 12 & 25, Block 32, Douglas Townsite	0.34	Mayflower Building	Lands & Resources	Retain
		2D040T320070					
	LND-1231	Unassigned	Lawson Creek Pump Station	0.03	Sewer pump station at mouth of Lawson Creek	Public Works	Retain
	LND-1232	2D040T320050	Fraction of ATS 14	5.75	Douglas Boat Harbor, docks and launch ramp	Docks & Harbors	Retain
	LND-1233	2D040T320070	Fraction of ATS 14	21.40	Robert E. Savikko Park (Sandy Beach Recreation Area); Treadwell Ice Arena, ball fields	Parks & Recreation	Retain
		2D040T320010					
		2D040T320020					

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Douglas	LND-1234	2D040T320061	Fraction of ATS 14	89.58	Douglas Townsite waterfront; Douglas Boat Harbor	Docks & Harbors and Parks & Recreation	Retain
	LND-1236	2D040T320171	Lot 25, Block 32, Douglas Townsite	0.35	Park Maintenance Shop	Parks & Recreation	Retain
	LND-1237	2D040T350010	Lot 1, Block 35 Douglas Townsite	0.06	605 Street Ann's Avenue (and Summers Street); Douglas; Pedestrian access walkway & greenbelt	Parks & Recreation	Retain
	LND-1238	2D040T350020	Lot 2, Block 35, Douglas Townsite	0.06	Corner of 5th St (and Summer Street); Pedestrian access walkway & greenbelt	Parks & Recreation	Retain
	LND-1239	2D040T350080	Lot 9, Block 35, Douglas Townsite	0.12	627 Street Ann's Avenue and 624 5th St, Douglas; utility access corridor	Public Works	Retain
	LND-1240	2D040T370100	Lots 2,4,6,8,10,12, & 16, Block 37, Tyee Addition	0.79	ROW of lots above 500 block of 5th Street, Douglas	Lands & Resources	Dispose
		2D040T370110					
		2D040T370120					
		2D040T370130					
		2D040T370140					
		2D040T370150					
		2D040T370160					
	LND-1241	2D040T320030	Lot 16A, Block 32, Douglas Townsite	0.14	Douglas Harbor	Docks & Harbors	Retain
	LND-1243	2D050D010030	Fraction of USMS 341A	1.67	Cemetery Tracts; near Crow Hill Subdivision; Asian Cemetery and a parcel that surrounds the Odd Fellows and Masons Cemeteries	Parks & Recreation	Retain
		2D050D010040					
	LND-1247	2D040T380090	Lot 22, Block 38, Tyee Addition, Douglas, USMS 112	1.26	653 5th Street and land above the 600 block of 5th Street	Lands & Resources	Dispose
		2D040T380100					
	LND-1248	2D040T390010	Lots 1,3,5, & S/W 1/2, Block 39, Douglas Townsite	1.87	701 5th Street and land above 700 block of 5th Street, Douglas	Lands & Resources	Dispose
	LND-1249	2D040T400010	Lots 2 & 4, Block 40, Tyee Addition	0.23	2 lots above 903 5th Street, corner of 6th and C Street	Lands & Resources	Dispose
		2D040T400020					
	LND-1251	2D040T410040	Fraction of Lot 4, Block 41, Douglas Townsite	0.12	1414 2nd Street, Douglas; utility access corridor	Public Works	Retain
	LND-1252	2D040T420020	Lots Fraction 1A, 2, Fraction 3, 2A, 3 & 4, Block 42, Tideland Addition	0.23	Below 1304 1st Street Douglas (on beach); tidelands	Docks & Harbors	Retain
		2D040T420030					
		2D040T420040					
	LND-1255	2D040T430010 & 2D040T430040	Lot 1, Fraction Lot 4A, Block 43, Tideland Addition	0.12	1208 1st Street, Douglas; Tideland	Docks & Harbors	Retain
	LND-1256	2D04044A0010	Lots 1,2, & 3, Block 44A, Douglas Townsite	0.32	Pull off along St. Ann's Avenue	Public Works	Retain
	LND-1257	2D040T450020	Lots 2 & 3, Block 45, Douglas Townsite	0.01	1000-1002 1st Street Douglas; tidelands	Docks & Harbors	Retain
		2D040T450030					
	LND-1259	2D040T470010	Lot 1, Block 47, Douglas Addition	0.06	Remnant lot at corner of 1st and "H" Street	Lands & Resources	Retain
	LND-1260	2D040T480290	Lot 16, Block 48, Douglas Townsite	0.15	222 5th Street, Douglas; drainage easement	Public Works	Retain

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Douglas	LND-1261	2D040T480490	Lots 70-83, Block 48, Douglas Townsite	1.53	14 lots above 200-400 blocks of 5th Street, Douglas	Lands & Resources	Dispose
		2D040T480500					
		2D040T480510					
		2D040T480520					
		2D040T480530					
		2D040T480540					
		2D040T480550					
		2D040T480560					
		2D040T480570					
		2D040T480580					
		2D040T480590					
		2D040T480600					
		2D040T480610					
		2D040T480620					
	LND-1274	2D04045A0030	Lot 3, Block 45A, Tyee Addition, Douglas Townsite	0.03	Access to Savikko Park through St. Ann's Avenue.	Parks & Recreation	Retain
	LND-1275	2D04045A0010	Lot 1, Block 45A, Douglas Townsite	0.03	676 St. Ann's Avenue, Douglas; expansion of St. Ann's Avenue	Public Works	Retain
	LND-1276	2D04045A0020	Lot 2, Block 45A, Douglas Townsite	0.03	650 St. Ann's Avenue, Douglas; expansion of St. Ann's Avenue	Public Works	Retain
	LND-1277	2D040C050010	Fraction of USMS 340 & 341A	1.08	Bear Creek Dam	Public Works	Retain
	LND-1279	2D0402000010	Fraction of Lot 14, USS 341A	5.35	Gastineau Elementary School	School District	Retain
	LND-1290	2D0301020061	Tract B, ATS 204 & Linellen Heights Park	73.98	Mining claims around Gloryhole	Lands & Resources and Parks & Recreation	Retain / Dispose
		2D030L010001					
	LND-1291	2D0401000020	USMS 98, 99, 100, 109, 110, 111	111.57	Mining claims above 6th Street, Douglas	Lands & Resources	Retain / Dispose
		2D0401000030					
	LND-1292	2D0401000010	USMS 1448, X Lode Claim	20.00	X Lode above 6th Street, Douglas	Lands & Resources	Retain / Dispose
	LND-1293	2D040C050030	Tract 1, Emerald Subdivision	33.24	Property above Douglas Townsite	Lands & Resources	Retain / Dispose
North Douglas	LND-1400	6D1101020020	Lot 229, USS 3546	14.44	Nine Mile Creek Road; Natural Area Park	Parks & Recreation	Retain
	LND-1401	6D1101020010	Lot 214, USS 3546	1.33	.25 mile Nine Mile Creek Road; scenic overlook; wetlands access	Parks & Recreation	Retain
	LND-1402	6D0901000080	Lot 80, USS 3272	0.78	5 mile North Douglas Hwy; Gastineau Channel side; wetlands access	Parks & Recreation	Retain
	LND-1403	6D0901000090	Lot 81, USS 3272	0.46	5 mile North Douglas Hwy; Gastineau Channel side; wetlands access	Parks & Recreation	Retain
	LND-1404	6D0801110020	Park Site A, Bonnie Brae Estates II Subdivision	6.56	Bonnie Brae Subdivision dedicated open space	Parks & Recreation	Retain
	LND-1405	6D0801010050	Lot 37, USS 3172	2.27	3 mile North Douglas Hwy at Falls Creek, uphill side; access to USS 4605	Lands & Resources	Retain

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North Douglas	LND-1406	6D0801010040	Lot 38, USS 3172	2.27	About 3 mile North Douglas Hwy at Falls Creek, uphill side; Natural Area Park	Parks & Recreation	Retain
	LND-1407	6D0701010010	Lot 16, USS 2960	1.57	About 2.5 miles North Douglas Hwy; Natural Area Park; Eagle Creek runs through this parcel	Parks & Recreation	Retain
	LND-1408	6D0801370180	Utility Site Area A, Block G, Bonnie Brae Estates, Unit II	0.15	Bonnie Brae Park, playground	Parks & Recreation	Retain
	LND-1409	6D0901060110	Lot 133, UDD 3543	1.94	North Douglas Hwy, 6 mile, northside; partially developed access easement	Public Works and Parks & recreation	Retain
	LND-1410	6D0901070050	Lot 134, USS 3543	1.26	North Douglas Hwy, 6 mile south side; undeveloped access to Lot 1, USS 3846	Lands & Resources	Retain
	LND-1411	6D1001000100	Lot 153, USS 3543	1.92	6 mile North Douglas Hwy, north side; undeveloped access to Lot 1, USS 3559	Lands & Resources and Parks & Recreation	Retain
	LND-1412	6D1001010100	Lot 154, USS 3543	1.64	6 mile North Douglas Hwy, south side; undeveloped access to Lot 1, USS 3559	Lands & Resources	Retain
	LND-1413	6D1001030030	Lot 162, USS 3544	1.95	6.5 mile North Douglas Hwy, south side; Natural Area Park	Parks & Recreation	Retain
	LND-1414	6D0801000050	Lot 32E, USS 3172	0.42	Mile 3.7 North Douglas Hwy; lift station.	Public Works	Retain
	LND-1415	6D1001030070	Lot 170, USS 3544	2.06	6.5 mile North Douglas Hwy, south; undeveloped access to Lot 1, USS 3559	Lands & Resources	Retain
	LND-1416	6D0801510050	Lot 96, USS 3272	2.06	Undeveloped access	Lands & Resources	Retain
	LND-1417	6D0601020017	Tract A & B, ATS 1468	1.63	Near Juneau-Douglas Bridge; Trucano current lessee	Docks & Harbors	Retain
		6D0601020018					
	LND-1418	6D1201020230	Lot 23, Block B, Bayview Subdivision	0.87	.25 mile down Sundown Drive; subdivision open space	Parks & Recreation	Retain
	LND-1419	6D1101010140	Tract C, Lot 212, USS 3545	0.65	Nine Mile Creek area	Lands & Resources	Retain / Dispose
		6D1101030021					
	LND-1420	6D1011000010	Lot 1, USS 3559	1121.59	8 mile North Douglas Hwy, Fish Creek Road; Neilson Creek; Hendrickson Creek; Ninemile Creek; Bench Road alignment; trailhead, future residential subdivision	Lands & Resources and Parks & Recreation	Retain / Dispose
		6D1011000011					
		6D1011000012					
		6D1011000013					
	LND-1421	6D1201110010	Lot 2, USS 3559	92.05	8.5 mile North Douglas Hwy; Fish Creek runs through north corner; future residential subdivision	Lands & Resources and Parks & Recreation	Retain / Dispose
		6D1201120080					
	LND-1422	6D0601020019	ATS 1532	0.24	Trucano lease site; near Juneau-Douglas Bridge; fuel dock	Docks & Harbors	Retain
	LND-1423	6D1101040050	Lot 4, USS 3559	0.57	.25 mile Sundown Drive, east side; roadside overlook; open space	Parks & Recreation	Retain
	LND-1424	6D1201050010	Tract B, Fish Creek Subdivision No. 1	54.69	South of Bay View Subdivision, west of Sundowner Drive; Natural Area Park	Parks & Recreation	Retain
	LND-1425	6D1201050020	Lot E, USS 2561	3.30	8.5 mile North Douglas Hwy at north side of Fish Creek Mouth; Natural Area Park	Parks & Recreation	Retain
	LND-1426	6D1201070010	USS 1548	13.83	South side of mouth of Fish Creek; Natural Area Park	Parks & Recreation	Retain
	LND-1427	6D0601050051	Lots 2, Tract IV, USS 1361	1.00	North Douglas Bench Road	Lands & Resources	Retain / Dispose

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North Douglas	LND-1428	6D0601020013	ATS 750	0.42	Trucano lease site - Juneau-Douglas Bridge	Docks & Harbors	Retain
	LND-1429	6D0601060090	ATS 893	0.33	Communications tower near Juneau-Douglas Bridge	Docks & Harbors	Retain
	LND-1430	6D0611000010	USS 4605, North Douglas	654.71	Southeast of Bonnie Brae Subdivision, Falls Creek, 4 mile north Douglas Hwy; Eagle Creek and Grant Creek run through it.	Lands & Resources and Parks & Recreation	Retain / Dispose
		6D0611000011					
		6D0611000012					
		6D0611000013					
	LND-1431	6D0701000060	Lot 3, ATS 43	0.90	Channel side of mobile home park	Docks & Harbors	Retain
	LND-1432	6D0601020016	Fraction of ATS 1316	1.09	Trucano lease site at Juneau-Douglas Bridge; Breakwater	Docks & Harbors	Retain
	LND-1433	1D060L010020	Lot 2, ATS 123	1.04	Near Juneau-Douglas Bridge	Docks & Harbors	Retain
	LND-1434	6D0701000050	Lot 1, ATS 43	3.47	Channel side of mobile home park	Docks & Harbors	Retain
	LND-1435	6D0601020014	Tract A & B, ATS 842	1.01	Trucano lease at Juneau-Douglas Bridge	Docks & Harbors	Retain
		6D0601020015					
	LND-1440	6D1001040010	Lot 1, USS 3846	107.96	About 6-7 mile North Douglas Hwy, bordering the Mendenhall Wetlands State Game Refuge; Natural Area Park; communication towers.	Parks & Recreation	Retain
	LND-1450	6D1011000020	Lot 1, USS 5504	965.09	.75-1.5 mile Fish Creek Road & 9 mile North Douglas Hwy; cell tower; access road to Fish Creek Quarry; Fish Creek runs through it.	Lands & Resources and Parks & Recreation	Retain / Dispose
		6D1011000021					
Eaglecrest	LND-1460	3D1021000010	Aliquot description on file.	1537.23	Eaglecrest Ski Area	Eaglecrest	Retain
		3D1022000010					
West Douglas Hilda Creek	LND-1470	3D1301000010	Aliquot description on file	2314.17	NW Douglas Island, 11 Mile Creek; Outer Point; Middle Point; Inner Point; False Outer Point; Shamon Island. This parcel should be managed in a manner that complies with the West Douglas Conceptual Plan as incorporated in the Comprehensive Plan under CBJ\$49.05.200(b)(1)(G)."	Lands & Resources and Parks & Recreation	Retain / Dispose
		3D1301000011					
		3D1301000012					
		3D1301000013					
		3D1401000030					
		3D1301000020					
	LND-1480	3D1601000020	Unsurveyed	1235.00	Southwest Douglas Island, Hilda Creek Valley	Lands & Resources and Parks & Recreation	Retain / Dispose
		3D1701030010					
	LND-1485	3D1701020011	ASLS 2011-42, USS 1481	43.28	Hilda Creek - conservation easement	Parks & Recreation	Retain
South Douglas	LND-1490	3D0101000030	Aliquot description on file	729.84	Southeast end of Douglas Island, south of Nevada Creek to Southeast end; remote uplands (benchlands) along south end of Gastineau Channel; potential new growth area	Lands & Resources and Parks & Recreation	Retain / Dispose
		3D0101000031					

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Echo Cove	LND-1495	3B4501000061	Lot 4A, Goldbelt Subdivision	6.00	Echo Cove boat launch facility	Docks & Harbors	Retain
	LND-1496	3B4501000064	ATS 1401	4.60	Echo Cove boat launch	Docks & Harbors	Retain
Yankee Cove to Cowee Creek	LND-1500	3B4501000010	ASLS 96-13, ASLS 96-14,	3490.00	Remote uplands from 34-38 mile north Glacier Hwy; portion of Cowee Creek Valley above Davies Creek; potential new growth area; Bridget Cove Greenbelt; Mab Island	Lands & Resources and Parks & Recreation	Retain / Dispose
		3B4501000011	ASLS 96-15, T37S, R63E,				
		3B4501000012	CRM, Section 23, Lots 6 and				
		3B4501000013	9; Section 23, Lots 2, 3, 6,				
		3B4501000014	and 7; Section 26, Lots 2, 3,				
		3B4501000015	4, 5, and 6. T38S, R63E,				
Taku River	LND-1501	3R0301010260	Lot 26, Taku Valley Subdivision	0.54	Taku River foreclosure	Lands & Resources	Dispose
	LND-1702	3R0301010600	Lot 60, Taku Valley Subdivision	0.53	Taku River foreclosure	Lands & Resources	Dispose

Draft

Supply & Demand - Land

Juneau Residential Land

Of the 1,034,240 acres of land in the City & Borough of Juneau, approximately 15,000 acres are zoned for residential use and approximately 60% of that land is vacant. The Comprehensive Plan of the City & Borough of Juneau states that 10 residential units or greater per acre is the minimum density needed to produce affordable housing for moderate to lower income households. Significant up-zonings within the CBJ, as well as changes to density limits in the Land Use Code, have increased the amount of land allowed to be developed with up to 10 units per acre or greater. Currently there is approximately 2,400 acres of residentially zoned land with allowed densities of 10 units or more within the City & Borough. Most of this land is vacant.

Public Land Base

The majority of the land within the City and Borough is in public ownership. The federal, state and municipal governments all have significant land holdings. Most of the federal land is part of the Tongass National Forest and is not available for public development. The state land is either dedicated towards specific state interests, such as parks, or is unsuitable for development because of steep topography.

The University, Mental Health Trust and Native Corporations all have land holdings in Juneau but they have not been actively disposing of land to private developers. Community expansion will, therefore, be primarily dependent upon use of the CBJ's land base. For the foreseeable future, the supply of private land will only be increased by the disposal of CBJ land. One of the purposes of the Land Management Plan is to provide for the orderly and timely disposal of CBJ property suitable for development.

CBJ Residential Land

In 2006 the CBJ completed the Buildable Lands Study which identified all CBJ owned parcels larger than 1/4 acre within or near the Urban Service Area and were not designated for parks, open space, greenbelts, schools, or zoned industrial, commercial or waterfront. Further investigation into slopes, access roads, airport flight safety hazards, avalanche and mass-wasting hazards narrowed the search down to 12 parcels that would be suitable for potential building sites. Those 12 parcels were the subject of closer studies of slopes and evaluation of wetlands. The study concluded that, "of the 12 sites, only four have portions of land that are less than 18 percent slopes and are devoid of watercourses and high-value (Class A or B) wetlands and, therefore, would be suitable for residential development." The four sites are located in Lemon/Switzer Creek, Mendenhall Peninsula, Thunder Mountain and North Douglas. Before the Mendenhall Peninsula and North Douglas areas are developed, it is necessary to improve the access roads and bring utilities to the parcels. In recent years a sewer line was extended along Glacier Highway to the base of Pederson Hill, adding Pederson Hill (also known as Hill 560) to the list of the best areas to develop. Since the 2006 Buildable Lands Study, two areas were determined to be the most suitable to start developing for housing. Those were Pederson Hill and the Switzer Creek Area. Individual studies focusing on those two areas have been completed.

The 2010 *Pederson Hill Access Study* states that there are "several challenges for development, including steep slopes, wetlands, numerous creeks and drainages, anadromous fish habitat, challenging access and eagle nests." With that being said, the study showed five potential routes to provide access to developable areas.

Draft

The *Switzer Lands Residential Development Study* was completed in 2012 to evaluate potential development areas and estimate the development costs and phasing in those areas. In the conclusion of that study it highlighted that “development areas are identified in the study area with consideration given to steep terrain, wetlands, creeks, waters of the United States, flood zones, anadromous fish habitat, and eagle nesting areas.” The study contained three main development areas and ideas of how to develop them.

Quality of CBJ and Private Land Compared

In general, the best land for development is already in private ownership. Acquired directly from the federal or state governments through early homesteading or other disposal programs, the existing privately-owned property tends to be located on flatter, well drained and more accessible areas than the large, CBJ-owned parcels.

The majority of the CBJ land could be characterized as remote, large parcels with moderate to steep slopes and lacking developed access or utilities. Given these circumstances, a large portion of CBJ land has been classified Rural Reserve; in this category, land use decisions have been deferred until a future time when the population, access and services have expanded.

Relationship between Demand for Land and Demand for Housing

The demand for residential property is directly related to the number of housing units needed in the community. The cost of land affects the sale price of housing. High-priced lots combined with high development costs will likely result in unaffordable housing. Therefore, the affordability of a house is, in part, related to the cost of the land. The affordability of property, in turn, is a key factor in the demand for residential lots.

It is estimated that the cost of a lot is approximately 25% of the cost of a single family house. The cost of land is subject to local market forces. If the CBJ increases the supply of privately-owned property through a disposal program, it can potentially stimulate the housing market to meet demand.

CBJ Industrial & Waterfront Industrial Property

Most parcels of CBJ land zoned industrial are under the jurisdiction of the Juneau International Airport or Docks and Harbors; both agencies operate as enterprise funds. Parcels under their jurisdiction will not be discussed in detail in this plan because money generated from those properties is directed back to the respective enterprise funds. Additionally, specific master plans for these departments will guide their disposal methods and timing. As a general rule, airport lands and tidelands will not be sold and only be leased for development.

Very little industrial land is available in Juneau and there has been a trend in recent years for other uses such as retail and restaurant uses to move into industrial areas. This reduces the supply of industrial property and further contributes to the shortage. A substantial amount of industrially zoned land includes the CBJ gravel pits in Lemon Creek, which will be retained and may be disposed of at some future date, once the rock and gravel have been extracted. Lemon Creek has the largest remaining source of proven gravel reserves in the Juneau urban area.

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Stimulating the Market

Just as Juneau residents should have a variety of housing choices, there needs to also be a healthy choice of residential and commercial land to purchase. It is in the community's interest that a sufficient supply of lots are available to provide citizens a choice of location and a range of prices. One of the goals of the Land Management Plan is to increase the private land base, as needed, to stimulate or maintain adequate housing opportunities.

With guidance from the *Pederson Hill Access Study* and *Switzer Lands Residential Development Study*, the CBJ is working on developing the Switzer and Pederson Hill areas. The first phase of development in the Switzer area will be for an 11 acre multi-family subdivision. Planning is underway for the Pederson Hill area to be developed for approximately 200 small single-family lots with a portion of multi-family development that could include 100 additional units. Once these areas have been subdivided and the needed infrastructure is complete, they could be disposed of for a variety of housing developments. At this point in the planning process it seems most feasible for these developments to be completed over several years, in multiple phases.

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Supply & Demand - Housing

Housing Demand

There is currently a strong demand for housing in Juneau. One of the Assembly's priorities is to find solutions to alleviate the housing crisis. The 2013 CBJ Comprehensive Plan Update states, "Like many communities across the country, Juneau residents are suffering from a housing crisis: There is an inadequate supply of housing to provide residents adequate choice in housing size, location and price, resulting in residents paying more than 30% of their income (for housing)." Juneau residents need additional affordable housing which is not currently being met by the private sector.

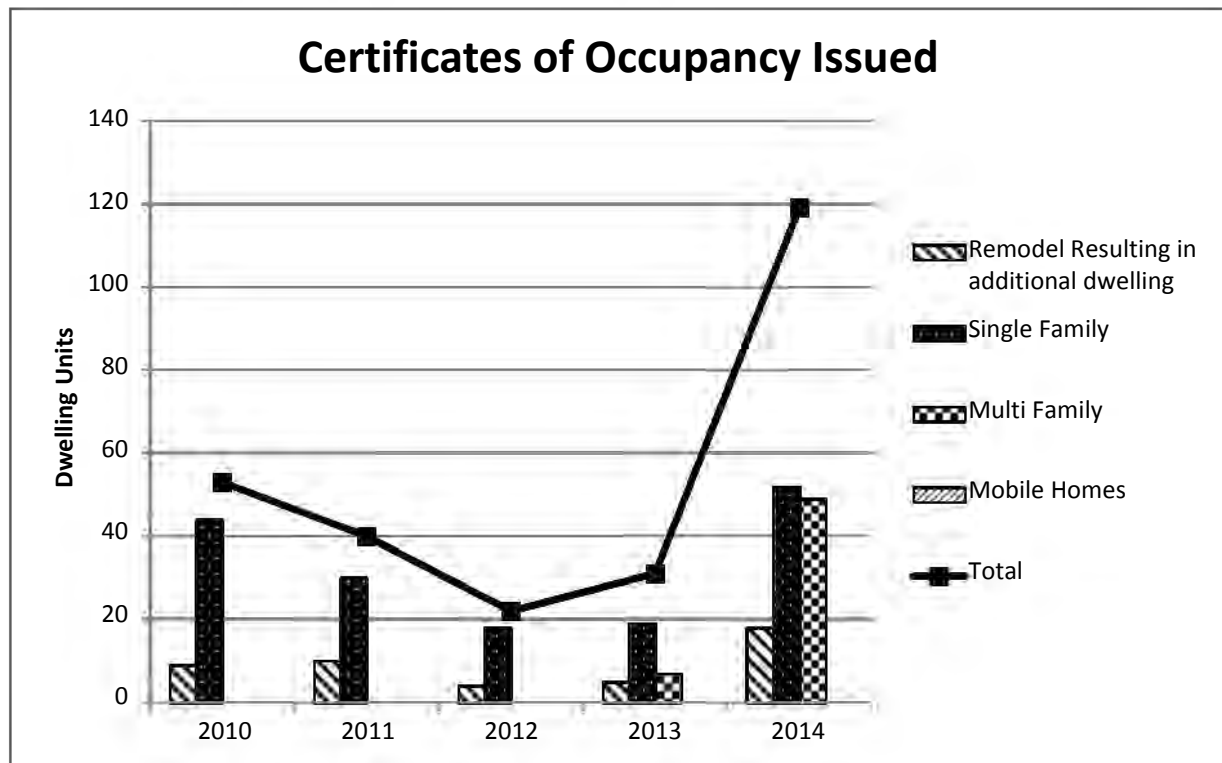
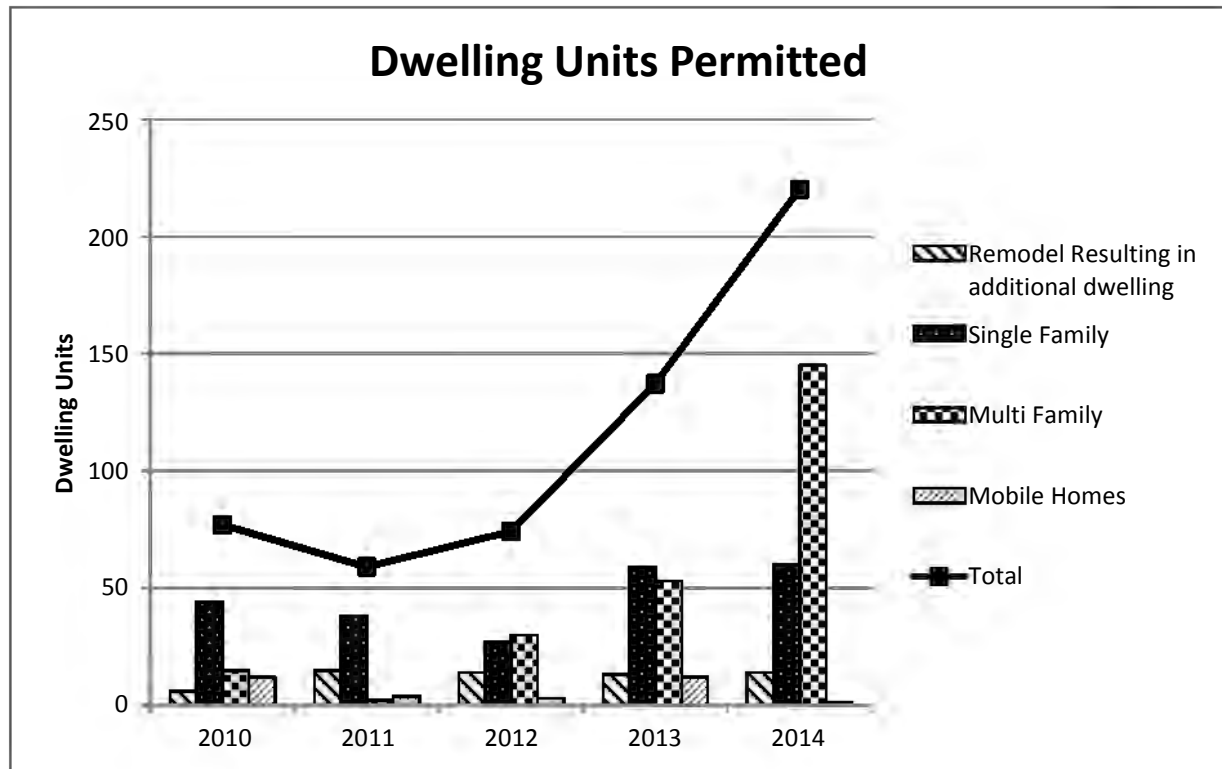
Housing Needs in Juneau

Juneau has many distinguishing characteristics that make its housing market unique. The community is landlocked and has a wide range of demographics. The US Coast Guard has a station in Juneau and they do not have their own base housing. There are also several seasonal housing demands: legislative session, tourism, fishing season workers, etc. There are also mine employees that come to and from Juneau for short periods of time. The 2012 Juneau Housing Needs Assessment states our community needs 683-747 new market rate housing units and 441 public rental units built to help achieve a healthy 5% overall vacancy rate. In 2010 the vacancy rate of combined properties for sale and for rent was 2.1%, well below the healthy 5% goal. According to the Assessment, for every 1,000 people the population increases, we need approximately 400 new units. Juneau has experienced an average increase of 100 people and year over the last 20 years and has not been able to add enough new housing to keep up with this growth rate.

Current Developments

There have been a significant number of dwelling units permitted in the last two years. Since units take a while to construct, certificates of occupancy are usually not issued the same year as the building permit. The following graphs show the number of dwelling unit permits issued and the number of dwelling units with certificates of occupancy for 2010-2014. It is too early to tell if the increase in permits issued within the last two years is a continuing trend or if this is a spike that will dip back down when there is slightly less demand resulting in construction being less profitable. Despite the current increase in units being permitted and built, there is still a strong need for more housing.

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Strategic Rezoning

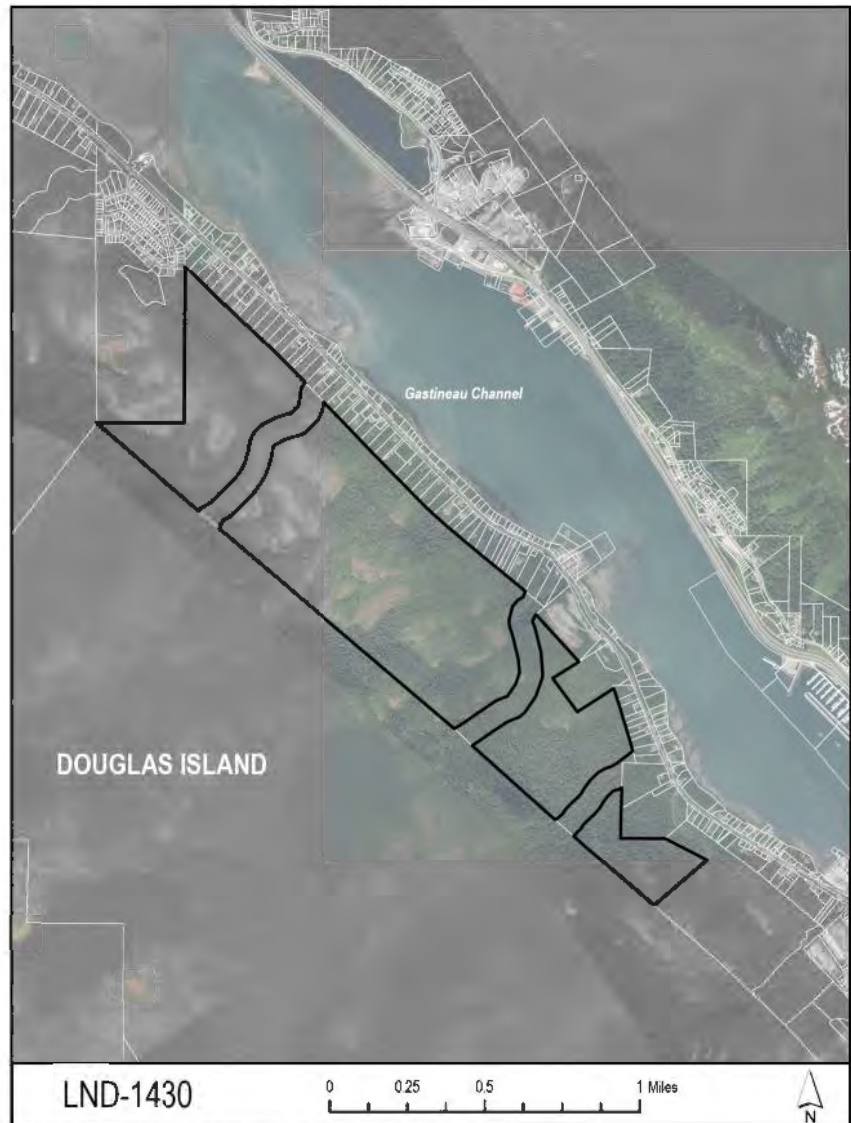
Lands staff continuously reviews zoning designations of CBJ land holdings and will identify areas that would be suitable for near term rezoning to support increased housing density. The CBJ Comprehensive Plan provides direction for rezoning and any request for rezoning will conform to the adopted Comprehensive Plan.

An example of this ongoing review for rezoning is CBJ parcel LND-1430. This large property located uphill from North Douglas Highway contains 655 acres and stretches from near the Juneau Douglas Bridge to the Bonnie Brea neighborhood. This region contains significant potential for increased housing density. LND-1430 was recently rezoned from Rural Reserve (RR) to D3 single-family. This rezoning provided a start to reclassifying the property but fell short of meeting the lot's potential to address Juneau's housing needs.

The Lands and Resources Division will be proposing to rezone portions of LND-1430 outlined on the map on this page (right) by segmenting the parcel into different designations as outlined in the Comprehensive Plan. The majority of the property – aside from stream corridors - should be designated for multi-family development. Multi-family designations will help keep housing near the urban core since the Juneau Douglas Bridge is in close proximity and will allow for housing units to be clustered so that development could

avoid steep slopes and sensitive habitat. There are significant gravel deposits on LND-1430 in the vicinity of Eagle Creek. Outside of the stream corridor, Lands staff is recommending that zoning prioritize the valuable gravel deposits in this area for resource extraction activities.

An approximate alignment for the North Douglas Bench Road in this area is shown on maps contained in the CBJ Comprehensive Plan. Development plans for this region should reserve a future alignment for the North Douglas Bench Road.



The aerial imagery that encompasses the road system and developed areas was acquired in June 2013.
The other imagery showing the undeveloped portion of Douglas Island is from ESRI and the acquisition date is unknown.

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Options for Stimulating the Housing Market

Factors for Creating Affordable Housing

Several factors determine the costs of housing including materials, labor, permit fees, land cost, supply and demand, and profit margin. Due to this combination of factors, the cost of housing in Juneau is generally higher than many other Alaskan communities. The Community Development Department has reviewed permit fees statewide and currently maintains fees that are below statewide norms. There is little the CBJ can do to control several of these factors influencing housing market prices. However it is possible to use the City's land holdings to make property available for development.

CBJ Strategies for Housing Stimulation

Because of the scarcity of developable land, and the high value placed on that property, it might appear the CBJ can assume a leadership role by providing land in a variety of locations and at a range of prices. Unfortunately, the CBJ doesn't have a supply of level, well drained property in proximity to utilities and rights-of-way. In order to make land available, significant investment is required.

Currently, there is a Housing Action Plan that is being developed and a draft should be completed by September 2015. It will include strategies and solutions for the CBJ and community to increase the current housing supply and alleviate the housing shortage.

In preparing its land sales, the CBJ is able to use a combination of strategies to promote development of affordable housing including:

- City sponsored subdivisions and sales
- Incentive to build promptly
- Land sales to developers
- Public/private partnerships
- Conditional sale/housing market mix
- Land donations/less than fair market value
- Community land trusts
- Juneau Affordable Housing Fund

City sponsored subdivision and sale

A CBJ sponsored subdivision process provides the most predictable outcome for the final subdivision. With the CBJ utilizing existing staff and financial resources, projects proceed in a straightforward manner toward a clear goal. Since most aspects of a subdivision require use of private sector contractors, a CBJ subdivision provides employment for residents. Revenue generated from sales of property can be put back into future land development projects, reducing or eliminating the burden on taxpayers. However, CBJ supported subdivision projects can be difficult or impossible to undertake if insufficient funding is available.

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Incentive to Build Promptly

To encourage an individual or a developer to build on a vacant lot purchased from the CBJ within a specified period of time, the CBJ could offer a performance incentive:

- *Partial Purchase Price Refund.* After a vacant lot is sold, and a house is built and receives a certificate of occupancy within a specified period of time, the purchaser would earn a refund equal to a percentage of the purchase price of the land. For example, a stipulation in the purchase agreement could state that if a dwelling with a certificate of occupancy is built within two years, 20% of the original purchase price would be refunded to the buyer.
- *Bond guaranteed development schedule.* The developer would have to perform within a specified time period or forfeit a bond equal in value to the cost of developing the subdivision.

The incentives proposed above would require close collaboration with the CBJ Law Department to implement appropriate modifications to Title 53 and coordination with CBJ Finance to insure payments were issued appropriately.

Land Sales to Developers

Using a strategy of working with the private sector, the CBJ would sell a tract of land to a developer who could subdivide and construct affordable housing. The sales agreement between the CBJ and the developer could specify the type of housing market intended to be addressed and completion date. If the developer failed to construct the subdivision and build affordable housing within deadlines established in the sales agreement, the CBJ would include a reversion clause to require that the land be returned to CBJ.

- *Post Bid Negotiations.* CBJ§53.09.250 outlines a process that allows the CBJ to use the sealed competitive bid process to solicit proposals for development of CBJ property and for the Assembly to award the bid to one of the highest two bidders based on the preferred development proposal submitted.

If it were determined to be in the public interest to assist the developer by reducing some of the costs relative to the land sale in exchange for targeting low and moderate income housing, the CBJ could offer one or more of the following:

- *Reduced purchase price.* The sale of the land could be discounted. Currently the CBJ uses proceeds from land sales to develop new areas for subdivisions. If CBJ property is sold below market value, less money will be available for development of new property. This will result in the need for tax payer subsidies for CBJ's new land development projects. An amendment to Title 53 may be needed to implement this strategy.
- *Deferred payments.* Payment of the negotiated value for the property could be deferred for a specified period, such as two years. Preferably a down payment, of between 10% and 25% would be paid up front to hold the land. If the project has not begun by the time allocated, the property could revert to the CBJ with the developer losing the down payment. In a variation of the deferred payment concept, the developer would make full payment on individual lots at the time when a house was constructed and the lot property was sold, or by a certain date, whichever comes first.

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- *Deferred or Zero Interest.* A deferred land sale could be offered with deferred or no interest on the outstanding loan principal.

Public Private Partnership

Under this approach, a developer would subdivide a tract of land and construct all utilities and infrastructure. Prior to subdividing the property, the value of the raw land would be established by appraisal. Raw land is usually significantly less valuable than the same property after it has been subdivided with roads, utilities, sidewalks, etc. Once the improvements have been installed, as payment for the land, the developer would convey to the CBJ a number of higher value improved lots equal in value to the original lower priced un-subdivided tract. The lots turned over to the CBJ could then be disposed of for the purpose of providing housing. The features of this type of sale could include the following:

- *No Direct Land Payment.* The developer would not have to make any payment for the land being subdivided and would have the right of entry to develop the subdivision.
- *Developer Selects Market.* The developer could have the right to build housing for any market. The CBJ might negotiate other terms to address an unmet housing demand.
- *CBJ Receives Subdivided Lots Ready for Development.* The CBJ would be free to dispose of the lots designated for its use.

The public benefit for this type of arrangement is that there is minimal taxpayer outlay for the development and public land is transferred to private ownership in exchange for improvements installed on the property. The improved lots that are retained by the CBJ at the end of the process can either be sold or utilized for a public purpose such as to provide long term affordable housing.

Conditional Sale – Housing Market Mix

The intent of this strategy is to encourage a variety of housing affordable to a range of income groups. This strategy would require the developer to buy property, build the subdivision and insure a mix of housing constructed within the subdivision including a negotiated percentage of affordable housing. This strategy is utilized in other parts of the US but has not been attempted in Juneau.

Some of the conditions that might be featured in this type of land disposal include the following:

- *Deferred Payment.* The developer would not have to pay for the land except at the sale closure or rental occupancy of the housing units being developed.
- *Discount Price.* Total payment for the land by the developer would be equal to the fair market value of the land before the site improvements were initiated. This value could be discounted and the payment could either be with or without interest on the principle. An amendment to CBJ§53.09.270 may be needed to utilize this option.

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- *Set Percentage of Affordable Units.* The affordable housing units would be completed in the same ratio as provided for in the agreement. For example, if there are to be 20% affordable units, for every four market rate units that are constructed, one affordable unit is to be constructed at the same time. The number of affordable units agreed upon would be constructed and made available to the targeted income group. This would require long term monitoring and enforcement by CBJ. The developer would be able to build and construct the remaining housing units for any market.

Land Donations for Less Than Fair Market Value

There are special circumstances of public benefit that warrant the donation, or sale at less than fair market value, of lots to housing projects such as school sponsored home building projects. The CBJ needs to carefully review these types of requests to determine the relative merits of such donations in the context of public benefit. If CBJ property is donated or sold for less than fair market value, no revenue will be available for development of new property. This may result in increased need for tax payer subsidies for new development of CBJ property.

Community Land Trusts

The primary purpose of a community land trust is to establish a predictable land base for the creation and continuation of affordable housing. This type of land trust leases land, for a nominal fee, to a home buyer instead of selling the underlying land. This keeps the price of the house low from the first home buyer through subsequent buyers. The land trust generally exercises a right of first refusal on subsequent sales. The ownership and control is often vested with a local entity, such as the Juneau Housing Trust, which can either be a unit of government or a non-profit housing agency. CBJ has made property available at less than fair market value to the Juneau Housing Trust in cases of tax foreclosure and for specific uses such as school sponsored home building programs.

Juneau Affordable Housing Fund

The current program for gap financing provided from the Juneau Affordable Housing Fund was set up in 2010. The main purpose of the program is to provide loans to developers of affordable housing when there is a gap in their financing. The loans can be for up to \$150,000 and may have low interest rates. These loans are recommended by the Juneau Affordable Housing Commission and then approved by the Assembly. This fund can also be used for other programs as approved by the Assembly.

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Experience Gained From 1999-2015 Land Disposals

Land Disposals: 1999-2015

The previous Land Management Plan, completed in 1999, set the stage for the disposal of a number of CBJ properties. Since the adoption of the plan, 93 parcels of CBJ land have been sold, traded, or donated and are now in private ownership or dedicated for public projects. In addition to the revenues from these land sales, the CBJ benefits from property taxes now generated from lands that have been transferred into private ownership.

CBJ Land Disposals: 1999 – 2015

Year Disposed	Legal Description	Acreage	Purchaser	Purchase Price
2015	Lot 3, Block A, South Lena Subd.		Seabreeze Properties, LLC	\$112,500
2015	Lot 7, Block A, South Lena Subd.	0.93	Hassin, K & S	\$141,000
2015	Lot 8, Block C, South Lena Sub.	0.72	Lee, T	\$102,001
2015	Portion of Lot 2, USS 3873	0.90	Christ Evangelical Lutheran Church	Trade
2014	Lot 2, Block A, South Lena Subd.	.74	Juneau Housing Trust via Juneau School District	\$40,000
2014	Lot 2, Block C, South Lena Subd.	1.04	Stekoll, Spencer	\$161,000
2014	Lot 9, Block A, South Lena Subd.	1.53	Duval. S & L	\$99,001
2014	Lot 5, Block A, South Lena Subd.	0.95	Spickler, K & S	\$127,593.13
2013	Lot 7, Block 2, Juneau Indian Village	0.04	Central Council	Back Taxes; \$2,104.21
2013	Lot 10, Block 4, Juneau Indian Village	0.01	Central Council	Back Taxes; \$1,495.65
2012	Lot 8, Block A, Glacier View Subd.	0.15	Juneau Housing Trust for JDHS Home Building	Back Taxes + costs of demolition site cleanup
2011	Lot 10, Block L, Pinewood Park Subd. 2	0.28	Juneau Housing Trust for JDHS Home Building	\$73,778.42
2010	Lot 14, Block D, Greenwood Acres	0.17	Juneau School District for JDHS Home Building	\$65,000.00
2010	Lot 2, Block D, South Lena Subd.	0.94	Anderson, P& K	\$111,111.11
2010	Lot 15, Block A, South Lena Subd.	0.76	Forrer E. et al	\$82,582.00
2007	Lot 5, Block B, South Lena Subd.	1.09	Andrews, Alexander	\$87,110.00
2007	Lot 5, Block C, South Lena Subd.	0.90	Thompson, R & T	\$95,114.00
2007	Lot 19, Block A, South Lena Subd.	1.38	Quigg, J	\$150,777.77
2007	Lot 16, Block A, South Lena Subd.	0.70	Delay, B	\$68,544.18
2007	Lot 9, Block C, South Lena Subd.	0.71	Kantola, Erik	\$71,000.00
2007	Lot 4, Block B, South Lena Subd.	1.35	Thompson, Rex & Tobe	\$131,251.00
2007	Lot 8, Block C, South Lena Subd.	0.71	Thompson, Rex & Tobe	\$87,605.00

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Year Disposed	Legal Description	Acreage	Purchaser	Purchase Price
2007	Lot 6, Block D, South Lena Subd.	0.71	Manning, John	\$57,509.00
2007	Lot 13, Block A, South Lena Subd.	0.83	Yerkes, Joshua & Molly	\$81,569.00
2007	Lot 4, Block C, South Lena Subd.	1.08	Kennedy, Spencer K.	\$125,100.00
2007	Lot 6, Block A, South Lena Subd.	1.23	Sikes, Heather & Stephen	\$111,660.00
2007	Lot 14, Block A, South Lena Subd.	0.78	Yerkes, Joshua & Molly	\$68,912.10
2007	Lot 5, Block D, South Lena Subd.	0.78	Igloo Construction	\$53,000.50
2007	Lot 3, Block B, South Lena Subd.	0.70	Yerkes, Joshua & Molly	\$52,359.00
2007	Lot 1, Block C, South Lena Subd.	0.92	Tallmadge, Eric	\$141,801.00
2007	Lot 6, Block C, South Lena Subd.	1.06	Stekoll, Skye	\$210,666.00
2007	Lot 2, Block C, South Lena Subd.	1.04	Place, Aaron	\$127,666.00
2007	Lot 17, Block A, South Lena Subd.	1.13	Mathews & Taggart	\$107,576.99
2007	Lot 3, Block D, South Lena Subd.	0.96	Igloo Construction	\$61,500.50
2007	Lot 4, Block D, South Lena Subd.	0.81	Igloo Construction	\$55,000.50
2007	Lot 11, Block A, South Lena Subd.	0.78	Anderson, Gregory	\$109,303.00
2007	Lot 2, Block B, South Lena Subd.	0.70	Thompson, Rex & Tobe	\$61,648.20
2007	Lot 3, Block C, South Lena Subd.	0.22	Spencer, Spencer	\$181,069.00
2007	Lot 7, Block C, South Lena Subd.	1.02	Stekoll, Skye	\$210,666.00
2007	Lot 1, Block A, South Lena Subd.	0.77	Schultz, Charles & Kristen	\$104,516.00
2007	Lot 6, Block B, South Lena Subd.	0.86	Sathre, Constance Joan	\$136,010.70
2007	Lot 12, Block A, South Lena Subd.	0.77	Sathre, Constance Joan	\$91,010.70
2007	Lot 1, Block D, South Lena Subd.	0.94	Robinson, Michael & Kristen	\$119,700.00
2007	Lot 10, Block C, South Lena Subd.	0.72	Richards, Philip	\$81,250.00
2007	Lot 4, Block A, South Lena Subd.	1.17	Quigg, JoAnn	\$123,000.77
2007	Lot 9, Block B, South Lena Subd.	0.78	Girton, Heidi	\$121,666.00
2007	Lot 1, Block C, South Lena Subd.	0.73	Anderson, Gregory	\$108,303.00
2007	Fraction of Lot 1, Block 5, Juneau Townsite	0.03	National Education Association	\$86,820.00
2006	Lot 3, HDK subdivision; Fraction of Lot 4 USS 5504; Tract A and Tract. B USS 7297	10.81	Home Depot	\$3,511,730.00
2006	Lot 14, S'it T'uwan Subd. for JDHS Home Building Program	0.25	Juneau School District	\$65,000.00
2006	Track A, Golden Heights Subd.	31.53	Grant, Hugh	\$375,000.00
2005	Portion of Lot 10, USS 3288, Attached to lot 1, formed lot 1A Huffman Harbor Subd.	0.09	Taylor, Gordon & Faris, Tamra	\$17,894.00

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Year Disposed	Legal Description	Acreage	Purchaser	Purchase Price
2005	Portion of Lot 10, USS 3288, Attached to lot 2, formed lot 2A Huffman Harbor Subd.	0.09	Taber, John & Sharon	\$15,561.00
2005	Portion of Lot 10, USS 3288, Attached to lot 3, formed lot 3A Huffman Harbor Subd.	0.09	Houston, George et al.	\$20,521.00
2005	Portion of Lot 10, USS 3288, Attached to lots 4&5, formed lots 4A & 5A Huffman Harbor Subd.	0.25	Homan, Frank & Donna Jane	\$49,830.00
2005	Portion of Lot 10, USS 3288, Attached to lot 6, formed lot 6A Huffman Harbor Subd.	0.19	Lincoln, Hal & Jo Ann	\$32,713.00
2005	Portion of Lot 10, USS 3208, Attached to lot 7, formed lot 7B Huffman Harbor Subd.	0.05	Huizer, Ed	\$14,481.00
2005	Fraction Lot 8, Block 2, Juneau Townsite	0.01	Goldstein Improvements Co.	\$74,400.00
2005	Lot 12, Block 4, Shelter island AK Subd.	3.34	Ranch, David	\$1,343.25
2005	Lot 10, S'it'Tuwan Subd.	0.26	Tlingit-Haida Reg. Housing Authority	\$35,000.00
2005	Lot 25, S'it'Tuwan Subd.	0.21	Juneau School District	\$62,500.00
2004	Lot 54, S'it'Tuwan Subd.	0.22	Student Build House Sonnerberg, G & L	\$226,332.50
2004	Lot 224A, Block H, Cedar Park Bldg.	1.03	Juneau Jewish Community	\$101,034.00
2004	Lot 20, Subd. of ATS #14, Block 32, Douglas	0.19	McCormick, James	Trade for Land needed for Douglas Boat Harbor
2004	Lot 22A, Subd. of ATS #14, Block 32, Douglas	0.13	League, William	Trade for Land needed for Douglas Boat Harbor
2004	Lot 24 ,Subd. of ATS #14, Block 32, Douglas	0.15	Rudolph, Kenneth	Trade for Land needed for Douglas Boat Harbor
2004	Lot 21, Subd. of ATS #14, Block 32, Douglas	0.20	Boehl, Richard	Trade for Land needed for Douglas Boat Harbor
2003	Lot 23, S'it'Tuwan Subd.	0.21	Gardner, Myrna	Trade for Lot 25 S'it'Tuwan Subd.
2003	Lot 26, S'it'Tuwan Subd.	0.32	Transitions House Inc.	Donation
2003	Lot 1, USS 1075; Salmon Creek Medical Subd.	0.90	Juneau Alliance for Mental Health	Trade for N. Franklin Parking Lot
2002	Lot 33, S'it'Tuwan Subd.	0.21	High School Built House Haggard, M & T	\$185,000.00
2002	Lot 2, Block 206, Casey Shattuck	0.02	Lyon, Richard	\$16,851.00
2002	Lot 16C, USS 3055	0.30	Kibball, Arthur & Effie	Trade for USS 0

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Year Disposed	Legal Description	Acreage	Purchaser	Purchase Price
2002	Lot 65B, USS 3174	0.97	Godkin, Victoria	\$280,000.00
2001	Lot 32, S'it'Tuwan Subd.	0.21	Shepardson, Dale	\$45,000.00
2001	Tr. B1 Re-subd. of Lena Pt Subd. #3	22.40	NOAA	Trade
2001	Tract CH-4 Emerald Subd.	10.00	AK Mental Health Trust	Trade
2001	Lots 33-53 USS 3259	29.00	AK Mental Health Trust	Trade
2000	Portion Boston King Lode & Dewey Lode, USMS 955, shown as Lot 2 Salmon Falls Two Subd.	17.10	Henri, Joseph	Trade
1999	Lot G, USS 2517	0.69	Gitkov, John	\$196,570.69
1999	Fraction of Lot 212, USS 3545	0.36	Sanden, David	\$49,095.15
1999	Lot 2, Block 2, Shelter Island Subd.	3.00	Howard, Dana	\$36,000.00
1999	Lot 49, S'it'Tuwan Subd.	0.28	Santana, Lot	\$45,000.00
1999	Lot 25, S'it'Tuwan Subd.	0.21	Santana, Rosemarie	\$40,000.00
1999	Lot 24, S'it'Tuwan Subd.	0.21	Duran, Josette	\$40,000.00
1999	Lot 18, S'it'Tuwan Subd.	0.22	Duran, Marciano	\$40,000.00
1999	Lot 17, S'it'Tuwan Subd.	0.25	Kensinger, Scott	\$45,000.00
1999	Lot 14, S'it'Tuwan Subd.	0.25	Beres, Catherine	\$45,000.00
1999	Lot 15A, S'it'Tuwan Subd.	0.32	Tina, Gordon-Marylott	\$45,000.00
1999	Lot 16, S'it'Tuwan Subd.	0.34	Morris, William & Madeline	\$45,000.00
1999	Lot 20, USS 3260	0.77	Gotschall, Larry	\$50,000.00
1999	Lot 2, Lena Marie Subd.	1.45	Brouillette, Tyrus	\$60,000.00
1999	Lot 2, Block C, Hurlock Subd.	0.20	McCasland, Scott & Kathryn	\$227,000.00

Lessons Learned

Several important observations concerning these land disposals warrant discussion:

- There are misperceptions in the community about the CBJ's land base and land disposal potential. The CBJ is one of the largest landowners in Juneau, however much of its land is not suitable for development.
- CBJ sponsored subdivisions provide the most predictable outcome for the final subdivision. With the CBJ utilizing existing staff and financial resources, projects proceed in a straightforward manner toward a clear goal. Revenue generated from sales of property can be put back into future land development projects, reducing or eliminating the burden on taxpayers. However, CBJ supported subdivision projects can be difficult or impossible to undertake if insufficient funding is available.
- Lots with on-site wastewater disposal systems can have high failure rates and are typically

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developed with low densities of approximately one dwelling unit per acre. In consideration of the expense of providing public services to property, it would be fiscally prudent for future CBJ land developments and/or disposals to occur for lots that are served by public sewer and are developed at a density of 5 dwelling units per acre or above.

- The Land Fund does not currently have the funds to pay the significant up-front costs to construct improvements and subdivide its large tracts of land without the use of CIP funds.
- Some buyers of CBJ land used the CBJ's financing package which only required a 5% down payment, but then defaulted on payments. The CBJ reevaluated its financing terms and conditions to reduce this problem. The 2007, 2010, 2014 and 2015 Lena Land Sales have utilized a 10 year, 10% down, 10% interest rate and this has been, for the most part, successful even though the housing market collapsed shortly after the 2007 sale.
- Previously sold large tracts of land that were disposed of to stimulate the housing market remain undeveloped for a number of reasons. For this reason, future land sales of large tracks, sales to non-profits, and negotiated sales should contain a reversion clause or completion bond as part of the purchase agreement. This will facilitate development in a timely manner and allow the CBJ to regain ownership if the property remains undeveloped after a set number of years.
- The CBJ's utility expansion priorities should continue to support the land disposal program; coordination of the two is essential for the success of future land disposals.
- CBJ property is a public resource and the process of transferring this resource to individuals, non-profits or corporations must be conducted in a fair and transparent manner.

Quality of CBJ Land Available for Disposal

A number of significant factors have emerged during recent land disposal programs regarding the quality of CBJ land. There is a perception that the CBJ has an enormous land base which can easily be developed. The opposite is actually the case. Most CBJ land is located on steep slopes which greatly increases development costs. Additionally, much of the CBJ land consists of wetlands which pose unique construction and regulatory challenges.

Road access and utilities are also significant factors in the developability of CBJ lands. Most parcels of land will require expensive access roads which often will not have lots adjacent to them to supplement development costs. An example of this is the CBJ property holdings in Pederson Hill. The CBJ acquired private property in order to gain access routes to the developable portions of this area. Another significant factor is many of the parcels are not served by municipal sewer or water such as the Mendenhall Peninsula.

The combination of: accessibility, physical constraints, and presence or absence of utilities are factors often overlooked by the public when considering the role that the CBJ can play in the future development of the community. Undoubtedly development costs will be much greater than what developers of flatter land have experienced in the past. Land prices are likely to increase because of higher development costs.

CBJ vs. Private Sector as Developer

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Most of CBJ's land consists of large parcels which need to be subdivided and infrastructure installed before individual lots can be sold. CBJ's subdivision regulations require that street and utility improvements be constructed (or bonded to ensure completion) before lots can be offered for sale.

Large parcels of land are difficult to sell for two reasons. First, large parcels are particularly expensive, thereby limiting the market to a few participants. Second, the amount of land which is developable in a large parcel is difficult to determine without a close examination of the topography, wetlands, soil conditions, etc. If this information is unknown at the time of sale, then the land value can be significantly reduced due to the uncertainties. Often a greater return can be realized with the sale of a large parcel if a preliminary subdivision feasibility study is completed prior to the sale. This information will increase the confidence of prospective purchasers. It is also information which is needed if the CBJ is to be the developer of the land. Valuable wetland mapping currently underway by the Community Development Department will provide the CBJ Lands Office with information about the quality of land, and help set the price for future sales.

In some cases creating partnerships with developers and nonprofit organizations has proved to be a reasonable approach for developing a subdivision. The S'it'Tuwan Subdivision, developed by the Tlingit-Haida Regional Housing Authority, is an example of a successful partnership. In this case, the CBJ provided the land for the subdivision and Tlingit-Haida provided the capital for constructing the improvements. Upon completion of the subdivision, Tlingit-Haida obtained 40 lots for its low-income housing project and the CBJ obtained 15 lots for its use. A partnership such as this must be carefully evaluated to ensure success.

A variation of this partnership concept can be accomplished by the CBJ soliciting proposals from private developers through the Request for Proposals (RFP) process and selecting a developer to work with the CBJ on the subdivision development. The private developer would be responsible for working with the CBJ on designing, permitting, financing, and constructing the improvements. Upon completion of the subdivision, the developer and the CBJ would each receive lots based on the ratio of the value of the land to the value of the improvements.

This partnership concept has a number of advantages which include:

- *Equal Opportunity.* All private developers have an equal opportunity to participate in the process.
- *Potential Reduced Costs.* In some cases the cost of constructing the subdivision might be less by using the efficiencies offered by the private sector.
- *CBJ Sells Some of the Lots.* The public will have an opportunity to purchase lots either from the private developer or the CBJ.

Financing and Other Terms of Sale

The CBJ has offered financing terms for the sale of residential lots in order to allow wider participation by Juneau residents. Financing of undeveloped land is difficult to obtain from traditional financial institutions such as banks. In the past, CBJ's terms of sale have generally been 5 percent down, with annual payments over 10 years at 10 percent interest. One of the problems with the financing terms was the low down payment. With only 5 percent down, there was not sufficient investment by the purchaser to ensure that they would keep current with their land payments if problems arose during the development of the property. Starting with the 2007 Lena Land Sale, a 10 percent down payment was required which worked well in reducing the number of foreclosures. It is recommended that future land sales include a provision

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of a 10 percent down payment. Additionally, if there is a significant value in timber, gravel or other natural resources on the property, the down payment should also include the value of these resources.

Disposal Schedule

This plan identifies parcels of land which are suitable for disposal. Instead of committing to the disposal of land on a strict ten year schedule, the CBJ will actively monitor the market and conduct the disposals until such time that vacancy rates are approaching healthy levels (typically 5%). Currently demand is elevated and the Lands Office has been working to provide residential lots in the areas of Switzer Creek and Pederson Hill (also known as Hill 560). The Lands Office continues to sell the remaining CBJ owned lots in the South Lena Subdivision. Lands staff has also been directed by the Assembly to sell or lease the parking lot on the corner of North Franklin and Second Street downtown Juneau for a mixed use building with onsite parking.

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Future Land Disposal Program

Site Selection Process

The first step in selecting lands for disposal was to identify which lands were to be retained for public purposes such as parks, schools, airport, harbors, and other public facilities. An inventory of existing facilities and designated parks and open spaces was compiled.

The remaining lands were then evaluated in context with the 2006 Comprehensive Plan update and the Capital Improvement Plan (CIP) which identifies future utility projects. The evaluation resulted in a list of CBJ lands, located within the urban service area, identified for sale and development. The Buildable Lands Study of 2006 describes 12 properties for development potential. Tracts of land which have all utilities and existing access are considered highest priority for sale and development. Other tracts of land may have only water service at this time but within the next several years will be served with sewer. Upon installation of all planned utilities or zone changes for a particular tract of land, the disposal schedule will be adjusted.

Timing of Disposals

The next three chapters of this Plan include groups of maps which illustrate the distribution of CBJ lands throughout the community. These chapters also highlight the CBJ owned lands that are to be retained for public use as well as those lands that are to be disposed of to promote community growth.

The location and availability of utilities will play a major role in stimulating the development of CBJ lands. The parcels for disposal are listed in order of priority. Availability of infrastructure will trigger adjustments in the land disposal priority list.

Reservations of Land within Large Tracts

Another concern with the identification of the large tracts of land for disposal is that not all the land within a parcel would be sold or developed. Reservations will be made for greenbelts along stream corridors, protection of valuable wetlands, public facilities, and other areas with significant public interest. These features would be identified during a reconnaissance study of the tract, prior to subdivision. The remaining lands, which are appropriate for development, would be sold.

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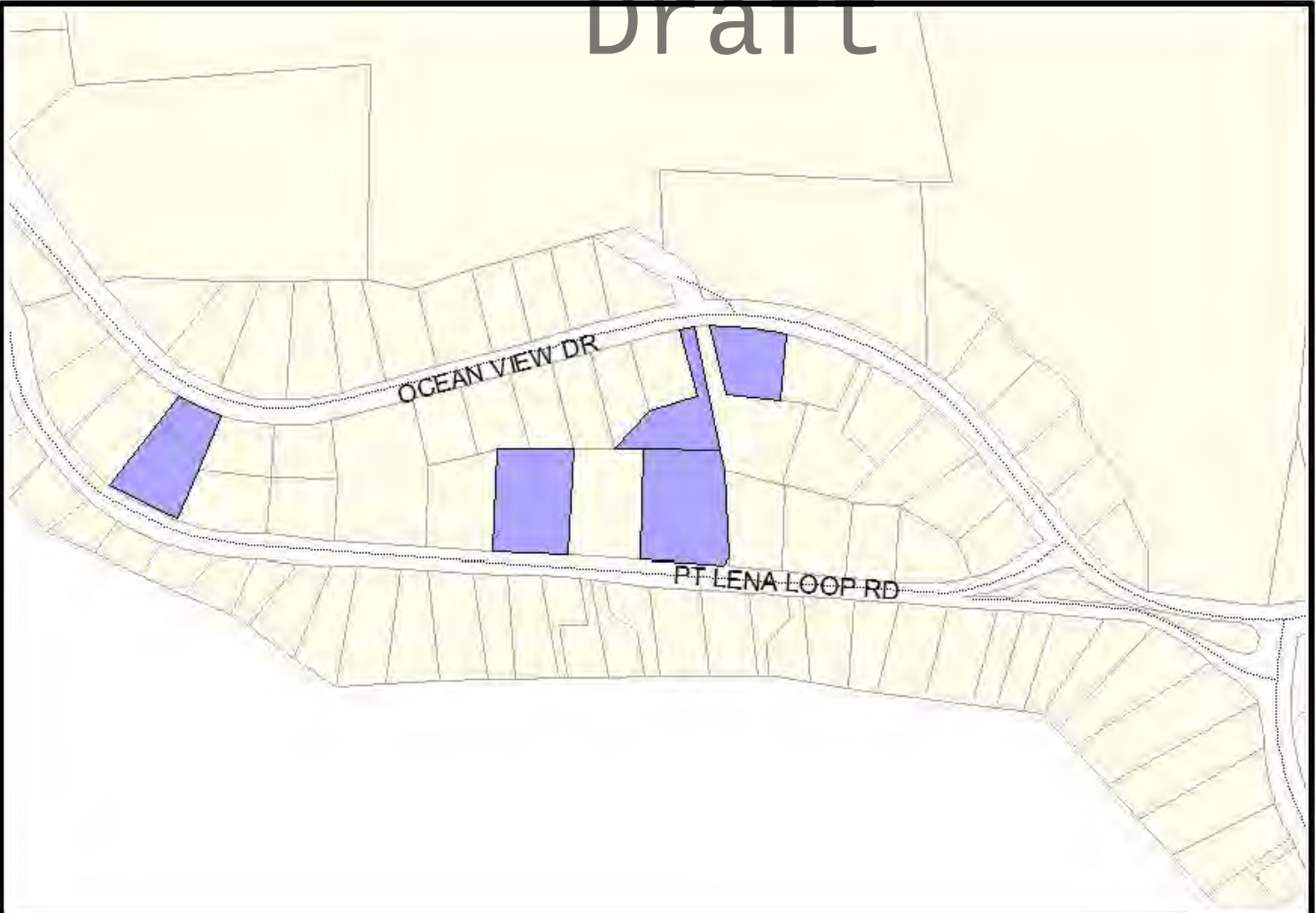
Parcels for Disposal

The following identified parcels are available for disposal. Each parcel is depicted showing relative size as well as individual parcel description, development constraints, disposal recommendations, and other factors relative to the parcels. For an understanding of any potential development constraints, the following legend summarizes the general conditions impacting each parcel.

The parcels selected in this section are considered for near term disposal. Work will continue on them over the next two years. Each property in this section has had some initial investigation that has led it to be part of this list. Also included in this list are parcels that have recently had access, water, or sewer service extended to them. Other properties that are owned by the CBJ can still be disposed of even if they are not highlighted in this section. All potential disposals are contained in the *CBJ's Land Holdings* section of this plan, in the 'retention status' column.

DEVELOPMENT CONSTRAINT LEGEND	
Condition	Constraint
Wetland	○ No wetland present ● Some wetland present ● Significant wetland present
Flood Plain	○ No flood plain present ● Some flood plain present ● Significant flood plain present
Hazard Potential (Hazardous condition defined as an area with snow or land slide potential)	○ Free of hazardous conditions ● Some hazardous conditions present ● Significant hazardous conditions present
Slope	○ All 0% to 15% grade or slope ● Limited grade or slope but not in excess of 30% ● Predominately severe grade or slope equal to or in excess of 30%
Water service	○ Public water service directly available ● Public water service within 1,000 ft. or less ● Public water service not presently available
Sewer service	○ Public sewer system directly available ● Public sewer service within 1,000 ft. or less ● Public sewer service not presently available
Access	○ Direct access to public streets available ● Ability to access to public streets available ● No available access to public streets

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Lands ID Numbers: 0140, 0141, 0143, 0144, 0145, 0147, 0148, 0159

Parcel Zoning: D-3 Single Family/Duplex

Parcel description: South Lena Subdivision; Block A, Lot 8; Block A, Lot 10; Block A, Lot 18; Block A, Lot 20; Block B, Lot 4

Parcel Area: From approximately $\frac{3}{4}$ of an acre to 1 $\frac{1}{2}$ acres

Development Constraints:

Natural Conditions:

- Wetlands: ☒ Significant
- Flood Plain: ☐ None
- Hazard Potential: ☐ Low
- Slope: ☒ Moderate

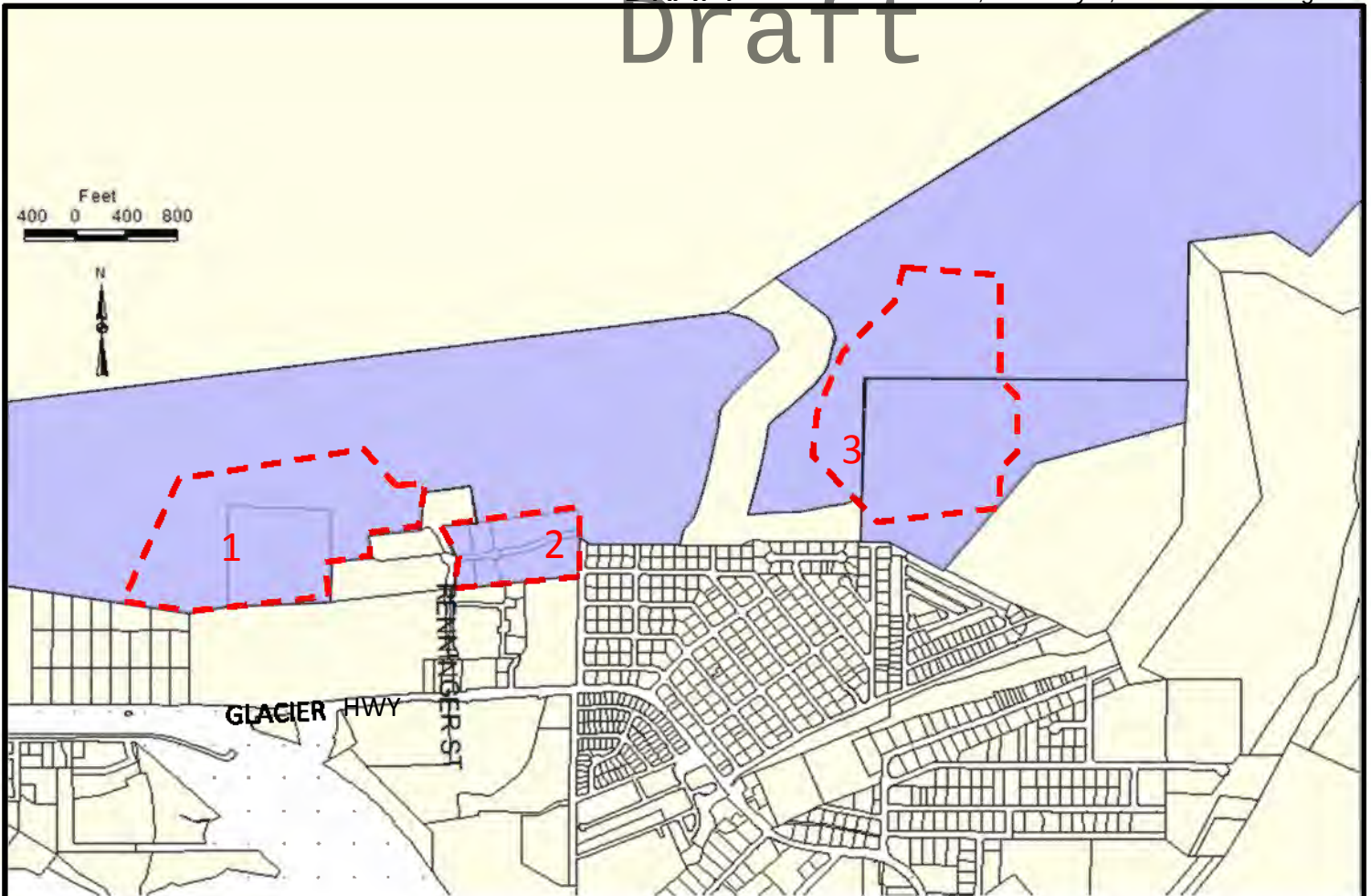
Infrastructure:

- Water Service: ☐ Available
- Sewer Service: ☒ None
- Access: ☐ Direct

Comments: These lots are what remain from the 1999 South Lena Subdivision and 2007, 2010 2014 and 2015 Lena land sales. The Lands Division has been authorized to sell the remaining lots through the sealed competitive bid process. A portion of these lots will be made available to the public in 2016.

Disposal Recommendation: Sealed competitive bid. Conditions are outline in Ordinance Serial No. 2014-07(b) adopted on 2/24/2014.

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Lands ID Numbers: 0802, 0803, 0804, 0805, 0806, 0807, 0812, 0820, 0832

Parcel description: USS 5504, Lot 2A & Lot 6; ASLS 2004-22, Tract B1

Parcel Zoning: D5 Single Family/Duplex, D15 Multifamily

Parcel Area: Approximately 690 Acres

Development Constraints:

Natural Conditions:

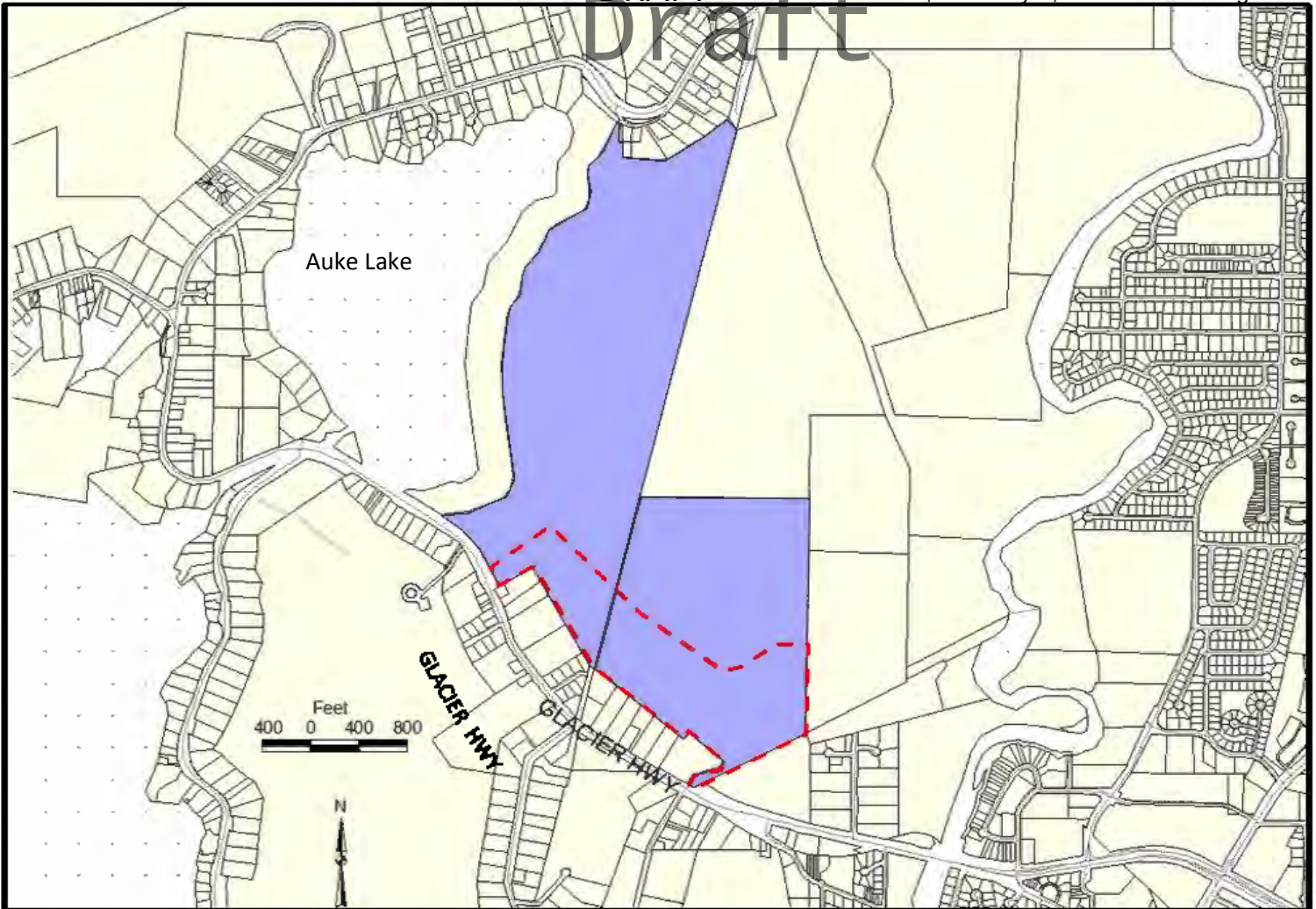
- Wetlands: ● Significant
- Flood Plain: ○ None
- Hazard Potential: ● Moderate
- Slope: ● Moderate

Infrastructure:

- Water Service: ● Within 1,000 ft.
- Sewer Service: ● Within 1,000 ft.
- Access: ● Within 1,000 ft.

Comments: Three pockets within these parcels have been selected for development potential based on the 2006 Buildable Lands Study and the 2012 CBJ Switzer Lands Residential Development Study and are shown above. A subdivision of Area 2 has recently been completed and will provide 6 buildable lots which are zone D15. The theoretical capacity of this subdivision is around 180 units after preservation of valuable habitat. Updates to existing water/sewer systems are needed prior to development, road access and slope are also partial constraints and need to be studied thoroughly in order to reliably estimate costs of Areas 1 and 3.

Disposal Recommendation: Development of Area 1 will begin after the JSD has completed planning for a future school in the area. A subdivision of Area 2 has created 6 buildable lots that will be sold once construction of the right-of-way is complete. A right-of-way will need to be extended to Area 3 prior to development. Future phasing and subdivisions could be completed through public private partnerships, non-profit collaboration, sale of large tracts to the private sector or by CBJ subdivision and sale of individual lots.



Lands ID Numbers: 0420, 0440

Parcel Zoning: D10 SF Single Family/Duplex,
D10 Multifamily

Parcel description: USS 3873; Fraction of
USS 3406

Parcel Area: Total acreage of both parcels:
roughly 352 acres.

Development Constraints:

Natural Conditions:

- Wetlands: ☒ Intermittent
- Flood Plain: ☐ None
- Hazard Potential: ☐ Low
- Slope: ☒ Moderate

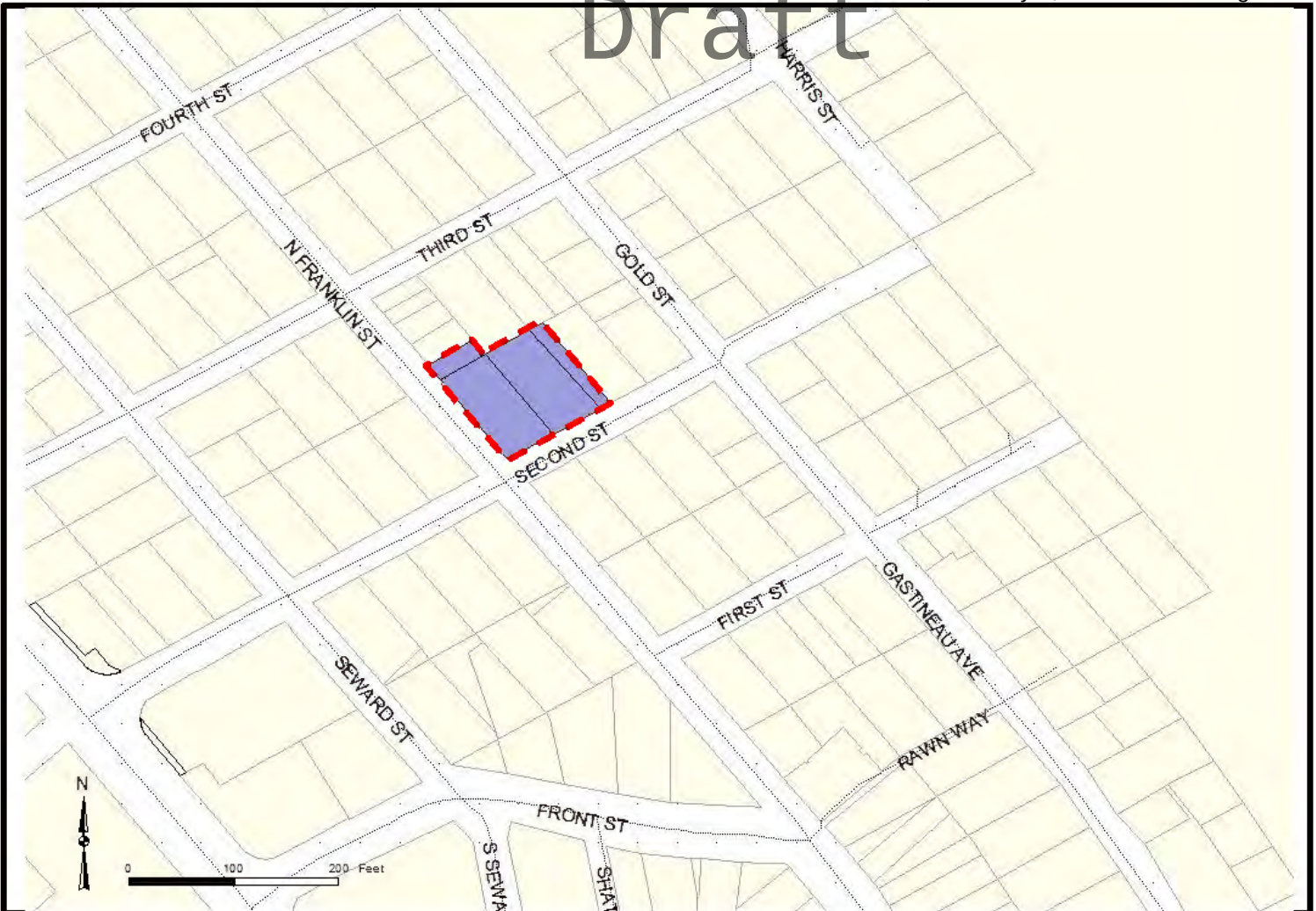
Infrastructure:

- Water Service: ☒ Within 1,000 ft.
- Sewer Service: ☒ Within 1,000 ft.
- Access: ☒ Within 1,000 ft.

Comments: The Lands Office is working to evaluate access routes to this property from Glacier Highway. The area within the dashed line will be developed first. Lands staff recently completed a zone change to D10 and D10 SF for a portion of these lots as well as a land trade to gain access from Glacier Highway. Development will include multifamily and single family homes. Over the next two years Lands Staff expects to complete the initial surveying, acquire permits, and begin ground work for the first phase.

Disposal Recommendation: This development will take place in phases; the first phase will be initiated by the CBJ with the possibility of having development partners. Future phasing and subdivisions could be completed through public private partnerships, non-profit collaboration, sale of large tracts to the private sector or by CBJ subdivision and sale of individual lots.

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Lands ID Number: 1007

Parcel Zoning: MU Mixed Use

Parcel description: Juneau Townsite Block
11 Lot 1, 2, 3 & fraction Lot 8;

Parcel Area: Approximately .30 Acres

Development Constraints:

Natural Conditions:

- Wetlands: ☐ None
Flood Plain: ☐ None
Hazard Potential: ☐ Low
Slope: ☐ Low

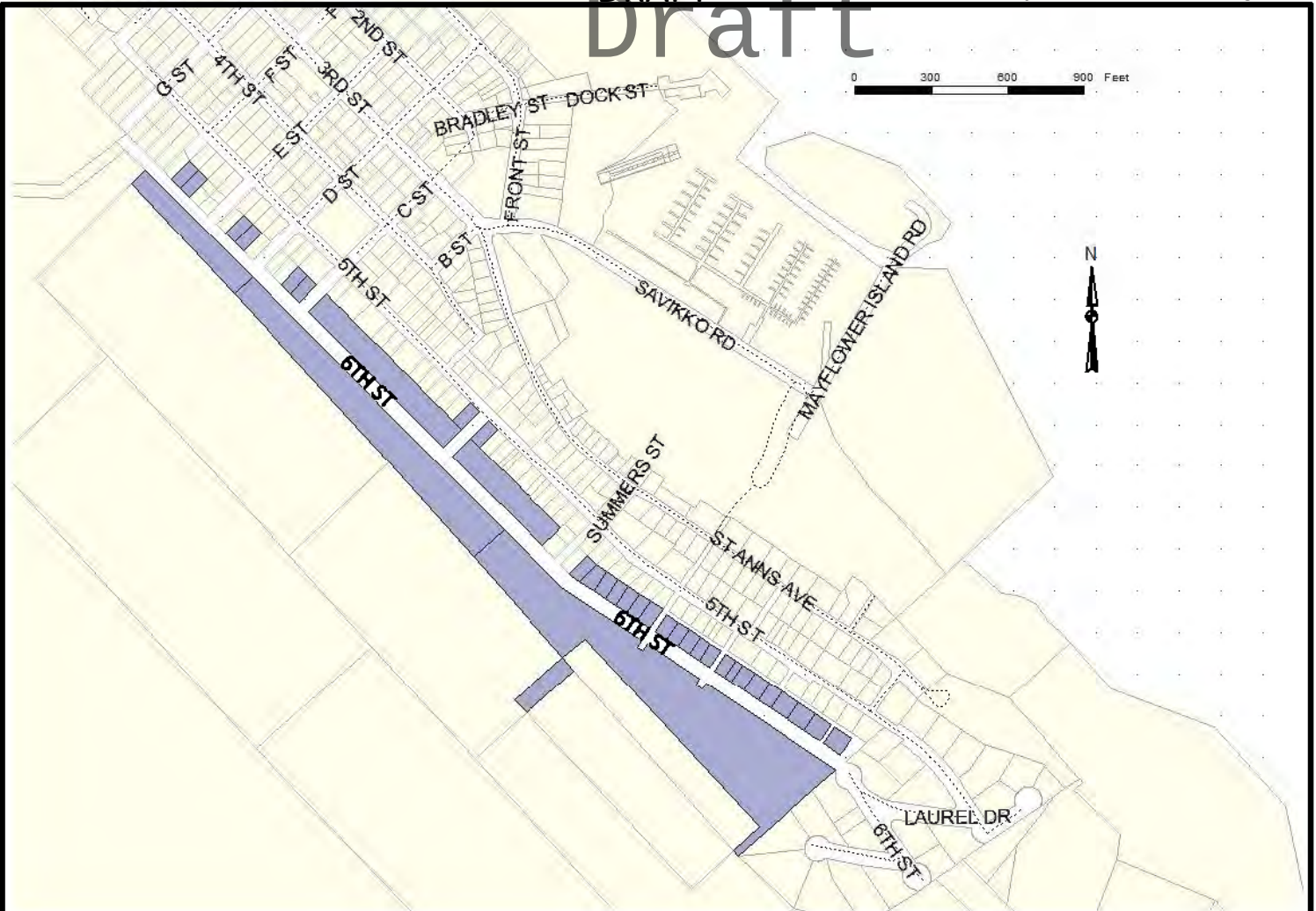
Infrastructure:

- Water Service: ☐ Available
Sewer Service: ☐ Available
Access: ☐ Direct

Comments: In 2014 the Assembly directed Lands staff to solicit proposals to dispose of this property. Currently a request for proposals (RFP) is being drafted that will facilitate the sale or lease of this lot.

Disposal Recommendation: The RFP will describe the process and conditions of this sale or lease. The current disposal plan is to offer the lot for lease or for sale using the sealed competitive bid procedure. This option allows for the option to require a development plan, in such instances the Manager is authorized to negotiate with the two best proposals, award would be subject to Assembly Approval.

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Lands ID Numbers: Multiple numbers

Parcel Zoning: D5 Single Family/Duplex

Parcel description: Numerous subdivided parcels along the undeveloped ROW of 6th street

Parcel Area: Approximately 17 Acres

Development Constraints:

Natural Conditions:

- Wetlands: ☒ Intermittent
- Flood Plain: ☐ None
- Hazard Potential: ☐ Low
- Slope: ☒ Moderate

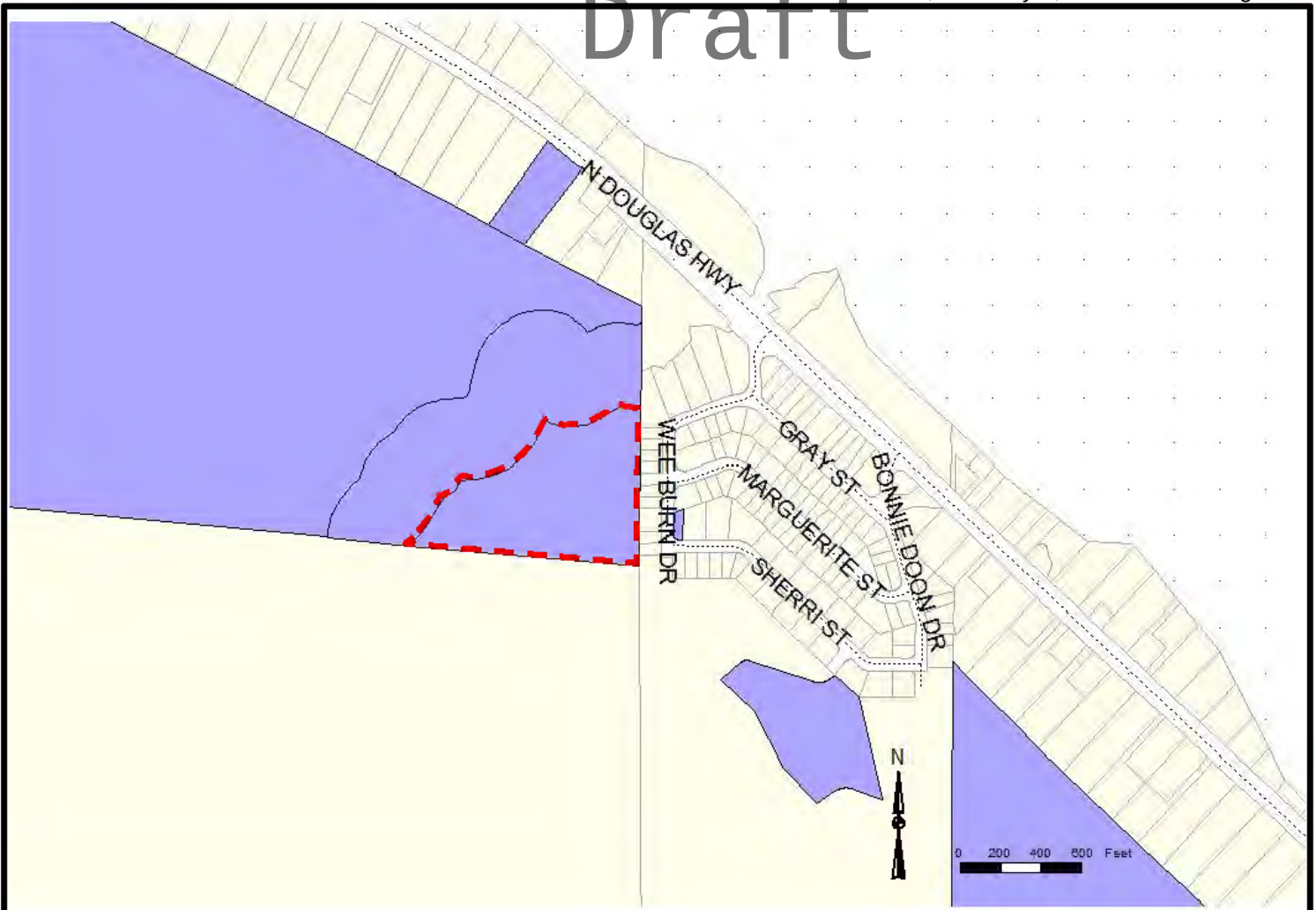
Infrastructure:

- Water Service: ☒ Within 1,000 ft.
- Sewer Service: ☒ Within 1,000 ft.
- Access: ☒ Within 1,000 ft.

Comments: Sixth Street Douglas has previously been platted and partially subdivided. This site needs further investigation prior to development. On June 2, 2015, the Affordable Housing Commission sent a letter to the Mayor and Assembly requesting that staff develop a disposal plan for these lots.

Disposal Recommendation: Future phasing and subdivisions could be completed through public private partnerships, non-profit collaboration, and sale of large tracts to the private sector or by CBJ subdivision and sale of individual lots.

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Lands ID Number: 1420

Parcel Zoning: D5 Single Family/Duplex

Parcel description: USS 3559, Lot 1

Parcel Area: Approximately 17 Acres

Development Constraints:

Natural Conditions:

- Wetlands: ☒ Intermittent
 Flood Plain: ☐ None
 Hazard Potential: ☐ Low
 Slope: ☒ Moderate

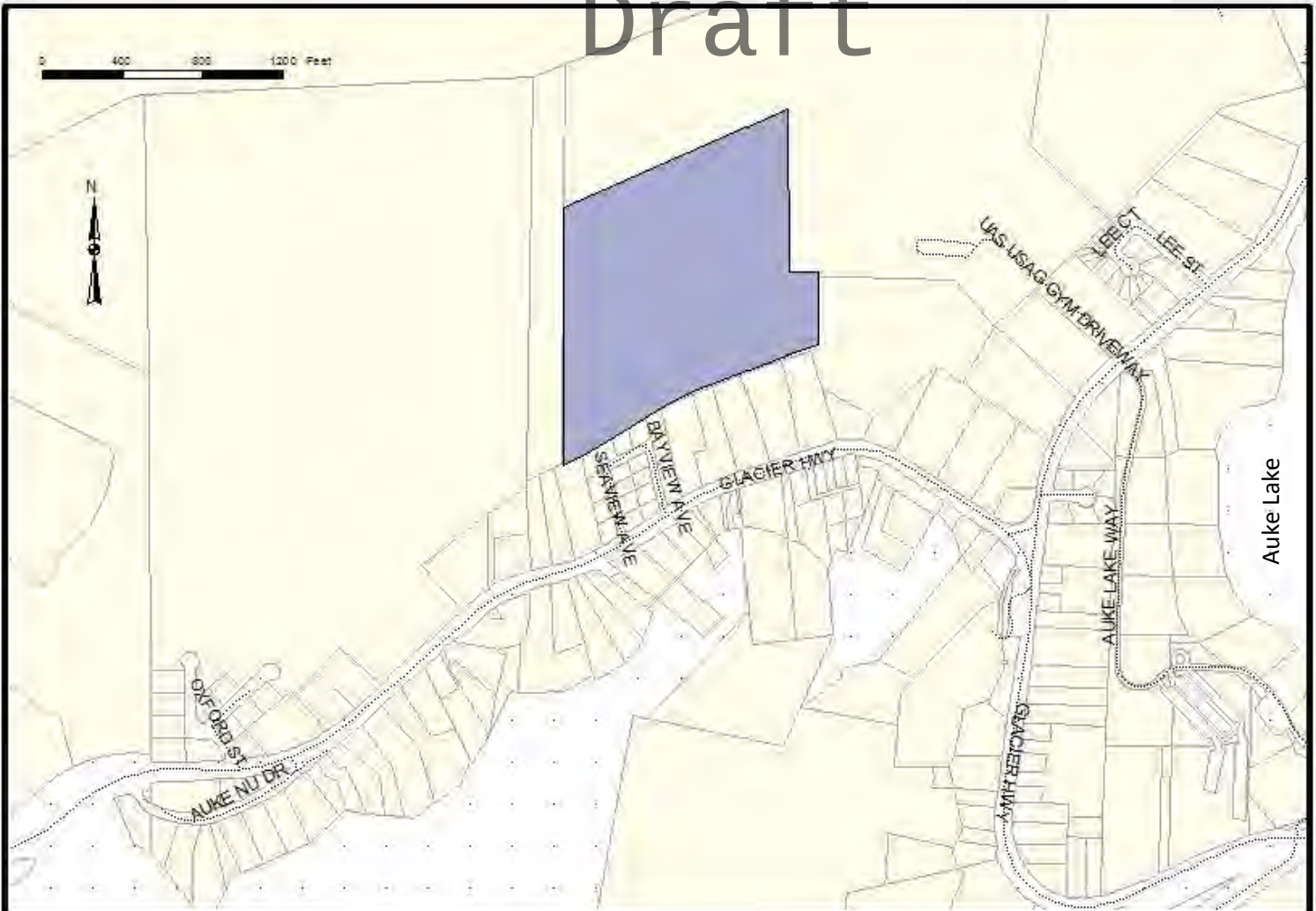
Infrastructure:

- Water Service: ☒ Within 1,000 ft.
 Sewer Service: ☒ Within 1,000 ft.
 Access: ☒ Within 1,000 ft.

Comments: This property is a fraction of this CBJ owned parcel located between the Neilson Creek setback and the Bonnie Brae Subdivision. Recent updates to the water and sewer system reach this property at the undeveloped ROW at the corner of Marguerite Street and Wee Burn Drive.

Disposal Recommendation: This fraction must first be subdivided from the larger property which is over 1,000 acres prior to a subdivision or sale. A future subdivision could be completed through public private partnerships, non-profit collaboration, the sale of the large tract to the private sector or by City subdivision and sale of individual lots.

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Lands ID Number: 0315

Parcel Zoning: D3 Single Family/Duplex

Parcel description: USS 3820, Fraction of Lot 3B1

Parcel Area: Approximately 29 Acres

Development Constraints:

Natural Conditions:

- Wetlands: ☒ Significant
- Flood Plain: ☐ None
- Hazard Potential: ☐ Low
- Slope: ☐ Moderate

Infrastructure:

- Water Service: ☒ Within 1,000 ft.
- Sewer Service: ☒ Within 1,000 ft.
- Access: ☒ Within 1,000 ft.

Comments: This parcel will need to be evaluated in greater detail to better determine any development constraints and to evaluate the cost associated with development.

Disposal Recommendation: A future subdivision could be completed through public private partnerships, non-profit collaboration, sale of the large tract to the private sector or by CBJ subdivision and sale of individual lots. Any development or sale of this lot should be consistent with the goals of the Auke Bay Management Plan. Access right-of-way will need to be secured prior to development of this property.

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**Lands ID Numbers:** 0829 & 0830**Parcel Zoning:** Industrial & Rural reserve (RR)**Parcel descriptions:** HDK LT 4 & RSH II LT 2B**Parcel Area:** Approximately 20 AcresDevelopment Constraints:Natural Conditions:

- Wetlands: ☐ None
- Flood Plain: ☐ Low
- Hazard Potential: ☐ Low
- Slope: ☒ Moderate

Infrastructure:

- Water Service: ☒ Within 1,000 ft.
- Sewer Service: ☒ Within 1,000 ft.
- Access: ☐ Direct

Comments: This lot is currently the South Lemon Creek Material Source and is mined as a gravel source for City and State projects. This source is at the end of its lifespan and should be redeveloped to meet the need for industrial property.

Disposal Recommendation: A future major subdivision could be completed through public private partnerships, non-profit collaboration, the sale of the large tract to the private sector or by CBJ subdivision and sale of individual lots. Any development or sale of this lot would need to be consistent with adopted development plans for this region.

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Process for Disposing of Large Tracts

Each large tract of land identified for disposal should proceed along a series of steps, ultimately leading to the disposal of the land. The steps are described in this section. These steps should be followed regardless of whether the CBJ acts as the developer of the land or the large tract is sold as an un-subdivided parcel, directly to a developer.

Delineation of Disposal Site

As a first step, staff will delineate areas within the larger tract of land which appear most suitable for residential or other development. Information from adopted plans identifying trails, greenbelts, open spaces, schools and other public uses will be evaluated to select the most appropriate location. This stage may also include an environmental evaluation. A consulting firm may be hired to assist in determining the feasibility of development and identification of potentially developable sites within a larger tract. At this time wetlands delineation and jurisdictional determination of that tract should be completed in order to develop a mitigation plan for any wetlands that will need to be filled as part of the development.

Agency Review

State and federal agencies as well as CBJ departments will be asked to review and comment on the proposed disposals. Issues to be addressed at this stage include: access, on-site sewer approvals where needed, water rights, wetlands delineations and preservation, archaeological resources, fish and wildlife concerns, etc. The location and boundaries of the proposed disposal sites might be adjusted at this stage in response to specific agency concerns.

Preliminary Title Report

The purpose of the preliminary title report is to ensure there are no title problems that would create obstacles to the disposal of the property. This should be accomplished before any major expenditure on project development.

Sketch Plat

This preliminary topographic work should be of sufficient detail to establish road alignment and approximate subdivision layout. The level of topographic mapping detail needs to be defined by CBJ staff and a consultant hired to accomplish this work.

A sketch plat will be prepared of the entire site to be reviewed by the Planning Commission. Taking in to account comments of the Planning Commission, approval for preliminary plat layout will be provided by CBJ staff.

Reservation of Public Use Lands

Based on a review of topographic mapping, wetlands delineation, and proposed sketch plat, areas to be reserved in CBJ ownership for greenbelts, open spaces, trails, schools, utilities, and other public uses will be precisely defined. These public-use reservations will be accomplished before the developable land is offered for sale.

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Market Assessment

Sales of large tracts of property are long term investments. There is generally a significant lag in time between purchase of a large tract and the point when it has been developed to a level where individual lot sales are possible. An assessment of long term market conditions will be done to evaluate the feasibility and desirability of the proposed land disposal. The assessment will be a combination of examining the availability of vacant private lots, pricing, location and types of property, as well as subdivision permitting activity. The goal will be to not unreasonably compete with the private sector. A previously completed market assessment or housing action plan can substitute for a new market assessment.

Public Workshop

At this stage CBJ staff will conduct a public workshop(s) to allow the public to offer comments about the subdivision. Particularly important here will be the opportunity to identify preferred methods of disposal, comment on subdivision design, suitability of areas reserved for public use, and identify ways to mitigate impacts to adjacent neighborhoods.

Development Plan

At this point the Assembly will decide whether to retain the property for subdivision by the CBJ, offer the property for sale or to solicit proposals for a public/private partnership. If the property is sold, the purchaser will be responsible for platting, design, and construction. If a public/private partnership is created, the CBJ and the developer will jointly undertake the platting and development of the property.

Preliminary Plat

The preliminary plat will show more detailed information about that portion of the land to be immediately subdivided.

Construction Design

Final construction plans based on the preliminary plat layout will be approved by the CBJ Engineer. Developers have two options; they may either construct all of the required improvements after the plans have been approved or provide a bond that guarantees all construction will be completed. Bonding will allow the final plat to be recorded and lots sold without all construction completed. In instances when the CBJ is the developer, this step might entail an appropriation of funds to demonstrate intent to complete the work, in lieu of bonding. Other options for construction design are possible and will need to be reviewed and approved on an individual basis.

Final Plat Approval

The final plat will show the surveyed boundaries of all lots. This may include all proposed lots in the preliminary plat, or only a phase of the proposed development. The developer will obtain final plat approval after meeting the following conditions:

- *Planning Commission Approval.*
- *Preliminary Plat.* All conditions set out in the preliminary plat are completed.
- *Construction.* All construction is completed or completion is guaranteed by a posted bond.
- *Survey.* All monuments are set and shown on the plat.

After these actions have been completed the plat can be recorded. At that time the CBJ or developer can sell or develop the lot(s).

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Methods of Disposal

The Municipal Code authorizes CBJ owned land to be disposed of in a variety of ways including: lease, land exchange, over-the counter sales, lottery, auction, sealed competitive bid, negotiated development and disposals for public use. Regardless of the method of disposal, all land sales have a similar process that must be followed to insure a smooth transition of ownership; this includes adopting an ordinance and public meetings. CBJ§53.09.200

Leases

The plan focuses on the systematic disposal of CBJ property to stimulate a variety of residential development types, regardless, land leases are appropriate for tidelands and commercial/industrial development and are approved by the assembly on a case by case basis. CBJ§53.09.260

Land Exchanges

It is recognized that at some point the CBJ will likely have opportunities which will involve the exchanges of property. This has proven to be an important method for both disposal and acquisition of land and can be utilized to gain importance access routes to large CBJ owned tracks such as the Pederson Hill. CBJ§53.09.260

Over-the-Counter Sales

Over-the-counter sales will be most useful as a means of re-offering lots which did not sell in original land disposal programs such as lotteries, auctions, etc. An over-the-counter program can readily be developed, as needed. This method allows for the direct sale of land to the public at a fixed pre-determined price based on fair market value. This offering would be open to the general public. CBJ§53.09.240

Lotteries

The Municipal Code describes one type of lottery. In a lottery, an interested person or corporation files a lottery application for the specific lot desired. Applicants are limited to one application per applicant per lot. This system allows every applicant an equal chance to win the opportunity to purchase the specific lot.

Auctions

The Municipal Code provides for the manager, or designee, to conduct outcry auctions to dispose of CBJ owned land. An advantage of auctions over lotteries is the ability of an individual to directly compete for a specific desired lot by out-bidding competitors. An advantage to the CBJ results from the fact the CBJ would likely get a higher return from land sold through auctions. The required minimum bid is the appraised value. A disadvantage of the auction method is that the system discriminates against lower income individuals and families.

The auction disposal is distinct from the lottery in two key ways. First, corporations as well as individuals may participate. Second, an individual or corporation may purchase more than one parcel at each auction. CBJ§53.09.230

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Sealed Competitive Bids

This is the most commonly used method of disposal, because it allows for the broadest participation and offers a good opportunity to get a fair price for the land being sold. Similar to the auction, sealed competitive bids provide an opportunity for both individuals and corporations to compete to acquire a particular parcel. From an administrative standpoint, the sealed bid process is perhaps the easiest and least expensive disposal procedure, as there is no lottery or auction "event" to coordinate.

The Municipal Code allows a development plan to be required as part of a sealed competitive bid. In such instances the manager is authorized to negotiate with the two best bidders when determining the bid award. If the development proposal is a major factor in awarding the bid, the award is subject to Assembly approval. CBJ§53.09.250

Negotiated Sales

The manager may negotiate the sale of CBJ property when specifically authorized by the Assembly to do so. The terms of a negotiated sale are subject to the approval of the Assembly unless a prior ordinance authorizing negotiations to commence has established minimum terms and delegated the execution of additional terms to the manager.

Negotiated sales may be the preferred method of disposal in a variety of instances. For example, several of the miscellaneous parcels, which are surplus to the CBJ's needs, are too small to be developed independently. It would be preferable to negotiate a sale of those lots with one or more adjacent property owners to enhance their property. CBJ§53.09.260

Disposals for Public Use

The lease, sale, or other disposal of municipal land or resources may be made to a state or federal agency for less than the market value provided the Assembly approves the terms and conditions of such disposal by ordinance. The sale, lease, or other disposal of City and Borough land or resources may be made to a private, nonprofit corporation at less than the market value provided the disposal is approved by the assembly by ordinance, and the interest in land or resource is to be used solely for the purpose of providing a service to the public which is supplemental to a governmental service or is in lieu of a service which could or should reasonably be provided by the state or the City and Borough. CBJ§53.09.260

Selection of Disposal Methods

In instances where the CBJ wants to maximize revenues, auctions and sealed competitive bid methods are the most appropriate methods to use. However, lotteries are the preferred method for the purpose of providing affordable building lots. Lotteries allow lots to be sold at a set price and have the effect of stabilizing land values.

Type of Sale	Application Requirements	Applicant's Qualifications	Sale Price	Payment Terms	Frequency of Participation	Comments
Lotteries	- One application per person per parcel or pool of parcels - Application fee \$25 each	- Individual, 18 years or older have an Alaskan domicile - Corporation registered to do business in Alaska	Appraised value	10% down (within 30 days) - Ten equal annual payments	N/A	Planning Commission Review Assembly Approval
Auctions	Prior registration	- Individual, 18 years or older, have an Alaskan domicile - Corporation registered to do business in Alaska	- Highest bid - Minimum bid is appraised value	10% down (within 30 days) - Ten equal annual payments	One parcel per auction	Planning Commission Review Assembly Approval
Negotiated Sales	N/A	Individual, 18 years or older, have an Alaskan domicile Corporation registered to do business in Alaska	Appraised value, or set by the Assembly	Negotiated	N/A	Planning Commission Review Assembly Approval
Sealed Competitive Bids	N/A	- Individual, 18 years or older, have an Alaskan domicile - Corporation registered to do business in Alaska	Highest bid	10% down - Ten equal annual payments	N/A	Development proposal may be required as part of bid. Manager may negotiate with two best bidders when development proposal is factor in bid award
Over the Counter Sales	N/A	- Individual, 18 years or older, have an Alaskan domicile - Corporation registered to do business in Alaska	Appraised value or assembly approval	10% down Ten equal annual payments	N/A	The manager shall establish a method of determining who has first and subsequent chance of purchasing parcels among those who are present at the time over-the-counter parcels are first available.
Land Exchanges	\$500.00	- Individual, 18 years or older, have an Alaskan domicile - Corporation registered to do business in Alaska	An equal value property or set by the Assembly	10% down Ten equal annual payments		Planning Commission Review Assembly Approval
Negotiated Land Leases	\$500.00	- Individual, 18 years or older, have an Alaskan domicile - Corporation registered to do business in Alaska	Appraised value or assembly approval	Payments made monthly		Planning Commission Review Assembly Approval
Disposals for Public Use	\$500.00	Government agency or nongovernment agency	Less than fair market value	Terms and conditions approved by ordinance	N/A	Planning Commission Review. Assembly Approval

Land Disposal Methods - (CBJ 53.09.200-270)

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Development Costs

The following information is provided for the purpose of understanding the cost of developing land in Juneau. The significance of these costs are directly tied to the affordability of housing. Information included in this section is for reference only, development costs can vary greatly due to environmental conditions.

Site Specific Factors that Affect Construction Costs

Construction costs for subdivision development are dependent upon several site characteristics including: geographic location, zoning, wetlands, topography, soils conditions and upgrading roads & utilities. Costs in this section vary greatly and are not quantifiable across CBJ land. These cost characteristics are detailed as follows:

- **Geographic Location.** The geographic location of the proposed development site affects construction costs in several ways. Costs may be impacted based on distances associated with the following:
 - Hauling construction materials
 - Transporting workers
 - Locating storage and waste sites
 - Importing borrow or eliminating excess material
 - Connecting the site to the nearest roads and utilities
- **Zoning.** Zoning controls the density of the development as well as minimum lot size. Therefore, zoning will limit the maximum number of lots allowed at a specific site. The development costs on a per lot basis will generally be greater in low-density zones that allow fewer lots per acre. Road development costs will be affected by road standards set forth in zoning regulations. Rural zones may allow open ditches with gravel surfaced streets, whereas, urban zones may require concrete sidewalks, curbs, gutters, and paved streets. Additionally, in order to provide for public health, safety, and welfare zoning may require setbacks from streams, flood plains and the waterfront, as well as preservation of open areas, parks and greenbelts. These features reduce the acreage available for residential lots, and may increase the construction costs per lot.
- **Wetlands.** Delineation and mapping of wetlands is a time consuming and expensive step in developing CBJ property. Any wetlands under the jurisdiction of the US Army Corps of Engineers that need to be filled or altered in order to complete development will require a U.S. Army Corps of Engineers Wetland Fill Permit. The Corps requires that development; avoid, minimize and mitigate impacts of wetlands or other waters of the U.S. If wetlands are to be altered or filled the CBJ must mitigate by; functionally enhancing wetlands, provide preservation of other equal valued wetlands, and/or pay fees in lieu of mitigation to the extent that the Corps permit demands. Many of the CBJ owned properties contain extensive wetlands that slow development and increases costs.
- **Topography and Soils.** Topography and soil conditions have a direct influence on construction costs. Construction costs increase at steeper sites and those with poor soil conditions. As the site topography becomes steeper, costs may increase due to the following:
 - Increased difficulty in designing efficient lot and road configurations

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- Increased difficulty maximizing lot development and minimizing cost of utility construction
 - Possible need for retaining walls and drainage structures
 - Increased number of sanitary sewer manholes and storm drain catch basins
 - Need for slope stabilization
 - Increased quantities of excavation and embankment
- **Roads and Utilities.** Existing roads and utilities may need to be upgraded prior to, or in conjunction with, the development of a new subdivision; which is the case for most CBJ owned property. This might occur in instances when the current utility systems or roads are at, or near capacity, or are substandard. Such upgrades will result in significant added costs and extending development timelines. In addition, subdivisions developed at higher elevations may require construction of a water pump station and reservoir to assure adequate water pressure for domestic use and firefighting purposes.

Deriving the Costs of Developing Property

The following aspects of construction work need to be considered when deriving an estimate of total costs.

- Subdivision design
 - Clearing and grubbing
 - Excavation and embankment
 - Sanitary sewer systems
 - Water systems
 - Storm drainage systems
 - Street improvements
 - Private utilities
- **Subdivision Design.** Design services for subdivision development typically include the following:
 - Surveying
 - Soils investigation and testing
 - Lot and right-of-way design
 - Street and utilities design
 - Construction administration and inspection

A major concern for the potential subdivision developer is the amount of time it takes for consultants to provide these services in the Juneau area. Local engineering consultants estimate it takes ten to twelve months from the time of initial subdivision plan submittal to the CBJ before construction can begin on major subdivisions.

- **Clearing and Grubbing.** Clearing and grubbing involves the removal of all trees, shrubs and organic surface material from street right-of-ways and any developed lots. This includes hauling and dumping costs.
- **Excavation and Embankment.** The quantity of excavation and embankment is dependent upon

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the site topography. For relatively flat surfaces (slopes less than four percent), excavation will entail removing 30 inches from the roadbed and replacing it with suitable, non-frost susceptible material. Some areas may require soil removal to depths greater than five feet, depending on soil conditions. Filter fabric is often used to bridge weak soil areas.

As site slopes increase, the quantity of excavation and embankment may increase considerably. For example, if the slope increases from flat to 12 percent, the typical road section excavation quantities might increase by as much as 80 percent; similarly, the embankment quantities might increase by 30 percent. These quantity increases will depend on the balance of cut and fill in the road's cross-sectional design.

The cost of excavation and embankment is also affected by the haul distance required to dispose of, or import, material. If the excavated material can be used on-site in the building of the embankment or for building sites, then lower costs would be expected. Rock may be encountered during site development and require removal.

- **Sanitary Sewer System.** The improvements considered in this category include all labor, materials, and equipment necessary to provide a complete sanitary sewer system including:
 - Design
 - Trenching and bedding
 - Sanitary sewer main
 - Manholes
 - Cleanouts
 - Service laterals

An undersized sewer main serving the proposed site and other necessary upgrades need to be considered when evaluating a specific site. Depending on the topography, a lift station would also add to project cost and create a long term expense.

- **Water System.** The improvements considered in this category include all labor, materials and equipment necessary to provide a complete water system including the following:
 - Design
 - Trenching and bedding
 - Water main
 - Valves
 - Fire hydrants
 - Residential services

Two design scenarios that may have a significant effect on water system costs are: 1) an undersized water main serving the proposed site, and 2) site elevations which exceed the pressure range of the water main serving the site. Either scenario could result in the developer being required to upgrade the existing water main, install a reservoir and/or install a pump station.

- **Storm Drainage System.** The improvements considered in this category include all labor, materials, and equipment necessary to provide a complete storm drainage system including the following:

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- Design
- Trenching and bedding
- Concrete inlet structures
- Main line collector pipes
- Catch basins and manholes
- Service laterals
- headwalls

The cost and time necessary for permitting should be taken into consideration if the outfall for the storm drainage system is to a river or wetland under the authority of the U.S. Army Corps of Engineers. Costs that are difficult to calculate prior to issuance of a final Corps permit may include: oil/water separators, holding ponds, settlement basins and other storm drainage control structures. Cost analyses of these types of structures vary considerably and are beyond the scope of this report.

Another storm drainage consideration is the impact on downstream properties that are to receive the storm drainage. New storm drainage systems can increase the amount of storm water flow to downstream sites or systems. The receiving sites may not be able to handle the increased flows and the developer may be required to construct storm drainage improvements to the downstream sites or retain the increased storm drainage volumes on-site and release the water at the original "natural" rate.

- **Street Improvements.** The improvements considered in this category involve providing all labor, materials, and equipment necessary to complete street improvements including:
 - Base course grading
 - Concrete curb and gutter
 - Concrete sidewalks
 - Asphalt paving
 - Striping
 - Topsoil and grass seeding
 - Signage and lighting
- **Private Utilities.** The improvements considered in this category include all labor, materials and equipment necessary to provide complete underground private utilities including services to undeveloped lots and communication infrastructure for a subdivision.

The following table summarizes cost ranges for subdivision development as described above. The cost estimates are based on general assumptions and should be used with caution. Each potential subdivision site will have special design and construction concerns that must be taken into account in developing a preliminary cost estimate. The estimated cost of construction must be continually updated by the engineer throughout the design process to track and control the development costs. The table below considers CIP funded road construction costs on a per linear foot basis.

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CBJ CIP Funded Road Cost Ranges for Subdivision Development (December 2014)
CBJ Engineering Department

Phase of Construction	Estimated Costs per Linear Foot		Estimated Cost Per Lot 110' of Road per Lot	
	Low	High	Low	High
Clearing & Grubbing	\$12	\$18	\$1,320	\$1,980
Earth Work				
Excavation	\$66	\$84	\$7,260	\$9,240
Embankment	\$103	\$142	\$11,330	\$15,620
Water System	\$155	\$195	\$17,050	\$21,450
Sewer Systems	\$150	\$215	\$17,600	\$23,650
Street Surface & Drainage				
Road Base and Asphalt	\$139	\$178	\$15,290	\$19,580
Curbs, Gutters, Sidewalks	\$118	\$168	\$12,980	\$18,480
Storm Drain System	\$113	\$147	\$12,430	\$16,170
Total Approximate Cost	\$866 Per Foot	\$1,147 Per Foot	\$95,260	\$126,170
Assuming there are lots on both sides of the 110 foot road frontage, development costs per lot are:			\$47,630	\$63,085

Figure: Parameters in the table are described in the previous section and do not include updates to existing substandard systems

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Land Acquisitions

Purposes for Acquiring Land

The Division of Lands & Recourses will continue to acquire private property or property owned by other government entities in instances when acquisition of a specific parcel has been identified in the *Comprehensive Plan*, the *Capital Improvement Plan*, the *Parks and Recreation Comprehensive Plan*, or any other plan adopted by the CBJ. The acquisition should serve one of the following CBJ needs:

- *Right-of-way alignment to CBJ property suitable for development*
- *Public access*
- *Public facility*
- *Public improvements or utilities*
- *Park or open space*
- *Promotion of economic development*
- *Consolidation of land ownership*
- *Enhancement or protection of adjacent public property*
- *Hazard mitigation*
- *Habitat preservation & restoration*

Partial rights might be acquired when fee simple ownership by the CBJ is not necessary to accomplish the public goal. Partial rights may include: easements, leases, or other agreements. The CBJ will acquire property by means of cash purchase, donation, exchange, or eminent domain.

The CBJ will endeavor to minimize the acquisition of private land for public purposes in order to avoid erosion of the property tax base. The CBJ should sell sufficient public land in advance of the purchase of private property to offset the loss of property tax that occurs as a result of the acquisition of private property.

Priority Acquisitions

The CBJ has identified, through various planning processes, several parcels of privately owned land that have high public value and should be acquired for public purposes. These properties are identified in currently adopted CBJ plans such as the *Comprehensive Plan* and other plans that may be updated from time to time. This also includes future plans as they are adopted by the CBJ Assembly.

Sites for Future Fire & Emergency Medical Service Stations

The increased emergency incident volume and growth in the community necessitate the need to expand the number of fire stations in Juneau.

The Lemon Creek Valley is in need of a fire and emergency medical service (ems) station to be located along Glacier Highway between Harri Plumbing and the CBJ Public Works shop. Response times fall outside the industry standards for this high volume area.

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North Douglas Island will also need a fire/ems station located along Douglas Highway between Fish Creek Road and the North Douglas boat launch. Changes in the Insurance Service Office method of measuring distances to a fire station have changed the insurance coverage for all structures beyond 5 miles from a fire station. Incident volume generated from future development of North and West Douglas Island will drive the need for a fire/ems station as well as the necessity for reasonable insurance coverage.

The CBJ Fire Department and the Lands and Resources Division will have to work closely in the future to locate and acquire suitable property for an expanded emergency response network.

Other Acquisitions

In addition to those parcels identified for acquisition in adopted plans, the CBJ will, occasionally, undertake the acquisition of private property not previously identified in order to respond to a unique opportunity. Timing and opportunity are important (yet generally unpredictable) factors in the land acquisition process.

As an example, grant monies might suddenly become available that allow acquisition of property for a very specific purpose. Such property may not be identified in the land management plan or other adopted plan. The opportunity to purchase private property often arises unexpectedly and must be acted upon quickly or risk being lost.

Recent History of Land Acquisitions

Since the last Land Management Plan of 1999, the CBJ has acquired 111 properties. Some properties were acquired through tax foreclosure and have since been donated to the school district for home building projects. Other tax foreclosed properties have been provided to local native corporations and nonprofits in exchange for the taxes owed. The CBJ has purchased private and publically owned lots in order to:

- Gain access to larger tracts that will be subdivided
- Protect valuable habitat
- Provide public services and natural park areas
- Provide locations for future JSD facilities
- Facilitate goals and objectives of all CBJ departments and action plans.

The CBJ also acquired numerous lots from the State as part of the municipal land selection. AS 38.05.825 is the State program for conveyance of tidelands to municipalities and AS 29.65.010-140 allows for the conveyance of uplands to municipalities from the State. The CBJ acquired seven properties by donations that were attained from land trusts and private citizens.

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CBJ Land Acquisitions: 1999 - 2015

Legal Description	Acres	Year Acquired	Purchase Price / Terms
Portion of Lot 1C, McGhee Subdivision	.90	2015	Land Trade
Lot 7 Block 5, Indian Village	0.03	2013	Tax foreclosure
Lot 8, Block C, South Lena Subdivision	0.72	2012	Deed in lieu of foreclosure
Lot 4, Block B, South Lena Subdivision	1.35	2012	Deed in lieu of foreclosure
Lot 1, Harbor Lites	0.23	2011	Tax foreclosure
Lots 3, Block 45A, Douglas Townsite, Tyee Addition	0.03	2011	Tax foreclosure
Lot 7, Block 2, Indian Village	0.04	2011	Tax foreclosure
Lot 10, Block 4, Indian Village	0.01	2011	Tax foreclosure
Lot 8, Block A, Glacierview	0.15	2011	Tax foreclosure
Tract A, U.S. Survey 2337	2.53	2011	\$85,000 for Flood Hazard Remediation – Partial Donation
Lot 10, Block L, Pinewood Park	0.28	2011	\$72,500.00
Lot 2, Block C, South Lena Subdivision	1.04	2010	Acquired through deed-in-lieu-of-foreclosure
Lot 4, U.S. Survey 2664	0.41	2010	\$630,000
Fraction of Lot 12, Block 68, Tidelands Addition to the City of Juneau	0.34	2009	Acquired through invoking reverter clause
U.S. Survey 1481	35.99	2009	Donation (subject to conservation easement)
Tract B, Parker Subdivision, according to Plat 2008-12	9.30	2008	\$40,000. Partial donation
Lots 13 and 14, Block "L," Addition to the Highlands Subdivision	0.22	2007	Donation
ATS 1644	0.39	2007	AS 38.05.825 acquisition
Lot 3, U.S. Survey 3566	0.88	2007	AS 38.05.810 acquisition
Portions of Montana Creek Road	0.45	2007	AS 19.05.040
Lot A, Juneau Support Subdivision, TLS 2007-01	1.65	2007	\$2,930,000
Lot 3, Bonnie Subdivision, a subdivision of Tract 2, Lot Y within U.S. Survey 2392, according to Plat 2006-55	1.09	2007	\$177,611
ATS 1645	4.88	2007	AS 38.05.825 acquisition
Lot 4, Strawberry Acres Subdivision	3.62	2006	Donation (w/ conservation easement)
Lot 1, HDK Subdivision, according to Plat 2006-52	7.65	2006	Donation
Tract A, ASLS 95-78, excluding Tract A-1, South Lena Subdivision (and excluding r-o-w's)	2.18	2006	\$120,000 (minus \$2,000 credit for utility crossing)
Tract B-1, ASLS 2004-22	64.98	2006	AS 29.65.010-140 conveyance
Tract B, U.S. Survey 2337	2.10	2006	\$13844.78 (payment of back taxes owed on property – in lieu of foreclosure)
Lot 1, ATS 357	0.61	2005	\$365,000
Fraction of Bullion Mill Site, USMS 341B		2005	Unknown
Parcels A and B, Moraine Edge Subdivision	7.12	2005	Conveyance part of platting process (Subject to conservation easement)
Lot 3C, a subdivision of U.S. Survey 2664 and ATS 16, according to Plat 2003-15	3.36	2005	\$2,600,000
Tract A-2, Subdivision of the remainder of Lot 1, Block I, Tall Timbers No. 2, according to Plat 84-165	6.03	2005	\$135,980.64
Lot 1, of U.S. Survey 13137	0.04	2005	AS 29.65.010-140 acquisition

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Legal Description	Acres	Year Acquired	Purchase Price / Terms
Boy Scout Camp Road, located within U.S. Survey 1174	ROW	2004	ROW acquisition
Tract GB, subdivision of Tract A2, Glacier Mall Subdivision, a fraction	0.89	2004	Donation (Mitigation for development)
Fraction of 1, Amalga Harbor Subdivision	1.00	2004	\$135,000
Lot 24A, Cedar Park Addition to West Juneau, Plat 2000-3	0.69	2004	Clearing title in preparation for sale of Cedar Park day care center
Lots 7 and 8, U.S. Survey 12335	58.40	2004	AS 29.65.010-.140
Tracts B and C, ASLS 81-134	1.14	2004	AS 29.65.010-.140
Lot 60, Taku Valley	0.53	2004	Foreclosure
Lot 96, U.S. Survey 3272	2.06	2004	Foreclosure
Lot 1, U.S. Survey 4562	0.41	2003	AS 29.65.010-140 acquisition
U.S. Survey 3406	231.00	2003	AS 29.65.010-140 acquisition
Lot 1, U.S. Survey 5504	965.09	2003	AS 29.65.010-140 acquisition
Lot1, U.S. Survey 3559	1121.60	2003	AS 29.65.010-140 acquisition
T39S, R64E, CRM, Section 2, Lot 9, according to the survey plat accepted by the United States Department of the Interior, General Land Office in Washington, D.C. on June 30, 1928	45.74	2003	AS 29.65.010-140 acquisition
Lot 5, Block 1, Tee Harbor Alaska Subdivision, engineering plat file 41-12, recorded on May 19, 1967 as serial no. 67-830	0.65	2003	AS 29.65.010-140 acquisition
Lot 229, U.S. Survey 3546	14.44	2003	AS 29.65.010-140 acquisition
Lot 2, U.S. Survey 3730	21.28	2003	AS 29.65.010-140 acquisition
Lot 3, U.S. Survey 3764	0.60	2003	AS 29.65.010-140 acquisition
Lot 1, ASLS 78-171	1.08	2003	AS 29.65.010-140 acquisition
Lot 2, ASLS 78-171	1.59	2003	AS 29.65.010-140 acquisition
Lot 1, U.S. Survey 3817	416.66	2003	AS 29.65.010-140 acquisition
Lot 1, U.S. Survey 3832	11.17	2003	AS 29.65.010-140 acquisition
Lot 1, U.S. Survey 3846	107.96	2003	AS 29.65.010-140 acquisition
Lot 7, U.S. Survey 4598	57.59	2003	AS 29.65.010-140 acquisition
Lot 14, U.S. Survey 4598	27.00	2003	AS 29.65.010-140 acquisition
Lot 15, U.S. Survey 4598	2.62	2003	AS 29.65.010-140 acquisition
Tract A, ASLS 98-6, according to amended plat 2001-48. Tract C, U.S. Survey 2337	852.68	2003	AS 29.65.010-140 acquisition
ASCS 96-13, according to amended plat 2001-49. ASCS 96-14, according to amended plat 2001-50. ASCS 96-15, according to amended plat 2001-51. t37S, R63E, CRM, T38S, R63E, CRM, Section 1: Lots 1, 2, 3, 4, and 5. Section 23: Lots 6 and 9. Section 25: Lots 2, 3, 6, and 7. Section 26: Lots 2, 3, 4, 5, and 6.	3476.95	2003	AS 29.65.010-140 acquisition
T42S, R67E, CRM, Section 17: N1/2NE1/4. Section 17: Lots 7 and 9.	128.01	2003	AS 29.65.010-140 acquisition
Tract A, subdivision of a portion of U.S. Survey 1041 and (fraction of) Lot 15 of U.S. Survey 4598, according to Plat 85-11	10.50	2003	\$347,725 (paid for with federal grant)

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Legal Description	Acres	Year Acquired	Purchase Price / Terms
Fraction of U.S. 1174	147	2003	\$804,000 (w/ conservation easements)
Lot 4-A, a re-subdivision of Lot 3 and 4, Tracts A & B, Block 2, Seatter Addition, according to Plat 93-41	0.21	2003	\$60,000
Lot 1 and southeast 20 feet of Lot 8, Block 11, Townsite of Juneau and Lot 2 and southwest one-half of Lot 3, Block 11, Townsite of Juneau	0.11	2003	Exchange (for Salmon Creek building owned by CBJ)
U.S. Survey 0 (zero)	4.42	2002	\$250,000 Partially paid through land exchange at Lena Point
Lot B of Tract C, RCA/Lena Point Subdivision (amended) and the r-o-w portion of Tract C, acc. to Plat 2002-36	3.16	2002	\$148,000
ATS 1377	1.94	2002	AS 38.05.825 acquisition
Tracts A and B, ATS 1560	2.10	2002	AS 38.05.825 acquisition
ATS 1170	1.69	2002	AS 38.05.825 acquisition
Tracts A and B of ATS 1525	1.16	2002	AS 38.05.825 acquisition
ATS 739	66.05	2002	AS 38.05.825 acquisition
ATS 1126	1.57	2002	AS 38.05.825 acquisition
ATS 1324	7.15	2002	AS 38.05.825 acquisition
ATS 1118	2.43	2002	AS 38.05.825 acquisition
ATS 1251	33.84	2002	AS 38.05.825 acquisition
ATS 756	1.02	2002	AS 38.05.825 acquisition
ATS 121	1.01	2002	AS 38.05.825 acquisition
ATS 1412	1.27	2002	AS 38.05.825 acquisition
ATS 868	69.47	2002	AS 38.05.825 acquisition
ATS 1493	4.46	2002	AS 38.05.825 acquisition
Tracts A and B, ATS 1468	1.63	2002	AS 38.05.825 acquisition
ATS 1316	1.09	2002	AS 38.05.825 acquisition
Lot 2, ATS 123	1.04	2002	AS 38.05.825 acquisition
Lots 1 and 3, ATS 43	4.36	2002	AS 38.05.825 acquisition
Tracts A and B, ATS 842	1.01	2002	AS 38.05.825 acquisition
ATS 1401	4.60	2002	AS 38.05.825 acquisition
Portion of Glacier Hwy. and Point Louisa Road rights-of-way (in the vicinity of Lena Point)	ROW	2002	AS 19.05.040
Fraction of Lot 5, U.S. Survey 2664	0.30	2001	\$290,000
Fraction of U.S. Survey 1370 described in ROW recorded in Book 54, Pages 368-371	0.58	2001	No Cost
Lots 2 and 6, U.S. Survey 3811 (Lot 6 conveyed as a "Road Easement Deed")	28.83	2001	Land exchange with NOAA (Exchanged for Lena lab site)
Lots 1,2,3,4,7,8, and 9, Block D, Belleview according to Plat 401, according to Plat 401	0.17	2001	\$200000 Plus \$5,968.62 payoff of LIDs
Lot 65B, U.S. Survey 3174		2001	\$290,000
Lot 1, U.S. Survey 3764	0.86	2001	\$215,000 (plus donation by seller of \$20,000 of value)
Fraction of U.S. Survey 1742	1.00	2001	\$335000 Paid with FAA funds and Passenger Facility Charge Fees
Lot 2B, RSH II, plus right-of-way easement	35.02	2001	\$250,000
Fraction of Glacier Hwy., R-O-W within Lot 29, U.S. Survey 3266 and Lot 3, U.S. Survey 3809	0.91	2001	Land trade
Tracts A and B, ASLS 99-22	11.12	2000	AS 29.65.010-140 acquisition

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Legal Description	Acres	Year Acquired	Purchase Price / Terms
Lot 2B, Block B, a Re-subdivision Plat of Lots 1A and 4A, Alaska Juneau Subdivision VI (includes 30 foot access easement within Lot 3B)	1.48	2000	\$355,000
Tract A, Golden Heights Subdivision, Plat 96-49	31.28	2000	Foreclosure through Trustee's Deed
Lot B-5 of the subdivision of Lot B, Tract A, U.S. Survey 2388	0.76	2000	Donation (with deed restriction)
Fraction of Lot 32, U.S. Survey 3172	0.42	2000	\$128,300
Tract B-1, Lena Point Subdivision No. 3, according to Plat 2000-16	22.42	2000	\$3,400,000 (price according to closing documents) Plus rock at Stabler Point Ultimately exchanged with NOAA for Auke Cape property.
Two parcels located within USMS 341	1.67	2000	Plat dedication Followed up by deed to ensure clear title
Fraction of Section 22, T.41S., R.67E., C.R.M.	1.96	2000	AS 29.65.100(c) acquisition
Dewey and Boston King Lodes, Mineral Survey 955	40.41	1999	Clear title
Fractions of USMS 955 and USMS 968 and U.S. Survey 1075 and U.S. Survey 2133		1999	Clear title
Fraction of U.S. Survey 2133 located within Lot 1, Hospital Subdivision,	.44	1999	Donation
Lot 2, Block 2, ASLS 80-170	3.07	1999	Clear title on property foreclosed on by both the Trust and the CBJ, in preparation for land sale.
Lots 14, 15, and 16, Block D, Greenwood Subdivision	0.52	1999	\$114,000

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Land Fund

Section 53.09.600 of the Municipal Code established a Land Fund into which all the revenues from the sale or lease of land are to be deposited (except for properties of enterprise funds such as the Airport or Docks and Harbors). The Land Fund is intended to provide revenue required for the subdivision, development, and disposal of CBJ lands as well as other costs of managing CBJ property. Additionally, the Land Fund is the source of money used to acquire properties needed for public purposes which are not funded by an enterprise account or Capital Improvement Project (CIP) account. It is important that the Land Fund have a sufficient balance to respond quickly to purchase lands when property becomes available.

CBJ 53.09.010 Land Management Policy

It is the policy of the City and Borough to manage its real property as a municipal resource and to use, retain and dispose of both improved and unimproved land to realize the maximum benefit of the municipality and its residents, including encouraging beneficial private economic activity and facilitating the provision of public services, guiding a rational growth pattern, preserving land for public and private use for present and future generations of City and Borough residents, meeting the need of City and Borough residents for private ownership, and stabilizing land values without making land available for purposes of speculation.

CBJ 53.09.600 Municipal Land Fund Revenues.

- (a) The revenue from all disposals of land, interests in land, or resources under this chapter shall be credited to the account of the municipal Land Fund, except the following:
 - (1) Revenues from the lease, sale or other disposal of land, interests in land, or resources which are accounted for as an asset held for a service area or for an enterprise operation, such as the airport, small boat harbors, transit system, Eaglecrest ski area, sewer and water utilities, shall be credited to the account of the service area or enterprise; and
 - (2) Proceeds from the sale of tax foreclosed land shall be distributed in accordance with applicable state law with any remainder being deposited in the fund.
- (b) Unless specifically appropriated from a different source or account, all expenses for or associated with the acquisition, subdivision, development or disposal of City and Borough lands, interests in land or resources shall be expenses of the municipal land fund; except that such expenses which are primarily for the benefit of an enterprise operation or a service area shall be expenses of that enterprise or service area.

The Land Fund is a Special Revenue Fund which provides funding for management of City resources through the Lands and Resources Division. The Lands Division manages dozens of leases, several rock quarries and gravel pits along with land disposals. Lands is called on to help achieve other non-revenue generating CBJ goals and assist other departments, such as providing funding for noise abatement loans for quieter aircraft engines, managing office leases, hosting the Builders Forum with Community Development, operating the Air Quality Program in the Mendenhall Valley, providing staff support for the Affordable Housing Commission and Assembly Lands Committee.

Costs to subdivide CBJ land and construct necessary infrastructure are high because CBJ's land holdings are limited to areas with greater development challenges such as steep slopes and poor soils. A modest

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subdivision of 50 or so lots will cost several million dollars for public improvements including paved streets, sewer, water, and electricity. This highlights the need for the Land Fund to accumulate revenue to fund future subdivision development. It is critical to preserve the integrity of the Land Fund in order to meet the goals of the Land Management Plan.

For example in FY15 total costs for operating the Lands Division were budgeted to be higher than revenue generated from land sales, leases and material sales. This would have left a projected shortfall. However with a frugal approach to spending, projected expenditures for FY15 were less than anticipated. Due to aggressive land sales combined with large volume of rock and gravel sales, the revenue for FY15 was more than budgeted. The outcome of reduced expenses combined with higher than projected revenues is that during FY15, the Land Fund increased.

While this increased fund balance was in part due to staff efforts, it was only possible because of Juneau's strong economy in FY15. If the economy begins to slow, the Lands Division may be running a deficit again. This is a normal pattern because large projects such as the South Lena Subdivision or Stabler Quarry took years to provide a return on the initial investment which was the source of much of the revenue for FY15. Therefore it is critical for the Lands Division to be operated with a long view toward the future.

It is extremely important to maintain a buffer to absorb future operating expenses. Costs of developing large projects such as the new Lemon Creek gravel pit or the proposed Pederson Hill Subdivision exceed the current Land Fund's capacity. For example the 2010 DOWL HKM *Pederson Hill Access Study* estimated that developing property in this area would cost at least eight million dollars while the FY15 Land Fund balance is closer to three million dollars. The approach to develop these large projects has typically been to use a blend of CIP and Land Funds to cover costs of development, but in any case it is critical to keep a healthy fund balance so CBJ can continue to provide a responsible land management program in the future.

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Recommendations

The “CBJ Land Holdings Chapter” contains detailed recommendations for individual CBJ Parcels; however, a few general themes reoccur throughout the Land Management Plan. Demand for housing has remained a challenge for the community of Juneau for decades. The CBJ is in a position to help alleviate this shortage by providing property for housing development through a combination of methods including:

- CBJ subdivision development and direct sale of individual lots
- Making property available to non-profits for low cost housing
- Public/Private partnerships for property development
- Disposal of large tracts to private developers

All of these methods require long term commitments so it is important to maintain consistent support for these projects. When new CBJ plans are adopted by ordinance, it would be appropriate to concurrently adopt an update of relevant portions of the new plan into the Land Management Plan so that the Land Management Plan will reflect currently adopted plans. Any conflicts between the new plan and the adopted Land Management Plan will be reconciled prior to Assembly approval.

- **Renninger Subdivision.** Currently CBJ is finishing a multifamily subdivision in the Switzer Creek area. These properties should be made available to non-profits, school sponsored homebuilding programs, and private sector developers. Individual lots should be designated for each purpose and a Request For Proposals should then be developed for each user group. Sale to private sector developers should be by sealed competitive bid. In order to stimulate development, minimum bid could be the lot’s development cost instead of a lot’s fair market value.
- **South Lena Subdivision.** Continue to make lots available at the South Lena Subdivision in response to market demand.
- **Switzer Area 3.** In light of the high cost of providing access and utilities, investigate the feasibility of developing Switzer Area 3. This area may be worth reviewing during the next biannual Land Management Plan update.
- **Pederson Hill.** The Pederson Hill development should be completed in phases. The first phase could include construction of an access road from Glacier Highway to the property and a group of approximately 40+ single family lots. After this phase is complete and considering how successful the first phase was, future phases could include CBJ as lead developer, Public/Private partnerships, direct sales of tracts to developers or collaboration with the University of Alaska which owns adjacent property.
- **Parcel 1420.** Land ID Parcel 1420 (adjacent to Bonnie Brae Subdivision), is on the road system, has public water and recently has had public sewer extended to it. This parcel will need to be

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rezoned and wetlands on the site may require a special development approach such as a Planned Unit Development. Due to the complex nature of this property, a Public/Private partnership or direct disposal of the parcel to a developer may be the most appropriate disposal method.

- **Second and Franklin.** Continue to investigate a long term lease strategy for development of the Second and Franklin Street property. During the public review process for this property, the value of retaining the lot for its current function as public parking should be considered as one alternatives.
- **6th Street Douglas.** Conduct a fair market value sale of 6th Street Douglas properties. Include first right of refusal for adjacent property owners.
- **Parcel 0315.** Pursue access to Land ID Parcel 0315 (Auke Bay region) and investigate a potential partnership with the adjacent land owner to establish a right-of-way corridor.
- **Obtain Access to CBJ Land.** When property comes on the market adjacent to large CBJ tracts, pursue opportunities to obtain access to isolated CBJ lots by acquiring neighboring lots when they become available.

Draft

References

Auke Bay Area Plan, 2015, City and Borough of Juneau, Community Development Department

CBJ Beach Access Parcels Survey and Analysis, Spring 1998, Cristi Herren for CBJ Parks and Recreation Department

CBJ Buildable Lands Study, 2006, City and Borough of Juneau, Division of Lands and Resources and Community Development Department

CBJ Switzer Lands Residential Development Study, May 2012, R&M Engineering, Inc.

City and Borough of Juneau Housing Needs Assessment, November 2010, Juneau Economic Development Council

Comprehensive Plan of the City and Borough of Juneau, November 2013 Update

Comprehensive Plan, July 1996 (Chapter 8 Revised, December 2007), Parks & Recreation Department

Juneau Housing Needs Assessment, November 2012, Juneau Economic Development Council

Land Management Plan, City and Borough of Juneau, Division of Lands and Resources, Community Development Department, and Engineering Department, October 1994

Land Management Plan, 1999 Update, City and Borough of Juneau, Division of Lands and Resources.

Lena Land Sale Brochure, 2015 City and Borough of Juneau, Division of Lands and Resources

Pederson Hill Access Study, July 2010, DOWL HKM

Willoughby District Land Use Plan, March 2012, Sheinberg Associates

Wireless Telecommunications Master Plan, October 2014, Community Development Department and CityScape Consultants, Inc.



Engineering & Public Works Department
 155 South Seward Street
 Juneau, Alaska 99801
 Telephone: 586-0800 Facsimile: 463-2606

TO: Jesse Kiehl, Chair Assembly COW

DATE: 1/27/16

FROM: Rorie Watt, P.E., Director

SUBJECT: Quarry and Sand & Gravel Pit Management

For about 20 years, Engineering staff has managed CBJ owned gravel pits and rock quarries. The material sources are important to our community for many reasons. The sand and rock material sources are self-supporting, generating revenue that covers the cost of permitting, management and expansion. It has been a remarkably successful program.

Over time, several contractors have expanded their operations in the Stabeler's quarry and have grown successful businesses, delivering a variety of rock products to many public and private projects in the community. The existence of multiple contractors allows for substantial competition and the resulting lowest possible costs of rock products.

This summer we became overwhelmed with a record year of rock production and we exhausted our ability to manage the competing private entities. In August, we began contracting for quarry management with a local engineering firm. While somewhat effective, that management cost has doubled the cost of providing the same management with in-house staff. Due to the past several years of high rock volume, we also have to accelerate the next phase of expansion and associated quarry permitting – that is a time consuming task, but it will provide the community access to additional rock for many years to come.

We also found that even with the contract management service there were still many grey area policy calls that either myself or my other senior staff still had to make. These decisions typically weighed the competing interests of the different rock products companies. As the owner, we still had to make the big decisions.

During a recent hiring process, we found a candidate who would be an excellent fit for quarry management and for managing CIP projects. Hiring this candidate would require the addition of one full time equivalent FTE employee, funded by:

0.75 FTE – Lands Fund

0.25 FTE – Capital Improvement Projects

Engineering currently has a very high workload of projects and we anticipate several staff transitions (retirements) in the next year. The hire would allocate time to the quarry management and permitting as well as time to managing projects. In the future, as either activity demanded more or less time, we would adjust workload and staffing accordingly.

Requested Action:

Support the requested hire throughout the budgeting process. The hiring would result in cost savings to the CBJ.

Presented by: The Manager
Introduced:
Drafted by: A. G. Mead

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2741

A Resolution Urging the Alaska Legislature to Adopt a Balanced Sustainable, and Predictable State Budget Plan for FY2017 and Future Years.

WHEREAS, due to the drastic drop in the global oil prices the State of Alaska is facing a \$3.5 billion budget deficit for FY16; and

WHEREAS, production of Alaska North Slope crude oil has steadily decreased over the past 25 years; and

WHEREAS, global oil prices have dropped significantly over the past two years and are projected to remain relatively low for the foreseeable future; and

WHEREAS, the drop in oil prices has resulted in the State funding its budget in large part with its savings; and

WHEREAS, the cash reserves currently being used by the State to cover the existing deficit will be depleted in just a few years, threatening the State's annual dividend program and potentially the State's Permanent Fund itself; and

WHEREAS, the State of Alaska has been duly warned by Standard & Poor's that due to the current fiscal imbalance, the State's credit rating will continue to be downgraded if the Legislature fails to take appropriate action in 2016; and

WHEREAS, while the State enjoys robust savings it is estimated those budget reserves will be drained by the end of FY18 if prices continue to remain low and a sustainable budget is not adopted by the Legislature and Governor; and

WHEREAS, in FY16, due to such low oil prices, the Legislature made considerable cuts to both the State's Operating and Capital budgets and the Governor found efficiencies along with instituting program cuts and reductions in some state services; and

WHEREAS, the Legislature and the Governor are expected to continue to make service cuts and find further operating efficiencies within state government; and

WHEREAS, while it is expected further cuts to the State's Operating and Capital budgets will reduce the cost of government, cuts alone will not solve the State's enormous fiscal gap; and

WHEREAS, the City and Borough of Juneau is concerned about the State's fiscal challenge and recognizes that all levels of government must contribute to the fiscal solution; and

WHEREAS, because of the State's fiscal challenges more responsibilities are and will likely continue to be passed to the local level; and

WHEREAS, notwithstanding the State's fiscal challenge, the City and Borough of Juneau must continue to provide public services while also reducing its costs and raising new revenues; and

WHEREAS, Alaska's municipalities and economy need fiscal certainty from the Legislature to allow for budget planning and the development of sustainable local budgets that provide for public services.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. The Assembly of the City and Borough of Juneau calls upon the Alaska State Legislature to take affirmative and immediate action this year to enact a comprehensive package of initiatives that will provide for a sustainable and predictable balanced state budget for the foreseeable future.

Section 2. The City and Borough of Juneau believes a sustainable budget plan should include action this legislative session to increase state revenue, including some use of Permanent Fund earnings to maintain state services.

Section 3. Effective Date. This resolution shall be effective immediately after its adoption.

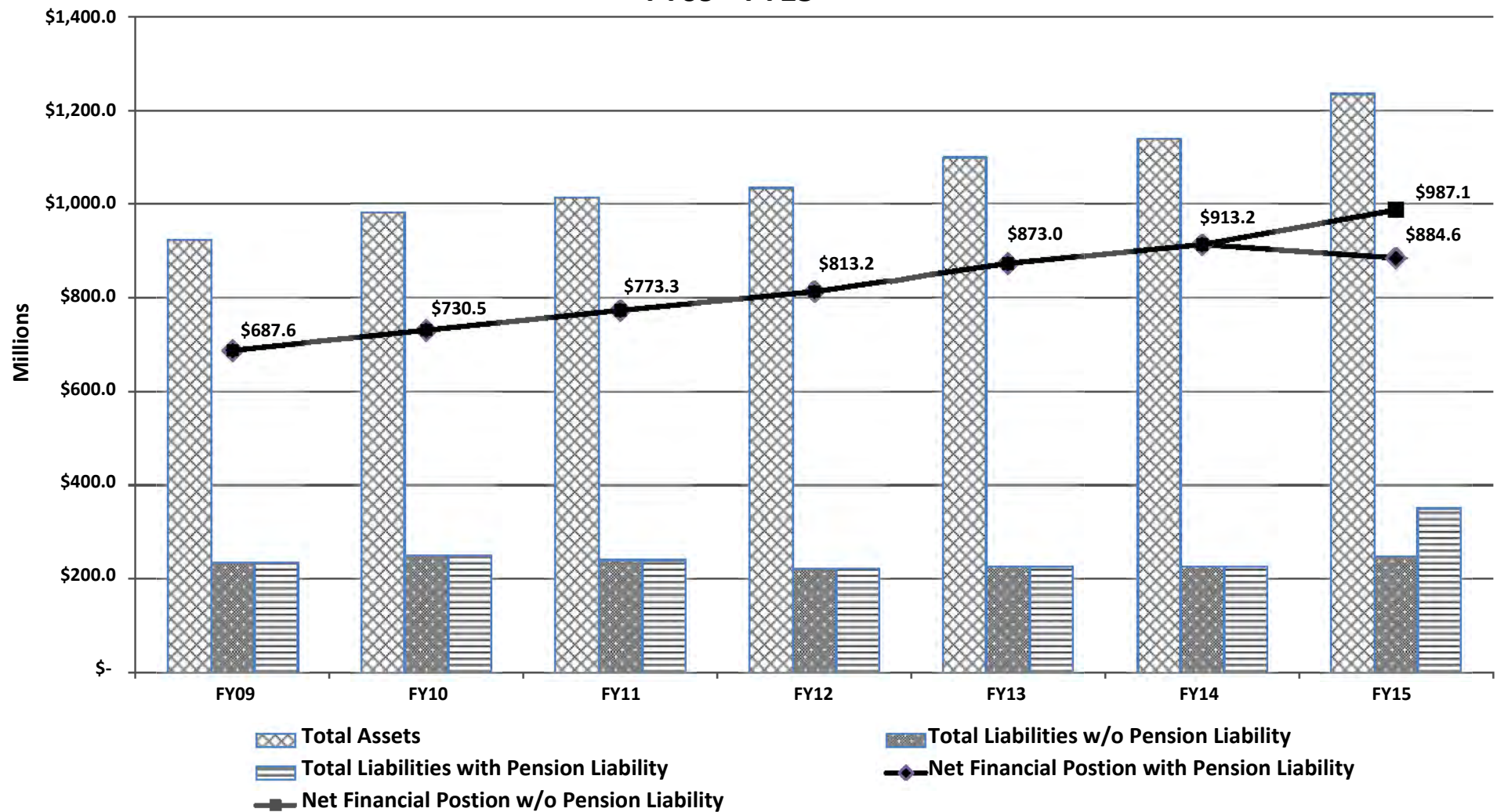
Adopted this _____ day of _____, 2016.

Mary E. Becker, Mayor

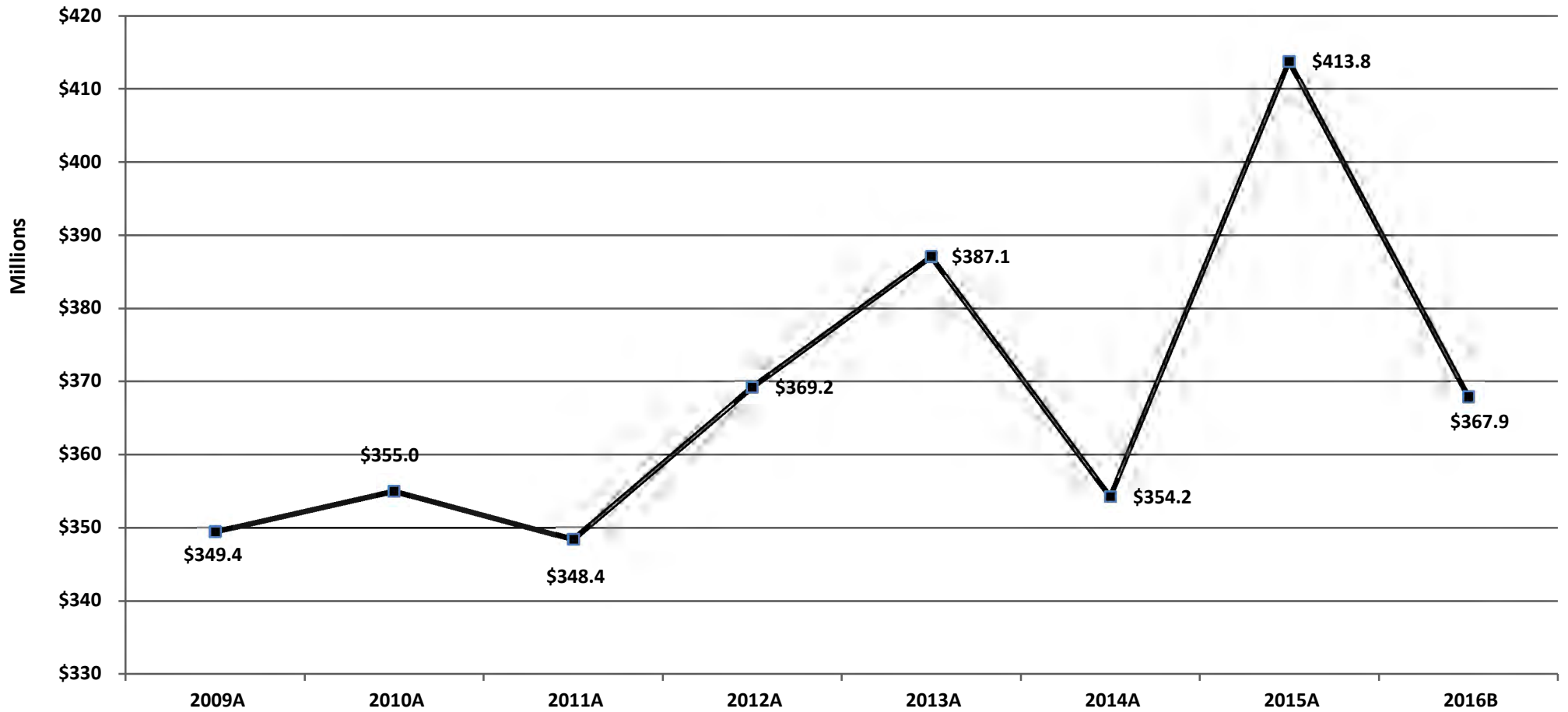
Attest:

Laurie J. Sica, Municipal Clerk

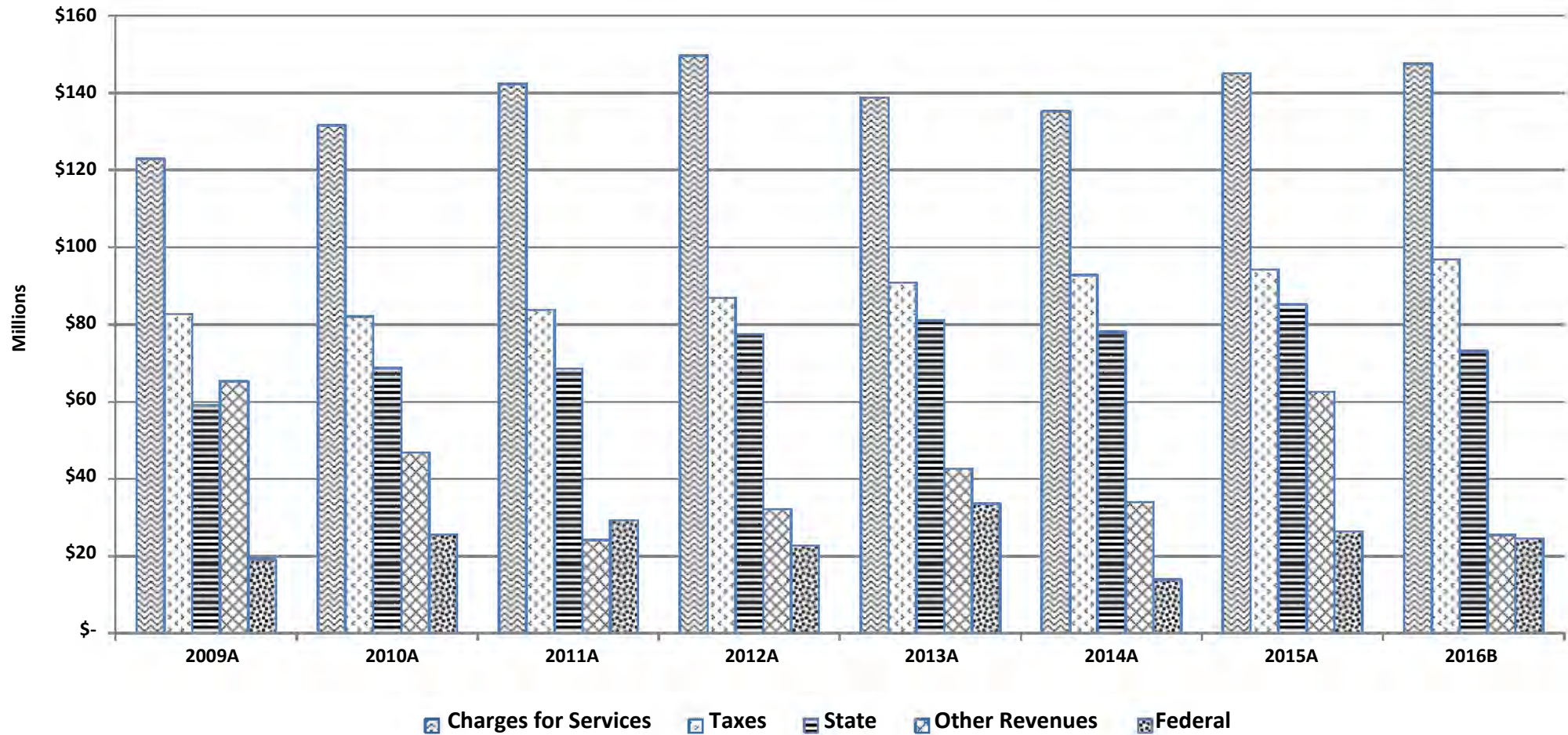
City and Borough of Juneau Net Financial Position FY09 - FY15



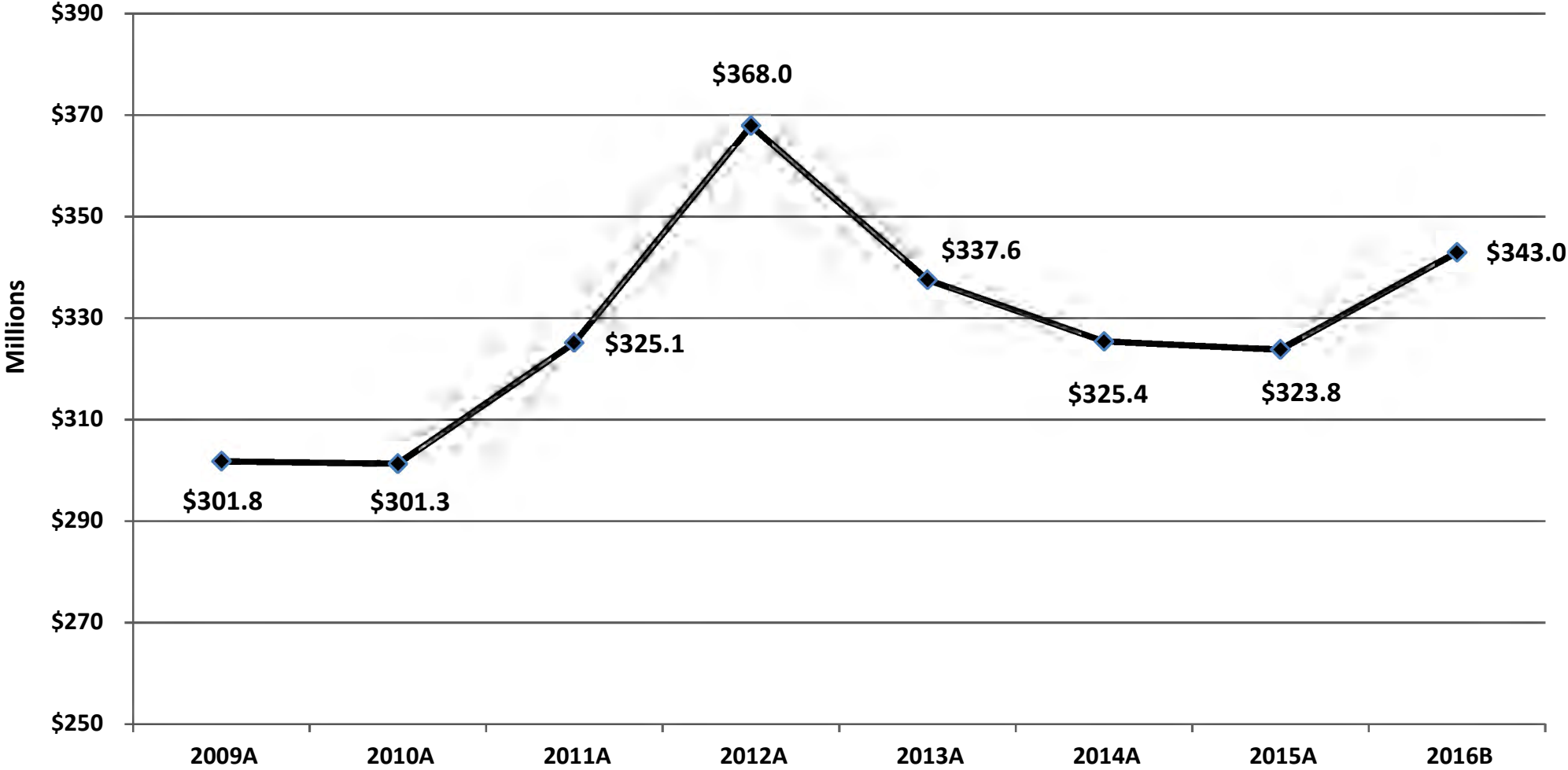
**City and Borough of Juneau
Total Revenues & Other Funding Sources
FY09 - FY16**



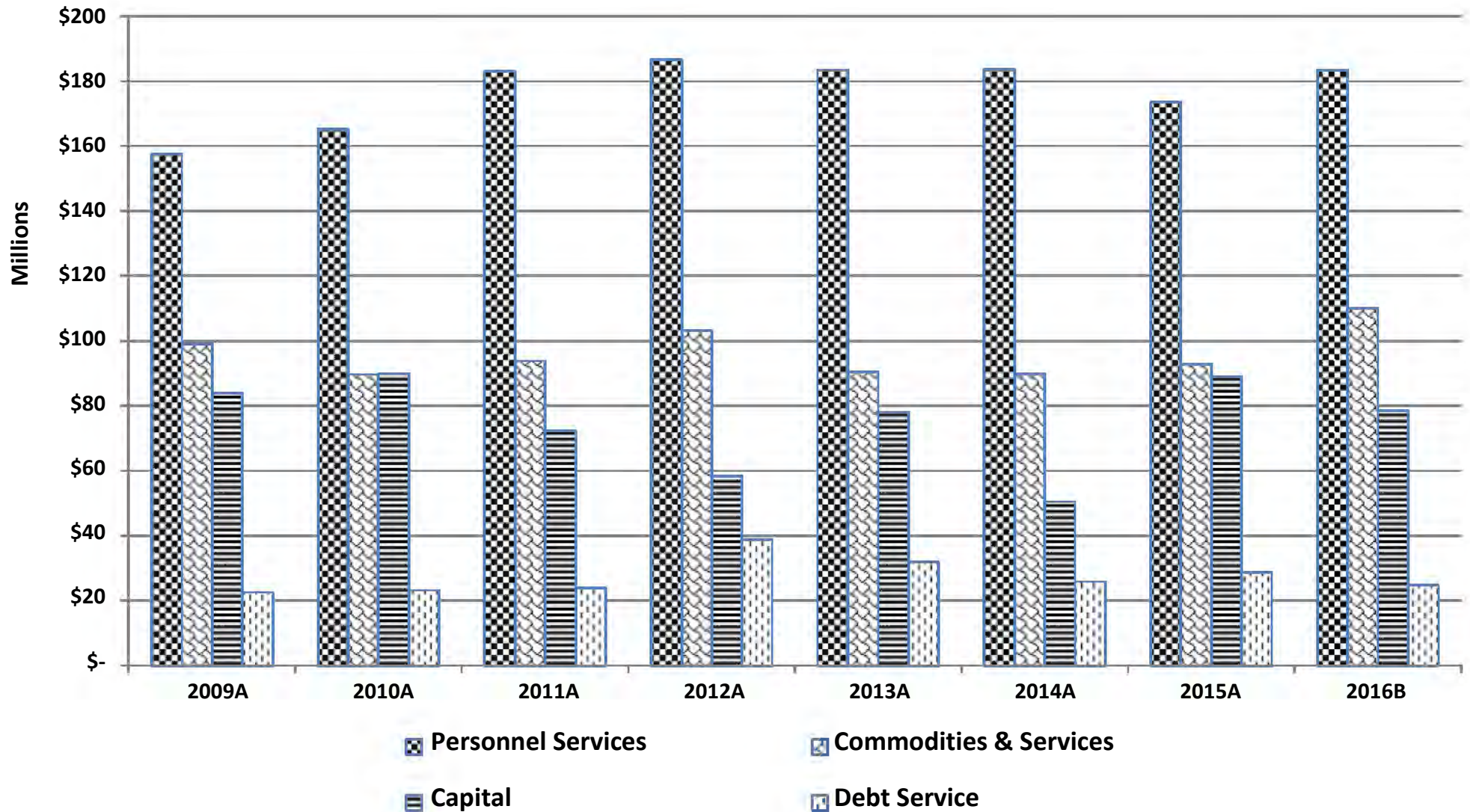
City and Borough of Juneau Revenues & Other Funding Sources by Type FY09 - FY16



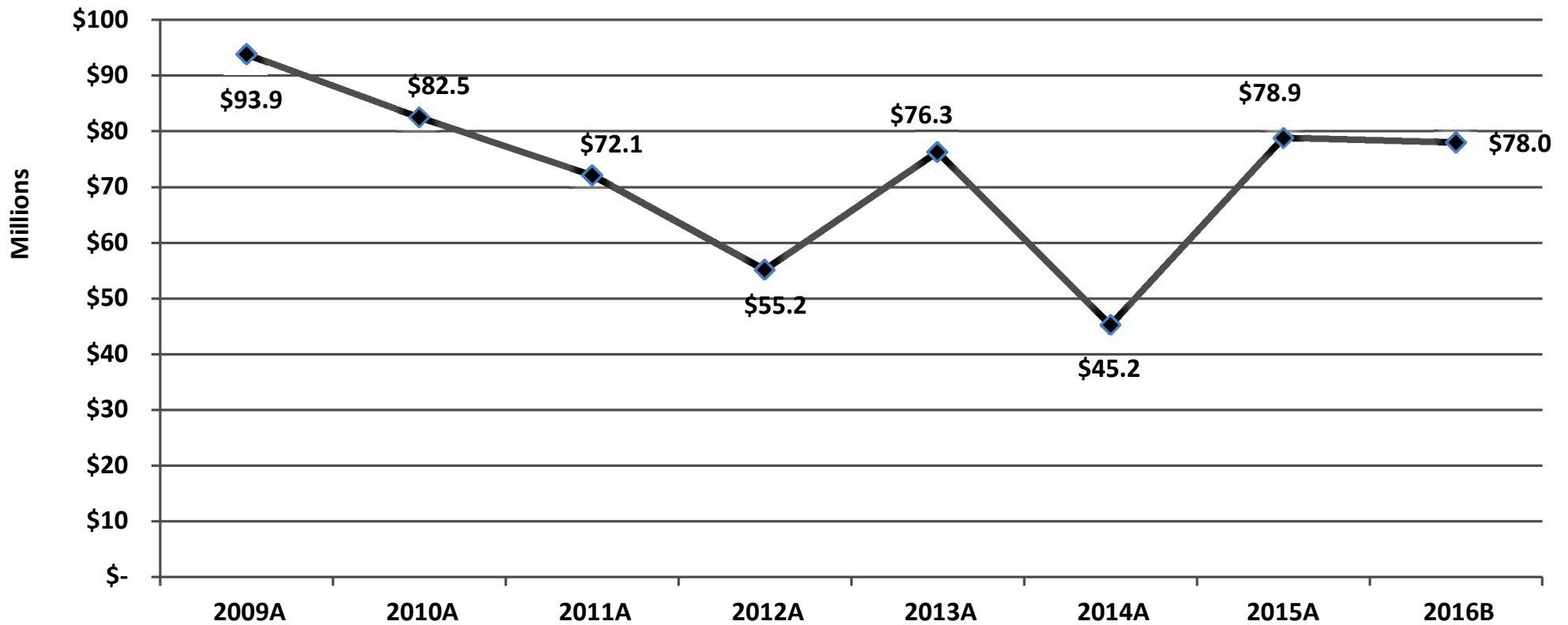
**City and Borough of Juneau
Total Expenditures
FY09 - FY16**



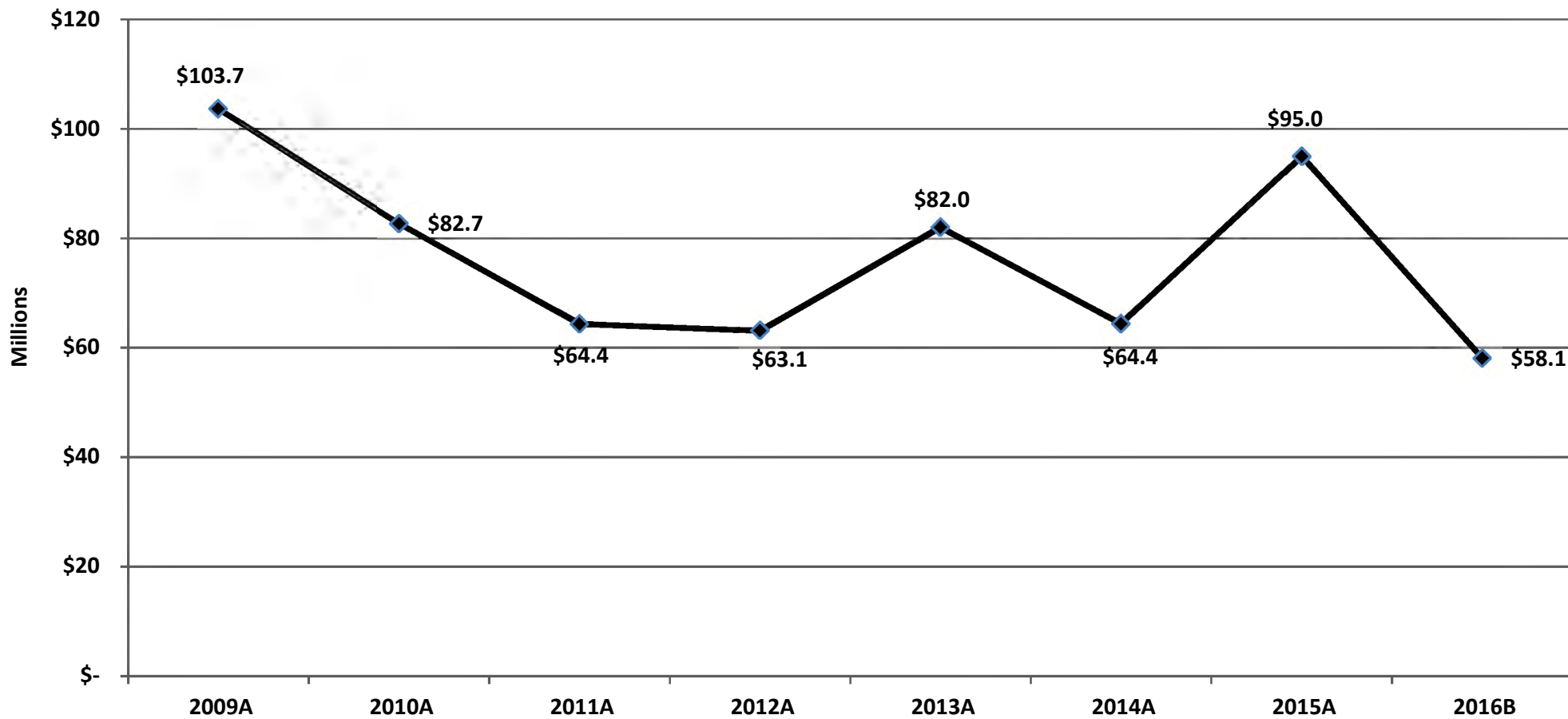
City and Borough of Juneau Expenditures by Type FY09 - FY16



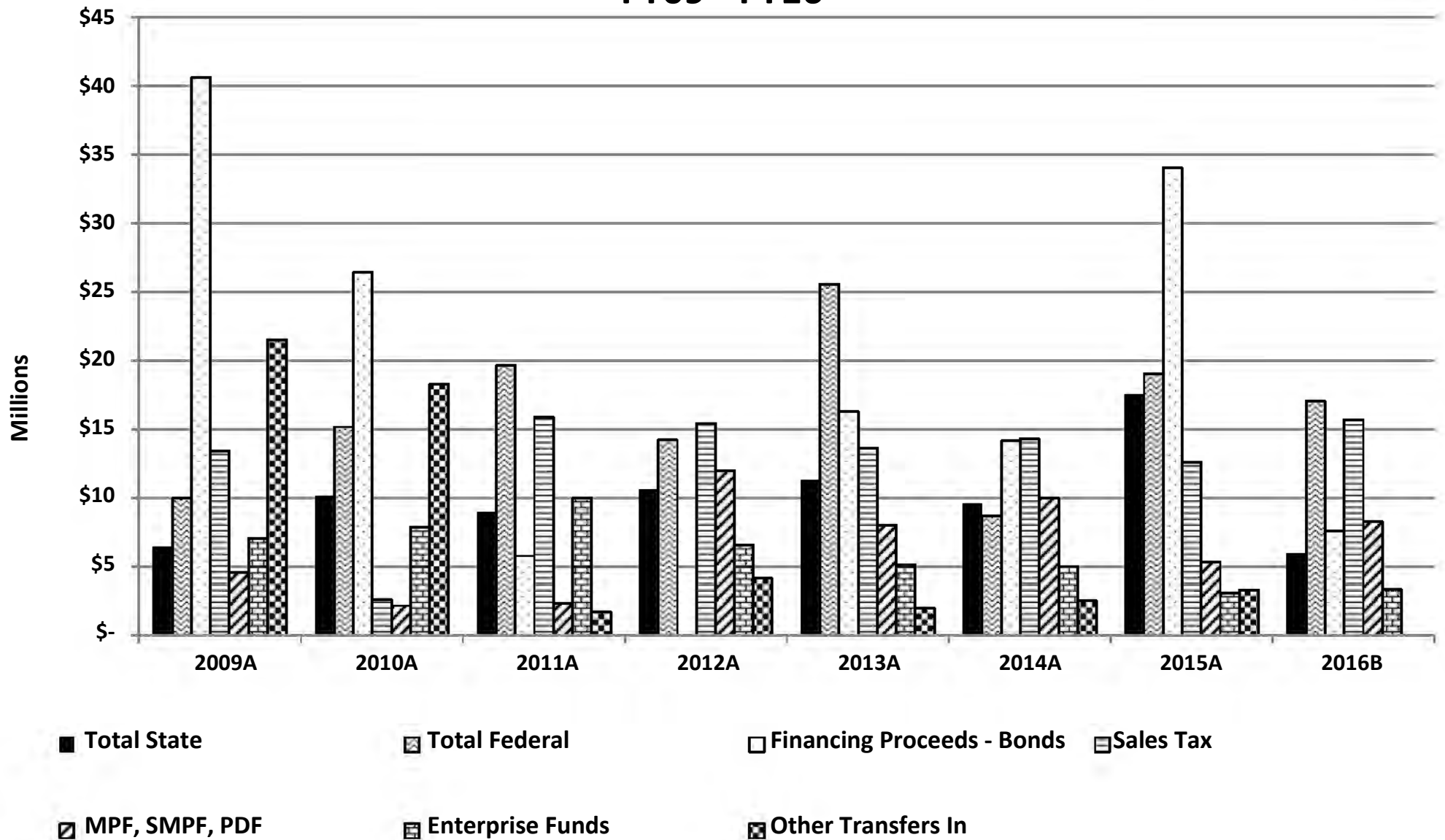
City and Borough of Juneau Total CIP Expenditures FY09 - FY16



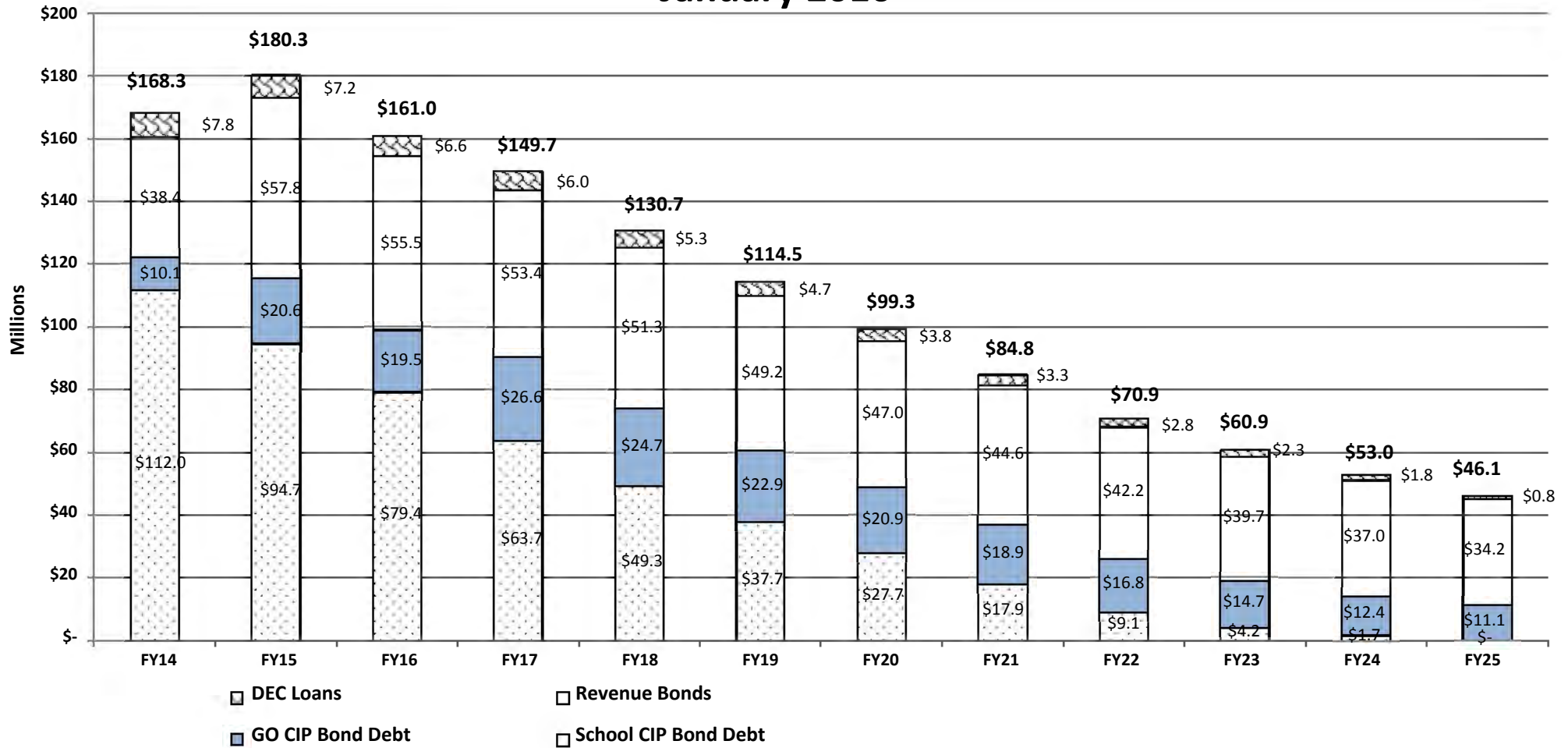
City and Borough of Juneau Total CIP Funding Sources FY09 - FY16



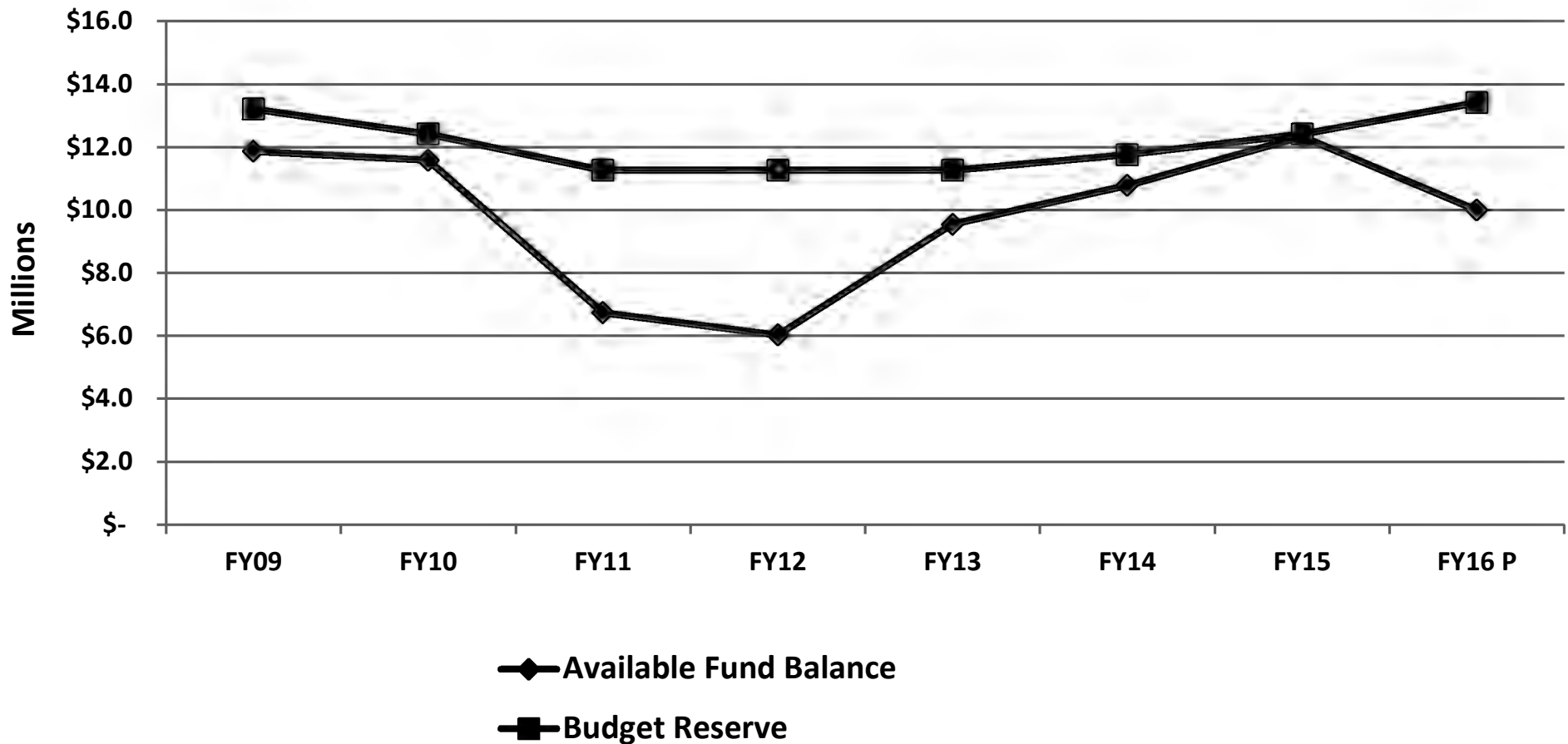
City and Borough of Juneau CIP Funding Sources by Type FY09 - FY16



City and Borough of Juneau Total Outstanding Debt January 2016



City and Borough of Juneau Budget Reserve and Available Fund Balance FY09 - FY16 Projected



Note: \$1.8M of the FY16 Available Fund Balance has been appropriated for bridge funding to Housing First.



Engineering & Public Works Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800 Facsimile: 463-2606

TO: Jesse Kiehl, Chair Assembly COW

DATE: 1/28/16

FROM: Rorie Watt, P.E., Director

SUBJECT: Biosolids

At the January 4th meeting, the Committee of the Whole requested a variety of pieces of information about the biosolids problem. Appended to this memorandum are five supplemental memos that aim to answer all of the questions.

Notes about the UAB:

In response to its request for additional analysis, there is additional information that the UAB has submitted. While most of the UAB information is a duplicate of the January 4th packet, the UAB does not mean to be unhelpful. The UAB believes three things:

1. That the January 4th Packet contains its best economic assumptions, that the Monofilling information submitted on the 4th was already reviewed by the UAB in December.
2. That the Assembly is the body that must weigh the short and long term cashflow issues.
3. That the Assembly must weigh the value of local control (dryer) versus other subjective views about monofilling.

Please note that the UAB recommendations represent the centrality of their opinions. Like the Assembly, they have diverse opinions and their recommendations represent a median opinion. Individual members are more and less bullish about the dryer or monofill, about their predictions of fuel costs about their beliefs of other evolving technology options.

In summary, the UAB supports the staff recommendation of the dryer, unless the Assembly chooses to pursue the monofill.

Recommendation:

I recommend that we pursue the biosolids dryer for the following reasons:

1. Based on the best, most impartial information, over any reasonable time period it will be the least costly option for our rate payers. The longer the planning horizon, the more the dryer saves the rate payers.
2. The dryer allows CBJ to control this part of its waste stream.
3. Our current situation is untenable and more costly than the dryer.

Biosolids Options Summary - STAFF Assumptions

Biosolids Net Present Value Comparison Chart (Numbers in Millions)

	<u>Dryer</u>	<u>Status Quo Shipping</u>	<u>Monofill</u>	<u>Monofill (5 or 10) + Dryer</u>
Capital/Upfront Cost	\$15.7	\$2.4	\$0.0	\$1.1M Plus \$18M or \$20M
Initial O&M Cost Labor materials, Equip etc.	\$0.19	\$1.9	\$1.75	
Initial Fuel & Electricity Cost	\$0.45			
20 Year NPV	\$24.0	\$30.8	\$28.4	
25 Year NPV	\$27.3	\$35.7		\$34.3
30 Year NPV	\$28.6	\$40.1		\$41.6
Time to Permit/Construct	18 Months	0 Months	18 Months	
Operator Licensing Requirement	Same	Same	Same	
System Maintenance Complexity	Low	Medium	Low	
Risk / Failure rate	Low	High	Medium	

Assumptions:

Fuel Price (Dryer):	\$1.75	gallon
Value/CY of Dried Organics (Dryer):	\$30	CY
Dryer O&M Extra Cost Factor	131%	
Likelihood Bags Needed (Monofill):	100%	
Improved Odor/Handling at MWWTP:	100%	
New Containers in Out Years:	100%	
Container Maintenance By CBJ:	100%	
Discount Rate (All Options):	5.0%	
Inflation Rate (All Options):	2.5%	

ASSUMPTIONS SUMMARY

CBJ Staff	UAB	JMC
1.75	1.75	2.49
30	10	10
131	150	150
100	100	0
100	100	100
100	0	0
100	0	0

Biosolids Options Summary - UAB Assumptions

Biosolids Net Present Value Comparison Chart (Numbers in Millions)

	<u>Dryer</u>	<u>Status Quo Shipping</u>	<u>Monofill</u>	<u>Monofill (5 or 10) + Dryer</u>
Capital/Upfront Cost	\$15.7	\$2.4	\$0.0	\$1.1M Plus \$18M or \$20M
Initial O&M Cost Labor materials, Equip etc.	\$0.23	\$1.9	\$1.75	
Initial Fuel & Electricity Cost	\$0.45			
20 Year NPV	\$25.3	\$30.8	\$26.5	
25 Year NPV	\$28.8	\$35.7		\$35.5
30 Year NPV	\$30.4	\$40.1		\$42.1
Time to Permit/Construct	18 Months	0 Months	18 Months	
Operator Licensing Requirement	Same	Same	Same	
System Maintenance Complexity	Low	Medium	Low	
Risk / Failure rate	Low	High	Medium	

Assumptions:

Fuel Price (Dryer):	\$1.75	gallon
Value/CY of Dried Organics (Dryer):	\$10	CY
Dryer O&M Extra Cost Factor	150%	
Likelihood Bags Needed (Monofill):	100%	
Improved Odor/Handling at MWWTP:	100%	
New Containers in Out Years:	0%	
Container Maintenance By CBJ:	0%	
Discount Rate (All Options):	5.0%	
Inflation Rate (All Options):	2.5%	

ASSUMPTIONS SUMMARY

CBJ Staff	UAB	JMC
1.75	1.75	2.49
30	10	10
131	150	150
100	100	0
100	100	100
100	0	0
100	0	0

Biosolids Options Summary - JMC Assumptions

Biosolids Net Present Value Comparison Chart (Numbers in Millions)

	<u>Dryer</u>	<u>Status Quo Shipping</u>	<u>Monofill</u>	<u>Monofill (5 or 10) + Dryer</u>
Capital/Upfront Cost	\$15.7	\$2.4	\$0.0	\$1.1M Plus \$18M or \$20M
Initial O&M Cost Labor materials, Equip etc.	\$0.23	\$1.9	\$1.75	
Initial Fuel & Electricity Cost	\$0.61			
20 Year NPV	\$27.7	\$30.8	\$23.9	
25 Year NPV	\$31.7	\$35.7		\$36.8
30 Year NPV	\$33.6	\$40.1		\$42.5
Time to Permit/Construct	18 Months	0 Months	18 Months	
Operator Licensing Requirement	Same	Same	Same	
System Maintenance Complexity	Low	Medium	Low	
Risk / Failure rate	Low	High	Medium	

Assumptions:

Fuel Price (Dryer):	\$2.49	gallon
Value/CY of Dried Organics (Dryer):	\$10	CY
Dryer O&M Extra Cost Factor	150%	
Likelihood Bags Needed (Monofill):	0%	
Improved Odor/Handling at MWWTP:	100%	
New Containers in Out Years:	0%	
Container Maintenance By CBJ:	0%	
Discount Rate (All Options):	5.0%	
Inflation Rate (All Options):	2.5%	

ASSUMPTIONS SUMMARY

CBJ Staff	UAB	JMC
1.75	1.75	2.49
30	10	10
131	150	150
100	100	0
100	100	100
100	0	0
100	0	0



City and Borough of Juneau
Engineering & Public Works Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800 Facsimile: 463-2606

DATE: 20 January 2016

TO: Assembly of the Whole

FROM: Utility Advisory Board

RE: Biosolids Treatment and Disposal – Private Monofill Evaluation

At the January 4th Committee of the Whole meeting, we provided recommended alternatives (a biosolids dryer or privately operated monofill) for a long-term, stable solution to the wastewater biosolids issue. At that meeting, you were also provided supplemental information by the Juneau Monofill Company (JMC), the private monofill proposer. You referred that information back to us for further review.

We have found the following major differences between the private monofill proposal update submitted at the COW and our 'Biosolids Options Summary' table provided to you on January 4th in the packet:

- Fuel prices of \$2.49/gallon (versus \$1.75/gallon) based on historic ten year average
- No odor control or belt filter press enhancements at MWWTP
- JMC proposes no container bagging per JMC research
- JMC proposes no container maintenance costs incurred by CBJ

At our December 10th UAB meeting we considered the differences noted above, and revisited them at the UAB meeting on January 20, 2016. The Board saw no reason to make any material change to the information previously submitted.

At the February 1st COW, the staff plans to present (with strong support from the UAB) an updated rate model, including a summary of the assumptions that were made by the Assembly at the time the model was adopted.



City and Borough of Juneau
Engineering & Public Works Department
 155 South Seward Street
 Juneau, Alaska 99801
 Telephone: 586-0800 Facsimile: 463-2606

TO: Assembly Committee of the Whole

DATE: December 10, 2015

FROM: Utility Advisory Board

RE: Biosolids Treatment and Disposal Recommendation

Over the course of the last year, the Utility Advisory Board has met more than 15 times solely on the biosolids project. In November, the Board asked staff to help draft the recommended course of action for the UAB to forward to the Assembly for its consideration.

The Board unanimously agrees that the current method of shipping biosolids south is expensive, exposes the CBJ to unacceptable risk and causes scarce economic resources to leave the community.

Dryer Option:

Of all of the options considered, and in light of the best information available, the installation of a biosolids dryer at the Mendenhall WW Plant, complete with an odor control system, is the best available municipally operated option. This dryer option offers the following benefits:

- CBJ Control
- Very Low Risk
- Lowest Operating Cost
- Least Capital Cost (as compared to other CBJ operated options)

Negative attributes of the dryer are the upfront capital cost (\$16.2M) and a proportional relationship between operating cost and the price of fuel.

Monofill:

A private contractor has come forward with a private monofill proposal. The proposal would outsource the disposal of the biosolids to a private company (working title Juneau Monofill Company). For a fixed contract price, JMC can secure a large tract of property on South Douglas which is off of the road system. JMC would develop a barge landing and construction grade road and using the existing shipping containers would regularly truck, barge and bury the biosolids on the property. The monofill proposal offers the following benefits:

- Very Little Capital or Up Front Costs
- Support of a Nascent Local Business
- May allow time for other waste management technologies to develop
- Lower carbon footprint

Negative attributes could include a general or specific opposition to landfilling, high operating cost (\$1.75M/year) and a lack of CBJ control of the waste stream.

Summary:

In conclusion, both of these options present radically different Capital and O&M cost approaches, with different policy implications. We acknowledge the staff preference for the dryer given that it is a permanent solution, the estimated cost analyses and the ability for CBJ to control the disposal of the waste stream. The monofill option is another means to end the current precarious predicament and avoid a high capital cost expenditure at this time.

Biosolids Options Summary

Biosolids Net Present Value Comparison Chart (Numbers in Millions)

	<u>Dryer</u>	<u>Status Quo Shipping</u>	<u>Monofill + Dryer</u>
Capital/Upfront Cost	\$15.7	\$2.4	\$1.1
Initial O&M Cost Labor materials, Equip etc.	\$0.23	\$1.9	\$1.75
Initial Fuel & Electricity Cost	\$0.45	?	?
20 Year NPV (Monofill or Status Quo Only)	\$25.3	\$30.8	\$27.1
25 Year NPV (Monofill 5, Dryer 20)	\$28.8	\$35.7	\$35.6
30 Year NPV (Monofill 10, Dryer 20)	\$30.4	\$40.1	\$43.2
Time to Permit/Construct	18 Months	0 Months	18 Months
Operator Licensing Requirement	Same	Same	Same
System Maintenance Complexity	Low	Medium	Low
Risk / Failure rate	Low	High	Medium

Assumptions:

Fuel Price (Dryer):	\$1.75	gallon
Value/CY of Dried Organics (Dryer):	\$10	CY
Dryer O&M Factor	150%	
Likelihood Bags Needed (Monofill):	100%	
Discount Rate (All Options):	5.0%	
Inflation Rate (All Options):	2.5%	



City and Borough of Juneau
Engineering & Public Works Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800 Facsimile: 463-2606

DATE: 18 November 2015

TO: CBJ Assembly

FROM: Rorie Watt, Engineering and Public Works Director
Samantha Stoughtenger, Utilities Superintendent

RE: Biosolids Treatment and Disposal Alternatives Elimination

The Utility Advisory Board (UAB) has been evaluating proposed alternatives for the treatment and disposal of the wastewater biosolids for over a year. This process entailed a thorough vetting of alternatives with respect to applicability, reliability, availability, and expense for use in Juneau.

The following full-scale alternatives recommended for elimination are:

- A. Incineration** – USEPA determined that the existing JDTP may not be refurbished under current air quality regulations. Therefore installation costs (\$23M) for a new compliant incinerator eliminated this option from further consideration.
- B. Composting** – Due to the SE Alaska rains, indoor or in-vessel composting would be required. Costs to build and land required for such composting facility are high. Additionally, the amount of product generated from a full-scale facility would be significant and more product than could be easily disposed of. Therefore, it was determined that composting all of the CBJ wastewater biosolids would not be a feasible solution for the community.
- C. Gasification** – In addition to evaluating technical and industrial data, UAB members directly contacted various gasification vendors and users. The Board concluded that no one is able to provide this technology for full-scale application yet.

The following full-scale alternatives recommended for consideration are:

- A. Drying** – The staff recommended alternative of drying is a reliable technology used throughout the United States. This alternative is more cost effective to install than other technologies (incineration) and produces a high quality, but small quantity byproduct.
- B. Landfilling** – Numerous (unsuitable) sites for landfilling have been proposed to the UAB. There remain two pieces of property (one in Douglas and one on Chichagof Island) proposed by one contractor for landfilling. The use of few available lands for landfilling may preclude the Assembly from selecting this alternative.

Supplemental Memo # 1 Monofill Contracting/Permitting

A monofill project at the South Douglas site would be required to obtain a number of permits, some of which could be applied for concurrently. The exact order of permitting and contracting is not known, details of major known elements are listed below:

CBJ Procurement Code:

CBJ may contract with a sole source vendor in accordance with **53.50.090 (b)** when “calling for bids on a competitive bids is unavailing or impossible.” Since there are no existing permitted monofill sites in the CBJ, there is a strong argument to be made that a bid is impossible. It is possible that a waiver of the competitive procurement rules could be contested.

Army Corps of Engineers Permit:

Since the proposed site is likely to be categorized as some type of wetlands, an ACOE fill permit would be required. Categorization of plants may not begin until the growing season, typically during the month of May. ACOE typically tells applicants that a permit can be completed in a 120 day process, starting from when it has received a completed application.

The first hurdle is getting ACOE to agree that the application is complete (there may be additional requests for information or clarification). The length of permitting time is often a function of the number and complexity of questions asked by regulatory agencies and members of the public. Those questions generate requirements for additional information from applicants, often requiring technical or environmental studies. Once the new information is submitted, the ACOE will extend an additional comment period.

ACOE would not be able to issue a fill permit until Alaska DEC issued a 401 certification of compliance with the Clean Water Act. It is likely that ACOE would require compensatory mitigation (roughly \$30K/acre on other projects) in exchange for the granting of the fill permit. Our experience is that ACOE permits can take from one to several years.

CBJ Conditional Use Permit:

The South Douglas site is zoned Rural Reserve (RR) a district which requires a Conditional Use Permit for “Sanitary Landfills.” There may be a desire to not process the CUP until the other permits have been obtained. CUPs typically take several months.

Barge Landing:

A barge landing permit from DNR would be required. If a simple landing is proposed, this appears to be a relatively uncomplicated process.

DEC Monofill Permit:

A monofill would require a permit from Alaska DEC under their delegated authority from EPA. Attached is the EPA factsheet on landfilling of biosolids - a monofill is a subset of landfills, it just has one type of waste. Amongst other requirements, this permit would may or may not require a liner and/or leachate treatment and will require routine monitoring (air – land(mono)fill gasses, vectors and groundwater) during the active life of the monofill and after closure of the monofill, until a time when Alaska DEC acknowledges there is no further contamination risk from the monofill.

Permit agencies may require additional treatment prior to placement of biosolids in a monofill, and under some readings of the regulations monofills may be explicitly prohibited in wetlands. The final answers to these questions would not be known until a full permitting process was completed.

Land Use – potential life span:

The proposed monofill site is a 103 acre remote waterfront parcel. While unknown at this time, it is likely there are wetlands, streams and other geographical features that would require setbacks that reduce acreage. Juneau produces approximately 10,000 cubic yards (7000 tons) of biosolids per year. Using the guidelines provided in the EPA monofill fact sheet, an unlined trench require between 2 to 9 acres per year depending on the biosolids moisture content, providing a potential life span of less than 10 years to less than 50 years.

Timing & Order of Events:

In order to finance the proposal, the Juneau Monofill Company (not yet formed) would need to complete the following activities: incorporate, sign a contract, obtain financing, purchase the property, permit the monofill site. The Assembly may find it difficult to sign a contract prior to the application for permits.

The prospective vendor has proposed a financial cost, but CBJ has not attempted to negotiate terms. Of material interest would be the length of contract, fuel surcharging, required minimum volumes, insurance and indemnification, warranty and pricing.

Under no scenario do I believe that a monofill project could be operational sooner than the summer of 2017. Even that seems aggressive.



United States
Environmental Protection
Agency

Biosolids Technology Fact Sheet

Use of Landfilling for Biosolids Management

DESCRIPTION

Current options for managing wastewater biosolids in the United States include both beneficial reuse technologies (such as land application, landfilling with biogas recovery, and energy recovery through incineration) and non-reuse options, including landfilling. While implementing some type of beneficial reuse is the preferred method for managing wastewater biosolids, this is not always practical. For example, land acquisition constraints or poor material quality may limit beneficial reuse options. In these situations, landfilling of biosolids may be a viable alternative.

Biosolids landfilling options include disposal in a monofill (a landfill that accepts only wastewater treatment plant biosolids), or in a co-disposal landfill (a landfill that combines biosolids with municipal solid waste). Although co-disposal landfilling is more common than monofilling, biosolids typically represent only a small percentage of the total waste in a co-disposal landfill (WEF, 1998).

Landfill disposal of biosolids should not be confused with use of biosolids to amend final cover material at landfills. This practice is a form of land application in which biosolids are added to soil to enhance conditions for growing cover vegetation. The EPA fact sheet *Land Application of Biosolids* addresses the use of biosolids in rehabilitating disturbed lands.

Biosolids Monofilling

Biosolids monofilling consists of preparing the site, transferring the biosolids to the site, and covering the biosolids with a layer of cover material. Depending on the concentration of pollutants in the biosolids, site preparation may include installing a liner to prevent contaminants from migrating downward into the site soil. The three most

common methods of monofilling wastewater biosolids are the trench, area, and ramp methods.

Trench monofilling (Figure 1) involves excavating a trench, placing the biosolids in the trench, and then backfilling the trench to return the soil to its original contours. Monofill trenches can be narrow or wide, depending on the solids concentrations of the biosolids to be filled. Narrow trenches (typically less than 3 m [approximately 10 ft] wide) are generally used for disposal of biosolids with a low solids content. Wide trenches (typically greater than 3 m [approximately 10 ft] wide) are used for disposal of biosolids with a solids content of 20 percent or more. If the biosolids contain less than 20 percent solids, they will not support the machinery used to place the cover material over the trench.

Application rates for trenches less than 3 m in width are approximately 2,270-10,580 m³/ha (1,200- 5,600 yd³/acre). Typical application rates for wider trenches range from 6,000-27,000 m³/ha (3,200-14,500 yd³/acre) (U.S. EPA, 1978).

The trench method provides efficient use of available land space. However, this method is



FIGURE 1 EXCAVATED CROSS-SECTION OF BIOSOLIDS TRENCH

generally not used at sites that require a liner because of the potential to damage the liner during trench excavation.

In the area method, biosolids are placed in a natural or excavated depression, or they are mixed with soil and placed on top of the existing soil layer. Biosolids to be landfilled in this manner are generally stabilized prior to landfilling because these sites do not always apply daily cover. The area method is particularly well suited to areas where bedrock or ground water are shallow, and excavation (as is required for the trench method) is difficult. However, this method requires substantial amounts of soil for fill and results in changes to the local topography.

The ramp method involves spreading and compacting the biosolids along a slope. The soil higher on the slope is pushed over the top of the biosolids as a cover material.

Applicable Regulations

Landfilling of biosolids in monofills is regulated by the Environmental Protection Agency under Subpart C of 40 CFR, Part 503, Standards for the Use and Disposal of Sewage Sludge as surface disposal. The Part 503 Regulations establish maximum concentrations of arsenic, chromium, and nickel in biosolids to be landfilled in a monofill without a liner. The limits vary with distance to property lines as presented in Table 1. If the concentration of any of these pollutants exceeds the criteria, the facility must be lined. The regulations also allow establishment of site-specific pollutant limits at the discretion of the permitting authority.

These regulations also require that biosolids placed in a landfill meet either Class A or Class B pathogen reduction requirements or that they be covered with soil or other material at the end of each operating day.

In addition, many state regulations for monofills have more stringent requirements, which may include installing a liner regardless of pollutant concentrations.

TABLE 1 MAXIMUM POLLUTANT CONCENTRATION FOR SURFACE DISPOSAL OF BIOSOLIDS

Distance from Boundary of Active Biosolids Unit to Property Line, m	Pollutant Concentration (Dry Weight Basis)		
	Arsenic mg/kg	Chromium mg/kg	Nickel mg/kg
0 to less than 25	30	200	210
25 to less than 50	34	220	240
50 to less than 75	39	260	270
75 to less than 100	46	300	320
100 to less than 125	53	360	390
125 to less than 150	62	450	420
Equal to or greater than 150	73	600	420

Source: Part 503 Regulations

Co-Disposal Landfilling

Co-disposal landfilling involves combining wastewater solids with municipal solid waste and placing the mixture in a permitted landfill. Generally, a layer of municipal solid waste is spread near the working face of the landfill. Wastewater solids are then spread over the municipal waste and the two are thoroughly mixed using typical landfill machinery. The ratio of waste to wastewater solids is dependent, in part, on the solids content of the wastewater solids. Ten percent biosolids to 90 percent solid waste (by volume) is common. The mixture is then compacted and covered with a daily cover.

Applicable Regulations

The design and operation of co-disposal landfills is regulated by EPA under Subpart I of 40 CFR, Part 258, Criteria for Municipal Solid Waste Landfills. Standards set forth in the Part 258 Regulations address general requirements, pollutant limits, management practices, operational standards for

pathogens and vector attraction, and monitoring, record keeping, and reporting requirements.

Accepting wastewater solids at a co-disposal landfill generally does not add significant regulatory hurdles or permit constraints to the landfill operator. In addition, co-disposal typically does not result in additional operational requirements for the landfill other than the mixing the biosolids and waste prior to placement in the permanent cell.

APPLICABILITY

Landfilling is generally considered for wastewater biosolids management when land application or other beneficial reuse is not possible. Typical scenarios that lead to selection of landfill disposal rather than beneficial reuse include:

- Land acquisition constraints;
- High concentration of metals or other toxins in the biosolids; or
- Odorous material that may create a public nuisance if managed through other options.

Solids concentrations of the biosolids are also a factor in determining whether landfilling is a viable disposal option. For biosolids monofills, the solids concentration should be 15 percent or greater. Although soil may be mixed with biosolids to increase the solids concentration to this level, this may not be cost effective. Biosolids are usually stabilized prior to monofilling.

As a general rule, municipal solid waste landfills will not accept materials with solids content less than about 18 percent. The operator will generally perform a paint filter test on the biosolids prior to allowing them to be deposited due to the regulatory prohibition of materials containing free liquids. The paint filter test is described in detail in EPA publication SW-846, *Test Methods for Evaluating Solid Waste, Physical/Chemical Methods*, Method 9095. In addition to the paint filter test for free liquids, a Toxicity Characterization Leaching Procedure (TCLP) must also be performed to verify that the biosolids are non-hazardous. Passing this test is generally not a problem for biosolids. The

TCLP method (Method 1311) is defined in EPA SW-846.

Finally, economics also factor into any decision to manage biosolids through landfilling. Landfill tipping fees can be less than the full cost of land application or other reuse options. Because tipping fees change in response to market conditions, a periodic reassessment of solids management decisions is recommended.

ADVANTAGES AND DISADVANTAGES

Advantages

- Landfilling is suitable for biosolids with high concentrations of metals or other toxics.
- Landfills may require smaller land area than land application.
- Landfilling improves packing of solid waste and increases biogas production.
- Landfills may be the most economical biosolids management solution, especially for malodorous biosolids.

Disadvantages

- Landfilling biosolids eliminates their reuse potential and is contrary to the EPA national beneficial reuse policy.
- Landfilling requires extensive planning, including selection of a proposed landfill site, and operation, closure, and post closure care of the site.
- Operation, maintenance, and post closure care of landfills are labor intensive.
- Landfill sites have a potential for groundwater contamination from leachate.
- Decomposition of biosolids in a landfill produces methane gas which must be collected and reused or disposed of by flaring or venting. Energy can be recovered

through methane capture systems to offset the cost of the necessary collection system.

- Landfills have a potential for odor generation.

Environmental Impacts

There are several potential environmental impacts associated with landfilling of wastewater biosolids. Leachate from the landfill may transport nitrate, metals, organics, and/or pathogens to groundwater if the landfill site has not been properly selected or if the liner has been damaged. In addition, rainfall runoff from an active landfill may carry contaminants to nearby surface waters. Specific impacts will vary among landfill locations

Other potential impacts from these landfills include impacts on traffic volume, land use, air quality, public health, aesthetics, wildlife, and habitats of endangered species. Adverse impacts should be mitigated during the site selection process or by specific measures in the design (U.S. EPA, 1979).

DESIGN CRITERIA

Design of monofills and co-disposal landfills includes selecting an appropriate site, evaluating wastewater solids quality, and approving a method of operation. Preliminary planning is followed by detailed design, site development, site operation and maintenance, and closure.

Site Evaluation

Landfill sites must meet the siting criteria established by either the Part 503 (for monofills) or the Part 258 regulations (for co-disposal landfills). Both regulations contain similar requirements, including:

- A landfill shall not be developed if it is likely to adversely affect a threatened or endangered species.
- The landfill cannot be located in a wetland unless a special permit is obtained.

- A landfill cannot restrict the flow of a 100-year flood event.
- The landfill must not be located in a geologically unstable area.
- The landfill must be located 60 m (200 ft) or more from a fault area that has experienced displacement in Holocene time.
- If the landfill is located in a seismic impact zone, it must be designed to resist seismic forces.
- The landfill must be located at least 300 m (1,000 ft) from an airport runway.

Some states have additional siting criteria, including setbacks from property lines, public or private drinking water wells, surface drinking water supplies, and buildings or residences.

Preliminary Planning

The preliminary planning phase for landfill design should include a determination of the biosolids characteristics and an estimate of the average biosolids quantity. Once the biosolids quantity is determined, the area required for the landfill site, as well as its probable lifespan, can be calculated. Generally, a site should provide 10 to 20 years of operational capacity.

Other factors to consider during preliminary planning include haul distance and route from point of generation to the facility; topography; surface water and soils; geology; groundwater; vegetation; meteorology; environmentally sensitive areas; archaeological and historical significance; site access; final site use; and cost. Each of these issues could affect the final location of the landfill.

Site Development

Once the landfill site is determined, initial site development can begin. During the initial development of the landfill site, utilities such as water, sewer, and electricity must be provided for daily operations. In addition, support facilities such as an equipment garage, office building, and

leachate pumping stations may need to be constructed.

The landfill design must also include site-specific criteria to meet environmental requirements. These requirements include mitigating the environmental impacts of runoff, infiltration of water through the landfill and into the underlying soil, and gas generation. Depending on regulatory requirements, the landfill may also require a lining. Design considerations for these impacts are discussed below.

Mitigation of Runoff

EPA requires that surface water runoff from an active landfill be collected and disposed of in accordance with NPDES requirements (WEF, 1998). The runoff collection system must be designed to contain a 25-year, 24-hour storm.

Infiltration

As water percolates through a landfill, it may become contaminated as it dissolves various soluble components of the biosolids. The resulting leachate must be contained and treated to eliminate the potential for groundwater pollution and/or public health problems. Methods for controlling leachate include implementing proper drainage, installing a liner, allowing the leachate to attenuate naturally, or collecting and treating the leachate. A leachate collection system may consist of a drainage layer (usually sand or geonet), leachate collection piping, a sump or series of sumps, and manholes.

Gas Generation

The anaerobic decomposition of biosolids in a landfill contributes to the generation of “natural” gas consisting primarily of methane (45 to 55 percent) and carbon dioxide. Methane is explosive in the atmosphere at concentrations of 5 to 15 percent. Either passive or active gas collection systems can be effective in preventing the accumulation and possible migration of landfill gas. A passive collection system consists of perforated collection pipes and header pipes placed just below the landfill cap to collect and vent gas to the atmosphere. Active systems consist of a series of

gas wells drilled into the waste or a series of horizontal trenches and a blower to collect the gas. Active gas collection systems are used to control odors at a site and may also be used to recover energy from the methane. If cost effective, the methane recovered from the landfill gas may be used in boilers or space heaters, or in turbines to generate electricity. It may also be upgraded to pipeline-quality gas.

Landfill Liner

Another critical design consideration is facility lining. Three types of materials are typically used for landfill liner systems. They include low permeability soil (clay), geosynthetic clay liners (GCL), and geomembrane liners. The Part 503 regulations require a maximum hydraulic conductivity of 1×10^{-7} cm/s (2×10^{-7} ft/min) for a monofill liner (when a liner is required). The Part 258 regulations require all co-disposal landfills to have a composite liner. The top component of the liner must consist of a minimum 30-mil flexible membrane liner, while the bottom component must consist of at least a 60 cm (2 ft) thick layer of compacted soil with a hydraulic conductivity of 1×10^{-7} cm/s (2×10^{-7} ft/min). The flexible membrane component must be installed in direct and uniform contact with the compacted soil.

Both natural and synthetic liners have advantages and disadvantages. While synthetic liners are virtually impermeable to liquids, they do not have the self-healing characteristics of natural liners. Natural liners have slightly higher permeability than synthetic liners, but are less susceptible to possible subbase changes.

OPERATION AND MAINTENANCE

Each municipal solid waste landfill is required to have an operation and maintenance (O&M) plan that describes its procedures. Monofills are encouraged to maintain a similar plan. Operational considerations addressed in these plans include:

- Hours of operation.
- Material weighing procedures.

- Traffic flow and unloading procedures.
- Cover material excavation (or purchase), stockpiling, and placement.
- Maintenance procedures and schedules.
- Inclement weather operations.
- Environmental monitoring and control practices.

Management and reporting required under the Part 503 and Part 258 regulations include maintaining activity, performance, and cost records, as well as required regulatory reports. Activity records may include equipment and personnel accounts, biosolids receipts, cover material quantities, etc.

Regular O&M activities at a landfill containing biosolids may involve the following: providing periodic cover for the biosolids; capping sections (or “cells”) of the landfill once they are full; monitoring the site to ensure that leachate from the landfill does not contaminate groundwater; and closing the landfill site when it has reached its capacity. These O&M activities are discussed in more detail below.

Periodic Cover

Cover materials are used at landfills to manage vectors, control odors, increase compaction, decrease settling, and minimize wind erosion. If the landfill site does not have sufficient available soil, cover material must be obtained off-site and transported to the facility. At the end of each working day 15 cm (6 in) of cover is spread over the compacted waste. An intermediate cover 30 cm (1 ft) thick is applied when the cover material will be exposed for more than one month but less than six months. If the cover material is to be exposed for more than six months, final cover with a minimum thickness of 60 cm (2 ft) is required.

Cell Closure

Landfills are typically developed in phases to minimize the area exposed to rainfall and the rate of leachate production. Based on the site topography

and the calculated amount of waste to be landfilled, an area with an expected life of two to five years is developed for each phase. As an active cell nears its capacity, a new cell is constructed.

Site Monitoring

Both the Part 503 and Part 258 regulations stipulate that landfills shall not contaminate an aquifer. Most states require groundwater monitoring at landfill sites. EPA has also established monitoring requirements for methane gas because of the explosive hazard. Monitoring is required during the active life of the landfill and for three years following closure of the landfill.

Site Closure/Capping

When a landfill cell has reached capacity, a final cap is placed to prevent infiltration of rainwater and reduce leachate generation. The layers of the cap, from bottom to top, include the following:

- Subgrade Layer - Used to contour the landfill and provide a base for construction of subsequent layers.
- Gas Control Layer - Transports gas to a venting system.
- Hydraulic Barrier - Limits infiltration of water to the landfilled waste.
- Drainage Layer - Collects and transports water that percolates into the final cover.
- Biotic Layer - Protects the hydraulic barrier from intrusions by animals or plants.
- Filter Layer - Prevents the migration of fines from the vegetative support (surface) layer to the drainage layer.
- Surface Layer - May be either a soil capable of supporting vegetation or an armored protection layer.

The thickness and performance standards for each layer may vary depending on the approving authority. Post closure monitoring of the cap

should include monitoring of settlement, cover soil integrity, grading, vegetation conditions, sediment and erosion controls, gas controls, and security fencing.

The Part 503 and Part 258 Regulations require the owner/operator of a landfill to submit a closure plan at least 180 days prior to closure of the facility. The closure plan should describe both closure and post closure activities including maintenance of the leachate collection system, monitoring of methane gas production, and limiting public access to the site, all required for three years following closure.

The final intended use of a closed landfill should be identified during the design phase to ensure that appropriate decisions are made regarding cover material, grading, monitoring, and stormwater management. Typical uses for closed landfills include athletic fields, game courts, golf courses, playgrounds, picnic areas, and open spaces where there is not a need for extensive tree planting.

COSTS

It is difficult to estimate the cost of landfilling biosolids without individual program details. For example, land acquisition costs vary from region to region, and liners may or may not be required. Other factors that impact the cost of landfilling of biosolids include:

- Capacity of landfills serving the area.
- Haul distance.
- Method of leachate treatment and disposal.
- Method of gas collection, disposal or reuse.
- Post closure use.
- Purchase and maintenance of equipment.
- Regulatory compliance, such as preparation of reports, site monitoring, and biosolids analysis.
- Local labor rates.

- Importation of cover material if on-site quantity is insufficient.

In 1994, the municipalities of Las Vegas, Henderson, and the Clark County Sanitation District in Nevada were disposing all biosolids in a privately owned and operated facility 25 miles from the municipalities. The total solids production of 545 wet Mg/day (600 wet tons/day) was mechanically dewatered to a range of 10 to 33 percent solids. The cost for disposing of these solids was approximately \$10/ wet Mg (\$11/ wet ton), including transportation by a contract hauler and landfill tipping fee.

As part of a regional biosolids management plan developed in 1994, the municipalities evaluated the option of building their own biosolids monofill. Potential sites, ranging from less than 16 km (10 mi) to up to 80 km (50 mi) away, were selected based primarily on their distance from the municipalities. Other site evaluation criteria included topography, hydrology, land use, availability of utilities, and other social/environmental concerns. The monofill capacity was estimated at 31 million m³ (40 million yd³), based on accommodating the total annual solids production for a period of 30 years. The amount of land required for the monofill and space for solids processing was estimated to be approximately 200 ha (500 acres). The estimated cost for this alternative ranged from \$25.71/wet Mg (\$28.32/wet ton) for the closest site to \$31.20/wet Mg (\$31.20/wet ton) for the most remote site.

REFERENCES

Other Related Fact Sheets

Odor Management in Biosolids Management
EPA 832-F-00-067
September 2000

Centrifugal Dewatering/Thickening
EPA 832-F-053
September 2000

Belt Filter Press
EPA 832-F-057
September 2000

Filter Press, Recessed Plate
EPA 832-F-00-058
September 2000

Alkaline Stabilization of Biosolids
EPA 832-F-00-052
September 2000

Other EPA Fact Sheets can be found at the following web address:

<http://www.epa.gov/owm/mtb/mtbfact.htm>

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10. Water Environment Federation (WEF), 1998. *Manual of Practice No. 8, Design of Municipal Wastewater Treatment Plants - 4th Ed.* WEF, Arlington, Virginia.

ADDITIONAL INFORMATION

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Office of Water
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Supplemental Memo # 2 Dryer Timeline

Purchase and installation of a biosolids dryer at the Mendenhall WWTP would take approximately 18 months, including the following major activities:

Permitting:

Installation of a dryer would require a CBJ building permit, an ADEC air quality review, and potentially an ADEC solid waste disposal permit determination. As there will be no material change to the wastewater stream, there should be no need for any ADEC wastewater permit adjustments. We would anticipate the ADEC process to take less than 6 months.

Acknowledging that the existing infrastructure at the Mendenhall WWTP produces odors that are already objectionable to the near neighborhood, we have proposed an odor management system as part of the dryer project. The odor management system would improve upon the current situation and allow plant staff to properly manage odors. Staff has coordinated with the Radcliffe Road Neighborhood Association, providing tours and information, and participation in a neighborhood meeting. The neighborhood has appreciated the information and involvement.

A Conditional Use Permit is not required. A City project review would go before the Planning Commission – comments from that process would be forwarded to the Assembly.

Dryer Procurement:

Staff has already initiated a competitive dryer selection process. A particular manufacturer of dryer has been selected (Kruger). Staff has visited other Kruger installations, interviewed operators of those systems and have found the systems to be successful, requiring less maintenance and less fuel than predicted by the manufacturer. Staff has additionally had extensive technical discussions with the manufacturer and is satisfied with the selection. Given the direction from the Assembly, we would sign a contract to begin the manufacturing of the equipment. Manufacturing and delivery of the dryer itself is estimated to take approximately 12 months.

Facility Design:

Upon gaining direction from the Assembly, staff would initiate a competitive RFP for engineering and architectural services to design a building and prepare bid package. The bid package would include installation of the selected dryer equipment. The facility design and bid package could be completed in several months.

Construction Bidding:

A competitive bid could be issued as soon as the summer of 2016, requiring completion of a complete facility by the fall of 2017. The value of the construction bid is estimated at \$11M including the \$6M purchase of the dryer and other associated proprietary equipment. The other construction costs include the construction of metal building with associated earthworks, site paving, concrete foundation, electrical and mechanical work and an odor control system. The building would be constructed by a private contractor who wins a low bid procurement.

The project cost of \$16M includes a construction contingency, contracted architectural and engineering services, permitting, bidding and staff project management costs. From Assembly direction to proceed, it will be about 18 months before the dryer would be operational.

Timing of Events:

Upon approval, staff would contract for and initiate final design of the dryer. Upon completion of the permitting we would direct the vendor to begin construction. The dryer vendor would schedule manufacturing for later in 2016 with a delivery in early 2017 to coordinate with the construction of the dryer facility. The systems would be operational about 18 months after Assembly direction to proceed with the project.

Supplemental Memo # 3 Utility Cashflow

The Wastewater Utility has the financial resources to afford either the construction and operation of a dryer facility or a monofilling contract. Adoption of Ordinance 2014-36 (b)(am) provides the Utility with the resources to deal with the biosolids problem.

Given that the CBJ has to deal with biosolids one way or another, the Utility will incur costs – the dryer and monofill options present different cashflow considerations.

Dryer Cashflow:

Currently, ADEC low interest loans (1.25%) are available for a dryer project. It is not known if those loans will be available in the future. The loans are made available to CBJ from ADEC through a Federal program, they are not tied to State of Alaska General Fund. Staff has obtained DEC approval to borrow up to \$20M in low interest loans for a variety of utility projects. Wise use of cash/capital reserves would advise taking loans for all of the dryer project (~\$16M). Payback of the loans is built into the Utility Rate Model, a summary is attached.

The greatest benefit to the Utility from a dryer project is cheap operating costs beyond the twenty year horizon. In general, we are still operating much of our infrastructure installed up to 40 years ago. We now are finding that after the 40 year mark, many of the components are beginning to break down and need either major refurbishment or replacement or excessive maintenance.

Monofill:

A monofill would not require the use of loans (a private monofill likely would be ineligible for loans).

Summary:

From a cashflow prospective, either option can be afforded and they both have a similar effect on the bottom line of the Utility.

	<i>CIP Spending</i>	<i>DEC Loan</i>	<i>Transfer of Fund Balance OR Rates to CIP</i>	<i>Sales Tax</i>	<i>FY Operating Surplus or (Deficit)</i>	<i>Fund Balance</i>
FY15						8,762,657
FY16	15,940,000	12,000,000	3,940,000	-	(264,967)	4,557,690
FY17	10,549,578	10,549,578	-	-	577,559	5,135,249
FY18	3,219,800	-	3,219,800	-	1,607,493	3,522,942
FY19	6,068,906	-	1,568,906	4,500,000	2,979,903	4,933,939
FY20	2,943,108	-	-	4,500,000	2,682,226	7,616,165
FY21	3,470,198	-	-	4,500,000	1,963,822	9,579,987
FY22	2,673,549	-	-	4,500,000	2,532,508	12,112,495
FY23	3,343,714	-	-	4,500,000	1,644,555	13,757,050
FY24	3,253,471	-	3,253,471	-	377,872	10,881,451

Supplemental Memo # 4 NPV Calculations

Net Present Value analysis (NPV) is a method used to compare different streams of payments over different periods of time. In the information that you have received, we have used NPVs of 20, 25 and 30 because they best model the options that are available to the CBJ.

In any economic analysis spanning a several decade period, one must be measured in their use of the calculations. There are many assumptions that go into the calculations and there is a tendency to over-read the bottom line. For a twenty year NPV, I advise you to consider the calculations plus or minus 10% or so. As an example, if there were two 20 year NPVs valued at \$20M and \$25M, you should interpret that to mean that the \$20M project based on the available information is fairly likely to be less costly over the long run than the \$25M project. But, that it is not guaranteed and that there may be other factors in the decision that would sway you one way or another. Other factors are considered below.

Price of Fuel:

CBJ obtains very competitive price for the delivery of fuel products to its facilities – much more competitive than is available to the general public. CBJ and the State obtain this favorable pricing by cooperatively purchasing in bulk. Currently, heating oil is delivered to a CBJ facility for about \$1.30/gallon. In our analysis of the dryer option, we have modeled fuel at \$1.75/gallon which corresponds to an ANS Crude price of \$50/barrel. A price of \$2.50/gallon corresponds with \$75/barrel.

Discount Rate:

Discount rates are used to compare the value of money at different periods of time. As a simple example, a prudent money manager would prefer \$1M today over \$1M in ten years. A discount rate would mimic the time value of money so that the prudent investor (for example) wouldn't care if they received or spent \$850K today versus \$1M in ten years.

As another example, using a discount rate of 5%, a prudent manager would rationally not care if they received (or spent) \$25M today versus \$33M over twenty years (as in the dryer calculations).

Inflationary Rate:

We use 2.5% as it is the inflation rate calculated by the State Department of Labor's economists.

NPVs of Shorter Periods:

NPVs of periods shorter than twenty years are not relevant for this analysis. The dryer facility would be usable for a minimum of twenty years, using a time period shorter than that would not properly account for the invested value. A shorter period would be kind of like comparing buying a car and driving it for three years as compared to a three year rental agreement.

Why NPV 25 and NPV 30?

We believe that if a monofill option is chosen, that in short order we will be looking for a longer term biosolids solution. NPV 25 and 30 model the possibility that CBJ could contract for monofilling for 5 or 10 years and then be faced with the same decision to build a dryer.

Private vs. Public Sector Costs:

Both options present different levels of investment in the public and private sectors. By our calculations, the CBJ would spend the same amount of staff time on either option (\$130 to \$150K per year). In the dryer option, we would spend a large amount upfront (\$16M) almost entirely on contractors and consultants. In the monofill option, we would pay \$1.75M per year to the private contractor. When considering the two options, the balance of expenditures between public and private sector operations is essentially the same. In both cases, CBJ would be a conduit of funds from the rate payers to private companies who would provide most of the costly services.

Residual Values:

If the CBJ built a dryer facility, at the end of twenty years, we would have a capital asset that we could continue to maintain and operate at low cost (half the cost of monofilling) for additional decades. The initial dryer facility investment would be paid off.

If the CBJ contracted for monofilling services, at the end of that contract JMC has proposed that there would be residual value in the land for cabin lots. The cabin lots would have a property tax value to the CBJ, perhaps in the range of \$10K - \$15K/year.

Supplemental Memo # 5 Pricing Volatility

The Assembly, UAB and public has had a number of questions about the effect of pricing volatility on the economic analysis. We have attempted to act conservatively in all of our estimations.

Fuel:

We use a fuel price of \$1.75/gallon, which corresponds to ANS Crude selling for \$50/barrel. We believe that this comports with the best forecasting available.

In the event of excessively high fuel pricing, we will likely find ourselves in a better economic situation, and high fuel oil pricing may push LNG as an alternate fuel source. If LNG is made available, conversion costs would be nominal.

A monofill contract has not been negotiated. Presumably there would be terms about fuel pricing stability.

Biosolids Volumes:

If biosolids volumes from the wastewater plants is reduced (either population decreased or improved headworks operations), then operating costs will be reduced. The purchase of the dryer will have been completed and accounted for.

For a monofill contract, there would a minimum required volume. If volumes reduce, there would likely be a minimum charge associated with the contract to reflect the fixed costs of the operation.

Dryer Construction Cost Estimates:

There is relatively little public or private sector building facility activity at this time. As a result, facility construction costs are very competitive right now. Our estimates for the dryer facility have been based on recent construction activity and do not predict the favorable bidding climate that a dryer project would likely enjoy.

January 27, 2016

To the Utilities Advisory Board and Juneau Assembly members:

We, the undersigned neighbors of the Mendenhall Wastewater Treatment Plant, would like to express our concern regarding the proposal to transport biosolids to an offsite location for disposal. We feel that the proposal as described to us by staff fails to provide adequate protection to our neighborhood from odors, and even the possibility of leakage of waste onto our neighborhood roads. By outsourcing this disposal process to a private contractor, the city loses control of the operation once the containers are filled. Should there be a problem, the city is that much more removed in time and authority from solving it. We feel this could be a health issue as well as a livability concern for our residents.

We have followed the analysis of various proposals to dispose of the biosolids, and a comprehensive, extensive review has been conducted to arrive at the recommendation to install a dryer at the MWWTP. The monofill proposal leaves many questions unanswered - operational, liability, cost, maintenance, and impact, and seems to offer a solution in direct opposition to what Juneau has been seeking in handling its waste stream - local public control from start to finish. It also introduces an unknown degree of delay in resolving our biosolids disposal problem, in the acquisition of the necessary permits from DEC, EPA, Corps of Engineers, and the Juneau Planning Commission.

While we are not opposed to innovative private sector solutions to the challenges our community faces, in this instance we are not convinced that the risk of impacts to our neighborhood have been adequately addressed. CBJ staff have diligently studied and analyzed the options, and the Utilities Advisory Board has recommended the dryer for the MWWTP. We support the dryer provided it offers a more certain solution to adverse effects on our neighborhood.

We appreciate CBJ's engagement with the Radcliffe Road Neighborhood Association on this and other important issues that might impact our neighborhood.

Thank you,

Mary Ann Dlugosch
Wade Loofbourrow
Robert Deering
Shelley McLaughlin-True
Nicholas True
Kit Scribner
JoLynn Bennett

THANE NEIGHBORHOOD ASSOCIATION

5524 Thane Road
Juneau, Alaska 99801
(907) 586-8277
jamesbibb@me.com



Board

James Bibb, President
Patrick Baum
Kristin Mabry
Peter Naoroz
Chris Prussing

Emily Ricci
Larri Spengler
Gordon Taylor

January 27, 2016

Subject: proposed Douglas Island biosolids waste site

Dear Assembly Members, and members of the Utilities Advisory Board:

The Thane Neighborhood Association has become aware of a possible proposal for a privately operated biosolids waste disposal site across the channel from the homes at the south end of Thane Road. We realize there is much about this possibility that we do not yet know, but we have some concerns we would like to have considered:

- Has Juneau had good luck so far with the privately operated waste disposal site that is the landfill?
- Is it sensible to put a waste disposal site directly across from a neighborhood, when the landfill Juneau has is causing so many problems for its neighbors?
- Is a possibly (likely?) smelly waste disposal site something we want to greet the hundreds of thousands of visitors who arrive in Juneau on the cruise ships each summer?
- Will barges of waste going to and from in the channel add to the ambience we want to greet our visitors Are we looking at noise from heavy equipment operation and/or waste processing echoing between Douglas Island and the Thane mainland? This really is a very bad location for reverberating noise pollution: a water channel between mountains?
- Would such a facility be lit at night?

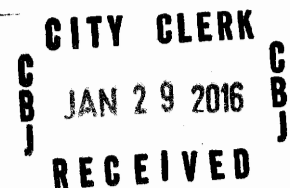
If this idea progresses any farther, we specifically ask to be kept directly in the loop.

Thank you.

James Bibb, Thane Neighborhood Association President

Emily Ricci, Thane Neighborhood Vice President
Larri Spencer, Thane Neighborhood Association Secretary

Thane Neighborhood Association Board



JMC is pleased to offer the following description of our operation and proposal. JMC is a joint operation of 2 longtime Juneau families (Bicknell & Tonsgard). Both operators have many years' experience in construction, marine operations & landfilling. Below I have provided a brief summary of the operation, schedule per regulatory bodies and cost breakdown.

WTP to Barge

Juneau Monofill Company (JMC) will pick up the full containers from the water treatment plant staging area at the required frequency. When JMC picks up the staged container we will take ownership/responsibility for the biosolids at this time. JMC will transport the full containers to the barge landing in Salmon Creek and stage them there for the once weekly trip to the monofill on South Douglas Island. On each trip to the water treatment plant to pick up a full container JMC will drop off an empty container from the previous week's trip.

Once loaded on the barge JMC will haul the containers to South Douglas where the approximately 9 full containers will be off loaded. At this same time the 9 empty containers from the previous week's trip will be loaded on the barge for return to Juneau.

The containers will be maintained and repaired by JMC. JMC has welding facilities at the barge landing in Juneau. In order to have a buffer for possible delays JMC would like to use 30 containers for our operation.

PERMITTING AND BONDING

As part of our process to get all necessary permits from CBJ, DEC and EPA we will purchase any & all bonds required by the DEC for the closure plan we submit to them in our application. We have contracted with 2 firms that have experience in monofill permitting to assist us with this process. These permit applications will be shared with CBJ in order to insure CBJ understand JMC's plans for:

- Security at monofill to ensure the public and wildlife are safe
- Environmental compliance in regards to leachate, possible pathogens, testing & reporting
- Closeout of monofill and long-term plans for the property

While we are working through the 4-8 month permitting process JMC will reconfirm the test results forwarded to JMC by CBJ in regards to metal content. Based on these confirmations we will adjust the current plan for testing frequency so that we remain in compliance.

While the monofill has a potential capacity for 30+ years of Juneau biosolids we don't expect a contract for that length of time. This is why we are proposing a 5-year contract with a CBJ option to extend for an additional 5 years (or a 10-year contract with a CBJ option to cancel after 5 years). A 10 year contract would utilize approximately 10 acres for monofilling of the 103 acre site.

In addition to being less expensive than the dryer, the monofill accomplishes CBJ's primary objective of getting our biosolids off AML in the shortest time frame. This proposal also accomplishes that goal with a guaranteed price.

PRICE

The price to CBJ is as follows with the following assumptions:

- \$500,000 to be paid for startup costs (permitting, engineering, infrastructure, etc.)
- \$250.00 per ton
- In year 5 there will be a 16% reduction in the price per ton
- 6,500 tons per year minimum
- Per ton price to be increased annually at 2.5% for inflation

There are additional savings to CBJ that can be worked out during the finalization process we will have on this proposal. These pertain to fuel costs and will be reflected in a lower cost per ton.

Thank you for your time and consideration.



Bicknell

Tonsgard

Our proposed monofill provides the following benefits:

Accomplishes CBJ's primary goal of getting the biosolids off AML in the shortest time frame

- Has a lower Capital Cost than the dryer
- Has a lower Cash Cost to CBJ of \$700,000 to over \$1,000,000 per year for the first 10 years with a total savings of over \$8,500,000 over the first 10 years
- Has a lower total cost over 20 years
- Provides additional revenue to CBJ by paying sales tax on goods purchased in the CBJ
- Allows CBJ to delay the replacement of the headworks
 - Allowing CBJ to put off spending an additional \$1 million - \$4 million
 - The headworks have to be replaced in order to meet the specifications for the dryer, this is not necessary for the monofill
- Allows CBJ to pause 5 years to consider:
 - The process and
 - Will the citizens of Juneau approve the extension of the Temporary 1% Sales Tax?
 - What is the State of Alaska going to do with their budget and how will it affect CBJ?
 - Are there new technologies that will allow for beneficial reuse, lower the cost per year or lower the capital cost?
 - Is there a long-term option (50-year plan) that will deal with both the biosolids and the municipal solid waste problem simultaneously?
- At close out provides 15 water front recreational lots that are more affordable for younger Juneau families
- Increases the CBJ property tax base

Dryer Construction would be scheduled for completion 18 months after the project is funded. Funding from either the 1% Temporary Sales Tax Extension or a DEC loan could take an extended time to secure and neither is guaranteed at this time.

Does the Krueger Dryer (a German company) comply with American Iron & Steel (AIS) requirements, which is a requirement of the DEC loan?

We greatly appreciate the time the CBJ Utility Board and the CBJ Assembly has invested in resolving this problem for our community. We are looking forward to being part of the solution

Biosolids Options Summary

Biosolids Net Present Value Comparison Chart (Numbers in Millions)			10 Year Contract with CBJ Option to cancel @ Year 5	10 Year Contract with CBJ Option to cancel @ Year 5
	<u>Dryer</u>	<u>Status Quo Shipping</u>	<u>Monofill</u>	<u>Monofill + Dryer</u>
Capital/Upfront Cost	\$15.7	\$10.0	\$1.1	\$1.1
Initial O&M Cost	Labor materials, Equip etc. \$0.23	\$1.9	\$1.75	\$1.75
Initial Fuel & Electricity Cost	\$0.61	\$0	\$0	\$0
5 Year NPV (Monofill or Status Quo Only)	\$19.1	\$8.8	\$9.2	
10 Year NPV (Monofill or Status Quo Only)	\$22.4	\$25.8	\$14.7	
20 Year NPV (Monofill or Status Quo Only)	\$27.7	\$38.1	\$23.2	
25 Year NPV (Monofill 5, Dryer 20)	\$32.8			\$36.6
30 Year NPV (Monofill 10, Dryer 20)	\$33.6			\$42.8
Time to Permit/Construct	18 Months	0 Months	4-8 Months	4-8 Months
Operator Licensing Requirement	Same	Same	Same	Same
System Maintenance Complexity	Low	Medium	Low	Low
Risk / Failure rate	Low	High	Medium	Medium

Assumptions:

Fuel Price (Dryer):	\$2.49	gallon
Value/CY of Dried Organics (Dryer):	\$10	CY
Cost Sales Tax are Paid On	60%	
Dryer O&M Factor	150%	
Likelihood Bags Needed (Monofill):	0%	
Discount Rate (All Options):	5.0%	
Inflation Rate (All Options):	2.5%	

10 Year Inflation Adjusted Average

Since the monofill is privately operated we will provide additional revenue to CBJ through sales paid to vendors

We have not included bags because both the manufacturer & the 2 other users I spoke with said they don't use bags and they are not necessary

CBJ GIS Intranet Web Browser - with departmental map layers

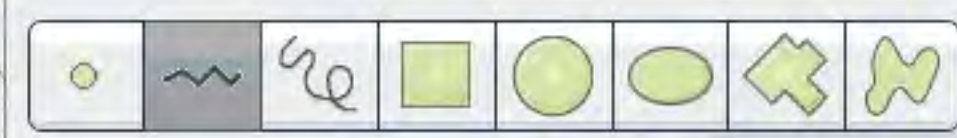
Map Contents

- ▶ ☒ info (left mouse click)
- ▶ ☐ miscellaneous labels
- ▶ ☒ contours (from 2013 lidar)
 - ▶ ☒ contours from 2013 LiDAR (mllw)
- ▶ ☒ property layers
- ▶ ☐ cbj general map layers
- ▶ ☐ cbj departmental map layers
- ▶ ☐ FEMA flood zone map layers
- ▶ ☒ aerial imagery

Topographic

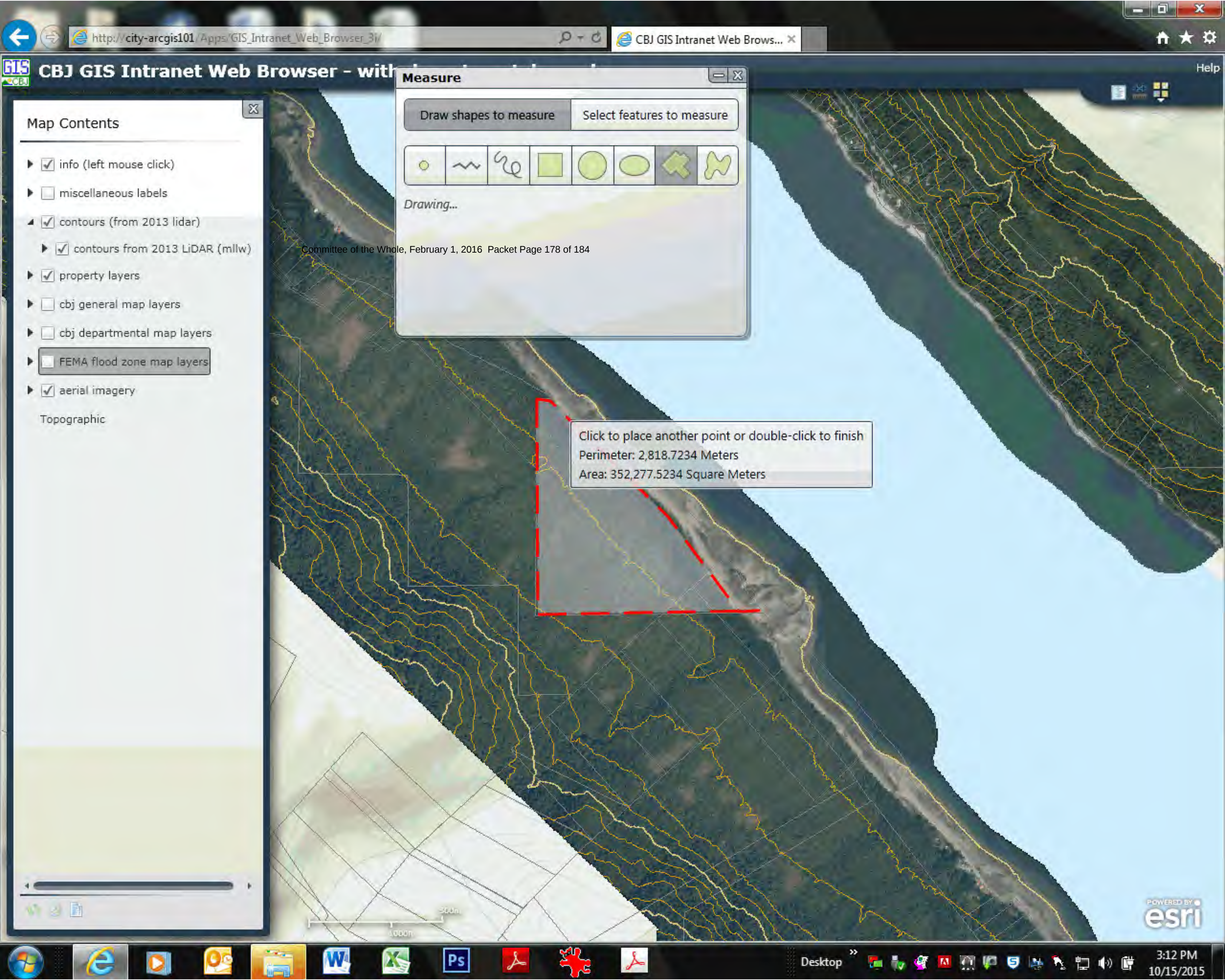
Measure

Draw shapes to measure Select features to measure



Drawing...

Click to place another point or double-click to finish
Segment: 1,633.8597 Meters
Total: 1,633.8597 Meters



Map Contents

- ▶ ☒ info (left mouse click)
- ▶ ☐ miscellaneous labels
- ▶ ☒ contours (from 2013 lidar)
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- ▶ ☐ FEMA flood zone map layers
- ▶ ☒ aerial imagery

Topographic

Measure

Draw shapes to measure

Select features to measure



Drawing...

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Click to place another point or double-click to finish

Perimeter: 2,818.7234 Meters

Area: 352,277.5234 Square Meters

CBJ Wastewater Utility Updated Rate Model February 1, 2016

REVENUE

EXPENSE

	Starting Fund Balance	WW Utility Revenues	DEC Loans	Sales Tax	Additional Rate Revenue FY 20 - FY 24	CIP Spending	Debt Service	Operating Costs	Ending Fund Balance
FY15									8,762,657
FY16	8,762,657	11,112,010	12,000,000			15,940,000	678,377	10,698,600	4,557,690
FY17	4,557,690	11,946,014	10,549,578			10,549,578	669,855	10,698,600	5,135,249
FY18	5,135,249	12,914,771				3,219,800	608,678	10,698,600	3,522,942
FY19	3,522,942	13,977,368		4,500,000		6,068,906	600,662	10,396,803	4,933,939
FY20	4,933,939	13,982,226		4,500,000	0	2,943,108	2,192,645	10,664,247	7,616,165
FY21	7,616,165	14,025,874		4,500,000	0	3,470,198	2,151,840	10,940,014	9,579,987
FY22	9,579,987	14,074,796		4,500,000	0	2,673,549	2,144,315	11,224,424	12,112,495
FY23	12,112,495	14,142,859		4,500,000	0	3,343,714	2,136,791	11,517,799	13,757,050
FY24	13,757,050	14,216,575			0	3,253,471	2,025,266	11,813,437	10,881,451

Assumptions:

Future Rate Increase (FY19 thru FY24):	0.0%
Special Sales Tax Funding FY19-23 (% of Projected \$22.5M):	100%

Notes:

1. In Ordinance 2014-36(b)(am), from 6/2014 the Assembly provided for rate increases through FY 2019.
2. In the Utility Rate Model, the Assembly agreed to assume that half of a future sales tax would go to the Wastewater Utility.
That amount is shown in the Sales Tax, column. Full allocation of this amount would equal \$4.5M for five years.
3. The Rate Model provides for inflationary cost increases as well as \$52M of Capital Improvements over ten years.

MEMORANDUM



Biosolids Treatment and Disposal Evaluation–Phase II

Greenhouse Gas (GHG) Projection for Biosolids Monofilling Alternative

PREPARED FOR: City/Borough of Juneau (CBJ), Alaska

PREPARED BY: CH2M HILL

DATE: February 1, 2016

1.1 Introduction

The purpose of this Memorandum is to respond to request from CBJ to estimate the GHG emissions associated with a new alternative to dispose of CBJ's biosolids at a dedicated biosolids landfill, also known and referred to in this Memorandum as a biosolids monofill. The GHG emission estimate for a biosolids monofill is provided herein and compared to the estimates of GHG emissions for the other alternatives evaluated as part of the Phase II Biosolids Treatment and Disposal Evaluation.

A monofill is constructed for the sole purpose of storing biosolids at a dedicated disposal site. The federal regulations for disposal of biosolids in a monofill are codified in 40 CFR Part 503 under the requirements for Surface Disposal and are summarized herein. The State of Alaska would likely impose additional requirements on surface disposal of biosolids, but Alaska regulations governing surface disposal of biosolids are not addressed in this memorandum.

2.1 Design Conditions on which GHG Estimates are based

Table 1 shows the design solids-loading projections developed for biosolids management facilities at the Juneau-Douglas WWTP (JDWWTP), the Mendenhall WWTP (MWWTP, which includes the Auke Bay WWTP solids), and combined loadings from both facilities. The GHG estimates are based on the biosolids loadings shown in Table 1. The units describing biosolids quantity are in dry tons per day (DT/day) and wet tons per day (WT/day). The projected loadings are based on historical trends with the addition of 10% reserve capacity.

TABLE 1 - Design Criteria on which GHG Emissions Estimates are based

Design Criterion	JDWWTP Solids	MWWTP Solids	Combined Solids
Average Annual Solids Loading	0.8 DT/day	2.6 DT/day	3.4 DT/day
Average Annual Solids Concentration	15% TS	15% TS	15% TS
Average Annual Solids Loading, WT/day	5.3 WT/day	17.3 WT/day	22.6 WT/day
Maximum Month/Average Day Peak Factor	1.5	1.3	1.35
Maximum Month Solids Loading, DT/day	1.2 DT/day	3.4 DT/day	4.6 DT/day
Maximum Month Solids Loading, WT/day	8.0 WT/day	22.7 WT/day	30.7 WT/day

3.1 GHG Emissions (Carbon Footprint) Estimates

“Carbon Footprint” is the term used to express and compare a facility’s estimated contribution to global warming via its estimated emissions of greenhouse gases (GHG’s) to the atmosphere. A number of GHG’s have been identified as contributors to global warming, but the only GHG’s of consequence in wastewater treatment and biosolids management are the following three gases:

1. **Carbon dioxide (CO₂):** The most common GHG; all other GHG’s are converted to carbon-dioxide equivalents (CO₂e) when estimating total GHG emissions.
2. **Methane (CH₄):** The next most common GHG found in wastewater and biosolids after carbon dioxide, methane is the primary gas product of anaerobic respiration, and is 23 times more potent than carbon dioxide as a GHG. Therefore one unit of methane = 23 units of CO₂e.
3. **Nitrous oxide (N₂O):** The least common of the three GHG’s associated with wastewater and biosolids, nitrous oxide is a by-product of nitrification and denitrification reactions. Even though nitrous oxide is typically emitted in smaller amounts than carbon dioxide and methane, it is 300 times more potent than carbon dioxide as a GHG. One unit of nitrous oxide = 300 units of CO₂e.

The summation of these three GHG’s, when all are converted to CO₂e, represents the total estimated Carbon Footprint of an alternative. The Total Carbon Footprint usually consists of direct and indirect emissions of CO₂e as categorized in the following three groups:

1. **Scope 1 GHG emissions** = Direct emissions of GHG’s arising from a process or activity. CO₂ emitted as a result of natural biological activity and known as “biogenic CO₂ emissions” are not counted as part of the total carbon footprint. CO₂ emissions resulting from combustion of fossil fuels are counted in the total carbon footprint. Carbon dioxide emitted from fossil-fuel based engines or processes is included in Scope 1 GHG emissions. Also, methane and nitrous oxide emissions from these processes are counted as Scope 1 GHG emissions, whether or not the methane or nitrous oxide is emitted from biogenic or anthropogenic sources in the processes.
2. **Scope 2 GHG Emissions** = Indirect emissions of GHG’s resulting mostly from remote combustion of fossil fuels to produce power, heat, or steam delivered to an activity or process. Since electrical power in Juneau is produced by hydropower, fossil fuel use in power production is negligible. Therefore, Scope 2 emissions are also negligible for CBJ biosolids alternatives.
3. **Scope 3 GHG Emissions** = Indirect emissions of GHG’s resulting from chemicals and materials purchased. Scope 3 GHG emissions are also considered negligible for the purpose of comparing CBJ biosolids alternatives.

As noted above, however, only Scope 1 (Direct) GHG emissions are considered in this analysis, because Scope 2 and Scope 3 emissions would be relatively insignificant by comparison to Scope 1 emissions.

For purposes of this analysis and comparison, it was assumed that the local biosolids monofill would be located 10 miles hauling distance from the JDWWTP and 5 miles hauling distance from the MWWTP. Hauling distances only impact GHG emissions related to the transport of biosolids, which are relatively minor compared to GHG emissions that would occur at the monofill site. Therefore, minor changes in hauling distance or even hauling modes (i.e., by truck or by barge) will not impact the GHG estimate substantially as long as the monofill remains in the local Juneau area.

Results of the GHG emissions estimate for disposal of biosolids in a local monofill (referred to herein as Alternative 5) is shown in Table 2, after the GHG emissions estimates for Alternatives 1-4, which were evaluated previously as reported in Technical Memorandum (TM) 2 – Alternatives Evaluation and Results.

Table 2

Estimated Annual GHG Emissions (Carbon Footprint) of Prior Alternatives and Biosolids Monofill Alternative

Alternative	Estimated GHG Emissions (CO₂e) in metric tons per year (Mg/year) based on Scope 1 (Direct) GHG Emissions
1- Continue current practice of shipping and disposing of biosolids to in an Oregon landfill	3,400*
2- Thermal Dryer Fueled by No. 2 Heating Oil	1,900
3- Thermal Dryer + Combustion for Energy Recovery and Heat Source for Drying	980
4- Direct Combustion via Fluidized-Bed Incinerator (FBI)	1,200
5- Hauling of Biosolids to a Local Monofill for Disposal	2,600

*The GHG emissions estimate for Alternative 1 in TM 1 was revised based on review and correction of transportation routes and distances.

The difference between the GHG emissions estimate for monofilling and the estimate for CBJ's current practice of shipping and hauling biosolids to an Oregon landfill is due to shorter transportation distances for hauling to a local monofill compared to shipping and hauling to the Oregon landfill. As shown in Table 2, this difference results in GHG emissions for a biosolids monofill being approximately 800 Mg/year lower than CBJ's current biosolids disposal practice. However, the GHG emissions estimate for monofilling is still considerably higher than the other three alternatives previously evaluated, as shown in Table 2.

There are several factors that could substantially change the GHG emissions estimate for monofilling, primarily related to how the monofill is constructed and operated. The largest variables in estimating GHG emissions from a landfill or biosolids monofill concern the amount and rate of methane generation from decay of organic material, how much of the methane escapes through soil, and the integrity of systems built to capture and generate energy from the landfill or monofill.

The GHG emissions estimate for monofilling for CBJ is based on the same basic assumptions that apply to CBJ's current practice of landfilling biosolids. It is assumed that gas collection wells and piping will be installed in the monofill that will capture about half of the methane generated and direct it to a gas flare, which will burn the methane and convert it to carbon dioxide. Several studies have shown that landfill gas collection and flaring systems typically remove about half of the methane generated, and the other half will escape as a methane GHG emission. If the captured gas is directed to energy-recovery equipment such as an engine or heat-recovery furnace, then the GHG emission estimate for monofilling shown in Table 2 could be reduced.

There are a number of regulations associated with monofilling (surface disposal) of biosolids. The following section summarizes federal regulations related to surface disposal, as excerpted from TM 1 – Data Review and Regulatory Outlook for CBJ Biosolids Alternatives (CH2M, 2014).

4.1 Federal Regulations Governing Biosolids Surface Disposal including Monofills

Surface disposal refers to sludge-only landfills (monofills) and dedicated land disposal practices as codified in Subpart C of the Part 503 Regulations for use and disposal of biosolids. Subpart C applies to any entity that prepares biosolids that are placed on a surface disposal site, to the owner/operator of the site, and to the surface disposal site itself. This subpart does not apply to biosolids stored on an area of land or to the land on which the material is stored. Storage, by regulatory definition, is for biosolids that remain on-site for less than 2 years. If biosolids are in the same location for more than two years, it is considered surface disposal whether or not ultimate disposal is the intent.

The Part 503 Rule does not apply to the co-disposal of biosolids with other municipal solid waste in municipal solid waste landfills. Co-disposal or use of biosolids at municipal solid waste landfills is regulated under 40 CFR Part 258.

Should the CBJ desire to site and permit a sludge-only landfill, or monofill, the Part 503 Regulation would apply, in addition to siting, permitting, and monitoring requirements imposed by the State of Alaska Department of Environmental Conservation (ADEC).

4.1.1 Pollutant Limits for Surface Disposal

Pollutant limits are specified for surface disposal sites without a liner and leachate collection system for three metals: arsenic, 73 mg/kg; chromium, 600 mg/kg; and nickel, 420 mg/kg. The CBJ's biosolids are safely under these metal limits based on the data reviewed. If the pollutant concentrations exceed the specified limits, and the site does not have a liner or leachate collection system, site-specific pollutants may be requested at the time of permit application. The permitting authority must determine if site-specific pollutant limits are appropriate.

4.1.2 Management Practices for Surface Disposal

The following requirements apply to surface disposal of biosolids:

- A surface disposal site must not adversely affect a threatened or endangered species or its habitat, and it must not restrict the flow of a base flood.
- A surface disposal site must be designed to withstand certain seismic zone conditions.
- Runoff and leachate (for systems with a leachate collection system) must be collected and disposed of in accordance with the site permit.
- Methane gas must be controlled and monitored if the unit is covered.
- Food, feed, and fiber crops must not be grown and animals must not graze on active sites unless it is demonstrated that public health and the environment are protected. Public access to site must be restricted until 3 years after closure.
- A groundwater-monitoring program must be developed to demonstrate that biosolids do not contaminate any aquifer.
- Nitrogen in the groundwater must be monitored.

4.1.3 Pathogen and Vector Attraction Reduction for Surface Disposal

Class A or Class B pathogen reduction requirements must be met for biosolids surface disposal unless a daily soil cover is placed. If daily cover is not used, the biosolids must meet Class A or Class B pathogen reduction and must meet one of the alternative vector attraction reduction criteria specified in Subpart D of the Part 503 Rule.

5.1 Potential Regulatory Impacts to CBJ for Surface Disposal (Monofills)

Biosolids generators who plan to use surface disposal sites must ensure that the biosolids meet the pollutant concentration limits imposed for that site. Currently, the CBJ WWTPs produce raw solids that will not meet the Class A or B pathogen reduction requirements. If a daily cover is placed, pathogen reduction

requirements do not have to be satisfied. The CBJ's biosolids meet the specified pollutant limits, but do not meet all pathogen and vector reduction criteria. Therefore, daily cover for the surface disposal site would be necessary for any surface disposal site in Juneau to minimize any pathogen and vector attraction concerns.

As indicated above, the ADEC would impose additional siting, permitting, and monitoring requirements on any local monofill or other surface disposal site for biosolids in the State of Alaska. Determination of ADEC regulatory impacts would require a review of current ADEC regulations as well as dialogue with ADEC officials, which is beyond the scope of this memorandum.