



**PARKS & RECREATION ADVISORY COMMITTEE
MEETING AGENDA
TUESDAY, DECEMBER 7, 2021
5:30 P.M.
ZOOM WEBINAR**

This meeting will take place virtually via **Zoom Webinar**. To join the Zoom Webinar, go to <https://juneau.zoom.us/j/94184441385> or call: 1 253-215-8782. **Webinar ID: 941 8444 1385**. Members of the public wishing to provide public comment during the meeting can do so by clicking the “Raise Hand” button (online Zoom Webinar) or press *9 (telephone).

Agenda Item	Presenter	Action Requested
I. Call to Order	C. Mertl	
II. Approval of Agenda Agenda Changes	C. Mertl	<i>If no changes:</i> Motion to approve
III. Approval of Minutes Meeting of June 1, 2021 Meeting of July 6, 2021 Meeting of September 7, 2021		<i>If no changes:</i> Motion to approve
IV. Public Participation on Non-Agenda Items	C. Mertl	
V. New Business Capital Improvement Program (FY2023-29) Legislative Priorities	G. Schaaf K. Koester	Recommendation to Assembly Decision
VI. Unfinished Business		
VII. Staff Reports Operations Update	G. Schaaf	
VIII. Committee, Liaison, & Board Member Reports Chair Report Liaison to the Assembly Board Member Liaisons Good of the Order	C. Mertl Alicia Hughes-Skandijs Liaisons All	
IX. Adjournment	C. Mertl	



TO: Parks & Recreation Advisory Committee
FROM: George Schaaf, Parks & Recreation Director
DATE: December 2, 2021
RE: December 7, 2021 Meeting

DIRECTOR'S REPORT

Please find enclosed the information supporting your agenda topics for this meeting. The meeting is anticipated to last 60 minutes and will take place via **Zoom Webinar**. To join the Zoom Webinar, go to <https://juneau.zoom.us/j/94184441385> or call 1-253-215-8782. **Webinar ID:** 941 8444 1385.

NEW BUSINESS

A. Capital Improvement Program (FY2023-29) – Presented by G. Schaaf

The Capital Improvement Program (CIP) is a six-year plan for major repairs and improvements to Juneau's parks and recreation facilities. While the CIP has a six-year horizon, the Assembly appropriates funding only for the coming fiscal year (FY23) as part of the city's annual budget.

The current (FY22) Parks & Recreation CIP identifies a total of \$84.3 million in projects. The proposed FY23 CIP identifies about \$69.3 million in projects, a reduction of \$15 million. This is because several large projects have been funded using existing CIP funds and bonds approved by voters in October 2020, including the Augustus Brown Pool renovation, Capital School Park improvements, Treadwell Arena roof replacement, Centennial Hall renovations, and Melvin Park field lighting replacement. Other changes and adjustments are detailed in the attached memo from Deputy Director Michele Elfers. With so many large projects underway and limited capacity for project management by the Engineering & Public Works Department, the Parks & Recreation Department's FY23 CIP request is relatively modest: \$1.43 million (excluding grants and deferred maintenance of facilities).

The Department's CIP must be submitted to the Engineering & Public Works Department by December 17th. The PRAC is invited to provide input on the CIP project list for FY2023-29, and staff request the Committee recommend the Assembly approve the Department's FY23 funding request.

SUGGESTED MOTION:

The Parks and Recreation Advisory Committee recommends that the Assembly fully fund the Parks & Recreation Department's Capital Improvement Program for FY23.

A. Legislative Priorities – Presented by Katie Koester, Engineering & Public Works Director

Juneau’s legislative delegation has asked CBJ to submit a list of capital project priorities to the Alaska State Legislature by February 2022. With limited time last year, CBJ compiled a list with input from the Public Works and Facilities Committee, Docks and Harbors, and Planning Commission. With more time this year, staff are seeking input from additional CBJ advisory boards, including the PRAC.

The PRAC is asked to propose two projects for the Legislative Priority list, either from the draft list or a proposed new project.

STAFF REPORTS

A. Operations Update

The following summary of projects, programs, and activities over the last month is provided at the request of the Chair:

- **Shéiyi Xaat Hít** – Since opening in July, Shéiyi Xaat Hít has provided over 200 nights of shelter to youth experiencing homelessness, and has helped several clients secure permanent housing.
- **Aquatics** – Bids for replacement of the pool deck at the Dimond Park Aquatic Center have been opened; award is pending licensure of a subcontractor in Alaska. Construction will require a two-week closure of the facility. The timing of this project will be coordinated with renovation of Augustus Brown Pool so that at least one facility is open to the public at all times.

The Request for Proposals for renovation of Augustus Brown Pool is currently being advertised, and bids are due December 11th. Current cost estimates for the complete project are approximately 40% higher than the funding available. The Assembly may consider appropriating additional funds for the project after bids are opened, or award a project with reduced scope.

The Assembly will consider regulations to manage commercial use of the pools at their next meeting on December 13, 2021.

- **Community Recreation Programs** –In celebration of Zach Gordons Youth Center’s 75th Anniversary, we had Drive-In Bingo that was a hoot with over 22 vehicles attending. At the end of the month, we held a Movie in the Park at the Dimond Park Field House and showed the movie Onward for 44 individuals and families. Everyone brought blankets and sleeping bags and sprawled out across the turf.

Parks & Recreation’s Candy Cane Hunt is in full swing! We have 38 participating businesses this year that have unique candy cane numbers hidden in their shop and participants match them to the business name using their Candy Cane Tracker. Last year there were over 200 trackers submitted. With tons of prizes donated, we will have many winners this year!

- **Youth Sports** – Registration for Youth Basketball opened on November 22nd.

- **Treadwell Arena** –Treadwell Arena continues to be busy, while operating at reduced capacity due to COVID-19 mitigation strategies. The annual Santa Skate returned to the arena the day after Thanksgiving, thanks to the Douglas 4th of July Committee. Ice skating lessons have also resumed, and we are offering free skating to all 3rd and 4th graders throughout the 2021-22 season.
- **Dimond Park Field House** – Use of the Dimond Park Field House is in full swing for our main user groups and we are in the middle of scheduling January and February. We started evening track hours on a reservation basis only in November until further notice. Drop-in use of the track is still available from 9am-1pm, Monday through Friday. The previous owners of the Field House are providing a donation of \$5,000 to fund the acquisition of new sports equipment.
- **Parks & Trails** – Renovations at **Chicken Yard Park** are substantially complete, with a few minor items to be finished after winter.

Major construction at **Capitol Park** began in October, with the pouring of a new retaining wall and site grading. Work will resume in the spring.

Trail Mix completed a new boardwalk to replace the failing wooden bridge leading from the **Eagle Valley Center** to trails, beaches, and the Amalga Cabin. The ongoing bond supported project to provide energy efficient upgrades to the Eagle Valley Center is in the design phase. A well was drilled for a potable water source and to support a heat pump. The facility currently relies on water delivered by vehicle from the Lynn Canal Fire Station. The water is slightly brackish and will require some filtering and treatment before use. The department is exploring grant funding for the installation of the heat pump. Plans for repairs to the Lodge are continuing; however, the scope may be limited due to unanticipated costs associated with inflation, contractor capacity, and supply chain issues.



PARKS & RECREATION ADVISORY COMMITTEE

TUESDAY, JUNE 1, 2021 – 5:30 PM

Zoom Webinar

I. Call to Order at 5:32 p.m. – C. Mertl, Chair

Present: Alex Beebe-Giudice, Edric Carrillo, Ron Crenshaw, Kirk Duncan, Emily Haynes, Chris Mertl, Will Muldoon

Absent: Josh Anderson, Makayla Chappell

Staff Present: George Schaaf, Director; Michele Elfers, Deputy Director; Lauren Verrelli, Recreation & Public Services Manager; Dab Bleidorn, Lands Manager; Kristi West, EVC Manager

II. Agenda Changes – None

III. Approval of Meeting Minutes –

- A.** From May 4, 2021 – W. Muldoon moves to approve minutes; no objection. ***Minutes adopted.***

IV. Public Participation on Non-Agenda Items – None

V. New Business –

A. Chair & Liaison Elections

W. Muldoon moves to elect Chris Mertl as Chair of the PRAC. *Passes unanimously.*

C. Mertl moves to elect Will Muldoon as Co-Chair of the PRAC. *Passes unanimously.*

C. Mertl moves to elect Josh Anderson as 2nd Chair of the PRAC. *Passes unanimously.*

Liaisons: A. Beebe-Giudice, Eaglecrest; W. Muldoon, Aquatics; J. Anderson, YAB; E. Carrillo, JOAAB; C. Mertl, Lands & Park Foundation; K. Duncan, TAAB; R. Crenshaw, Trail Mix

B. Cope Park Easement Application

M. Elfers: In the fall of 2019, there was a landslide that initiated on private property and ended up in Cope Park near the sledding hill. The property owner has been working with our Risk Dept. on how to move forward with stabilizing that slope. There is an easement request the property owner worked on with staff that would allow them to do stabilization work on their property and some CBJ property as needed. Parks & Recreation created a Memorandum of Understanding (MOU) for the work, which has been reviewed by Law and the property owner. This MOU includes site access during construction, consideration for public safety and specific conditions of the park once work is complete. Staff sees the benefit to the public and the department because it will stabilize the slope and prevent future slides into the park.

W. Muldoon: Would CBJ and the property owner split the cost for this work?

M. Elfers: No, the cost is the responsibility of the property.

E. Hayes: It sounds like Parks & Rec is intending to do subsequent authorizations, are you going to be issuing future MOU's? I would recommend adding something about future coordination with CBJ regarding work into the existing MOU.

M. Elfers: This easement allows for additional work later. The MOU was specifically

written for work that is going to happen this summer if approved. If in two years the owners comes back and needs maintenance work, we would work with them.

Helen Clough (Property Owner): We appreciate your approval. The slope is at great risk right now, if we do not move forward with this project. Thank you for your time.

E. Hayes: I move the PRAC recommend that the Assembly approve the request by Helen & Albert Clough to acquire an easement within Cope Park.

Motion passes unanimously.

C. Auke Bay Beach Access Easement Application

G. Schaaf: Peak Construction has submitted an application for a permanent easement to construct a driveway on a Beach Access parcel in Auke Bay. We did receive some additional information from the applicant today a couple minutes before close of business. This was emailed out to you all. The information we received from the applicant today states a new purpose and need for the project, which is different from what their original application contained. From staffs perspective, this doesn't change our recommendation that this is not in the best interest for the public and is not consistent with the Parks & Rec Master Plan.

W. Muldoon: I am concerned about the public beach access piece of this request.

M. Schaaf: The information we received from the applicant did not really address public access to the shoreline, which is the chief concern of ours. This parcel was dedicated by the Assembly 30 years ago to maintain public access to the shoreline. The impact of granting a permanent easement that covers the entire road frontage of this parcel is not explored in their proposal. As our community develops in the future, these type of beach access points for the public will be more important and we will be seeing these access points developed more fully in the future.

R. Crenshaw: I wouldn't mind this request being delayed until the property owners can show that the public parking and access would not be diminished from what it is now.

A. Beebe-Giudice: Mr. Schaaf you mentioned that in the future this area might be improved to enhance the existing informal access that this parcel provides to the beach. Could you give more details on improvements, what that would look like and when would these happen?

G. Schaaf: The Department does not have a definitive timeline on when improvements to this particular parcel would happen. I do know that this is not currently in our Capital Improvement Plan, which has a five-year horizon.

A. Beebe-Giudice: At what point does public comment come into play here since this would drastically change the area.

G. Schaaf: This is an opportunity for public comment here at the PRAC. This easement proposal will go to the Lands Committee and then to the Assembly. The Department could go out to seek public comment as well.

W. Muldoon: Can there be an explanation about a land disposal versus a permanent easement? A driveway seems like a permanent fixture in my mind.

Dan Bleidorn: Easements are covered under the disposal code. The difference between a sale and an easement would be a full on sale would go to the Assembly by ordinance and an easement would be passed through by a resolution at the Assembly level.

C. Merti: Maintaining beach access is a high priority and we should avoid disposal because they are a high value to the community. I do not support this because we are

taking away a public parking area that provides access. Is there a way to work with the applicant to create some sort of parking pad on the waterside of the driveway and a set of stairs that actually gives public access to the water?

Dan Bleidorn: The board could put in conditions on this easement stating that they would be in favor with certain conditions such as providing parking and making access more accessible.

Jim Parise (Applicant): Thank you for letting me speak. I wanted to clarify that the parking pad in the pictures provided is actually private property and the CBJ land is currently blocked by a retaining wall. There really is not any access except steep dangerous terrain. In addition, within 300 yards in either direction there is other public access or parking. This is our dream home because we are moving onto the water and the reason we picked this spot is the revitalization plan for Auke Bay. Our improvements would create beach access for this area since there currently really is not any access.

W. Muldoon: Do you think it is feasible or unfeasible to look more towards leasing versus an easement?

Jim Parise: An easement is better because then we do not have to worry every five years whether or not we're going to get our lease renewed.

E. Hayes: You had noted this easement, if constructed, would actually provide more access to the waterfront property but that is not clear in your drawings.

Jim Parise: What we would be doing is improving the land to get to my land so that anybody can walk across it. Would not be enough room to have public parking though.

A. Beebe-Giudice: Can we get clarification on the existing garage? The easement request is for a driveway, is this the only solution for the parking problem on your property is this easement? What about demoing the current garage and creating something that works for you there not on parkland?

Jim Parise: This is what we have come up with so far since our desire is to drive up to the house and not have to access it by stairs, especially as we age.

C. Mertl: I would like to see if the Department can find common ground and see if this is something the Department wants to pursue.

G. Schaaf: Staff had very little time to work on this and have already absorbed a significant amount of staff time reviewing the limited information we had.

K. Duncan: We should not rush into anything. The applicant needs to address all the concerns they heard tonight, present it to staff, refine the proposal, and then bring it back to PRAC.

R. Crenshaw: I support what Mr. Duncan suggested. We take no action on this tonight and refer to the applicant and staff to bring back a more definitive proposal.

D. Memorial Bench Policy

M. Elfers: This policy has been more-or-less in effect for many, many years since we get a lot of request for memorial benches. We see this policy as having a public benefit for people who would like to learn how to recognize and remember a person, which also provides a very nice public value in areas where we might not have resources to install a bench. The individual is required to pay all the costs of purchasing, shipping and installing the bench.

W. Muldoon: I move the PRAC recommend that the Department adopt Policy No. 700-

001 Memorial Benches.

Motion passes unanimously.

E. Juneau Capitol Fund Grant

M. Elfers: The Department has been working towards a Capital School Park reconstruction project for many years. Work includes major repairs to the retaining wall, old play equipment, drainage issues, accessibility issues and more. We have been building funding through sales tax and temporary sales tax and most recently, voters passed bond funding last fall. The park is situated within the capital complex where the Juneau Park Foundation (JPF) recognized that Capital School Park is an important facility within the capitol and serves legislative staff. The JPF approached the Juneau Community Foundation (JCF) about their Juneau Capitol Fund to request a consideration of funding towards the park and some improvements including lighting, turf area, etc. that would not have been able to afford under the sales tax and bond funding. The Juneau Capitol Fund committee has approved up to \$550,000 donation, which is based on engineer's estimates for the project. The next step is for the PRAC to recommend the appropriation of these funds.

W. Muldoon: I'm wondering why we're prioritizing safety lighting for this park when we didn't prioritize it in other parks?

M. Elfers: This additional funding is available for Capital School Park since it is linked to the Capitol Fund. Originally, we had not prioritized lighting with the funding we had but with this opportunity for additional funding through the grant we can get lighting which will help with any bad/criminal behavior in the area.

R. Crenshaw: I would like to endorse this plan it is fabulous. Do you have any plans for the cottonwood tree?

M. Elfers: Yes, we know this is a loved tree but it will be removed as part of the project since it has grown up against the retaining wall that has to be replaced.

C. Mertl: Is there an expectation for an increase in construction costs due to COVID? I'm hoping the \$500K from the JCF doesn't have to be used for the high construction costs now but actually goes towards the improvement discussed tonight.

M. Elfers: Escalating construction costs are a concern and we will have to see what the bids are. Engineering's estimates are not intended to be the minimum, they're intended to be a little high so we're not surprised when higher bids come in.

W. Muldoon: I move the PRAC recommend that the Assembly accept up to \$550,000 from the Juneau Capitol Fund, a fund of the Juneau Community Foundation, and appropriate these funds to the Capital School Park Capital Improvement Project.

Motion passes unanimously.

VI. Unfinished Business – None

VII. Information Items –

A. EVC and Amalga Meadows Update

K. West: From the beginning, ABAK reached out to offer tours out of Kayak Beach and then JIRP reached out to use the lower level of the facility as their headquarters in town. Then most recently, SAIL reached out to open back up the challenge course, which is happening this summer. Trail Mix has been a great partnership, building and updating

our trails, which include the Horse Tram trail, the new trail to the Amalga Cabin and improvements to challenge course trail. It has been so heartwarming for me to see the support of the community, their respect and care that everyone has done to continue celebrating different events, and still abide by the COVID mandates. We had 92 rentals in FY21, which is amazing.

VIII. Committee, Liaison, and Board Member Reports

A. Chair Report—None

B. Liaison to the Assembly Report— Finished the budget; AGB is receiving full funding for renovation. Passed a fireworks ordinance. Working on clarifying liaison rules.

C. Liaison Reports—

Aquatics – W. Muldoon: AGB got full funding for renovations to move forward starting in 2022.

YAB – J. Anderson: None.

Eaglecrest – None.

Jensen-Olson Arboretum— E. Carrillo: Working on devils club mitigation.

Lands – C. Mertl: Talked about Montana Creek Master Plan and ORV working group.

Park Foundation— C. Mertl: None.

Treadwell Arena Board – K. Duncan: Presented annual report to HRC.

Trail Mix— R. Crenshaw: None.

1% for Art— J. Anderson: None.

Other Member Business – None.

Adjournment – 7:40 p.m. *Having no other business before the board.*

Respectfully submitted by Lauren Verrelli, Recreation & Public Services Manager, 9/28/21



PARKS & RECREATION ADVISORY COMMITTEE

TUESDAY, JULY 6, 2021 – 5:30 PM

Zoom Webinar

I. Call to Order at 5:31 p.m. – W. Muldoon, Co-Chair

Present: Josh Anderson, Alex Beebe-Giudice, Edric Carrillo, Makayla Chappell, Ron Crenshaw, Kirk Duncan, Emily Haynes, Will Muldoon

Absent: Chris Mertl

Staff Present: George Schaaf, Director; Michele Elfers, Deputy Director; Lauren Verrelli, Recreation & Public Services Manager

II. Agenda Changes – None

III. Approval of Meeting Minutes – None

IV. Public Participation on Non-Agenda Items – None

V. New Business –

A. Unmanned Aircraft Systems Policy

G. Schaaf: As we build out our policy manual for the department. This one came up for a couple of different needs within our department. Our facilities maintenance division is interested in using unmanned aerial system drones to do building inspections and energy efficiency surveys of buildings. The technology that is available today allows them to identify heat leaks, water leaks and restructures. Our parks maintenance staff is interested in using this to inspect field lights and other high areas. Many of our older buildings do not have the appropriate fall protection systems on the roofs. Using the drones would help keep our maintenance crew a lot safer. Drones are also becoming more useful as time goes on to collect aerial photography for all the different purposes that are listed in the policy. We thought it was important to have a policy because we recognize that the use of unmanned aerial systems can cause some concern. We want to address these concerns to any property owners that may have questions to make clear about why we would be using these systems and under what circumstances and restrictions we have. Our first priority is to protect the privacy and safety of our citizens.

W. Muldoon: This pertains to Parks and Rec usage of drones and not with the public?

G. Schaaf: That is correct; this does not affect the public's use of drones on parklands.

R. Crenshaw: George you and your staff are far ahead of the curve on these policies and it is a very impressive policy, and I applaud you for it. I move the PRAC recommends that the Department adopt Policy No. 100-04 (Unmanned Aircraft Systems).

Motion passes unanimously.

VI. Unfinished Business – None

VII. Information Items – Staff Reports

A. Thunder Mountain Bike Trails

M. Elfers: As many of you probably know, mountain biking has become a popular sport. One of the areas that we've seen a lot of trail use is over in the Under Thunder trail area. We have been working with Juneau Mountain Bike Alliance (JMBA); they are our stewards for trail building and trail maintaining. We have a MO with them on this and we've been talking with them on creating an inventory of the existing trails and making a master plan for the trails in that area. The first step moving forward would be planning, looking at what a trail system would look like, rehabilitating existing trails and making sure they're safe and built to design standards. Another important part of a trail system is signage and rating the trails. Making a clear criteria on how to rate the trails, so that people have a better understanding on what they are getting into.

W. Muldoon: Sounds like everything's good in the kind of good neighbor organic policy we've got with JMBA, seems like it should be sufficient?

M. Elfers: Yes, our MO has their role as steward of trails and maintaining trails. The model we have is that they're volunteers to CBJ. CBJ will run any construction and maintenance work and they are the volunteer organization. They help lead planning efforts in town.

W. Muldoon: Sounds like there's also people just making their own trails, and that is okay for CBJ? No one's moving gravel or damaging trails?

M. Elfers: We are trying to get a process created and JMBA is working with the bicycling community. They are working with the City to create a process so that when people are building on city land, that there is communication and coordination going on.

VIII. Committee, Liaison, and Board Member Reports

A. Chair Report— None

B. Liaison to the Assembly Report— None

C. Liaison Reports—

Aquatics – W. Muldoon: Two aquatics board members are departing.

YAB – J. Anderson: None

Eaglecrest – VACANT

Jensen-Olson Arboretum— E. Carrillo: None

Lands – C. Mertl: None

Park Foundation— C. Mertl: None

Treadwell Arena Board – K. Duncan: None

Trail Mix— R. Crenshaw: None

1% for Art— J. Anderson: None

Other Member Business –

R. Crenshaw: I would like an update on Montana Creek from last winter and how that is influenced staffs thinking on what is going to happen this coming winter. Also if we can have a future meeting for the comprehensive motorized non-motorized plan.

Adjournment – 6:01 p.m. *Having no other business before the board.*

Respectfully submitted by Hunter Huddlestun, Administrative Assistant I, 09/23/2021



PARKS & RECREATION ADVISORY COMMITTEE

TUESDAY, SEPTEMBER 7, 2021 – 5:30 PM

Zoom Webinar

I. Call to Order at 5:31 p.m. – C. Mertl, Chair

Present: Josh Anderson, Alex Beebe-Giudice, Makayla Chappell, Ron Crenshaw, Kirk Duncan, Emily Haynes, Chris Mertl, Will Muldoon

Absent: Edric Carrillo

Staff Present: Michele Elfers, Deputy Director; Lauren Verrelli, Recreation & Public Services Manager

II. Agenda Changes – None

III. Approval of Meeting Minutes – None

IV. Public Participation on Non-Agenda Items – None

V. New Business –

A. Gunakadeit Park Disposal

M. Elfers: Tonight we have before us the consideration of whether or not to remove Gunakadeit Park from the Juneau Parks & Open Space System. It would be a recommendation that the committee would make to the Assembly on this topic. Franklin Foods has applied to purchase this park. A similar request came a few years back in 2018 from Franklin Foods. They applied, it came to the PRAC and the recommendation from the PRAC was to offer a temporary lease. They have been operating a food court at that space for a few years. Looking back, the property was developed as a park and in 2015; it was demolished when the fire took the Gastineau apartments next door. Before it was a park, it was a parking lot, and before that a building. Staff is recommending the removal from the Juneau Parks & Open Space System and the reason is a threefold analysis as to why. First, we do not make this recommendation lightly; we value parks and the benefit to our community. In our Parks & Rec Master Plan, it is called a Special Use area, does not include retain or disposal recommendation in the plan. In the CBJ Land Management Plan though, it lists this property as “Retain/Dispose” which means the property is appropriate for disposal. Second, when looking at the downtown area and the parks in the area, we have quite a few parks. We have 5-6 parks under CBJ management. They are all within walking distance; the area is well-served area for parks. When looking at the history of the park, the last 6 years it has not been operating as a park. Before the food court, it was fenced off land. We have not had many complaints about this and we have not noticed a big public impact from the space not operating as a park. We think that is because we have other open space in the area that functions as a park. Lastly, the other consideration when this was managed as a park/functioning as a park, it was very difficult to maintain the park as a safe space. We struggled with preventing criminal activity in the area; JPD was in the park more than our own staff due to managing the issues. There was a lot of litter, unsafe behavior and we heard from the public that folks did not feel safe in that park. We do not

take this lightly but we support removing this from the Juneau Parks & Open Space System.
E. Haynes: In 2018, the direction was to look at future development opportunities or disposal. Did the Department look at potential future development or was that up to Blueprint Downtown?

M. Elfers: No, we did not. Blueprint Downtown discussed it and they did not give a clear recommendation of what it should be. Its current use as a food court has brought vitality in the area and it meets the goals of what they are trying to accomplish downtown. There could be other options but the food court is meeting the needs currently.

J. Anderson: How can Parks & Rec benefit from the disposal of this property? In either other lands or monetarily?

W. Muldoon: We add to the proposed motion that if disposed, we recommend that the Department get some kind of recompense for the sale.

E. Haynes: Has Parks & Rec worked with Lands to see if there are any land swap options?

C. Mertl: We could take the financial proceeds from the sale to purchase land. We all know that Lemon Creek has a shortage in parks.

K. Duncan: This is a postage stamp park and has been a problematic park for a long time. I agree, we do not want to give up parkland and we need to be compensated if we do. On the other hand, we are going to spend more resources if we got the park back trying to deal with all the issues. I think the disposal would be in everybody's best interest.

David McCasland (Franklin Food Court): Thanks for taking the time to discuss this. I have financing lined up and a purchase agreement with the owners of Gastineau Apartments. Originally, the park was part of the Gastineau Apartments property and then back in the 50's was disposed of and given to the city. The entrance to the park is important for the plan that I have. It will be a tiered food truck park with multiple levels for seating and more room for food trucks.

C. Mertl: Would you be open for another one-year lease to allow some of these other documents such as Blueprint Downtown and a disposal process to be completed?

David McCasland: This is somewhat time sensitive. The Barrett Family wants to dispose of their land and have offered me a good deal that I would lose if I do not purchase by the New Year. The bank is also waiting on this piece since it is the entrance to the property.

W. Muldoon: We should table this for 30-60 days so we can take a deeper look.

C. Mertl: I think the department has put a lot of thought into the recommendation. 30-60 days for McCasland will not work. We would need to hold a special meeting or make a decision in October since this still needs to go to Lands and then the Assembly.

K. Duncan: The PRAC recognizes the importance of parkland and does not wish to see indiscriminate disposal of parkland but in this particular case, this is a special piece of property that does not fall within the larger scope of parkland and the PRAC recommends disposal.

W. Muldoon: I personally do not support this in its current iteration and I do not know that the public's best interest is best served by it going through this process at this time.

C. Mertl: We can set a special meeting in 14 days and we can get more information. I was going to vote against this motion because I am afraid of the precedents it sets.

M. Elfers: If the committee wanted to add language to the motion, they could say the committee recommends that revenue from the sale of the property is returned or goes to benefit the parks and open space system. It is not clear if there is further information to

gather at this point. You are discussing changing a city process and that will take longer than 14 or 60 days. If we do choose to table it, it would be helpful to have a timeline in place on how we are going to get to where we can make a decision.

K. Duncan: There are several points. First, the PRAC never, ever wants to dispose of parkland unless it is a special situation. This is a commercially viable opportunity and if we do not dispose of the parkland, it is going to make it economically unfeasible for the applicant to move forward. The park has been nothing but a problem for the Department so this is totally outside of a normal situation. I respect your concern about setting a precedent but I think if we word it such as this is as special piece of property, that it is not a traditional park, then we can take care of the precedent issues. Tabling this would not be in the best economic and social issue for downtown.

C. Mertl: We will take a five-minute ease to write up a motion.

K. Duncan: The PRAC's mission is to recommend and assist in developing a well-managed park system, which improves the quality of life for the citizens of Juneau. To that end, it is not in the best interest of the citizens of Juneau to recommend the disposal of any parkland. That notwithstanding, Gunakadeit Park, due to its historic management challenges does not meet the definition of parkland as it is a 'Special Use Area' and the PRAC recommends the disposal of this small, non-conforming parkland with a recommendation that the proceeds of the sale be used to provide improvements to the park system.

Ayes: E. Haynes, R. Crenshaw, K. Duncan, A. Beebe-Giudice, J. Anderson, M. Chappell

Nays: W. Muldoon, C. Mertl

Motion passes.

B. Capital School Park Renaming

M. Elfers: Capital School Park reconstruction is now in motion. During the design process, we spoke to the Juneau Community Foundation's Capitol Fund Committee and they recognize this park is very important to the Capitol complex. They have donated \$550,000 for improvements to the park and are asking to change the name from Capital School Park to Capitol Park. "Capital" is a city or town that is a seat of government and "capitol" is the building that houses the legislative branch of government. We don't want to forget the history of Capital School Park so the committee offered to provide content for an interpretive signage for the park about the Capital School.

Wayne Jensen: All capitols have open space associated with the Capitol building and Alaska is one that does not have that.

W. Muldoon: I move the PRAC recommend that the Assembly rename the park located at 521 Seward Street "Capitol Park."

Motion passes unanimously.

VI. Unfinished Business –

A. Auke Bay Easement Update

M. Elfers: This issue previously came before the PRAC and we did go out for public comment. During this time, CDD and Law has been discussing the request and there is some issue with the land use code related to the request. They have advised us to not make a recommendation or move forward at this time.

B. Montana Creek Master Plan

M. Elfers: We put out a survey that closed a couple weeks ago and received over 1,000 responses. We are currently going through the data to present it in a logical, digestible way. We hope to have this out to the public next week. The next steps in the process is meetings with stakeholder groups and user groups and then at some point later this fall we will have a public meeting. As for winter management, I have been talking with staff and DNR. One thing that is new this year is that our Lead Ranger position is now year round which will help us manage this area. We are gearing up for more of a presence out there, more education, signage and coordination with the other land managers.

C. ORV Planning Update

M. Elfers: We have mostly been focusing on the 35-mile site. We have been pulling together mapping resources that will assist with initial concept planning. I hope that we can submit permit applications this fall.

VII. Information Items – None**VIII. Committee, Liaison, and Board Member Reports**

A. Chair Report— Many trail projects happening.

B. Liaison to the Assembly Report— None

C. Liaison Reports—

Aquatics – W. Muldoon: Moving forward with commercial use policies. Will come here in the future.

YAB – J. Anderson: None

Eaglecrest – A. Beebe-Giudice: None

Jensen-Olson Arboretum— E. Carrillo: None

Lands, Economic Developing, Housing – C. Mertl: Gunakadeit Park request came through in July; coordinating Title 49 with planning and zoning maps.

Park Foundation— C. Mertl: None

Treadwell Arena Board – K. Duncan: Discussed operational issues.

Trail Mix— R. Crenshaw: None

1% for Art— J. Anderson: None

Other Member Business –

W. Muldoon: The Departments Land Disposal process needs to be looked at.

Adjournment – 7:16 p.m. *Having no other business before the board.*

Respectfully submitted by Lauren Verrelli, Recreation & Public Services Manager 11/25/21



TO: Chris Mertl, Chair Parks and Recreation Advisory Committee
FROM: Michele Elfers, Deputy Director
DATE: December 2, 2021
RE: FY 23 and 6 Year CIP Request

Please find attached the FY 23 and 6 year CIP request from the Parks and Recreation (P&R) Department. The following is some background information to keep in mind as you review the CIP.

1. P&R annually receives an appropriation into three funds, the Park and Playground, Sportsfield Repair, and Trail Improvements CIP. The department allocates these funds based on deferred maintenance needs, community interest and requests, and the availability of matching or donated funds for a project. The priority project list is updated each year based on an assessment of these factors.
2. P&R will request funds for other projects that may be larger capital improvements, have other funding sources such as bonds or grants, or fall outside of the park, trail and sportsfield categories.
3. The CIP funding source is primarily sales tax and the CIP projects that are funded each year are based on available sales tax funds projected for the next fiscal year and other community needs and department requests.

FY23 Request

In this year's request, P&R is requesting increased funding for trail projects because the Trails Plan is being developed and will be finalized through public process in 2022. Bond funding and donated funds are supporting park projects for the coming year including Savikko Park, Capitol Park, Hank Harmon Rifle Range, Eagle's Edge Park, Eagle Valley Center and Treadwell Roof. Bond funding and sales tax are supporting sportsfield improvements including Melvin Field Lighting and Savikko Ballfield Turf projects in 2022 as well.

P&R is working on a master plan for the Montana Creek Recreation Area with the US Forest Service and Alaska Department of Natural Resources. Initial feedback from the community survey and stakeholder meetings has confirmed a need for additional parking along Montana Creek Road. In the winter, the recreation area is popular for skiers, snowshoers, and motorized users and it is common to see many cars parked along either side of the road. With winter road conditions, poor site lines for vehicles, and pedestrian activity, the parking situation is dangerous and needs to be improved. This funding will support the planning, design and construction of a new parking lot.

The Neighborhood Challenge Grant request is the second year of this program that funds community outreach and fundraising by the Park Foundation to perform small improvements in local parks. The Park Foundation is working on their first project for this spring with funding from the FY22 CIP.

The four projects on the CIP request labeled "unscheduled" represent potential grant funding. The Mt. Jumbo Treadwell Access Trail grant was awarded to CBJ by the Federal Lands Access Program, the funds have not been

appropriated by the Assembly yet. This trail access will replace the 5th Street trailhead and move the trailhead to Savikko Park for better parking and a connection to the existing Treadwell Trail system. Bond funding supporting the Hank Harmon Public Range will provide match to apply for the Hunter Access Grant Program (Pittman-Robertson Act funds) for range improvements. The bond funding for the Eagle Valley Center Energy Efficiency Upgrades will provide match for an application for grant funding to install a heat pump and additional energy upgrades.

Parks and Recreation also manages the Facility Maintenance Division and works with the Engineering Department to prioritize Deferred Maintenance projects. In addition to the annual request for the CIP, Treadwell Arena is requesting funds to upgrade the HVAC controls system in the facility.

The Parks and Recreation Department requests that the committee make a motion to approve the FY 23 CIP request.

Recommended Motion:

The Parks and Recreation Advisory Committee approves the FY23 Parks and Recreation CIP request and recommends that it be forwarded to the Public Works and Facility Committee for consideration.

FY 23 DEPARTMENT CAPITAL IMPROVEMENT PLAN DEPARTMENT PRIORITY PROJECTS

Department- Parks & Recreation

Date: 11/18/2021

Compiled by: Mary Ritchey

Phone number: 586-0422

PRIORITY	PROJECT NAME	PROJECT COST	PROJECT DESCRIPTION	Funding Source (if specific funds are identified) otherwise leave blank	Sustainability Element of Project	PROJECT LOCATION- specific parcel number (parcel viewer), or street segment	Project Area- DT, LC, Valley, Douglas, ND, Out the road, Area-wide
1	Deferred Building Maintenance	\$2,500,000	This fund supports annual deferred maintenance and repair of municipal buildings, facilities, and infrastructure. The current need for deferred maintenance on municipal facilities is approximately \$10M. Projects are prioritized based on factors such as energy savings, life safety, code deficiency, protection of structures, and emergency. Priority projects include upgrading HVAC systems, control systems, repairing rot, improving building exterior sheels, lighting upgrades, and roof system improvements.		Aging facilities are inefficient energy users and contributors to greenhouse gases. Deferred maintenance projects include control system upgrades, thermal improvements to buildings such as exterior windows, siding, and more efficient heating and HVAC systems. Facility Maintenance will begin tracking energy use across municipal facilities with new tracking software.		Area-wide
2	General Trail Repairs and Improvements	\$350,000	This fund supports trail work, connections between existing trail infrastructure, signage, repair and/or replacement of structures and tread (bridges, culverts, etc.), and other trail improvements. Funding priorities include Perseverance Trail and Christopher Trail Extension, public use cabin access trail, Outer Point Trail, Breadline Bluff Trail, Mt. Jumbo Treadwell Ditch Access, Pt. Caroline Trail, Bonnie Brae Trail.		Maintaining trails provides for alternative, carbon free transportation opportunities and improved health and wellness for the community. Trail projects that provide community connections, loops and access to neighborhoods are prioritized.		Area-wide
3	Park & Playground Maintenance & Improvements	\$100,000	This CP funds maintenance and improvements of parks, playgrounds, and athletic facilities throughout Juneau, including playground equipment, restrooms, safety surfacing, accessibility, lighting, drainage, sidewalks, parking areas, landscaping, public use cabins and other infrastructure. Funding priorities include an additional public use cabin, Steeplehead Park, 5th Tanager Park, Sigou wu Ye Park, Bonnie Brae Park, Benninger Park, Cathedral Park.		Maintaining parks provides for health and wellness of the community and outdoor recreation opportunities in facilities that require minimal carbon based fuel input. Green infrastructure such as trees, other landscaping, natural drainage, riparian protection to waterbodies, and wetland preservation reduce green house gases.		Area-wide
4	Sports Field Repairs and Improvements	\$100,000	This CP supports the repair and replacement of athletic fields, courts, and related facilities throughout Juneau, including those for basketball, tennis, softball, baseball, soccer, and football. Funding priorities include Dimond Park 1 Resurfacing and Field Dirt Procurement, Duwitski Heeni Resurfacing, Mendenhall River Resurfacing and Drainage, Adair-Kennedy Baseball Resurfacing.		Providing outdoor exercise and recreation opportunities for the community promotes health and wellness. These activities require minimal carbon fuel input.		Area-wide
5	Montana Creek Recreation Area Parking	\$350,000	The request supports a priority need identified in the Montana Creek Master plan community survey and public outreach for additional parking to support skiing, ORV use, and trail use in the Montana Creek Recreational Area. Increased use of the area is causing a safety hazard with many cars parked along the narrow road in winter conditions.		This parking area supports health and wellness activities for the community. The parking area will support one of the longest trails in the community, Montana Creek to Windfall Lake, and future planned trail networks.	4B2901420010	Valley
6	Public Use Cabin	\$150,000	This request supports funding match for a public use cabin. The recent Amalgam Meadows Cabin has been rented almost every night since its opening in January of 2021 and there is continued public request for additional public use overnight cabins. This funding will provide match for grants and donations for a additional cabin on parkland.		Recreational stays at cabins offer experiences for the residents that are low carbon input and promote health and wellness. The cabins are built for durability with local lumber and require minimal energy input for use.		Area-wide
7	Neighborhood Park Challenge Grant Matching Funds (JPF)	\$15,000	This project will fund small community challenge grants (\$5,000 maximum) to replace playground equipment, park furnishings, and make other capital improvements to municipal parks. To be eligible for matching funds, projects must demonstrate not less than a 1:1 private match. This project is based on similar programs, such as the Anchorage Park Foundation's Neighborhood Challenge Grant. The intent is to leverage limited city funds with private support to complete urgently needed repairs and other improvements in Juneau's parks. Use of funds will conform to CBI procurement requirements.	Grant Matching Funds (JPF Grants)	This funding will support health and wellness activities that are community supported. Parks and their use typically require minimal carbon input and include landscaping and greenspace that reduces green houses gases.		Area-wide
8	Treadwell Arena Controls Upgrade	\$315,000	This project will fund the replacement of the HVAC control system at the Treadwell Arena. The design work is complete and the requested funding is for construction only. This project is envisioned to combine three controls upgrade projects, the Douglas Library/Fire Station, the Consolidated Streets Facility, and the Treadwell Arena for efficiencies in bidding and construction management and to reduce costs.		This project will replace an outdated control system for HVAC in the Treadwell Arena. New control technology will allow for improved real time management of building systems using real time monitoring and alarm systems so that problems can be detected immediately to minimize energy inefficiencies.	2D0407320072	Area-wide
9	Mt. Jumbo Treadwell Access Trail FLAP grant (unscheduled)	\$265,000	The Federal Lands Access Program awarded CBI grant funding to improve the trail access at the terminus of the Treadwell Ditch trail in South Douglas. Upon signing the grant agreement, the Assembly will consider appropriating the grant funding and design and construction will occur in 2022 and 2023. The work will be completed by Trail Mix and match will be provided through the Trail Improvements CIP and volunteer labor.	Federal Lands Access Program	Maintaining trails provides for alternative, carbon free transportation opportunities and improved health and wellness for the community. This trail is the southern access to Juneau's longest and highest priority trail project.	2D0301020061	Douglas
10	Hank Harmon Public Range Hunter Safety Access Grant (unscheduled)	\$600,000	This project is funded by GO bonds and will include improvements to the shooting range including fill in the range areas, rebuilding the separation wall between the pistol and rifle range, drainage improvements and other upgrades. The bond funding will be leveraged as match for a grant application to the state Hunter Access Program (Pittman-Robertson Act).		This project will replace an outdated control system for HVAC in the Treadwell Arena. New control technology will allow for improved real time management of building systems using real time monitoring and alarm systems so that problems can be detected immediately to minimize energy inefficiencies.	4B2901420010	Area-wide
11	Eagle Valley Center Heat Pump and Energy Efficiency (unscheduled)	\$300,000	This project is funded by GO bonds and will include additional energy efficiency upgrades such as a heat pump and thermal improvements. The bond funding will be leveraged as match for a grant application.		Grant funding will allow for increased energy efficiency upgrades to the Eagle Valley Center including a ground source well heat pump, piping to the house, electric hot water heater, and drainage improvements to reduce moisture in the building.	3B4201000010	Area-wide
12	Centennial Hall Fiberoptics Cable connection to KTOO	\$50,000	Running a fiber optic line from Centennial Hall to KTOO to allow for more event flexibility for clients that would like hybrid or televised events. Some of the large conventions and events that happen at Centennial Hall, such as Celebration, JEDC Innovation Summit, among many others rely on KTOO to support them with quality streaming, television and AV support. Without the fiber connection we can't offer our clients who need the extra support of KTOO the same quality of service that the other rental venues in the Aak'w Village area can. Covid-19 has also increased the demand for hybrid events, most of which are currently supported by KTOO.				Downtown
TOTAL REQUEST		\$5,095,000					

DEPARTMENT CAPITAL IMPROVEMENT PLAN 6 YEAR PRIORITIES

Department: Parks & Recreation
 Compiled by: Mary Richey

Date: 11/16/2021
 Phone number: 586-0422

Project	Priority	estimated project cost (nearest thousand dollars)						
		FY23	FY24	FY25	FY26	FY27	FY28	Future
Deferred Building Maintenance	1	\$2,500,000	\$1,550,000	\$1,600,000	\$1,650,000	\$1,700,000	\$1,750,000	\$1,800,000
General Trail Repairs and Improvements	2	\$350,000	\$260,000	\$265,000	\$270,000	\$275,000	\$280,000	\$285,000
Park & Playground Maintenance & Improvements	3	\$100,000	\$420,000	\$430,000	\$440,000	\$450,000	\$460,000	\$460,000
Sports Field Repairs and Improvements	4	\$100,000	\$250,000	\$260,000	\$270,000	\$280,000	\$290,000	\$300,000
Montana Creek Recreation Area Parking	5	\$350,000						
Public Use Cabin	6	\$150,000						
Neighborhood Park Challenge Grant Matching Funds (JPF)	7	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Treadwell Arena Controls Upgrade	8	\$315,000						
Mt. Jumbo Treadwell Access Trail FLAP grant (unscheduled)	9	\$265,000						
Hank Harmon Public Range Hunter Safety Access Grant (unscheduled)	10	\$600,000						
Eagle Valley Center Heat Pump and Energy Efficiency (unscheduled)	11	\$300,000						
Centennial Hall Fiberoptics Cable connection to KTOO	12	\$50,000						
Elevator for Dimond Park Field House	13		\$450,000					
Adair-Kennedy Track Repair	14		\$350,000					
Montana Creek Recreation Area Trails	15		\$300,000					
Jackie Renninger Skate Park Building Safety, Drainage, Parking Lot Repairs, Lighting	16		\$200,000	\$1,500,000				
Valley Park Operations Storage and Lighting	17		\$250,000					
Centennial Hall - New Security System	18		\$29,200					
Centennial Hall - Mechanical and Electrical Upgrades	19		\$1,640,100					
City Hall Repairs	20		\$8,000,000					
Fish Creek Park ADA Fishing, Camping and Access Improvements	21		\$250,000					
Aquatic Facilities Security Cameras	22		\$50,000					
Augustus Brown Pool - Parking Lot Repairs & Security Lighting	23		\$500,000					
Centennial Hall - Lobby Expansion and New Meeting Rooms	24			\$3,997,300				
Centennial Hall - Meeting Room Wing Renovation	25			\$1,860,100				
Lemon Creek Bike and Pedestrian Connectivity Planning	26			\$100,000				
Treadwell Ice Arena - Parking Lot Paving	27			\$280,000				
Riverside Rotary Park Parking Lot & Pathway Repairs, Lighting	28			\$300,000	\$350,000			
Treadwell Ice Arena - Custom Bleachers/Storage Unit	29			\$90,000				
Sunshine Cove Vault Toilet	30					\$75,000		
Cope Park Paving, ADA Paths, & Drainage	31					\$650,000		
Adair-Kennedy Park Repair and Replacement	32					\$1,800,000	\$800,000	
Auke Lake Trail - Montana Creek Trail Corridor and Brotherhood Park Consolidation (Grant)	33					\$2,000,000		
Treadwell Ice Arena - Refrigeration System Replacement	34				\$1,650,000			
Evergreen Cemetery Headstone and Landscape Restoration	35				\$250,000			\$250,000
Auke Lake Wayside Restrooms and Dock	36				\$500,000			
Outer Point Waterfront	37				\$210,000			
Centennial Hall - Office, Entry, Greenroom and Exterior Wall Upgrades	38				\$4,063,900			
Landscape Operations Greenhouse Replacement	39					\$500,000		
Savikko Park Restroom #1 Replacement (LWCF project with D&H)	40					\$650,000		

Savikko Park (Sandy Beach) Restroom Replacement	41					\$650,000		
Riverside Rotary Park Restroom	42					\$600,000		
Centennial Hall - Restroom, Kitchen and Ballroom Entrance Renovation	43					\$456,600		
Treadwell Ice Arena - Concession Area Upgrade	44						\$30,000	
Savikko Park Gold Rush Days Plaza Improvements	45						\$650,000	
West Mendenhall Valley Wetlands	46						\$480,000	
Centennial Hall - Site and Civil Improvements	47						\$3,080,000	
Marine Parking Garage Vehicle Barrier Replacement	48							\$500,000
Twin Lakes ADA Dock Replacement	49							\$100,000
Twin Lakes Ice Skating Lights	50							\$150,000
Consolidated Facilities & Park Maintenance Shop	51							\$5,500,000
Treadwell Ice Arena - Electric Ice Resurfacer Charging Station	52							\$775,000
Douglas Shop - Indoor Gym Conversion	53							\$750,000
North Bridget Cove	54							\$540,000

Totals:	\$5,095,000	\$14,514,300	\$10,697,400	\$9,668,900	\$10,101,600	\$7,835,000	\$11,425,000
---------	-------------	--------------	--------------	-------------	--------------	-------------	--------------

CH

\$69,337,200



MEMORANDUM

DATE: November 9, 2021
TO: Parks and Recreation Advisory Committee
FROM: Katie Koester, Engineering and Public Works Director
THROUGH: George Schaaf, Director of Parks and Recreation
SUBJECT: Legislative Capital Priority List

The purpose of this memo is to provide information on the FY 2023 City and Borough of Juneau Legislative Capital Priority Process and solicit the Parks and Recreation Advisory Committee's participation in the process.

The state legislative delegation has requested CBJ submit capital priorities to the Alaska State Legislature by February of 2022. In 2021, CBJ put together a list with input from the Public Works and Facilities Committee, Docks and Harbors, and Planning Commission. However, with more time we can collect input from additional CBJ advisory bodies and empowered boards for the Assembly to consider when making their list. It is important to note the Legislative Priorities are not a funding request, it is a way to articulate larger or more complicated funding needs to the Legislature, the federal delegation, and the public. One example where this list could be useful is in supporting the decision for CBJ to apply for a grant. Nevertheless, this is not a comprehensive list. Rather it represents the CBJ Assembly priorities for a given year.

What is the Parks and Recreation Advisory Committee's Role?

The Parks and Recreation Advisory Committee is being asked to both nominate projects that the Commission would like to see on the list and/or provide input on project priorities. This information, in conjunction with inputs from other CBJ boards and commissions, will be used by the Assembly to amend and reprioritize the list.

A prioritized list is only useful if there is the discipline to keep in manageable and relevant. Please keep that in mind when making your recommendations.

Please make the following recommendation:

Two projects the Committee would like to see on the Legislative Priority list (either from the draft list or a proposed new project on the form provided)

To assist the Committee in the Legislative Priority review process, I have included the following materials:

- 1) Draft FY 2023 Legislative Priorities (this was updated by staff with last year's adopted list as a starting place)
- 2) Proposed New Projects to the Legislative Priority List form

The recommendations will be forwarded to the full Assembly for consideration no later than January 25. See the schedule included in the draft FY 2023 Legislative Priorities for more information. Thank you for your time and participation in this important planning process.



City & Borough of Juneau

Legislative Priorities FY2023
11-08-21 Draft



TABLE OF CONTENTS

Introduction: Page 3

Legislative Priorities Development Schedule: Page 4

Legislative Priority List

Individual Project Details: Pages 6-18

APENDIX

Everything you wanted to know about the Legislative Priority List: Page 19

CBJ lists, plans and priorities graphic: Page 20

October 29, 2021

To The Honorable Mayor Weldon and City and Borough of Juneau Assembly,

This document presents the **DRAFT** FY2023 Legislative Priority List. The Legislative priority list provides information on long range capital projects identified as priorities for the community of Juneau. Descriptions of projects include cost and schedule information, a designation of who will be responsible for operating and maintaining the infrastructure, and what goals the project is advancing.

The projects included in the FY2023 Legislative Priority List were compiled from the FY2022 list passed and adopted in March of 2021 with input from city staff. As the document moves through the public process, input from CBJ boards and commissions and the public will be collected, incorporated where possible, and presented to the Assembly for final adoption. The Legislative Priorities will be used to inform requests to state Legislature, Federal Delegation and granting agencies.

It is the intent of the City and Borough of Juneau to update the Legislative Priority list annually to ensure the long-range capital improvement planning stays current, as well as to determine annual legislative priorities and assist with budget development. Your assistance in the effort is much appreciated.

Sincerely,

Katie Koester
Engineering and Public Works Director

City and Borough of Juneau
LEGISLATIVE PRIORITIES DEVELOPMENT SCHEDULE

ACTION	TIME FRAME
PWFC approval of schedule & process	November 1, 2021
Prepare and distribute draft Legislative Request to CBJ advisory groups for review and input	November 2021
Input for new draft requested by	December 15, 2022
	(Meeting dates): Planning Commission November 23 2021 intro; December 07, 2021 recommendation
	Parks & Recreation Advisory Committee December 7, 2021
	Docks and Harbor Board November 5&6 retreat
	Eaglecrest Board November or December?
	JSD Board (facilities committee) November or December 2021 meetings
	Systemic Racism Review Committee Tuesday following Assembly mtgs
	JCOS November 17, 2021
Administrative review and compilation	December 15- 19
PWFC for review	January 4, 2022
COW for review	January 11, 2022
Assembly Adoption	January 25, 2022
CAPIS Deadline	Early February
Distribution of Priorities	February

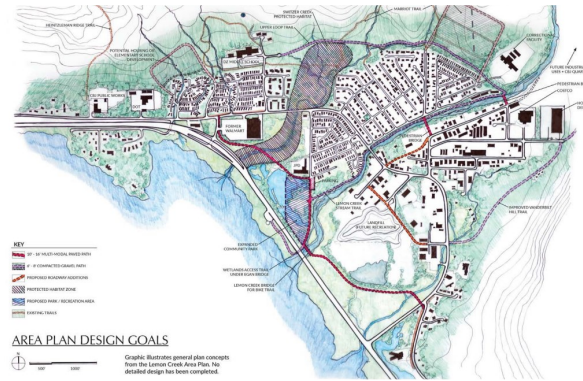
FY2023 Legislative Priority List *not adopted*

STATE REQUESTS

	<u>Project Name:</u>	<u>Purpose:</u>	<u>Amount:</u>	<u>Goal:</u>	<u>Page #:</u>
	Lemon Creek Multimodal Path	Design, Permitting, Property	\$2M	Advance Long-term Goal of a New Non-Motorized Route	6
	Aurora Harbor Phase III	Design, Permitting	\$250K	Replace critical infrastructure and support maritime economy	7
	North State Office Building Parking	Partial Funding	\$5M	State/legislative Parking, Auke District infill Development	8
	N. Douglas Launch Ramp Expansion	Permitting	\$250K	Improve safety and expand boating access & transportation	9
	Second Channel Crossing	Economic Impact Analysis and/or PEL Study	\$3M-\$7M	Economic Development	10
	Pederson Hill Development	Development	\$3M	Increase housing and development opportunities	11
	Telephone Hill	Site work	\$2M	Prepare for Redevelopment	12
	New City Hall	Partial Funding	\$5M	Reduce CBJ Operating Cost, Free up/create housing	13
	Capital Civic Center	Partial Funding	\$5M	Support Convention and Visitor Economy	14
	Auke Bay New Breakwater	Match Potential Federal Funding	\$5M	Increase Moorage and Renovate old Economic Development	15
	Auke Bay Seawalk	Design, Permitting, Property	\$250K	Improve Non-Motorized Route	16
	West Douglas Extension	Future Development	\$3M	Long Term Development Support	17
	Auke Bay Passenger for Hire Facility Phase 3	Construction of Uplands	\$3M	Separate commercial tourism activities from personal use	18
	Waterfront Juneau Douglas City Museum	Partial Funding	\$1M	Reduce CBJ Operating Cost, Expand Capital Campus	19

FEDERAL REQUESTS

	<u>Project Name:</u>	<u>Purpose:</u>	<u>Amount:</u>	<u>Goal:</u>	<u>Page #:</u>
	Second Channel Crossing	Construction	\$50M	Community & Economic Development	9
	Capital Civic Center	Construction	\$25M	Economic Development	14
	Lemon Creek Multimodal Path	Construction	\$8M	Advance Long-term Goal of a New Non-Motorized Route	6



LEMON CREEK MULTIMODAL PATH

AMOUNT REQUESTED: \$2M

TOTAL PROJECT COST: \$8M

PROJECT DESCRIPTION:

The requested funding would accomplish the first steps to the Lemon Creek Multimodal Path. These include planning, research and property identification to provide a new primary bike route as an alternative to Glacier Highway. Potential route to extend from Glacier Highway at Vanderbilt Hill, across wetlands, then extend parallel to Egan to reach the Lemon Creek area.

PUBLIC PROCESS:

Project has been identified as a medium range priority by the 2017 Lemon Creek Plan adopted into the Comprehensive Plan.

TIMELINE:

From time of award: 6 months: hire consultant; 9 months 30% review of alternatives; 15 months 95%; 24 months final report.

WHO WILL MAINTAIN AND OPERATE? TBD

GOAL OF PROJECT: Advance Long term goal of a new non- motorized route.



AURORA HARBOR PHASE 3

AMOUNT REQUESTED: \$250,000

TOTAL PROJECT COST: \$8M

PROJECT DESCRIPTION:

Request for funding to continue the reconstruction of the Aurora Harbor Facility. Past work has been divided into segments. This request would continue preliminary design and begin permitting tasks.

PUBLIC PROCESS:

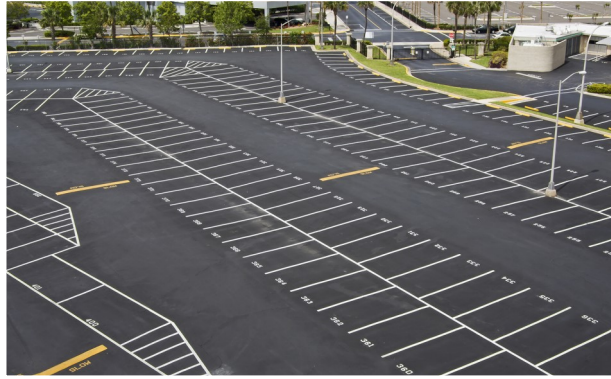
The project has been through a long term planning process with community outreach. It is the 3rd phase of the larger reconstruction plans.

TIMELINE:

Begin consultant study within 6 month's of available funding - 30% review (and expenditure) of alternatives within 9 months of selection, public outreach process and 65% review (and expenditure), within 15 months of selection, 95% review (and expenditure)

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Replace critical infrastructure and support maritime economy.



NORTH STATE OFFICE BUILDING PARKING

AMOUNT REQUESTED: \$5M

TOTAL PROJECT COST: \$20M

PROJECT DESCRIPTION:

This project will provide State Office and Legislative workers with parking just North of the State Office Building.

PUBLIC PROCESS: Designated as Legislative Priority in 2021.

TIMELINE:

Begin design within 3 months of available funding. 35% review (and 3% expenditure) 4 months from start; 65% review (and 5% expenditure) 9 months from start; construction begins 14 months from start (25% expenditure) construction completed 28 months from start (100% expenditure).

WHO WILL MAINTAIN AND OPERATE? TBD

GOAL OF PROJECT: State/legislative parking, Auke District infill development.



Photo Credit: Juneau Empire

SECOND CHANNEL CROSSING

AMOUNT REQUESTED: \$7M

TOTAL PROJECT COST: Unknown

PROJECT DESCRIPTION:

This funding would allow for the environmental and economic impact analysis for specific locations being considered for a second crossing location by the Planning and Environmental Linkages (PEL) Study.

PUBLIC PROCESS:

A second crossing from Juneau to Douglas Island has been a priority for the community since the early 80s. An alternate access to the heavily populated Douglas Island will increase safety; if the only bridge now were to fail residents would be stranded and emergency services would be limited. It will reduce transportation times and open up new land to development. Recently, CBJ Assembly appropriated \$250,000 to match a federal appropriation for \$2.5M to perform a PEL study through ADOT. DOWL Engineering has been selected for the PEL and has been meeting with ADOT and CBJ on the project. Next steps are stakeholder engagement.

TIMELINE: The PEL study is expected to be complete by the end of 2023. Results of the PEL will determine which alternatives warrant further study. The requested funding would advance the environmental and economic analysis in order to tee the project up for infrastructure funding. These phases could be complete within one year of award of funds.

WHO WILL MAINTAIN AND OPERATE? State of Alaska.

GOAL OF PROJECT: Community and economic development.



NORTH DOUGLAS BOAT RAMP EXPANSION

AMOUNT REQUESTED: \$250,000

TOTAL PROJECT COST: \$20M

PROJECT DESCRIPTION:

Requested funding would accomplish the first steps to expanding the North Douglas Launch Ramp Facility. These include planning, research and permitting to initiate the project.

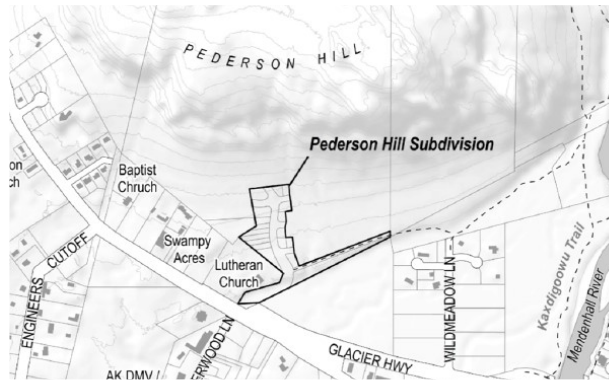
PUBLIC PROCESS: Docks and Harbors has solicited public input on the concept.

TIMELINE:

Begin consultant study within 6 month's of available funding - 30% review (and expenditure) of alternatives within 9 months of selection, public outreach process and 65% review (and expenditure), within 15 months of selection, 95% review (and expenditure) within 20 months of selection, final report - 24 months from consultant selection.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Improve safety and expand boating access & transportation.



PEDERSON HILL DEVELOPMENT

AMOUNT REQUESTED: \$3M

TOTAL PROJECT COST: \$10M

PROJECT DESCRIPTION:

The requested funding would provide the design and construction of street lighting, water and waste water lines for Phase 1B of Pederson Hill Subdivision development.

PUBLIC PROCESS: The 86 lot preliminary plat was approved by the Planning Commission in October of 2017. There will be an opportunity for public comment to the Planning Commission during the final plat approval process and an opportunity to comment to the Assembly during the land disposal process. Once a final plat is approved the disposal of municipal land will be authorized by the Assembly through the adoption of an ordinance which sets the terms and conditions of the sale.

TIMELINE:

Begin design within 3 months of available funding. 35% review (and 3% expenditure) 4 months from start; 65% review (and 5% expenditure) 9 months from start; construction begins 14 months from start (25% expenditure) construction completed 28 months from start (100% expenditure).

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Increase housing and development opportunities.



TELEPHONE HILL

AMOUNT REQUESTED: \$2M

TOTAL PROJECT COST: unknown

PROJECT DESCRIPTION:

Surveying costs, hazardous materials study, removal of hazardous materials and environment cleanup, demolition of existing structures, a redevelopment study and site preparation and re-subdivision.

PUBLIC PROCESS: The Assembly reviewed information on the application to acquire this property from the State in December of 2019. Currently the Alaska Department of Natural Resources is finalizing their review of the application to acquire this property. There will be a continued public process once the City receives the preliminary decision from the application later this year. Public process will include providing the Assembly regular updates on this project as information from the State becomes available. Once the land is conveyed to the City, expenditures of funds for action items included in the description will be authorized by the Assembly.

TIMELINE:

Site acquisition application is ongoing.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Prepare for redevelopment.



NEW CITY HALL

AMOUNT REQUESTED: \$5M

TOTAL PROJECT COST: unknown

PROJECT DESCRIPTION:

This project will construct a new 46,100 GSF City Hall in Juneau Alaska. The new building will consolidate city employees into a single facility, eliminate the cost of rental office space for over two-thirds of CBJ employees, and eliminate the use of the current aging, undersized city hall facility. The elimination of leased space to house CBJ staff will reduce CBJ operating expense by \$750,000 a year and free up rental space for conversion to much needed downtown housing. The existing 16,312 GSF City Hall building that was constructed in 1951 will be surplus upon completion of the new facility.

PUBLIC PROCESS:

A public conceptual design and economic feasibility analysis was performed in 2018. CBJ launched a public input campaign on site selection and qualities public wanted in a City Hall in October of 2021.

TIMELINE: Site selection and conceptual design complete Summer of 2022; design 11/2022-11/2024; bid construction end of 2023; 18 month construction schedule puts project completion in fall of 2025.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Consolidate CBJ offices, reduce CBJ operating cost in the long term, free up workforce housing



CAPITAL CIVIC CENTER

AMOUNT REQUESTED: \$5M

TOTAL PROJECT COST: unknown

PROJECT DESCRIPTION:

This project will construct a new and renovated 95,100 GSF convention and performance center in Juneau Alaska. The facility that is an expansion of the current Centennial Hall will merge a new performing arts center with an expanded convention center to support convention and visitor economy.

PUBLIC PROCESS:

Conceptual studies of the convention center elements (Centennial Hall) were performed in June of 2019 with several public meetings. The performing arts campus (new JACC) also received public input throughout the development of the design. The concept of merging the two facilities into a large, single, facility has been presented to the Assembly by the stakeholder organizations and the Assembly has funded schematic design to build on previous design work and project.

TIMELINE:

Fall 2021 conceptual design complete; once funding is secured, 3-3.5 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Support convention and visitor economy.



Photo Credit: Cathy Mahnke

AUKE BAY NEW BREAKWATER

AMOUNT REQUESTED: \$5M

TOTAL PROJECT COST: unknown

PROJECT DESCRIPTION:

The requested funding would allow for the preliminary planning and design phases, including permit acquisition. This opens the opportunity for the construction of a new breakwater at the end of the Auke Bay Boat Harbor. The current facility has reached it's useful life and needs to be replaced. The new facility would allow for more moorage and provide economic stimulus to the community.

PUBLIC PROCESS: *need input from Docks and Harbor*

TIMELINE: *need input from Docks and Harbor*

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Increase Moorage and renovate old economic development.



AUKE BAY BAYWALK

AMOUNT REQUESTED: \$250,000

TOTAL PROJECT COST: \$5M

PROJECT DESCRIPTION:

The requested funding would accomplish the initial steps to build a Baywalk in Auke Bay. These include planning, research and property identification and examining the potential of providing a non-motorized link from the Auke Bay Ferry Terminal to the Auke Bay Harbor or the center of the Auke Bay Planning Area.

PUBLIC PROCESS:

These items were identified during the creation of the 2015 Auke Bay Area Plan adopted into the Comprehensive Plan.

TIMELINE:

Begin consultant study within 6 month's of available funding - 30% review (and expenditure) of alternatives within 9 months of selection, public outreach process and 65% review (and expenditure), within 15 months of selection, 95% review (and expenditure) within 20 months of selection, final report - 24 months from consultant selection

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Improve Non-Motorized Route



WEST DOUGLAS EXTENSION

AMOUNT REQUESTED: \$3M

TOTAL PROJECT COST: \$3M

PROJECT DESCRIPTION:

This project will continue construction of the gravel surface pioneer road from near the current end of the Douglas Highway to Hilda Point. The road will promote development, increase opportunities for recreational access to public lands, and enable closer access to previously identified new growth development areas that are identified in the CBJ Comprehensive Plan. Road access will assist land owners in their on-the-ground investigations required for formulating future development plans.

PUBLIC PROCESS:

West Douglas Roadway corridor alignment has been approved by Assembly and Planning Commission. This project has been identified as priority 'New Growth Area' by CBJ Comprehensive Plan and West Douglas Conceptual Plan.

TIMELINE:

Begin design within 3 months of available funding. 35% review (and 3% expenditure) 4 months from start 65% review and permitting (and 5% expenditure) 9 months from start; construction begins 14 months from start (25% expenditure) construction completed 24 months from start (100% expenditure).

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Support long-term development.



WATERFRONT JUNEAU DOUGLAS CITY MUSEUM

AMOUNT REQUESTED: \$1M

TOTAL PROJECT COST: \$12M

PROJECT TYPE: Planning & Design

PROJECT DESCRIPTION:

This project will construct a new museum on the waterfront to house art and other local collections. The museum will leverage its waterfront location to become a destination for visitors and locals.

PUBLIC PROCESS: Identified as Legislative Priority for 2021 list

TIMELINE: Public process 10/2022—10/2023; Design 11/2023-11/2024; Bid construction end of 2024; 12 months construction for project completion beginning of 2026.

WHO WILL MAINTAIN AND OPERATE? CBJ

GOAL OF PROJECT: Expand Capital Campus.

APPENDIX

EVERYTHING YOU ALWAYS WANTED TO KNOW ABOUT THE CBJ LEGISLATIVE CAPITAL PRIORITIES LIST

by Katie Koester, Engineering and Public Works Director

Q: What are the Legislative Capital Priorities?

A: The CBJ Legislative Capital Priorities (LCP) is a document that lays out community priorities for capital projects, including a project description, rationale for why it's needed (benefits to the community), description of progress to date (money raised, plans drawn up, etc.), and estimated total cost. For CBJ projects, additional information is provided on the timeline for completion. Facilities that have alternative funding streams are not included on this list: for example, the Airport, Bartlett or projects that can be funded through Passenger Fees. See graphic on the following page for a diagram of how the different plans and lists relate to each other.

NOTE: Inclusion on the Legislative Capital Priorities is not a funding request. From CBJ's standpoint, it is a mechanism to prioritize projects and raise awareness of a needed project to increase chances of funding from various sources. Nominating a project for inclusion in the LCP should not be thought of as a request for municipal funding.

Q: Are the "legislative priorities" the same as the Capital Improvement Plan?

A: No, they are a prioritized list of projects that are pulled from various CBJ plans, including the Comprehensive Plan, Area Plans, and the Six-year Capital Improvement Plan. The Legislative Priorities are "short list" of projects on which CBJ will focus particular attention during the upcoming legislative session and with the federal delegation. (The goal is to get at least partial funding for a project included in the state capital budget or federal earmark.)

CBJ's "short list" of Legislative Priorities should have no more than 15 projects on it. An attempt is made to phase projects so that funding requests range in size depending on available funds and objective. For the State Legislature, project descriptions are inputted into an online system lawmakers use to prioritize funding requests (CAPSIS). These are due in February.

Federal priorities are also solicited by the delegation through an online platform. The Assembly will designate projects that have a nexus with federal funding opportunities for submission to the delegation through the Legislative Priority process.

Q: What is a capital project?

A: A capital project is a major, non-recurring budget item that results in a fixed asset (like a building, road, parcel of land, or major piece of equipment) with a useful life of 20-50 years. Designing and building a new library is a capital project. Planning and implementing an after-school reading program is not a capital project. Most of the projects in the LCP are CBJ projects, but some are community projects spearheaded by a non-profit organization or state or federal agency (e.g., Alaska DOT). To be included on the LCP projects must have an estimated total project cost of at least \$1,000,000.

Q: Is the Legislative Capital Priorities list just "wish list," and if so, what's the point of writing up a "wish list"?

A: The Legislative Priorities list does include projects that are aspirational, and as such may have items that are so large or expensive, that it is hard to imagine completion in the near future. However, articulating these priorities helps guide the Assembly and the community through small steps that lead up to the larger goal and advocate towards a common goal. It will take time and discipline to keep the list an accurate and living document.

There are several reasons to include longer term projects on the Legislative Priority List, even when it seems like little progress is being made in accomplishing projects: 1) It helps focus attention on community needs. 2) It helps groups raise money for projects if the sponsor can say that the project has been identified as a community priority in the CIP. 3) Typically the more priority a municipality places on a project, the greater the chances it for a legislative appropriation.

CBJ lists, plans and priorities

How do the many CBJ lists of projects, plans and priorities relate to each other? This diagram shows how each document informs the one below it. The dollar signs represents the general volume of funds needed, but only the green rings are lists that come with the commitment of actual dollars.

