



ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT AGENDA

June 03, 2024 at 5:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/94215342992> or 1-253-215-8782 Webinar ID: 942 1534 2992

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES - April 15, 2024

1. April 15, 2024 LHED Minutes

F. AGENDA TOPICS

2. Resolution 3057 Re-authorizing the Manufactured Home Down Payment Assistance Program

3. Blueprint Downtown

G. STAFF REPORTS

4. 2024 Tax Foreclosed Property Sale

5. Second and Franklin Street Verbal Update

H. SUPPLEMENTAL MATERIALS

6. RED FOLDER: AME 18-07_Blueprint Downtown Agency Comments Form Sealaska Heritage Institute Additional Comments

I. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

J. NEXT MEETING DATE - July 15, 2024

K. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is (907) 586-5278, TDD (907) 586-5351, e-mail: city.clerk@juneau.gov.

ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

April 15, 2024 at 5:05 PM

Assembly Chambers/Zoom Webinar



<https://juneau.zoom.us/j/94215342992> or 1-253-215-8782 Webinar ID: 942 1534 2992

A. CALL TO ORDER – 5:05pm

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

C. ROLL CALL

Members Present: Chair Alicia Hughes-Skandijs, Paul Kelly, Greg Smith, 'Wáahlaal Gídaag,

Members Absent: none

Liaisons Present: Chris Mertl, PRAC; Mandy Cole, Planning Commission

Liaisons Absent: Jim Becker, Docks & Harbors Committee

Staff Present: Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands & Resources Specialist; Joseph Meyers, Senior Planner/Housing & Land Use Specialist

Members of the Public: none

D. APPROVAL OF AGENDA – approved as presented

E. APPROVAL OF MINUTES - March 11, 2024 Minutes – approved as presented

F. AGENDA TOPICS

2. CBJ Capital Ave and Village Street Properties

Mr. Bleidorn discussed this topic.

Mr. Smith asked about the conversation with the new owners, the understanding was that with the previous owners, their interest was to not allow the properties to become filled with trash and debris. Is that the sense that that's a similar desire as with new property owner. Mr. Bleidorn replied that it's interesting to think about, because the properties were cleaned just prior to the sale taking place, the new owners didn't seem to have a lot of information at the time when we first spoke as why the application was submitted, and they just seemed interested in consolidation, probably for property control, such as cleaning up.

Mr. Mertl asked if the Willoughby District master plan gives any guidance to this area. I believe that was a master plan that was developed about 8 years ago and approved, does it talk anything about land consolidation. Mr. Bleidorn replied that he believes that document does talk about Village Street and consolidation, which would be investigated if a disposal application moves forward. The 1989 ordinance with the acquisition of Lot 7, that was in the packet, talked about retaining it until such time that we had that area plan. He noted that plan (Willoughby District master plan) was not adopted by the assembly, just the parking part of it was so as much as it's a plan that's out there, it's difficult to reference in a time like this, as far as an adoptive plan goes.

PC Cole asked if both parties are proposing a market rate sale, or do either of them have a nonprofit use where they might be negotiating a lower rate. Mr. Bleidorn replied that we didn't get into the details of what type of acquisition it would be if it was with Tlingit and Haida. They just express expressed interest in acquisition, and I think, depending on the motion this evening, that would be worked out in future negotiations.

Mr. Smith asked about the process with multiple interested parties for this property, does it allow them to compete and make an offer or bid. How do we work through these situations when there's competing

interest for the same property? Mr. Bleidorn replied that in certain situations, if we have 2 adjacent property owners who are looking to acquire a city property that's between them, and they're both residents, we would do a sealed competitive bid type of sale, or competitive bid type sale, in which we would accept applications and would open them up, and the highest bid would get them. In this case we have one private adjacent landowner, and then we have a regional landowner that's not adjacent to the property, and if they were both for-profit businesses, for example, we would be able to do that competitive sale. If the assembly wanted to provide direction to do some type of competitive sale, that's definitely an option at this time. I'm not sure if Tlingit and Haida would be interested in a competitive sale or if they'd take part in a competitive sale.

Mr. Kelly asked if we were to do anything that had to do with the competitive bid, would we be able to put any specifiers on it surrounding development. Mr. Bleidorn replied that if we were going to do some type of competitive sale, the Assembly could definitely have stipulations in there that would state that the qualified bidder would meet certain goals. If we do an appraisal to find out the value, they're not going to be worth much because they are small, oddly shaped and don't have great road frontage or access. There's not much you can do with a strip of land that's between a bunch of neighbors that doesn't have right-of-way and two of the lots are actually on the slope that go up to the Distin Street property, so they're probably not that buildable. There could be value in retaining them to work with a consolidation towards the lower lots on Village Street, because the increased square footage could lead to a higher density on a future property, even though the specific property itself is unbuildable because of slope. The square footage could be included in a larger lot in the future, and to allow density to increase based on lot size. CBJ could do something like that if we went competitive.

Chair Hughes-Skandijs asked about the regional landowner, is Tlingit and Haida the majority landowner? Mr. Bleidorn confirmed.

PC Cole asked about the right-of-way, if it's an undeveloped right of way, if in a lot consolidation, could you then vacate that right-of-way, so that it is a single piece of property because you don't need it if you're not going to develop Lot 2. Mr. Bleidorn replied that the right-of-way has a different vacation process that goes through the Planning Department. When the city receives an application to vacate right-of-way, it is usually split down the middle, and it goes to each neighbor on either side. By consolidation to the lots on Village Street, you could see that that right-of-way would be in the center. If it was one lot consolidation, it would go to the neighbors adjacent to it, which could be the same entity in the future.

Mr. Smith moved that the Lands, Housing and Economic Development Committee consider the competing interests and provide a motion to work with Tlingit and Haida towards a redevelopment plan and sale.

Mr. Smith commented on the motion about any existing, or other property owners of the lots, if those lots could be kept clean, and their interest will be met so that we don't have competition for the land, and this is probably the best way forward. I want it to be fair to people when they're different individuals who are interested in public land and allowing them a fair way to determine who gets it. Mr. Bleidorn replied that this motion would have been a little bit harder to write if the original landowner was still the applicant and we had started that process with them. But it has changed hands, and the new owners were kind of unknown about the application. That being said, the city did go through and clean this property, and it's on our radar, we're keeping an eye on it. When I spoke with Tlingit and Haida, there was definitely the acknowledgment that it had been an illegal dumping spot, and regardless of ownership in the future, the city wants to make sure that it is maintained. When I spoke with Mr. Ware on the phone, he's definitely aware of it and mentioned that they had gone through in the last 10 years and also cleaned this property.

Motion passed unanimously.

3. Mayflower Building Lease Renewal

Mr. Bleidorn discussed this topic.

‘Wáahlaal Gídaag asked if there were conversations with the current leadership of the Montessori School, and if they're aware that this is coming. Mr. Bleidorn replied that he has communicated with the Montessori School and that they were the ones who actually brought up the fact that the lease had been expired and started working on the process. There was also a question about the proposed lease terms, and what they would be. The standard term would be 5 years, with probably 3 potential 5 year renewals which would be the total term up to 20 years. But the assembly would review it every 5 years.

Chair Hughes-Skandijs asked if the \$2,200 will cover expenses as the prior fair market lease was \$2,600. Given the 5-year term before the assembly looks at this again, are we in the higher end of covering expenses, and do you think we're going to be at a loss by the time we get to the 5 years. Mr. Bleidorn replied that it's tricky to tell, in 2020 the building expenses were high for a few years. If you look at the paperwork, we were proposing a lease rate of \$2,600 a month, and FY24 is \$2,100, we're probably in the mid-range. I would expect in 5 years that this would be below the maintenance level costs, and then we would re-adjust again for the next 5-year term.

PC Cole asked to clarify that this is not a fair market value lease, the \$2,200 is below fair market, but it is matching the maintenance expenses for CBJ. If this is the fair market value of this land, it would be significantly higher. This is a motion to continue to rent at a reduced rate from fair market value but match CBJ expenses. Mr. Bleidorn confirmed.

Mr. Kelly moved that Lands staff requests that the Lands, Housing, and Economic Development Committee pass a motion of support to continue to lease property to the Montessori School for less than fair market value with the increased rate of \$2,200 per month.

Mr. Smith objected for a question and asked if Mr. Bleidorn anticipates writing the lease at this rate at \$2,200 for 5-years. Mr. Bleidorn replied that was his interpretation. Mr. Smith was supportive of that and removed his objection.

Motion passed unanimously.

G. STAFF REPORTS

4. Housing Programs Annual Update

Mr. Meyers discussed this topic.

Mr. Smith commented about the current code change in process to allow ADU use at certain properties that aren't allowed, and was wondering where that code change is in the process. Mr. Meyers replied that the code update is currently on hold due to staffing capacity. Mr. Smith followed up to say that he would work with Mr. Meyers as he has been approached by a property owner about this situation and a number of different ones, where they own a duplex or something, and current zoning and code doesn't allow an ADU, even though in my opinion, makes sense to allow that. Mr. Smith will follow up and hopefully can keep this thing moving at some point, because I think it could be beneficial.

Mr. Smith commented about previous presentations with tracking on the number of units being built per year, multifamily or single family, is that something you track and report anywhere, is that somewhere we can find that online. Mr. Meyers replied that we don't currently have that information online, but he did

complete an assessment today and would be willing to share it. Mr. Smith thought it would be a good idea to keep an eye on certain metrics as we're trying to address this issue.

Chair Hughes-Skandijs commented that she is excited about adjusting the mobile or the manufactured home program, just working on a lot of different lines of efforts. There is an interesting program at the federal level as part of the BiLIJA effort that we might be interested in pursuing, but I'll bring that up with the manager's office. This is a wonderful report, there's a lot of information in here, lots more information we could be tracking, but it's great to see how we're doing.

Mr. Smith wanted to know the amount that is going into the Affordable Housing Fund. Mr. Meyers replied that he would follow up with that information.

PC Cole asked about the housing progress tracker, providing options for future actions by the assembly, Housing Action Plan, the Housing and Development Task Force, and assembly annual retreat, where does that live. Mr. Meyers replied that the tracker is on the Juneau Affordable Housing Fund website. It should be linked in the memo. I can share the link offline as well.

Chair Hughes-Skandijs commented about Mr. Smith's remark about tracking. The State Department of Labor has some good stats, but we want to boil it down further to see how we're doing locally, and I know that Alaska Housing Finance Corporation has some good stats, but again, they're tracking statewide. Our 2016 Housing Action plan that's referenced in here, that we reference periodically on the website, could you speak to how we are doing, if you were to give us a grade from A – F. Mr. Meyers replied that our progress has been slow but steady, but feels like we're on the right track. We've had a number of loans go out. We've recently approved 2 more loans to develop another 64 units. We need to keep pushing forward. Those units will come online in 2 to 3 years, which is typical for a housing project. I'm really excited to see results as they come in and I think I think we're doing well. Chair Hughes-Skandijs noted that in the manager's budget, it is \$2.36 million in the Affordable Housing Fund.

Mr. Smith commented that the number he saw was that maybe \$1.6 million that is flowing into the Affordable Housing Fund in FY25 but thought that the year-end balance is supposed to be \$2.3 million, but will confirm.

5. A.J. Mine

Mr. Bleidorn discussed this topic. No discussion from the committee.

H. STANDING COMMITTEE TOPICS – none

I. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS – none

J. NEXT MEETING DATE – May 6, 2024

K. ADJOURNMENT – 5:36pm



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

TO: Chair Hughes- Skandijs and Lands Housing and Economic Development Committee

DATE: May 30, 2024

FROM: Katie Koester, City Manager

RE: Resolution 3057 Re-authorizing the Manufactured Home Down Payment Assistance Program

The LHED Committee discussed re-authorizing the Mobile Home Down Payment Assistance Program at the [January 29, 2024](#) meeting. At that meeting, the committee gave direction to:

1. Increase the match amount cap to \$20,000
2. Increase the budget authority to \$200,000
3. Increase the income limit for families and create tiered income limits
4. Change the name of the program for "Mobile Home" to "Manufactured Home."

Resolution 3057 achieves those objectives with the exception of increasing the budget authority to \$200,000. This should have been cared for during the budget process. However, the intention of the LHED to increase the amount of loans available can easily be cared for within the manager's budget authority.

The Manufactured Home Down Payment Assistance Fund is a sub-fund of the Affordable Housing Fund (AHF). The FY25 Budget authority is \$30,000. This would allow for 1.5 loans (if at the maximum amount) under the new guidelines. However, the Accessory Dwelling Unit (ADU) Grant program is also a sub-fund under the AHF and it has \$216,000 in budget authority for FY25. The ADU grant program has had less than robust participation for reasons I won't go over here; in 2024 we have only had 3 grants. The manager has the authority to transfer within a fund. My recommendation is to direct the manager to consult with the LHED committee if more than \$100,000 in Manufactured Down Payment Assistance Loans are granted. This would still allow for 11 ADU grants in FY25 and 6 Manufacture Home loans (if awarded at the maximum amount, which is unlikely). At that time the committee could decide to request an appropriation or spend additional funds from the ADU grant program. If the Committee is uncomfortable with the manager using that authority, you can take any of those actions at this time. After 2025 we will be able to better evaluate the usage of both programs and provide appropriate budget recommendations to the Assembly.

Recommendation:

Forward Resolution 3057 to the full Assembly for consideration.

1
2
3
4

5

6

7
8
9

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40

Presented by: The Manager
Presented: 06/17/2024
Drafted by: S. Layne

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 3057

A Resolution Adopting Guidelines for the Manufactured Home Down Payment Assistance Program.

WHEREAS, the City and Borough of Juneau (“CBJ”) urgently needs more affordable and middle-income housing for its current residents, to support and maintain the economy, to allow for population growth, and to enable positive developments; and

WHEREAS, in 2016, the CBJ partnered with True North Federal Credit Union (TNFCU) to create the Mobile Home Down Payment Assistance Program (MHDPA Program) for Juneau residents looking to purchase a mobile home, and it has continued since; and

WHEREAS, the Assembly initially appropriated \$100,000 for the MHDPA Program and subsequently appropriated \$30,000 annually; and

WHEREAS, that annual budget authority lapses on June 30 every year pursuant to CBJ Charter 9.12; and

WHEREAS, the FY25 budget appropriated \$30,000 for the MHDPA Program; and

WHEREAS, the Accessory Dwelling Unit Grant Program is an underutilized program with \$216,000 in FY25 budget authority; and

WHEREAS, the MHDPA Program and the Accessory Dwelling Unit Grant Program are part of the Affordable Housing Fund that has a balance of \$2,368,300 in FY25; and

WHEREAS, funds in the Accessory Dwelling Unit Grant Program can be used to supplement the MHDPA Program if necessary; and

WHEREAS, in the last five years, the MHDPA Program has issued four loans totaling \$26,850, and the MHDPA Program has received ~\$15,000 in payments; and

WHEREAS, the MHDPA Program currently has ~\$11,850 in outstanding loans in the portfolio; and

41 WHEREAS, CBJ staff would like to respond to the increase in manufactured home
42 purchase prices by altering the MHDPA Program terms and increasing MHDPA Program
43 public notice; and
44

45 WHEREAS, if the FY25 demand for the MHDPA Program exceeds \$30,000, the City
46 Manager will report to the Lands Housing and Economic Development Committee
47 requesting a supplemental appropriation or transfer of additional funds from the Accessory
48 Dwelling Unit Grant Program; and
49

50 WHEREAS, due to increases of manufactured homes prices, CBJ staff is requesting an
51 increase in the maximum loan from \$10,000 up to \$20,000; and
52

53 WHEREAS, previous iterations of the MHDPA Program guidelines limited recipients of
54 loan funds to \$96,800 regardless of family size; and
55

56 WHEREAS, staff identified the creation of tiered income limits based on household size to
57 allow more residents to qualify for this MHDPA Program; and
58

59 WHEREAS, a complete application guide based on the criteria in this resolution will be
60 developed by CBJ staff to provide additional clarity to applicants; and
61

62 WHEREAS, this resolution and the accompanying application guide should be reviewed
63 periodically by the Assembly to ensure the intent is consistent with current community
64 values.
65

66 NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF
67 JUNEAU, ALASKA:
68

69 **Section 1. Manufactured Home Down Payment Assistance Program**
70 **Guidelines.**
71

- 72 A. **Intent.** The program can provide low-interest loans to qualified residents for up
73 to 50% of the down payment of a manufactured home in the City and Borough of
74 Juneau. Residents must be able to match the other 50%.
75
- 76 B. **Maximum loan amount:** The maximum CBJ loan amount is up to \$20,000, and
77 the applicant must match the CBJ loan amount with their own funds (50/50
78 match).
79
- 80 C. **Interest rate:** The interest rate is one percent (1%) amortized over five years.
81
- 82 D. **Term of loan:** The maximum CBJ loan term is five years.
83
- 84 E. **Income limits:** This MHDPA Program is only available to people with income
85 limits at or below 120% Area Median Income for the City and Borough of Juneau,
86 adjusted annually.

- F. **Limited to one per person.** A qualified applicant must be a person and not a business. A qualified person is prohibited from participating in this program more than once.
- G. **Property location.** The manufactured home must be located in the City and Borough of Juneau and on property approved as a mobile home park consistent with CBJ Title 49. This restriction does not prohibit a new mobile home from being shipped into Juneau.
- H. **No real property interest.** An applicant is disqualified from the MHDPA Program if the applicant has an ownership interest in the underlying real property. A MHDPA Program loan must not be used to purchase or acquire an ownership interest in the underlying real property.
- I. **Applicant occupancy.** The applicant/borrower shall provide sufficient assurances that the applicant/borrower intends to personally and permanently occupy the mobile home financed with the MHDPA Program for at least one year.
- J. **Manufactured home only.** For the purpose of this resolution, *manufactured home* means a mobile, manufactured, and modular homes, but not a recreational vehicles or recreational trailers. Mobile home means a structure transportable in one or more sections; intended for permanent residential habitation; and permanently attached to water, wastewater, and electricity. Recreational vehicle or trailer would include a vehicle or trailer designed as temporary living quarters for recreation, camping, or travel uses; has its own motive of power or is drawn by another vehicle without altering the structure or design; and is capable of being licensed to travel on public roads.

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

Adopted this _____ day of _____ 2024.

Attest:

Beth A. Weldon, Mayor

Elizabeth J. McEwen, Municipal Clerk



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: May 29, 2024

TO: Alicia Hughes-Skandijs, Chair, LHED Committee

BY: Scott Ciambor, Planning Manager
Community Development Department

THROUGH: Jill Lawhorne, AICP, Director
Community Development Department

FILE NO.: AME2018 0007

PROPOSAL: A Text Amendment to adopt the *Blueprint Downtown Area Plan* as part of the CBJ Comprehensive Plan

This staff report provides details on the draft *Blueprint Downtown Area Plan* planning process and includes attachments that provide a copy of the plan and appendices, responses to questions from the Planning Commission (Commission), proposed revisions, and departments and public comment.

These materials and more can be found on the CDD website at: <https://juneau.org/community-development/blueprint-downtown>.

STAFF RECOMMENDATION

Staff recommends that the Lands, Housing, and Economic Development Committee consider the draft *Blueprint Downtown Area Plan* as an addition to the Comprehensive Plan. Staff recommends referral to the Assembly Committee of the Whole (COW) for further discussion and suggests the LHED Committee provide staff with follow-up questions on the Plan to be answered in time for the COW meeting.

CBJ ASSEMBLY ROLE

Section 49.05.200 (b) notes, "The comprehensive plan adopted by the assembly by ordinance contains the policies that guide and direct public and private land use activities in the City and Borough." (emphasis added)

The *Blueprint Downtown Area Plan* (Plan) is an area plan for downtown Juneau to establish the community's 20-year vision, goals, priorities, and action strategies to guide downtown

development. The Assembly is being asked to consider the Plan as an addition to the Comprehensive Plan. Additions to the Comprehensive Plan are adopted by ordinance and are listed in Section 49.05.200 (b). Previous additions (A-K) include the Lemon Creek Area Plan, the Juneau Economic Development Plan, and Chapter 5 of the Willoughby District Land Use Plan.

PLANNING COMMISSION ROLE

Three sections of Title 49 cover the purpose of the *Comprehensive Plan* and the duties of the Planning Commission in the *Comprehensive Plan* review process.

- Section 49.05.200 (b) notes, "The comprehensive plan adopted by the assembly by ordinance contains the policies that guide and direct public and private land use activities in the City and Borough."
- Section 49.10.170 (a) notes, "The commission shall undertake a general review of the comprehensive plan two years after the adoption of the most recent update and shall recommend appropriate amendments to the assembly. Proposed map changes shall be reviewed on a neighborhood or community basis as directed by the planning commission."
- CBJ 49.10.170(d) states that the Commission shall make recommendations to the Assembly on all proposed amendments to this title, zonings and re-zonings, indicating compliance with the provisions of this title and the Comprehensive Plan.

PURPOSE OF THE BLUEPRINT DOWNTOWN PLAN

A major goal of the Plan is to provide strategic direction for development and growth, while embracing livability and a sense of place, as well as maintaining quality of life for residents. The Plan provides a framework to guide the City and Borough of Juneau (CBJ) Assembly, city departments, the Planning Commission, and other CBJ boards and commissions that will refer to this document to:

Planning Commission
 File No.: AME2018 0007
 May 29, 2024
 Page 3 of 6

- Make informed decisions concerning future growth and development while maintaining a positive quality of life for residents;
- Plan for projects more efficiently;
- Assign appropriate resources to community needs;
- Identify needs for new or revised zoning and/or development regulations; and
- Identify infrastructure priorities.

The Plan also provides a framework to guide individuals, private companies, and other stakeholders when making investment and development decisions, and when questions affecting community development arise.

STEERING COMMITTEE, COMMUNITY ENGAGEMENT, AND PUBLIC INPUT

Most of this information is available [on the Blueprint Downtown Area Plan website](#).

- In 2017 the Assembly approved the budget for a downtown Juneau area plan.
- In October 2018 the Commission reviewed applications and appointed 13 members to the steering committee. ([agendas/minutes](#))
- 2018-2020: CDD staff put out an RFP for public outreach, consultation. (MRV Architects, Sheinberg Associates, Lucid Reverie Creative Design) This team, CDD, and the Steering Committee [completed a 1-year visioning report](#) that summarizes process, participation, and public feedback on components to add to the Plan.
- 2020-2022: COVID delays, Steering Committee meetings.
- 2022-2023: Draft Plan made available for public comment by CDD. Public comments received were collected and made part of the [draft Plan in Appendix A](#).
- 2023-2024: Steering Committee considers public input, finalizes the draft Plan. CDD works with technical writer to finalize graphics and layout.

PLANNING COMMISSION ACTION AND NOTICE OF RECOMMENDATION

With the draft *Blueprint Downtown Juneau Area Plan* available, the Commission held the following public meetings on the topic:

- 3.12.2024: [Introduction to draft Blueprint Downtown Juneau Area Plan and](#) Commission role in the process; and
- 4.23.2024: Special Commission Meeting held for a public [draft Plan](#). Important items to highlight from meeting:
 - Answers to Commissioners questions (Attachment C in this packet)
 - [Agency Comments received for the meeting in supplemental](#) materials.

Staff encourages the Assembly to read the Answers to Commissioners and Agency Comments as background material on the public conversation to date.

Planning Commission Notice of Recommendation

At the 4.23.2024 Special Meeting, the Commission provided the following recommendation to the Assembly:

The Planning Commission, at its Special Public meeting, adopted the analysis and findings listed in the attached memorandum dated April 16, 2024, and recommended that the City and Borough Assembly adopt staff's recommendation for a text amendment to adopt the Blueprint Downtown Area Plan as an addendum to the CBJ Comprehensive Plan with revisions noted in the staff report. The Commission added a recommendation to encourage a stronger focus on housing with preference language for projects involving housing downtown.

Proposed revisions mentioned in the Notice of Recommendation (NOR) can be found in Attachment D: Proposed Revisions.

COMPLIANCE WITH THE COMPREHENSIVE PLAN (COMP PLAN)

The *Comprehensive Plan* identifies the importance of downtown Juneau as the traditional economic, civic, historical, and cultural center of the community. The Comp Plan addresses this in multiple areas:

Chapter 5 Economic Development

- Policy 5.2 Through a cooperative effort with the State of Alaska, to plan for and support development of an attractive setting, facilities, and other services to enhance the state capital and to strive to provide an atmosphere conducive to good leadership in the state, accessible to and supportive of all people of the state of Alaska.
- Policy 5.5 To maintain and strengthen downtown Juneau as a safe, dynamic and pleasant center for government and legislative activities, public gatherings, cultural and entertainment events, and residential and commercial activities in a manner that complements its rich historic character and building forms.

Chapter 10 Land Use

- Policy 10.13. To provide for and encourage mixed use development that integrates residential, retail, and office use in *Downtown areas*, shopping centers, along transit corridors, and other suitable areas.
- Policy 10.15 To reserve sufficient lands and facilities to support the State Capital functions in Downtown Juneau, including the provision of adequate transportation, housing, commerce communications services, cultural and entertainment activities and other support services.

Guidelines and Considerations for Subarea 6 (Maps K, M, N)

- Preserve the scale and densities of the older single family neighborhoods in the downtown area, including the Casey-Shattuck "flats" and Starr Hill historic districts,

Chicken Ridge, Basin Road, Mt Maria, the Highlands, and the higher density apartments and homes in the vicinity of the Federal Building.

- Encourage the retention of existing dwelling units in or near the older residential neighborhoods to avoid exacerbating traffic and parking congestion and to preserve the privacy and quiet of those neighborhoods.
- Strengthen and enhance the Capitol Complex in the downtown Juneau area. Provide for orderly expansion of state government facilities in the vicinity of the State Capitol and the State Office Building.

The Plan supports and implements these policies while providing more specific and responsive information. If adopted, the Plan will be an addition to the Comp Plan. The Plan provides a 20-year vision to guide growth, protect natural resources, and enhance and maintain amenities for livability. Where *Blueprint Downtown* and the Comp Plan conflict, or where *Blueprint Downtown* is more specific, the *Blueprint Downtown Area Plan* supersedes the *Comprehensive Plan*.

Findings

Based upon the information presented, the draft *Blueprint Downtown Juneau Area Plan* conforms to the Comprehensive Plan.

COMPLIANCE WITH OTHER RELEVANT CBJ PLANS AND STUDIES

The draft *Blueprint Downtown Area Plan* reviews relevant CBJ plans, studies, and other agencies' plans and projects.

Blueprint Downtown “incorporates past planning efforts by combining them with how downtown should continue to grow, develop, and harness opportunities...”, (*Blueprint Downtown*, p. 17) and includes a complete list of other plans reviewed during the process. (*Blueprint Downtown*, Appendix B)

A diagram showing how the draft *Blueprint Downtown Area Plan* fits among other planning efforts and how the plan's components could be implemented is included. (*Blueprint Downtown*, Figure 1, p. 28)

Specific recommendations in Action Tables at the end of each chapter include a column referencing the existing plan(s) that aligns with or suggests a similar idea included in *Blueprint Downtown*.

Findings

Based on the information presented, the draft *Blueprint Downtown Area Plan* conforms to other relevant CBJ Plans and Studies.

STAFF RECOMMENDATION

Staff recommends that the Lands, Housing, and Economic Development Committee consider the draft *Blueprint Downtown Area Plan* as a addendum addition to the Comprehensive Plan. Staff recommends referral to the Assembly Committee of the Whole (COW) for further discussion and suggests the LHED Committee provide staff with follow-up questions on the Plan to be answered in time for the COW meeting.

ATTACHMENTS

Attachment A: Draft Blueprint Downtown Area Plan
Attachment B: Draft Blueprint Downtown Appendices
Attachment C: Responses to Questions from the March 12, 2024, Planning Commission
Committee of the Whole Meeting
Attachment D: Proposed Revisions
Attachment E: Additional Comments
Attachment F: Powerpoint Slides



(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

Responses to March 12, 2024, Planning Commissioner Questions

At the March 12, 2024, Planning Commission Committee of the Whole on the draft *Blueprint Downtown Area Plan*, commissioners asked questions for follow-up response. These inquiries can be categorized as questions about the planning process, the Planning Commission role, and the contents of the Blueprint Downtown Area Plan. Below are the questions and responses.

Planning Process

1. **What prompts CDD to start an area plan process?** Direction from the Assembly.
2. **What if the area plan recommendations are not the same as the Comprehensive Plan?** The Assembly has two ways to adopt an area plan into the Comprehensive Plan, by Resolution or Ordinance.
 - If the plan is adopted by Resolution, it is not adopted into the Comprehensive Plan. It is advisory for CBJ but not a requirement for private property owners. (i.e., Housing Action Plan)
 - If the plan is adopted by Ordinance into the Comprehensive Plan, it could trump the land use code. It is whichever is more specific. See CBJ 49.05.200(b)
3. **The Plan speaks to a number of current construction and sewer projects. Are you coordinating with the Steering Committee on current projects?** CDD coordinates with other CBJ departments on projects involving zoning or other planning activities. Project updates that were provided by CBJ departments are included with the AME18-07 staff report.
4. **What kind of public outreach is taking place?** Public outreach conducted prior to Steering Committee member selection and throughout the Steering Committee process is well documented in the plan.
 Public Outreach for the April 23, 2024, Planning Commission Special Hearing
 - Public Service Announcement – 20 Days Prior
 - Newspaper Ad – 10 Days Prior
 - Public Posting of Meeting Packet – 7 Days Prior
 - Newspaper Ad – 1 Day Prior
 - Staff Report that will include Agency/CBJ Department comment and Public Comment

5. **Blueprint Downtown Area Plan is a large document. What can the Planning Commission expect from the public?** In addition to the public outreach outline above, CDD has actively reached out to stakeholders requesting they provide comments to the Planning Commission. Appendix A in the Blueprint Downtown Area Plan provides a summary of public comments.

Planning Commission Role/Use of the Blueprint Downtown Area Plan

1. **There are a number of goals that seem tangentially related to the Planning Commission role. How can the Planning Commission as a body facilitate goals of the plan?** The role of the Planning Commission in review of the Comprehensive Plan comes from language in Title 49 and has been summarized in AME18-07 staff report. As an area plan is being developed, the role of the Commission is to provide recommendations and highlight important components of the plan as it moves toward adoption by the CBJ Assembly. If adopted by the Assembly and becomes a part of the Comprehensive Plan, the Planning Commission will refer to the document to make informed decisions on cases, use of land use code, and other matters that typically come before the Planning Commission.
2. **This plan is based on 35 different plans.**
 - a. **How does it work when older plans sunset?**
 - b. **What if new plans have contradicting info?**
 - c. **Is there guidance on how this plan overlays on older plans?**
 - d. **What happens to the older plans?**

In general, newer plans should consider older plans and when there are changes – the newer superseded the older. A stated goal for Blueprint Downtown was to utilize past plans as a starting point to update the goals and prioritize needs for downtown for the next 20 years – creating a new vision. Appendix B provides a complete list of all plans reviewed.

Plans are guiding documents used by a wide range of stakeholders. It is recognized that communities are always changing so there will be action items that are actively pursued and implemented and others that fall out of favor. Blueprint Downtown aims to be an updated vision with fresh ideas for the next 20 years. Older plans still exist and the relevant components have been reviewed and incorporated into the Downtown Blueprint Area Plan.

3. **Past Planning Commissioners played a role in this Plan. Can you highlight their involvement in the input/involvement?** On October 23, 2018, the Planning Commission selected 13 members for the Blueprint Downtown Steering Committee. Commissioner Dye was named as the Planning Commission Liaison and participated in that role up until the final few steering committee meetings. Planning Commission members also participated in the Blueprint Downtown visioning process event in February 2019 at Elizabeth Peratrovich Hall and received periodic updates on the plan.

4. **This plan doesn't change any Title 49 code. Would you think this plan going forward will be something the Planning Commission needs to consult/look at before changing code?** If adopted as part of the Comprehensive Plan, the Planning Commission should consider the plan for business that comes before the Commission. If adopted, CDD staff will refer to the Plan and incorporate it into staff reports, case review, code rewrite suggestions –relevant activities within the department.
5. **In Conditional Use Permits (CUP), does CDD look at plans that are in force and make recommendations accordingly?** Yes, in each conditional use permit staff report there is a section titled "Conformity With Adopted Plans" that summarizes and cites pertinent policy items in those plans for the requested permit. If adopted, the Blueprint Downtown Area Plan will be part of the standard review process.
6. **In Planning Commission discussions of development proposals, can the Planning Commission point at the plan and tell the developer the PC prefers the developer to do x because x is on the plan? Or, to recommend changes to code?** Once the *Blueprint Downtown Area Plan* is adopted as part of the Comprehensive Plan, the Planning Commission can utilize its contents to deliberate, make decisions, and/or provide conditions for development proposals that come to the Commission. These discussions might lead to potential changes needed to the land use code and the Planning Commission could through its standard tools (Title 49 Committee, recommendation to staff, Assembly).

Contents of the Blueprint Downtown Area Plan

1. **Chapter 1, p. 40 includes an action item to encourage year-round businesses so the area remains active. Was there discussion on how to go about that, what's the plan?** The 2019 community Visioning Process identified nine focus areas, including Business Vitality. Additional information can be found in Chapter 3's "Main Street" section, as well as Appendix D of the Blueprint Downtown Appendices document.
2. **The Plan mentions a downtown point person – where would that be headquartered? Non-profit?** To the best of CDD's understanding, the Steering Committee decided to allow decision-makers to determine the best path forward on this recommendation. Several examples of "Job Descriptions for a Downtown Coordinator" are included in Appendix I of the Blueprint Downtown Appendices document.
3. **The measuring/metrics the plan centers on quality of life. There is a disconnect between the measurements and most goals. How can the Planning Commission provide meaningful data to Assembly?** The plan identifies sources of data that are readily available as measuring metrics. Additionally, CBJ departments can provide project updates to the PC and the Assembly related to Blueprint Goals and Actions. The Planning Commission may include recommendations for additional data sources in their final report to the Assembly.

4. **Are there parts of the Plan that the Planning Commission should expect lots of public comment or were controversial for the Steering Committee?** The plan was created from an extensive public engagement process and includes Visions, Goals, and Actions identified in that process. Additional reports on public comments, focus groups, and the visioning process can be found in the Blueprint Appendices document.

Chapter	Comments	Page	Agency
Blueprint Downtown			
Recommendation	CDD recommends that the entire document be reviewed for spelling errors, typos, and incorrect names, as several were identified during agency review of the draft document.	1-248	Community Development
Reader's Guide to Blueprint Downtown			
Update	To date, with the support of our members and CBJ, the DBA has successfully secured and maintained Main Street America (MSA) accreditation.	12	Downtown Business Association
Chapter 3 Economic Vitality			
Recommendation	A Business Improvement District (BID) is likely not a great fit for Juneau. BIDs typically result in increased taxation of the member businesses. Businesses in downtown Juneau are already disproportionately larger contributors to both Sales Tax and Property Tax than most similar businesses in other parts of Juneau. If a BID were structured in such a way that it did not result in an increased financial burden on businesses (such as through a credit for certain portion of taxes paid) these funds were matched by contributions from CBJ, it could be attractive.	74	Juneau Economic Development Council
Recommendation	Fund and Staff a dedicated agency.	103	Juneau Economic Development Council
Chapter 4 Land Use, Neighborhoods & Housing			

Recommendation	"Avalanches and Landslides" subsection contains inaccurate information. The following changes are recommended: • Delete the third paragraph that begins with "Avalanches, or snowslides, and landslides have many similarities" (This explanation is not factually accurate) . • Delete the fifth and sixth paragraphs that begin with "The need for..." and "In recent years..." and replace with the following: The need for a detailed avalanche/landslide hazard analysis is documented in the 2013 Juneau Comprehensive Plan and in a 2018 CBJ Assembly resolution. In July 2018, CBJ received a grant from the Federal Emergency Management Agency (FEMA) to update the hazard maps. The updated maps provide a more accurate identification of hazards and will help to promote appropriate land use regulations and ensure public safety. In December 2023, the CBJ Assembly voted to repeal the 1987 hazard maps and to adopt the 2022 avalanche maps with regulations. The 2022 landslide maps were not adopted. • Delete the last paragraph in this section that begins with "In recent years..." as it is not factually accurate.	153-154	Community Development
Recommendation	"Floods" subsection: • Delete the last sentence of the first paragraph which states "In the 2020 maps some properties had minor reductions in the flood zone boundary; no properties were added" (not accurate).	155	Community Development
Chapter 5 Downtown Activities and Tourism			
Recommendation	Rather than designating Marine Park as the "heart of downtown," a point centrally located within the commerce center would be ideal (e.g., clock, SHI).	175	Downtown Business Association
Recommendation	Add "continue to Fund the Downtown Ambassador program" as a support mechanism for "Downtown Clean and Safe."	182	Juneau Economic Development Council
Recommendation	Promote and Fund Winter Tourism Development. Juneau's economy has become more seasonal over time. We need more year-round jobs in the winter (and more year-round housing, or more seasonal housing).	183-185	Juneau Economic Development Council

Recommendation	Fund the promotion of activities downtown during the period of October through April, when fewer cruise ships are in Juneau.	183	Juneau Economic Development Council
Recommendation	Support a downtown circulator. The current "free Capital Transit" option is very limited and seemingly unknown to most visitors (and locals). While promoting this would be helpful, it would serve Juneau better to have a more robust service in clearly marked vehicles that distributed visitors to Juneau's downtown throughout the downtown area, including the Aak'w Kwan Village area and Federal Building.	185	Juneau Economic Development Council
Recommendation	JDEC recommends that funds be allocated to a non-CBJ employee/entity, such as DBA (or the DBA/JEDC partnership). For downtown Juneau to be responsive to needs and opportunities as they arise, we believe that this is a better fit for a non-profit organization rather than a city employee or function. A CDD or other City Department liaison would be welcome.	187	Juneau Economic Development Council
Recommendation	Fund data collection about downtown Juneau. We will benefit from identifying indicators specifically tied to downtown to measure how successful we are in transforming it into a place where locals visit, families feel comfortable, workers live, Legislators and their staff enjoy, and visitors find attractive.	187	Juneau Economic Development Council
Recommendation	In pursuit of achieving Blueprint Downtown's desired outcomes, it is vital to secure approval for using marine passenger fees to fund the DBA's long-standing Downtown Ambassador program to sustain and perpetuate downtown vibrancy and sustainability.	187	Downtown Business Association
Recommendation	We cannot support creating a new Local Improvement District (LID) or Business Improvement District (BID) if it places an additional financial burden on downtown businesses already paying a relatively high amount of sales and property tax to CBJ.	187	Downtown Business Association
Recommendation	Keep City Hall downtown. It is crucial to the civic character of our community to keep the government located downtown. And within downtown, it should strive to be as near to the downtown core as reasonable, as the presence of city workers downtown on a daily basis provides an important base clientele to downtown businesses.	191	Juneau Economic Development Council
Recommendation	DBA advocates for City Hall to remain in the downtown corridor.	191	Downtown Business Association

Chapter 6 Parks, Open Space & Recreation			
Update	Chicken Yard Park has been renovated.	198	Parks and Recreation
Update	Capital School Park has been renovated and is undergoing a name change.	199	Parks and Recreation
Update	Marine Park is currently at 65% design, with construction planned for 2025.	200	Parks and Recreation
Update	Gunakadeit Park has been sold, transitioning it into private property.	200	Parks and Recreation
Chapter 7 Transportation, Streetscape & Parking			
Recommendation	"Gastineau Avenue By-Pass" subsection: • CDD does not recommend this option due to landslide and avalanche areas along the route.	227-228	Community Development
Recommendation	"Safe Routes to Schools" needs to be updated to reflect the realignment of the JSD (i.e. Marie Drake won't be a school next year and JDHS will be more crowded).	225	Engineering and Public Works
Update	Efforts are concentrated on implementing a new parking management system across our two parking garages and three hourly lots, alongside the management of on-street parking. Patrons utilizing the hourly lots can now conveniently pay via app or meter, accepting debit/credit cards and coins. Parking garage system upgrades aim to mitigate overselling parking permits optimizing capacity management.	231-233	Parks and Recreation
Update	"Electric Vehicle Charging subsection: • There are now EV charging at the Rock Dump, in the City Lot at the Basin Road/8th Street intersection, and at Harris Harbor, funded through a CIP for "Areawide EV Charging Stations." • Intend to apply for a federal Charging and Fueling Infrastructure grant that will include developing an area-wide charging plan (we were not awarded this grant last year).	234-236	Engineering and Public Works
Update	Transit subsection: • The Downtown Transit Center has been leased and should open this summer.	236	Engineering and Public Works
Update	Park and Ride (P&R) subsection: • Valley Transit Center is now in operation with a parking lot for "Park and Ride" (although the parking lot is seldom used).	238	Engineering and Public Works

Update	Transit Circulator subsection: • CBJ paid for a Juneau Circulator Study Plan that was discussed at a Special Assembly COW on Feb 12. The Assembly chose not to implement a downtown circulator, but did support a "Tripper" service. Transit will increase summer service to the Valley (using Marine Passenger Fees) as part of a "Tripper" service that seeks to alleviate the crowding caused by cruise ship passengers trying to get to the Glacier. We're also taking actions to better advertise the free downtown loop.	239	Engineering and Public Works
Update	Electric Transit Buses subsection: • We currently have one Proterra electric bus. Despite Transit's best efforts, it hasn't run in over a year (and Proterra is in Chapter 11). Transit has ordered 7 new electric Gillig buses that we expect to receive in Fall 2024.	240	Engineering and Public Works
Recommendation	Evaluate options for a by-pass: • CDD does not recommend this option due to landslide and avalanche areas along the route.	247	Community Development
Recommendation	Implement an EV charging permit program and provide EV charging facilities at CBJ facilities. Encourage or require EV charging facilities in commercial and multi-family developments: • Should be listed as "long term" rather than "near." At this point, the systems required to charge for the electricity would cost CBJ more than the revenue that we would gain.	248	Engineering and Public Works



(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/community-development
 155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

ORGANIZATION: Sealaska Heritage Institute

STAFF PERSON/TITLE: Chuck Smythe, Senior Ethnologist

DATE: May 29, 2024

APPLICANT:

TYPE OF APPLICATION: AME 18-07 Blueprint Downtown Area Plan

PROJECT DESCRIPTION:

The draft Blueprint Downtown Area Plan was forwarded to the Assembly by the Planning Commission on Tuesday, April 23, with a recommendation to adopt by ordinance, with amendments. If adopted, this plan will be used by decision-making bodies to make informed decisions about development projects and priorities.

LEGAL DESCRIPTION:

PARCEL NUMBER(S):

PHYSICAL ADDRESS:

SPECIFIC QUESTIONS FROM PLANNER:

The Assembly Lands, Housing, and Economic Development (LHED) committee will provide a recommendation to the full Assembly on the adoption of the Blueprint Downtown area plan. As a stakeholder, your input on the plan's goals and action items will aid the PC in making an informed decision.

Sealaska Heritage Institute is integral to the plan's Visions for a vibrant downtown. Please provide comments or updates you would like to share on your current priorities and/or projects related to action items outlined in the Blueprint.

AGENCY COMMENTS:

p. 29 title: suggest reversing the order of the section title "Juneau's History and Natural Context" as the section starts with the environment. It could read, "Juneau's Natural and Historic Context"

P. 31 Historic Context: Suggested revisions:

Sentence 1: replace this sentence with the following:

Southeast Alaska has been inhabited by Indigenous populations for more than 10,000 years. Tlingit culture emerged about 6,000-6,500 years ago. The Tlingit have owned and occupied this region since that time.

Sentence 3, starting with the words Dzantik'i H eni to the end: Revise the final clause so it reads, "...a seasonal village with two smoke houses was located there in 1880 when Áak'w Tlingits led prospectors to gold deposits in Silver Bow basin, starting the gold stampede the following year.'

Sentence 4: revise end of sentence with this text: '... to encourage residents to relocate and seek employment in the mines.'

Sentence 5, end: replace '...on the tidelands adjacent to Dzantik'i H eni' with: 'along the shore above the tidelands between the creek and the bluff overlooking the growing town of Juneau.'

Bottom of page (31), replace the sentence starting: 'As the adjacent land grew in value... with this:

"First with the construction of a plank road that eventually became Willoughby Avenue, and later as the tidelands

AGENCY COMMENTS (CONTINUED):

were filled in with tailings from the gold mines, the Áak'w village was cut off from the open water. During this time the tidelands remained under the control of the federal government for the use and benefit of the Áak'w people. In the 1960s, when the City of Juneau sought to "redevelop" the area, the tidelands were opened to development by an Act of Congress and the village was subdivided, allowing for the expropriation of land owned by Áak'w people. The removal of Áak'w people from the village continued in subsequent years as "urban development" projects brought further changes to the village area."

Additional comments:

There are a number of goals/actions calling for plans to revitalize downtown. SHI recommends there needs to be a study of the vacant buildings/storefronts to determine why they have remained vacant for a long time (more than a year) and to present actions that could be taken to re-open them to re-vitalize the business district, such an ordinance penalizing no vacancy:

Galligaskins building

Triangle Bldg

Gross Alaska theater/apartments

Comments on ACTIONS:

P. 45: SHI supports efforts to expand and promote the Juneau arts community including a new vision for the JACC and replacement of the existing building

P. 45: SHI recommends that the designation of the the Áak'w Kwáan Village District as an 'arts and cultural campus" is not well thought out, and is ahistorical. There is another campus of arts and culture in the downtown and Heritage Square was designated to celebrate the multi-ethnicity of Juneau's cultural groups.

P. 49: SHI supports the the idea to "Soften the visual character of Gold Creek" but we are left with the question, what does this actually mean? There should be some examples given here. SHI supports the idea of creating another configuration of the mouth of the creek that would promote public access, but recognizes the need for some sort of flood control.

P. 49: Redevelop Marine Park: this is already underway?

P. 50: SHI supports the action plan to "Preserve and Provide public access to the shoreline," but the question is how to do this?

P. 54: Relocate City Hall and develop the area as a connector to Marine Park: we are not sure what is meant here (connector?).



{907} 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Historic Resources Advisory Committee

STAFF PERSON/TITLE: Shannon Crossley, Acting Chair

DATE: May 17, 2024

APPLICANT:

TYPE OF APPLICATION: AME 18-07 Blueprint Downtown Area Plan

PROJECT DESCRIPTION:

The draft Blueprint Downtown Area Plan was forwarded to the Assembly by the Planning Commission on Tuesday, April 23, with a recommendation to adopt by ordinance, with amendments. If adopted, this plan will be used by decision-making bodies to make informed decisions about development projects and priorities.

LEGAL DESCRIPTION:

PARCEL NUMBER(S):

PHYSICAL ADDRESS:

SPECIFIC QUESTIONS FROM PLANNER:

The Assembly Lands, Housing, and Economic Development (LHED) committee will provide a recommendation to the full Assembly on the adoption of the Blueprint Downtown area plan. As an advisory committee, your input on priorities, project updates, and other feedback will aide the LHED committee in making an informed decision.

Sections most relevant to HRAC are the "Historic Resource Preservation" section of Chapter 3, starting at p. 93, and the "Downtown" subdistrict section in Chapter 4, p. 121. Note the Action Charts at the end of each chapter outline anticipated implementing partners for the plan Goals and Actions. Please provide updates on HRAC's current priorities and/or projects that are relevant to action items outlined in the Blueprint plan.

AGENCY COMMENTS:

The following comments were discussed at a 5/22/24 regular meeting of HRAC:

- p. 11 - Under Vision, add "collection of historic resources" in bold paragraph about Downtown Juneau.
- p. 12 - Under 4th priority for Action, add "preservation of historic buildings."
- p. 28 - Under Functional Plans, add Historic and Cultural Preservation Plan, adopted by Ordinance in 2020
- p. 31 - In Historic Context, paragraph 2, add "The oldest remaining houses occur on what was known as Courthouse Hill and in time, Telephone Hill."
- p. 31 - First sentence suggestion, "Southeast Alaska has been inhabited by Indigenous populations for more than 10,000 years. Tlingit culture emerged about 6,000-6,500 years ago. The Tlingit have owned and occupied this region since that time."
- p. 31 - Remove "still" from "two smoke houses were still there in 1880, add "when Aak'w Tlingits led prospectors to gold deposits in Silver Bow basin." (Wording sounds like gold was discovered by prospectors alone.)
- p. 44 - Under anticipated partners, add HRAC
- p. 44 - Under actions, bullet 5, add "Promote and provide incentives to rehabilitate and preserve historic houses and buildings to provide additional housing."

AGENCY COMMENTS (CONTINUED):

p. 47 - We support the Main Street program, it's important as a means of preserving historic downtowns. Currently our downtown core is in danger due to significant number of vacant properties.

p. 85 - Another bullet under tasks "Promote downtown core as a vital economic generator throughout history and maintaining the historic character as a heritage tourism attraction."

p. 167 - In "related plans," add Historic and Cultural Preservation Plan, adopted in 2020



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Greater Juneau Chamber of Commerce

STAFF PERSON/TITLE: Maggie McMillan, Executive Director

DATE: May 17, 2024

APPLICANT:

TYPE OF APPLICATION: AME 18-07 Blueprint Downtown Area Plan

PROJECT DESCRIPTION:

The draft Blueprint Downtown Area Plan was forwarded to the Assembly by the Planning Commission on Tuesday, April 23, with a recommendation to adopt by ordinance, with amendments. If adopted, this plan will be used by decision-making bodies to make informed decisions about development projects and priorities.

LEGAL DESCRIPTION:

PARCEL NUMBER(S):

PHYSICAL ADDRESS:

SPECIFIC QUESTIONS FROM PLANNER:

The Assembly Lands, Housing, and Economic Development (LHED) committee will provide a recommendation to the full Assembly on the adoption of the Blueprint Downtown area plan. As an advisory committee, your input on priorities, project updates, and other feedback will aid the LHED committee in making an informed decision.

The Greater Juneau Chamber of Commerce is integral to the plan's Visions for a strong and stable economy, as outlined in Chapter 1. Because the plan is so large, we are asking you to focus your comments on Chapter 3 Economic Vitality and Chapter 5 Tourism. Note the Action Charts at the end of each chapter outline anticipated implementing partners for the plan Goals and Actions. Please provide updates on the Chamber's current policies and projects that are relevant to action items outlined in the Blueprint plan.

AGENCY COMMENTS:

The chamber is a member advocacy organization that focuses on any issue that has a direct impact on the economic health of Juneau's overall economy. We work directly with the CBJ officials, participate in regularly scheduled meetings and facilitate solutions to issues that support the business community.

Specific to the comments and action items in chapter 3 of the plan, the Juneau Chamber has housing as one of our top priorities, and to that end formed a Housing and Development Committee two years ago to bring developers and construction companies together to identify barriers to development. This group established regular meetings with CBJ officials (CDD, Engineering, City Manager) to discuss issues which led to recommending that there be a series of changes to Title 49 (and related regulation) that were viewed as unnecessary, outdated or overly restrictive to encourage development. (Interestingly JCC is not listed as one of the partners on this key initiative). Whether the needed modifications come from line-item changes, or a wholesale rewrite of Title 49, the chamber strongly believes that there needs to be more flexibility in zoning and building code regulations to meet the unique nature of the downtown area. One-size-fits-all doesn't work with such unique challenges to create mixed use housing, address parking issues and encourage the rehabilitation of underutilized buildings in downtown Juneau.

AGENCY COMMENTS (CONTINUED):

Inherent in this same subject is ensuring that the approval process for development projects is consistent and timely. The limitations of developing any project with the seasonality of our climate demands a predictable process responsive to the needs of the construction industry. Tax incentives, tax abatement, qualifying low interest rate loans can all play a key role in incentivizing development, but it is still private money at risk to develop and operate any project profitably.

Public safety is also a top priority for the chamber, which has focused primarily on addressing the homeless population and it’s impact on retail businesses – both in downtown Juneau and throughout the community. The chamber has had a second crossing as a priority for decades, recognizing that any meaningful economic development of North Douglas will require a second crossing.

The chamber was directly responsible for bringing the North Crossing back to life, working directly with the CBJ mayor and CIP budget, as well as Alaska Department of Transportation and Public Facilities.

Tourism

The chamber is directly involved in the many facets of both cruise and destination visitors to Juneau. Specific to the chamber’s role as and advocate for a healthy business climate we created an organization called “Protect Juneau’s Future,” which brought together the various businesses and organizations who rely directly on the visitor industry to in turn educate the entire community on how reliant we all are on the dollars brought in from this industry. Protect Juneau’s Future is now a separate organization with the same mission.

From: [Alexandra Pierce](#)
To: [Minta Montalbo](#); [Forrest Courtney](#)
Cc: [Scott Ciambor](#)
Subject: Comments for LHED Committee
Date: Wednesday, May 29, 2024 9:45:46 AM

Hello Minta,

Please forward my below comments to the LHED committee:

Thank you for the opportunity to comment on the Blueprint Downtown Area Plan. I was involved in Blueprint during my time in CDD. Over three years (and through the pandemic) the Blueprint Steering Committee put in many hours of hard work evaluating downtown Juneau from every possible angle and the result is ambitious and comprehensive. It is unfortunate that due to staffing issues, the plan was not brought before the Planning Commission and Assembly for adoption when it was completed. I enjoyed re-reading the tourism-related sections and reflecting on what was happening in the community when those sections were drafted. I do not believe that we should revisit this plan and update the document to reflect what has transpired since it was completed. The plan is far too valuable to languish any longer and I urge the LHED Committee to move the plan to the Assembly for adoption.

For sake of context, I want to clarify one persistent component on the tourism front. The Planning Commission received public feedback about Blueprint's recommendation of a fifth cruise ship dock. At the time the plan was completed, the Visitor Industry Task Force had just wrapped up its work and submitted its final report. The steering committee elected to defer to the VITF as a concurrent process that looked more deeply into tourism management strategies. As you may recall, the VITF supported a dock if certain criteria are met. I believe the steering committee made the right decision in deferring to the more comprehensive process. This plan was never intended to be a vehicle for conducting public process on a fifth cruise ship dock. The VITF, and future public process around the tidelands lease are the appropriate forums for that discussion.

I am proud of CDD staff and the steering committee's hard work and again, I urge you to move this plan forward so we can hit the ground running on implementation and create a more vibrant and successful downtown.

Thanks,
Alix

Alexandra Pierce | Visitor Industry Director

City & Borough of Juneau
155 Heritage Way, Juneau, AK 99801
Phone: 907.586.5240 ext. 4172

Blueprint Downtown Memo

- Draft Plan & Appendices
- Assembly and Planning Commission Role
- Steering committee, visioning, and community engagement and input;
- Planning Commission Review and Notice of Recommendation;
- Proposed Revisions
- Compliance with Comprehensive Plan & Other Plans
- Staff Recommendation

Blueprint Downtown Area Plan

Draft Blueprint Downtown Area Plan

BLUEPRINT DOWNTOWN
DOWNTOWN JUNEAU'S AREA PLAN



The mission of Blueprint Downtown is to create a long-term area plan for the Downtown Juneau area that reflects current public desires and incorporates past work from relevant existing plans.

You may find a copy of the current Draft Blueprint Downtown Area Plan at any CBJ Public Library, the Community Development Department, the City Clerk's Office, as well as the link above.

SEND YOUR COMMENTS ON THE PLAN TO: blueprintdowntown@juneau.org

Steering Committee Members & Minutes

Visioning Process Report

How You Can Participate

Frequently Asked Questions (FAQ)

Steering Committee

At its public hearing on October 23, 2018, the CBJ Planning Commission approved 13 people for the Blueprint Downtown Steering Committee. The Blueprint team would like to thank all those that applied to be on the Steering Committee – it was a difficult task to select those chosen out of the many excellent applications. Committee Members are:

Betsy Brenneman, Kirby Day, Daniel Glidmann, Michael Heumann, Laura Martinson, Iris Matthews, Karena Perry, Jill Ramiel, Patty Ware, Ricardo Worl, Tahlia Gerger, Student Representative, Nathaniel Dye, Planning Commission Liaison, Former Member Wayne Jensen, Former Member Meilani Schijvens, Former Student Representative Lily Otsea, Former Chair Christine Woll

Planning Commission

- COW and Special Meeting to review Plan
- Responses to Planning Commissioner Questions in packet
- **PC Recommendation:** Adopt the Plan by ordinance as an addendum to the Comprehensive Plan with revisions noted in staff report. The Commission added a recommendation to encourage a stronger focus on housing with preference language for projects involving housing downtown.



BLUEPRINT DOWNTOWN

DOWNTOWN JUNEAU'S AREA PLAN



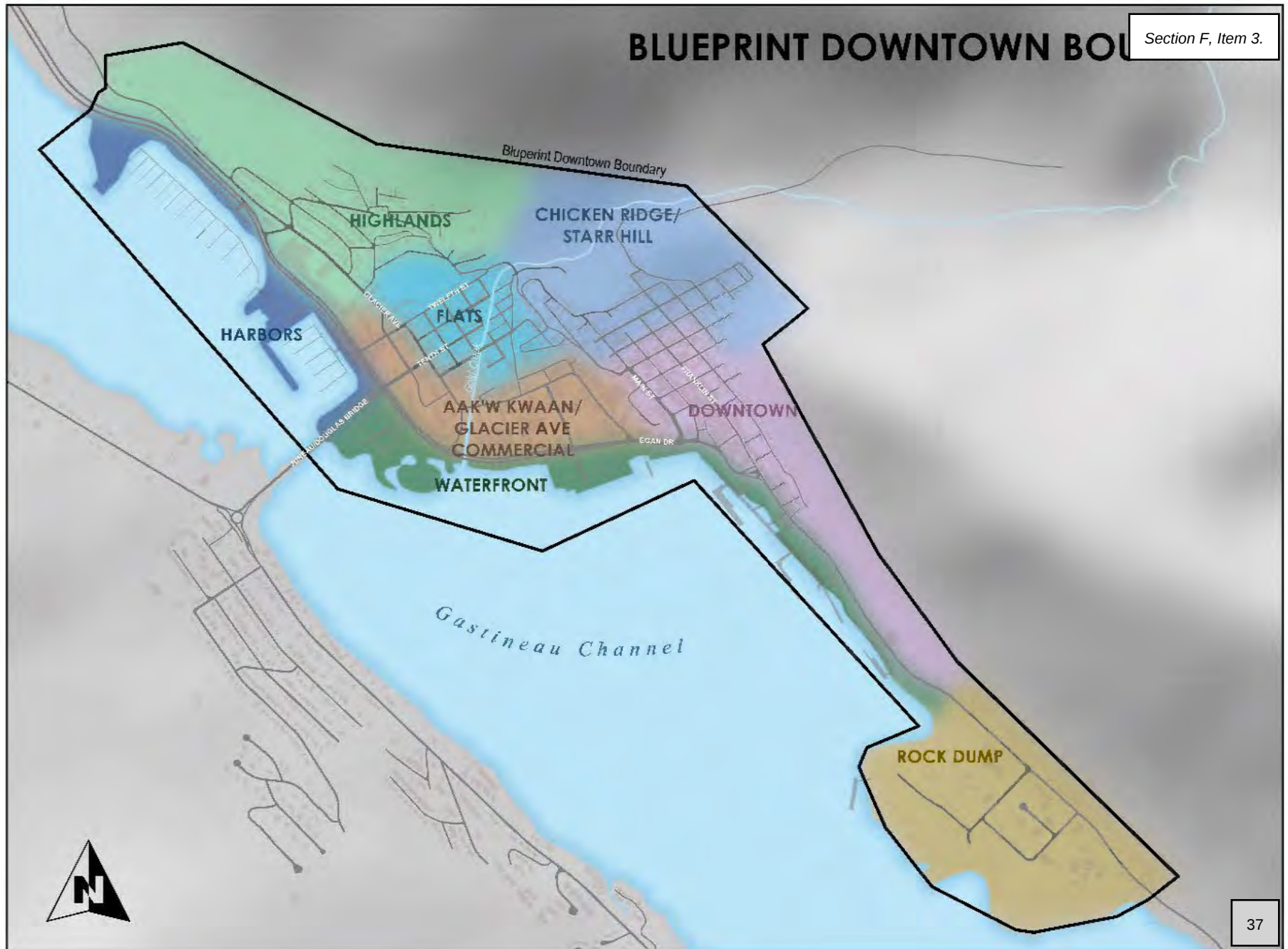
Blueprint Downtown aims to create a **long-term area plan** for the Downtown Juneau Area that reflects current public desires and incorporates past work from relevant existing plans.

A major goal is to provide **strategic direction for development and growth**, while embracing livability and a sense of place, as well as maintaining quality of life for residents.



BLUEPRINT DOWNTOWN BOULDER

Section F, Item 3.



Community Outreach & Engagement

Section F, Item 3.

41 Steering Committee Meetings & Visioning Process

- Nine focus areas
- 300+ public participants at three public meetings
- 900 Unique interactions:
 - Street interviews
 - Gallery Walk/Street Pop-Ups
 - Theme-based walking tours
- 2019 Most Innovative Award – AK Chapter of the American Planning Association



35 plans & studies reviewed and incorporated into Blueprint

- 1997 Capital City Vision Project
- 2004 Long Range Waterfront Development Plan
- 2009 Juneau Non-motorized Transportation Plan
- 2010 Downtown Parking Management Plan
- 2012 Willoughby District Area Plan
- 2013 Comprehensive Plan
- 2015 Economic Development Plan
- 2016 Main Street Technical Report
- 2018 Juneau Energy Strategy
- 2020 Historic and Cultural Preservation Plan

Goals & Iconography



MORE HOUSING OF ALL TYPES

Downtown is a great place to live with diverse housing options, services, and amenities that will stimulate commerce and community and create an 18/365 downtown.



DIVERSE, WELL-MANAGED TOURISM

Tourism is managed in a way that addresses concerns of downtown residents and industry. Focused efforts to bring independent and business travelers to Juneau will diversify the sector and expand the season.



A DOWNTOWN FOR EVERYONE

Juneau's diversity is celebrated by offering services, a range of mobility options, activities, goods, and amenities that appeal to all ages, backgrounds, and incomes.



STRONG AND STABLE ECONOMY

Year-round economic vitality is stimulated by more residents, diverse businesses downtown, increased activity and programming, improved access, greater safety, and enhanced aesthetics. Private and public sector investment is coordinated and leveraged to catalyze desired development.



SAFE AND WELCOMING

The safety of downtown is improved by incentivizing housing of all types, including vulnerable populations, reducing crime through environmental design, programming that draws people downtown.



A DESTINATION WITH A SENSE OF PLACE

Downtown is a vibrant, appealing place that generates excitement and interest with seating, lighting, activities, clear and logical connections, where amenities destinations, housing, retail, offices, parks and natural resources are linked. Walking and bicycling are prioritized.

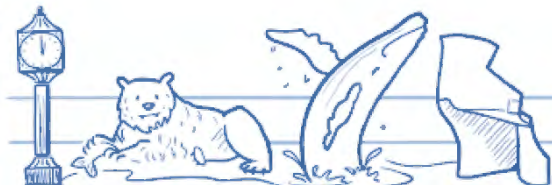


Top Five Priorities for Action

Section F, Item 3.



- Housing
- Tourism Management
- Year-round vitality
- Downtown point person
- Complete the Seawalk and Harborwalk.



Blueprint for Action

Section F, Item 3.

GOALS	ACTIONS	ANTICIPATED IMPLEMENTING PARTNER(S)	WHEN (ON-GOING, NEAR, MID, LONG)	CHAPTER(S)	RELEVANT PLAN(S)
	Expand investment downtown: • Develop stronger partnerships between government, non-profit and for profit developers; • Examine road blocks to public/private partnerships and joint developments of housing, mixed use, parking structures, and/or land leases and take steps to eliminate them; • Develop opportunities to use outside funding to support downtown investment.	Housing Office, CDD, EPW, JEDC, DBA, JCC	On-going	3 & 4	HAP, JCP
	Create a "Downtown Clean and Safe" program that focuses on the following services: • Regular sidewalk cleaning; • Additional trash pickup; • Graffiti removal; • Block watches; • Coordinate and communicate with local police officers and safety ambassadors ; • CPTED practices.	JPD, JEDC, DBA, JCC	Near	3 & 5	



Measuring Success

Section F, Item 3.

- Number of housing units added, by type, per year
- Number of independent visitors per year (hotel bed tax and convention/conference attendance rates)
- Tourism Best Management Practices Community Hotline Annual Data and Trends
- Applications per year for the 12-year housing tax abatement program, number of new units created, and tax dollars abated
- Parking Use & Community Tourism surveys
- Crime rates





CBJ Sealed Bid Land Sale No. 202

Sale of Foreclosed Property

520 Sixth Street Juneau

Section G, Item 4.

**Area Maps
And photos
Pgs. 2-5**

**General
Conditions
Pg. 6**

**Qualifications to
Participate
Pg. 7**

**Sealed Competitive
Bid information
Pg. 8**

**Information on
Sealed Bid Lot
Pgs. 9**

**Sealed Bid
Envelope Example
Pg. 10**

**Disclaimer
Pg. 11**

**City Contact
Information
Pg. 12**

The City and Borough of Juneau, in connection with the foreclosure process for property tax year 2019 is selling the property located at 520 Sixth Street in Downtown Juneau by Sealed Competitive Bid. The property was conveyed to the City and Borough of Juneau by Clerk's Deed and the legal description is: Juneau Townsite Block 109 Lots 3,5 & 6FR; with a Parcel Code Number of 1C040A090030 and a physical address of 520 Sixth Street, Juneau, Alaska.

AS 29.45.460 provides that tax-foreclosed property conveyed to a municipality and not required for a public purpose may be sold. This property is not required by the City and Borough for a public purpose. According to the City and Borough's real property tax assessment rolls, **Priscilla Corpuz** is the last record owner of the property, and has buyback rights until the day prior to the opening of the Sealed Bids, **July, 09, 2024**.



City and Borough Assembly

Mayor Beth Weldon,
Michelle Bonnet Hale, Wade Bryson, Alicia Hughes-Skandijs, Greg
Smith, Christine Woll, 'Wáahlaal Gídaag,
Paul R. Kelly, and Ella Adkison

















GENERAL CONDITIONS

Section G, Item 4.

TITLE, RESTRICTIONS & RESERVATIONS



IMPROVEMENTS



WATER, ELECTRIC, SEWER, CABLE & TELEPHONE

- The City and Borough of Juneau has determined that a public purpose does not exist for the property. The Manager has been authorized by Ordinance 2023-36(b) to dispose of the property, located at **520 Sixth Street Juneau (Juneau Townsite, Block 109 Lots 3, 5, & 6FR)**, by sealed competitive bid in accordance with CBJ 53.09.250.
- The City and Borough Assembly adopted Ordinance 2023-36(b); an Ordinance Authorizing the Sale of Foreclosed Property Located at 520 Sixth Street by Sealed Competitive Bid Auction on February 5, 2024.
- This property is being sold “as is” and the City does not make any guarantees on the land, structures or anything else.
- The Sellers (CBJ) have located two known liens on the property which will be paid utilizing the proceeds from this sale. Any unknown outstanding liens will be the responsibility of the purchaser. The Seller is selling the Property in “As-Is” condition, with all faults. The Buyer acknowledges and accepts that Buyer is purchasing the Property in its current condition and without any representations, guarantees, or warranties from Seller, either expressed or implied, as to suitability or condition.
- Full payment for this property is due at closing. The City does not offer financing on foreclosure properties.
- Purchaser(s) acknowledge(s) that the property is being sold as-is and in its current condition and without any guarantees or warranties. Under AS 34.70.110, completion of this disclosure statement may be waived when transferring an interest in residential real property if the Seller and Buyer agree in writing.
- AS 34.70.040(b) provides that if an item that must be completed in the disclosure statement is unknown or is unavailable to the Seller, and if the Seller or Seller’s agent has made a reasonable effort to ascertain the information, the Seller may make an approximation based on the best information available to the Seller. Purchaser(s) acknowledge(s) that the CBJ has limited information about the Foreclosed Property and will not provide further disclosures.



This property has water, electric, sewer, cable, and telephone utilities but the condition of each is unknown. Water and sewer have been turned off for months.



Purchasers of CBJ property in this sale will be responsible for paying any closing costs and recording fees.

COMPETITIVE BIDDING INFORMATION



- Both individuals and businesses may bid on the CBJ parcel offered in this foreclosure land sale. Individuals must be at least 18 years of age by the date of the bid opening, **July, 09, 2024**. There is no Alaskan residency requirement for non-business bidders.
- A business or a business entity wanting to participate in this land sale must be licensed to do business in the State of Alaska.
- Bids will not be accepted from bidders who have defaulted on a prior lottery, auction, over-the-counter or other purchases of CBJ property within the past five (5) years.
- Participants in all previous land sales may participate in this land sale.
- Any CBJ employee who performed work for the CBJ on this foreclosure may not participate as a bidder in this land sale in accordance with CBJ 01.45.040. This prohibition extends to the employee's spouse, dependents, and any regular member of the employee's household. CBJ employees who are interested in participating in the land sale and are uncertain whether they might have a conflict of interest are advised to consult with the CBJ Attorney prior to submitting a bid.

SUBMITTING A BID

1. All bids must be submitted on the CBJ "Bid Form" provided for this sale. The form must be filled out in its entirety. Photocopies of the form are acceptable.
2. More than one name may appear on a bid, but all of those named on the bid must meet the bidder qualifications. All names appearing on the bid must be the same as those names that will, ultimately, appear on the deed issued by the CBJ. No names may be added to or deleted from the deed. For example, if a bidder wants a spouse's name to be included on the deed, the bidder must ensure that the spouse's name is on the bid form.
3. Each bid must be accompanied by an earnest money payment in the amount of \$500. The earnest money shall be returned to unsuccessful bidders.
4. Payment must be in the form of a personal check payable to the City and Borough of Juneau. Do not mail cash.
5. Bids must be submitted in a sealed envelope with the name and address of the bidder written on the outside of the envelope. The bidder must print and affix the bid label provided to the outside of the envelope. **Please see envelope examples on page 10.**
6. Bids will be accepted only at the CBJ Cash Office. Bids may be mailed or hand-delivered. Mailed bids must be date and time stamped in the CBJ Cash Office prior to **4pm on July, 09, 2024** and must be mailed to CBJ Cash Office, 155 Heritage Way, Juneau, Alaska 99801. To hand-deliver a bid, go to the CBJ Cash Office located at 155 Heritage Way. Note: the CBJ Cash Office is located in City Hall, first floor.

PLEASE NOTE



In all cases the bids must be date and time stamped in the CBJ Cash Office no later than **4:00 p.m. Alaska Time, Tuesday July, 09, 2024**. *Bids received after this time will not be considered.*



AWARDING THE BID



The qualified bidder having the highest bid amount will be named the apparent high bidder. Acceptable bids must be for at least the minimum bid price listed for the parcel in this sales brochure (**\$100,000**). If there are two or more identical high bids, the apparent high bidder will be determined by lottery.



Only the highest bid amount will be made public. All other bids, as well as the number of bids received for this parcel, will remain confidential until after closing. Earnest money shall be returned to unsuccessful bidders.



Apparent high bidders will be sent an “Award Notification” letter by certified mail. The letter shall provide the successful bidders until **Tuesday, July 30, 2024, 4:00 p.m., Alaska Time**, to submit the following:

1. Completed Declaration of Intent and Agreement to Purchase form;
2. A non-refundable \$200 document handling fee in the form of a personal check;
3. A down payment equal to at least ten percent of the bid amount. The \$500 earnest money submitted with the bid shall be applied toward the down payment;
4. If a business or business entity: proof of current license in the State of Alaska, and signatory authority of the person submitting the bid; and
5. Any other documents or items required in the Award Notification letter.
6. Remaining balance is due at closing



If an apparent high bidder fails to comply with the requirements in the award notification letter, or complies after the **July, 30, 2024 deadline**, the bidder shall forfeit the \$500 earnest money and all rights to the parcel, and the second highest bidder will then be awarded the opportunity to purchase the parcel for the amount stated in their bid. The same bid award procedure and requirements will apply.

PLEASE NOTE

Apparent high bidders must respond to the CBJ by **4:00 p.m., Alaska Time, March 20, 2018** with their down payments, in all cases the bids must be date and time stamped in the CBJ Cash Office no later than **4:00 p.m. Alaska Time, Tuesday July 09, 2024**. Bids received after this time will not be considered.



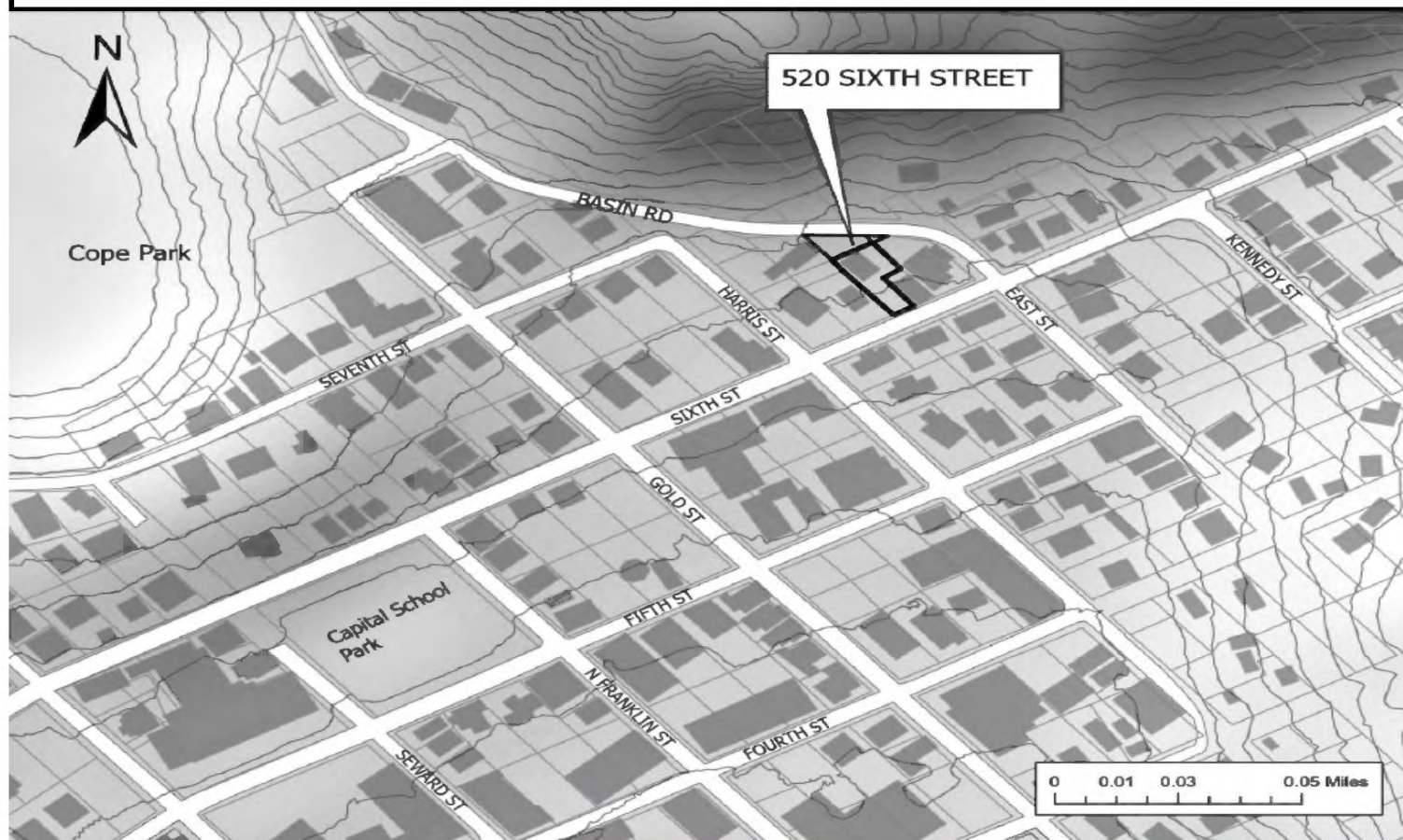
520 Sixth Street Juneau Foreclosure Sale

Section G, Item 4.

Legal Description: Juneau Townsite, Block 109 Lots 3,5,& 6

Living space: 780 Square feet

Acreage: 5,353 square feet



Minimum Bid:
\$100,000

Notes: This property is located at 520 Sixth Street and backs up to Basin Road to the north of the property. This house is two stories and was built in 1936. It is 780 square feet and the lot is 5,352 square feet.

The Parcel Code number is 1C040A090030



ENVELOPE EXAMPLES

Section G, Item 4.

Hand-Delivering the Bid

Your Name

Your Address

IMPORTANT NOTICE TO BIDDER/PROPOSER

To submit your bid/registration:

1. Print your name and address on the upper left corner of your envelope.
2. Place this label on the lower left corner of your sealed envelope.

S
E
A
L
E
D

BID/PROPOSAL NUMBER:

Bid / Lottery No. 24-001

SUBJECT:

Lands Office Mail
Land Sale 24-
Foreclosure Sale
520 Sixth Street

DEADLINE DATE:

July 09, 2024

PRIOR TO 4:00PM ALASKA TIME

B
I
D

P
R
O
P
O
S
A
L

CBJ Cash Office

105 Municipal Way, Room 300

Juneau, AK 99801

Mailing the Bid

Mailed bids must be date and time stamped in the CBJ Cash Office by 4 P.M. Alaska Time on July, 09, 2024.

A postmark by that date is insufficient.

Your Name

Your Address

IMPORTANT NOTICE TO BIDDER/PROPOSER

To submit your bid/registration:

1. Print your name and address on the upper left corner of your envelope.
2. Place this label on the lower left corner of your sealed envelope.

S
E
A
L
E
D

BID/PROPOSAL NUMBER:

Bid / Lottery No. 24-001

SUBJECT:

Lands Office Mail
Land Sale 24-
Foreclosure Sale
520 Sixth Street

DEADLINE DATE:

July 09, 2024

PRIOR TO 4:00PM ALASKA TIME

B
I
D

P
R
O
P
O
S
A
L



CBJ Cash Office

155 Heritage Way

Juneau, AK 99801



DISCLAIMER



This brochure is intended for informational purposes only and does not constitute an offer to sell. It is not intended to provide legal advice on title or any other matter related to this land sale. Bidders are encouraged to consult with an attorney and/or other professionals for any required advice. It is possible that after publication of the brochure, modifications may be necessary. It is the bidder's responsibility to keep informed of any changes or corrections. Amendments to this brochure will be posted on the Lands and Resources website under "Land Sales" and are available by writing to the City and Borough of Juneau, Attn: Lands and Resources Office, 155 Heritage Way, Juneau, Alaska 99801, or by calling (907) 586-5252.



This property being offered by the CBJ will be sold "as is" with no guarantees expressed or implied. Parcels may include areas with steep slopes which may limit development options. All participants in this land sale are strongly urged to read this brochure, examine the survey plat and preliminary title document, and inspect the land thoroughly before submitting a bid. No entry to the house will be provided.



The CBJ reserves the right to adjourn, postpone, or vacate this sale, in whole or in part, at any time prior to or during the offering, when such action is deemed necessary to protect the interests of the CBJ. Parcels may be withdrawn at any time prior to or during the land sale process. **The previous owner retains buyback rights until the day prior to the opening of the Sealed Bids.**



Maps shown in this brochure are intended to provide a graphic illustration of the lot to be sold and should be used only for general orientation purposes. They are not survey plats.

The CBJ reserves the right to waive technical defects in this brochure.



HOW TO FIND US

Section G, Item 4.

Want to submit your bid by mail?

Mail Sealed Bids to:

CBJ Cash Office
155 Heritage Way
Juneau, AK 99801

Sealed Competitive Bids including those delivered by courier services, must be date and time stamped by **the CBJ Cash Office by 4:00 p.m. Alaska Time, Tuesday, July, 09, 2024.**

A postmark by the indicated date is insufficient. Late lottery registration and bids will not be accepted. Mail delivery times to Alaska may take longer than to other areas of the United States. Questions? Call CBJ Lands Office at (907) 586-5252

Prefer to submit your bid in person?

- Hand delivered **Sealed Competitive Bid** forms will be accepted only at the **Cash Office**.

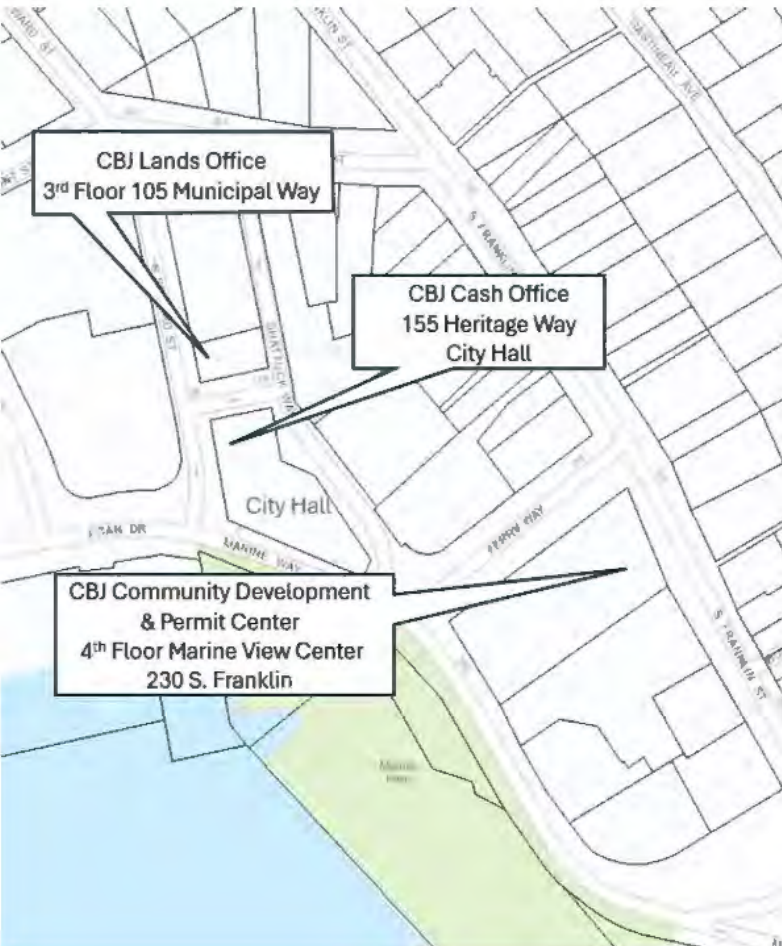
Note: The physical address of the Lands Office, Community development and the Permitting Center Offices are different from the mailing address.

Have questions about zoning and building codes?

- Call the Community Development Department at (907) 586-0715 or visit the Permit Center located on the 4th floor of the Marine View Building at 230 South Franklin Street.

Have other questions?

- Call the Lands and Resources Office at (907) 586-5252, email Lands_Office@juneau.gov or stop by the office located on the 3rd floor of the Municipal Way Building, 105 Municipal Way, Suite 300.



Need a sales brochure, or bid form?

- The Sales Brochure, Bid Form and Lottery Registration are available online under “Land Sales” at: www.juneau.org/lands
-
- Copies are also available at the CBJ Lands and Resources Division Office, 105 Municipal Way, 3rd floor, Suite 300, Juneau, AK 99801



Bid Form

Section G, Item 4.

CBJ Sealed Bid Land Sale No. 24-001
Foreclosure Sale
520 Sixth Street Downtown Juneau

● Instructions ●

Please type or print legibly, using blue or black ink. Be sure to read all information provided in the land sale brochure prior to completing this form. This form must be filled out completely. Each bidder must sign this Bid Form attesting that each individual/business named meets the bidder qualifications as outlined in the brochure.

Remember:

- All names appearing on the bid must be the same as those names that will, ultimately, appear on the deed issued by the CBJ. No names may be added to or deleted from the deed. All names listed must be in good financial standing with the City.
- Each bid must be accompanied by the bid form and a \$500 earnest money payment in the form of a personal check.
- Follow instructions to properly label the envelope you will use to submit your bid.
- Bids will be accepted only at the CBJ Cash Office. Bids may be mailed or hand-delivered. Mailed bids must be received by **4:00 p.m. on July 09, 2024**, and may be mailed to CBJ Lands Office, 155 Heritage Way, Juneau, Alaska 99801. A postmark by that date is insufficient. To hand-deliver a bid, go to the CBJ Cash Office located at 155 Heritage Way.
- Full payment will be due at closing which will take place within 45 days of the Bid Opening

Bids will be accepted at the CBJ Cash Office only. Bids must be date & time stamped by the CBJ Cash Office **no later than 4:00 p.m., Alaska Time, Tuesday, July 09, 2024**, in order to be considered. Late bids will not be accepted.

You may photocopy this form if you need additional copies. **Be sure to copy all four pages of the form.**

● Bid ●

I/we hereby submit a bid to purchase 520 Sixth Street Juneau

The amount of my/our bid is: \$ _____.

● Earnest Money ●

☐ **Check** here to indicate that you have enclosed a \$500 earnest money deposit in the form of a personal check payable to the City and Borough of Juneau.

● Bidder Information and Certification ●

Section G, Item 4.

Bidders submitting a bid as an individual or group of individuals must complete **Section A** below. Bidders submitting a bid as a business entity, skip **Section A** and go to **Section B**.

Section A: Individual(s)

- ☐ Check this box if you are an individual or a group of individuals submitting this bid. If multiple persons are submitting the bid, each person must sign the certification below. If needed, add lines to those provided below, and ensure each person signs.

Names of all persons submitting this bid (type or print clearly):

(1) _____ (2) _____ (3) _____

(4) _____ (5) _____ (6) _____

Contact Information (of 1st individual listed above): Mailing address: _____

City: _____ State: _____ Zip code: _____

Daytime phone: (____) _____ Evening phone: (____) _____ Email: _____

I/We certify that:

- I/We have read and understood the CBJ sale brochure and any amendments for the CBJ Land Sale 2024-001 - Foreclosure Sale Of 520 Sixth Street Downtown Juneau
- I/we accept the terms and conditions of sale as described therein;
- I/we am/are (or will be) at least 18 years old on the date of the bid opening, July 09, 2024.
- I/we have not defaulted on nor am/are currently in default on payments for any prior purchase of CBJ land within the past 5 years; and
- The bid submitted herein is the purchase price I/we will pay if my/our bid is accepted.

(1) Signature of Bidder Date

(2) Signature of Bidder Date

(3) Signature of Bidder Date

(4) Signature of Bidder Date

(5) Signature of Bidder Date

(6) Signature of Bidder Date

Section B: Business Entities

☐ Check this box if you are an authorized agent submitting this bid on behalf of a business entity and provide the information requested below.

Name of business entity (type or print clearly): _____

Name of agent authorized to represent said business: _____ Agent’s title: _____

Business mailing address: _____

City: _____ State: _____ Zip code: _____ AK Business License #: _____

Business telephone number: (____) _____ Business email address: _____

I certify, as the agent authorized to represent the business entity shown herein, that:

- I have read and understood the CBJ sale brochure and any amendments for CBJ Land Sale 2024-001 - Foreclosure Sale
- 520 Sixth Street and, on behalf of said business entity, accept the terms and conditions of sale as described therein;
- The business entity, for which I am an agent, is licensed to do business in the State of Alaska and has not defaulted on nor is currently in default on payments for any prior purchase of CBJ land; and
- The bid submitted is the purchase price said business entity will pay if its bid is accepted.

Agent’s Signature

Date

Envelope Label

Please affix the label below to outer envelope in the lower left hand corner.

IMPORTANT NOTICE TO BIDDER/PROPOSER	
To submit your bid/registration: 1. Print your name and address on the upper left corner of your envelope. 2. Place this label on the lower left corner of your sealed envelope.	
S E A L E D	BID/PROPOSAL NUMBER: <u>Bid / Lottery No. 24-001</u>
	SUBJECT: Lands Office Mail <u>Land Sale 24-001</u> <u>Foreclosure Sale</u> <u>520 Sixth Street</u>
	DEADLINE DATE: July 09, 2024
	PRIOR TO 4:00PM ALASKA TIME
	B I D P R O P O S A L



{907} 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/community-development
 155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

ORGANIZATION: Sealaska Heritage Institute
STAFF PERSON/TITLE: Chuck Smythe, Senior Ethnologist
DATE: May 29, 2024
APPLICANT:
TYPE OF APPLICATION: AME 18-07 Blueprint Downtown Area Plan

PROJECT DESCRIPTION:

The draft Blueprint Downtown Area Plan was forwarded to the Assembly by the Planning Commission on Tuesday, April 23, with a recommendation to adopt by ordinance, with amendments. If adopted, this plan will be used by decision-making bodies to make informed decisions about development projects and priorities.

LEGAL DESCRIPTION:

PARCEL NUMBER(S):

PHYSICAL ADDRESS:

SPECIFIC QUESTIONS FROM PLANNER:

The Assembly Lands, Housing, and Economic Development (LHED) committee will provide a recommendation to the full Assembly on the adoption of the Blueprint Downtown area plan. As a stakeholder, your input on the plan's goals and action items will aid the PC in making an informed decision.

Sealaska Heritage Institute is integral to the plan's Visions for a vibrant downtown. Please provide comments or updates you would like to share on your current priorities and/or projects related to action items outlined in the Blueprint.

AGENCY COMMENTS:

p. 29 title: suggest reversing the order of the section title "Juneau's History and Natural Context" as the section starts with the environment. It could read, "Juneau's Natural and Historic Context"

P. 31 Historic Context: Suggested revisions:

Sentence 1: replace this sentence with the following:

Southeast Alaska has been inhabited by Indigenous populations for more than 10,000 years. Tlingit culture emerged about 6,000-6,500 years ago. The Tlingit have owned and occupied this region since that time.

Sentence 3, starting with the words Dzantik'i Héeni to the end: Revise the final clause so it reads, "...a seasonal village with two smoke houses was located there in 1880 when Áak'w Tlingits led prospectors to gold deposits in Silver Bow basin, starting the gold stampede the following year.'

Sentence 4: revise end of sentence with this text: '... to encourage residents to relocate and seek employment in the mines.'

Sentence 5, end: replace '...on the tidelands adjacent to Dzantik'i Héeni' with: 'along the shore above the tidelands between the creek and the bluff overlooking the growing town of Juneau.'

Bottom of page (31), replace the sentence starting: 'As the adjacent land grew in value... with this:

"First with the construction of a plank road that eventually became Willoughby Avenue, and later as the tidelands

AGENCY COMMENTS (CONTINUED):

were filled in with tailings from the gold mines, the Áak'w village was cut off from the open water. During this time the tidelands remained under the control of the federal government for the use and benefit of the Áak'w people. In the 1960s, when the City of Juneau sought to "redevelop" the area, the tidelands were opened to development by an Act of Congress and the village was subdivided, allowing for the expropriation of land owned by Áak'w people. The removal of Áak'w people from the village continued in subsequent years as "urban development" projects brought further changes to the village area."

Additional comments:

There are a number of goals/actions calling for plans to revitalize downtown. SHI recommends there needs to be a study of the vacant buildings/storefronts to determine why they have remained vacant for a long time (more than a year) and to present actions that could be taken to re-open them to re-vitalize the business district, such an ordinance penalizing no vacancy:

Galligaskins building

Triangle Bldg

Gross Alaska theater/apartments

Comments on ACTIONS:

P. 45: SHI supports efforts to expand and promote the Juneau arts community including a new vision for the JACC and replacement of the existing building

P. 45: SHI recommends that the designation of the the Áak'w Kwáan Village District as an 'arts and cultural campus" is not well thought out, and is ahistorical. There is another campus of arts and culture in the downtown and Heritage Square was designated to celebrate the multi-ethnicity of Juneau's cultural groups.

P. 49: SHI supports the the idea to "Soften the visual character of Gold Creek" but we are left with the question, what does this actually mean? There should be some examples given here. SHI supports the idea of creating another configuration of the mouth of the creek that would promote public access, but recognizes the need for some sort of flood control.

P. 49: Redevelop Marine Park: this is already underway?

P. 50: SHI supports the action plan to "Preserve and Provide public access to the shoreline," but the question is how to do this?

P. 54: Relocate City Hall and develop the area as a connector to Marine Park: we are not sure what is meant here (connector?).