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

October 10, 2016 5:00 PM
Municipal Building Assembly Chambers

I. ROLL CALL

Debbie White, Acting Chair, called the meeting to order at 5:01 pm.
Members Present: Acting Chair Debbie White; Assembly members: Mary Becker; Jerry Nankervis (telephonic participation)
Liaisons Present: Chris Mertl, PRAC
Liaisons Absent: Carl Greene, Planning Commission; Weston Eiler, Docks and Harbors
Staff Present: Greg Chaney, Lands Manager; Dan Bleidorn, Deputy Lands Manager; Rachel Friedlander, Lands and Resources Specialist; Scott Ciambor, Chief Housing Officer

II. APPROVAL OF AGENDA

Agenda item B was moved to the beginning of the agenda. Item A will be heard second. The agenda was approved as amended.

III. APPROVAL OF MINUTES

A. August 29, 2016

The August 29, 2016 minutes were approved.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. Negotiated Sale of North Franklin Parking Lot

Ms. Friedlander read the motion that was up for reconsideration from the August 29th, 2016 Lands Committee meeting:

"The motion before the committee is to move ERV's (Eagle Rock Venture's) proposal to the full Assembly to direct for an ordinance of a negotiated sale."

Chair White opened the meeting for public comment.

PUBLIC PARTICIPATION ON AGENDA ITEM A *summarized*

Ms. Mindy Rodencamp: Owns the Franklin Street Barber Shop across from the North Franklin parking lot. Ms. Rodencamp's objected to the proposal. Her biggest concerns are the available parking and the proposed plan for the lot.

Ms. Joanie Waller: Lives at 315 3rd street and owns the Northern Oasis Wellness Spa. Ms. Waller asked the Committee to stop development until it incorporates parking and concept design criteria. Ms. Waller said a neighborhood association has formed and wants to become involved in: the Housing Action Plan, the design of the neighborhood [surrounding the North Franklin lot], and the development of downtown parking. Ms. Waller submitted a petition of 100 names that requests the development of the North Franklin parking lot be stopped.

Mr. Mertl asked Ms. Waller if she is a member of Downtown Business Association (DBA). Ms. Waller confirmed it so, and said DBA never gave her a vote on supporting the North Franklin development.

Mr. Alexander Hoake: Owns two lots near the North Franklin parking lot. Mr. Hoake objected to the proposal and commented that the nearby Bergman Hotel and MacKinnon Apartments demonstrate the neighborhood has been willing to absorb high density and affordable income housing, and that it may be a little much to push so much housing in, so close. Mr. Hoake's main concern is parking, and that there isn't enough now.

Ms. Katherine McCarthy: Lives at 413 3rd street. Ms. McCarthy said parking for residents on 3rd street is like parking in New York City. Ms. McCarthy objected to the proposal however she is not opposed to more high density housing, but she does not know what type of high density housing this lot is going to become. Ms. McCarthy said there are three uninhabited houses, and she wants to know what the City is doing about buildings that do not have residents, and that the CBJ should take some proactive action with these uninhabited homes.

Mr. John Sonin: Lives at 329 5th street. Mr. Sonin objected to the proposal and said this proposal does not take into consideration the people that will be impacted by this development project. The North Franklin Lot is crucial, and is concerned about vital state of the surrounding neighborhood.

Ms. Tracy Ricker: With Tracy Ricker Consulting, is representing ERV, and supports the proposal. Parking and housing needs will economically clash. Parking is not the highest and best use for the North Franklin lot. Housing at the site will generate revenue of $40,000 annually. Ms. Ricker recommended separating the parking and housing issues associated with North Franklin continue moving forward. Housing supports downtown revitalization and brings commerce to the businesses.

Mr. Nankervis was in favor of moving the negotiated sale of the North Franklin Lot to the Assembly and is strongly in support of the project. Mr. Nankervis commented that the last time a project was suggested for this lot with parking, it caused the option for housing at the site to fail. Mr. Nankervis said that parking makes the project upside down [in cost] and that this is an important issue for all 9 assembly members to discuss. Mr. Nankervis said housing is a big issue.

Ms. Becker said that when she made the motion of reconsideration, she asked for information concerning what steps would be taken to provide parking in this area.

Mr. Ciambor responded by going over the contents included in the Lands Committee packet and provided a PowerPoint presentation to the committee.

Chair White said she thought the existing parking garages were already oversold. Mr. Ciambor replied he saw the preliminary data for the use of the garages, that there is opportunity for using existing spaces more efficiently than they are being used now, and that more information on this topic will be presented by the Ad Hoc Parking Committee.

Chair White asked for clarification regarding Table 3-1 of the Willoughby District Parking Master Plan and how it states there are 67 existing spaces at the North Franklin Lot. Mr. Ciambor replied that the Plan assumed the City would be able to control the neighboring State parking spaces.

Ms. Becker read her request for more information in the August 29th, 2016 minutes and said she has not heard about the steps staff is taking to provide parking to this area of town, and that she is looking for walkable-distance parking space replacements. Ms. Becker said the information Mr. Ciambor provided was good, but not what she asked for. Mr. Ciambor replied more time will be needed to find a spot-for-spot trade regarding the 23 parking spots currently provided at the North Franklin lot, and that parking is a part of a grander discussion. Ms. Becker agreed that more time will be needed, however she was expecting staff to state “yes, it was true [staff] found 20 parking spaces downtown.” Mr. Ciambor replied he did look into this request; that there has been work done on a proposal to repaint or find parking elsewhere; that Franklin and Front Street is looking to redesign but has been unable to find new parking spaces in this area; that a number of people have worked on the original proposal from Mayor Fisk; that there is no substantial gain from the 23 spaces in emergency service and loading zone areas and that only very few spots could be gained in that exercise; and that the Ad Hoc Parking Advisory Committee will be coming together with a specific plan for parking in the downtown core.

Mr. Mertl asked if the 35 units mentioned in the proposal came from the developer directly. Mr. Ciambor replied ERV asked the City to use 35 units as a rough estimate. Mr. Mertl asked if the CBJ requires the developer to provide parking for the commercial development on the first floor. Mr. Chaney replied with a commercial space, there would be a requirement for parking but without knowing how big the commercial space will be, it’s hard to say how many spaces will be required. Mr. Mertl asked if that number will be greater than 14, and Mr. Chaney replied potentially. Mr. Mertl said parking frustrates him, that he is a downtown business, that the CBJ is looking at losing 37 stalls (23 existing + 14 newly required), and that if the City is losing 37 parking spaces and that there is no available land for parking, is the City ready to jump into a $1.5 million dollar cost to create parking to replace what is lost. Mr. Mertl said the City needs to look at the trickle down of what this development project is resulting in. Mr. Mertl said parking has not been a high enough priority.
Chair White said the vote tonight is whether Lands lets the whole Assembly examine this issue in detail. Chair White said she would probably shop a lot more downtown if

she had a place to put her big truck. Chair White said she worries what losing this parking means to the downtown businesses, and what impact that could have on sales tax. Chair White asked the committee if they want the whole Assembly to look at this.

Ms. Becker asked if the issue is parking that is causing hesitation on this project, the Lands Committee heard that staff doesn't have an answer on parking and isn't sure what staff would tell the whole Assembly that they are not telling the committee tonight.

Chair White asked the committee if they should call for a vote. Ms. Becker asked what the result would be if the committee asked staff to do more research and if the committee cares enough about parking to let this project go if a compromise is not reached. Ms. Becker said if the City cannot get parking, then the City cannot get this project, if parking is a priority.

Mr. Mertl asked what the timeline is for the project. Mr. Ciambor replied he is not aware of ERV's timeline and how long until they invest elsewhere, and that the City needs to take advantage of this opportunity since access to capital is one of the major limitations to creating new housing.

Chair White said she would provide staff one more meeting to address parking. Mr. Becker asked if staff had looked at the Federal Building parking lot, if it is a viable use, and how far it is away. Mr. Ciambor replied there are parking processes in place; that the Franklin and Front Street redesign is looking actively at parking; that the Willoughby District Parking Plan has suggestions for additional parking spaces in structure form; and that he would not like to limit this discussion to where the next parking space will be. Mr. Ciambor said parking and housing operate simultaneously.

Ms. Becker said the City will lose $500,000 for selling this property and build a parking structure somewhere, and wanted to know if this piece of property is worth it. Mr. Ciambor replied it would be hard to provide an answer on the spot but that as far as community goals go, lack of housing is one of the biggest economic drains on the community. Ms. Becker commented that she saw many empty houses in the downtown core, and has questioned if the City should do another survey about the community and what it needs and if the community really needs the 400 units outlined in the most recent report.

Mr. Nankervis moved to maintain and support the motion. Chair White asked if the proposal should be forwarded to the entire Assembly and Ms. Becker replied she thinks so. Ms. Becker asked if there was a reason why the proposal should go to the full Assembly instead of the Committee of the Whole. Mr. Nankervis responded either one since it is the same body. Mr. Nankervis added he believes there has to be an ordinance to appropriate that and it therefore would be more appropriate at the Assembly than the Committee of the Whole. Chair White asked for clarification that the Lands Committee should support the motion of the proposal or simply forward it to the Committee of the Whole to review the proposal. Mr. Nankervis replied the Lands Committee could say it supports the proposal now and change opinions when it is before the entire Assembly, since this proposal will not get to the full Assembly if the Lands Committee does not support the motion. Mr. Nankervis said he finds it unfathomable to oppose this sale; that he supports the proposal; that he shares concerns with those that testified about parking; that the City has been pushing housing for so long; and to say “no” again to housing would be unfathomable.

Ms. Becker requested an at-ease, and then after Chair White called the meeting back to order, requested to hear the motion again. Ms. Friedlander read the motion:

“The motion before the committee is to move ERV’s proposal to the full Assembly to direct for an ordinance of a negotiated sale.”

Mr. Nankervis- Yes
Ms. Becker- No
Chair White- No

Motion fails 2 to 1

Ms. Becker moved that the Lands Committee forward ERV’s proposal to the Full Assembly with a recommendation of a no vote.

Mr. Nankervis- No
Ms. Becker- Yes
Chair White- Yes

Motion passes 2 to 1.

Chair White issued an apology to Mr. Harris that his item was not heard at tonight’s Lands Committee meeting.

B. RH Development Proposal

The Lands Committee ran out of time and was unable to address this agenda item.

VI. STAFF REPORTS

There were no staff reports.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

There were no committee member/liaison comments.

VIII. ADJOURNMENT

The meeting was adjourned at 6:01 pm.