

**ASSEMBLY STANDING COMMITTEE
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**
July 25, 2016, 5:00 PM.
Assembly Chambers

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- A. June 27, 2016 Draft Lands Committee Minutes

IV. PUBLIC PARTICIPATION

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

V. AGENDA TOPICS

- A. Implementation Strategy for the 2016 Land Management Plan

VI. STAFF REPORTS

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

VIII. 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 27, 2016 5:00 PM
Municipal Building Assembly Chambers

I. ROLL CALL

Kate Troll, Chair, called the meeting to order at 5:00 pm.

Members Present: Chair Kate Troll; Assembly members: Jerry Nankervis (telephonic participation), Debbie White, Mary Becker

Liaisons Present: Carl Greene, Planning Commission

Liaisons Absent: Bob Janes, Docks & Harbors; Chris Mertl, PRAC

Staff Present: Dan Bleidorn, Deputy Lands Manager; Rachel Friedlander, Lands and Resources Specialist; Scott Ciambor, Chief Housing Officer; Rorie Watt, City Manager

II. APPROVAL OF AGENDA

The agenda was approved as amended.

III. APPROVAL OF MINUTES

A. June 6, 2016 Minutes

The June 6, 2016 minutes were approved as amended.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. CBJ Involvement in Housing

Mr. Ciambor addressed the Lands Committee with the CBJ Continuum of Housing PowerPoint presentation.

Manager Watt emphasized that Lands Committee members should have more conversations with staff on this topic. Mr. Ciambor added that the CBJ could host information regarding the City's role in housing on its website to create a centralized area for housing.

Ms. White commented she was surprised to see that Juneau has the most affordable housing opportunities than anywhere else in the state because the demand is so high for this type of housing, and wanted to if there will ever be enough affordable housing for the Juneau community. Mr. Ciambor replied that the 2010 Housing Study calculated the affordable housing stock to be 8.8% of Juneau's overall housing but the general rule is to have 10% of housing in the low income category. The City has added affordable housing to the Juneau community, said Mr. Ciambor, but there is still a need for chronic

homeless and senior housing. Ms. White asked about the percent versus per capita data and Mr. Ciambor replied that data is from two different assessments, with the Needs Assessment looking at housing stock and the other looking at housing beds for the homeless in regards to population. Mr. Ciambor said his position needs to be able to provide this data consistently.

Mr. Nankervis commented that 10% is too high and that 10% of assisted housing means the City has too many residents that aren't making anything.

Mr. Greene asked to get to 10%, how much more housing does the City need and Mr. Ciambor replied as of now, he is unsure.

Ms. Becker asked if the Mobile Home Down Payment Program is being ready and being used, and Mr. Ciambor replied it's still being developed between First Bank, Lands, and the Affordable Housing Commission. Chair Troll commented the Mobile Home Down Payment Program has been in the process of being developed for quite some time and Mr. Ciambor said he would follow up on the program's status.

Chair Troll asked if the policy outlined in the Juneau Affordable Housing Fund (JAHF) of 0-120% AMI is based on the Assembly's opinion or staff recommendation and Mr. Ciambor replied that the JAHF covers 0-120% AMI, which allows for more flexibility for items like the Mobile Home Down Payment Program and property tax exemptions. Chair Troll said she thought that was a good target range and noted since emergency shelters and transitional housing numbers are high, and said more emphasis should be placed in workforce housing. Mr. Ciambor replied within the Housing Action Plan, a lot of the research behind the plan was based on the workforce housing range and how to motivate that part of the market.

Ms. Becker asked if there is any housing started for special needs, youth, or senior housing and Mr. Ciambor replied it's one of his goals to have this information available in the future on the Affordable Housing Commission website. Mr. Ciambor said currently for senior housing, there is the low-income, assisted living project at Vintage Park and for youth, nothing at the moment but Gastineau Human Services, the second phase of Volunteers of America's Douglas development, and Housing First are all in progress. Ms. Becker inquired about summer housing for families, specifically Mt. Jumbo, and Mr. Ciambor replied that there are a bunch of churches organizing a Family Promise model, which would recruit families to host homeless families for a short period amount of time, but as of now, no one has approached the City regarding Mt. Jumbo.

Mr. Greene asked about the success of municipal tools like the accessory apartment grant or subdivision property tax abatement and Mr. Ciambor replied 10 accessory apartment grants are in the process of being utilized and 2 are under review. Both the Affordable Housing Commission and Mr. Ciambor believe this is a really good program to out units on the ground immediately and should be continued in the future. As for the property tax abatement ordinance legislation, Mr. Ciambor said the legislation did not go through this session, but the State and the Anchorage Economic Development

Department are going to continue efforts to make adjustments to state law. Mr. Ciambor said he could provide this information to the Committee, and Chair Troll requested all members be kept up to date on this topic.

Chair Troll said she is uncomfortable with government vouchers and rentals but she does like that targeted outreach like the accessory apartments or housing above commercial properties downtown. Ms. White said when the City is starting to effect market rate housing and where individuals have investments, that is when the City should draw the line.

Mr. Greene referred to the subsidized housing potential of the Renninger Subdivision-PDG project and Mr. Ciambor replied this project would take the CBJ to a much higher level of involvement in housing, and that the CBJ's role was not clear. Mr. Greene asked what were the risks associated with PDG and Mr. Ciambor replied both the CBJ becoming a project sponsor, property manager, and requiring the City to have guaranteed income. Chair Troll asked for confirmation that the CBJ is still working with PDG's proposal and Mr. Ciambor confirmed it so. Mr. Nankervis expressed the same discomfort and sentiment as the Lands Committee on this topic.

PUBLIC PARTICIPATION ON AGENDA ITEM A

There was no public participation on agenda item A.

B. 2nd and Franklin Property Update

Mr. Ciambor reviewed the memo submitted to the Committee on this topic. Mr. Ciambor shared that there was a letter of interest from a developer that was submitted recently for this property, and it was suggested that a negotiated sale would be most efficient in disposing of this property.

Ms. Becker stated she did not know the City was still considering the disposal of this property and asked if the City is interested in moving forward with the property's disposal and Mr. Ciambor replied yes through recommendations in the Land Management Plan and capable staff to move forward.

Mr. Green inquired about parking in the area and Mr. Bleidorn replied that previously, parking was a requirement in the letters of interest for the property, and it's currently being used for parking now. Mr. Bleidorn wasn't sure if this is the direction the City wants to move in now, and the first request for letters of interest regarding this property were unsuccessful with parking being a requirement for the property. Chair Troll recalled the Assembly was interested in housing but had concerns regarding parking, and that there was consideration of utilizing the adjacent State land to address this challenge. Mr. Bleidorn replied that the State expressed disinterest in combining their lot with the City's North Franklin lot.

Mr. Greene asked how many spots would the City lose with the disposal of this lot, and Mr. Bleidorn replied he wasn't sure and estimated 25. Mr. Greene then asked if purchased, the developer would control the price set for the parking spaces and Mr. Bleidorn confirmed it so.

Chair Troll inquired about the process for a negotiated sale, specifically: if parking was still a concern by the Assembly, and there is no longer a lease for the property (therefore no site control), would the City still be okay with including a parking component in the letters or interest. Mr. Ciambor cautioned the Committee to keep in mind that this is still a land sale, and the more constraints the City puts on the land, the less of a chance housing and mixed use will be developed.

Ms. Becker said the future purchaser would be required to put parking in for their own apartments and expressed concern for the parking in lieu option and Mr. Ciambor said the guidelines that would be followed would either be included parking or a parking in lieu option.

Mr. Nankervis stated "I say do it," recounted the failed attempts the City has made in the past for this property, and was supportive of a fair market purchase of the property in order to put housing downtown.

Ms. Becker asked if purchased, would the developer be required to put housing there and Mr. Bleidorn confirmed it so. Mr. Ciambor emphasized all the ground work has been conducted for what the City would like done for the property and recruitment for a developer would consider this history. Mr. Watt said that the Assembly has identified housing as one of its top priorities and the recently adopted Land Management Plan recommends the disposal of this property. Mr. Watt cautioned the Committee in trying to guide the outcome of this project and instead should support a future purchaser's interest in providing housing downtown. Mr. Watt said the longer the City waits to dispose of this property, the less likely there will be a housing component on the property.

The Lands Committee unanimously moved to forward to the full Assembly approval for Staff to go into a negotiated sale for the disposal of the North Franklin Parking Lot.

PUBLIC PARTICIPATION ON AGENDA ITEM B

There was no public participation on agenda item B.

Chair Troll asked Mr. Watt to confirm that the next step is to solicit letters of interest and that any further sales would come back before the Lands Committee and Mr. Watt agreed.

C. Film Opportunities

Ms. Friedlander updated the Committee on a meeting Lands Staff had with Travel Juneau regarding film opportunities in Juneau.

Ms. White commented that fees should only be charged for site control and exclusive access and if a producer is only planning on being in the sites briefly, fees should not be assessed and Ms. Friedlander confirmed this practice is currently followed.

Chair Troll said the City has decided to focus on coordination support as opposed to creating additional regulations, and that the partnership with Travel Juneau is moving in the right direction.

PUBLIC PARTICIPATION ON AGENDA ITEM C

There was no public participation on agenda item C.

VI. STAFF REPORTS

There were no staff reports.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

There were no committee member reports.

VIII. ADJOURNMENT

The meeting was adjourned at 5:39 pm.

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

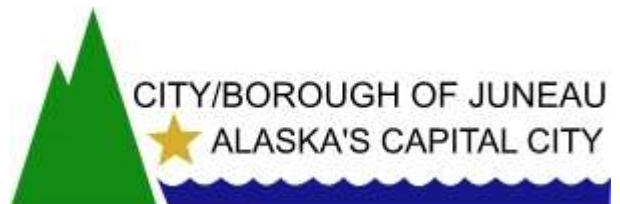
Voice (907) 586-0205

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TO: The Lands Committee *Greg Chaney*
FROM: Greg Chaney, Lands and Resources Manager
SUBJECT: Implementation of the 2016 Land Management Plan
DATE: July 20, 2016

Attached to this memo is a draft implementation strategy for the 2016 Land Management Plan. The action items included are all recommended in the adopted plan and the attached proposal provides additional detail for each item.

The Lands Committee meeting will provide an opportunity for committee members to discuss these items in more detail and ask questions. In addition, adjustments to the draft implementation strategy could be requested.





City and Borough of Juneau Implementation Strategy for the 2016 Land Management Plan

Recommendations for 2016-2018

Prepared by CBJ Lands and Resources Division
155 S. Seward St. | Juneau, AK 99801
Lands_Office@Juneau.org
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Implementation Strategy for the 2016 Land Management Plan

A central theme throughout the 2016 Land Management Plan update is property disposal for housing and commercial development. Demand for housing has remained a challenge in the Juneau community for decades and an utmost priority to current and past Assembly membership. The CBJ is in a position to help alleviate this shortage by providing property for housing and commercial development through a combination of methods including:

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

Recommendations for the Next Two Years*

Renninger Subdivision (sale of multifamily residential lots)

South Lena Subdivision (sale of single-family residential lots)

Switzer Area 3 (feasibility study for residential development)

Pederson Hill (single family residential subdivision)

Parcel LND-1420 (17 acres adjacent to Bonne Brae Subdivision)

Second St. and Franklin St. (evaluate options for converting CBJ parking lot to potentially be leased or sold for housing or mixed use development)

6th St. Douglas (evaluate options for developing previously platted unbuilt street and sale of lots)

Parcel LND-0315 (land locked parcel behind Auke Bay Fire Station, investigate access and development options)

Obtain Access to CBJ Land (Parcel LND-1089, Norway Point)

Parcel LND-1430 (Rezone 654 acres, incorporate with North Douglas Neighborhood Study)

Possible transfer of management authority from Parks to Lands Division through the Parks and Recreation Management Plan

Parcel LND-0830 (Lemon Creek, investigate future commercial/industrial land sales involving tracts of gravel pit property in Lemon Creek for the private sector)

**City Code mandates that the Land Management Plan be updated every two years. As a result, the timeframe for recommendations is defined as:*

Short Term: up to one year from when the 2016 LMP was adopted

Middle Term: 1-2 years

Long Term: 2+ years and included in the 2018 LMP update

Renninger Subdivision

Map No. 16: 2016 Land Management (Page 87)



Short Term (1 yr)

Over the counter Sale of Lots 6 & 7 at Fair Market Value: Work with the Alaska Housing Development Corporation to dispose of Lots 6 & 7 at Fair Market Value.

Negotiate Sale of Lot 3 for less than Fair Market Value: Work with the Juneau Educational Homebuild Partnership to dispose of Lot 3 at less than Fair Market Value.

Sealed Competitive Bid Land Sale: Offer sealed competitive bid or alternative approved by the CBJ Assembly for any remaining lots.

CBJ's Role in Housing Continuum: Facilitate discussions on the CBJ's role with housing development.

Mid Term (1-2 yrs)

Alternative Disposal Concepts: Devise alternative strategies for disposal and/or partnerships regarding lots that do not sell.

Analysis: Examine all factors that made the Renninger Subdivision one of the most successful subdivision development projects the City has devised. Examine what community benefits are derived from offering lots to entities like the Juneau Educational Homebuild Partnership and Alaska Housing Development Corporation.

Long Term (2+ Yrs)

Public outreach: Facilitate discussions around public-private partnerships and use Renninger Subdivision as a case study.

Analysis: Evaluate how other municipalities have facilitated public-private partnerships through land sales.

Review Development Options for adjacent CBJ Property: Evaluate options for development of Lot 1 in the vicinity of Renninger Subdivision.

South Lena Subdivision

Map No. 16: 2016 Land Management Plan (Page 86)



Short Term (1 yr)

Schedule: Develop a timeline for the next South Lena Land Sale; include Lot 10, Block A (Parcel 26) not sold from the 2016 Spring Lena Land Sale.

Mid Term (1-2 yrs)

Analysis: Investigate feasibility of subdividing remaining 2.3 lot, Lot 1, Block B (LND-0142).

Appraisal of Lot: Request appraisals for parcels selected in the next Lena Land Sale if timing appropriate.

US Army Corps of Engineers Fill

Permit: Renew US Army Corps of Engineers Fill Permits for remaining lots.

Marketing: Investigate using technologies such as Google Maps Street View to provide virtual information to potential land buyers so they can get an initial perspective of properties before visiting the lot(s) of interest.

Long Term (2+ yrs)

Analysis: Draft a case study on the South Lena Subdivision that examines total CBJ financial gain from land sale, property tax accrual, and the economic and social impacts of the South Lena Subdivision on Juneau.

Options for Development: Investigate options for additional land sale of 64 acres in Block E (LND-0127) accessed by Merganser Rd.

Switzer Area 3

Map No. 16: 2016 Land Management Plan (Page 87)



Short Term (1 yr)

Options for Development: Begin to investigate costs associated with providing access to site and Phase I subdivision.

Mid Term (1-2 yrs)

Cost Estimate: Develop cost estimate for Phase 1 Subdivision access and development.

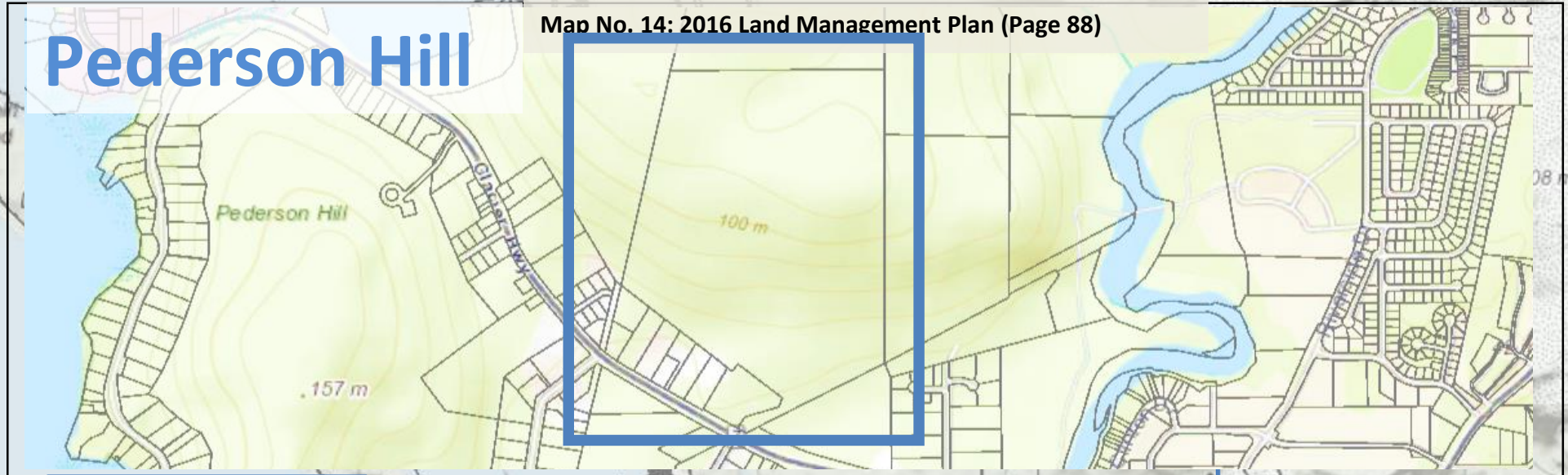
Long Term (2+ yrs)

Feasibility: Complete cost estimate and evaluate feasibility of developing Phase I Subdivision.



Pederson Hill

Map No. 14: 2016 Land Management Plan (Page 88)



Short Term (1 yr)

Preliminary Subdivision 2016: current proposal is to develop an 86 lot single family residential subdivision. The lots will meet the dimensional standards for a D10SF subdivision.

Assembly/Planning Commission Review: Verify continuing support for a single family residential subdivision in this location.

Public Outreach: Continue public outreach for the project.

Preliminary Plat Review: The preliminary plat application for the Pederson Hill subdivision was submitted to the Community Development Department on April 28th, 2016. Proceed according to Planning Commission direction.

Short Term Con't.

DOT Permit: Apply for DOT ROW access permit.

US Army Corps Permit Wetland Fill Permit: Lands applied for a wetland fill permit in May of this year. Work with Corps to respond to permit questions.

Partnerships: If project receives preliminary approval, seek additional partners to help fund project development. If partners are not available, the project could be downsized to match available CBJ funds.

Construction Bids: If project receives final approval, project will be put out to bid. If there are delays in project review, this may become a middle to long term goal.

Mid Term (1-2 yrs)

Potential Alternative Analysis: If construction bids received are too high, then the project could be postponed until the development environment becomes more favorable or the project could be redesigned to reduce costs.

Finalize Lot Sale Program: Once the preliminary plat approval determines the number of lots and partnership agreements are reached, then it will be appropriate to expend resources developing a disposal program for the available lots that remain. Disposal would be implemented in a way that allows developer participation and would require Assembly approval.

Long Term(2+ yrs)

Analysis: Monitor interest in Lot sales. If project is successful, consider developing plans for Phase II.

Partnerships: Partner with UAS to investigate feasibility of developing adjacent property for housing.

LND-1420 (adjacent to Bonnie Brae Subdivision)

Map No. 28: 2016 Land Management Plan (Page 91)



Short Term (1 yr)

Analysis: Investigate minor subdivision to create separate property for disposal.

Wetlands: Begin investigation of wetland limitations on-site.

Mid Term (1-2 yrs)

Sale Options: Investigate and develop disposal strategy.

Long Term (2+ yrs)

Future Subdivision: Determine and implement the best strategy for residential development through public-private partnerships, non-profit collaboration, the sale of the large tract to the private sector, or by City subdivision and sale of individual lots.

Appraisal of Lot: If lot sale is approved, current appraisal for property will be needed.



Second St. and Franklin St.

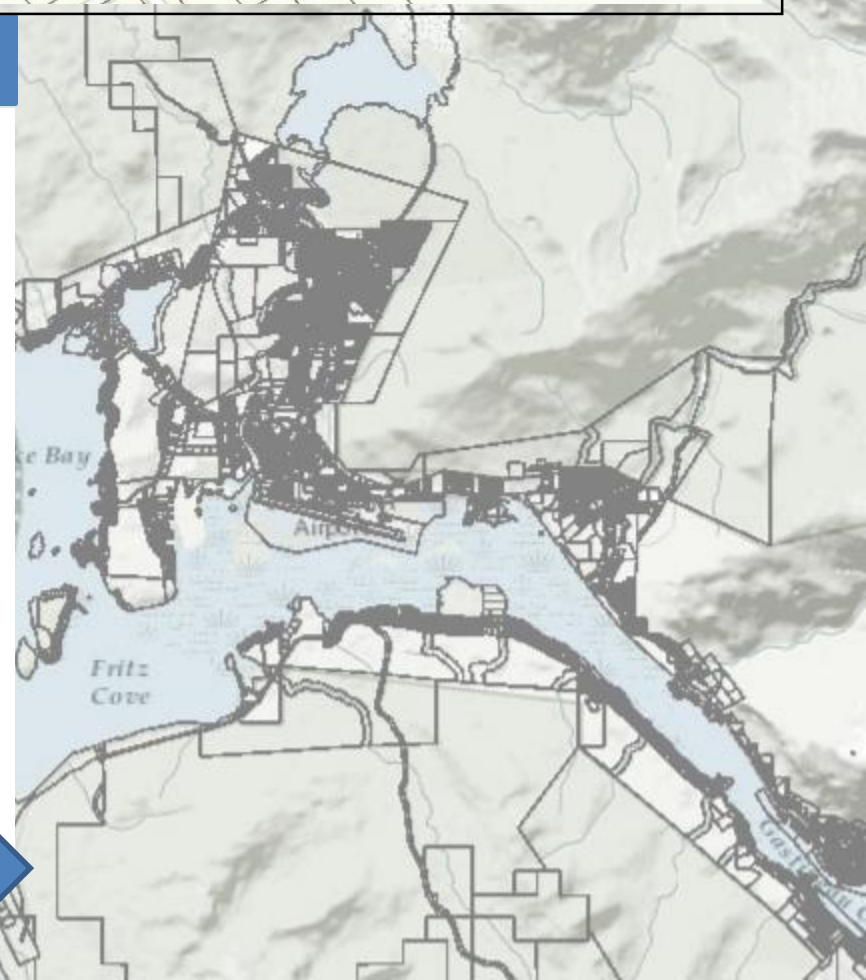


Short Term (1 yr)

Analysis: Assist the Chief Housing Officer with investigating the long term lease strategy or sale for development of the property. Assist the Chief Housing Officer and Community Development Department during the public review process for this property. Manage as a surface parking lot for the short term.

Mid & Long Term (1-2+ yrs)

Request for Letters of Interest: If disposal of the lot is determined to be a more appropriate use of the property than CBJ managed parking, assist the Chief Housing Officer in soliciting letters of interest for housing or mixed use development projects on the lot.



6th St. Douglas

Map No. 25: 2016 Land Management Plan (Page 90)

Short Term (1 yr)

Develop Feasibility Study

Parameters: Draft a feasibility study proposal.

Consider sale option to adjacent property owners as a way to move land to private ownership.

Mid Term (1-2 yrs)

Feasibility Study: Solicit and contract consultant to conduct feasibility study.

Public Outreach: Initiate public outreach for the project with entities like Douglas Neighborhood Associations, Douglas Indian Association and the Affordable Housing Commission.

Long Term (2+ yrs)

Disposal: Determine best disposal method for lots.

Appraisal of Lots: If lot sales are approved, current appraisal for property will be needed.

LND-0315 (Behind Auke Bay Fire Station)

Map No. 7: 2016 Land Management Plan (Page 92)



Short Term (1 yr)

Develop Feasibility Study

Parameters: This property does not currently have right-of-way access. Develop a feasibility study proposal. Compare development potential of site to meet goals of Auke Bay Management Plan.

Mid Term (1-2 yrs)

Feasibility Study: Solicit and contract consultant to conduct feasibility study.

Partnership: Investigate potential partnership with the adjacent landowner to establish a right of way corridor.

Long Term (2+ yrs)

Access: Begin process to secure access to right-of-way.



Obtain Access to CBJ Land (LND-1089, Above Norway Point)

Map No. 18: 2016 Land Management Plan (Page 29)



Short Term (1 yr)

Analysis: Evaluate suitability of site for housing development with CBJ Emergency Services Staff.

Mid Term (1-2 yrs)

Develop Feasibility Study
Parameters: Draft a construction feasibility study proposal and evaluate geophysical hazards associated with this location.

Long Term (2+ yrs)

Housing Proposals: If appropriate, devise housing proposals to suit the region.



Rezone LND-1430 (Hillside Above North Douglas Highway)

Map No. 27: 2016 Land Management Plan (Page 38)



Short Term (1 yr)

Neighborhood Plan: Submit suggestions for use of Parcel 1430 for the North Douglas Neighborhood Plan.

Mid Term (1-2 yrs)

Neighborhood Planning Effort: Assist Community Development Department with neighborhood planning effort.

Long Term (2+ yrs)

Rezone Request: Submit formal rezone request in conformance with the adopted North Douglas Neighborhood Plan.



Future Housing Development through the Parks and Recreation Management Plan

Short Term (1 yr)

Management Plan: Provide assistance to the Parks and Recreation Department to develop their updated Parks and Recreation Management Plan.

Mid & Long Term (1-2+ yrs)

To be determined based on the outcome of the adopted Parks and Recreation Management Plan update. If management of Parks property is transferred to Lands, evaluate potential for residential or commercial development of these parcels.

Future Land Sales of Undeveloped Property in Lemon Creek for Commercial Use

Map No. 16: 2016 Land Management Plan (Page 93)

Short Term (1 yr)

Resource Extraction: Continue to extract sand and gravel from South Lemon Creek Material Source.

Mid Term (1-2 yrs)

Analysis: Evaluate the quality of sand and gravel remaining at South Lemon Creek Material Source.

Long Term (2+ yrs)

Disposal Plan: Develop disposal plan and potential subdivision for South Lemon Creek Material Source site.