

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

March 18, 2019, 5:00 PM.

Municipal Building Assembly Chambers

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- A. February 25, 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. Pederson Hill Strategy
- B. Veterans for Peace
- C. Gunakadeit Park Resolution
- D. Roger Ramsey Easement
- E. City Housing Timeline

VI. SUPPLEMENTAL MATERIALS - RED FOLDER ITEM

- A. March 18, 2019 Presentation

VII. STAFF REPORTS

- A. Lena Lots Ordinance

VIII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

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 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

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

February 25, 2019 5:00 P.M.
City Hall, Assembly Chambers

I. ROLL CALL

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

Members Present: Mary Becker, Chair; Maria Gladziszewski, Michele Hale, and Alicia Hughes-Skandijs

Liaisons Present: Weston Eiler, Docks and Harbors

Liaisons Absent: Chris Mertl, Parks & Recreation; Paul Voelckers, Planning Commission

Other Assembly Members Present: Loren Jones

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

Staff Present: Dan Bleidorn, Deputy Lands Manager; Roxie Duckworth, Lands & Resources Specialist, Rorie Watt, City Manager, Scott Ciambor, Chief Housing Officer, Jill MacLean, Community Development Director

Staff Absent: Greg Chaney, Lands Manager

II. APPROVAL OF AGENDA

Hearing no objection, the agenda was approved as presented.

III. APPROVAL OF MINUTES

Chair Becker had submitted her comments for changes.

The February 4, 2019 minutes were approved as amended.

IV. PUBLIC PARTICIPATION

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. Senior Housing Land Concept

Mr. Bleidorn introduced Chief Housing Officer Mr. Ciambor and City Manager Mr. Watt to speak on behalf of this topic. Mr. Ciambor began the discussion by describing the senior housing land concept. Mr. Ciambor suggested that the Assembly should become more familiar with this topic for a variety of housing purposes. This topic pertains to assisted living and senior housing. This concept has been described in the City's Housing Action Plan. The City would be repurposing its own property for desired housing goals or looking at picking up derelict or foreclosed properties and turning those into a positive housing product. In this case, it would involve purchasing private property in

order to turn develop a competitive process for creating assisted living or senior housing, which is one of the major goals of our community.

Back in August, Mr. Ciambor discussed housing incentives and what that means in order to create more housing in the community. We talked about grants, loans, tax abatement, waiving parking requirements and fees, and another key piece of this is to acquire land for desired projects. What the purchase of property does for developers, especially bigger development properties, and how that it impacts the financing game of housing development. An example of this scenario is Zana financing (Zana Financial & Equity Group, Inc.), in which there are layers of financing that go into housing development. You typically have capital that a developer brings to a project, as well as conventional loans and financing that folks can get, and in addition, senior housing can be part of Alaska Housing Finance. Equity financing is additional capital that comes to a project with higher rates of returns. Then there is the land purchase. The benefit of a municipality purchasing land and then doing a RFP for a desired housing project is that it helps developers get acquisition to the capital on the other side. Conventional loans look to see that the City has invested in the project and there is willing to take some risk. This could allow the financiers to give out larger loans with better interest rates. Sometimes it may be that those developers can take the equity equation out, which can be the most expensive part of lending. There are many benefits when the City has a stake in the game for developers.

Those are the basics for this project. Mr. Ciambor included a PowerPoint slide of the property in question. This is the concept that Bayshire Assisted Living has been talking with the City about since the fall. They have asked about housing incentives, where the City is with tax abatement, what are the processes for grants and loans, and even asking what the possibilities are in the community to find local equity partners to have a lower rate of return for equity investment. This concept is one in which staff seems to believe is the one that has some legs to it. Our goal was to bring this to the Lands Committee for comment and further discussion.

Chair Becker called for questions.

Mr. Watt continued with further explanation for the Senior Housing Land Concept. He noted that there is a lot of uncertainty in the State budget and whether the City has the funds to entertain a project like this. He offered his advice that the City should keep continue to work on this project and to press forward in a feasible manner. Mr. Watt also noted that the Housing First Facility was a good idea that took a few years to get going. Once the land was secured then project began to happen. The model of cementing a location is very important to a project like this. It is hard for an Assembly to give an incentive to a particular developer; it is hard to give away public money. This is with good reason and the due diligence of the Assembly. If the City acquires the land, then there could be a competitive process that could help the Assembly consider tax incentives or grants. Rather than the developer asking for an incentive, we could turn that around to the City having a piece of property with the idea for a particular type of

housing and the developers can competitively propose how to get that land and those incentives. This would be a different framing of the conversation.

Ms. Hughes-Skandijs inquired about the process, if Bayshire already has the property; would that be a sale from Bayshire to the City? Would they be willing to purchase through this process?

Mr. Ciambor replied that Bayshire has a purchase and sales agreement with the owners of the property, (property outlined in the PowerPoint slides with stars). This is in place until April. They have a deadline of March 15 to talk with the owner about progress with their agreement in regards to the sale of the property. They have suggested that they would give up that purchase and sales agreement in order for the City to purchase the property and put it into an RFP or competitive process.

Ms. Gladziszewski commented that she did not understand the stars on the PowerPoint slide; what they represented. Mr. Ciambor clarified that they represented the areas of interest for the project in the highlighted section of the map. Ms. Gladziszewski further asked if the whole chunk of land was for \$1.5 million; Mr. Ciambor replied that it was.

Ms. Becker asked if the size of land that was mentioned. Mr. Ciambor replied that it was just under three acres.

Ms. Hale asked if Bayshire stands to lose a lot of money if they do not follow through on their purchase and sale agreement and therefore making the project that much riskier for them and if they were to lose money by not purchasing. Mr. Ciambor replied that to his understanding, Bayshire has had a purchase and sale agreement since September and has renewed once. Mr. Ciambor was unaware of the terms of their agreement, but mentioned that anytime you have a purchase and sales agreement then there is some sort of funding involved. Mr. Watt further commented that Bayshire has the option to purchase the property but they would be stuck in the same cycle with the City, similar to other situations where the Assembly does not want to fund one developer without consideration for all. The City has the option to purchase this property if there is clarity on enough incentives then we would execute that purchase. In my view, it seems destined to go nowhere. Two prior investment groups have been stuck in this same loop. The Assembly seems to circle back to the same fundamental question each time; why would this Assembly grant this particular developer any particular incentives and how would that be equitable to anyone else. The City keeps becoming stuck in the same circle.

Ms. Hale asked Mr. Watt about his comment regarding the state budget situation and if he is not proposing we do this now, yet on the other hand there is the proposal to do this sooner rather than later. This was a similar situation to the property downtown, which fell through. Are you suggesting that we move sooner rather than later considering the state budget? If not, then we run the risk of this project falling through.

Mr. Watt replied that this may be the kind of situation where purchasing the property is a good idea. Maybe we are willing to talk about tax incentives or direct grants. If we do

not take control of the property then we will always be stuck in a situation of why would the developer get incentives, unless there is a broader context that we could come up with. This piece of land has been shown to be good for senior housing for at least 5 years or more, and appears unlikely to change. The intent tonight is to bring awareness and let the Assembly warm up to the idea. What are the next steps? If we did buy the land, what would the competitive solicitation look like? How would this interface with the affordable housing fund? How would it affect the grant program that we are discussing, as it might jump to the front of the line as a top priority? It might trigger a more substantial discussion on tax incentives. Two legislative sessions ago, there was legislation adopted that authorized property tax exemption for economic development criteria, it could be determined that senior housing could fit this criteria. Then we would have to determine how much property tax and for how long. The Assembly should decide whether the CBJ would want to affirmatively decide this or have developers propose what they thought was necessary. There are arguments both ways. The City should figure out how to take the next step on this. This is collectively the best idea that also preserves a path for this project.

Ms. Gladyszewski commented that we have been circling around trying to help in some way and cannot quite figure it out. Her preference would be to try figure out a tax incentive program that the City can apply anywhere in the Borough but we are not very close to that. That would take some time, but we haven't done that, and it is hard. I do not object to this moving forward in the manner the Manager suggests. This is not a commitment to proceed, even if we buy it, we could always structure in the RFP to support other purposes. I do not object to pursuing this further and I wish we would pursue what was in the Affordable Housing Action Plan and doing something globally because we keep getting one-off things and developers keep saying, "Help me with X" and we do not know how to do that fairly. The Affordable Housing Action Plan people keep saying that it is going to cost money and we have not been willing contribute the money.

Mr. Ciambor replied that he agrees and as the Downtown, blue print conversation happens this type of housing scenario that is, playing out downtown will come to the Assembly as well. They are going to target about 4-5 really expensive properties for redevelopment and it is going to come down to if the City can purchase it and put out an RFP for the type of housing that the City wants for downtown. This will be the best-case scenario for developers to get the financing they need. Ms. Gladyszewski replied that the actual package would be nice and that the City will not have \$20 million dollars to buy property downtown.

Ms. Hale followed up on Ms. Gladyszewski and Mr. Ciambor's comments; referring to this purchase model and that it could be one that could work for other purchases even though it may not work for \$20 million dollars downtown. This could be one of those models that we could follow. Ms. Hale continued with an inquiry about proximity of the Bayshire property to the Mendenhall River, in reference to Meander Way's issues with erosion. Can you (Mr. Ciambor) reassure the Assembly about the potential of that land staying there in the near future?

Mr. Ciambor replied that he would love to be able to say that, but that prediction is difficult to make. Mr. Ciambor further remarked that he thinks that this is something to consider when buying the property. Marathon Development did conduct due diligence on the property in the past and there have been some studies and soil testing done that they were comfortable with. Their barrier was financing. Bayshire Assisted Living seems to be comfortable with this, but if you are going to be thinking about purchasing this then the City will need to proceed with a due diligence investigation with someone that has more expertise than me.

Chair Becker called for additional questions. Mr. Watt commented that City staff would just be looking at non-objection to further exploring this idea.

The Committee expressed unanimous support for exploring this concept further.

B. Leasing City Land for Communications Towers

Mr. Bleidorn presented an information item about communications towers. The Lands Division leases a number of properties to a number of different entities for communications towers. There are multiply locations around the Borough and a mix of leases in private and public ownership, such as KTOO and Coast Alaska. Mr. Bleidorn's discussion included lease rates, timelines, proposed lease amendments and future lease locations that are working their way through the Lands Committee this season.

Mr. Bleidorn's attached memo mentioned a number of locations. The first one is for the FAA's Juneau Airport Wind System (JAWS). There are three locations for this one with a very small footprint for all the locations. Lands last signed a lease with the FAA in 2018 and the lease arrangements included a total of 30 years consisting of three 10-year leases. This services the airport and allows for the safety of aviation. There are no costs to the FAA for these locations. These are low impact and not really towers, but more or less sites. One of these towers is located on Fish Creek Road on North Douglas with a small trail leading up to it, one in Lemon Creek at the Police Station, and one Dock Street, located on the water. An example of how small this footprint is for these communication sites, shown in a photo for the one at the Police Station and the communications tower is about the size of two parked cars.

Other tower locations that are grouped together include the towers that are owned by Coast Alaska that run the public broadcast network (KTOO) in town. These are located on City Property on the Mendenhall Peninsula and on Douglas Island. Again, these are small footprints. Both of these have 35-year lease terms. The Douglas one was signed in 2009 by the Assembly through an ordinance and has no cost to the public broadcast network. The one on the Mendenhall Peninsula was completed in 2005 and the least rate was for \$1.00 per year. The Assembly agreed to offer below fair market value with the agreement to continue to use these sites for public radio.

We also have towers that are fair market value with higher lease rates. These are primarily for mass communications, cell phone companies, wireless internet, cable, etc., that have a higher value. The towers that are used for public radio and FM broadcasting are not as lucrative as Verizon, for example.

Another location is the West Juneau Reservoir location, which is probably our most active site. This site has the most leases and subleases. There are three private towers on this site and one AEL&P radio pole that we lease to them at less than fair market value.

For the three private towers, there are 5-year lease terms with most of them having a maximum of 20 years. A lot of these started around 2011 or 2012, putting the majority of these leases in their second terms. One of the towers is the White Oak Tower which was originally for FM radio broadcasting and radio waves and have recently requested a new lease to adapt for public mass communication and to also include subleases. This came to Lands in 2018 and we are working with staff to draw up a new lease. This will come to the Assembly within the next few months.

Vertical Bridge is working on a lease amendment to have an additional sublessee on their tower. There is revenue sharing for subleases on the towers that can benefit the City financially.

The third private tower is the American Tower, which have just requested a change in terms. They are looking at 5-year terms right now, but it is hard to amortize new equipment for towers if every 5 years the lease could go away. Mr. Bleidorn shared that he would not be surprised if they submit a new application requesting a new lease with potentially 10-year terms. Prior to moving forward with that Lands will need to look at any unknown unintended consequences

Zooming in on a PowerPoint slide, the West Juneau Reservoir location was highlighted to indicate the crowded site. Lands staff generally works with Engineering and Public Works to ensure that the towers are not impeding the use of this site for a public drinking water reservoir, as that is the primary use. American Tower has been actively acquiring subleases on this site. The City would prefer co-locations on towers, rather than having three separate towers, as one tower could have three leases on it. Mr. Bleidorn brought up this specific lease because they have been successful in having subleases. The first sublease comes with the tower and that basically pays for their rent. After that, CBJ receives 30% of the sublease payment, then 40%, and then 50%, for the fourth sublease. If by changing the lease terms to 10 years, then we can guarantee another sublease on this tower, which would be financially beneficial to the City.

Mr. Bleidorn provided tower information to bring awareness that this is part of what Lands does for the City. There is another communications tower off Fish Creek Road, on the driveway that leads to the Fish Creek Rock Quarry that the Lands Office also manages. A company called SBA owns this tower. They also have the ability to co-

locate on this tower but currently they have only one sublease. They have recently contacted Lands with another sublease for this tower. Their lease may be amended to include this and would benefit Lands through revenue sharing.

In 2018, the Assembly granted a communications easement for fiber optics and power. This easement travels through City property but benefits a tower located on Forest Service property. Prior to granting this easement, the tower was only accessible by helicopter, which limited the amount of equipment that could be supported this location. Providing this easement allows them to upgrade and allows for additional co-locations at this site. This easement was appraised and the rate is \$500.00 per year for this and will be adjusted every five years.

In 2018, the Lands Committee passed a motion of support to the Assembly to lease CBJ land on Lena Point next to a reservoir. This is in the process of going through the Planning Commission and working with staff. We are working with the lessee to provide further information. , Once the applicant provides further information this lease proposal will go back to the Planning Commission and then back to the Assembly as an ordinance for adoption.

Another location that is in the beginning stages is on Crazy Horse Drive. This location is leased to the Food Bank at less than fair market value. There is a FAA tower on the location that services the Airport, again at less than fair market tower. If the proposed lease comes through it will be at fair market value that will support cell phone communications. The potential lessee is conducting field tests and an application is expected to be submitted in about a month.

Mr. Bleidorn included a photo of house at Lena with a red balloon. This photo illustrates the balloon test process that is part of the permitting requirements where a balloon is flown for 5 days straight. CDD staff determines where to take pictures of the balloon to determine if and where it can be seen.

That sums up the information item on communication towers, any questions I would be happy to respond.

Chair Becker called for questions; none given.

VI. STAFF REPORTS

A. Lands Division Overview

Chair Becker called questions. None given.

Mr. Bleidorn had no further items for discussion.

VII. COMMITTEE MEMBER / LIASION COMMENTS AND QUESTIONS

Mr. Eiler informed the Committee that the Docks and Harbors Board has been busy. They are continuing to work on a number of items discussed with the Assembly during a joint meeting held earlier this month. These items including the *MV Lumberman* and looking ahead to the upcoming cruise ship season. The first cruise ship is about two months away and the Docks and Harbors Department is looking to hire season employees to begin staffing. We are also closely monitoring the changes to the State budget as we are hoping for funding through the municipal matching harbor grant to try to address some of the deficiencies in Aurora Harbor. The north end of the harbor is in sad state of repair.

We are also following the passing of Mr. Liddle, with alcohol believed to be involved in his drowning. We had a discussion with the Risk Manager in regards to future construction with ladders or other precautions.

Chair Becker called questions or other discussion.

Ms. Gladziszewski asked if the grant program already exists. Mr. Eiler replied that the municipal harbor matching grant does exist and was created by the state around 10 years ago. CBJ Docks and Harbors has used this previously. Ms. Gladziszewski inquired if this was from the State that had legislation to not pay back grants from harbors that had been previously granted; if Docks and Harbors was waiting for money already in that pot or if it is a grant program that still exists in the Governor's budget. Mr. Eiler replied that to his understanding those funds are expended almost immediately. Ms. Gladziszewski followed up with another question, if it is in the (State) budget. Mr. Eiler replied that to his understanding it was in the Capital budget.

Ms. Hale commented that Mr. Eiler mentioned the north end of Aurora and that Docks and Harbors was looking for grant funding, is their work going to be done this year? Mr. Eiler responded with an affirmative and that it will be the north end near the yacht club. The floats in this location are in bad shape and we have removed or asked vessels to move out of there with preparation to tear that out if we can get the funding. We also have some funds saved up in the fund balance to at least remove the damaged infrastructure.

VIII. ADJOURNMENT

Chair Becker adjourned the meeting at 5:33 PM.

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: The Lands Committee

FROM: Greg Chaney, Lands and Resources Manager

SUBJECT: Pederson Hill Subdivision – Status Update

DATE: March 13, 2019

City property at the base of Pederson Hill has been considered by the Assembly as a prime development candidate for decades. The 1995 Land Management Plan identified this area as a priority for residential development. Below is a list of milestones toward the goal of bringing housing to this property.

Background and Progress:

- **2006: Buildable Lands Study.** The Pederson Hill region was determined to be the most appropriate area to develop after Switzer Creek.
- **2010: Pederson Hill Access Study.** A study evaluating the area's access options.
- **2010/2011: Sewer lines.** Sewer service was extended to Glacier Highway.
- **2014: Zoning of the Pederson Hill Area Was Upgraded to a Mix of D-10 and D-10SF from D1.** This zone change set the stage for creating a residential subdivision in the region.
- **2015: Land Trade between the City and Borough and Christ Evangelical Lutheran Church.** This land trade provided an access right-of-way to CBJ's property.
- **2016: February, Draft 86 Lot Single Family Subdivision Was Presented to the Lands Committee.**
- **2016: May, the Assembly adopted the Land Management Plan.** Pederson Hill property is listed for near term disposal.

- **2016: Assembly transfers \$1.5 million from the Lands Fund into the Pederson Hill Subdivision CIP.**
- **2016: September, the City received the final Army Corps of Engineers wetlands fill permit.** This is needed to develop lots in the proposed subdivision.
- **2017: February, Planning Commission Approved 86 Lot Preliminary Plat.** The Planning Commission reviewed and unanimously approved the 86 Lot Pederson Hill residential subdivision.
- **2017: Fall, Final engineering design complete.** CBJ Engineering prepared the bid package.
- **2017: October, Planning Commission Approved Modifying the 86 Lot Subdivision to be Developed in 3 Stages.** First stage 17 lots, second stage 30 lots, third stage 39 lots.
- **2017: November, Bid Awarded To Coogan Construction for Stage I.** Notice to proceed issued February 14 2018.
- **2018-2019: Initial Access and Utilities Under Construction.**

Next steps:

- **2019 Summer. Stage I Scheduled to be Completed.**
- **2019 Late Summer or Fall. After improvements are installed and accepted for maintenance, the Stage I subdivision plat will be recorded.**
- **2019 Fall. Opportunity for Sale of 17 Residential Lots.**

Lot Sale Options

As established under CBJ§53.09.200(d) the terms and conditions for each land sale shall be approved by the Assembly by ordinance. Therefore once the final plat is approved, the Assembly will determine how and when the resulting lots are sold.

Since Stage I of the subdivision contains 17 lots, there are multiple options that could be included in a disposal strategy. Stages 2 and 3 will have 30 and 39 lots respectively. Due to the relatively large number of lots that will be available in the future, a combination of lot sale strategies could be employed.

Sealed Competitive Bid

Recent CBJ property sales have been conducted utilizing a sealed competitive bid process. First, a fair market minimum bid is established by appraisal. Then a land sale is advertised and potential buyers submit a sealed envelope containing a statement of the highest amount they are willing to bid for a lot. The envelopes are opened and the lot is sold to the highest bidder.

Although this is an appropriate mechanism to ensure the City receives a good return on its investment, it tends to make land prices less affordable. Considering that one of the goals for the Pederson Hill Subdivision is to provide property to entry level home buyers, the sealed competitive bid disposal process could be limited to some of the larger lots on the edge of the subdivision that could accommodate larger homes, churches or small businesses.

Fair Market Value Lottery

In an effort to maintain affordable land prices, a lottery could be held for individuals who are interested in buying a lot for a fixed fair market price. This type of sale has not been done before but it should be relatively straightforward to organize. Winners of the lottery would have to pay a pre-established price for the property. Lot prices could be fixed at the appraised price or the sale price could be adjusted by the Assembly. The advantage of a lottery is that the land prices stay at a fixed level and aren't increased by competitive bidding. This type of sale would also provide people of modest means the ability to be competitive with people that could outbid them in a Sealed Competitive Bid sale.

Blocks of Lots for Contractors

For contractors that are interested in obtaining blocks of adjacent lots to facilitate efficient construction, groups of lots could be sold as blocks. These blocks could be sold through a sealed competitive bid process.

Designating Lots for Community Land Trust

Lots were sold at reduced rates to the Juneau Housing Trust in the Lena and Renninger Subdivisions. The goal of these sales was to provide sites to support the Juneau School District and UAS educational home building programs and to ensure that these properties would remain permanently affordable. The Pederson Hill subdivision will provide an opportunity for some of the lots to be sold to community land trusts using previous sales to the Juneau Housing Trust as a model. The opportunity for community land trust participation will be better during Stage II since there will be more lots available and there will be time to refine the proposal.

If lots offered during a lottery or sealed competitive bid sale are not sold, they could be made available for over the counter sales or bundled with future land sales. CBJ has offered 10% down payment financing during recent property sales, the Lands Division plans to continue to offer financing for the Pederson Hill land sale. Financing for vacant land is difficult to obtain

from banks so providing financing significantly lowers the bar allowing more citizens to participate in purchasing land from the City.

Blend of Disposal Options

In order to help ensure that properties are distributed in an equitable manner, the Lands Division plans to designate portions of the subdivision for different types of sales. Figure 1 is a diagram outlining this potential lot sale strategy. Lots are shown that would be sold via fixed price lottery, in blocks, and for sealed competitive bid. It should be stressed that this is a draft diagram but it provides a helpful illustration of the concept. The Assembly will have to approve the terms of any property sale.

Staff Recommendation:

Lands staff recommend adopting the blend of sale options for Pederson Hill lots as depicted in Figure 1. The Assembly will be guiding the lot sale process a project schedule is included in Figure 2. Due to the importance of this topic and important ramifications it could have concerning future housing, staff recommends that the Lands Committee select a preferred course of action and forward the concept for further discussion to the Committee of the Whole.

Recommended motion:

The Lands Committee recommends adopting a blend of sale options for Pederson Hill lots as depicted in Figure 1 and forwards further discussion concerning sale of lots in the Pederson Hill Subdivision to the Assembly Committee of the Whole.

Pederson Hill Subdivision - 86 Lots

SHEET 1

U.S.S. 3873

SHEET 3

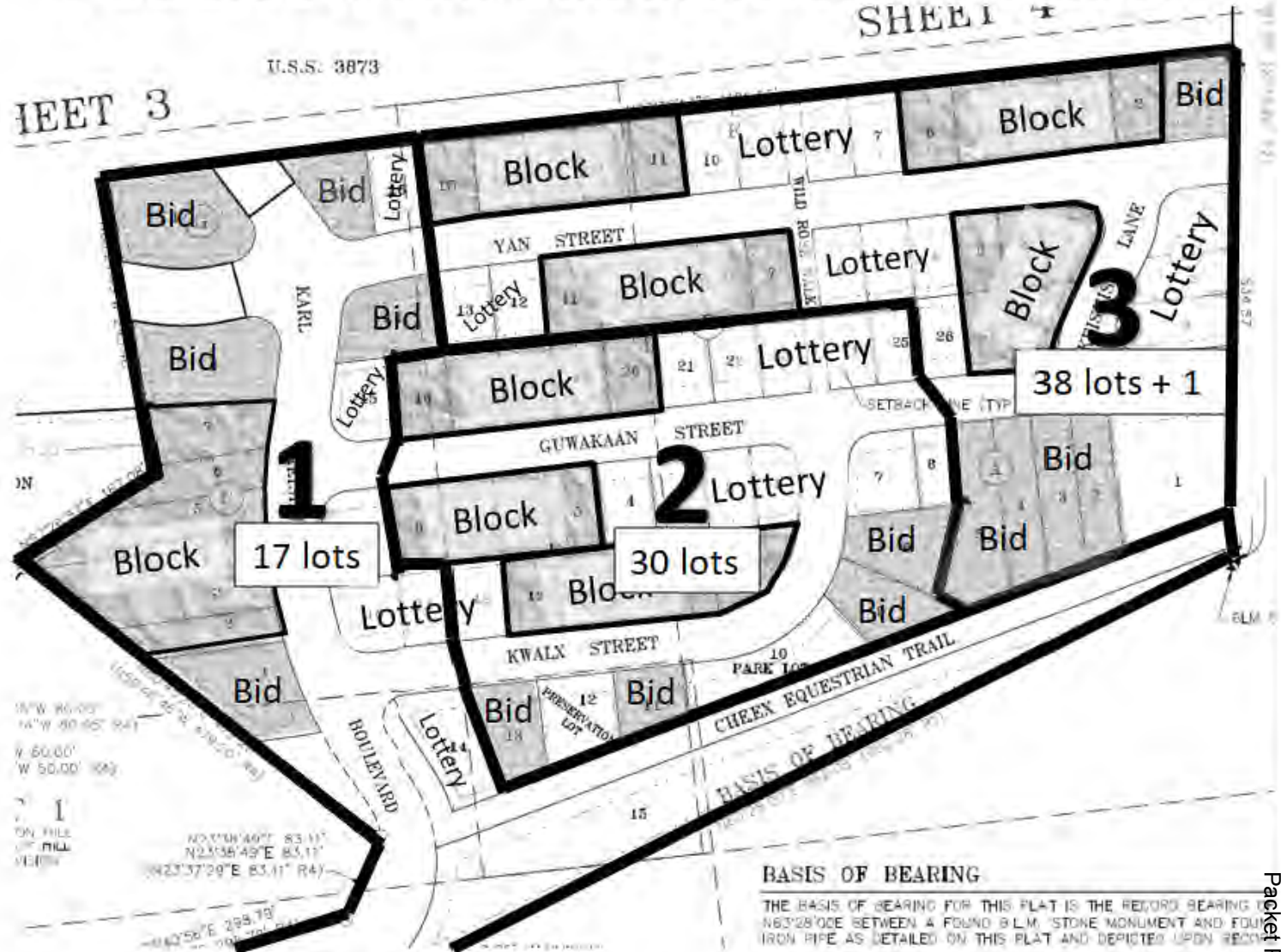
Sealed
Competitive
Bid



Block Sales



Fixed Price
Lottery



Draft Lot Disposal Concept

Figure 1. The subdivision will be developed in three stages. Lots could be sold in three ways creating options for a variety of buyers.

Pederson Hill Subdivision - Development Strategy - Timeline

STAGE I - Construction		STAGE I - Lot Sales		STAGE II - Construction	
Projected Date		Projected Date		Projected Date	
		March 18 2019	Lands Committee – Lot Sale Strategy	March 18 2019	Lands Committee – 2 nd Stage Construction - 2 parts
		March 26 2019	Planning Commission (Optional) Comments about Land Sale		
		April 22 2019	Assembly Introduction Land Sale Ordinance		
		May 13 2019	Assembly Approval Land Sale		
				May 17 2019	DOWL supplies revised 2 nd Plat in Two Parts
				June 25 2019	Planning Commission Approval of Revised Preliminary Plat (if needed)
July 1 2019	Subdivision improvements inspected and accepted for maintenance				
July 8 2019	* Record plat*				
Plat must be recorded before lots are advertised for sale		July 10 2019	45 Day Advertisement for Land Sale CBJ§53.09.200(j)		
				August 9 2019	DOWL Delivers Draft Construction Design
		Aug 28 2019 (Wednesday)	Hold Land Sale – Live Lottery		
		Aug 30 2019 (Friday)	Deadline to submit Sealed Competitive Bids		
				September 6 2019	Final Design & Engineer's Estimate
				October 17 2019	Bid Documents Prepared
				October 25 2019	Solicit Bids
				January 2020	Open Bids
				March 2020	Construction Begins
				March 2020	Lands Committee – Lot Sale
				May 2020	Planning Commission Land Sale Comments
				October 2020	Improvements Accepted For Maintenance
Figure 2. Although there are several variables that will influence the development timeline, this draft timeline has been developed to provide a realistic roadmap for future progress.				November 2020	Advertise Land Sale
				February 2021	Hold Land Sale

MEMORANDUM

CITY AND BOROUGH OF JUNEAU

Lands and Resources Division Office

155 S. Seward St., Juneau, Alaska 99801

Greg.Chaney@juneau.org

(907) 586-0205

TO: CBJ Assembly Lands Committee

FROM: Greg Chaney, Lands and Resources Manager

SUBJECT: Veterans for Peace Proposal to Revitalize Peace Symbol at End of Commercial Boulevard

DATE: March 12, 2019

Home Depot and Costco are located on Commercial Boulevard in Lemon Creek, on land that was originally a large gravel extraction operation. When the high quality deposits had been removed, the area was leveled and developed for warehouse retail stores. Since the back slope was relatively steep it was stabilized with vegetation to prevent erosion. When slope stabilization was being finalized, a local surveyor independently decided to plot a peace sign on the new slope (Attachment A).

The property is owned by the City of Juneau and managed by the Lands Division. The original peace sign installation was not approved by the City but the Lands Division has remained neutral about the art work. It hasn't represented an erosion hazard and local citizens have generally had a positive reaction to the installation. Lands has received one comment stating that an individual found the symbol to be very objectionable and asked for its removal.

The local chapter of Veterans for Peace became occasional unofficial caretakers for the site as vegetation matured. For several years the symbol became a living sculpture and was plainly visible to motorists on Commercial Boulevard. As vegetation has grown higher, the symbol has become less defined. At the present time it is becoming difficult to recognize.

The local chapter of Veterans for Peace and the Juneau Urban Forestry Partnership have jointly inquired about refurbishing and upgrading the peace symbol (Attachment B). Their concept includes:

- Planting spruce seedlings in areas of the peace sign where spruce seedlings do not already exist
- Removing existing alder stems and branches that would shade spruce seedlings
- Thinning seedlings that crowd desired trees
- Re-cut alders in a few years to promote growth of spruce
- The existing alder root mat would not be disturbed
- Periodic monitoring and site maintenance is proposed for at least five years

Since the original intent of the vegetation was to provide slope stabilization and erosion control, the plan was forwarded to Ben Patterson, CBJ Landscape Supervisor to determine if the Veterans for Peace

and Juneau Urban Forestry Partnership's proposal would constitute an erosion risk or compromise slope stability (Attachment C). Mr. Patterson responded that the concept looked sound and he didn't expect that it would create an erosion risk but that CBJ should be clear that CBJ retains the right to step in at any time and rectify the situation if it isn't working out as proposed. In the worst case scenario the area could easily be re-vegetated with alder if needed.

Since the Veterans for Peace and Juneau Urban Forestry Partnership's concept would not pose an erosion risk, the Lands Division doesn't object to the request to plant spruce seedlings in the peace symbol's location, subject to the following conditions:

- The Veterans for Peace and Juneau Urban Forestry Partnership must notify the Lands Division prior to engaging in work and receive written permission from the Lands Manager before proceeding
- Volunteers must sign a liability waiver prior to engaging in work
- CBJ retains the right to halt work if the activities are increasing the risk of erosion or are causing harm to CBJ property
- CBJ retains the right at any time to remove any items or plants installed and revegetate the site

Staff Recommendation

The Lands Committee provide a motion of support to allow the Veterans for Peace and Juneau Urban Forestry Partnership to proceed with refurbishing the peace sign as proposed in their letter of February 16, 2019 and with conditions recommended by the Lands Manager.

Attachment A

KTOO News ▾ KRNN ▾ KXLL ▾ Listen to KTOO Listen to KRNN Listen to KXLL

Alaska's Energy Desk 360 North

Home News ▾ Listen ▾ Support ▾ Donate



How a mischievous Home Depot surveyor turned this hill into guerrilla art



By Jeremy Hsieh, KTOO January 11, 2019 Arts & Culture , Curious Juneau , Juneau



The alder trees — and the peace sign among them — at the end of Commercial Boulevard in Juneau are about 10 years old, pictured here on Jan. 8, 2019. The slope was cut and stabilized as part of the construction of the Home Depot. (Photo by Jeremy Hsieh/KTOO)

CURIOUS  JUNEAU

In Juneau, a lot of people like Wes Adkins have wondered aloud about this:

“Ever since I moved to Juneau in 2012, I’ve been passing by this gigantic peace sign carved into the vegetation above Home Depot and Costco up in Lemon Creek,” he said. “I’m sure aliens didn’t do this. ... Who do I need to thank for this creative work of art for our city?”

He’s got surveyor Garrith McLean to thank. We met up the other day at the end of Commercial Boulevard, next to his handiwork.

“Well, you know, my son and I worked on the Home Depot project, building this. And when we were done, we had this bare hill here, and it just seemed like it would be fun to have some artwork on it,” McLean said.

In 2008, he was working for the construction company that built the Home Depot. Now 63 years old, he’s got long hair and a long beard that sits on his overcoat. It’s mostly gray with ginger roots — think ZZ Top, but with a vibe more like The Dude from “The Big Lebowski.”

“Sure! I mean, I’m a giant fan, but I have not been to any of the fan clubs or the drinkathons,” he said. (For the record, his look predates the 1998 Coen brothers movie.)

We hiked up a switchback to the top of the peace sign. The slope was steep below us. It’s getting overgrown with alders, but the vertical part of the peace sign is so precisely aligned with Commercial Boulevard that, visually, it still pops.

McLean pointed to a spot a half-mile away where he surveyed the hillside that would be his canvas.

“I stood at the instrument, way down at the end of the road there —”

“The instrument” is the thing on a heavy tripod that construction crews use that looks like a telescope or chunky camera.

“Yeah, the theodolite. ... So what I did was I just calculated the angle, the vertical and horizontal angle for each of the 36 points, at 10 degrees around the circle,” he said.

So the circle is really a 36-sided polygon.

“And so that was pretty easy. Just sine and cosine. ... Straight trig. ”

Hear that, high schoolers? Guerrilla art: a practical application for trigonometry.

“The guys ran around on the hill, and they stuck the survey points in the ground all around the circle,” McLean said.

It’s “guerrilla” art because the city owns the land. They didn’t ask permission.

“Well, you know, that was maybe an issue,” McLean said with a guffaw. “So, maybe we should have gotten permission. We didn’t really think or even consider the possibility of it being depicted as graffiti. But it may have been so, in fact.”

Initially, they marked the peace sign with dark topsoil. The hillside was basically bare then, with only a light-colored jute meshing on it for stabilization. He showed me a photo — it’s like someone took a giant Sharpie to the hillside. He’s not sure, but he thinks city workers used leaf blowers to clear away the topsoil after a few days. McLean didn’t really maintain it after that. He thinks other volunteers over the years have used the markers still in the ground to clear the brush.

“It wasn’t necessarily a patriotic or political statement of any kind. It was merely a continuation of my life as I lead it,” he said. “My Volkswagen bus has peace symbols all over it, and it was just part of my heritage, I guess you could say. So it wasn’t anything political.”



Chapter 100

Juneau, Alaska

P. O. Box 21991, Juneau, AK 99802

February 16, 2019

Greg Chaney, Lands and Resources Manager
Department of Administration
Lands and Resources Office
155 S. Seward Street
Juneau, AK 99801

Dear Mr. Chaney:

Veterans for Peace Chapter 100 (VFP) and the Juneau Urban Forestry Partnership (JUFP) are proposing to convert the existing Peace Sign on the slope near Home Depot in Lemon Creek to a living sculpture of large Spruce trees by cultivating them within the existing footprint (variously about 10 feet wide). Spruce is especially poignant because **Sitka spruce** (*picea sitchensis*), is recognized as the most valuable tree species in Alaska (found in both national forests of Alaska and designated as the official tree of Alaska).

VFP and the JUFP anticipate that selectively removing foliage within the peace sign footprint will allow cultivated Spruce trees to grow taller than surrounding vegetation, forming a living Peace Sign sculpture.

We propose conducting the following activities:

- 1) Removing existing alder stems and branches that shade spruce seedlings,
- 2) Plant Spruce seedlings in areas of the peace sign that are not regenerating naturally to Spruce,
- 3) Thin any seedlings that crowd desired trees, and
- 4) Re-cut existing alders in a few years as the spruce seedlings grow through them to preferentially promote growth of the spruce.

As has been well documented at the Mendenhall Glacier, alders serve as pioneer species after soil disturbance. The alders stabilize the soil, serve as nurse trees, and fix nitrogen in the soil. Spruce and western hemlocks then seed naturally under the alders. The spruce respond well to the nitrogen and grow rapidly (this response continues for up to 20 years).

The existing alders have formed a dense mat of roots that serves to stabilize the slope and prevent erosion behind Home Depot. Pruning the alders will leave the root mass in place. Re-sprouting of the cut alder (from the root mass) is considered a plus, since they keep the nitrogen-fixing going and the roots healthy, thus addressing any the erosion concerns.

VFP and JUFP volunteers propose commencing work on this project in spring 2019 and continuing initial cutting of the alders and planting of spruce through the summer. Additional

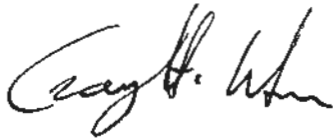
Veterans For Peace, Chapter 100
P. O. Box 21991, Juneau, AK 99802

recutting of the alders would be done as needed. About five years out, we plan to evaluate the need to re-cut the alders or consider the peace sign sculpture complete.

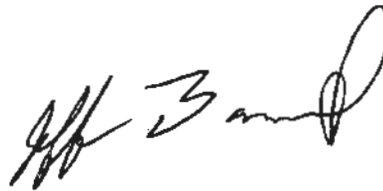
We request an official CBJ review and approval for removing vegetation (Alders) and planting new vegetation (Spruce).

Please contact us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Wilson". The signature is fluid and cursive, with the first name "Craig" being more prominent.

Craig Wilson, President
Veterans for Peace, Chapter 100

A handwritten signature in black ink, appearing to read "Jeff Barnard". The signature is cursive and somewhat stylized, with the last name "Barnard" being more legible than the first name.

Jeff Barnard, Chair
Juneau Urban Forestry Partnership



Ben Patterson

Greg Chaney; 'Gene Miller'; Dan Bleidorn; Michele Elfers

RE: Let to Greg Chaney

You forwarded this message on 3/4/2019 10:54 AM.

Hi Greg,

I've already corresponded with Gene on this. I think he mentioned that you directed him to me. Anyway, I think the proposal is sound and shouldn't compromise slope stability. The root mass of surrounding alders isn't going to be disturbed too much by planting the small spruce seedlings. The spruce roots will contribute to stability as well. Also, the entire area will still have the herbaceous vegetation (weeds and grass) to control erosion while the trees grow in. I think the area where the spruce will be planted (the peace sign) is already devoid of alder.

Perhaps you could allow the project but remind them that you'll retain the authority to terminate it at any time, for any reason. That way if it isn't working, we can do something about it. It should be pretty easy to re-vegetate with alder if need be.

Give me a call if you want, and we can discuss...

Thanks,

Ben

From: Greg Chaney

Sent: Thursday, February 28, 2019 4:32 PM

To: Ben Patterson

Cc: 'Gene Miller'; Dan Bleidorn

Subject: FW: Let to Greg Chaney

Hi Ben,

I was recently approached by the Veterans For Peace proposing to do some work to refresh the peace sign that has been cut into the vegetation on the slope at the end of Commercial Boulevard.

This slope was artificially created after the area had been mined for sand and gravel. My primary concern with this proposal was that vegetation was planted on this area to insure slope stability. I don't want to further consider this proposal if it will result in erosion in this location.

I am writing to you because as the CBJ Landscape supervisor you are probably the most knowledgeable person in the CBJ to evaluate this concept from the perspective of slope stability. Please review the Veterans For Peace plan which is attached to this E-mail and let me know if the precautions proposed would be sufficient to prevent erosion in this location.

Thank you for your help.

- Greg Chaney



From: Gene Miller [<mailto:genemiller03@gmail.com>]
Sent: Sunday, February 17, 2019 12:56 PM
To: Greg Chaney
Subject: Let to Greg Chaney

Hi Greg,
Paper copy to follow.

Scanned with DocScan
<http://itunes.apple.com/app/id453312964?mt=8>

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: Dan Bleidorn – Deputy Lands & Resources Manager
Daniel Bleidorn

SUBJECT: Recommendation to Amend Resolution 1950: A Prohibition of the Possession of Alcoholic Beverages in Specified Areas Including Gunakadeit Park

DATE: March 15, 2019

In 1998 the Assembly passed Resolution 1950 which Prohibits Possession of Alcoholic Beverages in Gunakadeit Park, Jackie Renninger Skate Park, and the Hank Harmon Rifle Range. Resolution 1950 states that the public health, safety, and welfare would be served by imposing such prohibition in these locations (Attachment 1).

The CBJ Lands and Resources Office received an application from Dave McCasland of Alaska Sustainable Seafoods LLC dba *Deckhand Dave's* to purchase Juneau Townsite, Block 13, Lot 9, also known as Gunakadeit Park (or Pocket Park) from the City at fair market value. On March 14th, 2019 Dave McCasland modified the application to update the entity requesting to lease the property from Alaska Sustainable Seafoods LLC. to Franklin foods LLC.

Dave McCasland and Lands Manager, Greg Chaney presented information to the Parks and Recreation Advisory Committee (PRAC) at their October 8, 2018 meeting and discussed Mr. McCasland's proposed project, which included the sale of alcohol. The PRAC determined that a temporary lease would preferred to selling the property and recommended the Assembly retain Gunakadeit Park as a special use area and requested that staff develop options for future development or disposal.

The Assembly, at the November 5, 2018 meeting, passed two motions:

1. Return the \$500 application fee and to decline the sale of Gunakadeit Park to Deckhand Dave's; and
2. Direct the City Manager to negotiate a fair market value lease of Gunakadeit Park with Deckhand Dave's.

After the assembly meeting, the CBJ Lands and Resources Office received an application from Dave McCasland of Alaska Sustainable Seafoods LLC DBA *Deckhand Dave's* to lease Gunakadeit Park (Juneau Townsite, Block 13, Lot 9), from the City at fair market value

The Planning Commission, at the meeting of February 6, 2019 recommended that the City Manager direct CBJ staff to lease the subject lot to Sustainable Seafoods LLC (*now Franklin foods LLC*), for a term of one year, with all other terms and conditions to be negotiated at a later date. At this meeting the applicant stated that he is interested in leasing this property contingent on the sale of alcohol and that he would be working with staff and the Assembly to amend Resolution 1950 . The Planning Commission made this recommendation with the knowledge that resolution 1950 would need to be amended prior to finalizing the lease.

Franklin Foods LLC business plan includes the sale of beer and wine and was included in the original application to purchase this property as presented to the Parks and Recreation Advisory Committee, Planning Commission and the Lands Committee. Previously alcohol had been a problem in Gunakadeit Park because there was no oversight. The applicant stated that he believes leasing Gunakadeit Park for an outdoor food sales area will have a positive influence on the neighborhood because the situation will be monitored. The net effect will be a positive effect on the public health, safety, and welfare of the property as cited in the 1998 by Resolution 1950, for Gunakadeit Park and the surrounding area.

Staff is recommending a resolution that will remove Gunakadeit Park from Resolution 1950 if the parcel is leased or sold. This will leave the alcohol prohibition in effect until the status of the lot is changed.

Staff Recommendation:

Staff recommends that the Lands Committee pass a motion of support to the full Assembly, to remove Gunakadeit Park from Resolution 1950 if Gunakadeit Park is leased or otherwise disposed of.

Attachments:

1. Resolution 1950



Presented by: The Manager
Introduced: 09/14/98
Drafted by: J.R. Corso

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 1950

A Resolution Prohibiting Possession of Alcoholic Beverages in Gunakadeit Park, Jackie Renninger Park, and the Hank Harmon Rifle Range.

WHEREAS, CBJ 20.25.080(c) provides that no person may have in his or her possession any alcoholic beverage in a public park, recreation area, or other substantially unenclosed area owned, held, or operated by the municipality which is open to the general public which has been posted by the manager or his designee under assembly direction by resolution as an area in which intoxicating liquor or alcoholic beverages are prohibited, and

WHEREAS, the public health, safety, and welfare would be served by imposing such prohibition in Gunakadeit Park, Jackie Renninger Park, and the Hank Harmon Rifle Range;

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

Section 1. Direction to Manager. The manager is authorized and directed pursuant to CBJ 20.25.080(c) to post Gunakadeit Park, Jackie Renninger Park, and the Hank Harmon Rifle Range as areas in which intoxicating liquor or alcoholic beverages are prohibited.

Section 2. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this 14th day of September, 1998.


Dennis Egan, Mayor

Attest:


Marian J. Miller, Clerk

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: Roxie Duckworth, Lands and Resources Specialist

SUBJECT: Driveway Easement across CBJ Land/North Douglas Island

DATE: March 13, 2019

The Lands Office received an application for an access and utility easement from Roger Ramsey, the owner of U.S. Survey 3248, Douglas Alaska. The Ramsey property presently has no frontage on a CBJ right-of-way and is only accessible by water or trail. Currently there is an easement from North Douglas Highway that is being developed to access a lot adjoining USS 3248, which is known as Lot 5, USS 3559. This easement was granted in Resolution of the City and Borough of Juneau, Serial No. 2725; please refer to the attached diagrams.

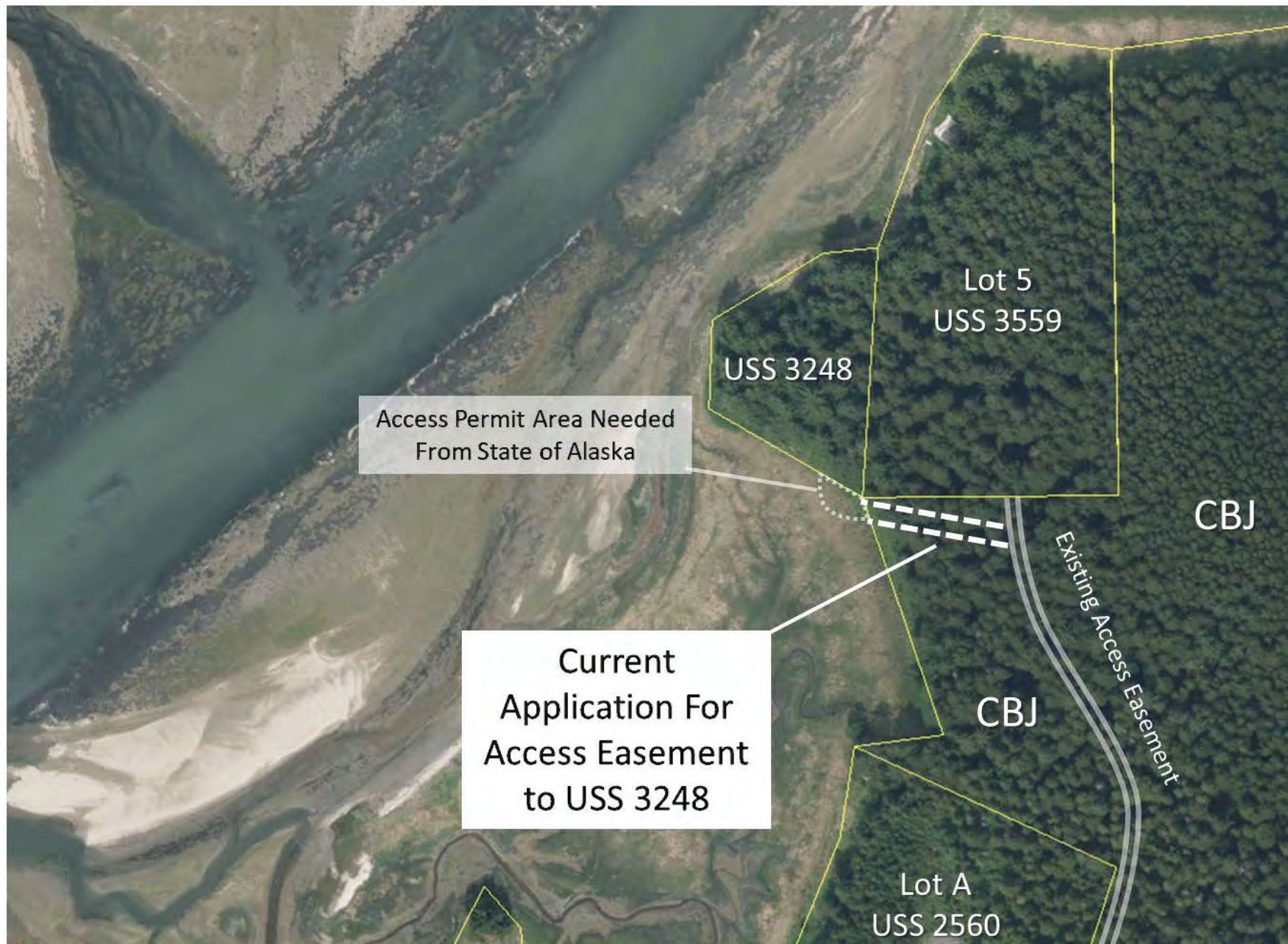
Mr. Ramsey has indicated that he will work with those property owners whose properties are accessed by the easement currently being developed and not yet finalized, to form an equitable agreement for use and maintenance of the shared improvements of the easement.

The easement being applied for would be an approximate 200 foot extension off of this roughly 1600 foot long easement that is in development. This 200 foot extension would run down the south property line of Lot 5, USS 3559, where it adjoins Lot 1 USS 3559, until it get to Alaska State lands. A permit to cross State lands would be required, to go around the SW corner of Lot 1, USS 3559 and give access to USS 3248.

An appraisal will be conducted to determine fair market value for this easement.

Staff Recommendation: Staff recommends that the Lands Committee pass a motion of support for an access easement.





MEMORANDUM



Date: March 18, 2019

TO: Lands Committee

FROM: Scott Ciambor, Chief Housing Officer 

Re: Continued Discussions on Housing Incentives

Dear Lands Committee:

There are four key housing incentive topics for the Assembly to consider. Each of these incentives are listed as priorities in the Housing Action Plan and are in different stages of discussion.

To assist in determining how to move forward, a timeline and set of tasks for each topic has been included in your packet.

The topics include:

1. Juneau Affordable Housing Fund (JAHF): Finalize Program Changes and Set Funding Level for FY20
2. Tax Abatement for Housing Development: Continue Discussion & Policy Analysis
3. Senior Housing Assisted Living Proposal: Discuss & Advise
4. Pederson Hill lot Disposal: Set aside option for community land trust/permanent affordability

The Juneau Affordable Housing Fund Program Changes are closest to completion.

Staff requests feedback on next steps.

4. Mendenhall River

Task 7: Discussion on river/soil studies, developer/operator evaluation; risk to CBJ and housing development LC

5. SCSSI, Inc. & Bayshire Assisted Living

Task 8: Feedback to Assembly on land purchase option, participation in RFP vs. original applicant option, project details, and input/comfort level with location.	LC or RFP process
---	-------------------

Initiative #4: Pederson Hill lot disposal set aside for community land trust/permanent affordability

Task 1: Determine Assembly interest in set aside of percentage of lots for permanent affordability
Task 2: Strategy/funding for lots to be put into community land trust
Task 2: Phase 1, 2, & 3 options

[illegible]

Important Dates:

March 18, 2019

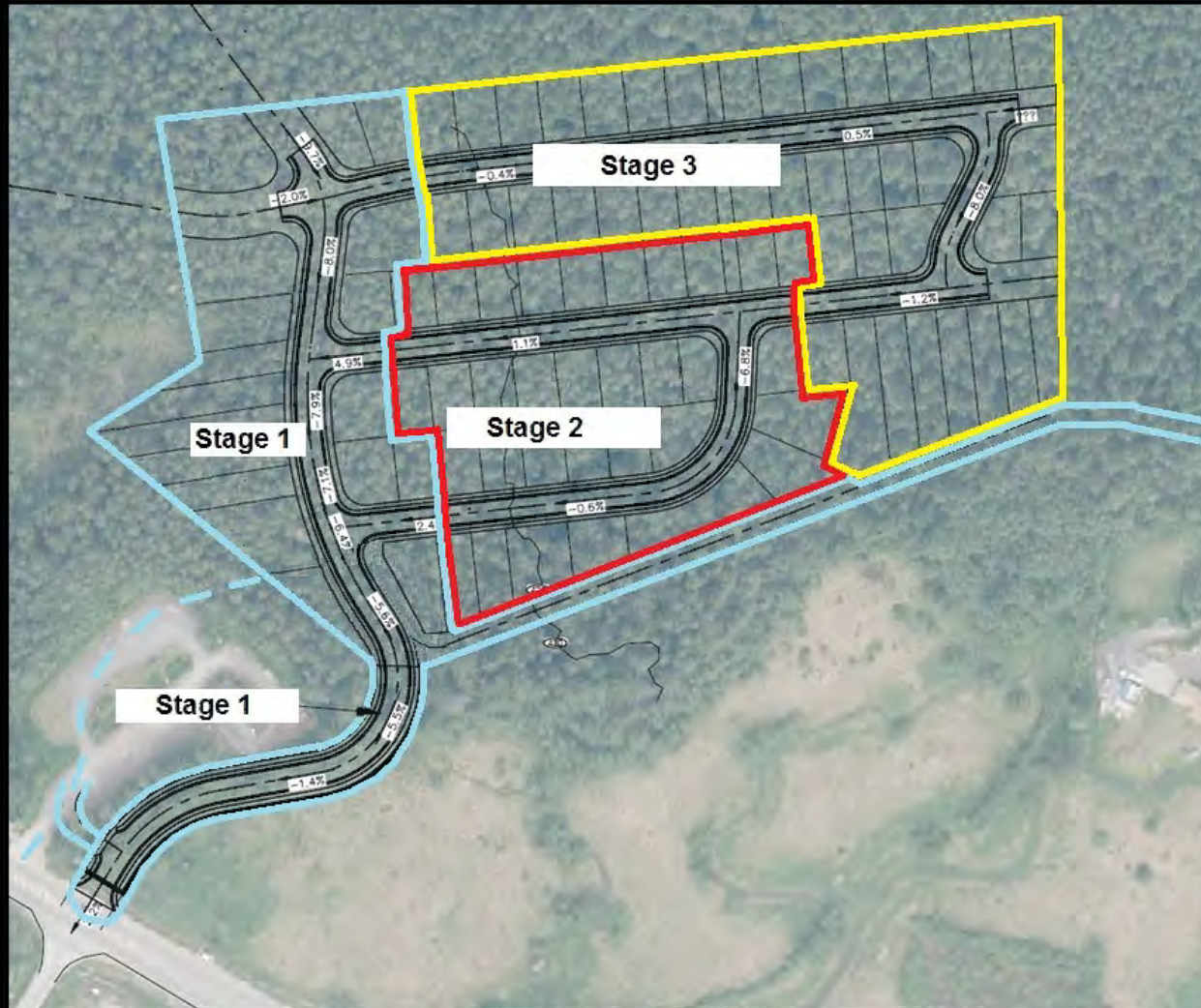
CBJ Assembly Lands Committee



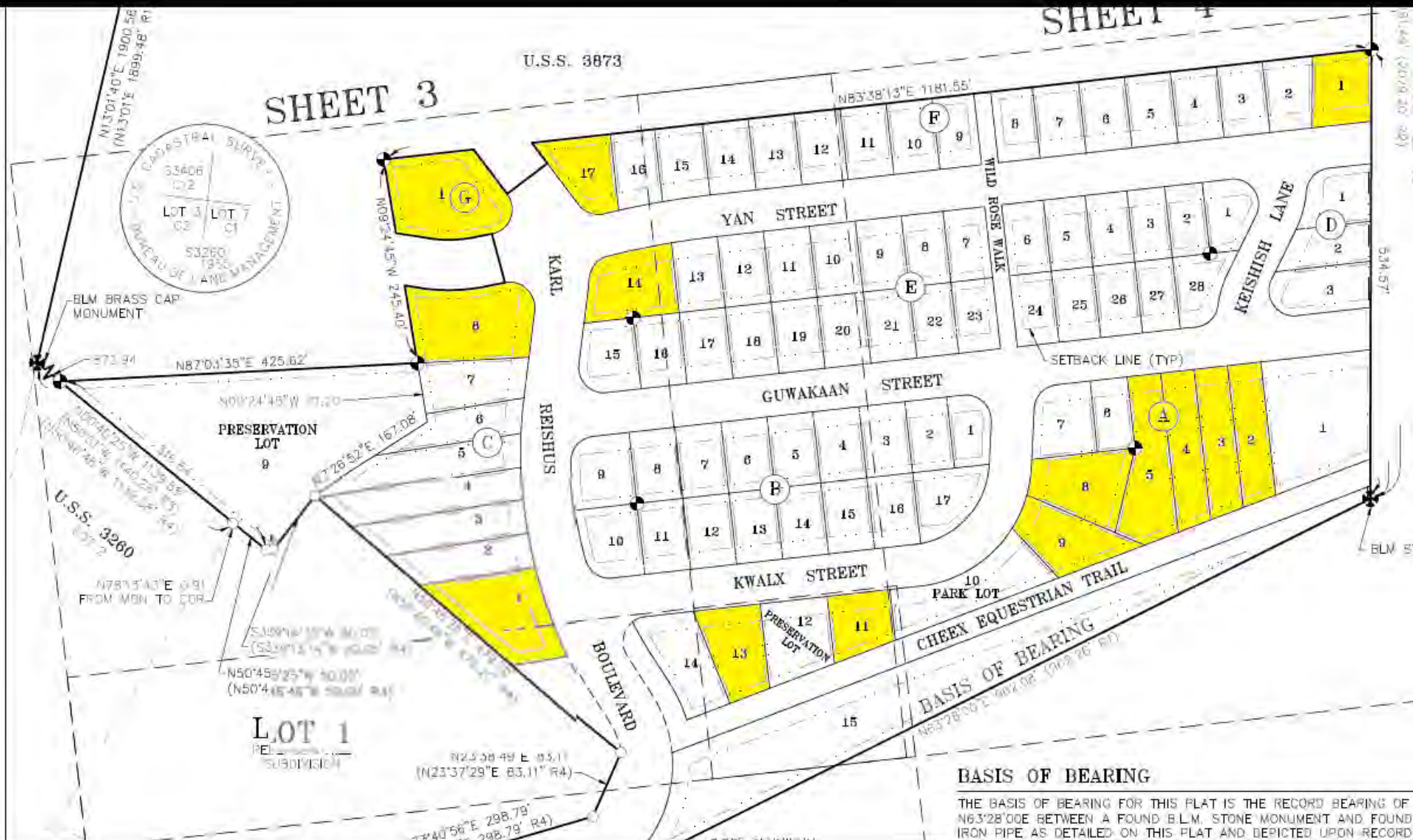
Pederson Hill Lot Sale Options

Development Stages

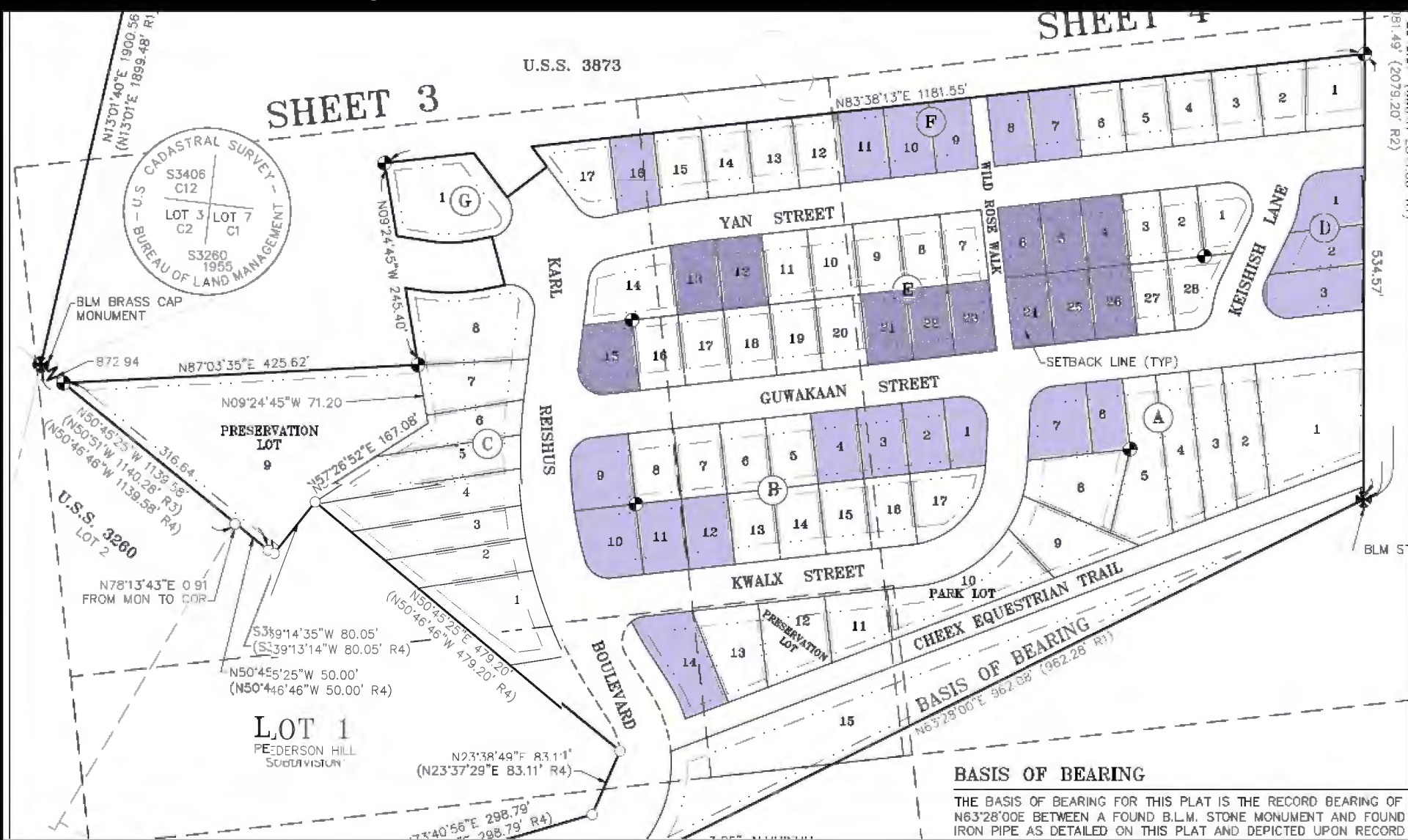
Stage I Currently Under Construction



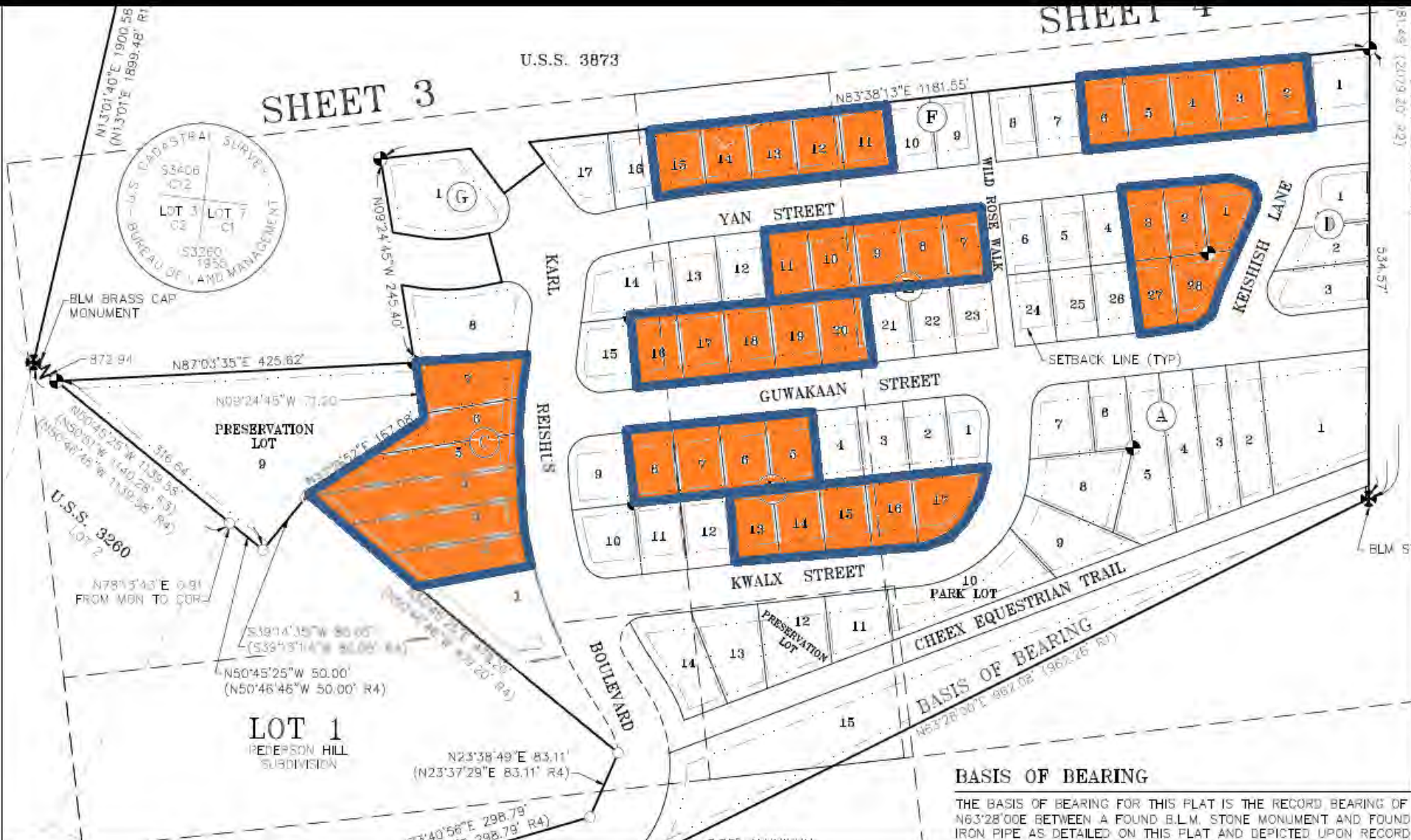
Sealed Competitive Bid



Lottery Fair Market Value



Block Sales – Sealed Competitive Bid or Fair Market Value?





Pederson Hill Subdivision - 86 Lots

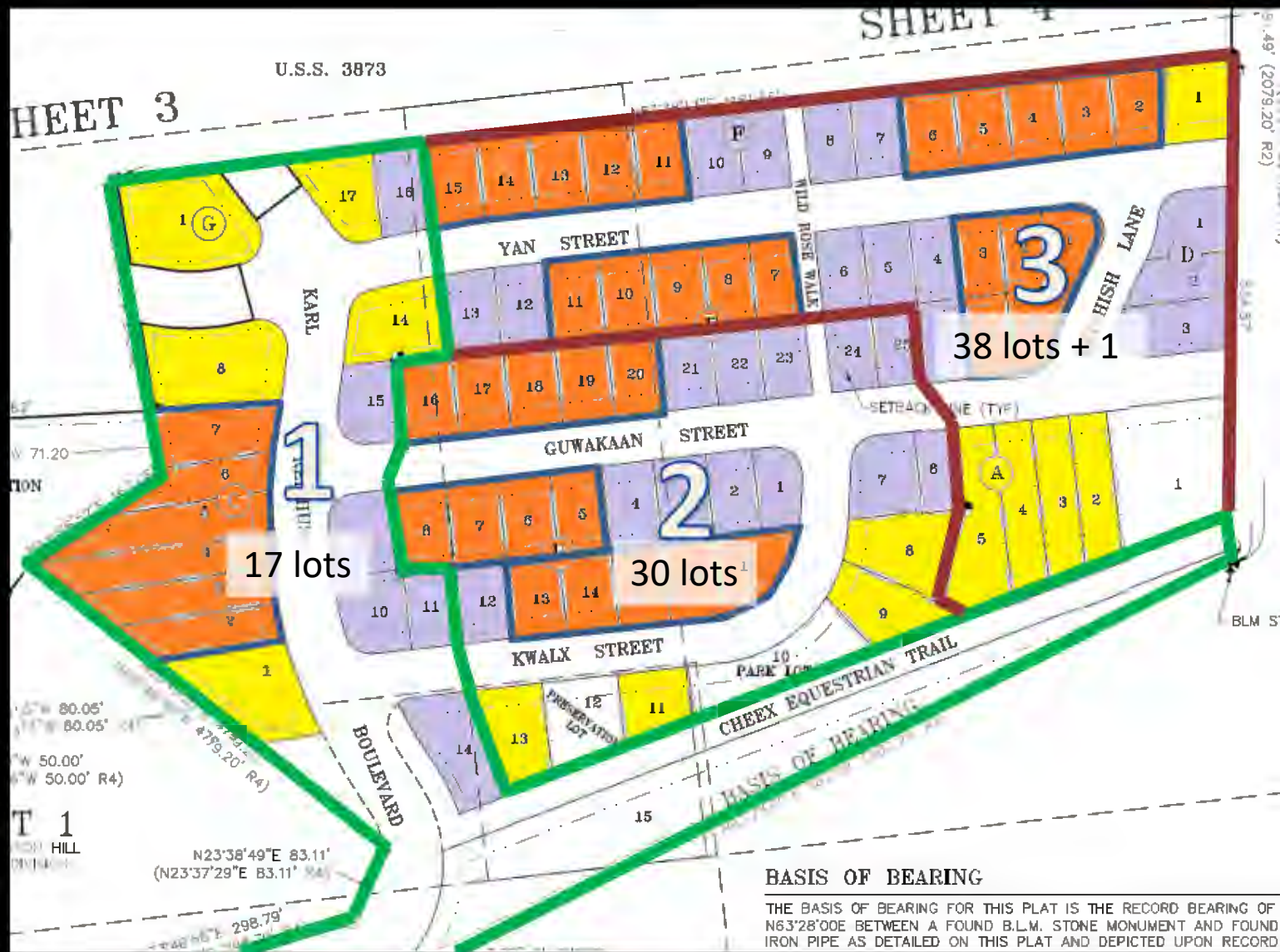
Sealed
Competitive
Bid



Block Sales



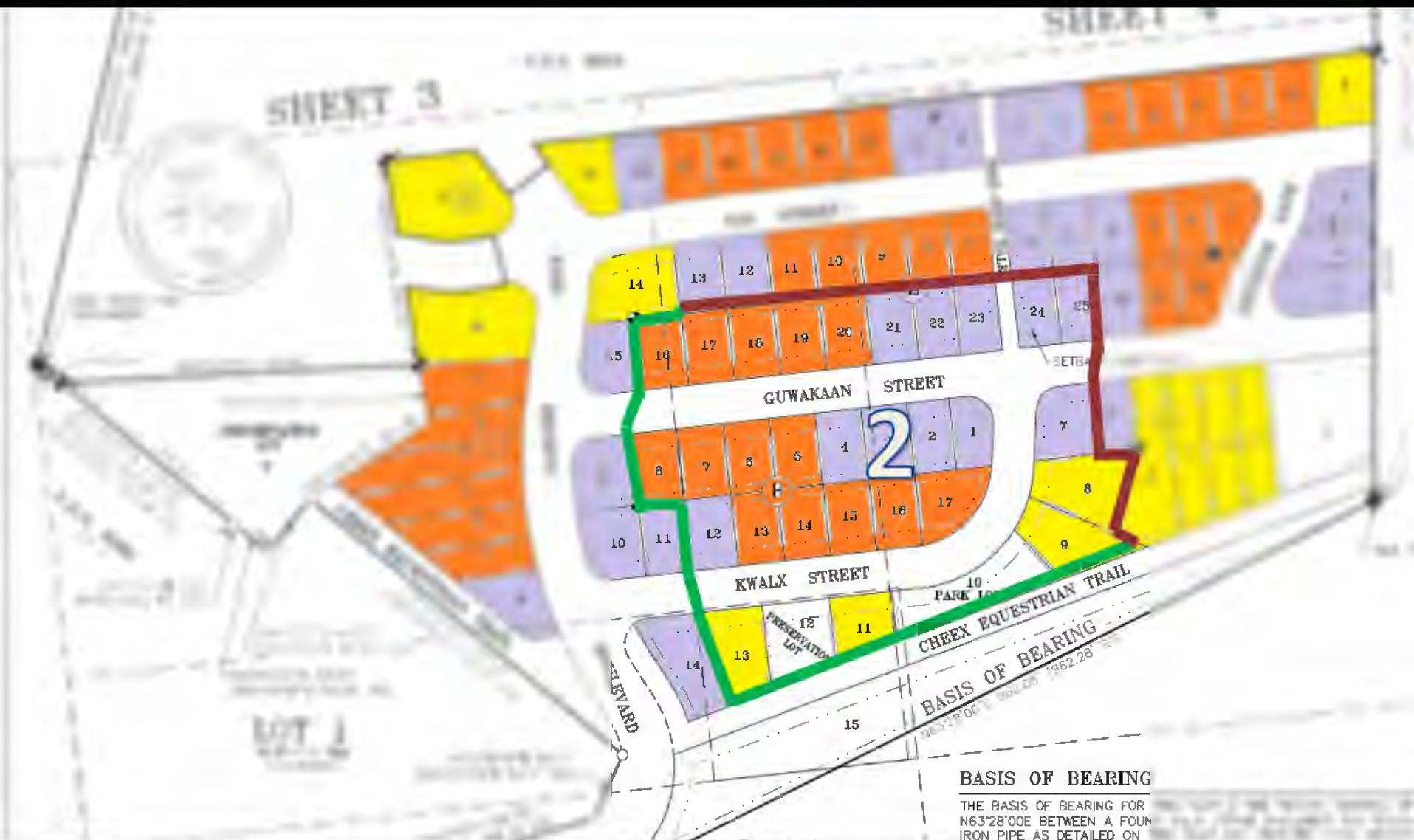
Fixed Price
Lottery



Draft Lot Disposal Concept



Stage 2 29 Lots





Stage 3 39 Lots + 1



Pederson Hill Subdivision - 86 Lots

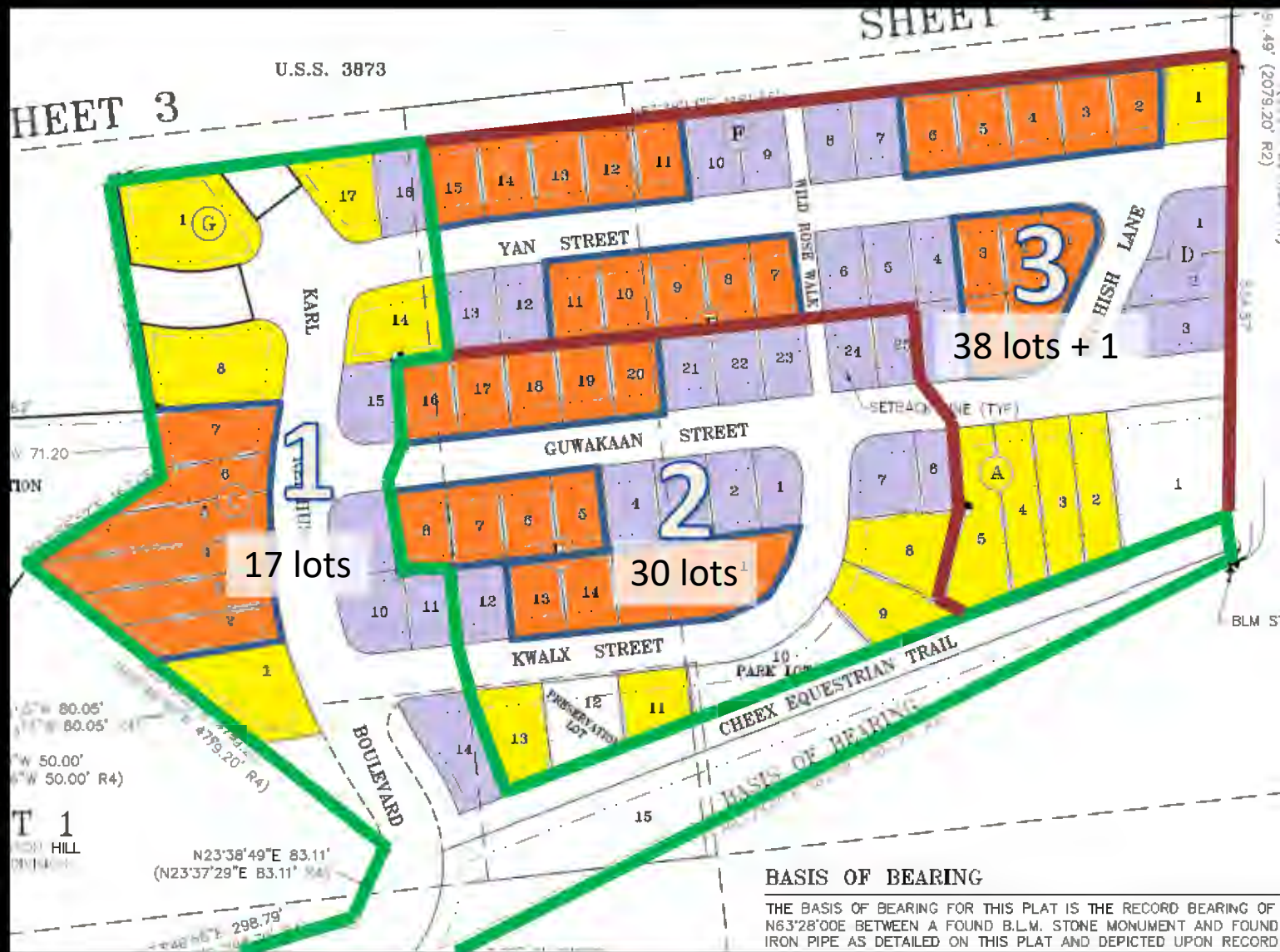
Sealed
Competitive
Bid



Block Sales



Fixed Price
Lottery



Draft Lot Disposal Concept

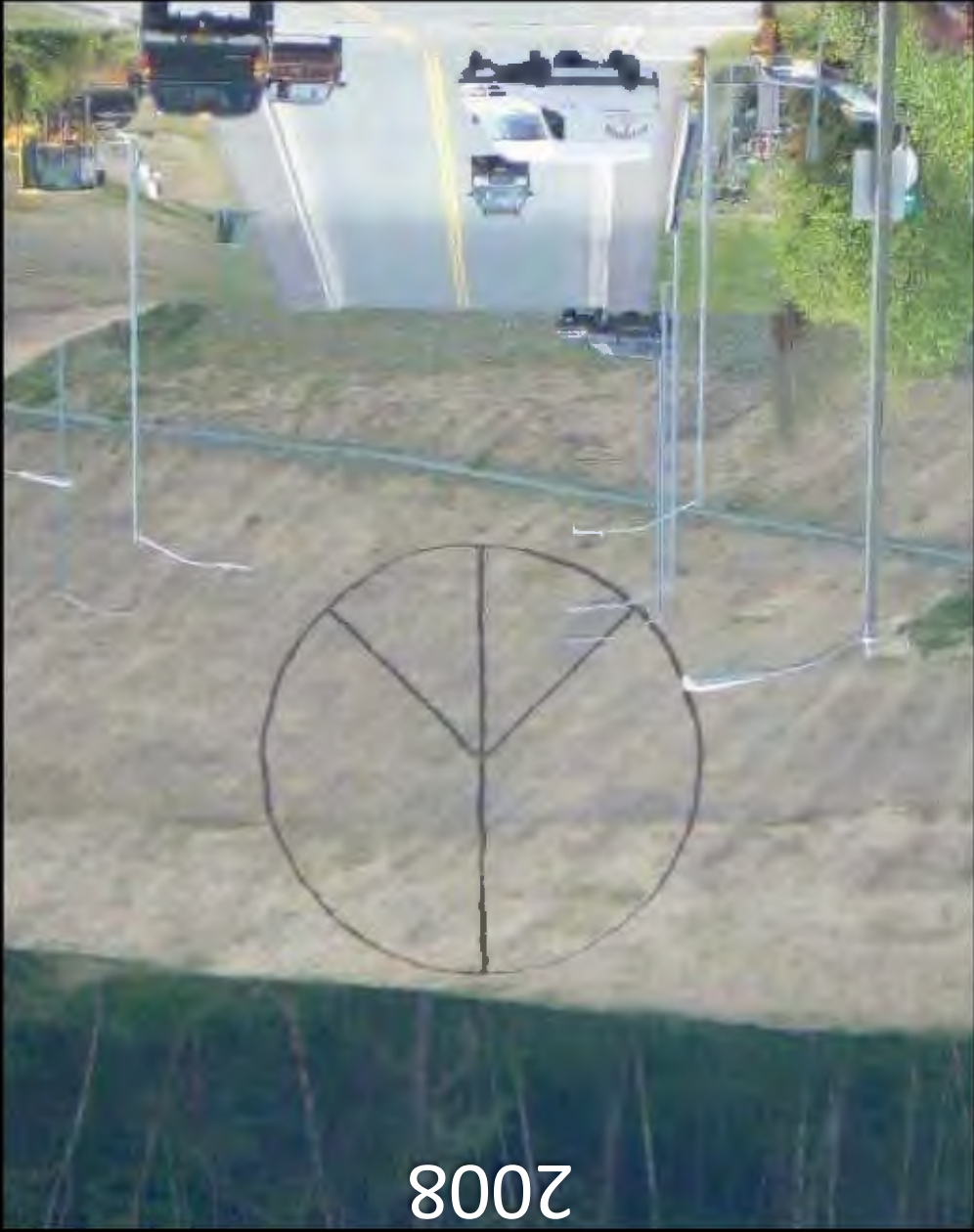
Recommended motion:

The Lands Committee recommends adopting a blend of sale options for Pederson Hill lots as depicted in Figure 1 and forwards further discussion concerning sale of lots in the Pederson Hill Subdivision to the Assembly Committee of the Whole.

Veterans for Peace Proposal



Peace Sign by Garrith McLean
2008





© 2018 Google

© 2018 Google



Chapter 100

Juneau, Alaska

P. O. Box 21991, Juneau, AK 99802

February 16, 2019

Greg Chaney, Lands and Resources Manager
Department of Administration
Lands and Resources Office
155 S. Seward Street
Juneau, AK 99801

Dear Mr. Chaney:

Veterans for Peace Chapter 100 (VFP) and the Juneau Urban Forestry Partnership (JUFP) are proposing to convert the existing Peace Sign on the slope near Home Depot in Lemon Creek to a living sculpture of large Spruce trees by cultivating them within the existing footprint (variously about 10 feet wide). Spruce is especially poignant because **Sitka spruce** (*picea sitchensis*), is recognized as the most valuable tree species in Alaska (found in both national forests of Alaska and designated as the official tree of Alaska).

VFP and the JUFP anticipate that selectively removing foliage within the peace sign footprint will allow cultivated Spruce trees to grow taller than surrounding vegetation, forming a living Peace Sign sculpture.

Recommended Conditions

- The Veterans for Peace and Juneau Urban Forestry Partnership must notify the Lands Division prior to engaging in work and receive written permission from the Lands Manager before proceeding
- Volunteers must sign a liability waiver prior to engaging in work
- CBJ retains the right to halt work if the activities are increasing the risk of erosion or are causing harm to CBJ property
- CBJ retains the right at any time to remove any items or plants installed and revegetate the site

Staff Recommendation:

The Lands Committee provide a motion of support to allow the Veterans for Peace and Juneau Urban Forestry Partnership to proceed with refurbishing the peace sign as proposed in their letter of February 16, 2019 and with conditions recommended by the Lands Manager.

Gunakadeit Park Resolution

Resolution 1950

A Prohibition of the Possession of Alcoholic
Beverages in Specified Areas Including
Gunakadeit Park



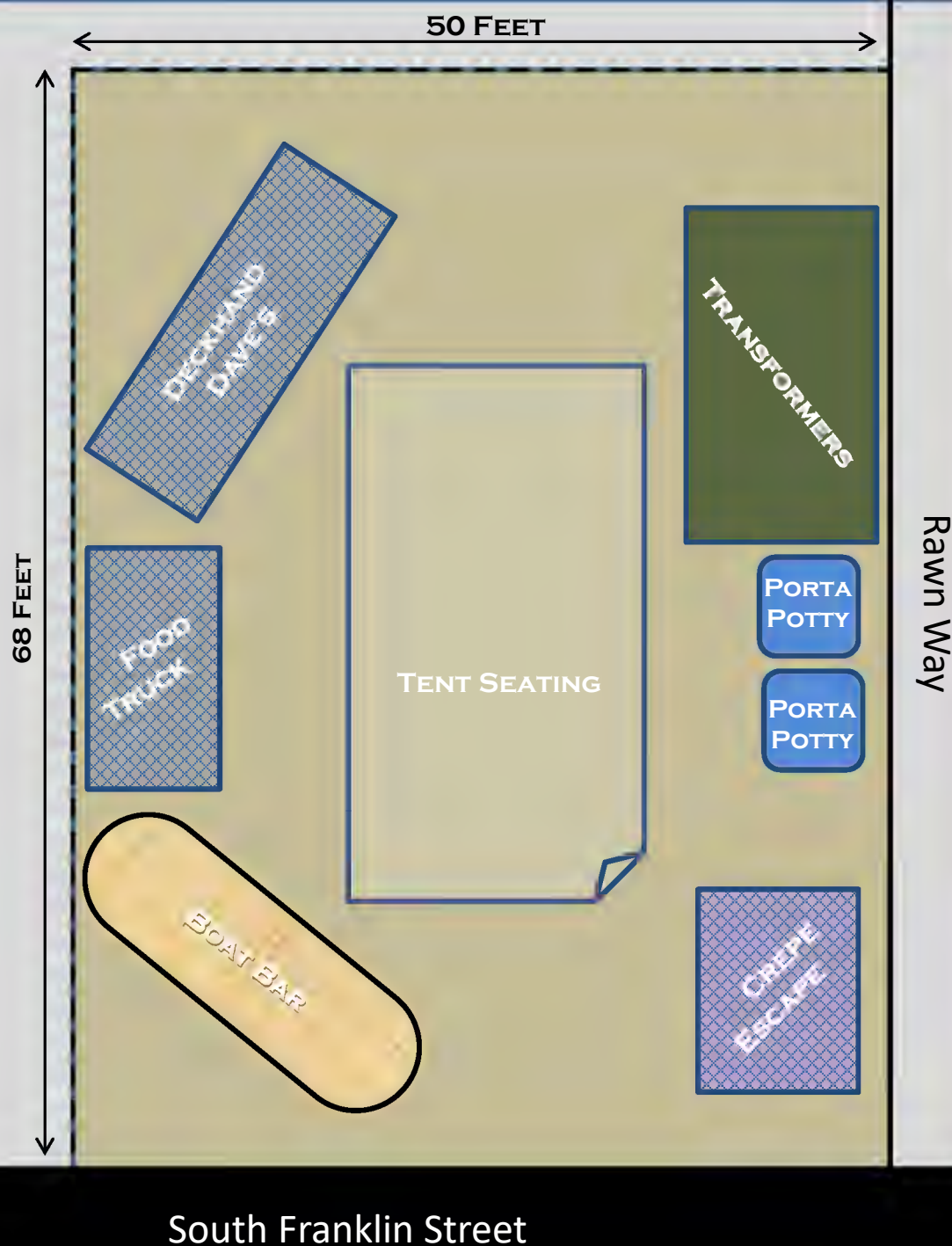
An aerial photograph of an urban area. A large, irregularly shaped area is highlighted in yellow with a dashed white border. This area is labeled 'Gastineau Apartments Property'. Within this yellow area, a smaller, roughly triangular section is highlighted in red with a solid black border. This red section is labeled 'Guna-ka-deit Park'. The surrounding area includes various buildings, streets, and green spaces. Two streets are labeled: 'Front Street' on the left and 'South Franklin Street' at the bottom.

**Gastineau
Apartments Property**

**Guna-ka-deit
Park**

Front Street

South Franklin Street



SCALE FEET

0 5 10

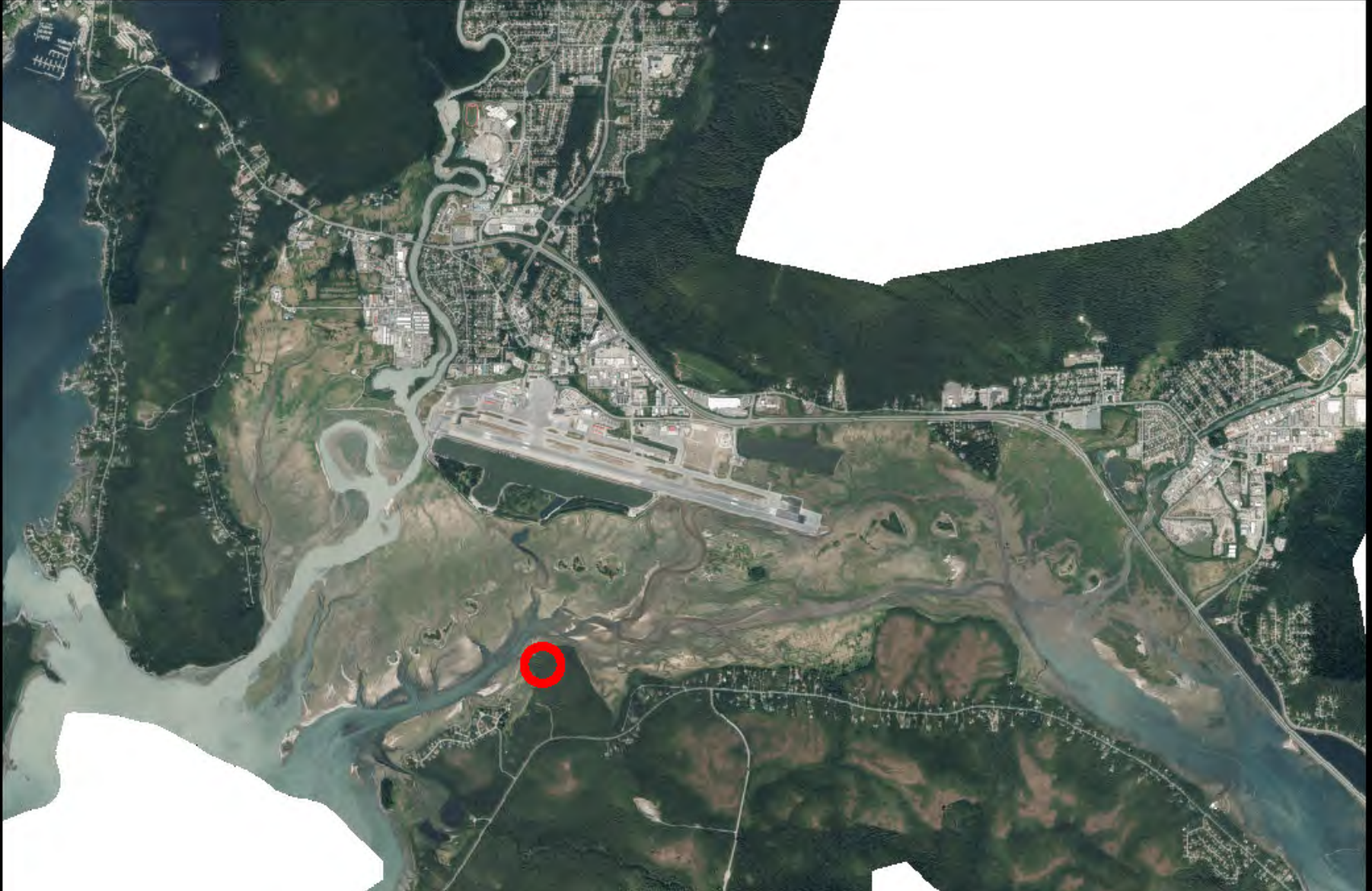
Gunakadeit Park Resolution

- Resolution 1950 states “public health safety, and welfare would be served by imposing such prohibition”
- Franklin foods request to lease Gunakadeit Park; Introduction tomorrow and public hearing on 4/1
- Sale of beer and wine was included in the applications as presented to the PRAC, PC and the Lands Committee
- Applicant states that there will be a positive effect on the public health, safety, and welfare by leasing this property
- A resolution removing the Park will go before the Assembly for public hearing on 4/1

Staff Recommendation:

Staff recommends that the Lands Committee pass a motion of support to the full Assembly, to remove Gunakadeit Park from Resolution 1950 if Gunakadeit Park is leased or otherwise disposed of.

Roger Ramsey Easement Application







Access Permit Area Needed
From State of Alaska

Current
Application For
Access Easement
to USS 3248

USS 3248

Lot 5
USS 3559

CBJ

CBJ

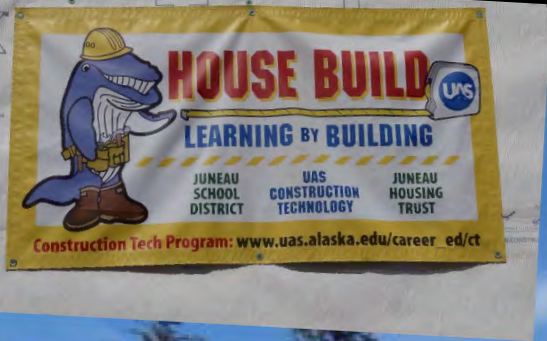
Lot A
USS 2560

Existing Access Easement

Staff Recommendation

Staff recommends that the Lands Committee pass a motion of support for an access easement through CBJ property to US Survey 3248.

City Affordable Housing Timeline



Task 1: Approve Updated Program Guidelines

- Discuss Committee Review Process
- Determine FY20 JAHF Funding Availability

Staff Tasks:

- Funding Dashboard
- Final formatting of Guidelines/Application
- Outreach
- Organize Process (Timeline, committee review, project ranking and analysis, prepare for Assembly selection.)



Tax Abatement for Housing Development

Task 1: Research on ANC tax abatement, review data from other programs (Portland, Tacoma, Anchorage), project financial implications to CBJ.

Task 2: Policy decision: consider tax abatement incentive for Juneau

Task 1: Land Purchase

Task 2: Funding for Land Purchase

Task 3: Request for Proposal Process for Senior Housing/Assisted Living

Task 4: Mendenhall River

Task 5: Request for Proposal Process for Senior Housing/Assisted Living

Task 1: Determine Assembly interest in set aside for permanent affordability

Task 2: Strategy and funding for lots to be put into community land trust

CBJ Housing Incentives Timeline

			2019																																															
TASK	ASSIGNED TO	PROGRESS & NOTES	March				April				May				June				July				August				September				October				November				December											
			1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4				
Initiative 1: Juneau Affordable Housing Fund -- Finalize Program Changes																																																		
Task 1 : Approve Updated Program Guidelines																																																		
*Discuss Committee Review Process		12-10-2018 COW meeting																																																
* Assembly Determine FY20 JAHF Funding Availability		request to add additional points to																																																
* JAHF Funding dashboard for FY20-FY30	Assembly	scoring matrix for loans																																																
		10-22-2018 COW Meeting																																																
Task 2: Finalize JAHF Guidelines and Application	CHO	12-10-2018 COW meeting																																																
Task 3: Press release and information on funding available																																																		
* Education & outreach to potential applicants	CHO																																																	
Task 4: JAHF Guidelines and Applications posted online	CHO																																																	
Task 5: Project proposals due	Developers Committee																																																	
Task 6: Committee review, project ranking, & staff analysis	& CHO																																																	
Task 7: Preparations for Assembly (COW?) & Assembly Approval	CHO																																																	
Task 8: Draft and sign contracts w/ awardees	CHO																																																	
Task 9: Annual Report & recommendation for FY21 funding	CHO																																																	
Initiative 2: Tax Abatement for Housing Development-- Continue Discussion																																																		
Task 1: Research on ANC tax abatement, review data from other programs (Portland, Tacoma), project financial implications to CBJ	CHO	08-09-2019 COW Meeting COW: consider a targeted program downtown town centers 04-18-2018 Finance Committee																																																
Task 2: Policy decision: consider tax abatement incentive for Juneau	Lands Committee or Assembly																																																	
Task 3: Gather feedback from lenders, housing development community, public, Downtown Blueprint	CHO																																																	
Task 4: Implementation	Staff																																																	
Initiative 3: Senior Housing Assisted Living Proposal - Discuss & Advise Land Purchase																																																		
Task 1: Evaluate Property Information *MAP * Rules of Purchase * Appraisal * Timeline *Lease Term options: long-term lease, lease to own, lease with right of first refusal	Assembly																																																	
Task 2: Does CBJ purchase the property?	Assembly																																																	
Funding for Land Purchase	Assembly or Finance Committee																																																	
Task 3: CIP Program Unscheduled Funds - Determine use of funds (\$1.5 million)																																																		
Request for Proposal Process for Senior Housing/Assisted Living																																																		
Task 4: Policy question: (After purchase) Does CBJ want RFP process or to work directly with original applicant?	Assembly																																																	
Task 5: Develop RFP with senior housing/assisted living language (use components of JAHF application & other senior housing RFP's as example)	CHO																																																	
Task 6: Policy question: Does CBJ want to add additional incentives into the RFP package? (Grant/loan, tax abatement)	Assembly																																																	

Task 7: Discussion on river/soil studies, developer/operator evaluation; risk to CBI and housing development LC

LC

Task 8: Feedback to Assembly on land purchase option, participation in RFP vs. original applicant option, project details, and input/comfort level with location.

LC or RFP
process

Task 1: Determine Assembly interest in set aside of percentage of lots for permanent affordability

Task 2: Strategy/funding for lots to be put into community land trust

Task 2: Phase 1, 2, & 3 options

Important Dates

[illegible]

Staff Reports

South Lena Four Lot Subdivision Land Sale

