

**ASSEMBLY STANDING COMMITTEE
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

May 20, 2019, 5:00 PM.

Assembly Chambers - Municipal Building

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- A. April 29, 2019 Draft Minutes

IV. PUBLIC PARTICIPATION

(Not to exceed a total of 10 minutes nor more than 2 minutes for any individual).

V. AGENDA TOPICS

- A. John and Ginger Bean request to Purchase CBJ Property
- B. Lena Land Sale

VI. STAFF REPORTS

- A. Veteran's for Peace - Peace Sign Update
- B. Franklin Foods LLC Update
- C. Warming Shelter Update
- D. Filming Activity in Juneau

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

VIII. SUPPLEMENTAL - RED FOLDER ITEM

- A. Downtown Parking PowerPoint, by George Schaaf, presented on 4/29/19, as requested by Lands Committee
- B. May 20, 2019 Presentation

IX. 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 audiotope 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

**ASSEMBLY STANDING COMMITTEE MINUTES
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

April 29, 2019, 5:00 P.M.
City Hall, Assembly Chambers

I. ROLL CALL

Chair Becker called the meeting to order at 5:00pm.

Members Present: Chair Mary Becker, Michelle Hale, Alicia Hughes-Skandijs

Members Absent: Maria Gladziszewski

Liaisons Present: Chris Mertl, Parks & Recreation;

Liaisons Absent: Weston Eiler, Docks and Harbors; Paul Voelckers, Planning Commission

Other Assembly Members Present: Loren Jones

Some Members of the Public Present: Charles Murphy, KINY Radio Reporter

Staff Present: Greg Chaney, Lands Manager; Dan Bleidorn, Deputy Lands Manager; Roxie Duckworth, Lands & Resources Specialist; George Schaaf, Parks and Recreation Director; Lindsey Foster, Administrative Officer II, Parks and Recreation; Jill Maclean, Community Development Director; Bob Bartholomew, Finance Director; Jeff Rogers, Finance Director; Robert Barr, Library Director; Beth McEwen, City Clerk; Rorie Watt, City Manager

II. APPROVAL OF AGENDA

Hearing no objections, the agenda was approved as presented.

III. APPROVAL OF MINUTES

A. April 8, 2019 Draft Minutes

Chair Becker and Ms. Hale had submitted comments for changes and the April 8, 2019 minutes were approved as amended.

IV. PUBLIC PARTICIPATION

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. City of Juneau Parking

Mr. Chaney introduced Mr. Schaaf and Ms. Foster to discuss parking downtown.

Mr. Schaaf explained that Parks and Recreation manages the downtown parking program, which includes two parking garages, the Marine Parking Garage (MPG), the Downtown Transit Center (DTC), and two parking lots. The MPG has 248 permit spaces, 20 coin-op spaces, 23 free library spaces, 10 CBJ vehicle spaces, and 2 EV chargers spaces, which are pay-to-park spaces. The DTC is about 25% smaller than the MPG and has 200 permit spaces, 21 coin-op spaces, and 1 EV charger space.

The parking program is its own budget within the Parks and Recreation budget. The projected revenue for this program in FY19 is \$504,500, with \$461,700 in expenditures, leaving \$42,800 to contribute to the Parking Management Fund Balance. Major expenses include for FY19 include \$61,536 in janitorial services, \$123,640 in enforcement and security, \$190,800 in facility maintenance, and \$57,400 in electricity.

There are two kinds of parking in downtown Juneau, on-street and the garages, which are both managed differently. The time limit for on-street parking is 2 hours and none for garages. Free to park on-street for that period and pay-to-park in the garages. JPD enforces the on-street parking whereas there is a contractor through P&R for the garages. On-street parking management varies per area whereas P&R manages the garages. The CBJ Streets Division maintains the on-street parking and P&R maintains the garages.

Mr. Schaaf noted that this management of the parking is a bit backwards in that sense of how parking management is typically structured. Therefore, if the goal is to have turnover for street parking then there needs to be an incentive for those that want to park all day to park inside a garage. Right now P&R does it the opposite, free to park on the street and a charge to park in the garage. People end up moving their cars a lot the street to comply with the law instead of moving into a garage.

Ms. Hale inquired if the garages are typically full. Mr. Schaaf replied that he would be discussing this in upcoming slides.

Permit types for the garages are \$20 weekly, \$50 monthly, and \$550 annually for the MPG and \$20 weekly, \$65 monthly and \$700 annually for the DTC. The MPG and DTC permits reflect those garages only and are not interchangeable, if you pay for a permit at one facility you cannot use that permit to park at another facility.

Some of the changes that have happened in recent years include all of the lighting had been replaced with new LED lights to improve the dark areas. Originally, this was to be motion activated but it was found that the sensors would be blocked periodically and now they are always on. The "brick yard," the overflow parking lot, or the Marine Park Plaza has been opened up during the off-season that provides an additional 40 parking spaces. Security patrols have increased for both facilities with two security officers patrolling the facilities with a presence in both garages 21 ½ hours a day with a short break in the evening when Bootleggers has an overlapping shift.

Parks and Recreation has removed the waitlist for parking permits, primarily due to customers that could not get a permit but would see empty spaces in the garages. The caveat placed on permits is that it is not a guarantee of a spot but a permit to park in a garage. The City would have to build more parking garages or charge more money if only one permit was sold per parking spot and only sell about 450 permits each year and leave

many empty spaces. Last year there were 20 – 30 empty spaces at any given time, even during the legislative session. There is an arrangement to allow for a limited number of spaces in the DTC for permit holders to park on Level 3 during the session. This has resulted in several people being able to find parking. The MPG is oversold about 22% during in-session and about 18% out-of-session for 2019. The DTC is oversold about 79% for 2019 in-session and 27% for out-of-session. The industry standard with parking garages is to oversell the inventory about 20% to 40% and 80% to 100% for universities because they have shorter periods of use. Some folks do not want us to sell one permit more than we have spaces in a garage. If we did this, our garages would be vastly underutilized. Hourly counts are conducted in both facilities to see how many empty spots there are every hour, every day during enforcement hours. The MPG has never been full. At the busiest hour during 2017, we still had 20 parking spaces and more during 2018. In the DTC during the Legislative Session the garage has always been near full. The DTC was full one time in January 2019, 11 times in February 2019, and just above zero for March. There is a projection that some may not want to park on the fourth floor of the MPG, but there have been space available. The garages complement each other, when one facility is full the other has more spaces. We could use both facilities to address overflow but right now we only sell permits that work in one garage. Chair Becker asked if this was a plan. Mr. Schaaf responded that this is a good idea they are pursuing and an interchangeable pass would relieve pressure on the MPG in the summer and the DTC in the winter.

Ongoing challenges include roughly 1/3 of the available parking is off-line during the Legislative Session at the DTC even though annual permits are valid 12 months of the year. This is a policy decision that is attached to the original construction of the facility.

Ms. Hale inquired about the top floor for the Legislative Staff, if it was full. Mr. Schaaf replied that it is allocated to the Staff. Ms. Foster replied that it has not been completely full during this session with a few spaces open at any given time. There were usually 10 – 15 spaces on Level 3, for which there has been an agreement to allow five DTC permit holders the opportunity to park on Level 3. Ms. Hughes-Skandijs inquired as to how many parking spots the Legislative Affairs gets in the parking lot by Willoughby. Ms. Foster indicated that those are not allocated spaces although a few years ago, several had been reserved for the Legislative Session, with 11 annual permits that could be used in any parking facility of choice but that was not meeting their needs so the City worked with them to find a solution. Ms. Hughes-Skandijs followed up to confirm that the Willoughby Lot is not designated for the Legislative Staff; Ms. Foster confirmed that Willoughby has no designated spots for the Staff.

Mr. Mertl inquired if the Legislators pay to park on the third floor of the DTC or if the City comps that. Ms. Foster replied that they did not pay but the Legislators purchase additional permits in both garages for staff. Mr. Mertl followed up by inquiring if Parks and Recreation could work a deal so that the City could use the parking lot behind the Capitol during the

summer as the City comps them parking spaces the rest of the year. Ms. Foster replied that was not something previously discussed but could look into it.

Mr. Schaaf continued with other issues, such as long-term storage of vehicles in the garages due to the inexpensive cost of a permit versus paying for storage in a private lot. Parks and Recreation ends up dealing with many vehicles that do not move very much and take up space. Garbage is an ongoing challenge with janitorial costs increasing over time. The coin-op parking boxes have outdated technology, which are a few thousand dollars, and they get abused periodically. The coin boxes cannot be integrated into a high-tech solution for parking management. Parks and Recreation is placing a high priority for safety by planning to add cameras to the DTC and replacing the ones in the MPG.

A 2019 customer survey was recently conducted and permit holders were asked to participate. Survey responses included the primary reason for parking at the garages was most people worked downtown. Another question asked how safe one felt in the garages, with over 80% replying they felt moderately or very safe and it was recognized that almost 20% did indicate that they do not feel safe, which is another reason the camera system is a high priority. A question asked if anyone had left the parking garage more than five times due to the inability to find a space, majority also replied no, with a few indicating yes, since parking data indicates that there are always spaces available this may be due parking spots not available *where the customer wanted*. Also asked if having one permit for both garages would meet customer needs, majority replied yes, with a small number opposing.

Ms. Hale inquired if the agreement that Parks and Recreation has discussed overselling and what the options are if someone cannot find a space. Mr. Schaaf affirmed and indicated that parking is on a first-come, first-serve basis and that a permit does not guarantee them a spot.

Ms. Hughes-Skandijs inquired if we are maintaining a waitlist and if there has been a substantial waitlist in the past. Ms. Foster replied that there is no waitlist and but it fluctuated in the past and we tried not to oversell to accommodate everyone. Docks and Harbors has allowed the use of the Marine Park Plaza to free up spaces.

Mr. Mertl inquired about a downtown parking study and if any of those recommendations have been considered. Mr. Schaaf replied Parks and Recreation is not looking at making any major changes to the parking program and the goal is to adjust the current policy, such as one permit for both garages. The City is not moving forward to address any of the off-street issues at this time. Mr. Mertl followed up by asking why the City is not looking at the larger parking management as there is a general perception that there is a parking problem downtown and how to remedy this parking perception. Mr. Schaaf replied that the City is trying to get information out to the public to let people know there is parking downtown. As far as why the City is not moving forward to solve the parking problem, it is a capacity issue and to come up with a solution to remedy is a big project beyond our capacity at this time.

Mr. Mertl followed up to inquire that if Parks and Recreation does not have the capacity, would there be another department that does, as Juneau may be one of the few communities that puts the “ing” in Parks. Mr. Schaaf responded that this is the process right now and they are doing the best job to their capabilities.

Ms. Hale wanted to make a plug for Capital Transit, the bus system, which is a great solution to the parking problem and wanted to add that providing parking to the Legislators is a great way to support them. Ms. Hughes-Skandijs requested a copy of the presentation; Mr. Schaaf replied he would share it. **(Mr. Schaaf’s presentation has been attached to the electronic version of these minutes.)**

B. Sub port Lot Sale

Mr. Chaney introduced the City Manager, Mr. Watt to discuss the Juneau Subport, Lot C1.

Mr. Watt stated that this property is owned by the Alaska Mental Health Trust Authority and has recently been offered for sale. This is a sealed bid auction with a minimum price of \$3,634,000, which was determined by appraiser, Charles Horan. It is nearly two acres of uplands, adjacent to municipal tidelands. The City is in contact with a few people in the private sector who have voiced interest in this property in the past. The City has a strong municipal interest in how this property is developed. There are a number of municipal goals, including the sea walk through this property. There has been discussion in the private sector if another cruise ship dock is appropriate for the downtown waterfront. The City’s long-range waterfront plan does not have another cruise ship dock specified for this area but there is some interest in the private sector. This land could address several transportation issues, with a dock in concert with possible harbor development. It would attract smaller cruise ships to Juneau if there were berthing facilities to accommodate them. This would allow them to be able to “turn” in Juneau, meaning that they would have these cruises originate and end in Juneau.

No action is requested from the Lands Committee and the point of this discussion is to put the idea on the radar for Assembly members, with further discussion to be expected. The acceptance period for the bids is from August 15 to September 6, 2019 at 4:30pm. A \$100,000 deposit in available funds (cashier’s check) must accompany the bid. The opening of bids and determination of high bidder will occur on September 9, 2019. If the second highest bid is within 5% of the highest bid, there will be an additional live auction open to all people/entities who submitted valid bids in the sealed bid process. This will be conducted through either an outcry or online process and will be concluded by September 19, 2019. The winning bidder’s check will then be cashed and become non-refundable and an additional (approximately) \$263,400 deposit will be due in three business days (to total 10%

of the purchase price). The Land Trust Office will enter into a Purchase and Sale Agreement with the winning bidder to provide for closing upon the remittance of the remaining funds.

Mr. Mertl agreed that this is an important part of our waterfront and wondered what are some of the ways the City could ensure the best uses for the property occurs. Mr. Watt replied that the City has the traditional municipal planning mechanism, such as zoning districts and land use codes that are intended to guide development for any property in the borough. The City has also adopted a Long-Range Waterfront Plan that has specific sections in code that would further restrict activity in this area. The City has historically taken affirmative actions in land deals that would ensure the Sea Walk would happen. The remaining question is whether the City should consider bidding on this property. Mr. Watt did not have a recommendation at this time. He noted that if the City sees the private sector is going to engage and develop the property harmoniously to the waterfront plan then perhaps the City should do nothing and let that proceed.

Chair Becker inquired if there is anything in the law that would allow a municipality to have first choice or some options for situations such as this. Mr. Watt replied that in this case, the City has no preferential right as the Mental Health Trust reports to a board and the mission in their Land Trust Office is to generate money for their social service functions.

Ms. Hale commented that if the Assembly should be attentive as to what the private sector might be planning for this property, but aware that this is a sealed bid and private entities might do what they do, CBJ would have little control beyond Title 49 and our various plans. Mr. Watt replied that the City as a regulatory entity would have less control than bidding for the property, which would include an Executive Session to discuss the bid amount.

VI. STAFF REPORTS

A. Crazy Horse Drive Communications Tower Update

Mr. Chaney introduced the Vertical Bridge request to lease City property near Crazy Horse Drive. This property is zoned Industrial and was developed by Public Works but never utilized and is vacant. Vertical Bridge, a cell phone company, is interested in building a tower here and lease the property. The area is about 75 by 75 feet and Vertical Bridge is currently going through the permitting process, which includes working with CDD and their requirements for a balloon test. This property is flat, on the road system, and zoned Industrial, which makes this property interesting for industrial development. Lands has been talking with the Corps of Engineers about a fill permit for the area that is wetlands for industrial development. This is a loose concept to ensure the cell phone tower would not be put in the way of a developmental area but could be placed on one of the concept lots. The proposed tower would be five feet lower than the existing one in the area and based on the latest communication with the FAA, would not require a light. ☺

Chair Becker clarified that this is not a residential area and that this tower would not be going in to a residential area. Mr. Chaney affirmed that this is industrial property and would be industrial development. Mr. Bleidorn commented that the discussion of this potential subdivision is the outcome of Assembly direction to look for industrial property for disposal and this area appears to fit that criterion.

B. 450 Whittier Street Demolition Update

Mr. Chaney discussed the update to the former Public Safety Building that has recently held the Cold Weather Shelter. This building had a 30-year design life, and it was built over 50 years ago. The idea now is to take the building down this spring through Coogan Construction. A perimeter fence around the building will take up a few parking spaces. The goal is to make this a parking lot for the short or mid-term in the Willoughby District. The parking spaces will be leased for the immediate future. The State already leases a majority of the spaces in this area. There will be around 60 new parking spaces once the building is gone and the State will have the option to lease these new spaces.

Mr. Chaney also interjected that the State leases the parking lot where the signs have been placed to allocate them to legislative staff. Since the State is leasing the parking lot, they have the right to assign them to legislative staff. The substantial completion date for the demolition is July 19 with completion for July 26.

Ms. Hale asked about the new parking lot and what type of parking it will be; coin-op or open parking? Mr. Chaney replied that this would more than likely be leased to the State.

C. Update on Douglas Cemeteries

Lands is working with a title company for title reports and currently have three back from them. The City should be able to determine who owns the cemeteries and decide what they want to do from there.

D. Pederson Hill Community Meeting

Lands will be hosting an informational meeting on the Pederson Hill development on May 9 at 7pm at the Valley Library to discuss the status of the project and will be taking public comment about potential methods of disposal. This topic will also be discussed at a following COW meeting to provide further public information and collect input.

VII. COMMITTEE MEMBER / LIASION COMMENTS AND QUESTIONS

No Committee Reports were presented.

VIII. ADJOURNMENT

Chair Becker adjourned the meeting at 5:55PM.

MEMORANDUM

CITY/BOROUGH OF JUNEAU

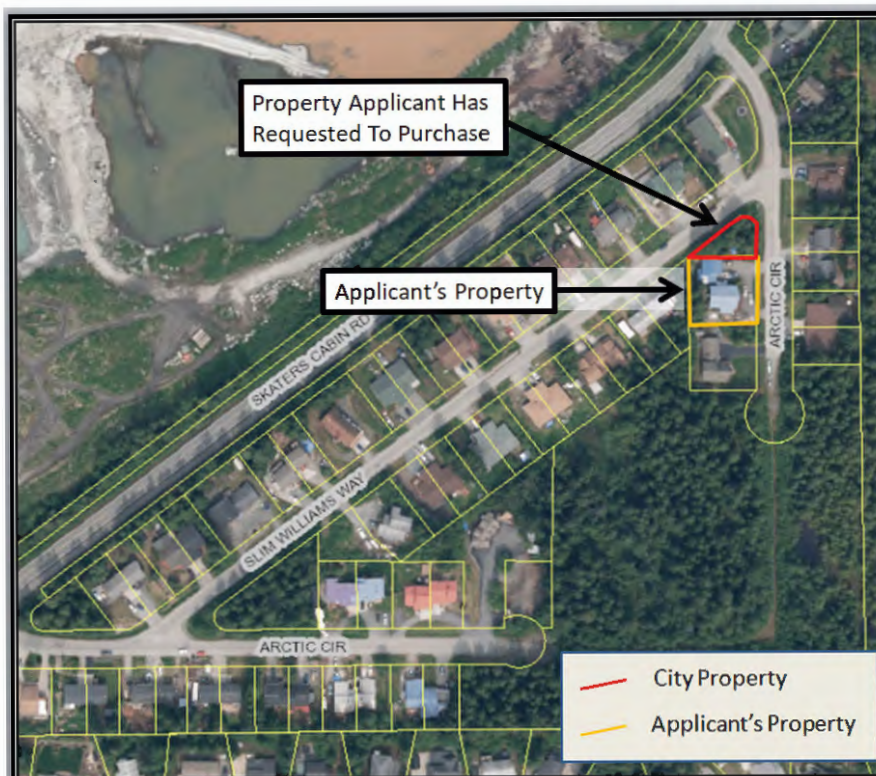
Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Dan.Bleidorn@juneau.org
(907) 586-5252

TO: Assembly Lands Committee
FROM: *Daniel Bleidorn*
Dan Bleidorn, Deputy Lands & Resources Manager
SUBJECT: John and Ginger Bean request to Purchase CBJ Property
DATE: May 16, 2019

The Lands and Resources Office received an application to purchase City property from John and Ginger Bean who own the property located at 1070 Arctic Circle. The City property has the legal description of Brigadoon Estates II, Block B, Park and is 4,518 square feet and is on the corner of Slim Williams Way and Arctic Circle. The lot was dedicated as a “Public Park” by the Planning Commission as an element of a Major Subdivision plat approval in 1983. This parcel is in the Land Management Plan as LND-0419 and is managed by the Parks and Recreation Department. The 2016 Land Management Plan designated this property as “Retain” and states that this property consists of three parcels and 20’ wide strips of land on either side of Skaters Cabin road. Lands

staff discussed this request with the George Schaaf, Director of Parks and Recreation and after completing a site visit, the Director stated that he does not object with the request and recommended that John and Ginger Bean formally apply to purchase this property.

The applicant has requested to purchase this property in order to meet minimum lot size requirements to subdivide their property into two legal lots. The application description states that the applicants would like to purchase the full lot or a portion of it, in order to subdivide.



CBJ§ 53.09.260 (a) *Application, initial review, assembly authority to negotiate.*

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

Prior to Assembly approval, this disposal will be reviewed by the Parks and Recreation Advisory Committee to determine if this property should be removed from parks management or be retained by Parks for open space. The Parks and Recreation Advisory Committee will make a recommendation to the Planning Commission on this regard. Since this property was set aside for a park as a requirement of a major subdivision, the Planning Commission will have to approve removing the lot from “*Public Park*” status. The Community Development Director and the Planning Commission will review the request in order to determine if this property should be disposed of or retained for open space as was the original intent when it was designated open space by the platting process.

Staff recommends that the Lands Committee pass a motion to forward this request to the Parks and Recreation Advisory Committee and Community Development in order to determine if this property should remain under CBJ Parks management.

Attachments:

John and Ginger Bean application to purchase City property



MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Dan.Bleidorn@juneau.org
(907) 586-5252

TO: Assembly Lands Committee
FROM: *Daniel Bleidorn*
Dan Bleidorn, Deputy Lands & Resources Manager
SUBJECT: Lena Four Lot Land Sale Update
DATE: May 16, 2019

Ordinance 2019-17 was adopted on April 22, 2019 by the Assembly and goes into effect on May 22, 2019 authorizing the sale of four lots in the South Lena Subdivision. Lands staff have been drafting the sales brochure, bid documents and Declaration of Intent to Purchase for the *Spring 2019 Land Sale*. CBJ§53.09.200 (f) states that “The manager shall prepare, and make available to the public, a sales brochure detailing the terms and conditions of sale for competitive land sales.” The brochure will be made available to the public on May 22.

CBJ§53.09.200 (j) establishes the minimum advertising requirements for land sales which provides the framework for our land sale schedule.

“Not less than 45 days before the date of a land lottery, auction, sealed bid opening, or the commencement date of an over-the-counter sale, the manager shall place an advertisement providing notice and a description of the sale in a newspaper of general circulation in the municipality, which shall run one day per week for at least four consecutive weeks.”

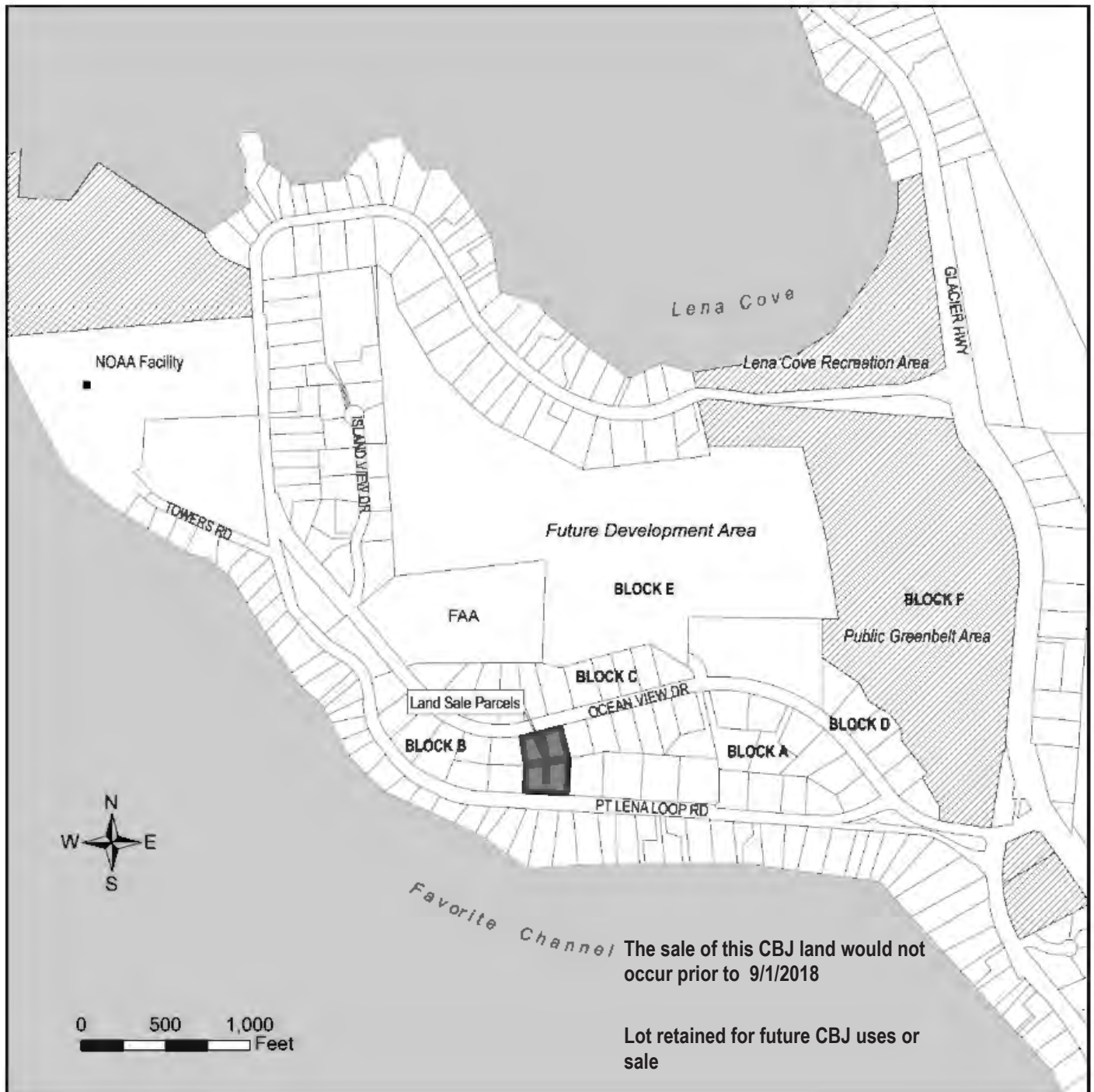
Based on the effective date of the ordinance and the CBJ§ 53.09 section of the Land Code, the land sale schedule is as follows:

May 22, 2019 - Ordinance 2019-17 goes into effect
May 22, 2019 - First advertisement will be published
July 11, 2019 - Last day to submit bids to CBJ Purchasing Office
July 12, 2019 - Bid Opening and determination of apparent high bidder
July 23, 2019 - Declaration of Intent and purchase agreement due
August 23, 2019 - Property closing and recording deadline

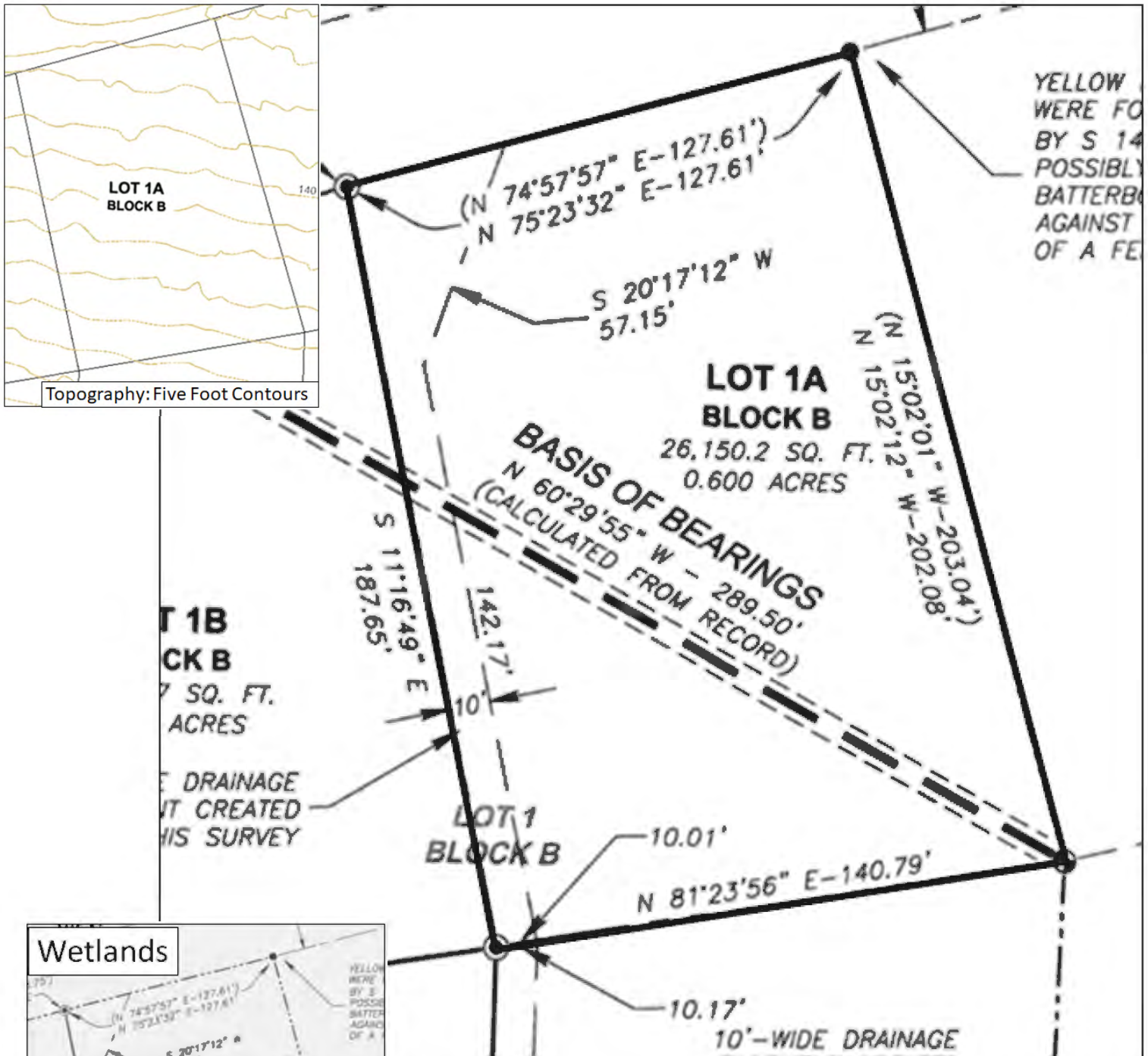
Attachments:

Property maps





Legal Description: Lot 1A, Block B, South Lena Subdivision
Acreage: 26,150 square feet

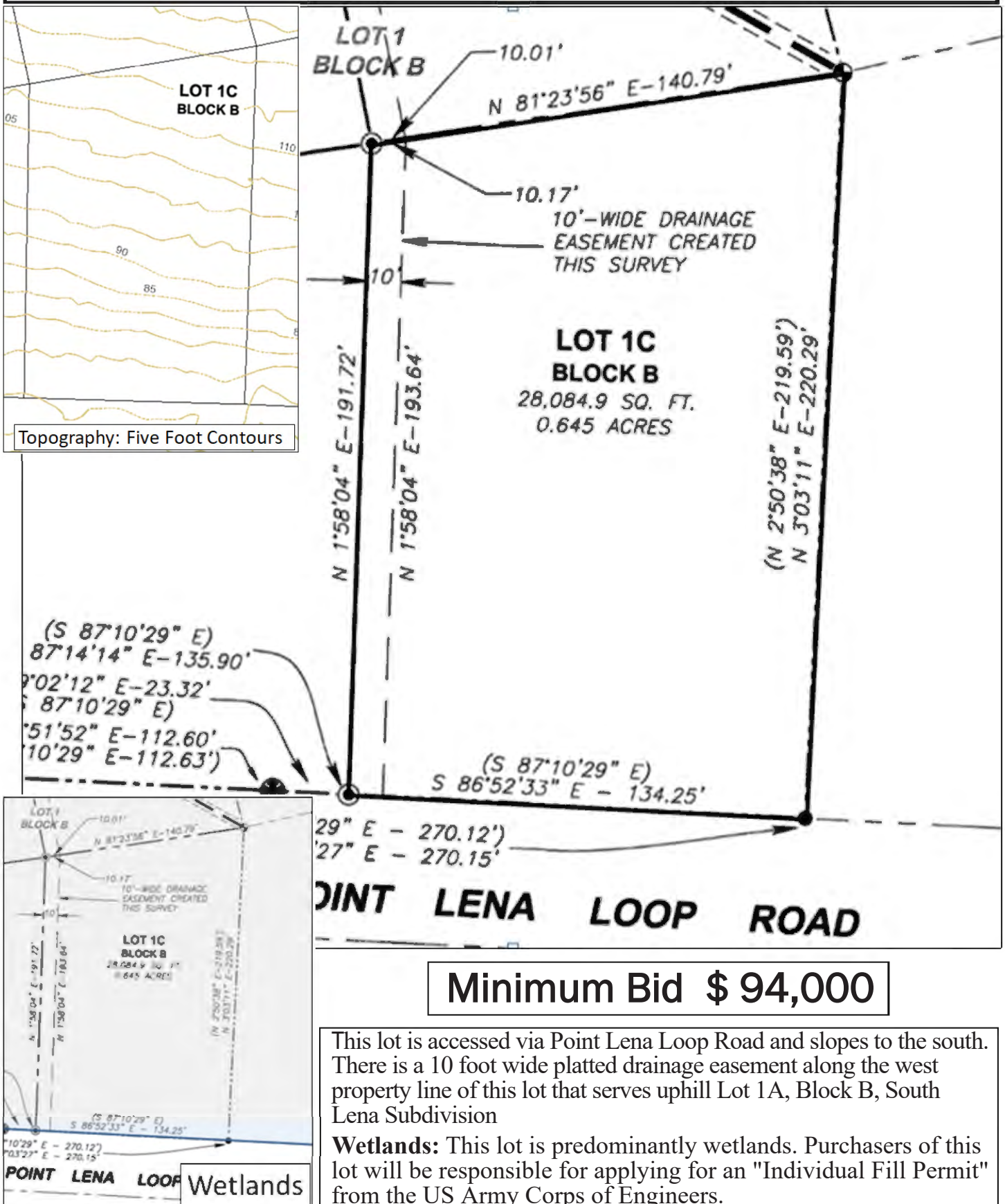


Minimum Bid \$ 101,000

This lot is accessed via Ocean View Drive and slopes to the southwest corner. There is a platted drainage easement that runs along the west side of this property, that easement continues through the western property line of Lot 1C, Block B South Lena Subdivision and provides drainage for this lot.

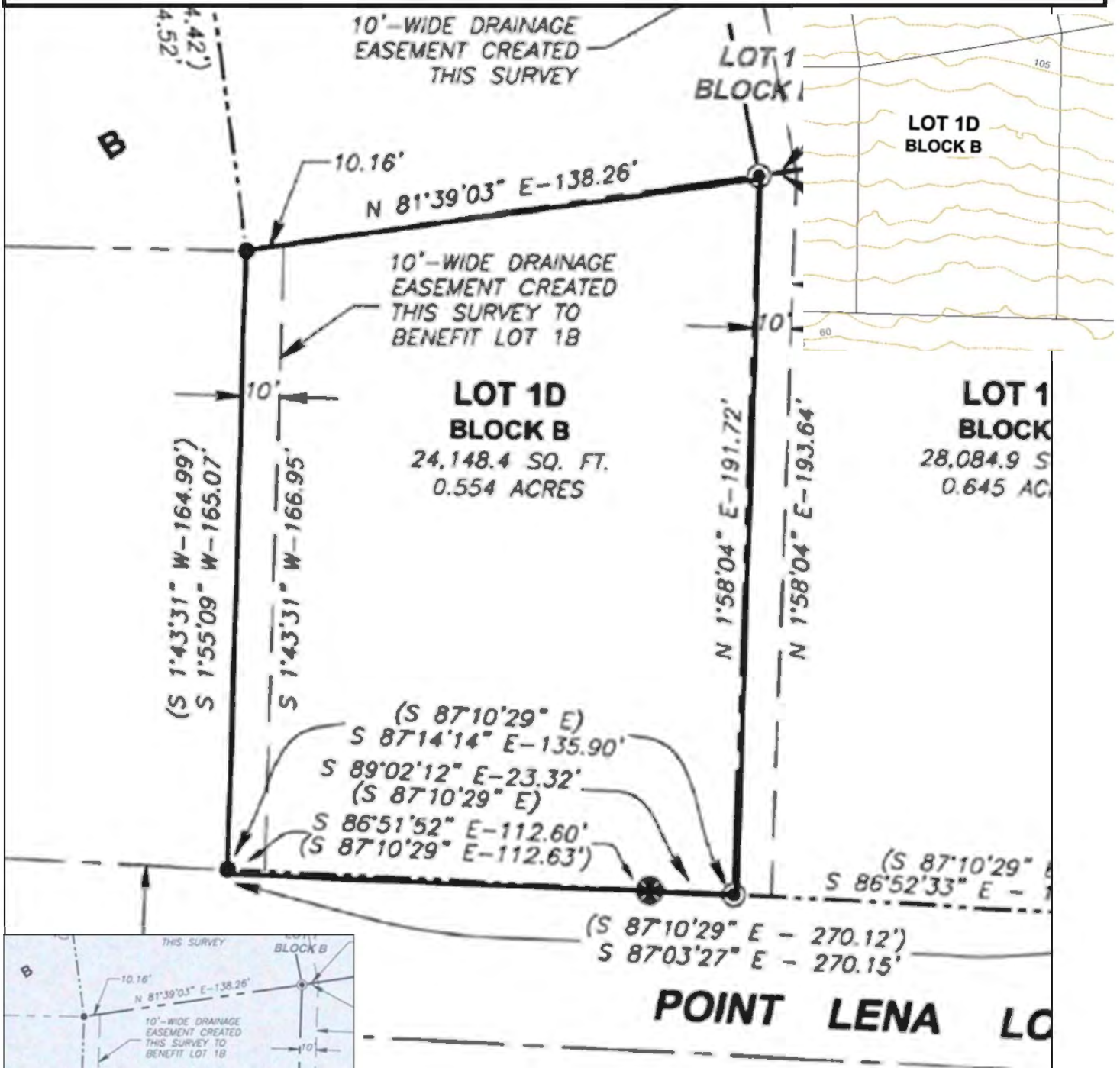
Wetlands: This lot is predominantly wetlands. Purchasers of this lot will be responsible for applying for an "Individual Fill Permit" from the US Army Corps of Engineers.

Legal Description: Lot 1C, Block B, South Lena Subdivision **Acreage: 28,0485 square feet**



Legal Description: Lot 1D, Block B, South Lena Subdivision

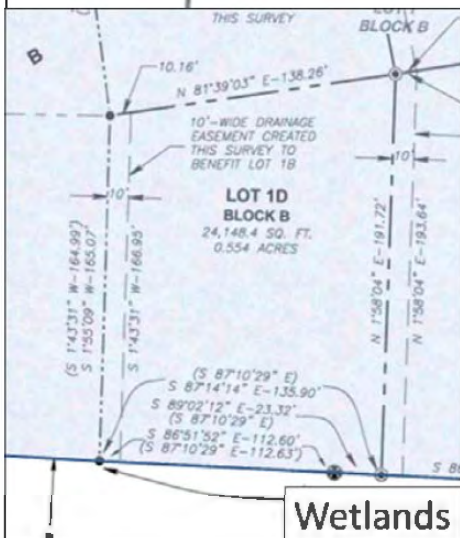
Acreage: 24,148 square feet



Minimum Bid \$ 90,000

This lot is accessed via Point Lena Loop Road and slopes to the south. There is 10 foot wide a platted drainage easement along the west property line of this lot that serves uphill Lot 1B, Block B, South Lena Subdivision

Wetlands: This lot is predominantly wetlands. Purchasers of this lot will be responsible for applying for an "Individual Fill Permit" from the US Army Corps of Engineers.



Downtown Parking Management

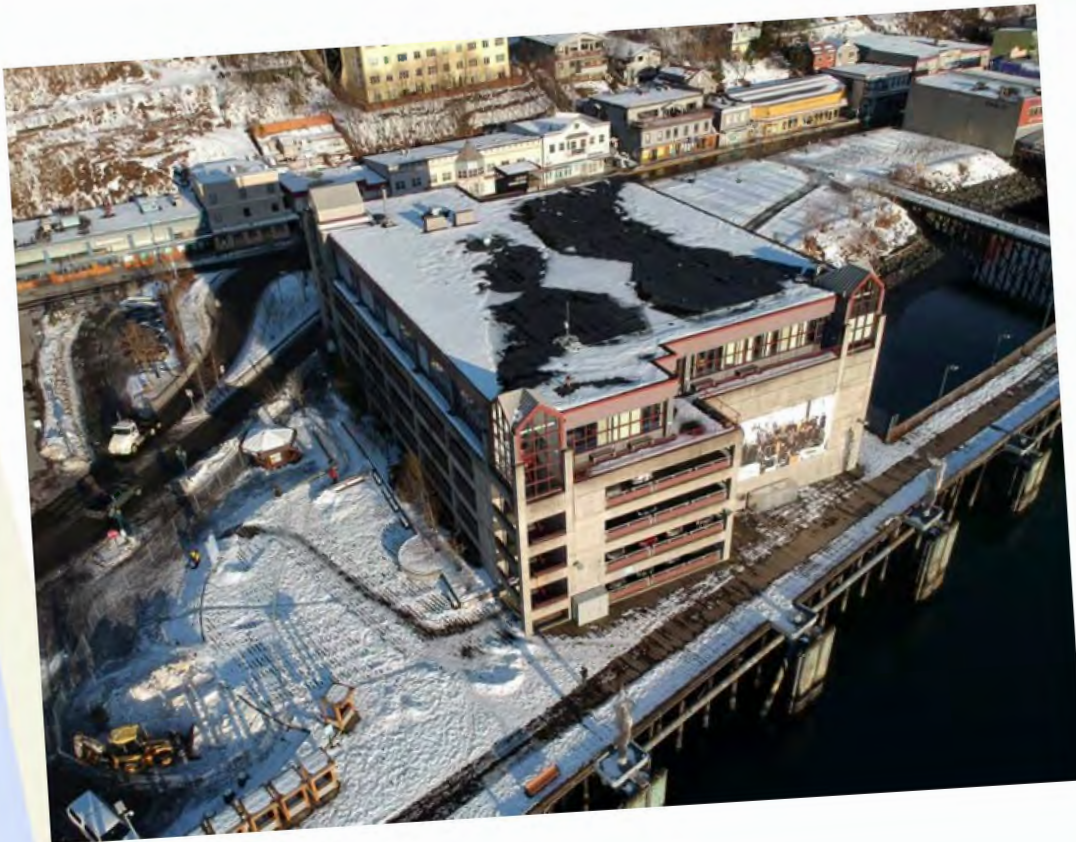
CBJ Parks & Recreation Department

Assembly Lands Committee

April 29, 2019

George Schaaf, Director

Marine Parking Garage



248	Permit Spaces
20	Coin-Op Spaces
23	Free Library Spaces
10	CBJ Vehicle Spaces
2	Level II EV Chargers

Downtown Transit Center



200

Permit Spaces

21

Coin-Op Spaces

1

Level III EV Charger



Parking Management FY19 Budget

\$504,500 Revenues

(\$461,700) Expenditures

\$42,800 To Fund Balance



Major Expenses (FY19)

\$61,536	Janitorial Services
\$123,640	Enforcement & Security
\$190,800	Facility Maintenance
\$57,400	Electricity

On-Street vs. Garages

	On-Street	Garages
Time Limit	2 hours	n/a
Cost	Free	Pay-to-Park
Enforcement	JPD	P&R (Contractor)
Management	Varies	P&R
Maintenance	CBJ Streets	P&R



Permit Types

MPG

Weekly	\$20
Monthly	\$50
Annual	\$550

DTC

Weekly	\$20
Monthly	\$65
Annual	\$700

Recent Changes









Yes! THE WAIT LIST IS
OPEN



Overselling

Industry standard

- 20% to 40% oversell
- 80% to 100% oversell for Universities

Public Oversell Rate

Marine Parking Garage

Out-of-Session 18%



In-Session	28%	2017
	19%	2018
	22%	2019

Public Oversell Rate

Downtown Transit Center

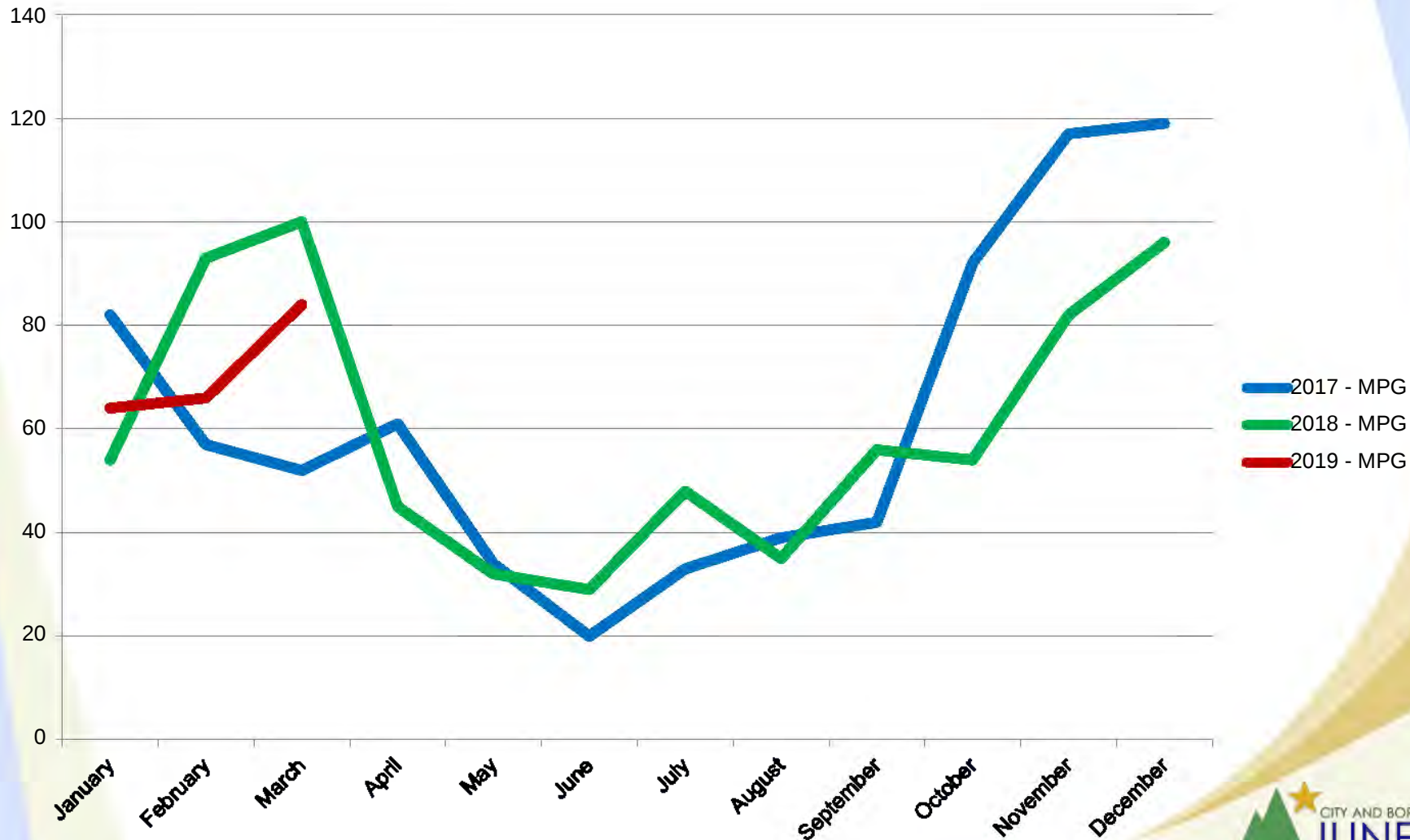
Out-of-Session 27%
(**200** public spaces)

In-Session	57%	2017
(140 public spaces)	49%	2018
	78%	2019



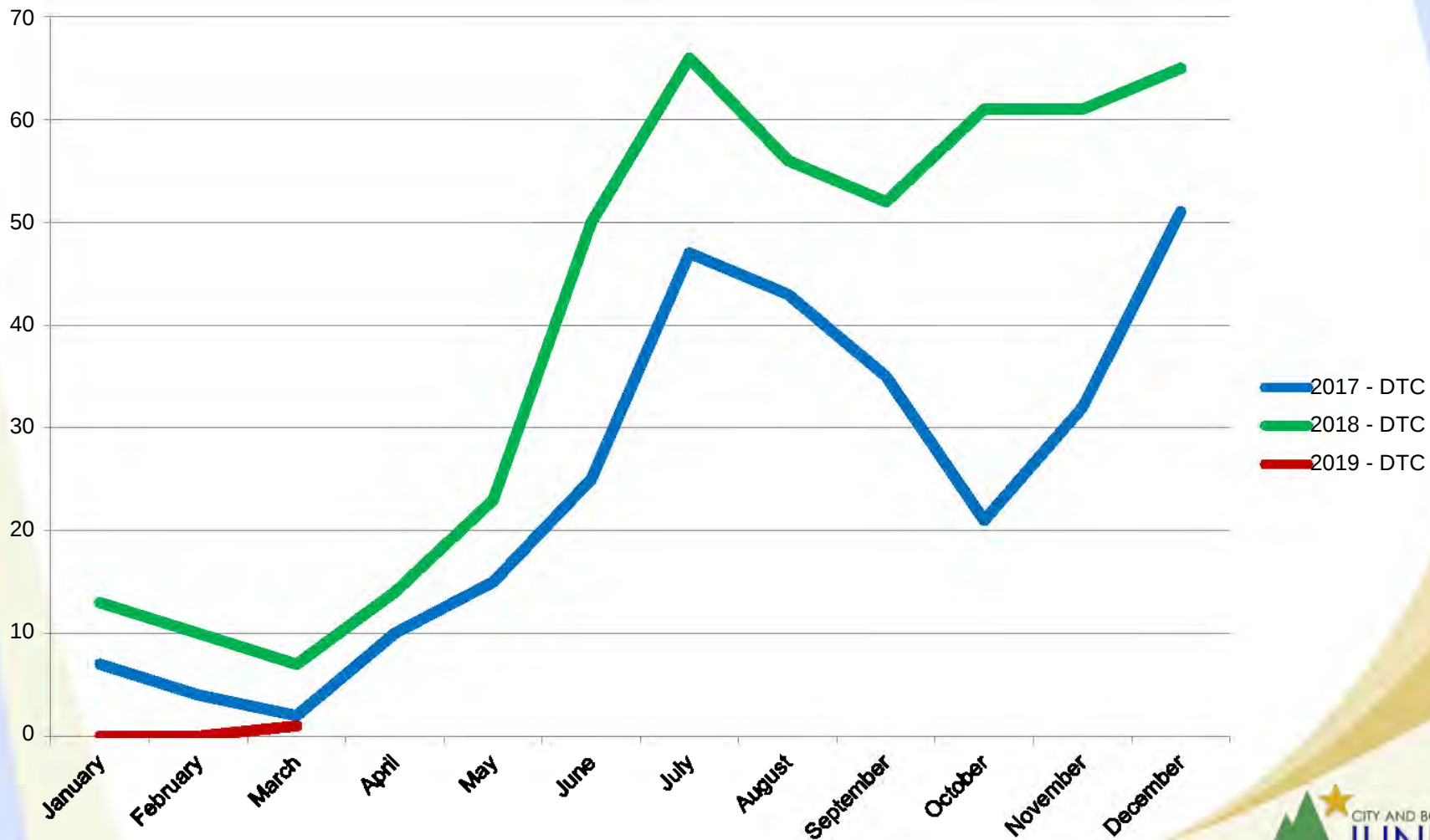
Minimum Empty Spaces

MPG



Minimum Empty Spaces

DTC

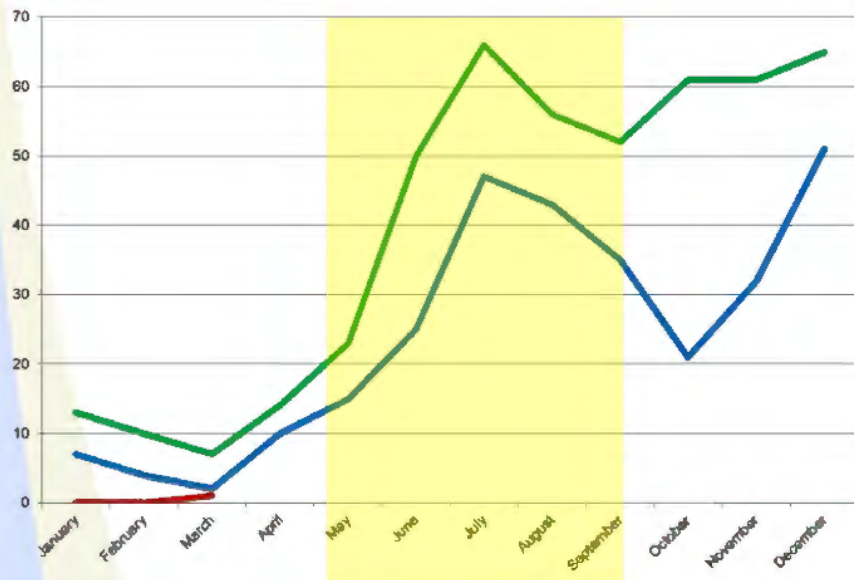




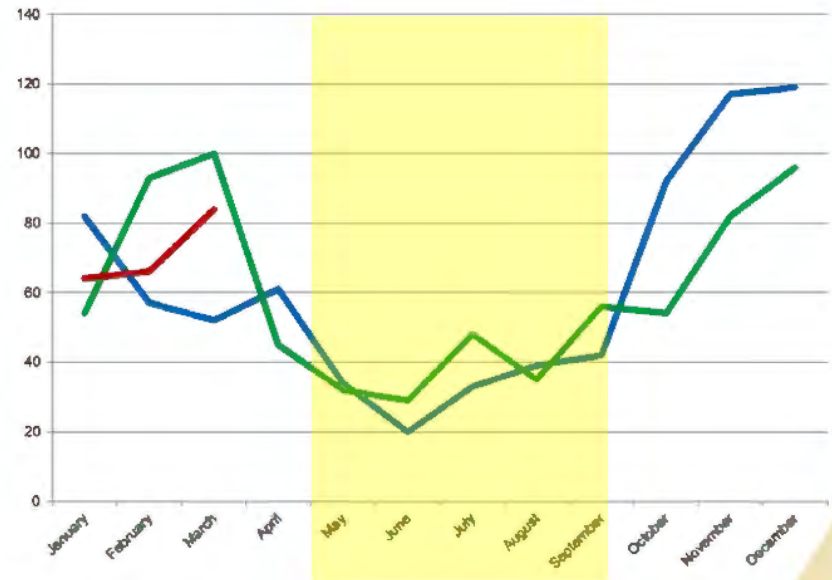
Empty Spaces

Combined

DTC



MPG



Ongoing Challenges







Juneau
Hydropower.

ELECTRIC
VEHICLE
25
PARKING
ONLY

PARKING
ONLY
WHILE
CHARGING
2 HOUR
LIMIT

Marine Parking Garage
- Electric Vehicle Charging Space -
YOU MUST PAY TO PARK
Monday - Friday 8am - 4pm
75¢ per hour - CBJ Ordinance 72.14
Deposit payment in pay box,
located at the entrance of the
parking garage.

JUNEAU



CITY & BOROUGH OF JUNEAU
Alaska's Capital City

ELEVATOR LEVEL

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INSTRUCTIONS

Payment not considered complete until slot is clear

Step 1: Fold Bills
Fold bills in half

Step 2: Insert Bills
Insert folded bills one at a time

Step 3: Insert Coins
Insert coins one at a time

Step 4: Clear Slot
Use bill stuffer or key to complete transaction

ATTENTION

ATTENTION



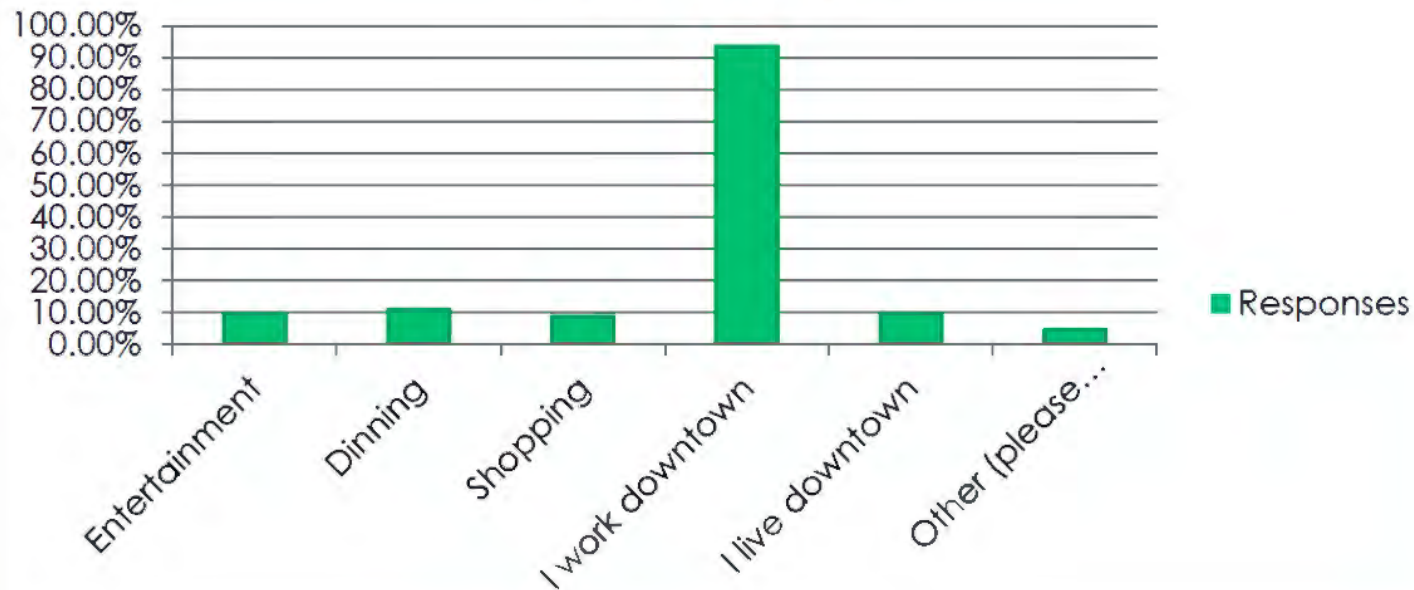
2019 Customer Survey

190 Responses
March 7 – 31, 2019

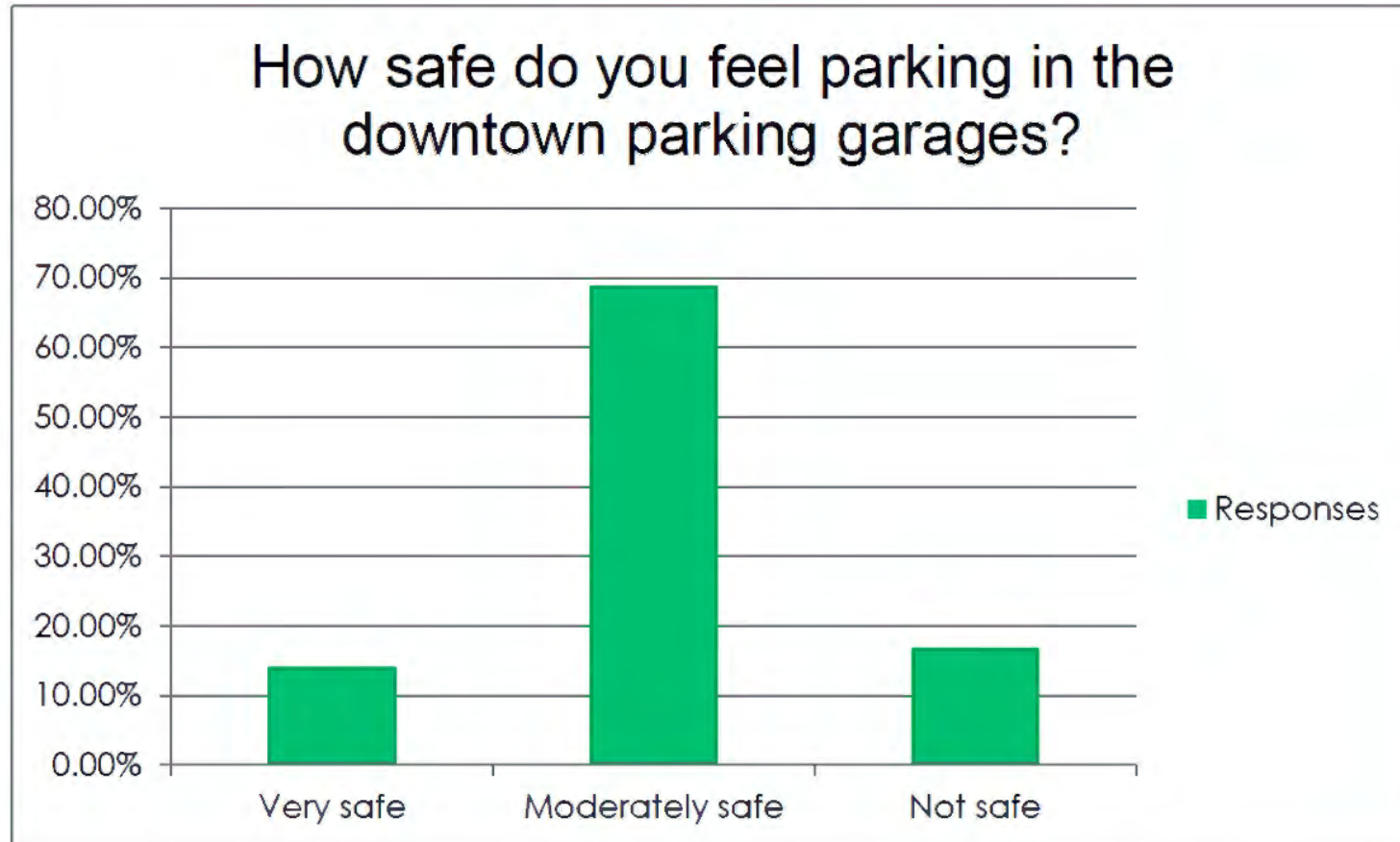


2019 Customer Survey

What is your reason for parking at the downtown parking garages? (Check all that apply)

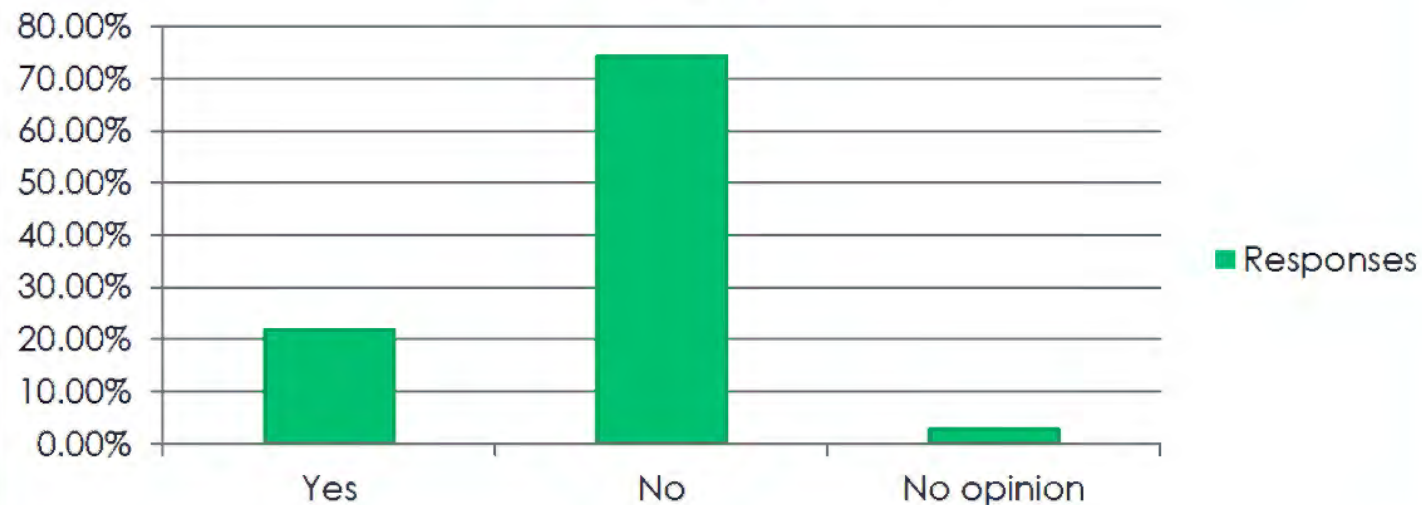


2019 Customer Survey



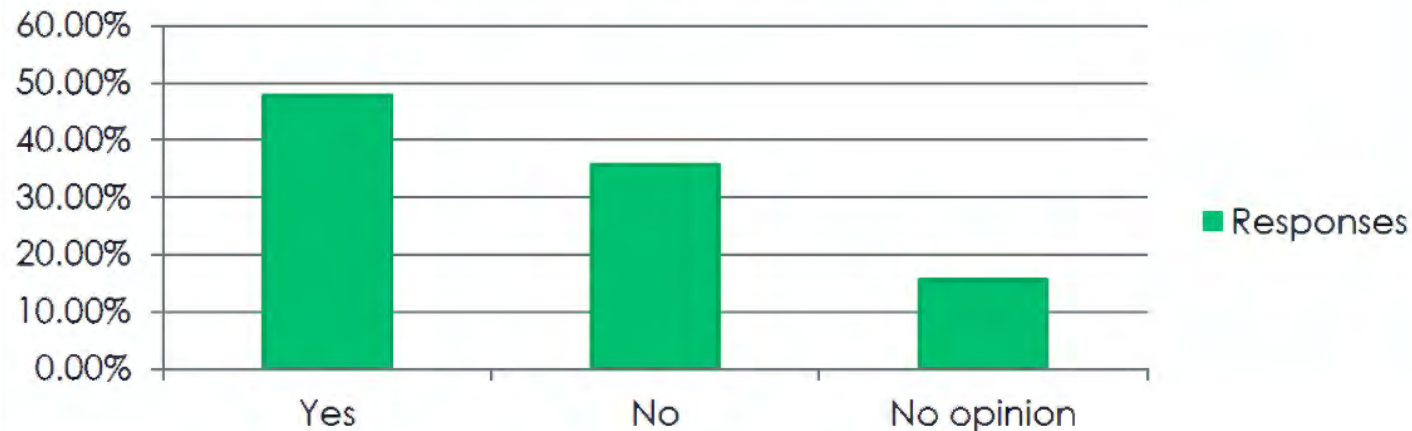
2019 Customer Survey

In the last year, have you ever left the parking garage more than five times because you were unable to find a parking space?



2019 Customer Survey

We're considering changing our parking permit structure. Would offering only one parking permit that could be used in both downtown parking garages meet your needs?



May 20, 2019

CBJ Assembly Lands Committee



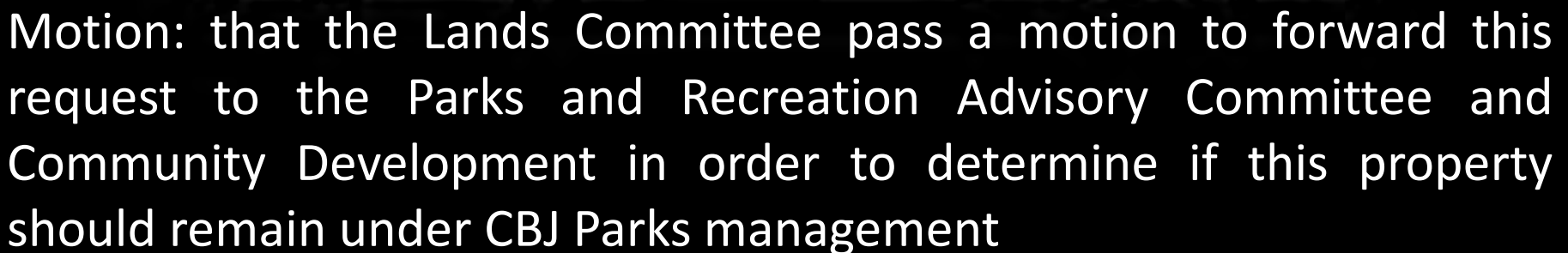
John & Ginger Bean request to Purchase City Property



John & Ginger Bean request to Purchase City Property



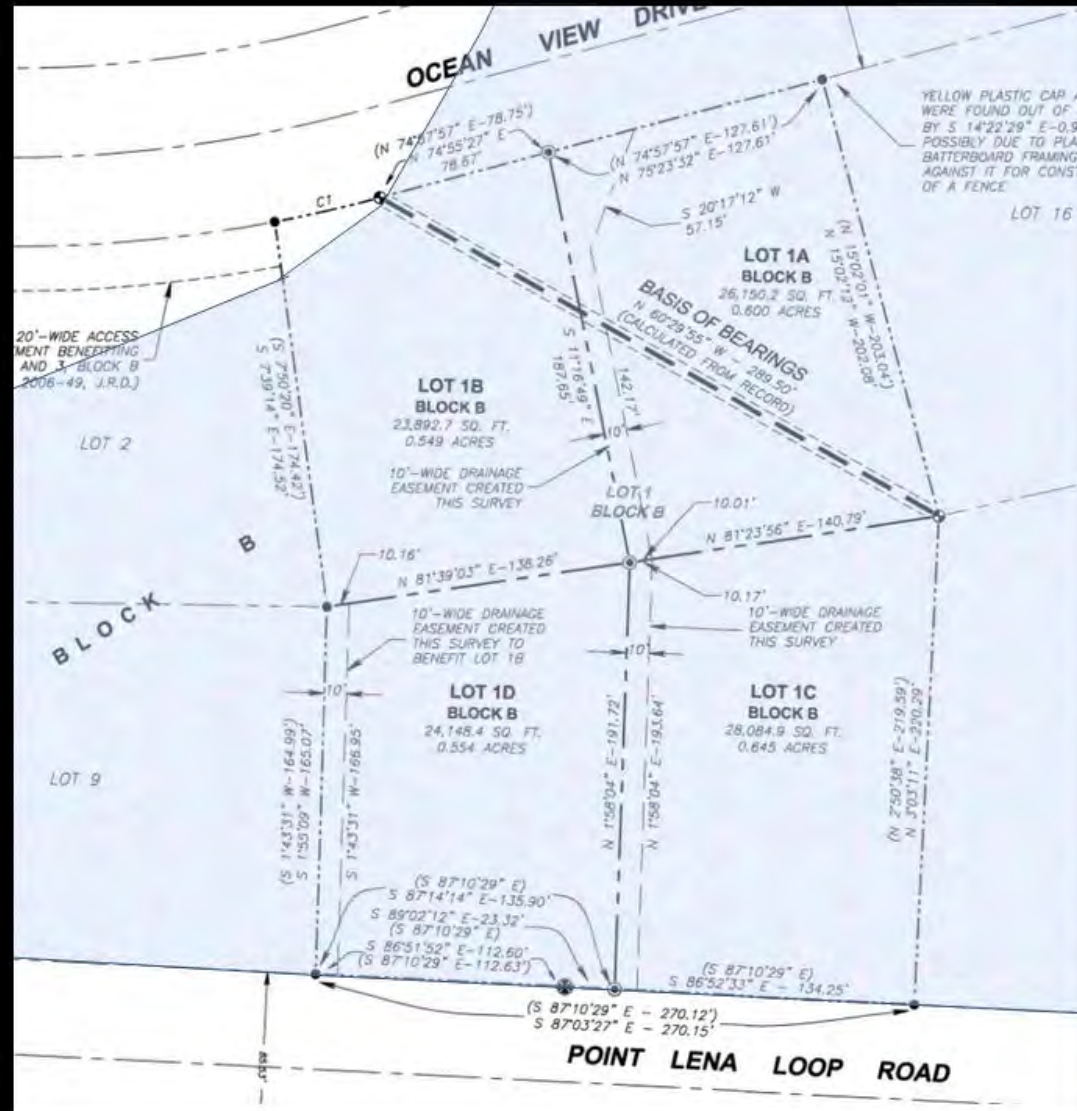
- Applicant requests to purchase this property in order to meet minimum lot size requirements to subdivide
- City property is 4518 square feet
- Dedicated “public Park” by Plat 83-221
- LMP designated as “retain” - managed by the Parks Department
- Prior to disposal this will be reviewed by the Parks & Recreation Advisory Committee.
- Planning Commission would need to remove this property from park status, as this was a requirement of a major subdivision



2019 Spring Land Sale



2019 Spring Land Sale



Disposal Timeline:

- May 22 - Ord 2019-17 goes into effect
- May 22 - First advertisement
- July 11 - Last day to submit a bid
- July 12 - bid opening
- July 23 - Declaration of Intent due from high bidder
- August 23 - Closing and recording deadline

2019 Spring Land Sale

Legal Description: Lot 4 Renninger Subdivision

Acreage: 164,858 Sq. Ft. 3.78 Acres

Lot 4, Renninger Subd.
164,858 sq. ft.
3.78 Acres



Fair Market Value: \$412,000

This is a relatively large property with south facing slopes. At 3.78 acres the theoretical maximum residential units that can be built on this lot is 57. Topography may make developing the

maximum density allowed on this lot challenging.

Wetlands: This lot has roughly 1,167 square feet of wetlands located on this southern property line. The Army Corps of Engineers has not permitted the filling of wetlands on this lot.

Special Conditions: There is a small confined drainage on the southeast portion of the property. The crossing of this drainage has been permitted by the US Army Corps of Engineers.

Wetland Map

Legal Description: Lot 5 Renninger Subdivision

Acreage: 190,873 Sq. Ft. 4.38 Acres

Lot 5, Renninger Subd.
Gross Area = 190,873 sq. ft. = 4.38 Acres
Net Area = 142,957 sq. ft. = 3.28 Acres



Wetland Map

Fair Market Value: \$382,000

At 4.38 acres the theoretical maximum residential units that can be built on this lot is 66.

Wetlands: This lot is predominantly wetlands. The Army Corps of Engineers has permitted the filling of 0.28 acres or 12,196 square feet of wetlands on this lot.

Special Conditions: The southeastern portion of this lot has a no-disturbance preservation easement. This easement was a stipulation of the Corps Permit and protects the valuable habitat closest to Switzer Creek. The southwestern portion of this lot has storm drainage and trail and sewer easements. The US Army Corps permit for this lot allows filling 0.28 acres of the lot near the Jackie Street cul-de-sac. A new fill permit would probably be required to achieve maximum density.









SHOW:

GUEST/PERFORMER:

DIRECTOR:

DATE:

GUEST / PERFORMER RELEASE

I am the parent or legal guardian of the child whose name and birth date appear above, and I hereby give my full and exclusive consideration for allowing my child to participate in the Show/Production identified above, including publicity, the adequacy of which is hereby acknowledged, I hereby release, defend, hold harmless, and my child and my child's personal representatives, heirs, and next of kin, as to any and all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by the National Football League, its member clubs, or their respective personnel, in connection with the Show/Production identified above.

1. I grant the National Football League and each of its member clubs the right to use my name and the name of my child in connection with the Show/Production identified above, and to use my likeness and the likeness of my child in connection with the Show/Production identified above, for promotional purposes, and to use my name and the name of my child in connection with the Show/Production identified above, and to use my likeness and the likeness of my child in connection with the Show/Production identified above, for promotional purposes, and to use my name and the name of my child in connection with the Show/Production identified above, and to use my likeness and the likeness of my child in connection with the Show/Production identified above, for promotional purposes.

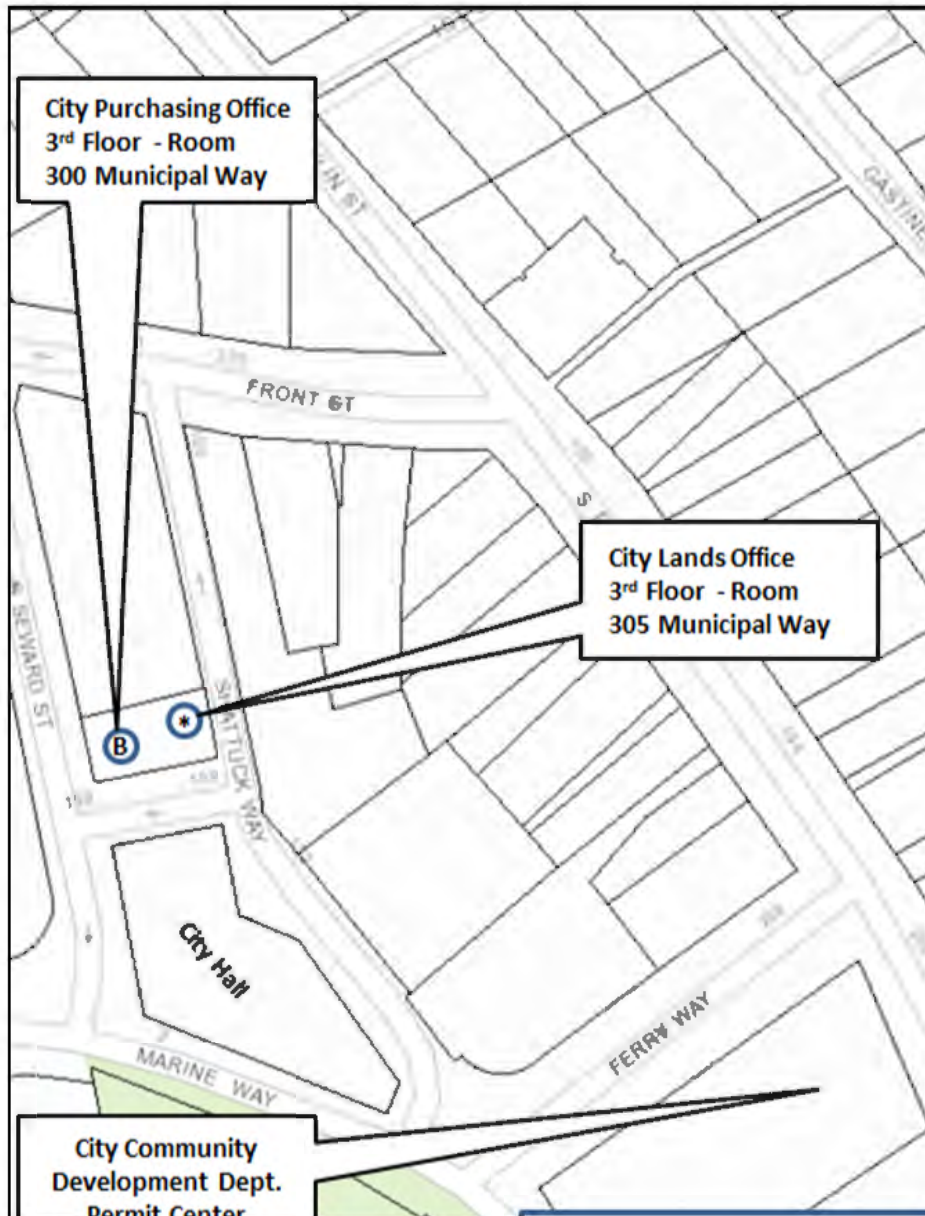


CBJ Property

Department of Corrections

CHURCHILL WAY

CHURCHILL COURT MH PARK



Want to submit your bid by mail?

Mail bids to:

CBJ Purchasing Office
155 S. Seward Street
Juneau, AK 99801

- Bids, including those delivered by courier services, must be date and time stamped by the CBJ Purchasing Office. Lots 4 and 5 in the Renninger Subdivision are being offered via over the counter sale. The first completed declaration of intent to purchase **revived** by the City will have the right to purchase. See the Renninger over-the-counter land sale website for more information on the over the counter sale process.
- Mail delivery times to Alaska may take longer than to other areas of the United States. Questions? Call CBJ Purchasing at (907) 586-5258.

Prefer to submit your bid in person?

- Hand delivered bids will be accepted only at the Purchasing Office, located at 105 Municipal Way, on the 3rd floor of the Municipal Way Building.

Note: the physical address of the Purchasing Office is different from the mailing address.

Have questions about zoning and building codes?



1/4 Mile

Pioneer Road

CBJ

Goldbelt

CBJ

Goldbelt

Estimated Walk

