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

August 6, 2018, 5:00 PM.
Municipal Building Assembly Chambers

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. June 11, 2018 Minutes

IV. PUBLIC PARTICIPATION

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

V. AGENDA TOPICS

A. Dave Lendrum request to Purchase City Property

B. Deckhand Dave's Request to Purchase City Property Located at 139 S Franklin St.

C. Purchase of Bernstein building and property

VI. STAFF REPORTS

A. George Schaaf Staff Report on Chicken Yard Park

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

VIII. SUPPLEMENTAL MATERIALS - RED FOLDER ITEMS

A. August 6, 2018 Presentation P&R Chicken Yard Park

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
June 11, 2018 5:00 P.M.
City Hall, Assembly Chambers

I. ROLL CALL

Chair Mary Becker called the meeting to order at 5:01pm.
Members Present: Mary Becker; Rob Edwardson; Beth Weldon (telephonic participation after some initial difficulty establishing a connection); Jerry Nankervis (arrived shortly after the start of the meeting)
Mayor Present: Ken Koelsch
Liaisons Present: Chris Mertl, Parks & Recreation; Paul Voelckers, Planning Commission; Weston Eiler, Docks and Harbors
Staff Present: Greg Chaney, Lands Manager; Rachel Friedlander, Lands and Resources Specialist; George Schaaf, Parks and Recreation Director

II. APPROVAL OF AGENDA

Hearing no objection, the agenda was approved with an initial two-person quorum of Chair Becker and Mr. Edwardson. After a short time, Ms. Weldon called in to participate telephonically and then Mr. Nankervis joined in person.

III. APPROVAL OF MINUTES

The March 19, 2018 and May 21, 2018 minutes were approved with minor modifications.

IV. PUBLIC PARTICIPATION

There was no public participation on non-agenda items. A member of the public requested hearing support (assistive listening device) and Deputy City Clerk Beth McEwen assisted them.

V. AGENDA TOPICS

A. Indian Point Update- Mayor's Communication with Aak'w Kwaan Members

Mayor Koelseh shared with the Committee that Aak'w Kwaan member Janine Canul requested a meeting with the City last Thursday to discuss Indian Point. Mayor Koelsch then invited Liana Wallace to address the Committee with the outcomes of the meeting.

Ms. Wallace said at the meeting, there was discussion on the strategies they would like to take for their land management plan and their conservation group. Ms. Wallace said members of the Aak'w Kwaan have formed a non-profit and are seeking federal recognition, which was not discussed at the City meeting too much as they need more time to internally address Indian Point.

Chair Becker asked if there was a specific time in mind to bring this topic back before the Committee and Ms. Wallace replied the timing is not in her hands since the group is seeking the assistance of Senator Lisa Murkowski and Cathy Munoz, and that they are going through the federal process.

Mr. Voelckers asked Ms. Wallace to explain how the Aak'w Kwaan is defined and requested Ms. Wallace to define who her group represents and what geography it represents. Ms. Wallace replied the Aak'w Kwaan is a historic group that has been here since the glaciers receded; that they have stories for every island, bay, and point; and that they have traditions about things that are tied to the land and that are based on the tides and winds. Ms. Wallace said they are not recognized as a historic group because other organizations have come in to say they represent the Aak'w Kwaan. There is a Tlingit-Haida case that was passed in 1935 which made the Aak'w Kwaan all Tlingit and Haidia Indians, said Ms. Wallace, but before that they were all clans and in the Juneau area called Aak'w Kwaan. Ms. Wallace said a lot of people consider themselves Aak'w Kwaan because they live in Juneau but the traditional council are from certain houses of the groups in Juneau. Ms. Wallace said there is also the Goldbelt Heritage Foundation, a non-profit that is an offshoot of the Goldbelt Corporation that was established during ANCSA, which is also based on the original Aak'w Kwaan people when they were fighting for their land. The Aak'w Kwaan have been here as the historic group forever, said Ms. Wallace.

Mr. Edwardson asked how the Aak'w Kwaan were federally organized and Ms. Wallace replied as a 501(3c) and that they have been submitting applications now for tribal recognition. Ms. Wallace said she is working on land management so it is very thorough as to what they are doing and that they are submitting the IRS 1023 form in addition to putting money in the bank so they can submit their application.

Chair Becker thanked Ms. Wallace for coming and updating the Lands Committee on the Aak'w Kwaan's status.

Mayor Koelsch asked Chair Becker if Mr. Schaaf, CBJ Parks and Recreation Director, could to come up to the podium to discuss the status of Indian Point as parklands. Mr. Schaaf said the Aak'w Kwaan group at the meeting last week expressed concerns regarding activities currently taking place at Indian Point, which included long term camping, the removal of culturally sensitive trees for firewood, and digging in the area. Mr. Schaaf asked a park ranger to visit the site and was not sure if the ranger made it to the site on Friday but would follow up with him soon. The group also discussed posting signs reminding the community that tree removal is not allowed, as well as interpretative signage to help the community understand the cultural resources in the area with the hope that it might inspire more respect in the future.

Mr. Eiler asked where the dock was located at Indian Point and what its status was and Mr. Chaney replied the dock is on CBJ tidelands and is leased to the National Park Service. Mr. Chaney thought the dock was in pretty good shape.

Mr. Voelckers asked if there was any prohibition on public access and recreating on the CBJ lots that comprise Indian Point and Mr. Schaaf replied no, there are no specific restrictions and that it is general parkland. Mr. Voelckers specified no present restrictions and Mr. Schaaf confirmed it so by stating restrictions that are applicable to all City parks apply to this area. Mr. Voelckers asked where camping crosses the line and Mr. Schaaf replied there is a grey area in City code when it comes to camping but that Parks relies on the lands code which imposes a 72 hour limit for camping.

B. Process for CBJ Acquiring Eagles Cemetery

Mr. Chaney gave a PowerPoint presentation which displayed the locations of the historic cemeteries on Douglas Island. Mr. Chaney said at the last Lands Committee meeting, the Committee received a presentation from Merrill Sanford regarding the historic Eagles cemetery. The question '*what would be the process to acquire the cemeteries?*' was posed to Lands staff at the last meeting and Mr. Chaney replied that out of all the cemeteries, the Eagles cemetery would be simplest to acquire since current ownership is known and because it is being offered to the City as a gift. Mr. Chaney said in order for the City to receive the cemetery as a gift, all that is required would be Assembly approval by resolution as stated in CBJ§53.04.030- *Grants and Gifts*. Mr. Chaney said if the Lands Committee finds this action to be appropriate, they could forward this item to the Assembly with that as a recommendation.

Mr. Schaaf then addressed the maintenance options for the cemeteries with high, medium, and low maintenance options. Mr. Schaaf wanted to emphasize two key points:

(1) Parks maintenance depends on what the Committee's expectations are since in the City, there are cemeteries that are well maintained like Evergreen while in other areas there are cemeteries that are maintained on a monthly basis. The cemetery maintenance budget drafted by Mr. Schaaf that is before the Lands Committee tonight is for minimal maintenance of the cemeteries; and

(2) The Eagles Cemetery is in really good condition and would not require a lot of work to keep it maintained and that it is not a large area. The City Cemetery next door is overgrown and Parks does not have the capacity to maintain this site. Parks would have to bring in a contractor, and this area cannot be mown said Mr. Schaaf. As the City accumulates more properties said Mr. Schaaf, it is starting to stretch Parks' staff capacity, and if these cemeteries are added incrementally, it

will erode Parks' abilities to maintain other City properties and will cause an overall decline in service.

Mr. Mertl asked if there had been a discussion on what level of maintenance is desired by the City and Mr. Schaaf replied he had not. Mr. Mertl then asked for confirmation that the numbers drafted by Mr. Schaaf were for minimal maintenance and Mr. Schaaf confirmed it so and said that to get the cemeteries to a higher level, it would involve a lot of work.

Mr. Edwardson asked what City services would be impacted if the City did acquire the 9 or so smaller cemeteries and Mr. Schaaf replied it is not something Parks has looked at but Parks does provide landscaping services to all City parks and downtown facilities, which are prioritized on a list, and that it would probably be parks at the bottom of that list that would be postponed as a result of the City assuming the cemeteries.

Chair Becker asked why the City's estimate differed from the estimate Mr. Sanford had provided the City for Eagles Cemetery and Mr. Schaaf said Parks went out with the Landscape Supervisor who estimated about 40 hours of labor per year and based their expenses for that amount of time. Chair Becker commented that the estimate provided by Mr. Sanford was probably based on a lower wage or even some free labor.

Chair Becker asked if the process to acquire the Eagles Cemetery would require a resolution and Mr. Chaney confirmed it so. Ms. Weldon asked if the City agreed to give the Parks and Recreation Department $31,000 dollars from fund balance, how would the City do that and Chair Becker said the memo from Mr. Chaney states if the Lands Committee finds the City taking over the cemeteries is appropriate, they should direct the manager to draft a resolution accepting the Eagles Cemetery, which would then be forwarded to the full Assembly. Ms. Weldon replied she is not willing to take ownership yet considering the costs of the cemeteries. Ms. Weldon said if the City just wanted to maintain the cemeteries, what would be the next step and Mr. Schaaf replied it would be an increment in their staffing schedule of 0.3 FTE. Ms. Weldon said the City is also going to need to hire a contractor and if the costs reflected this in the 0.3 FTE or not and Mr. Schaaf replied the initial contractor cost to maintain all the cemeteries for the City to move forward would be about $10,500 and that staff time would be $21,600 on top of that amount, which would require a staff increment, and that he cannot say where the budget to hire the contractor would come from. Ms. Weldon replied if the City wants to do this, this issue should go to Finance Committee. Chair Becker asked if the Lands Committee would be the next logical place for this issue to be discussed and Mr. Chaney replied that if it is a fiscal question, then that would be a good place for this topic to go. Mr. Chaney summarized there are two questions being asked:

- Does the City want to acquire ownership of the Eagles cemetery?

- Does the City want to maintain any of the cemeteries and if so, how much is the City willing to spend?

Mr. Edwardson said he believes the reason why the City would take the Eagles Cemetery is because the City believes it would be the right thing to do and therefore the City should take all the cemeteries. Chair Becker said they could acquire just the Eagles Cemetery since it's clean and the rest would take more investigation. Mr. Edwardson said he agrees with Chair Becker but if the City is talking about maintenance, it looks like Parks included the costs for all of the cemeteries and he likes the idea that if the City considers one, they consider them all.

Mr. Voelckers asked if the City investigated what it would take to acquire all of the other cemeteries and Mr. Chaney replied some cemetery titles are more clear than others and that he would recommend the City take on the process one at a time rather than all at once because all at once would mean the City will only be able to go as fast as the most complicated case.

Mr. Mertl said if these important cultural sites are not being maintained, he is comfortable with the City maintaining them but it should come before PRAC out of professional courtesy and that Parks and Recreation needs the necessary funds in order to do so.

Chair Becker said for her, it makes sense to go for the Eagles cemetery since it's clean cut along with the Catholic cemetery and that the other cemeteries are more questionable. Chair Becker said Lands Committee could direct staff to acquire the two cemeteries that have clean ownership while investigating the other cemeteries because if the City waits for all of the cemeteries ownership status to clear up, this process will take a long time.

Mr. Nankervis said he would also be in favor of doing all of the cemeteries and not just one and that he agreed with Ms. Weldon concerning not taking over the ownership of Eagles cemetery but that the City should look into maintaining the cemeteries. Mr. Nankervis said this item could have been before PRAC now even before Lands Committee directs it there, and that his big concern is not with the Eagles cemetery but instead maintaining cemeteries where the City does not have permission.

Chair Becker clarified she did not mean the City should take over any of the cemeteries but that the City could take over the two more claimable cemeteries and wait on the others.

Ms. Weldon suggested a motion to direct the ownership of the cemeteries to the PRAC and simultaneously move the maintenance and financial questions to the Finance Committee.

Mr. Nankervis asked if Ms. Weldon was talking about one specific cemetery or all of them and Ms. Weldon replied all of them. Ms. Weldon then clarified that PRAC should weigh in on the ownership of all of the cemeteries. Ms. Weldon also disclosed she has family members in the City cemetery.

Mr. Edwardson said he did not see the Odd Fellows cemetery on the Parks and Recreation budget list and Mr. Chaney replied it should be on the list.

Mr. Mertl shared PRAC is not meeting in July so the soonest this could come before the PRAC is in August and that Mr. Schaaf has only proposed maintenance costs for minimal level of landscaping and that if the City wants something higher, like what is currently happened at the Eagles and Evergreen cemeteries, there will be higher costs.

Mr. Nankervis asked that the Committee also direct staff to investigate and determine the owners of the other cemeteries.

The Lands Committee unanimously moved: to send the Douglas Cemeteries topic to the Parks and Recreation Advisory Committee to receive all the information on the other cemeteries, to send the Douglas Cemeteries topic to the Assembly Finance Committee to receive input on the costs associated with the cemeteries, and that Lands staff further inquire to determine the owners of the other outstanding cemeteries.

Mr. Chaney said he was not sure about a non-committee member making a motion, and Chair Becker confirmed the motion(s) did originate from committee members.

C. Biennial Status Report to the 2016 Land Management Plan

Mr. Chaney said that according to City code, the Land Management Plan must be updated every two years and that this is the first time this part of the code has come into effect. Based on his June 6th, 2018 memo, Mr. Chaney gave a quick overview of the eleven parcels the City has disposed of over the past two years; the eleven properties the City has prioritized for the next two years; a description of the eleven planned land disposal activities and an analysis of the Lands Fund's ability to support these activities; a list of the single property acquired by the CBJ during the previous two years; and a list of priorities for land acquisitions over the next two years.

Mr. Eiler asked if staff had identified and discussed property for acquisition in the Norway Point region and Mr. Chaney confirmed it had been discussed, and that staff members have been working with the condominium association and the Community Development Department. Mr. Chaney said one thing that Lands staff have been told is not to list properties the City is not sure it is going to acquire. Mr. Eiler said the only reason why he asked was because last year the Docks and Harbors board did a master plan for their assets between the bridge and Norway Point and one of the issues that came up was housing, which is why he remembered this development proposal.

Mr. Voelckers asked if this process is going to go before the Planning Commission or Assembly and Mr. Chaney said the update is primarily through the Assembly and that staff can go to the Planning Commission if directed. Mr. Chaney said any sale would have to go before the Planning Commission. Mr. Voelckers said there are a couple examples with the Land Management Plan where different entities of the City manage different properties and that there were a couple cases where the City tried to open up more land for development but couldn't because there were CBJ departments with different management priorities. Mr. Voelckers said it would be useful homework for staff to look at the departmental land designations of City properties and how they could hinder development and Mr. Chaney replied that was appropriate and if Lands takes this issue to the Planning Commission, staff will address related policy issues. Mr. Chaney then clarified that City Code does require the Biennial Status Report Update to go before the Planning Commission with public testimony prior to approval by the Assembly.

Mr. Mertl asked that of the eleven properties listed for disposal, how many of the properties are managed by a different department within the City other than Lands, and of those, has Lands communicated its intent for the property's disposal and Mr. Chaney replied to his knowledge, only the USS 3051 Lot 10A (Matsumoto property) is managed by Parks and none are managed by Docks and Harbors or other departments. Mr. Chaney said the Matsumoto property would have to be discussed by the PRAC before any action was taken.

Mr. Nakervis asked Mr. Chaney to go to the slide that had the motion and modified it to include the PRAC, Planning Commission, and Full Assembly.

The Lands Committee unanimously forwarded the proposed 2018 Biennial Status Report for the 2016 Land Management Plan to the Parks and Recreation Advisory Committee and Planning Commission for comments, and then to the Full Assembly with a positive recommendation.

VI. STAFF REPORTS

There were no staff reports.

VII. COMMITTEE MEMBER / LIASION COMMENTS AND QUESTIONS

Mr. Mertl invited the Committee to the Bill Overstreet Park Grand Opening on July 3rd at 5:30 P.M.

Mr. Eiler said Docks and Harbors had a presentation from the Morris family regarding the Archipelago property.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:59 PM.

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 Manager** Daniel Bleidorn

SUBJECT: **Dave Lendrum request to Purchase City Property**

DATE: **July 18, 2018**

Earlier this year Lands staff met with Dave Lendrum regarding a request to purchase City property Lot 3, Bonnie Subdivision adjacent to the property that he and his wife Maragaret Tharp own located at 11029 Mendenhall Loop Road (Lot 2, Bonnie Subdivision). Dave and Maragaret currently own and operate Landscape Alaska from their property at this location.

Previously Dave submitted a request to lease this City property (Lot 3) but has since requested to purchase this property from the City. The lease application, submitted in 2013, was never brought before the Planning Commission or Assembly because of a lengthy appeal of a Conditional Use permit for Landscape Alaska to operate on Lot 2 owned by the applicant at 11029 Mendenhall Loop Road. In June 2017, the Alaska Supreme Court affirmed the Superior Court decision and the Conditional Use permit was finalized.

The CBJ lot (Lot 3) is located adjacent to the applicant's lot at 11031 Mendenhall Loop Road and contains 1.09 acres. Lot 3, Bonnie Subdivision was purchased by the CBJ in 2007 to increase options for accessing large tracts of City property on Pederson Hill. Development of this region is a long term goal and the lot is not anticipated to be utilized for access in the near term.

As part of the proposed purchase of City parcel Lot 3, the applicant has offered to grant the CBJ a 30 foot wide easement though their property, Lot 2. This combined with an easement though the property currently owned by the City (Lot 3), will allow for a 60 foot wide access easement that would provide access to large tracts of City owed property uphill from these lots. By creating a 60 foot wide access and utility easement though these lots, the City will accomplish the goals and intentions of the original 2007 purchase of this property.

Prior to disposal, as required by CBJ§53.260(a) the Assembly will be asked if it would be desirable to sell the property and, if so, whether it is appropriate to negotiate directly with the original applicant or to seek further proposals through a competitive process. If the Assembly makes a motion determining selling the lot is in the best interest of the City, the Planning Commission will review the proposal and provide a recommendation to the Assembly. Once the Planning Commission makes a recommendation, the disposal will then go before the full Assembly for consideration by Ordinance.

Staff recommends that the Lands Committee pass a motion of support to the Assembly to work with the original applicant and dispose of this CBJ property in a manner that would result in platting a 60 foot wide public access and utility easement through Lots 2 and 3 of Bonnie Subdivision, USS 2392.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
LANDS & RESOURCES

City and Borough of Juneau Land Purchase Applicants

← Go back

Applicant Information

Margaret Tharp and David Lendrum

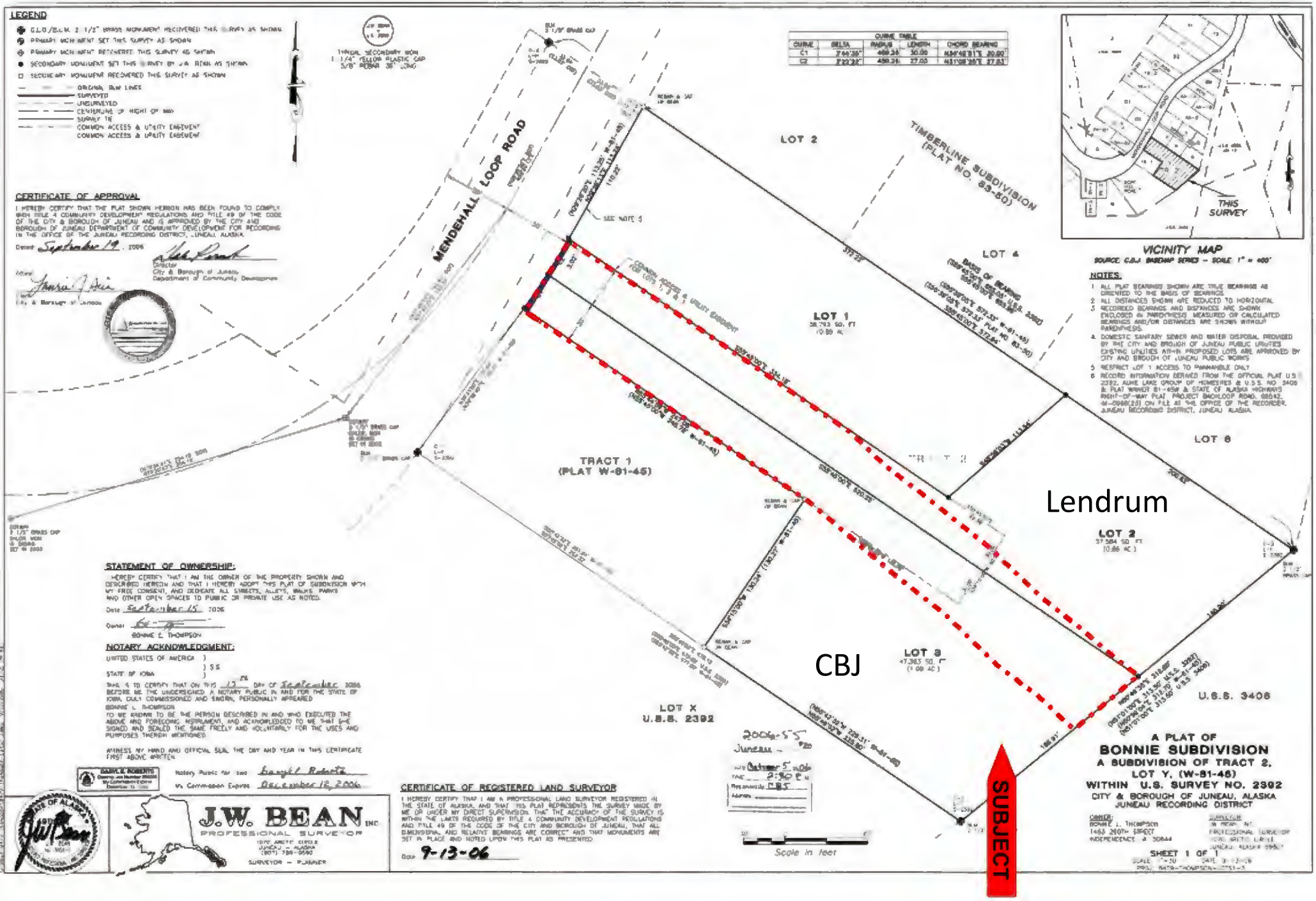
Mailing Address:
Mailing, P O Box 32654, Juneau AK 99803, residence;11029 Mendenhall Loop Rd, Juneau AK 99801
JUNEAU, AK 99803

Legal Representative: David Lendrum
Phone: (907) 321-4149
Email:
landscapealaska@gmail.com

CBJ Land Information

Site Address: 11031 Mendenhall Loop
Legal Description: 4b2601010021
Map: Map Link
Have you mailed the $500.00 filing fee?: Yes
Provide a brief description of your proposal:
We plan to develop a horticultural education program in partnership with a coupe of local non-profit groups and an educational facility. Our target group will be local young people, especially those who are seeking an occupation in which they can have success influenced by their personal conditions. They may be developmentally disabled, emotionally disabled, or mentally ill, or have some other condition which would make horticulture and gardening a desirable career.
We would include these individuals as well as all other persons interested in learning the particular skills necessary to successfully garden in Southeast Alaska.
This program would take place in a facility where local food production and native plant propagation are taught.
The site will include necessary parking and shielding from neighboring properties

Delete Entry Edit Entry


LEGEND
CERTIFICATE OF APPROVAL
MENDEHALL LOOP ROAD
LOT 2
TIMBERLINE SUBDIVISION (PLAT NO. 83-50)
LOT 4
LOT 1
TRACT 1 (PLAT W-81-45)
LOT 6
Lendrum
LOT 2
CBJ
LOT 3
LOT X U.S.S. 2392
U.S.S. 3408
SUBJECT
THIS SURVEY
VICINITY MAP
NOTES:
STATEMENT OF OWNERSHIP:
NOTARY ACKNOWLEDGMENT:
CERTIFICATE OF REGISTERED LAND SURVEYOR
J.W. BEAN INC
PROFESSIONAL SURVEYOR
A PLAT OF
BONNIE SUBDIVISION
A SUBDIVISION OF TRACT 2, LOT Y, (W-81-45)
WITHIN U.S. SURVEY NO. 2392
CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
SHEET 1 OF 1

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: **The Assembly Lands Committee**

FROM: **Dan Bleidorn, Deputy Lands Manager** Daniel Bleidorn

SUBJECT: **Request to Purchase City Property Located at 139 S Franklin St.**

DATE: **July 26, 2018**

The Lands and Resources Office received an application from Alaska Sustainable Seafoods LLC DBA Deckhand Dave's to purchase the City owned property located at 139 S. Franklin Street. The legal description for this property is Lot 9, Block 14, Juneau Townsite; and is the former location of Guna-ka-deit Park also known as pocket park. The description of the proposal states that the area will be used for a "food court area to foster economic development for new business opportunities as well as displaced existing (businesses) from Archipelago lot."

After the fires that destroyed the Gastineau Apartments, Guna-ka-deit Park water features were removed and this property was used as a staging area for the demolition and removal of the apartments. Because of the removal of the park features and the potential for a downtown development plan, The Land Management Plan designated this property's retention status as "retain/dispose". This property is managed by the Parks Department, and thus Parks Department and Parks and Recreation Advisory Committee review is recommended before moving this proposal forward to the Assembly.

Staff recommends a motion from the Lands Committee to forward this application to the Parks Department and the Parks & Recreation Advisory Committee (PRAC) to provide comments before further Assembly review.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

155 S. SEWARD STREET ▪ JUNEAU, ALASKA 99801
PHONE: 907-586-5278 ▪ FAX: 907-586-4552

INFORMATION RELEASE
August 2, 2018

CBJ and Gastineau Apartments owner settle lawsuit; CBJ to receive $1.5 million

The City and Borough of Juneau and the owner of the Gastineau Apartments have come to an agreement to settle a more than two-year old lawsuit, paving the way for redevelopment in Downtown Juneau. The owner has admitted fault and agrees to pay $1.5 million to CBJ.

CBJ filed a lawsuit against Gastineau Apartments owners Kathleen Barrett and James Barrett in March 2016 to recover costs of demolishing the blighted buildings, which had been severely damaged in a 2012 fire and further ruined during another fire in 2015. The property, located at 127 South Franklin Street, was deemed a public nuisance and torn down in January 2016. The parties have agreed that Kathleen Barrett will pay $1.5 million, along with interest, to CBJ for the cost of the demolition.

"This settlement is the end of a long struggle and it creates the path for redevelopment of these downtown properties. CBJ is glad to put this issue behind us," City Manager Rorie Watt said.

In the settlement, Ms. Barrett agrees to make several scheduled payments to CBJ through December 31, 2020. During that time period, proceeds from the sale of the Gastineau Apartments properties, and other downtown properties owned by Ms. Barrett, including the Bergmann Hotel, will go into a trust account and released to the CBJ until the settlement agreement amount is met.

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For more information, contact City Manager Rorie Watt at 586-5240 or Rorie.Watt@juneau.org.

City and Borough of Juneau
City & Borough Manager's Office
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-5240| Facsimile: 586-5385

DATE: August 2, 2018

TO: Assembly Lands Committee

FROM: Rorie Watt, City Manager

RE: Gunakadeit Park Property

The litigation over the demolition of the Gastineau Apartments is complete. The owner intends to market and sell the land that the buildings occupied.

The request has been made for CBJ to consider joint marketing of their properties with the adjacent CBJ parcel that formerly had Gunakadeit Park. This concept makes sense, both CBJ and the owner of the Gastineau Apartments could benefit by a joint sale.

This topic needs further work, but I felt it important to advise the Assembly of the concept.

Tonight's step:

None. Due to the application submitted by Deckhand Dave, this issue of retention for Park value is already being submitted to the PRAC for comment. The Gunakadeit Park property is classified in the Land Management Plan as managed by Parks & Recreation; sending to PRAC is an appropriate step.

CBJ Land Information

The CBJ Assessor's Database (http://www.juneau.org/assessordata/sqlassessor.php) will provide information regarding site address and legal description. The CBJ Parcel Viewer (http://epv.ci.juneau.ak.us/cbj_js_viewers/EPV/app/) tool can provide necessary maps needed to complete this application

Site Address *

139 S Franklin St

Legal Description *

Juneau Townsite BL 13 Lt 9

Provide Brief Description of Your Proposal *

Food Court area to Foster Economic development for New Business opportunities as well as displaced existing from Archipelago Lot.

Provide a Map of CBJ Land you wish to Purchase *

Browse...

Have you mailed the $500.00 filing fee? *

- (•) Yes
- ( ) Not Yet

Applications can only be processed when the $500 fee is received. All checks are made out to "The City and Borough of Juneau" and can be sent to.

The City and Borough of Juneau
Attn Lands and Resources Division
155 S. Seward St.
Juneau, AK 99081

Additional Comments for CBJ Staff to Consider

I have Sketches available.

Identify Results
<< >>
Showing result 1 of 1
PARCEL
Tax ID
1C070A130012
Owner(s)
City and Borough of Juneau Lands and Resources
Site address(es)
139 S Franklin St
Mail address(es)
155 S Seward St
AK 99801
Legal description
JUNEAU TOWNSITE BL 13 LT 9
Lot square feet
4,078
Lot acres
0.0936

Borough of Juneau Lands

Applicant Information

Business / Individual *

Alaska Sustainable Seafoods LLC DBA Deckhand Dave's

Address *

2113 2nd Street
Street Address

Douglas
City

Ak ~~99824~~
State / Province / Region

99824
ZIP / Postal Code

Phone *

907-957-212

Email

davidmcasland907@Gmail.com

☐ Add Another Business/Individual

Upload Supporting Documents (optional)

Drop files here or

SELECT FILES

"By submitting this form, I agree all information is accurate. Submission of this request is NOT approval by the City and Borough of Juneau. I understand that staff will review my application and follow up with questions. Once staff have reviewed my application, ultimate determination of my request to purchase City property will be made by the City Assembly."

Legal Representative of Business / Individual *

David

First

Mcfarland

Last

CAPTCHA

I'm not a robot

reCAPTCHA
Privacy - Terms

SUBMIT

Parcel #	Street Address	Legal Description 1
1C070A130012	S FRANKLIN ST 139	JUNEAU TOWNSITE BL 13 LT 9

Owner's Name and Address

CITY AND BOROUGH OF JUNEAU & LANDS
AND RESOURCES
155 S SEWARD ST
JUNEAU AK
99801

Previous Owner	Site Value	Building PV	Total PV
	N/A	N/A	N/A
Use Code	**Exempt**	**Zoning**	**Tax Year**
Park	BORO	-Mixed Use -Residential and Commercial -5,000 sq.ft. minimum lot size -60 units per acre	2018
Number of Units	**Year Built**		**Gross Living Area**
N/A	N/A		N/A
Garage	**Garage Area**	**Lot Size**	**Last Trans**
No	N/A	4077.00 sq. ft.	0000
City Water Available	**City Sewer Available**		
Yes	Yes		
Exempt Land	**Exempt Building**	**Exempt Total**	**Road/No Road**
N/A	N/A	N/A	Roaded

Close Window

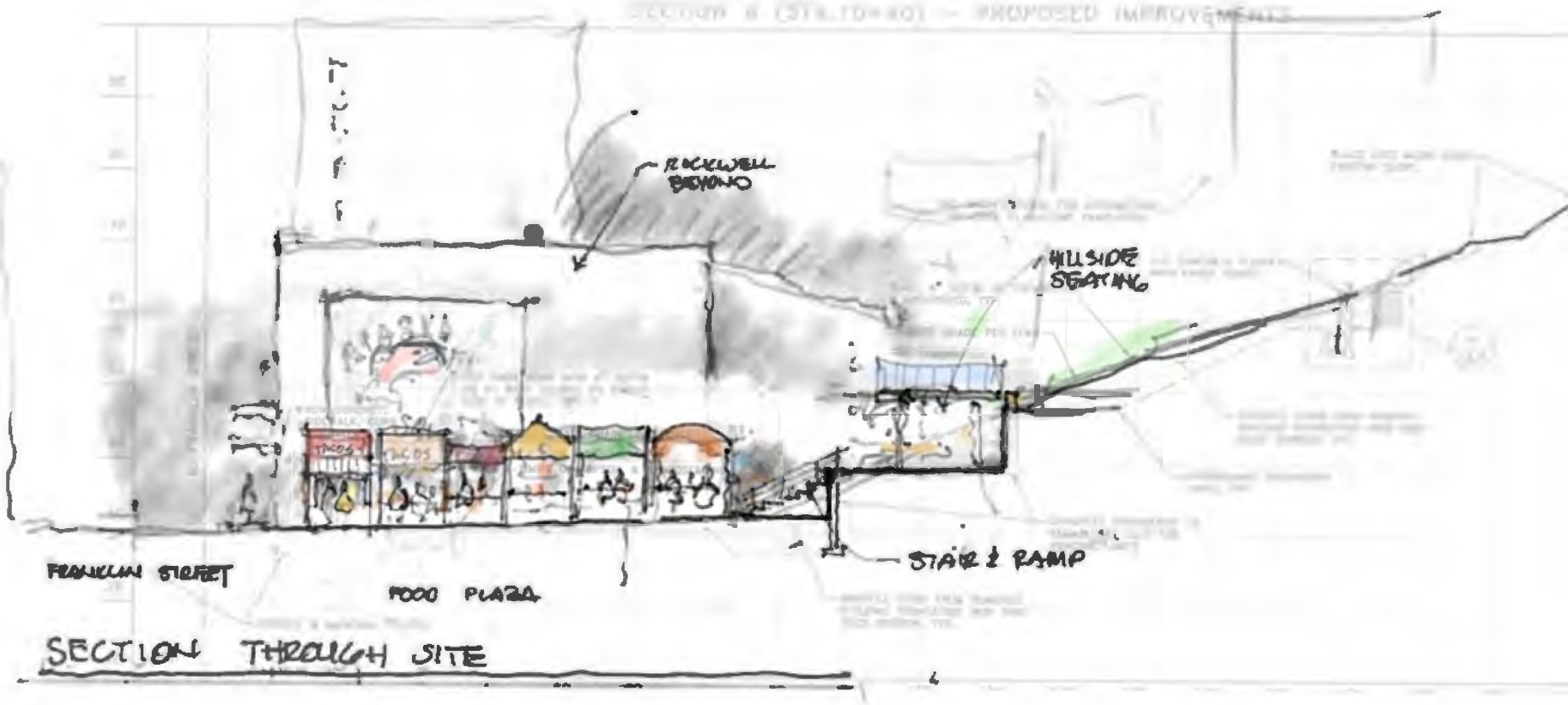
Dan Bleidorn

From: David McCasland <davidmccasland907@gmail.com>
Sent: Friday, July 20, 2018 2:37 PM
To: Dan Bleidorn
Subject: Fwd: Sketches

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Dan!
Yeah, this is the sketches. I just want the board to know that a food truck park is seriously needed with all the business downtown to be displaced from the archipelago lot. Juneau will love his project. Even though the city will lose this small place it will still be a community place, more or less a park with a courtyard, shared eating area and various options of food.
Let me know if you need anything else?

---------- Forwarded message ---------
From: **James Bibb** <jamesbibb@me.com>
Date: Fri, Jul 13, 2018 at 4:40 PM
Subject: Sketches
To: <Davidmccasland907@gmail.com>



SK3 SECTION THROUGH SITE

Northwind Architects LLC
Jul 13, 2018

SK1 SITE LAYOUT

Northwind Architects LLC
Jul 13, 2018

NorthWind Architects, LLC

SK1 VIEW FROM FRONT STREET

Northwind Architects LLC
Jul 13, 2018

NorthWind Architects, LLC

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Engineering & Public Works Department
155 South Seward Street
Juneau, Alaska 99801
Phone: 907-586-0800 | Fax: 907-463-2606

DATE: August 6, 2018

TO: Loren Jones, Chair
Public Works and Facilities Committee

FROM: Mike Vigue, Director
Engineering & Public Works

SUBJECT: Purchase of Bernstein building and property

The City and Borough of Juneau, Department of Engineering and Public Works, Wastewater Utility has an opportunity to purchase the property and building at 9505 & 9507 Robertson Court. This property is adjacent to the Mendenhall Wastewater Treatment Plant and is zoned Industrial. It consists of an 8,312 square foot industrial shop building on .32 acres. The building was built in 1982. It is two stories, has a wood structural frame with metal exterior siding and roof. There is office space on the second floor.

This property and building would provide an adequate space for the Wastewater Collections operations, including dry climate controlled equipment storage, a shop area, warehouse space for parts inventory and office space for the Collections Team. The Bio-solids dryer facility currently under construction is in the location of the former Collections shop and warehouse. That building was torn down to co-locate the Bio-solids dryer facility at the Mendenhall Wastewater Treatment Plant. The Bernstein building would be a suitable replacement for the former shop and warehouse in a convenient location that will improve efficiency of the Collections Team activities.

It is most efficient if the Collections Team and the necessary equipment, shop access and parts warehouse access is located in a single location. Currently there is equipment stored in a climate controlled storage unit near the Mendenhall Wastewater Treatment Plant ($1,300/month), at the former Valley Streets facility, at the JD Wastewater Treatment Plant and at the Mendenhall Wastewater Treatment Plant. Purchasing the Bernstein building provides a central and single location for staff, equipment and parts. The location is also closer to the work sites; the majority of the network is north of the Lemon Creek area.

An alternative would be to move the entire Collections Team operations to the JD Wastewater Treatment Plant site. This would require the construction of a new building for vehicle and equipment storage, warehouse space and office space. Some efficiency would be lost with the longer transit times between the JD Wastewater Treatment Plant location south of the rock dump and the majority of the work north of the Lemon Creek area. Crew and equipment transit through the downtown area adds traffic to the already crowded downtown corridor making summer work more time consuming. Regularly occurring high

wind events at the JD Wastewater Treatment Plant also add to the difficulty of safely operating the Collections from this location.

The estimated costs for constructing a metal shop/warehouse building at the JD Wastewater Treatment Plant that would replace the three spaces historically used by Collections at the Mendenhall Wastewater treatment Plant would be $4.3 million. This is based on $300/sq ft for 14,300 sq ft of building space.

The CBJ Land Office contracted with Integra Realty Resources in Seattle to complete an appraisal. The appraisal was done in May 2018. The Bernstein property and building was valued at $485,000. The appraisal assumed that the close proximity to the Mendenhall Wastewater treatment Plant did not impair the value. The owner, through his Real Estate Broker has offered to sell the property and building to the City & Borough of Juneau for $565,000. This is $80,000 above the appraised value. Staff feels the asking price is a reasonable expenditure for the City & Borough of Juneau given the property is adjacent to the Mendenhall Wastewater Treatment Plant and provides efficiency in Collections operations, reducing response times and providing a central location to safely store equipment and parts.

The adopted FY2019 Wastewater Operating Budget identified a $600,000 capital outlay for land acquisition. This funding would be used to purchase the Bernstein property and building for use by the Collections Team if the purchase of the property and building is approved by the Assembly.

Paying above fair market value (FMV) is a policy decision of the Assembly. In accordance with Title 53, the Manager may not pay above FMV unless the Assembly authorizes such action by motion. Staff requests that the Public Works and Facilities Committee forward a recommendation to approve the purchase of the Bernstein property and building for $565,000.

Integra Realty Resources
Seattle

Appraisal of Real Property

Bernstein Building
Industrial Property
9505 & 9507 Robertson Ct.
Juneau, Juneau Borough, Alaska 99801
Client Reference: PO # 110517

Prepared For:
City/Borough of Juneau

Effective Date of the Appraisal:
May 22, 2018

Report Format:
Appraisal Report – Standard Format

IRR - Seattle
File Number: 154-2018-0230

Bernstein Building
9505 & 9507 Robertson Ct.
Juneau, Alaska

Integra Realty Resources
Seattle

600 University Street
Suite 310
Seattle, WA 98101

T 206.903.6700
F 206.623.5731
www.irr.com

July 2, 2018

Dan Bleidorn
Deputy Land Manager
City/Borough of Juneau
155 S. Seward St.
Juneau, AK 99801

SUBJECT: Market Value Appraisal
Bernstein Building
9505 & 9507 Robertson Ct.
Juneau, Juneau Borough, Alaska 99801
Client Reference: PO # 110517
IRR - Seattle File No. 154-2018-0230

Dear Mr. Bleidorn:

Integra Realty Resources – Seattle is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property. The client for the assignment is City/Borough of Juneau, and the intended use is for property acquisition purposes.

The subject is an existing industrial property containing 8,312 square feet of gross building area. The improvements were constructed in 1982 and are 100% owner occupied as of the effective appraisal date. The site area is 0.32 acres or 13,809 square feet.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, applicable state appraisal regulations, and the appraisal guidelines of City/Borough of Juneau.

To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report –

Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

Value Conclusion

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	May 22, 2018	$485,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. The first floor office/shop and second floor mezzanine level areas are consistent with the appraiser's building sketch.
2. The appraiser was only able to inspect the interior of the shop and the open storage mezzanine. The appraiser was provided with photos taken by John Williams subsequent to the appraiser's inspection. It is assumed that these photos accurately depict the condition of those spaces that the appraiser was unable to access.
3. It is assumed that all debris, equipment, tools, materials, etc. are removed from the property and do not constitute a clean up liability to a prospective purchaser.
4. It is assumed that the subject property value is unimpaired by its proximity to the City/Borough of Juneau's waste water treatment facility.

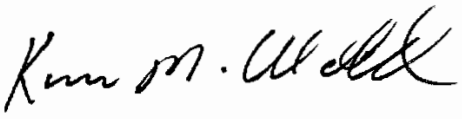
The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Seattle



Kim M. Wold
Certified General Appraiser
Alaska Certificate # 52
Telephone: 206-436-1182
Email: kwold@irr.com

Summary of Salient Facts and Conclusions

Property Name	Bernstein Building	
Address	9505 & 9507 Robertson Ct. Juneau, Juneau County, Alaska 99801	
Property Type	Industrial - Heavy Manufacturing	
Owner of Record	Peter Bernstein and Mary Claire Tarlow-Bernstein	
Tax ID	5B1601220020	
Land Area	0.32 acres; 13,809 SF	
Gross Building Area	8,312 SF	
Percent Leased	NA	
Year Built	1982	
Zoning Designation	I, Industrial	
Highest and Best Use - As if Vacant	Industrial use	
Highest and Best Use - As Improved	Continued industrial use	
Exposure Time; Marketing Period	6 months; 6 months	
Effective Date of the Appraisal	May 22, 2018	
Date of the Report	July 2, 2018	
Property Interest Appraised	Fee Simple	
Market Value Indications		
Cost Approach	Not Used	
Sales Comparison Approach	$480,000	($57.75/SF)
Income Capitalization Approach	$500,000	($60.15/SF)
Market Value Conclusion	$485,000	($58.35/SF)

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than City/Borough of Juneau may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. The first floor office/shop and second floor mezzanine level areas are consistent with the appraiser's building sketch.
2. The appraiser was only able to inspect the interior of the shop and the open storage mezzanine. The appraiser was provided with photos taken by John Williams subsequent to the appraiser's inspection. It is assumed that these photos accurately depict the condition of those spaces that the appraiser was unable to access.
3. It is assumed that all debris, equipment, tools, materials, etc. are removed from the property and do not constitute a clean up liability to a prospective purchaser.
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The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None

Property Analysis

Land Description and Analysis

Land Description	
Land Area	0.32 acres; 13,809 SF
Source of Land Area	Public Records
Primary Street Frontage	Robertson - 98 feet
Shape	Irregular
Corner	0
Topography	Generally level and at street grade
Drainage	No problems reported or observed
Environmental Hazards	None reported or observed
Ground Stability	No problems reported or observed
Flood Area Panel Number	02110C1526D
Date	August 19, 2013
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No
Zoning; Other Regulations	
Zoning Jurisdiction	City/Borough of Juneau
Zoning Designation	I
Description	Industrial
Legally Conforming?	Appears to be legally nonconforming
Zoning Change Likely?	No
Permitted Uses	Motor vehicle repair and maintenance, including body work; Automotive fuel station; Car wash; Boat repairs and maintenance; Automobile parking garages or parking lots not related to a principal use on the lot; Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored; Parking of vehicles or storage of equipment outside enclosed structures wehre they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot; Temporary contractor's storage connected with construction project off-site for a specified period of time; Recycling operations; Veterinary clinic; Weirs, channels, and other fisheries enhancement; Transit station, Park and ride not associated with transit station; Minor and Intermediate Utilities; Retail and non-retail sales in nurseries and commercial greenhouses; Temporary structures used in connection with construction
Other Land Use Regulations	50' development setback from Mendenhall River; however, the existing building is grandfathered

Utilities	
Service	Provider
Water	City/Borough of Juneau
Sewer	City/Borough of Juneau
Electricity	APT&E
Natural Gas	N/A
Local Phone	APT&E and GCI

Improvements Description and Analysis

The subject is an existing industrial property containing 8,312 square feet of gross building area. The improvements were constructed in 1982 and are 100% owner occupied as of the effective appraisal date. The site area is 0.32 acres or 13,809 square feet.

Improvements Description	
Name of Property	Bernstein Building
General Property Type	Industrial
Property Sub Type	Heavy Manufacturing
Competitive Property Class	C
Occupancy Type	Owner Occupied
Percent Leased	NA
Number of Buildings	1
Stories	2
Construction Class	D
Construction Type	Wood frame
Construction Quality	Average
Condition	Fair
Gross Building Area (SF)	8,312
Percent Office Space	13%
Land Area (SF)	13,809
Floor Area Ratio (GBA/Land SF)	0.60
Building Area Source	Public Records
Year Built	1982
Actual Age (Yrs.)	36
Estimated Effective Age (Yrs.)	20
Estimated Economic Life (Yrs.)	40
Remaining Economic Life (Yrs.)	20

Construction Details	
Foundation	Concrete
Structural Frame	Wood
Exterior Walls	Metal
Roof	Metal
Clear Height in Feet	17.5
Column Spacing in Feet	16
Dock Height Loading Doors	None
Drive-in Doors	Yes
HVAC	Electric
Elevators	None
Sprinklers	None

Improvements Analysis

Quality and Condition

The quality and condition of the subject is considered to be inferior to that of competing properties. Significant aging and deterioration of the improvements was noted.

Functional Utility

The improvements appear to be adequately suited to their current use, and there do not appear to be any significant items of functional obsolescence. The small site size may be an adverse factor for some potential occupants. The improvements lack restroom facilities or a public sewer connection.

Deferred Maintenance

Deferred maintenance is apparent from our inspection. There were worn areas of the interior and water stains were noted. Exterior siding had some denting and paint oxidation. There is a concern that there may be a wood sill plate with potential rot. No cost to cure was provided.

ADA Compliance

Based on our inspection and information provided, we are not aware of any ADA issues. However, we are not expert in ADA matters, and further study by an appropriately qualified professional would be recommended to assess ADA compliance.

Hazardous Substances

An environmental assessment report was not provided for review and environmental issues are beyond our scope of expertise. No hazardous substances were observed during our inspection of the improvements; however, we are not qualified to detect such substances. Unless otherwise stated, we assume no hazardous conditions exist on or near the subject.

Personal Property

No personal property items were observed that would have any material contribution to market value.

Conclusion of Improvements Analysis

In comparison to other competitive properties in the region, the subject improvements are rated as follows:

Improvements Ratings	
Visibility/Exposure	Below Average
Design and Appearance	Below Average
Age/Condition	Average
% Office	Below Average
Loading Docks	Below Average
Clear ceiling heights	Average
% Sprinklered	Average

Overall, the quality, condition, and functional utility of the improvements are below average for their age and location. The improvements are utilitarian in quality, condition, and functional utility. These factors reduce the universe of potential purchasers for the subject property.

Front view of the subject property

Front and side elevations of the improvements

Rear and side elevations of the improvements

Interior view

Interior view

Interior view

August 6th 2018

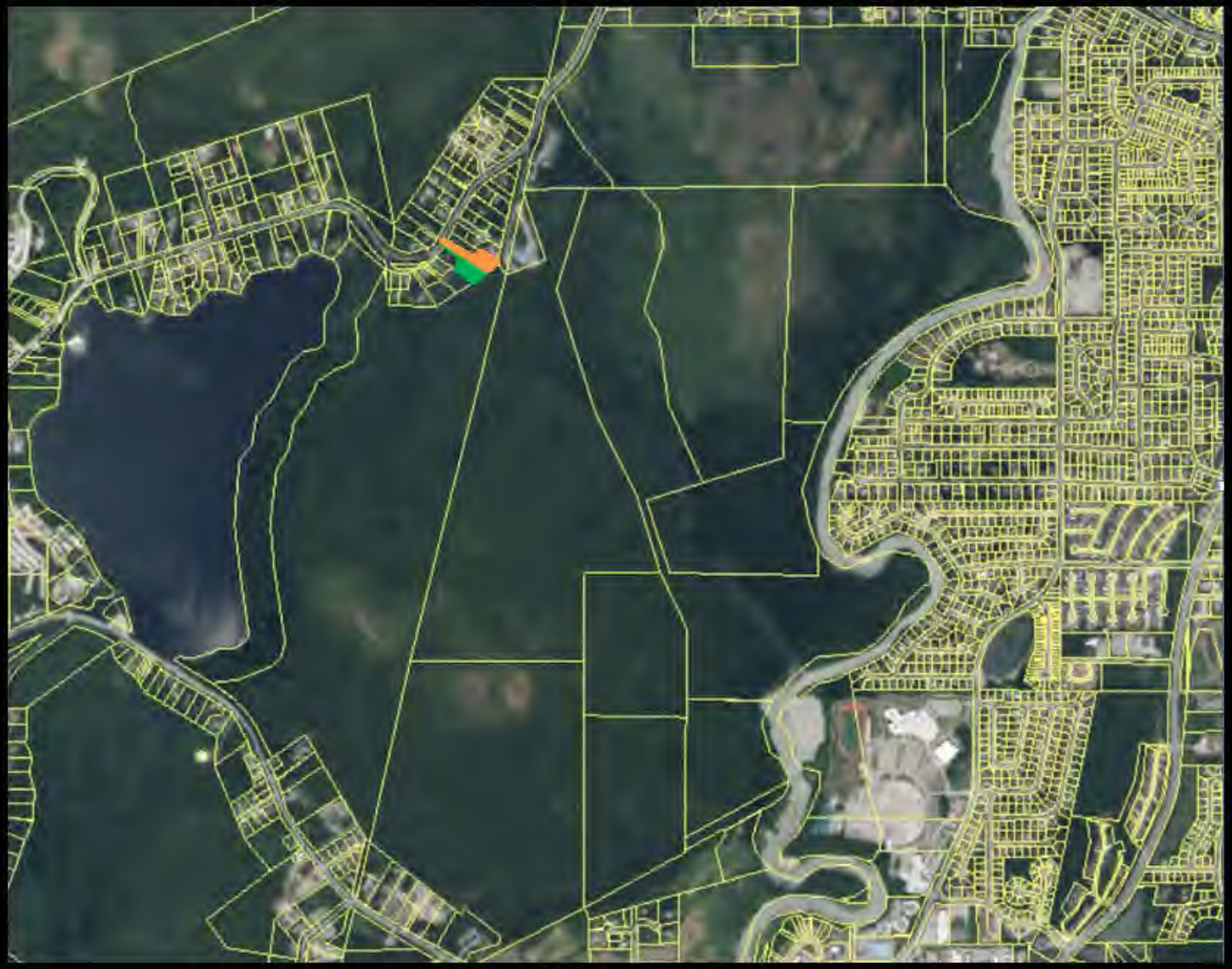
CBJ Assembly

Lands Committee

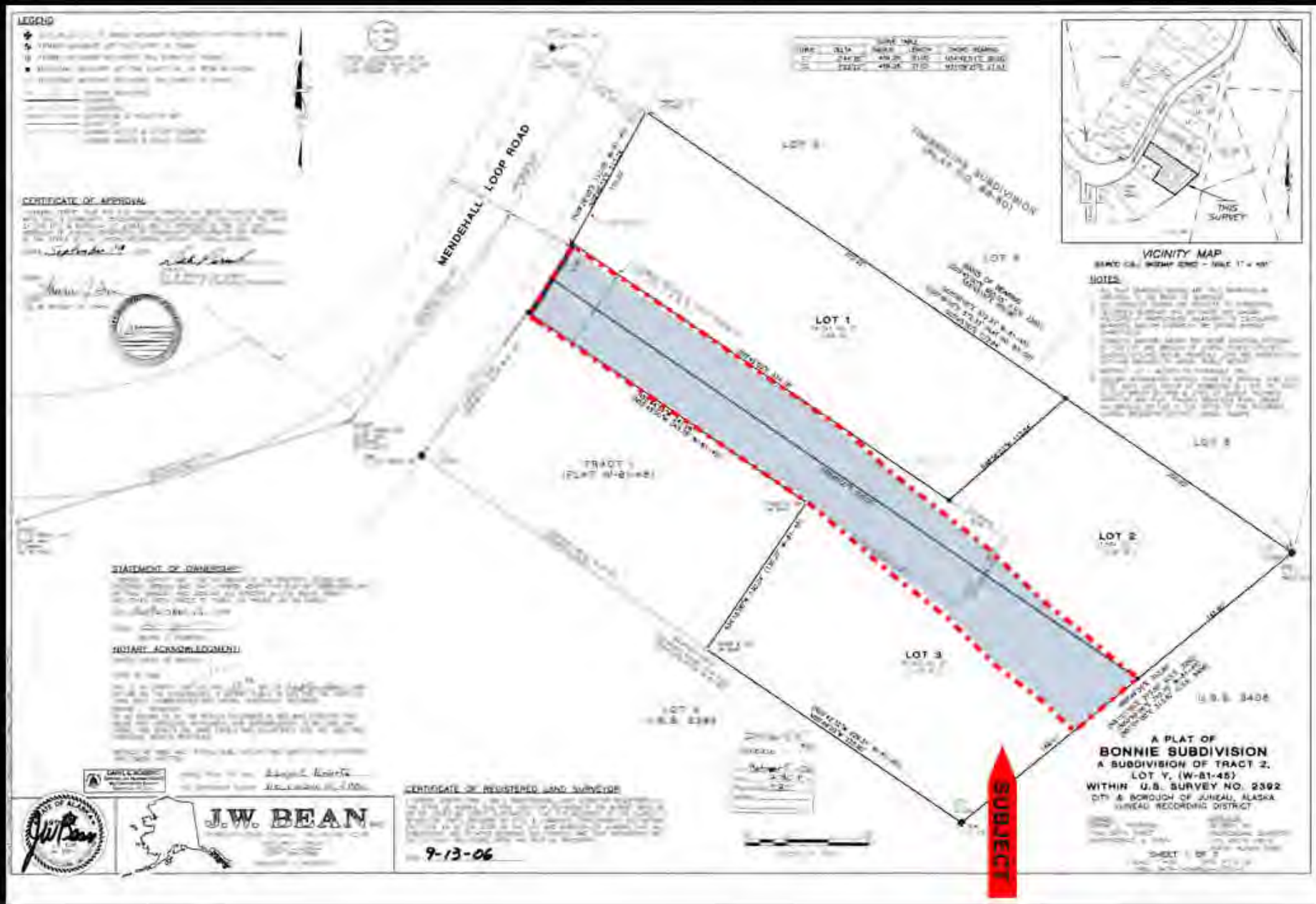
CITY/BOROUGH OF JUNEAU

ALASKA'S CAPITAL CITY

Lendrum Request to Purchase City Property



Lendrum
CBJ


LEGEND
CERTIFICATE OF APPROVAL
MENDENHALL LOOP ROAD
LOT 1
LOT 2
LOT 3
TRACT 1
(PLAT W-81-45)
LOT A
U.S.S. 2391
LOT B
U.S.S. 3406
VICINITY MAP
THIS SURVEY
NOTES
STATEMENT OF OWNERSHIP
NOTARY ACKNOWLEDGMENT
CERTIFICATE OF REGISTERED LAND SURVEYOR
J.W. BEAN, INC.
9-13-06
SUBJECT
A PLAT OF
BONNIE SUBDIVISION
A SUBDIVISION OF TRACT 2,
LOT Y, (W-81-45)
WITHIN U.S. SURVEY NO. 2392
CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

Lendrum Request to Purchase City Property

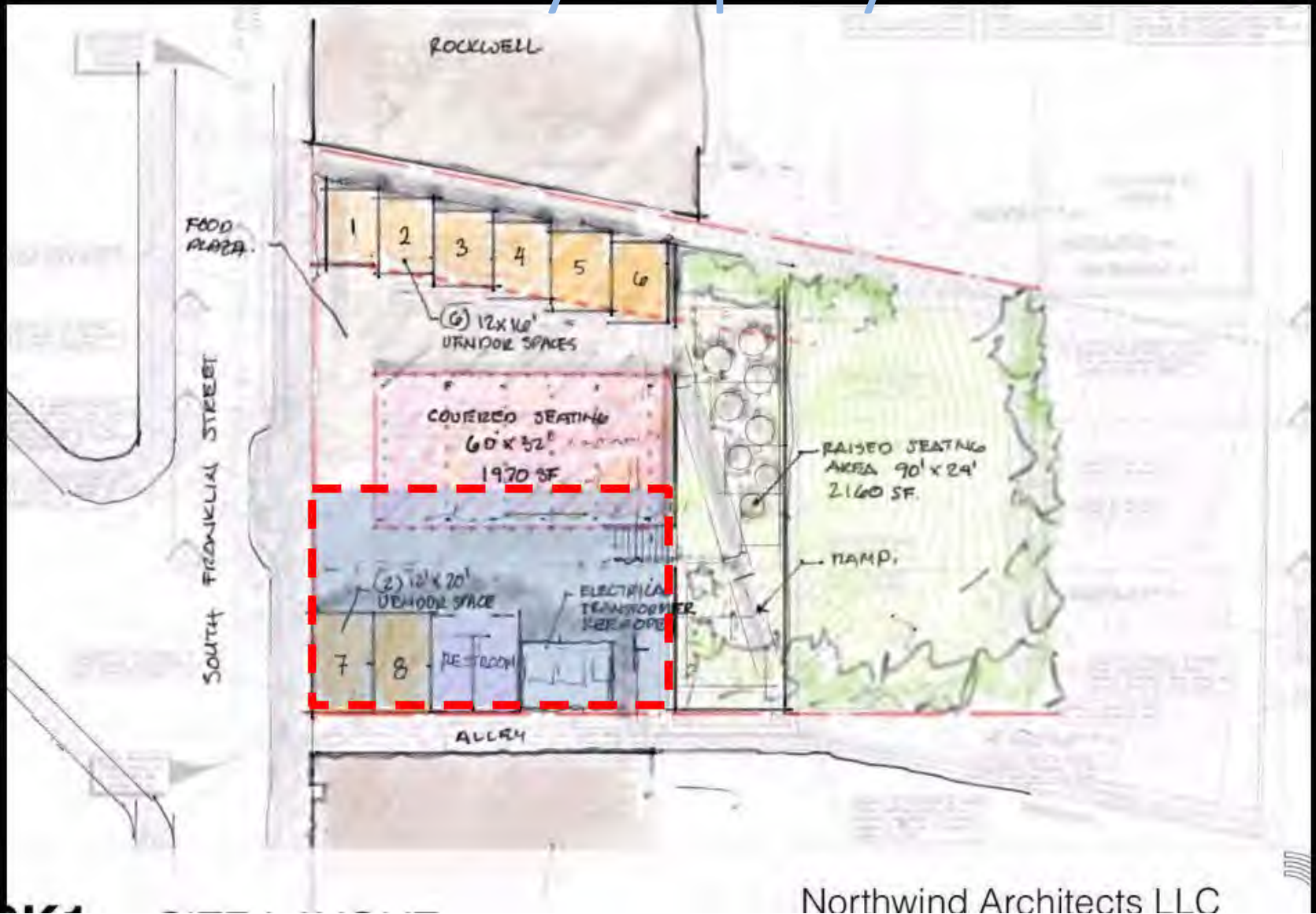
- Own/operate Landscape Alaska on adjacent property
- City lot is 1.069 acres
- Purchased in 2007 to increase options for accessing large tracks of CBJ land
- Lendrum is willing to grant an easement securing the CBJ a 60’ wide access corridor

Lendrum Request to Purchase City Property

Staff recommends that the Lands Committee pass a motion of support to the Assembly to work with the original applicant and dispose of this CBJ property in a manner that would result in platting a 60 foot wide public access and utility easement through Lots 2 and 3 of Bonnie Subdivision, U.S.S 2392.

Deckhand Dave's Request to Purchase City Property

Deckhand Dave's Request to Purchase City Property



Deckhand Dave's Request to Purchase City Property

- Former location of Guna-Ka-Deit Park
- Property is managed by Parks & Recreation
- Proposed use "food court area to foster economic development"
- Land Management Plan designated Retain/Dispose
- There has been an additional request to consider joint marketing with adjacent property

Deckhand Dave's Request to Purchase City Property

Staff recommends a motion from the Lands Committee to forward this application to the Parks Department and the Parks & Recreation Advisory Committee (PRAC) to provide a recommendation to remove this parcel from Parks and Recreation Management before further Assembly review.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
UTILITIES DIVISION

Collections Operations Building

Bernstein Building and Property Acquisition

Collections Infrastructure

- Collections has historically housed their equipment in 3 main buildings on the MWWTP site.

- With the construction of the new Biosolids dryer, the majority of their existing space (shop and equipment storage) was used to build the new building housing the dryer.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
UTILITIES DIVISION

Current Property

Current Property

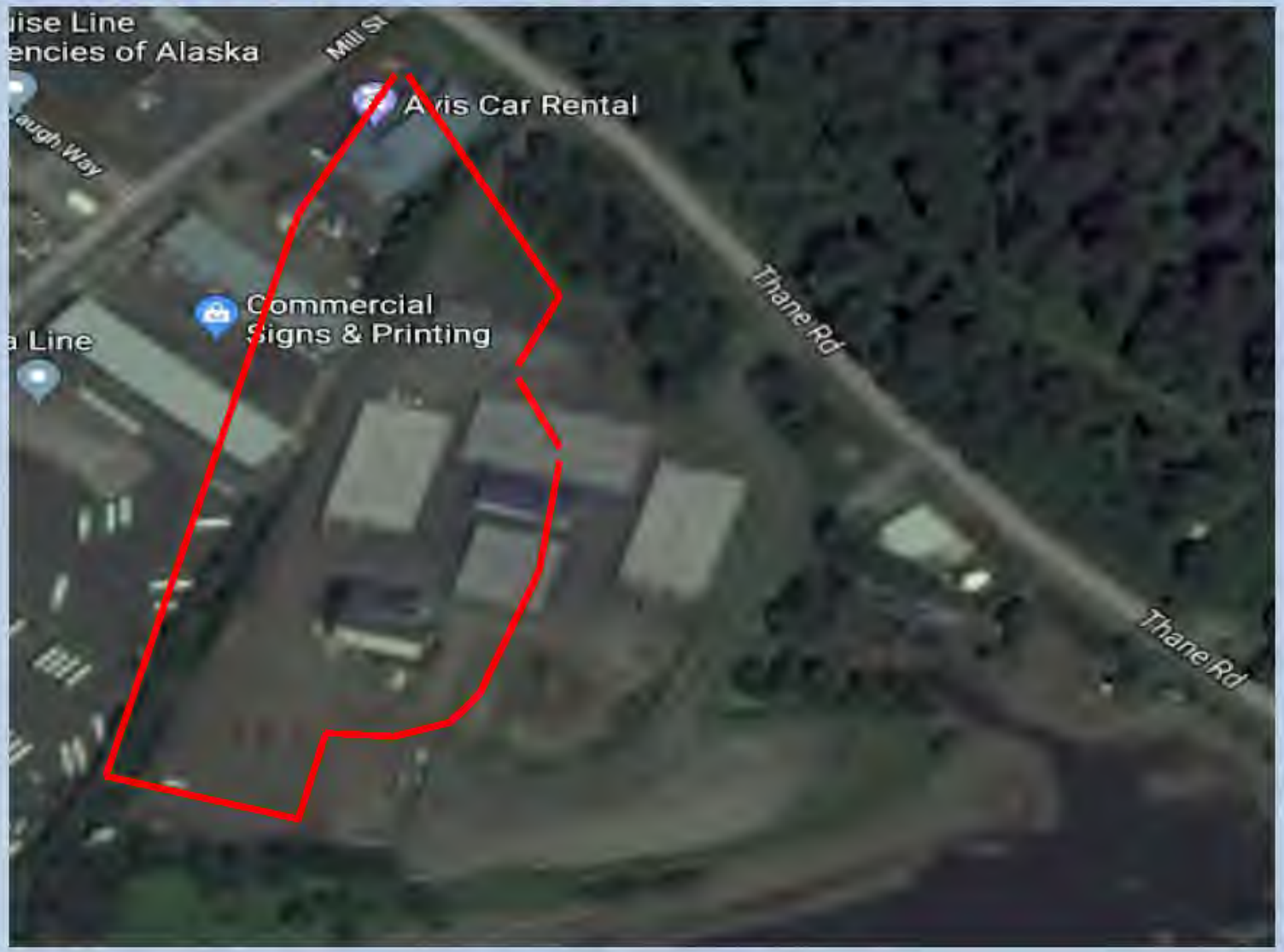
Bernstein

Current Property

- Bernstein space would replace old shop space. Although slightly smaller, there is efficiency gains with existing Mendenhall site to compensate.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
UTILITIES DIVISION

JD Plant



Collections building Replacement

- Collections Equipment
  - Service Trucks
  - Vactor (Vacuum Trucks)
  - Pumps/spools/fittings
  - Cameras/pipeline evaluation equipment
  - Misc Spare Parts

- Options for collections dept resource building
  - Purchase Bernstein property adjacent to MWWTP
  - Build new facility at CBJ Juneau-Douglas WWTP.

Collections building Replacement

- Cost Comparison

	Option 1 MWWTP	Option 2 JDWWTP
Project costs		
Land/Building Purchase	$ 565,000	N/A
Construction*	N/A	$ 4,293,000
Minor Facility work	$ 100,000	N/A
Utility hook up	N/A	$ 50,000
Relocate all equipment to new space	$ 21,000	$ 81,000
Total Proj Costs	$ 686,000	$ 4,424,000
Differential OPEX costs ($/yr)		
Fuel		$ 60,000
Total yr 1 Costs	$ 686,000	$ 4,484,000

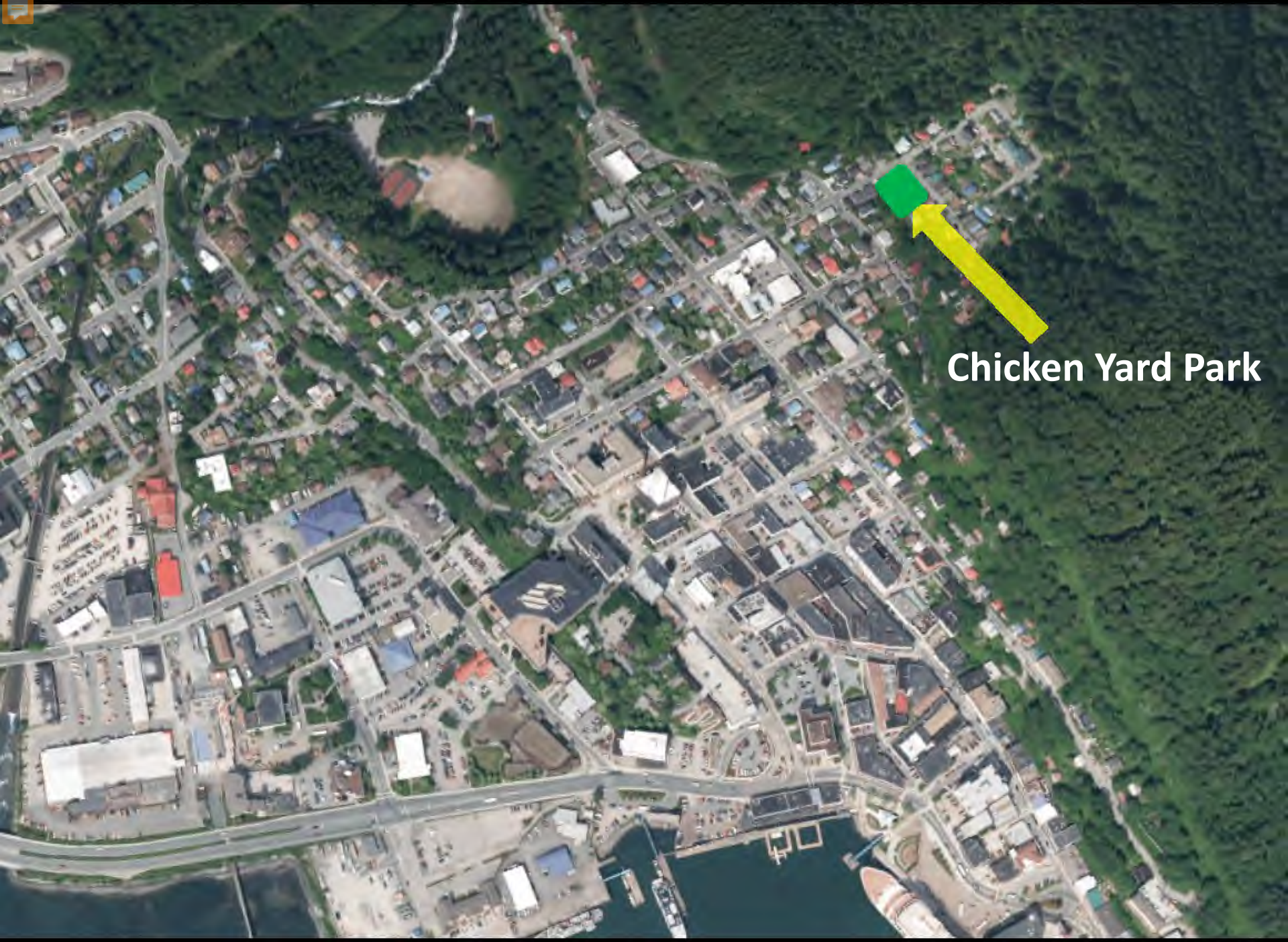
*Assume new construction square footage equal to existing.

Back up

JD building cost ranges		
Building cost ($/sq ft)	building cost	Notes
$ 250	$ 3,577,000	
$ 300	$ 4,293,000	Realistic range $300 - $350 per sq. ft.
$ 350	$ 5,008,000	

Chicken Yard Park

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


Chicken Yard Park

Timeline

1950 Sisters of St. Ann sell two lots to the City of Juneau for $4,000.

1980 Staff recommend closing the park to vehicle access. Assembly tabled discussion.

1988 Current playground is installed

2009 626 Fifth St. is sold to Eisner

2014 626 Fifth St. is sold to Gitchell & Van Fleet

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

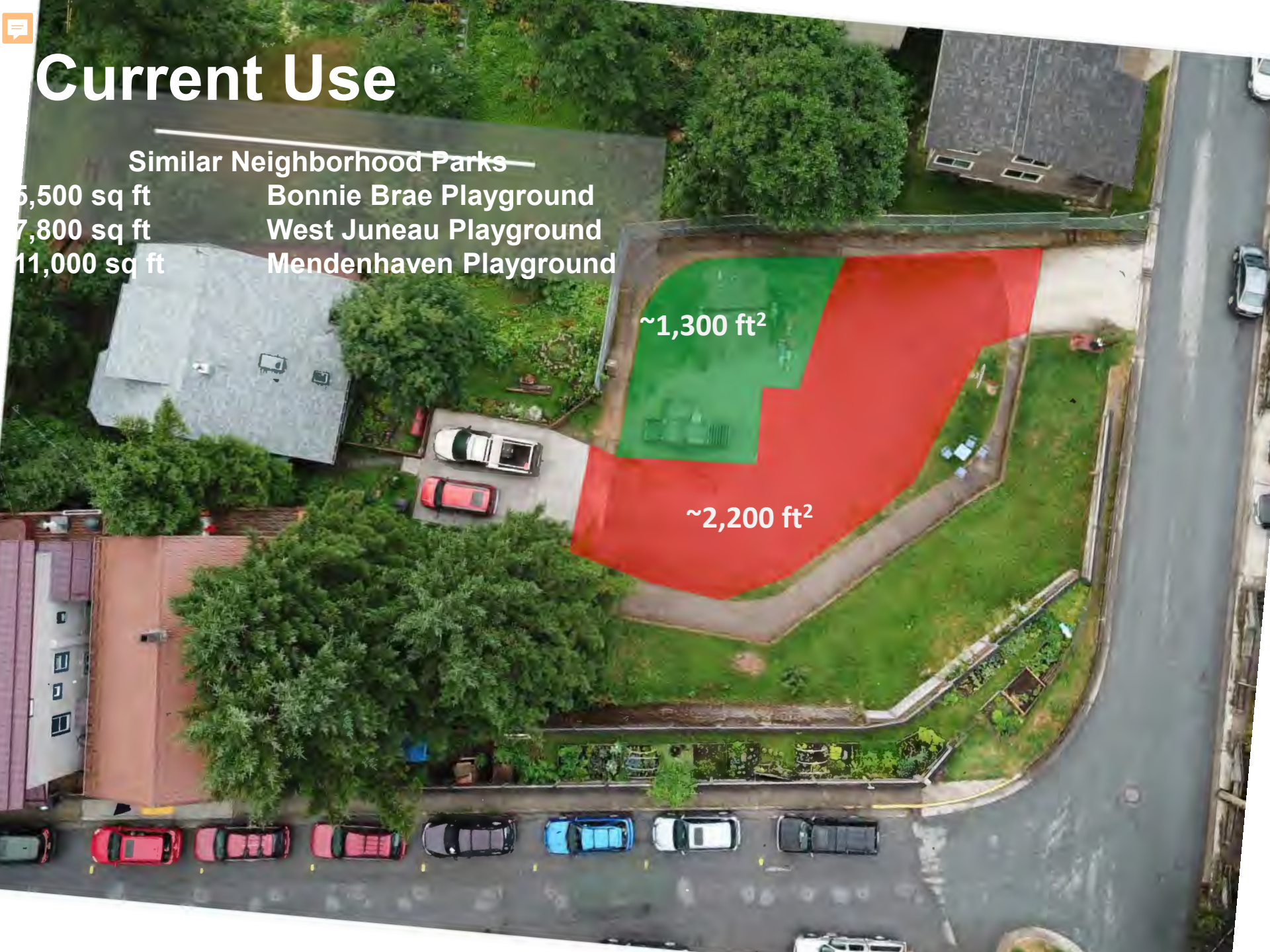
CBJ 67.01.090 – Prohibited Uses

(e) *Motor-driven vehicles prohibited*.

No person shall operate any motor-driven vehicle within any recreation area except on the roadways and parking areas designated for such motor vehicles and no person shall allow a motor vehicle owned or controlled by him or her to be so operated.

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

Current Use


Similar Neighborhood Parks
,500 sq ft Bonnie Brae Playground
,800 sq ft West Juneau Playground
11,000 sq ft Mendenhaven Playground
~1,300 ft²
~2,200 ft²

Scenario #1

- No space for vehicles to turn around
- Requires separation barrier/fence

Scenario #2

- Provides space for vehicle turnaround
- No space for playground
- Requires separation barrier/fence
- Reduced park area

Scenario #3

- Very expensive
- Prevents expanded community garden
- Requires separation barrier/fence

Scenario #4

- No space for vehicles to turn around
- Requires separation barrier/fence
- No public parking
- No ADA parking
- Reduced park area

Scenario #5

- Allows one ADA parking stall
- No public parking

Options

1) **Retain the property as a Neighborhood Park & playground**
    - No vehicles

2) **Change designation from Neighborhood Park to something else**
    - Vehicles allowed

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

OPTIONS

1) **Retain the property as a Neighborhood Park & playground**
   - No vehicles

2) **Change designation from Neighborhood Park to something else**
   - Allow vehicles